

# Local Heritage List 2021/22

## Hatfield Peverel Parish



**Client**

Hatfield Peverel parish Council

**Date:**

November 2022



Essex County Council



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## Project Details

Client: Hatfield Peverel Parish Council

Address: Maldon Rd,  
Hatfield Peverel,  
Chelmsford  
CM3 2HW

## Quality Assurance – Approval Status

Issue: Final  
Date: 24/11/2022  
Prepared By: David Sorapure  
Checked By: Laura Johnson  
Approved By: Maria Kitts

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# Introduction

## Local Heritage Lists

The National Planning Policy Framework (2021, Para. 184) outlines that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets<sup>1</sup>. There are a number of processes through which non-designated heritage assets may be identified, one of which is the formation of Local Heritage Lists.

Local heritage listing is a means for a community and a local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment. It provides clarity on the location of assets and what it is about them that is significant, helping to ensure that strategic local planning properly takes account of the desirability of their conservation. Sometimes it may also help to identify additional assets of high significance, which may warrant consideration for designation at the national level. The process of preparing a local heritage list not only allows communities to identify local heritage that they would like recognised and protected, but it is also an opportunity for local authorities and communities to work in partnership. Creating a local heritage list helps to improve access to clear, comprehensive and current information about the historic environment at the local level through resources such as Historic Environment Records (HERs) which can speed up the planning process<sup>2</sup>.

## Project Aims

In 2021 Hatfield Peverel Parish Council commissioned Place Services to undertake a public consultation and assessment of a number of buildings, monuments, sites, places, areas and landscapes to determine whether they merited inclusion in a Local Heritage List.

This project assists Hatfield Peverel Parish Council in making clear and current information on non-designated heritage assets accessible to the public and thereby provide greater clarity and certainty for developers and decision-makers.

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<sup>1</sup> Planning Practice Guidance Paragraph: 039 Reference ID: 18a-039-20190723

<sup>2</sup> <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

## Criteria

Irrespective of how they are identified, it is important that the decisions to identify buildings, monuments, sites, places, areas or landscapes as non-designated heritage assets are based on sound evidence<sup>3</sup>. As such, nominations have been assessed against criteria. The criteria are included in full in the next chapter which outlines the methodology used. The 2021-22 project at Hatfield Peverel was undertaken in accordance with the guidance document *Local Heritage Listing: Identifying and Conserving Local Heritage* (Historic England 2221, Advice Note 7, Second Edition).

## Consultation and Adoption

A consultation period was undertaken in at the end of 2021. A Library exhibition of potential asset types was held in May 2022. During this consultation period nomination forms were posted on the Hatfield Peverel Parish Council website. During the consultation period, members of the public were given the opportunity to nominate buildings, structures or areas which they wished to be considered for assessment, using the appropriate criteria.

Following the public nomination period a site visit was undertaken, with representatives from Hatfield Peverel Parish Council, Place Services and Historic England reviewing each of the buildings nominated by the public along with other buildings and structures which could potentially be included.

All potential sites, buildings and structures have been assessed by Place Services and the final list in this document is to be proposed for adoption by the Parish Council. The entries are presented in brief in the Results section of this document, while the list provides more specific and definitive information at the end of this document.

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<sup>3</sup> Planning Practice Guidance Paragraph: 040 Reference ID: 18a-040-20190723

### **Limits of the List, Future assessments and Nominations.**

This document presents the Local Heritage List resulting from the Project of 2021/22. It provides information on the heritage assets where there is sound evidence at this point in time to justify their inclusion. This list is in no way definitive and does not represent a final list of all the non-designated heritage assets in the Parish. In the future it can be re-appraised and expanded to include other buildings as they become identified.

As stated in the Planning Practice Guidance<sup>4</sup>, non-designated heritage assets can be identified in a number of ways, including the local and neighbourhood plan-making processes and conservation area appraisals and reviews. Non-designated heritage assets can also be identified as part of the decision-making process on planning applications. This is still the case within the Parish of Hatfield Peverel, as further non-designated heritage assets may well come to light as a result of being identified during the assessment of planning applications. The periodic appraisal of the local list is recommended in order to keep the list up-to-date and identify other heritage assets worthy of inclusion in the future.

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<sup>4</sup> Ibid

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# Methodology

## Nominations

Where nominations benefited from a national designation such as Listed Buildings these were omitted from further assessment to avoid 'double designation'.

## Survey Forms

Each nomination assessment form included:

### Section A

- Photograph
- Entry Name
- Site Address, postcode and grid reference
- Conservation Area (where appropriate)
- Description of building/feature

### Section B

- Age and exact date if known
- Authenticity (is it a significant development phase, or multiple phases )
- Historical information
- Site accessible (yes/no)
- Overall condition (good, fair, poor or very bad)
- Date of assessment

## Additional Considerations

### Access

Following the receipts of the nominations from the assessment process, the assessments were undertaken from the public realm. Where a nomination was not visible or accessible from the public realm, assessment was undertaken through research, using historic mapping, published sources and on-line desk-based research.

### Unauthorised Works

Whilst these assessments may identify alterations or extensions which are unfavourable, no research has been undertaken to determine whether these have the benefit of the appropriate planning permissions. Inclusion or exclusion from this report does not imply acceptability.

### Condition

This assessment includes a summary of condition. This summary is based upon available access and should not be considered definitive or conclusive. This is intended as an initial assessment to highlight the requirement for further action and to assist in the deliberation of the appropriateness of withdrawing Permitted Development Rights.

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## Criteria for Assessing Buildings

The criteria used to assess the nominated buildings, monuments, sites, places, areas or landscapes has been informed by the criteria and methodology used by Historic England<sup>5</sup>. This approach ensures that the output is consistent with similar surveys at both a local and national level. For inclusion in the Local List an asset must demonstrate adequate significance under the values below.

Criterion	Description
<b>Age</b>	<i>The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions. For example, heritage assets which date to after the arrival of the railway e.g 1847.</i>
<b>Authenticity</b>	<i>Buildings should be recognisably of their time, or of a phase in their history. If they have been unsympathetically altered, the change should be easily reversible. A building which is substantially unaltered, or retains the majority of its original features, qualifies under this criterion.</i>
<b>Rarity</b>	<i>Appropriate for all assets, as judged against local characteristics.</i>
<b>Aesthetic/Architectural Interest</b>	<i>The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.</i>
<b>Group Value</b>	<i>Groupings of assets with a clear visual design or historic relationship.</i>
<b>Archaeological</b>	<i>The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.</i>
<b>Historic Association</b>	<i>The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.</i>
<b>Designed Landscape</b>	<i>The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history.</i>
<b>Landmark/Townscape Status</b>	<i>An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.</i>
<b>Social and Communal Value</b>	<i>Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the ‘collective memory’ of a place.</i>

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<sup>5</sup> Historic England 2021. *Local Heritage Listing: Identifying and Conserving Local Heritage Advice Note 7* (Second Edition)



## Results

The public consultation resulted in a total of seventeen nominations. In addition, as a result of the site visit six other buildings or structures were identified as worthy of further assessment, with a further site having been identified during a planning application in 2020. This brought the total number of sites assessed up to twenty four.

Following the assessment, three buildings or sites were found not to adequately fulfil the criteria for inclusion. Therefore, a total of twenty one entries are recommended for the Hatfield Peverel Parish Local List. A brief outline of the nominations and recommendations for inclusion or omission is given below.

Assessment entry number	Name	Address/Location	Grid reference
1	Springfield House (formerly Pretoria)	Maldon Road Hatfield Peverel CM3 2HN	TL 79468 11815
2	Milepost 35	Approximately 30 metres west of the Co-op The Street Hatfield Peverel	TL 79277 11854
3	Hatfield Peverel Railway Station	Station Road, Hatfield Peverel CM3 2DX	TL 78893 12195
4	Hatfield Peverel Library	The Street Hatfield Peverel CM3 2DP	TL 79000 11703
5	The Methodist Church	The Street Hatfield Peverel CM3 2DL	TL 78866 11679
6	Walnut Tree Cottage	The Street Hatfield Peverel CM3 2DL	TL 78824 11669
7	Milepost 34	In front of Crix House, opposite Terling Hall Rd Hatfield Peverel	TL 77829 11317
8	Crix Lodge	Lodge House Crix Mansion London Road Hatfield Peverel CM3 2EU	TL 77705 11247
9	Cardfields and Cardfields Lodge	Bumfords Lane Hatfield Peverel CM3 2NR	TL 79181 09689
10	York Flagstone Footpath	Land Off Stonepath Drive Hatfield Peverel CM3 2LG	TL 78932 11441
11	The Cross Keys Public House	The Green Hatfield Peverel CM3 2LX	TL 80006 11205
12	K6 Telephone Kiosk	The Green Maldon Road Hatfield Peverel CM3 2JF	TL 79957 11346
13	Trinity Memorial Gateway	Strutt Memorial Recreation Ground Maldon Road Hatfield Peverel CM3 2HW	TL 79717 11501
14	Cold War Nuclear Monitoring Post, Royal Observer Corps Post and Orlit Post	Field adjacent to A12 Hatfield Peverel CM3 2ET	TL 80100 12500
15	Nightingales	Nightingales Maldon Road Hatfield Peverel CM3 2HG	TL 79446 11902
16	Stuarts	Stuarts Maldon Road Hatfield Peverel CM3 2HQ	TL 79480 11856




17	Former Telephone Exchange	Mews Place The Street Hatfield Peverel CM3 2EH	TL 79293 11800
18	Urban Cottages	1-2 and 3 Urban Cottages The Street Hatfield Peverel CM3 2ET	TL 78889 11660
19	Sportsmans Arms	13 Sportsmans Lane Hatfield Peverel CM3 2NP	TL 79650 10531
20	Water pump	Near the corner of Ulting Road and Green Close CM3 2HR	TL 80014 11252
21	Bovingtons Farmhouse	Maldon Road Hatfield Peverel CM3 2JJ	TL 80191 11317

The section below presents the Local Heritage List assessment forms in full, which provides details of the extent each site meets the criteria, as recommended by Historic England (described in the previous section).

