



HERITAGE STATEMENT FOR

QUINCE HALL FARM
CHELMSFORD ROAD
BLACKMORE
CM4 0PZ

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1. INTRODUCTION

Corrie Newell Historic Buildings Consultancy (CNHBC) has provided heritage and design advice for the redevelopment of Quince Hall Farm.

This statement assesses the proposals for Quince Hall Farm, and is to be read in conjunction with the submission for Planning and Listed Building consent by SJM Planning.

Corrie Newell is a full member of the Royal Institute of British Architects and of the Institute of Historic Building Conservation, and has over 25 years' experience working with listed buildings.

2. NATURE OF PROPOSAL

2.1 The application is for the redevelopment of the farmstead and farmhouse at Quince Hall Farm.

2.2 Quince Hall Farm's most recent use is as a residence and agricultural holding.

2.3 The proposals are to:

- Retain and improve amenity of the statutorily protected heritage asset (the farmhouse) for that optimum viable use;
- Retain and convert the conversion of the most significant non-designated heritage assets, in order to retain its primary interest, and provide a new use compatible with the use of the house;
- Reconstruct the least significant farm buildings within the main farm grouping, to respect the form and scale of the group; and
- Demolish the modern farm buildings outside the main grouping in order to improve the legibility of the main farm group and reduce the effect on the open countryside and Green Belt.

3. ASSESSMENTS

3.1 The assessment of significance has been carried out using client information, historic map evidence, visual site assessment and desktop sources.

Documentary sources referred to include:

- Previous Heritage Assessment (2017) by The Heritage Collective.
- Heritage Gateway.
- Historic England List Entries.
- Local Planning Authority Appraisals and Planning History.
- Historic England Archive and Essex Record Office.
- Victoria County History and other local sources and histories.

3.2 The format of this Statement follows the advice contained within *Statements of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12.

The Statement provides analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development and design of the proposals.

4. DESIGNATIONS

4.1 Quince Hall Farm was first listed Grade II, on 2nd September 2016. The entry is as follows:

“Summary of Building

Farmhouse built around the mid-C18.

Reasons for Designation

The farmhouse at Quince Hall Farm, likely to have been built around the mid-C18, is listed at Grade II for the following principal reasons:

** Architectural interest: it is a well preserved example of an C18, timber-framed farmhouse, a building type once typical in the area but now increasingly rare;*

** Degree of survival: the timber frame is substantially intact and the three-bay, lobby entry plan, with back-to-back fireplaces and quarter-turn stair, remains legible;*

** Historic interest: it was built during a significant period of agricultural development in England which resulted in a wealthier yeoman class whose gentrification was reflected in their farmhouses.*

History

The deeds for Quince Hall Farm, held at Essex Record Office, exist for the years 1751 to 1864 and show the land to have been copyhold from the Manor of Fingrith. The records suggest that a dwelling or habitation with pasture and arable fields existed from at least the mid-C18, and possibly much earlier. The extant farmhouse may have been built around the time of the 1751 deed, although its lobby entry plan form, which is quite old-fashioned for this period, could indicate a date of construction earlier in the C18. The 1777 Map of Essex by Andre and Chapman shows a cluster of buildings on the site called 'Quinch'. At this time it appears that Quince Hall Farm was a holding or homestead that comprised a house and arable land, as a deed from 1789 records a Surrender by Helen Lane into the hands of the Lord of the Manor of Fingrith Hall 'all that capital messuage or tenement with the orchard garden appurtenances and all that toft of land called Quinteshall...late in the occupation of Peter Bright'. In 1820 the farm was sold by Michael Mason, who had rented it to Joseph White for £50, to Christopher Preston who lived at Jericho House in the nearby village of Blackmore. The purchase contract included 'all that messuage or tenement and Farm called Quince Hall or otherwise with the Barn, Stables, Buildings, Yards, Gardens and appurtenances...and the several closes of land (formerly copyhold but since purchased)'.