## Local List Proforma

### Section A: General Information

1. Name	Springfield House (formerly Pretoria)		
2. UID	01		
3. Address	Maldon Road Hatfield Peverel Chelmsford Essex		
4. Postcode	CM3 2HN		
5. Grid Ref	TL 79468 11815		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			

### Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>The detached house is a good surviving example of a moderately scaled but impressive late Victorian dwelling and although the brickwork has been painted, when viewed from the public realm it appears to have remained largely unaltered. The sash windows and lights either side of the front door appear to be original, although the glass in the sashes may have been replaced.</p> <p>When built, the ribbon development along Maldon Road was far less extensive, prior to the construction of the existing post-War housing. It was built in the late-Victorian style, which does not appear to have been replicated elsewhere on Maldon Road at that time.</p>						

<b>11. Historic Value</b>						
Springfield House was constructed between 1898 and 1900. To the rear of the dwelling is a separate, two storey annexe building which originally provided stabling, harness rooms and a trap house.						
The first resident and owner was Albert Lucking (1860-1942). He appears on the 1901 census living there with his wife Kate and their four children <sup>6</sup> . Albert Lucking is thought to have been the son of the landlord of The Cross Keys Public House and had been decorated for his service with the India Transport Corps during the Second Boer War (1899-1902). It is likely that on his return to Hatfield Peverel Albert called the dwelling 'Pretoria' in reference to his service in the Transvaal.						
After the Second World War the dwelling was occupied by Dr Emerick who was a well-respected GP in the parish of Hatfield Peverel <sup>7</sup> and cricket enthusiast (he became president of the Cricket Club in the 1970s <sup>8</sup> ). It was at the time of Dr Emerick's tenure that the name of the house changed from Pretoria to Springfield House. Dr Emerick had close connections with cricket playing in the village. He changed the name from Pretoria to Springfield House in reference to where cricket was once played in the village, thus bringing this name to his new dwelling on Maldon Road. In the early years of post-Second World War NHS care, this part of Maldon Road became the village's 'medical district', with Springfield House as the home and surgery of the village GP and the nurses' home, Nightingales, located nearby (Local List ID 18).						
Springfield House and its ancillary building are of historic value, with links to important local figures and significant association with the social past of Hatfield Peverel.						
<b>12. Social / Communal Value</b>						
Springfield House has a social and communal interest in its role within the village's 'medical district'.						
<b>13. Group Value</b>						
In the early years of post-Second World War NHS care, this part of Maldon Road became the village's medical district; Springfield House as home of the village GP shares group value with the nearby nurses' home, Nightingales (Local List ID 18).						
<b>14. Landmark / Townscape Value</b>						
The building is a distinctive late-Victorian dwelling, which is unique on this part of Maldon Road. It makes a valuable contribution to the character of the area.						
<b>15. Archaeological Value</b>						
The building provides evidence about past human activity in the locality in the twentieth century. Otherwise, it has limited archaeological value.						
<b>16. Overall Condition</b>						
Good	X	Fair		Poor		Very Poor
Unknown		Notes:				
17. Recommended for inclusion				Yes	X	No
18. Date of assessment				04/10/2022		

<sup>6</sup> Census return, (1901), Ancestry.

<sup>7</sup> Fitch, Joyce P Hatfield Peverel in Old picture Postcards (The Netherlands, European Library, 1995).

<sup>8</sup> Programme, Hatfield Peverel CC v An Essex XI, Robin Hobbs Benefit Match, at Hatfield Peverel Cricket Ground, Saturday 5th October 1974, at 1:30pm.

**Section A: General Information**

1. Name	Milepost 35.		
2. UID	02		
3. Address	Approximately 30 metres to the west of the Co-op The Street Hatfield Peverel		
4. Postcode			
5. Grid Ref	TL 79277 11854		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			



7. Description

Cast iron milepost set against modern low garden wall. The inscription states the following:

TO  
 LONDON  
 35  
 HATFIELD  
 CHELMSFORD 6  
 WITHAM 2

Arabic numerals are used instead of Roman numerals and that, along with the lettering and cast iron fabric suggest a late-nineteenth century date for the marker<sup>9</sup>.

The milepost is of a triangular design and according to a recent Preliminary Environmental Information Report (PIER) from National Highways the back has been filled with concrete. The cast iron element may in fact be a nineteenth-century cover, fitted over an earlier marker stone that had become too weathered. If it is filled with concrete as indicated by the National Highways PIER document, it could suggest that the earlier stone is now missing. It is probable that the marker was made by Ransome of Ipswich, who were one of the manufacturers of cast iron mile markers in the late-nineteenth century<sup>10</sup>.

## Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Whilst not a prominent visual feature within the street scene, the marker is distinctive and of a recognisable type among the known corpus of such features <sup>11</sup> .							
11. Historic Value							
The marker is within a strategic position, on the old coaching road from London to Norwich and close to the Duke of Wellington Public House, a former coaching inn. The placing of mile markers on turnpikes was compulsory by the late-eighteenth century. The presence of the marker and its design and lettering provide clear evidence of its antiquity and the history of the former coaching route through Hatfield Peverel.							
12. Social / Communal Value							
The mile marker provides evidence for the historic role of Hatfield Peverel and its distinguishing place as a stopping point on the route from London.							
13. Group Value							
One of two mile markers within the parish. It also has associations with the Duke of Wellington Public House, which was first listed as a coaching inn in 1832. <sup>12</sup>							
14. Landmark / Townscape Value							
The feature has townscape value as a surviving historic feature of interest within the street.							
15. Archaeological Value							
The mile marker provides evidence of past human activity in the locality and is a primary source of evidence about the evolution of Hatfield Peverel, and the activities of people in the past.							
16. Overall Condition							
Good		Fair		Poor	X	Very Poor	
Unknown		Notes:	The cast iron material has a limited life and without regular maintenance it will deteriorate. The surface condition of the marker is poor with the paint				

<sup>9</sup> Essex County Council 2002. Transport in Essex 1750-1900. *Tollhouses, Mile markers and Guideposts* Volume 1.

<sup>10</sup> 'Graces guide to British industrial history', article in Graces Guide, (Online, [www.gacesguide.co.uk](http://www.gacesguide.co.uk)).

<sup>11</sup> Essex County Council 2002. Transport in Essex 1750-1900. *Tollhouses, Mile markers and Guideposts* Volume 1.

<sup>12</sup> Fitch, Joyce P. 1995. *Hatfield Peverel in Old Picture Post Cards*. (The Netherlands, European Library)

			having cracked and peeled. The implementation of a local programme for the conservation and upkeep of the marker would be beneficial.
17. Recommended for inclusion	Yes	X	No
18. Date of assessment	04/10/2022		

**Section A: General Information**

1. Name	Hatfield Peverel Railway Station			
2. UID	03			
	<div data-bbox="778 369 1372 810" data-label="Image"> </div> <p data-bbox="917 810 1236 846"><i>General view looking north</i></p> <div data-bbox="874 873 1279 1406" data-label="Image"> </div> <p data-bbox="853 1406 1300 1442"><i>Detail of original window south facade</i></p> <div data-bbox="790 1467 1364 1899" data-label="Image"> </div> <p data-bbox="869 1899 1284 1935"><i>Detail of original windows to platform</i></p>			
3. Address	Station Road Hatfield Peverel Chelmsford Essex			
4. Postcode	CM3 2DX			
5. Grid Ref	TL 78893 12195			
6a. Conservation Area	Yes		No	X
6b. If yes, which CA				



*Detail of black bullnosed bricks to platform*



*Adjacent, contemporary railway cottages to the southwest*

**7. Description**

Brick-built single-story station building and adjoining two-storey Stationmasters House, slate roof, original canopy to platform. Good survival of original sash windows with horns throughout the building. The station along with two railway workers cottages forms a historic set of railway structures and is of architectural, communal and historic interest.

**Section B – Assessment**

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947



Exact date (if known): Opened 1878

9. Authenticity (X)	
	A single significant phase and which is largely intact
X	A single significant phase with some alterations and/or extensions
	A single significant phase with significant alterations and/or extensions
	The asset is of multiple significant phases

10. Aesthetic / Architectural Value

A modest but distinctive station building, constructed with good quality materials and attention to detail. Red brick, arched lintels over the windows. The use of hard bullnosed black bricks on the corners of the platform side, along with chamfers on the corners was intended to protect the building from being struck by luggage and trolleys. While some windows have been replaced, a majority are original sash windows with horns to the upper sash. The interior of the waiting room and ticket office have been modernised, but the former chimney breast and position of the waiting room fireplace are evident. Physical evidence and archive photographs suggests the western end of the single-storey station building has been extended, probably in the early-mid twentieth century. To the west of the station a small section of original iron railings and gate survive. The brackets supporting the canopy over the platform are simple and lack the embellishment and decoration sometimes seen on similar-sized rural railway stations.

11. Historic Value

The first rail station at Hatfield Peverel was destroyed by fire in 1849<sup>13</sup>. The existing station was built by the Great Eastern Railway (GER) in 1878, shortly after the opening of their Liverpool Street Terminus<sup>14</sup>. The building provides evidence of the important role of the growing railway network in Britain and in the development of the village of Hatfield Peverel. The cheap and speedy transport of people, along with goods such as local agricultural produce, profoundly affected the social and economic development of the village. It has remained in continued use as a passenger station since its opening, while the Stationmaster's House has also remained in residential use. The station provides a tangible link and continuity with the past.



Essex (1st Ed/Rev 1862-96) XLIV.7  
Revised: 1895, Published: 1897

<sup>13</sup> 'Burning Down of the Railway Station at Hatfield Peverel', newspaper article in The Sun, Thursday 25th January 1849; Newspaper article about the burning down of the station in The Essex Standard, Friday 26th January 1845.

<sup>14</sup> <https://www.lner.info/co/GER/history.php>.



*Photograph showing a chimney pot on the single-story booking office & waiting room, 1915  
Reproduced by courtesy of Joyce P Fitch Archive, temporary custodianship of Hatfield Peverel Parish Council*

#### 12. Social / Communal Value

The building has strong social and communal value, having serviced the local community for over 140 years.

#### 13. Group Value

The station shares group value with the adjacent railway cottages to the southeast and they provide evidence for the form of development that accompanied the expansion of the railway network. Originally a signal box, sidings and goods yard were also constructed to serve Hatfield Peverel, but these have been lost<sup>15</sup>. Along with the Stationmaster's House, the surviving cottages provided accommodation for railway workers, such as signal men and porters. The cottages have been modified and are less well preserved than the station yet together the buildings form a unified group that provide a distinctive sense of place.

#### 14. Landmark / Townscape Value

The station forms a significant entry point to Hatfield Peverel and has strong communal and historical associations. Whilst modest in some respects, the station has strong aesthetic value and forms a distinctive landmark within the local vicinity.

#### 15. Archaeological Value

The station provides evidence about past human activity in the locality. Together with the Railway Cottages it forms a designed site and is a source of evidence about the evolution of Hatfield Peverel and its community.

#### 16. Overall Condition

Good	X	Fair		Poor		Very Poor	
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Unknown		Notes:	
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#### 17. Recommended for inclusion

Yes	X	No	
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#### 18. Date of assessment

10/10/2022

<sup>15</sup> Fitch, Joyce P Hatfield Peverel Faces and Places from the Past (Private publication, 2010 pp 39).

**Section A: General Information**

1. Name	Hatfield Peverel Library			
2. UID	04			
3. Address	The Street Hatfield Peverel Chelmsford Essex			
4. Postcode	CM3 2DP			
5. Grid Ref	TL 79000 11703			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description	The Hatfield Peverel Library is built using pre-cast concrete walls and uses a 'breton brut' technique, where the concrete is poured into wooden shuttering which creates a textured finish. It has a shallow-pitched slate roof with			

hips at either end. The original windows were probably of either timber or steel and have been replaced with uPVC.

## Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							1975
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Hatfield Peverel Library was built in 1975 and designed by the Department of the County Architect by John O Stone and built by TJ Evers of Tiptree <sup>16</sup> . The uncompromising appearance of breton brut was often adopted by the distinctive post-war modernist architectural 'Brutalism' movement <sup>17</sup> . Paradoxically, alongside the overtly modernist design aim, a slate-covered pitched roof was included in the design, in an attempt to harmonize with nearby traditional buildings. The building is a notable example of modernist architecture within Hatfield Peverel (alongside the Telephone Exchange building, Local List Entry 19).							
11. Historic Value							
The existing library is the first purpose-built lending library in Hatfield Peverel. Originally in the early decades of the twentieth century, a lending library was located in the Parish Room <sup>18</sup> and later books were borrowed and returned to the kitchen of the 'old' Village Hall which was located opposite the Methodist Church <sup>19</sup> . The new Hatfield Peverel Library was built on the site of a former house called Hatfield Villa. The land formed part of Braintree District Council's Central Area Redevelopment Scheme in The Street, adjacent to Hadfelda Square and its shops and apartments.							
12. Social / Communal Value							
Since its opening Hatfield Peverel Library has acted as a focal point for parishioners and has played an integral role in the social and educational life of the village. The facility has been operated by volunteers throughout the twentieth century and has always had strong communal value which endures to the present day.							
13. Group Value							
Hatfield Peverel Library has some group value in association with the shops and apartments at Hadfelda Square. The group represents an integrated development scheme for the Street undertaken by the Local Authority in the early 1970s.							
14. Landmark / Townscape Value							
Although of a single-story, the building is notable within the street scene, due to its distinctive appearance and has landmark value.							
15. Archaeological Value							
The building provides some evidence for the development of civic buildings and services in Hatfield Peverel, during the late twentieth century.							
16. Overall Condition							

<sup>16</sup> 'The new library' in The Review, parish magazine, issue 5, January 1975.

<sup>17</sup> <https://www.theartstory.org/movement/brutalism/>

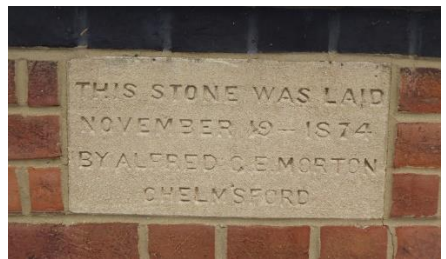
<sup>18</sup> Account by Elsie Wright, age 81, in The Review, parish magazine, issue 6, March 1975.

<sup>19</sup> 'A friend to the village' in The Review, parish magazine, issue, 84, April 1988.

Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				04/10/2022			


**Section A: General Information**

1. Name	The Methodist Church		
2. UID	05		
3. Address	The Street Hatfield Peverel Chelmsford Essex		
4. Postcode	CM3 2DL		
5. Grid Ref	TL 78866 11679		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			



<b>7. Description</b>
Brick-built chapel with bell tower topped with distinctive helm spire. Red brick with decorative bands of black brick and dentilled bricks at eaves level. Pointed-arched red brick lintels over doors and windows. Original decorative metal window framing and herringbone boarded doors survive, along with ironmongery to doors. Decorative timber louvers to bell tower openings. Slate roof with decorative ridge tiles and finials, roof understood to have been re-covered with slate in 1988. Ocular windows to main front gable and boarded ocular openings at the top of the bell tower. Modern, flat-roofed, single-storey extension to rear (added 1981) with replica herringbone door and modern windows.

**Section B – Assessment**

<b>8. Age (X)</b>							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							1875
<b>9. Authenticity (X)</b>							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
<b>10. Aesthetic / Architectural Value</b>							
The Methodist Church is a fine example of gothic revival architecture, favoured by the Victorians for their churches and civic buildings. At the time of its construction in the 1870s, it was described in a local newspaper as possessing: ‘... an elegant appearance, the front elevation having a pointed gable in the centre, with a porch on each side, one of these being carried up to form a small tower and spire’ <sup>20</sup> . The church has remained largely unaltered, although a flat roofed extension was added to the host structure in 1981. It is reputed to be the only Methodist Church in Essex with a spire.							
<b>11. Historic Value</b>							
The Methodist Church has historic value. It was designed by the architect JC Lewis of Woodford in 1874 and was built by Henry Gozzett of Hatchmans Farm, Woodham Walter. Henry Gozzett appeared on the 1861 census as a master carpenter and in the 1871 census he is recorded as a builder employing 34 men and 10 boys. The building provides evidence for the long tradition of non-conformist, protestant worship in Essex, in particular the growth of Methodism in Victorian England, which, although conservative, was often openly democratic and concerned with working-class issues.							
							
<p><i>The Methodist Church &amp; Post Office Stores circa early 1900s (Reproduced by courtesy of Joyce P Fitch, Hatfield Peverel in Old Picture Postcards)</i></p>							
<b>12. Social / Communal Value</b>							


<sup>20</sup> ‘Hatfield Peverel, Opening of a new Wesleyan Chapel’ in *The Chelmsford Chronicle*, Friday 10<sup>th</sup> September 1875.

The building has significant social and communal value, being a place of congregation and worship. It has remained as a functioning place of worship throughout its history, until worship stopped in 2017.							
<b>13. Group Value</b>							
Although one of a group of brick-built buildings within this part of The Street, the Methodist Chapel does not share apparent group value with other sites.							
<b>14. Landmark / Townscape Value</b>							
The distinctive Chapel has significant landmark and townscape value. The brick-building, including its distinctive tower with its helm spire, is a notable feature in the streetscape. It is located on The Street and forms an intrinsic part of the historic gateway into Hatfield Peverel from the west. At the time of its construction in the 1870s, the chapel was recorded in a local newspaper as having ' <i>a somewhat imposing appearance for a small village</i> ' <sup>21</sup> and this appearance is still appreciable today.							
<b>15. Archaeological Value</b>							
The building has some archaeological value. It provides evidence for the continuity of a specific form of religious worship in the locality, which is also revealed in the structure of the building and its design. It provides physical evidence for the growth of non-conformist worship in the nineteenth century and the evolution of the popular architectural form for such buildings.							
<b>16. Overall Condition</b>							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
<b>17. Recommended for inclusion</b>				Yes	X	No	
<b>18. Date of assessment</b>				10/10/2022			

<sup>21</sup> Hatfield Peverel, Opening of a new Wesleyan Chapel' in The Chelmsford Chronicle, Friday 10th September 1875.



**Section A: General Information**

1. Name	Walnut Tree Cottage		
2. UID	06		
3. Address	The Street Hatfield Peverel Chelmsford Essex		
4. Postcode	CM3 2DL		
5. Grid Ref	TL 78824 11669		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description	<p>Two storey timber-framed and plastered dwelling, with nineteenth-century extensions to the rear. Plain tile roof, chimney stack to western end and decorative panels scored into the plaster on the façade. The rear roof pitch was originally longer, with eaves down to the level between first and ground floors. The original roof form can be seen in the west end elevation, along with the end of a wall plate at first floor level. Timber sash windows to the</p>		

front and a porch has been added to the façade. Internally there is an inglenook fireplace and original exposed timbers.

## Section B – Assessment

8. Age (X)							
Pre-1840	X	1840-1913		1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
X	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The timber-framed structure contains fabric of considerable antiquity, although this is difficult to appreciate in views of the exterior.							
11. Historic Value							
Studies have indicated that in the 1600s Walnut Tree Cottage was probably the stable for the house next door at numbers 12-14 The Street <sup>22</sup> , a Grade II Listed building (List UID: 1123435), which also dates to the seventeenth century. The adjacent Listed building was formerly called The Star and had at some point been three cottages, being reverted to a single dwelling in the twentieth century.							
In the mid-1800s Walnut Tree Cottage may have been a dame school <sup>23</sup> and from the beginning of the twentieth century, John Lynes ran an ironmongery business while his wife Mary ran a drapery business from the property for about 30 years <sup>24</sup> .							
In the 1940s Miss Helen Cropton ran a popular tea shop called the Walnut Tree <sup>25</sup> . During the Second World War the property also housed evacuees from Trinity County School, Wood Green, London <sup>26</sup> . Hosting the evacuees from Wood Green was a notable moment in Hatfield Peverel's twentieth-century history. The years of the Trinity evacuees (1939-43) constitute both a tangible and intangible heritage aspect of Hatfield Peverel's local history.							
12. Social / Communal Value							
Walnut Tree Cottage has some limited social/communal value derived from the memory of its past use as a shop, tearoom and home for evacuees.							
13. Group Value							
Walnut Tree Cottage has group value, due to its historic association with the adjacent listed buildings at numbers 12-14 The Street.							
14. Landmark / Townscape Value							
Although Walnut Tree Cottage is modest in size, it is in a prominent position in the historic gateway into Hatfield Peverel. The dwelling is at the top of the hill at the entrance to the village settlement and is part of a cluster of significant historic buildings at this end of The Street, including the fifteenth-century former Crown public house (Grade II*; List UID: 1337810), the early nineteenth-century Grade II listed Hill House (List UID: 1123438) and its late-eighteenth century wall (List UID: 1123439) and the stable building (List UID: 1147153). It therefore has value as a landmark and contributes positively to the townscape.							

<sup>22</sup> Hope, TM The Township of Hatfield Peverel (Chelmsford, JH Clarke, 1930) pp 217-218.

<sup>23</sup> Fitch, Joyce P Hatfield Peverel in Old Picture Postcards (Netherlands, European Library, 1995), p 8; Fitch, Joyce P Hatfield Peverel Faces and Places from the Past (Private publication, 2010) p 18; WEA, Our Village (Private publication, 1952) p9.

<sup>24</sup> Fitch, Joyce P Hatfield Peverel in Old Picture Postcards (Netherlands, European Library, 1995), p 8


<sup>25</sup> Joslin, Margaret, February 2011. The Review.

<sup>26</sup> Grammar, Don Trinity - A School with a Past (Private publication, 1999) pp 67-68.

15. Archaeological Value						
Given its probable age, the historic fabric of the building has the good potential as an archaeological resource and further study would likely reveal information about the building's history, development and use.						
16. Overall Condition						
Good	X	Fair		Poor		Very Poor
Unknown		Notes:				
17. Recommended for inclusion				Yes	X	No
18. Date of assessment				10/10/2022		

## Section A: General Information

1. Name	Milepost 34		
2. UID	07		
3. Address	In front of Crix Opposite Terling Hall Rd Hatfield Peverel Chelmsford Essex		
4. Postcode	CM3 2EU		
5. Grid Ref	TL 77829 11317		
6a. Conservation Area	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
6b. If yes, which CA			



7. Description
<p>Milepost on B1137 (old A12) at Hatfield Peverel. Nineteenth century, set flush against a brick wall. Inscribed:</p> <p style="text-align: center;">             TO              LONDON              34              HATFIELD              RANSOME (in small lettering),              CHELMSFORD 5, WITHAM 3.         </p> <p>The lower numbers (5 and 3) are partially obscured by the modern pavement level. There are no visible remains of stone, although this may be encased within the iron. Located on the south side of the B1137, close to the junction with Terling Hall Road <sup>27</sup>.</p>

## Section B – Assessment

8. Age (X)						
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947
						Exact date (if known):
9. Authenticity (X)						
<input checked="" type="checkbox"/>	A single significant phase and which is largely intact					
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions					
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions					
<input type="checkbox"/>	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
The marker is distinctive and of a recognisable type, among the known corpus of such features.						
11. Historic Value						

<sup>27</sup> Email from Teresa Chambers, Project Support Officer, Regional Investment Programme, National Highways to Margaret Freeman, Heritage Warden, Hatfield Peverel Parish Council, spreadsheet attached, 'Hatfield Peverel Non-Des', Monday 13th September 2021; also cited in Historic England, Heritage Gateway.

The placing of mile markers on turnpikes was compulsory by the late-eighteenth century. The presence of the marker and its design and lettering provide clear evidence of its antiquity and the history of the former coaching route through Hatfield Peverel. The use of Arabic numerals and the lettering and cast iron fabric suggest a late-nineteenth century date for the marker.