The Tithe Map of 1847 shows that Quince Hall Farm consisted of the farmhouse, a roughly L-shaped building and long range to the west, and a further range to the south-west. The Tithe Award lists Henry Tanner as the landowner and William Caton as the occupier of c.41 acres. The property was auctioned in 1864 and the sale particulars describe it as 'a convenient timber-built and tiled house containing Parlor, Keeping Room, 3 Bed Rooms, Dairy, Pantry, Buttery, and Wash house, 2 Barns, Stable, Cow-house, and other Out-buildings, and eight enclosures of fertile arable and pasture land.' The 1880 Ordnance Survey (OS) map shows the farmstead with a similar layout to that on the 1847 Tithe Map, except the west end of the building on the south-west of the farmhouse appears to have been truncated, and another building to the west of this has appeared. The farmhouse has a rectangular plan with a small projection slightly west of centre on the north (rear) side. Map evidence shows that between 1920 and 1963 the small projection was extended on the east and west sides to create a larger outshot.

At some point after the 1847 Tithe Award was drawn up, Quince Hall Farm belonged to Lord Petre as there is a 1936 sale catalogue for 'outlying portions of the Ingatestone Hall estate'. Ingatestone Hall is a Grade I listed country house built in the mid-C16 and altered in the C18. In 1957 a sale took place at Quince Hall Farm of agricultural implements, tractors and dead stock, on the instructions of C. Bower Esq, which may represent the end of the mixed use farming practices on the holding.

Details

Farmhouse, likely to have been built around the mid-C18.

MATERIALS: timber frame with lath and plaster infill covered in render painted white, handmade red brick chimney stacks and a roof covering of red plain clay tiles.

PLAN: the south-facing farmhouse is located to the east of the farm buildings and has a rectangular plan with a mid-C20 outshot incorporating an earlier projection on the north side.

EXTERIOR: the two-storey farmhouse has a three-bay lobby entry plan with a steeply pitched roof and exposed rafter feet at the eaves. The wall plates project slightly on the gable ends. A square chimney stack with brick base and cornice projects through the south slope, slightly to the left of the front door. The projecting chimney on the east gable end has offsets and diaper work in vitrified brick. Both chimneys have circular chimney pots. The front door is located between the first and second bay under a moulded wooden canopy supported by shaped brackets. The double-leaf door has six fielded and raised panels, the upper two glazed with bull's-eye glass. The bays are lit on both floors by C20 eight-pane timber casements which are used throughout the building. The rear (north) elevation has a rendered outshot with a corrugated asbestos roof and is lit by a horizontal, four-light, metal-framed window on the left and a timber casement on the right. There is a C20 door in the right return of the outshot. The first floor is lit by casements in the first and second bays. The east gable end has a ground-floor casement window on the right side of the chimney projection. The west gable end is lit by a casement on each floor and there is small area where the render has been removed which shows the sole plate, studs, and lath and plaster. INTERIOR: the front door leads into the entrance lobby, behind which are back-to-back fireplaces heating the first and central bays. The openings may have been reduced from their original size. Some timber studs are apparent on the north side of the chimney breast underneath the wallpaper. The stair is positioned behind the chimney breast and has a quarter turn with winders at the turn. In the central and east bays the chamfered tie beams and joists are exposed, although some of the joists have been replaced. The ground-floor party wall between these two bays has been removed to create a large open plan room. The division is still marked by the substantial tie beam, and by a combination of new and reused timber studs resting on a new brick plinth at either end. The red brick fireplace in the east gable end appears to have been reconstructed, incorporating what may have been the original timber bressumer above the arched opening and modern tiled hearth. The west bay, which probably contained the kitchen and services, has a plank and batten door with strap hinges leading into the lobby. In the outshot, the projection shown on the 1880 Ordnance Survey (OS) map has a door with four panels which have moulded edges, of probable late-C19/early-C20 date. This is flanked by the mid-C20 bathroom and larder.

The first floor retains wide floorboards and a number of C18 and C19 four-panel doors. The west room has a plank and batten door with a latch and strap hinges hung on pintles, and the central room has a six panel cupboard door, both of C18 date. It was not possible to access the roof space although limited areas of the roof structure could be seen through holes in the ceiling of the east and west bays. The roof timbers include tie beams and rough cut rafters with bark still in place. In the west bay there is a replaced purlin and some replaced rafters."