Marker 34 is one of two surviving examples within Hatfield Peverel, located in a strategic position on the old coaching road from London to Norwich. It was made by Ransome of Ipswich who were a major agricultural machinery manufacturer established in 1799<sup>28</sup>. Milepost 34 is set flush against the wall of the Crix Estate and is an example typical of later nineteenth-century cast iron mileposts.

#### 12. Social / Communal Value

The mile marker provides evidence for the historic role of Hatfield Peverel and its distinguishing place as a stopping point on the route from London.

#### 13. Group Value

One of two mile markers within the parish.

#### 14. Landmark / Townscape Value

The feature has townscape value as a surviving historic feature of interest within the street.

#### 15. Archaeological Value

The mile marker provides evidence of past human activity in the locality and is a source of evidence about the evolution of Hatfield Peverel.

#### 16. Overall Condition

Good	X	Fair		Poor		Very Poor	
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Unknown		Notes:	
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17. Recommended for inclusion	Yes	X	No	
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18. Date of assessment	10/10/2022
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<sup>28</sup> 'Graces guide to British industrial history', article in Graces Guide, (Online, [www.gacesguide.co.uk](http://www.gacesguide.co.uk)).

**Section A: General Information**

1. Name	Crix Lodge		
2. UID	08		
3. Address	Lodge House Crix Mansion London Road Hatfield Peverel Chelmsford		
4. Postcode	CM3 2EU		
5. Grid Ref	TL 77705 11247		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			





**7. Description**

Single-storey lodge house positioned adjacent to the western entrance of the Crix estate. Red brick in Flemish bond with queen closer bricks. A double pile plan form with two double-pitched, tiled roofs. Three central, canted chimney stacks. The north façade fronting the drive has a bay window with a central pivot, as do the windows on the side (east) elevation. Above is a central gable with decorative barge board. Canopy porch over the entrance in the west elevation is supported on chamfered timber posts. The iron estate fencing and gate survive in good condition.

**Section B – Assessment**

**8. Age (X)**

Pre-1840		1840-1913	X	1914-1947		Post 1947	
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Exact date (if known):

**9. Authenticity (X)**

X	A single significant phase and which is largely intact
	A single significant phase with some alterations and/or extensions
	A single significant phase with significant alterations and/or extensions
	The asset is of multiple significant phases

**10. Aesthetic / Architectural Value**

The distinctive Crix Lodge served a practical purpose in providing accommodation for staff. The central pivoting windows are also of interest. When fully opened they would have allowed those within the lodge to oversee and communicate with those passing through the gate.

In addition to their practical function, a lodge house to a country estate also provided an opportunity for architectural display, often giving a taste of the architectural style used in the main house. In the case of Crix Lodge, while the lodge was the public facing entrance to the estate, there is a slight difference in the architectural style to that used in the main house. Crix House is brick-built in Flemish bond like the lodge, but the eighteenth-century house is classical with Corinthian columns to its entrance. However, the lodge has a subtle gothic character, with the decorative barge boards and canted chimney stacks. This difference in styles is indicative of the different dates of the two buildings, with the Classical house being eighteenth century and the lodge mid-nineteenth century.

Former lodges have often been extended in the modern era yet Crix Lodge is remarkable in having had no significant alterations since its construction. It is an exemplar of Victorian architectural design with its steeply pitched roof, chimney stacks, ornate gables, painted iron railings and bay window. The lodge therefore has clear aesthetic and architectural value.

<b>11. Historic Value</b>			
<p>The lodge is likely to date to the late 1850s, as a sale catalogue from 1858 for the Crix estate refers to: ‘... a newly erected lodge containing keeping room, kitchen and three bedrooms with garden’. At that time the estate, formerly owned by the Shaen family, was sold to Reverend Charles Gretton Townsend who let the estate in turn to Richard Heatley; Edward Cook; Edward Gibson; and then to Collingwood Hope KC who eventually bought Crix in 1922. From its sale in 1858 until the immediate years post WW2, Crix Lodge was home to successive head gardeners for the estate.</p> <p>The lodge house therefore served a functional use as the residence for the head gardeners of Crix estate. The property also has close ties to the world of music and poetry as the later tenants included professional singers Arthur and Victoria Frith (from 1960-2005) and later their son Roger Frith (1936-2008). Roger was also involved in the arts as an actor, playwright and poet. The Lodge therefore has an integral historical association with the Grade II Listed Crix House and with important local figures and has clear historic value.</p>			
<b>12. Social / Communal Value</b>			
<p>The lodge has some communal and social interest, chiefly derived from its historic role as part of the Crix estate and its function as a residence for the head gardener. Local horticultural and flower shows were important events in the nineteenth and twentieth centuries. In September 1900 the Hatfield Peverel Show was held at Crix and the head gardener at the time, John Box had the prestigious job of judging the flowers, fruit and vegetables<sup>29</sup>. Again in 1906, the annual show of the Hatfield Peverel Cottage Garden and Horticultural Society was held at Crix estate. The head gardener at that time, John Minett, received a special mention for his ‘splendid collection of fruit, flowers and pot plants’.<sup>30</sup></p>			
<b>13. Group Value</b>			
The lodge has group value with the Grade II Listed Crix House.			
<b>14. Landmark / Townscape Value</b>			
The Lodge retains its place at the boundary with the public realm and makes a positive contribution to the street scene. It therefore has definite townscape and landmark value.			
<b>15. Archaeological Value</b>			
Crix Lodge provides some limited evidence of past human activity in the locality, in particular as a source of evidence regarding the activities, hierarchy and function of the Crix estate in the past.			
<b>16. Overall Condition</b>			
Good	x	Fair	Poor
Unknown		Notes:	Crix Lodge is not mentioned in the official list entry by Historic England for Crix House, yet it is arguably within the curtilage of the Listed building. Whilst it is unlisted in its own right, its curtilage listing affords the Lodge some protection. The further recognition of the building’s value as a locally significant heritage asset will reaffirm its need for consideration in any future development scheme or planning application.
17. Recommended for inclusion		Yes	X
18. Date of assessment		11/10/2022	

<sup>29</sup> ‘Hatfield Peverel Show’ in *The Newsmen*, Saturday 22nd September 1900.

<sup>30</sup> ‘Hatfield Peverel’ in *The Newsmen*, Saturday 21st July 1906.



## Section A: General Information

1. Name	Cardfields and Cardfields Lodge			
2. UID	09			
3. Address	Bumfords Lane Hatfield Peverel Chelmsford Essex			
4. Postcode	CM3 2NR			
5. Grid Ref	TL 79181 09689			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				





7. Description
<p>Cardfields is a substantial detached dwelling dating to the late-nineteenth century. It is a good example of Arts and Crafts architecture, typical of the period. It is built in red brick, with some first floor areas rendered and a roof of handmade clay plain tiles. The building has prominent gables to the front.</p> <p>The Lodge at Cardfields is similar in date, with both buildings appearing on historic mapping from the 1890s. The lodge was probably originally built as a pair of semi-detached dwellings, but has since been unified into one. The two storey lodge is brick built with red bricks at ground floor level and hanging decorative ceramic tiles (often called mathematical tiling) to the first floor. There is a large rendered gable to the eastern part of the façade, while the roof is tiled with handmade red clay roof tiles.</p>

## Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					

	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>Cardfields House is annotated as 'Cardfields Farm' on the late-nineteenth century mapping and is shown as a substantial dwelling, with a separate group of agricultural buildings around a yard, set back from Bumfords Lane. The smaller lodge is adjacent to the entrance of the drive to the main house. They are both distinctive examples of the Arts and Crafts style. Cardfields House in particular has a variation to its roof form and the order of its fenestration which is characteristic of the style. The lodge has a more ordered appearance, although the hanging tile is a typical material for the architectural movement. The buildings have intrinsic design and aesthetic value relating to a national style, utilising distinctive materials, techniques and characteristics.</p>						
11. Historic Value						
<p>The pair of buildings formed the residential components of a historic farmstead and it is known that the present building was constructed on or near the site of an earlier building constructed in 1604. The agricultural buildings around the courtyard shown on mapping from the late-nineteenth century have mostly been replaced. The Lodge was originally built as a pair of semi-detached dwellings, presumably for workers at the farmstead. The farmstead was somewhat isolated from the village, being roughly 1.5km from the edge of the settlement. The buildings have historic value as they provide evidence for the continuity of agricultural production at the site and the development and durability of the farmstead into the twentieth century.</p>						
12. Social / Communal Value						
The buildings have limited social/communal value.						
13. Group Value						
Together the lodge and house form a group asset of heritage significance.						
14. Landmark / Townscape Value						
<p>The isolated position of the farmstead group enhances their presence in the landscape. The main house is set back from Bumfords Lane and not prominent from this viewpoint (from the west). It may be more prominent in views from the surrounding landscape. The Lodge has a more obvious visual presence on Bumfords Lane. The buildings therefore have landscape value.</p>						
15. Archaeological Value						
<p>The group at Cardfields provide some limited evidence of past human activity in the locality, as a source of evidence regarding historic agricultural production, hierarchy and function of the farmstead in the past.</p>						
16. Overall Condition						
Good	x	Fair		Poor		Very Poor
Unknown		Notes:	Group entry of two buildings			
17. Recommended for inclusion				Yes	X	No
18. Date of assessment				11/10/2022		

## Section A: General Information

1. Name	York Flagstone Footpath		
2. UID	10		
3. Address	Land Off Stonepath Drive Hatfield Peverel Chelmsford Essex		
4. Postcode	CM3 2LG		
5. Grid Ref	TL 78932 11441		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description	Footpath PROW 43 and associated York Flagstones begins at the junction of Church Road / Crabbs Hill and extends northeast towards Grade II* Listed Hatfield Place. The flagstones had become obscured below topsoil by 2018, but many have recently been uncovered and reinstated from the eastern part of Stonepath Meadow. Those in the northwestern part of the meadow remain covered with topsoil and grass.		

## Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	x	1914-1947		Post 1947
Exact date (if known):						
9. Authenticity (X)						
	A single significant phase and which is largely intact					
x	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
Limited aesthetic and architectural value.						
11. Historic Value						
It is likely that the laying of the York flagstones along the pre-existing footpath occurred in the late-nineteenth to early-twentieth century, in order to provide an all-weather walking pavement between Hatfield Place and Church Road. The name 'Stonepath Meadow' was probably given to the field at this time and was certainly in common use by 1930 <sup>31</sup> . The footpath is recorded in the Tithe Map (1841); the Ordnance Survey Maps (1881, 1924 & 1955); and the estate maps for Hatfield Place (1917 & 1925) <sup>32</sup> . The physical link of a footpath between Hatfield Place (constructed 1790s) and Church Road remains intact today. The stone path has historic value, providing evidence for the continuity and historic origins of the public footpath, contributing to the 'collective memory' of the community.						
12. Social / Communal Value						
The York flagstones follow a public footpath (PROW 43). In the past this provided pedestrian access for villagers who worked at the Mill at the bottom of Hatfield Hill. The Mill was in use throughout the 1800s and early 1900s and was used to grind corn and for silk weaving. The Mill was demolished in 1931.						

<sup>31</sup> Hatfield Peverel Gymkhana' in *The Essex Chronicle*, Chelmsford edition, 2nd May 1930.

<sup>32</sup> Estate maps for Hatfield Place in Sale catalogue and particulars, 1917, (ERO: SALE/A76) and Sale catalogue and particulars, 1925 (ERO: SALE/B5393).

Stonepath Meadow has recently been developed and in 2018 the York Flagstones were assessed by Historic England for statutory listing. They were not considered appropriate for statutory listing although their heritage interest was recognised as a result of the development. In November 2020, 77 of the York Flagstones were lifted by the developer from within the south-eastern part of the site. They were placed in safe storage whilst up to 140 dwellings were under construction. In Spring 2022 the York Flagstones were re-laid on the new development site in their original orientation and maintained as a historic feature within the landscaping of the new development. A display board has been installed at the site adjacent to the stones, identifying their significance and providing information to the public.

The stone path has communal value as a historic route and public right of way. It has been identified as a feature of local heritage interest and is preserved within the modern development and enhanced by an interpretation and information board.

#### 13. Group Value

No group value although there is possibly some loose historic relationship with the Grade II\* Listed Hatfield Place (List UID: 1337808), as the western end of the stone path terminates close to the building.

#### 14. Landmark / Townscape Value

The incorporation of the stone path within the landscaping of the new development has increased its prominence in that area, resulting in that part gaining landscape value. However, more of the feature survives hidden below the ground surface to the northeast.

#### 15. Archaeological Value

The stone path has some archaeological value, providing evidence for the past movement of people within the parish. There is also the potential for archaeological investigation to reveal the remaining extent of the stone path.

#### 16. Overall Condition

Good	Fair	X	Poor	Very Poor
Unknown	Notes:	Roughly 50% of the whole path has been uncovered and reinstated. The rest probably survives but remains hidden. This entry includes the path in its entirety, both exposed and hidden areas.		

#### 17. Recommended for inclusion

Yes

X




No

#### 18. Date of assessment

11/10/2022

### Section A: General Information

1. Name	The Cross Keys Public House		
2. UID	11		
3. Address	The Green Hatfield Peverel Chelmsford Essex		
4. Postcode	CM3 2LX		
5. Grid Ref	TL 80006 11205		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			

### 7. Description

The Cross Keys Public House is a detached, two-storey building dating to about 1850. It is built of red brick in Flemish bond, with eight-over-eight pane timber sash windows. It has a slate covered, hipped roof and a single storey extension to the north side elevation and further extensions to the rear. A central blind window on the first floor of the front elevation contains a painted sign stating:

GRAY  
EST & 1824  
SONS  
LTD.

The Cross Keys has ancillary buildings within its curtilage, including a brick-built, small two storey former stable building with first floor loading loop and slate roof, which set behind a single storey brick-built building, with timber double doors and steel windows, located parallel to the road. The entry of the Cross Keys within this list includes the ancillary buildings.

### Section B – Assessment

8. Age (X)						
Pre-1840	X	1840-1913		1914-1947		Post 1947
Exact date (if known):						
9. Authenticity (X)						
	A single significant phase and which is largely intact					
x	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						

The Cross Keys is a characterful, mid-nineteenth century building, with a façade to the street of three bays. The building has timber sash windows and is built in red brick in Flemish bond, with queen closer bricks and red brick segmental arches over the windows. Some alteration of the façade has occurred, with the original ground floor centrally positioned entrance converted into a window, while the window at the elevation's northern end has been converted to a door. A slate-covered porch canopy, supported on timber posts on a brick plinth has been recently added over this new entrance. The original, centrally placed entrance doorway could indicate the original internal division of the pub's public spaces into a public bar and a more exclusive lounge or saloon bar.

Two of the pub's surviving ancillary buildings are visible from the street, with the single story building's long elevation fronting the street and the two storey building set behind. Both are brick-built in Flemish bond. The single-storey building has distinctive diamond concrete roof tiles, with traditional slate used on the two storey building. The two storey building has a first-floor loading loop and is likely to be the stables mentioned in sales particulars in 1903. Hay was commonly stored in stables in the dryer, first-floor level, so it could be dropped down with ease to the stalls for the horses below, often through hatches in the floor

#### 11. Historic Value

There has been a building on the site since 1729 - where The Cross Keys now stands on The Green. It burned down in the early 1800s. The Cross Keys PH was built on the same spot in about 1850<sup>33</sup>.

The original landlord of The Cross Keys was Alfred Lucking (1813-1879) and census returns from 1861-1901 show the Lucking family running a 'Beer House' on The Green. At the turn of the twentieth-century it was officially called The Cross Keys and was run by Martha Lucking (1830-1903), Alfred's 71-year-old widow<sup>34</sup>

The painted sign in the central blind window on the first floor provides information on the purchasers of the public house in 1903. In that year the Cross Keys was advertised for sale as a 'valuable freehold'. The public house was offered to the market along with a butcher's shop, slaughter house, stables, cart lodge and hayloft and was purchased by Messrs Gray & Sons. The ancillary buildings are also of historic interest, providing evidence for the diverse commercial activities at the pub in the past.

By 1926 the licensee was Hugh Poulton (1894-1970) whose father had been head brewer at nearby C Brown's Brewery<sup>35</sup>, located a short distance to the north on The Green, next to the Grade II Listed Brewery House (List UID: 1308698). Hugh had served with the Naval Brigade and Indian Contingent in the First World War and was invalided home in November 1917. He and his wife Ella are recorded in the 1939 Register as being in residence at The Cross Keys, while Hugh also worked for Marconi in Chelmsford at this time, receiving a British Empire Medal for his work in helping to increase production at the Marconi Works<sup>36</sup>.

The Cross Keys has a lengthy history as a public house, with legible remnants of its multi-functional role in the form of its ancillary buildings. It has connections with the locally notable figure Hugh Poulton and provides a tangible link with Hatfield Peverel's social, cultural and functional past.

#### 12. Social / Communal Value

The Cross Keys has clear social/communal value as a long-established public house and has been a focal-point for the local community throughout its history.

#### 13. Group Value

The Cross Keys and its ancillary buildings form a significant group in their own right, providing evidence for the development and past functions at the site.

#### 14. Landmark / Townscape Value

It is a notable public house situated on The Green, with a prominent, landmark presence in the street scene. The public house makes a positive contribution to the character and distinctiveness of the local area.

#### 15. Archaeological Value

<sup>33</sup> Jarvis, Stan The History of The Cross Keys, (Unpublished account, 1988), revised by David Goodey, (June 2018).

<sup>34</sup> Census returns, 1861-1901, Ancestry (Online); and Jarvis, Stan The History of The Cross Keys, (Unpublished account, 1988), revised by David Goodey, (June 2018).

<sup>35</sup> Jarvis, Stan The History of The Cross Keys, (Unpublished account, 1988), revised by David Goodey, (June 2018).

<sup>36</sup> The Essex Newsman, Friday 12th January 1945, the British Newspaper Archive.

The Cross Keys provides evidence about past human activity in the locality, and the development and use of the site and the past culture of the people of Hatfield Peverel.

16. Overall Condition

Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				13/10/2022			

**Section A: General Information**

1. Name	K6 Telephone Kiosk		
2. UID	12		
3. Address	The Green Maldon Road Hatfield Peverel Chelmsford Essex		
4. Postcode	CM3 2JF		
5. Grid Ref	TL 79957 11346		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			







**7. Description**

Red K6 Telephone Kiosk on The Green, designed by architect Sir Giles Gilbert Scott (1880-1960). It is made from cast iron, the door is made of teak with a cupped handle.

**Section B – Assessment**

**8. Age (X)**

Pre-1840		1840-1913		1914-1947	X	Post 1947	
Exact date (if known):							Post 1936

**9. Authenticity (X)**

x	A single significant phase and which is largely intact
	A single significant phase with some alterations and/or extensions
	A single significant phase with significant alterations and/or extensions
	The asset is of multiple significant phases

**10. Aesthetic / Architectural Value**

The telephone box on The Green has aesthetic and architectural value. The K6 was the first type used extensively outside of London<sup>37</sup>, being a streamlined version of the earlier K2 telephone box. It was cheaper to produce and weighed almost half as much as the K2, taking up less space on pavements<sup>38</sup>.

The K6 example on The Green is typical of its type, with the standard arrangement of windows with eight rows of glazing, with central panels being wider for better visibility. At the time the K6 was considered to have an overall more 'modern' appearance<sup>39</sup>. The K6 Kiosk has architectural value as a good surviving example of Sir Giles Gilbert Scott's design. He took inspiration of the form for both the K2 and the K6 from Sir John Soane's wife mausoleum<sup>40</sup>. It is legible and datable within the typology of kiosks introduced by the General Post Office in the twentieth century.

**11. Historic Value**

The phone box has tangible historic value. Eight different designs of telephone kiosk (or box) introduced by the General Post Office between 1926 and 1983. The Red Telephone Kiosk on The Green is a K6 model, designed by architect Sir Giles Gilbert Scott (1880-1960)<sup>41</sup>.

<sup>37</sup> The story of kiosk no 6, article in *The-Telephone-Box*, (Online, [www.the-telephone-box.co.uk](http://www.the-telephone-box.co.uk)).

<sup>38</sup> 'Telephone Box' in [www.museumcrush.org](http://www.museumcrush.org).

<sup>39</sup> 'The story of kiosk no 6', article, in *The-Telephone-Box*, (Online, [www.the-telephone-box.co.uk](http://www.the-telephone-box.co.uk)).

<sup>40</sup> <https://gilbertscott.org/red-telephone-box/>

<sup>41</sup> 'Who designed the telephone box?' in *The-Telephone-Box* (Online, [www.the-telephone-box.co.uk](http://www.the-telephone-box.co.uk)).

The introduction of the K6 also commemorated the Silver Jubilee of the coronation of George V in 1935. It went into production in 1936<sup>42</sup>. The Red Telephone Kiosk on The Green was therefore made and installed between 1936 and 1953.

Hatfield Peverel was recorded as having ‘three telephone kiosks’ in 1952<sup>43</sup>. It is likely that one of these was the K6 Red Telephone Box on The Green. The crown motif emblazoned on the fascia helps to date the kiosk and is indicative of its K6 type.



*Crown motif on the Red Telephone Box on The Green*

The Tudor Crown motif is on the K6 Red Telephone Kiosk on The Green. The telephone box can therefore be dated to between 1936 and 1953.

#### 12. Social / Communal Value

The Kiosk has strong communal value as an iconic piece of public street furniture. It has a history of use by the local community and has featured in parish magazine articles.

The K6 on The Green is the last remaining phone box of the ‘three telephone kiosks’ recorded in the village in 1952<sup>44</sup>. With the rise in mobile phone usage, the need for telephone boxes declined and the telephone mechanism was removed in c 2000. However, the good condition of the K6 Red Telephone Kiosk presents the possibility of it being restored, re-furbished and re-purposed in the future, to serve the local community in a different role. British Telecom offers an ‘adopt a kiosk’ scheme, whereby local communities can take on a telephone box for just £1. Hatfield Peverel Parish Council has availed of this BT scheme.

#### 13. Group Value

The Kiosk is the only remaining one of its type in the village and does not share group value with other structures.

#### 14. Landmark / Townscape Value

The Kiosk is in a prominent position on The Green, situated at a gateway to Hatfield Peverel and has landmark/townscape value.

#### 15. Archaeological Value

The kiosk has some limited archaeological value as evidence for past human activity in the locality, revealed in the functional structure within the streetscape.

#### 16. Overall Condition

Good	x	Fair		Poor		Very Poor	
Unknown		Notes:	The structure is in relatively good condition and it would benefit from being restored, re-furbished & re-purposed for future use by the local community.				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				14/10/2022			

<sup>42</sup> *Red Telephone Box*, article, (Unknown source); ‘Telephone Box, a short history’, article, (Online, [www.business.bt.com](http://www.business.bt.com)).