- 4.2 Quince Hall Farmhouse is located well outside the village Conservation Area.
- 4.3 The Essex Heritage Environment Record has 2 entries within 100 metres of the Site. They are:

Cropmarks at Quince Hall Farm BLACKMORE

- 4.4 The first entry comprises photographs of the house in c 1970. These photographs are part of a collection of photographs from Essex County Council, recording buildings considered for Listing circa 1975.
- 4.5 The second entry is of cropmarks, identifiable on aerial photographs, showing the field boundaries of the property, as documented on the 1870 Ordnance Survey Map.

5. THE HERITAGE ASSET AND ITS SIGNIFICANCE

Understanding form and history

Main House Summary

- 5.1 Quince Farmhouse is typical of a modest C18 Lobby entry timber framed farmhouse. The main range is two storey, with 3 bays and a narrower off-centre chimneystack bay. The timber frame is thin, primary braced, without jowls, and is constructed in elm. The main range has a side-purlin roof.
- 5.2 There is a single storey Lean-to attached to the rear wall. The earliest detailed plans of C19 show the lean-to positioned off-centre behind the stack and approximately half the length of the house. The door leading into the Lean-to is from late C19, but otherwise the structure and finishes appears C20 and no partition aligns with the east gable on C19 maps. The Lean-to may incorporate some of the C19 fabric, but typical evidence such as roof ties have been removed.
- 5.3 C18 and C19 inventories describe the uses of rooms, and these can be identified within the extant plan layout. The ground floor layout is conventional, with high end (Parlour) on the east, and low end (Buttery/Pantry) on the west end, facing the farmyard. The original division of the Buttery and Pantry is lost, and the framing is hidden within modern claddings, but subdivision is indicated by the fireplace to the current Kitchen, which is abnormally small and located well off-centre.
- 5.4 The lesser service spaces of Dairy and Washroom would conventionally be within the Lean-to and their evidence is lost. Much of the rear wall between the main house and Lean-to is also in masonry, so is likely also to have been rebuilt.
- 5.5 The layout of the first floor is original, and retains the 3 bedrooms described in the inventories. They were all heated chambers, but all the fireplaces are now blocked, but ventilated. Some small investigative opening up within Bedroom 2 indicates that this at least may be a good C18 open brick fireplace with curved reveals, which would benefit from being re-opened and repaired. Allowance is therefore made for all fireplaces to be investigated and re-opened if practical.
- 5.6 The late C19/early C20 maps indicate two pedestrian entrances to the house. So far there is no evidence within the fabric that it was divided into two, but evidence may be further revealed during the repair works.

5.7 Architectural detailing is fragmentary and in poor condition, but some elements survive of interest:

- The front door is C18, 6-panelled in two parts, with raised and fielded panels, a moulded external surround and pentice.
- Bedroom 2 has a C18 vertically boarded plank door on pintles with strap hinges and latch.
- Bedroom 1 has a C18/early C19 door and architrave, although the door has been badly cut down. This may be due to structural movement in this part of the building.
- Bedroom 1 has a C18/early C19 2-panelled cupboard.
- Bedroom 3 has a large relocated C18 4-panel cupboard door.
- There are C19 doors of some interest, but most have been cut down or relocated.
- There is a C18/early C19 quarter-turn staircase and balustrade.
- C18 floor boards survive at first floor level, below C20 finishes and overboarding.
- First floor partitions are lathe and plaster, with riven lathes, though there is much C20 replacement boarding and boxing out.

5.8 All the windows within the main house have been lost, and standard catalogue windows circa 1970s installed, so it is likely that the original timber frame has been cut into, in order to do this.

5.9 The house has been rendered in C20 cement render and the ground floor replaced in concrete.

5.10 The List entry is recent and therefore contains detail about the building and the reason it was Listed. This is reproduced as it summarises the interest held within the heritage asset, as follows:

“ Architectural interest: it is a well preserved example of an C18, timber-framed farmhouse, a building type once typical in the area but now increasingly rare;*

** Degree of survival: the timber frame is substantially intact and the three-bay, lobby entry plan, with back-to-back fireplaces and quarter-turn stair, remains legible;*

** Historic interest: it was built during a significant period of agricultural development in England which resulted in a wealthier yeoman class whose gentrification was reflected in their farmhouses.”*

Farmstead Summary

5.11 The farmstead and farmhouse were functionally connected, but the map evidence shows they were physically separated for most of their existence. The current intervisibility is modern, only since late 1990s when the current central access and shared driveway was created.

5.12 The farmstead comprises a vernacular farm grouping to the west of the main house. This comprises:

- A threshing barn (Barn 1) from C18, reusing circa 1600 / C17 fabric;
- A cowshed attached to Barn 1, from early C19;
- The remains of a second barn (Barn 2) from late C18/early C19;
- A Stables / open cowshed from late C19;
- A Piggery from after 1964 (Piggery);
- Cowsheds in blockwork from mid C20 (West Out Building).

- 5.13 The historic maps show that the farmyard was separately accessed and was centred on the two barns. It moved westwards, away from the farmhouse during the C19, when much of the roadside barn was demolished to provide an intervening enclosure.

Documentary Evidence

- 5.14 The earliest documents for Quince Hall Farm are amongst the Petre Family archives held at the Essex Record Office. The land was a modest copyhold tenanted farm holding of around 40 acres which regularly changed hands and passed through a sequence of local estate owners, including the Petre Ingatestone and West Horndon estates who owned it from 1930s or earlier.

- 5.15 The first reference is an early C19 recitation of a court held in 1747, when Thos Griggs was admitted as tenant of 'Quintes Hall', a farmstead plot with dwelling, land and outbuildings:

*'All that Capital Messuage or Ten[amen]t with the Orchard Garden and Appurts And also all that Toft of Land called Quintes Hall And also all that Messuage and Croft called Caps Croft [...] cont[ainin]g 44 acres with the Appurts.'*¹

- 5.16 A deed extract from 1751 describes the property as 'a Messuage and Farm called Quintes Hall', with:

*'..all that Messuage or Tenement together with the Houses Outhouses Edifices Buildings Barns Stables Yards Gardens Orchards Lands Tenements Meadows pastures feedings hereditis Appurts'*²

- 5.17 Quince Hall Farm is shown as 'Quinch' on the Chapman and André map of 1777. This shows at least 3 substantial buildings within a rhomboidal enclosure on the north side of the road. The farmstead abutted Roch Hill Wood to its west.



Figure 1. 1777 Chapman and André Map

- 5.18 The position of the 3 large buildings correspond with the farmhouse and Barns 1 and 2.
- 5.19 In 1789 a Deed records the property being surrendered from Helen Lane to the Lord of the Manor of Fingrith Hall *"all that capital messuage or tenement with the orchard garden appurtenances AND all that toft of land called Quinteshall AND that messuage and croft called Capscroft otherwise Robjeants containing 44 acres ...late in the occupation of Peter Bright"*.³
- 5.20 An inventory of 1820 described Quince Hall as a Freehold Farm (still of 44 acres), being sold by Michael Mason to Christopher Preston (of Jericho House, Blackmore), and tenanted by Joseph White. The inventory⁴ described it as:

¹ D/DTy T1, Abstract of title, 1828.

² D/DTy T1, Abstract of title, 1828.

³ D/DP T120 ERO.

⁴ D/DQ./55/113 ERO.

“all that messuage or tenement and Farm called Quince Hall or otherwise with the Barn, Stables, Buildings, Yards, Gardens and appurtenances thereby belonging and the several closes of land (formerly copyhold but since purchased)”.

- 5.21 It would indicate that the farmstead was well established at that period, but that there may have only been one barn.
- 5.22 At the date of the 1847 Tithe Award for Blackmore, Henry Tanner was listed as the landowner and William Caton the tenant. The Tithe Map shows the distinctive farmstead grouping and post-medieval field layout, discernible on later maps:

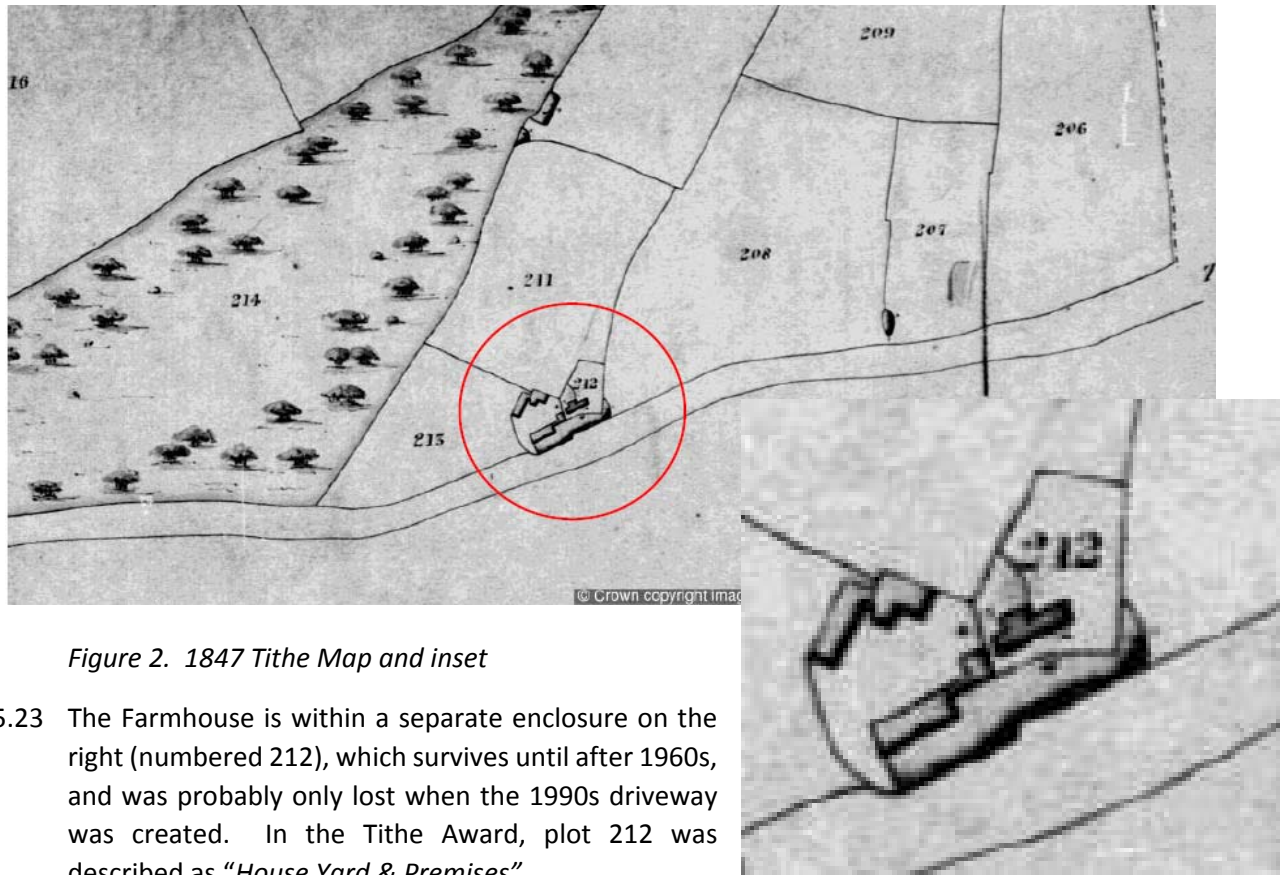


Figure 2. 1847 Tithe Map and inset

- 5.23 The Farmhouse is within a separate enclosure on the right (numbered 212), which survives until after 1960s, and was probably only lost when the 1990s driveway was created. In the Tithe Award, plot 212 was described as *“House Yard & Premises”*.
- 5.24 The farmstead, to the left, is closely bounded around two main farm ranges, corresponding with Barn 1 and Barn 2.
- 5.25 Barn 1 faces directly onto the field to its north, but without the midstrey on that side. It has the midstrey on the south and a long range running southwards in the position of the cowsheds.
- 5.26 Barn 2 comprises a long building running parallel to the road, with further buildings attached on the eastern end. As confirmed on later maps, a substantial pond runs along its southern side and continues along the road edge.

5.27 Whites Directory of 1863 records the occupant as Samuel Metson. A year later, the Sale particulars of 1864⁵, describe Quince Hall incorporating:

'A convenient timber-built and tiled house, Containing Parlor, Keeping Room, 3 Bed Rooms, Dairy, Pantry, Buttery, and Wash-house'.