<sup>43</sup> WEA, *Our Village* (Private publication 1952) p 17.

<sup>44</sup> WEA, *Our Village* (Private publication 1952) p 17.

**Section A: General Information**

1. Name	Trinity Memorial Gateway			
2. UID	13			
3. Address	Strutt Memorial Recreation Ground Maldon Road Hatfield Peverel Chelmsford			
4. Postcode	CM3 2HW			
5. Grid Ref	TL 79717 11501			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				

Trinity County School, Wood Green, London,  
was evacuated to Hatfield Peverel for most of  
the 1939-45 War.  
We received a warm welcome and generous hospitality.  
This gate was presented as a visible token of our thanks.



#### 7. Description

Red brick-built structure situated on the Strutt Memorial Recreation Ground, adjacent to the old Salvation Army citadel. Red brick-built support posts with lintel and ornamental iron gate. Constructed and gifted to the parish of Hatfield Peverel in 1949<sup>45</sup>. In 1999 commemorative plaque was placed on the lintel of the gateway<sup>46</sup>.

### Section B – Assessment

#### 8. Age (X)

Pre-1840		1840-1913		1914-1947		Post 1947	X
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Exact date (if known): 1949

#### 9. Authenticity (X)

X	A single significant phase and which is largely intact
	A single significant phase with some alterations and/or extensions
	A single significant phase with significant alterations and/or extensions
	The asset is of multiple significant phases

#### 10. Aesthetic / Architectural Value

The Gateway has architectural value as an ornamental entrance to the Recreation Ground. The gateway is predominantly of red brick, with the brick piers in stretcher bond and a concrete lintel. Above this is a brick-built simple frieze or panel, in stack bond, with a coping course of bricks on edge, with curved ends.

It was constructed as a physical replica of the entrance gate to the boys' playground at Trinity County School, Wood Green, London. A later plaque was added in 1999 by former Trinity County School pupils who had been evacuated to Hatfield Peverel during the Second World War.

#### 11. Historic Value

<sup>45</sup> Essex Record Office, The Gateway at Hatfield Peverel, Essex Record Office, (ERO: D/DU 935/30).

<sup>46</sup> The Review, parish magazine, issue 155, (February 2000).



Construction of the Trinity Memorial Gateway, Hatfield Peverel, 1949

Looking on to the right is Dr Emrys E Jones (Trinity headmaster), Mr EG Claydon (owner of Coward's Garage) & Mr Duffield (clerk, railway station)

Reproduced by courtesy of Essex Record Office, (ERO: D/DU 935/30)

The gateway has historical value as a testament to the role of the village as a home for evacuees from London during the Second World War. On 3rd September 1939 Trinity County School, Wood Green, London was evacuated to Hatfield Peverel. Headmaster, staff and pupils remained at Hatfield Peverel until 1943<sup>47</sup>. After the war Trinity School commissioned the gateway and gifted it to the parish in 1949 as a 'visible token of thanks'.

The gateway was constructed as a physical replica of the entrance gate to the boys' playground at Trinity County School, Wood Green, London. At the unveiling ceremony at Hatfield Peverel on 2nd July 1949, Trinity headmaster Dr E Emrys Jones is recorded as saying:

*'When the people of Hatfield Peverel passed through the gateway to enjoy the pleasures of their Recreation Ground, he hoped they would recall the war-time period of helpfulness and kindness - a kindness which might be regarded as the gateway to some of the deepest and finest pleasures of life'*<sup>48</sup>.

During their stay, some of the Trinity scholars were billeted to big houses such as Crix House (Grade II, List UID: 1147072), Hatfield Place (Grade II\*, List UID: 1337808) and Mowden Hall. Other scholars found themselves living on farmsteads and gained an experiential understanding of agricultural life. A few found themselves living in religious households where 'church-going' on Sunday was paramount. A selection took up residence in homes attached to workshops or shops. A cohort of Trinity evacuees spent time living in the new council houses along New Road (gardens backing onto the Recreation Ground)<sup>49</sup>. A temporary school was set up at The Priory (Grade II\*, List UID: 1308731) beside St Andrew's Church (Grade II\*, List UID: 1308736). The outdoor learning environment at Hatfield Peverel was used to full advantage and the nearby Recreation Ground became a centre for most of the school's physical education, including hockey and running.

Those that had stayed during the War held fond memories of Hatfield Peverel and on 3rd September 1999 Trinity past pupils returned to Hatfield Peverel where they unveiled a commemorative plaque on the gateway, with past pupils and evacuees travelling from across the world to the ceremony.

The plaque reads as follows:

Trinity County School, Wood Green, London  
was evacuated to Hatfield Peverel for most of

<sup>47</sup> Grammar, Don Trinity: *A School with a Past* (Private publication, 1999) pp 25-85.

<sup>48</sup> 4 Essex Record Office, *The Gateway at Hatfield Peverel*, Essex Record Office, (ERO: D/DU 935/30).

<sup>49</sup> Grammar, Don Trinity: *A School with a Past* (Private publication, 1999) pp 25-85.

the 1939-45 War.

We received a warm welcome and generous hospitality.  
The gate was presented as a visible token of our thanks

The gateway has some association with notable wartime evacuees from Trinity County School to Hatfield Peveler, including James Grout (1927-2012): Actor on stage and television screens. As a boy during the War he had been billeted to stay with Mr & Mrs Smith of 14 New Road <sup>50</sup>. Also Sir Ernest Harrison OBE (1926-2009), who became a businessman and chairman of a major electronics and telecommunications company. He remembered as a 'bright eyed mischievous boy, being a keen footballer with frequent changes of billet. Sir Ernest regarded his years billeted to Hatfield Peveler 'as [his] university'<sup>51</sup>.

#### 12. Social / Communal Value

The gateway has clear social and communal value. The Strutt Memorial Recreation Ground plays a central role in village life today. The gateway at an entrance to the open space is a reminder of the community's past role during the Second World War as a hope for refugees.

#### 13. Group Value

The gateway does not share group value with other heritage assets.

#### 14. Landmark / Townscape Value

The structure has landmark/townscape value, even though it is set back from the Maldon Road. It spans the pedestrian access route from Malden Road and is a notable feature within the open space of the Recreation Ground.

#### 15. Archaeological Value

The ornamental gateway has some archaeological value as evidence for historical human activity during the twentieth-century in the locality, specifically the role of the village during the Second World War.

#### 16. Overall Condition


Good	x	Fair		Poor		Very Poor	
Unknown		Notes:	Parish Council currently reviewing a restoration proposal of the Trinity Memorial Gateway.				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				17/10/2022			

<sup>50</sup> Grammar, Don Trinity: *A School with a Past* (Private publication, 1999) pp 37-38.

<sup>51</sup> Grammar, Don Trinity: *A School with a Past* (Private publication, 1999), inset cover.

## Section A: General Information

1. Name	Cold War Nuclear Monitoring Post, Royal Observer Corps Post & Orlit Post		
2. UID	14		
3. Address	Field adjacent to A12 Hatfield Peverel Chelmsford Essex		
4. Postcode	CM3 2EF		
5. Grid Ref	TL 80100 12500		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			



7. Description
<p>This entry covers two features a Royal Observer Corps Post and a Type B Orlit Post. Due to their inaccessibility and their siting on private land, it was not possible to visit the features during this assessment. Both features are thought to be from the post-War period.</p> <p>The features are within the boundary of a former compound, with both features adjacent to each other. A description of the Royal Observer Corps Post describes a below ground structure, with an entrance shaft and ladder, leading to a main room. There was no cover to the shaft<sup>52</sup>.</p> <p>The Orlit Post is a raised platform of pre-cast concrete on four legs six feet in height, with a ladder for access. The structure was installed by the Royal Observer Corps after the Second World War and was named after the manufacturers of the structures Messrs Orlit Ltd <sup>53</sup></p> <p>Identified in the Preliminary Environmental Information Report (PEIR) published by National Highways and described as being located <i>“in the middle of an arable field 150 yards NW of the A12. The compound remains intact in the middle of a cultivated field although the fencing has been removed. The fence posts and two telegraph poles lie on the ground. Externally the post is in poor condition. The shaft top is badly damaged and the lid is hanging off. Internally, the post has been completely stripped. A type B Orlit Post in good condition stands within the compound”</i>.<sup>54</sup></p>

## Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							

<sup>52</sup> <http://beyondthepoint.co.uk/hatfield-peverel-roc-orlit-post/>

<sup>53</sup> Royal Observer Corps Association <http://www.roc-heritage.co.uk/orlit-posts.html>

<sup>54</sup> Email from Teresa Chambers, Project Support Officer, Regional Investment Programme, National Highways to Margaret Freeman, Heritage Warden, Hatfield Peverel Parish Council, spreadsheet attached, 'Hatfield Peverel Non-Des', Monday 13th September 2021; cited also in Heritage Gateway, Historic England.

The features have little aesthetic value and are utilitarian in appearance. However, in terms of military Cold-War architecture they are of some interest. The Orlit Post has architectural value as a recognisable example of its type. There were two types of Orlit Posts. Type A was at ground level and Type B, as in this example, was at a raised level, accessed by a ladder. Orlit structures were split into two sections, the entrance door led into the smaller roofed section which was used as a shelter and store with a sliding door into the open section which housed the post instrument and chart on top of a wooden mounting<sup>55</sup>. The roofed area at the top of the ladder appears to now be missing from the example at Hatfield Peverel.

#### 11. Historic Value

The features have historic value in the evidence they provide for the response to the threat posed by nuclear weapons in the second-half of the twentieth century. After the experience of the Second World War a need for increased protection from enemy aircraft was identified, should Britain ever face being at war again. The Royal Observer Corps (ROC) was finding that plotting and monitoring new faster jet aircraft was becoming increasingly difficult and new aircraft monitoring posts were developed to assist observers. These were the Orlit Posts, which originated as an idea in 1947, but it was not until the 1950s that new structures were built as part of the 'Rotor Plan'<sup>56</sup>.

The below-ground monitoring station is thought to have a different purpose and was built to monitor the radiation of a nuclear bomb, should one ever be dropped<sup>57</sup>. Both structures were intended to provide personnel with some level of protection from the elements or from attack. The protection for those within the radiation monitoring station against nuclear fall-out was presumably negligible.

In 1945 at the end of WW2, the Royal Observer Corps posts had been officially 'stood down'. Although the corps soon re-formed and reorganized as an integral part of national air defence strategy. The country was still on high alert. The 'George' cluster of Number 18 Group Colchester comprised posts at Hatfield Peverel, Kelvedon and Maldon.

In 1953 new concrete posts - in the field beyond The Vineyards - were constructed. The job was to track low flying jets that radar was unable to intercept. Type B Orlit Post was used as an observation point to spot such aircraft. The job oftentimes meant that members of the ROC needed to be undercover for a time or remain on lookout for several days at a stretch. As a result, an underground bunker of re-enforced concrete was built so the ROC could carry out their discrete but vital service.<sup>58</sup>

Threat of nuclear fallout during the height of the Cold War era - 1950s – dominated national defence thinking. In 1974 DH Ardley wrote:

*'Not long after the new posts were built [1953] came the threat of nuclear weapons and as the Observer Corps already operated a suitable communications network it was decided that there was an organization ready-made to deal with the warning and reporting of radioactive fallout, and this became the primary function of the Corps, although the tracking of aircraft was still carried on'*. One member of the 1953 crew was a well-known local man - Ernie Springett (1899-1996).

A reorganisation of the Royal Observer Corps took place in 1963 and the overall number of posts was drastically reduced. The Hatfield Peverel Cold War Nuclear Post, ROC Post & Orlit Post was closed in the early 1960s.

#### 12. Social / Communal Value

Limited social and communal value.

#### 13. Group Value

The two features within the enclosure form a distinct group.

#### 14. Landmark / Townscape Value

Not visible from the public realm, the features have limited townscape value.

<sup>55</sup> Royal Observer Corps Association <http://www.roc-heritage.co.uk/orlit-posts.html>

<sup>56</sup> Ibid

<sup>57</sup> <http://beyondthepoint.co.uk/hatfield-peverel-roc-orlit-post/>

<sup>58</sup> Ardley, DH 'The Royal Observer Corps' in The Review, parish magazine, issue 4, November 1974.



<b>15. Archaeological Value</b>						
The features have architectural value in the evidence they provide to the armed forces response to the threat of nuclear attack and the development of jet aircraft.						
<b>16. Overall Condition</b>						
Good		Fair		Poor	x	Very Poor
Unknown		Notes:	Inaccessible on private land. Condition presumed to be poor from recent descriptions.			
<b>17. Recommended for inclusion</b>				Yes	X	No
<b>18. Date of assessment</b>				17/10/2022		

**Section A: General Information**

1. Name	Nightingales		
2. UID	15		
3. Address	Nightingales Maldon Road Hatfield Peverel		
4. Postcode	CM3 2HG		
5. Grid Ref	TL 79446 11902		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
			
			
<b>7. Description</b>			
<p>Single-story, three-bay, brick-built dwelling, tiled roof and brick chimney to the north. 'T' shaped plan form extending to the rear. Canopy over entrance porch. Front door and windows modern. Situated on the eastern side of Maldon Road, close to the junction with The Street.</p>			

## Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known): 1912-1919
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
A modest sized, bungalow dwelling with a hipped-end, plain tiled roof. Red brick in stretcher bond. A porch canopy over the central front door with timber post supports and pair of benches flanking the entrance. A commemorative plaque to the right of the façade.						
11. Historic Value						
The dates of its construction, as displayed on the plaque, suggest work may have been a disrupted due to the First World War. The dwelling was built to provide a home for the Parish Nurse and it is reasonable to assume this is the reason the home was given the name 'Nightingales', which endures today.						
The northern part of Maldon Road was considered locally to be the medical district of Hatfield Peverel, with the nurses dwelling being almost opposite Springfield House (formerly Pretoria Local List Entry 01), which was home of the GP after the Second World War.						
The stone plaque states that the building was constructed by Walter Butler Esq, who's name also appears on one of twelve separate and inscribed foundation stones on the Coggeshall Liberal Club (built in 1908) <sup>59</sup> .						
12. Social / Communal Value						
Strong community associations with the past use of the building as home for the Parish Nurse.						
13. Group Value						
Has some group value with Springfield House, as part of the former 'medical district' of Hatfield Peverel.						
14. Landmark / Townscape Value						
Limited landmark value due to its modest scale. Yet the building makes a positive contribution to local character.						
15. Archaeological Value						
Nightingales has some archaeological value in enhancing our understanding of the past history of the area as the village's 'medical district'.						
16. Overall Condition						
Good	x	Fair		Poor		Very Poor
Unknown		Notes:				
17. Recommended for inclusion				Yes	X	No
18. Date of assessment				03/10/2022		


<sup>59</sup> Coggeshall Museum. The Liberal Club and Peters Well. <https://coggeshallmuseum.org/liberal-club/>

**Section A: General Information**

1. Name	Stuarts		
2. UID	16		
3. Address	Stuarts Maldon Road Hatfield Peverel		
4. Postcode	CM3 2HQ		
5. Grid Ref	TL 79480 11856		
6a. Conservation Area	Yes	No	x
6b. If yes, which CA			
			
7. Description			

Timber-framed, two-storey dwelling with exposed timbers and rendered infill panels. Thought to have origins in the sixteenth century but refaced and heavily modified in the 1960s.

## Section B – Assessment

8. Age (X)							
Pre-1840	x	1840-1913		1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
x	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Distinctive building with exposed timber framing. The proportions and scale of the building's core point to its early date, as does its position in the plot, set back from the street frontage.							
Red brick plinth, with exposed sole-plate, studs and bracing. Narrow panels of herringbone brickwork either side of the entrance door. Leaded window light throughout façade. Projecting central bay to frontage appears to be a modern addition, although potentially with reused historic timbers, indicated by redundant mortices on posts. Plain tiled roof, with cat-slide element to the right of front projection. Chimney stack reconstructed.							
11. Historic Value							
Stuarts derives its historic value from the sixteenth-century construction date for elements of the building, which are thought to survive within its fabric. The building provides evidence for past lives and phases of development within the village.							
							
<p>A building which may possibly be the original Stuarts, shown on the Chapman Andre map of Essex, 1777 (Digital Map Of Essex <a href="https://map-of-essex.uk">https://map-of-essex.uk</a>)</p>							
<p>The building was 'restored' in the mid-twentieth century and an account of the restoration was given in the Illustrated Sporting and Dramatic News magazine in 1951. The house had previously been converted into two cottages and during its reconversion into one dwelling an inscription was found in the attic with a name and date</p>							

of 1643. The timber frame was stripped of its plaster and infill panels and repaired, with concrete foundations added. New timbers were added to the roof structure and the building re-rendered on expanded metal sheeting<sup>60</sup>.



*The main façade of Stuarts before the mid-twentieth century alterations (Illustrated Sporting and Dramatic News, 1st October 1951)*



*The side and rear elevations prior to alterations. alterations (Illustrated Sporting and Dramatic News, 1st October 1951)*

#### 12. Social / Communal Value

Some limited social/communal valued derived from the communities collective experience of Stuarts over time.

#### 13. Group Value

Some group value as one of the corpus of timber-framed historic buildings in Hatfield Peverel.

#### 14. Landmark / Townscape Value

The building has a prominent presence within the street, due to its striking appearance and the open space of the front garden.

#### 15. Archaeological Value

<sup>60</sup> Arthur E. May. 1<sup>st</sup> October 1951. Restoration and Conversion of a Jacobean House in *The Illustrated Sporting and Dramatic News*

The building is of archaeological value, as it potentially holds, evidence of past human activity dating back to the seventeenth-century and it would be worthy of archaeological investigation at some point in the future.

16. Overall Condition

Good	<input checked="" type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>	Very Poor	<input type="checkbox"/>
Unknown	<input type="checkbox"/>	Notes:					
17. Recommended for inclusion				Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18. Date of assessment				03/10/2022			

### Section A: General Information

1. Name	Former Telephone Exchange			
2. UID	17			
3. Address	Mews Place The Street Hatfield Peverel CHELMSFORD			
4. Postcode	CM3 2EH			
5. Grid Ref	TL 79293 11800			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				



7. Description
<p>Steel box frame construction, building, clad in pre-cast concrete panels with flint finish, using the CLASP construction system. Two storey building, flat roof, steel framed windows with entrance canopy. Built by the Post Office as the Telephone Exchange building in 1969. The building is currently unused. A small plaque above the entrance shows the Royal Crown and states the following:</p> <p style="text-align: center;">EIR 1969</p>

### Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input checked="" type="checkbox"/>
						Exact date (if known):	1969
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The building has architectural significance and is utilises the CLASP system of construction. CLASP stands for Consortium of Local Authorities Special Program and was instigated in the 1950s, often to deliver educational</p>							



buildings, that were urgently needed after the Second World War<sup>61</sup>. The system was cheap and buildings could be constructed quickly. It was originally devised by Donald Gibson, an architect with Nottinghamshire County Council, as a system to rebuild schools, and that county had more than any other, with over 700 Clasp buildings.

Buildings were made with a light-gauge steel frame of short spans, which could be clad with a variety of pre-cast, modular panels, allowing a varied aesthetic effect.<sup>62</sup> The insulation performance of CLASP buildings was poor by today's standards, but were in accordance with regulations at the time.

CLASP buildings were intended to have a design life of 60 years and many of the surviving buildings have reached the end of their life. One of the problems associated with CLASP is the large amount of asbestos used in the construction. A number of high-profile projects were completed using CLASP, including Smithdon High School in Hunstanton, which was the first building be termed 'brutalist', designed by Peter and Allison Smithson (1954). The system was used on other buildings including stations and signal boxes, by British Rail<sup>63</sup>. The CLASP built telephone exchange, built by the Post Office, is the only example of its type in Hatfield Peverel.

#### 11. Historic Value

The building has historic value as a recognisable form of pre-fabricated building, developed in the immediate post-War period. The building provides a good example of the CLASP system and evidence for the technological development of construction techniques and materials in the modern era. It was commonly used by local authorities when constructing public sector buildings, yet they were never intended to last. The system was also used to provide offices and housing. Many examples have been demolished and those that survive are considered to be close to the end of their usefulness.

#### 12. Social / Communal Value

The building has communal value, being a former telephone exchange and having served the Hatfield Peverel Community.

#### 13. Group Value

The building does not share group value with other heritage assets in Hatfield Peverel. However, it is one of two concrete-clad modernist buildings in Hatfield Peverel, the other being the Hatfield Peverel Library (Local List ID 04).

#### 14. Landmark / Townscape Value

The building has some landmark/townscape value. It is behind and to the south of The Street but can be glimpsed from the main thoroughfare down Mews Place. Yet it has a prominent presence within Mews Place itself.

#### 15. Archaeological Value

The building has some archaeological value, relating to the modern era. In its function as a telephone exchange it provides evidence for the growth of telecommunications, before the digital and satellite era. It also provides evidence for the development of construction technologies, techniques and materials, which are no longer used.

#### 16. Overall Condition

Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				17/10/2022			

<sup>61</sup> Issues of Using CLASP to transform learning – Nottinghamshire County Council <https://pdf4pro.com/cdn/issues-of-using-clasp-buildings-to-transform-2b779a.pdf>

<sup>62</sup> CLASP article. <https://www.designingbuildings.co.uk/wiki/CLASP>

<sup>63</sup> Ibid

### Section A: General Information

1. Name	Urban Cottages		
2. UID	18		
3. Address	1-2 and 3 Urban Cottages The Street Hatfield Peverel Essex		
4. Postcode	CM3 2ET		
5. Grid Ref	TL 78889 11660		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			




7. Description
Brick-built, two storey dwelling in Flemish bond, with slate roof and brick chimney stack. Originally built as three cottages, now joined together as two dwellings. Eight-over-eight pane timber sash windows with horns to the ground and first floor. Six-over-six pane timber sash windows with horns also to ground floor. Segmental brick arches over openings to the ground floor. Decorative band of yellow bricks just below eaves height. Inscribed stone at first floor level gives date of 1895.

### Section B – Assessment

8. Age (X)						
Pre-1840	1840-1913	X	1914-1947	Post 1947		
Exact date (if known):						1895
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						

The building is a well preserved example of late-nineteenth century vernacular architecture, using locally manufactured bricks, timber sashes and slate roof. It was built initially as a terrace of three small cottages, providing modest accommodation, with perhaps two rooms on each floor.

**11. Historic Value**

The variation in the fenestration of the façade provides evidence for there having been two previous entrance doors along with the surviving western door. The other two former entrances were converted to windows with six-over-six pane timber sashes when the building was converted to one dwelling. Yet the form of the ground floor windows suggests this conversion was early date.

**12. Social / Communal Value**

No obvious social/communal value.

**13. Group Value**

While it has no group value in terms of directly associated buildings, it is one of a group of distinctive late-nineteenth century buildings in Hatfield Peverel, including the Methodist Chapel on the opposite side of The Street (Local List ID 05) and the Railway Station (Local List ID 03).

**14. Landmark / Townscape Value**

The building has townscape value, being prominent within the street. It is set forward in contrast to the late-twentieth century dwellings adjacent to the west, which increases the prominence of the building and its western gable.

**15. Archaeological Value**

The building has some limited archaeological value due to its clear development from three small, late-nineteenth century cottages and their subsequent conversion into two dwellings.

**16. Overall Condition**

Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					

17. Recommended for inclusion	Yes	X	No	
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18. Date of assessment	17/10/2022
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**Section A: General Information**

1. Name	The Sportsmans Arms			
2. UID	19			
3. Address	13 Sportsmans Lane Hatfield Peverel Chelmsford			
4. Postcode	CM3 2NP			
5. Grid Ref	TL 79650 10531			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				





#### 7. Description

Two Storey building, formerly a pubic house, with single storey extensions to the west. Render finish with clay tile roof and central chimney stack. Three bay façade with porch added to central entrance, with timber sash windows to ground and first floor. Ground floor sashes are tripartite, with central six-over-six pane sash flanked by narrow two-over-two pane windows either side.

### Section B – Assessment

#### 8. Age (X)

Pre-1840	X	1840-1913		1914-1947		Post 1947	
Exact date (if known):							

#### 9. Authenticity (X)

	A single significant phase and which is largely intact
X	A single significant phase with some alterations and/or extensions
	A single significant phase with significant alterations and/or extensions
	The asset is of multiple significant phases

#### 10. Aesthetic / Architectural Value

The Sportsmans Arms is a distinctive building, in a prominent position on Nounsley Green. The plan form of the main core of the building is of historic interest, with two rooms to the ground floor and a central chimney stack and this could indicate a building as early as the seventeenth century. The value of the building therefore also stems from its historic fabric. The building has a clear legibility in terms of its phases of development and additions, with the historic core of the building being the most prominent part. The fenestration to the front of the building includes distinctive timber sash windows.

#### 11. Historic Value

The Sportsmans Arms is of historic value and has been identified as a non-designated heritage asset during the assessment of a 2019 planning application (19/01832/FUL). Evidence suggests that there was a certainly a public house on the site in the 1860s and it is featured on OS maps from 1881.

The Chapman and Andre Map shows a cluster of buildings around Nounsley Green, including one on the approximate location of the Sportsmans Arms, suggesting the building may have been present in the eighteenth century. The eighteenth-century historic mapping shows a cluster of buildings around Nounsley Green and the historic timber-framed buildings in this vicinity include the Grade II Listed White Gates (early-fifteenth century, List UID: 1147126),

28 Sportsmans Lane (seventeenth-century List UID: 1123432) and Lightfoots (seventeenth-century List UID: 1123434). The Sportsmans Arms may well be of similar antiquity. Nounsley Green is also located within the immediate setting of and adjacent to the southern entrance to Hatfield Priory, a Registered Park and Garden (List UID: 1000206), which includes the Grade II\* Listed Priory (List UID: 1308731) and the Scheduled Monument of Hatfield Priory (List UID: 1002150). The building is of considerable historic value, derived from its fabric, plan-form, appearance and continuity of use. It makes a beneficial contribution to the distinctive local character.



Map of Essex 1777 by John Chapman & Peter André, with a building, probably to become the Sportsmans Arms indicated by the blue arrow (Digital Map Of Essex <https://map-of-essex.uk>)

#### 12. Social / Communal Value

The public house is understood to have ceased operations in 2012, but was a popular meeting place for villages and visitors to Hatfield Peverel. With sensitive restoration, it still has potential to be brought back into use as a public house, and serve the community. The Sportsmans Arms was nominated and added to Braintree District Council's list of Assets of Community Value between 2013 and 2018<sup>64</sup>. The asset has been removed from the list following expiry of 5 years. The building has clear value within the community at Hatfield Peverel and there is much support for the building to be in active use for the community in the future<sup>65</sup>.

#### 13. Group Value

While the building has no direct functional or historic associations with other buildings and structures, it is one of the cluster of historic buildings around Nounsley Green, which includes Grade II Listed buildings. The Sportsmans therefore has some limited group value.

#### 14. Landmark / Townscape Value

<sup>64</sup> <https://www.braintree.gov.uk/directory-record/1059267/hatfield-peverel-the-sportsman-s-arms->

<sup>65</sup> Dunn, Y. & Johnson, C. (HPPC) 2016 *Hatfield Peverel and Nounsley Character Assessment*.

The building is situated in a prominent position on Nounsley Green and has strong communal or historical associations, providing clear landmark and townscape value.

**15. Archaeological Value**

The Sportsmans Arms has archaeological value as it provide evidence about past human activity in the Locality. Further archaeological investigation of the building would be beneficial, ideally providing a more definitive date range for its construction.

**16. Overall Condition**

Good	X	Fair		Poor		Very Poor	
Unknown		Notes:	Although currently it is not a public house, the building is still occupied. Minor upkeep such as painting the timber windows is needed, otherwise the building is in good condition.				

17. Recommended for inclusion

Yes  X  No

18. Date of assessment

18/10/2022

**Section A: General Information**

1. Name	Water Pump		
2. UID	20		
3. Address	Near the corner of Ulting Road and Green Close		
4. Postcode	CM3 2HR		
5. Grid Ref	TL 80014 11252		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description	Cast Iron upright hand pump with lever, fixed to timber post and concrete post.		




**Section B – Assessment**

8. Age (X)
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Pre-1840		1840-1913		1914-1947	X	Post 1947	
Exact date (if known):							
<b>9. Authenticity (X)</b>							
X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
<b>10. Aesthetic / Architectural Value</b>							
This form of hand pump or 'pitcher pump', was once common and often installed over community water wells. There is no evident makers name plate.							
<b>11. Historic Value</b>							
Has historical value as evidence for a publicly accessible water supply, close to The Green and a remnant of the days before piped water supplies. The pump may be sited directly over a capped well, although no pump or well is shown in this precise location on historic mapping.							
<b>12. Social / Communal Value</b>							
The pump has social and communal value as a past source of fresh water, in a public area, just beyond the southern end of The Green. It would have been easily accessed and use by the local community.							
<b>13. Group Value</b>							
The pump may be one of a group of pumps within the Hatfield Peverel Parish. Further work may result in other examples of heritage value being recognised.							
<b>14. Landmark / Townscape Value</b>							
Despite its limited size, the pump has some landmark and townscape value, being visible and situated on Ulting Road near The Green. It also has communal and historical associations.							
<b>15. Archaeological Value</b>							
The pump provides some evidence about past human activity in the locality.							
<b>16. Overall Condition</b>							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:	Further investigation could provide a more precise date for the pump, while there is the potential for other water pumps with local heritage value to be identified in the future.				
<b>17. Recommended for inclusion</b>				Yes	X	No	
<b>18. Date of assessment</b>				18/10/2022			

**Section A: General Information**

1. Name	Bovingtons Farmhouse			
2. UID	21			
3. Address	Maldon Road Hatfield Peverel			
4. Postcode	CM3 2JJ			
5. Grid Ref	TL 80191 11317			
6a. Conservation Area	Yes		No	X
6b. If yes, which CA	  			
<b>7. Description</b>				
<p>Nineteenth century, two-storey, red brick-built farmhouse with a tiled roof, with a mock-Tudor gable at the western end of the south elevation. Three bay central range with cross wing at western end and rear wing to the east. Timber surround front door may be original. In 2020 the farmhouse was identified as a non-designated heritage asset in the assessment of planning application 20/01264/OUT.</p>				

## Section B – Assessment

8. Age (X)							
Pre-1840	X	1840-1913		1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>Bovingtons Farmhouse is a substantial dwelling of notable architectural interest dating to the first half of the nineteenth century. Although it has undergone alterations, its original form and appearance has been substantially retained. It has a clay-tiled roof and is built in red brick in English bond with a brick plinth (painted white) and segmental brick arch to one of the ground floor windows. Elsewhere straight sailor-coursed brick lintels are used. There is an axial chimney to the main central range, with two further chimneys to the western crosswing. The building is thought to have been altered in the early 20<sup>th</sup> century<sup>66</sup>, yet it is appreciable as an early-nineteenth century example of a farmhouse from the Agricultural Revolution and represents something of a break with earlier vernacular building traditions.</p>							
11. Historic Value							
<p>The second half of the eighteenth and earlier nineteenth century saw a revolution in agriculture. There was an investment in new types of stock and crops, buildings, and land management, with a more systematic approach to the management of farming. At the same time rising grain prices and increased demand from a growing urban population spurred on the development of agriculture. As a result there was a major development in farmstead plans and building types and the era between the 1790s and the 1850s is considered to be an important period of farm building development in England. Farm building design and the layout of farmsteads were affected by the application of scientific principles, resulting in new 'model' farms. Characteristically, model farms display a more rational use of buildings and communication between them.</p> <p>Bovingtons Farmhouse is depicted on the 1841 Hatfield Peverel Tithe Map and can therefore be dated to this Agricultural Revolution. By the late-nineteenth century, an extensive range of agricultural building arranged around a central courtyard had developed to the rear of the farmhouse, along with a large barn to the west. These buildings have since disappeared. The historic significance of Bovingtons is therefore derived from its origins in the Agricultural Revolution in the first half of the nineteenth century.</p> <p>In the nineteenth century, land to the west of Bovingtons Farm was under the same ownership/occupancy as the farmhouse, along with agricultural land to the north and east. Parcels of this land were also owned by Hatfield Priory,</p>							

<sup>66</sup> Fitch, Joyce P Hatfield Peverel, *Faces and Places from the Past* (Private Publication, 2010). Provided by HPPC

an important historic, local landmark, although there is no discernible association or architectural link between Bovingtons and the Priory other than ownership.

**12. Social / Communal Value**

Bovingtons provides evidence of the past dependence of the community of Hatfield Peverel's on agricultural production and is of clear social and communal interest.

**13. Group Value**

The farmhouse has lost its historic agricultural buildings, but shares some group value with other outlying farmsteads in the countryside around Hatfield Peverel.

**14. Landmark / Townscape Value**

The building has clear landmark and townscape value and still occupies a position a route into the village. Originally the farmstead was located just beyond the periphery of the settlement. This semi-isolated position has been somewhat diminished by modern development nearby. Yet the building is now clearly within the transitional zone between the village and the wider countryside and marks an entry point to the village.

**15. Archaeological Value**

Bovingtons Farmhouse provides evidence about past human activity in the locality and is a source of evidence about the development of agriculture and the evolution of Hatfield Peverel and its community

**16. Overall Condition**

<b>Good</b>	X	<b>Fair</b>		<b>Poor</b>		<b>Very Poor</b>	
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<b>Unknown</b>		<b>Notes:</b>					
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<b>17. Recommended for inclusion</b>	<b>Yes</b>	X	<b>No</b>	
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<b>18. Date of assessment</b>	18/11/2022
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