5.28 The farm was described as:

"2 Barns, Stable, Cow-house, and other Out-buildings, and eight enclosures of fertile arable and pasture land"

5.29 The associated Sales map shows a simplified version of the Tithe Map and clarifies the existence of the access position and large roadside pond:

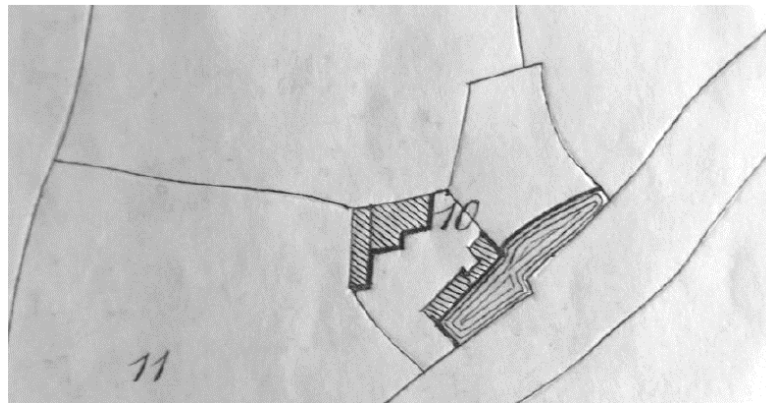


Figure 3. 1864 Map from Sales particulars

5.30 The surveyor's notes of the 1st Edition Ordnance Survey of 1870 describes Quince Hall as "Houses, gardens, yards", indicating that the mapped subdivision into two houses happened sometime between 1864 and 1870.

5.31 The 1871 Census describes Aaron Webb (labourer) as householder, with his wife, his older daughter and son-in-law, and two more children. It is likely his daughter and son-in-law lived in the second house.

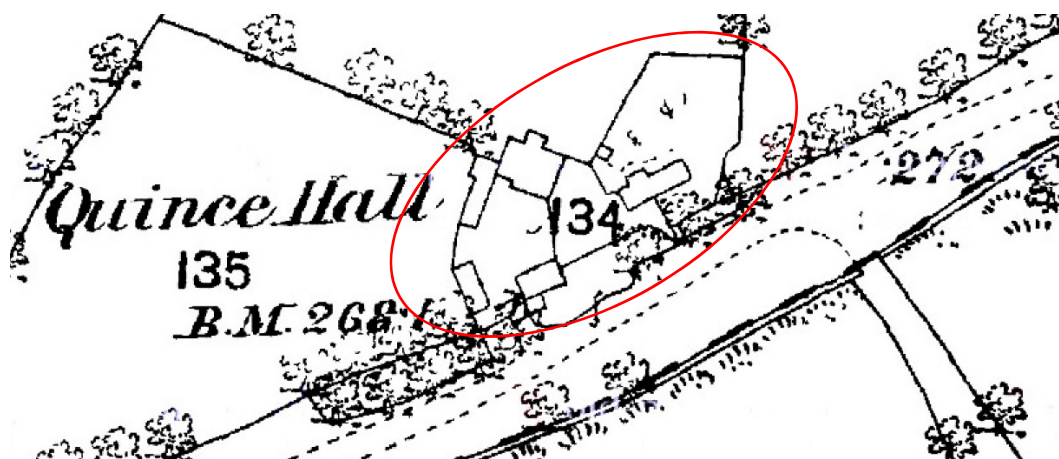


Figure 4. 1880 OS Map surveyed 1873. This shows the house divided into 2 units, accessed across the pond.

⁵ D/DP T120, Deeds of Quince Hall Farm, Blackmore. 1751-1864. Sale particulars, 1864.

- 5.32 The Map shows the removal of much of the frontage barn, creating a separate garden / yard area between the house and farmyard. A building was added to the frontage of Barn 2, the main range of the Stable unit was built, and Barn 1 was altered to include a midstrey at the rear, a reconfigured block between the main barn and cowshed, and the lean-to added on the SE corner.
- 5.33 An ancillary building was added within the rear garden of the farmhouse. The map indicates fragmentary trees within the rear garden, probably the remains of the orchard described in 1789.



Figure 5. 1881 OS Map surveyed 1873. This shows the differentiation between garden around the house, and the more utilitarian use of the new yard.

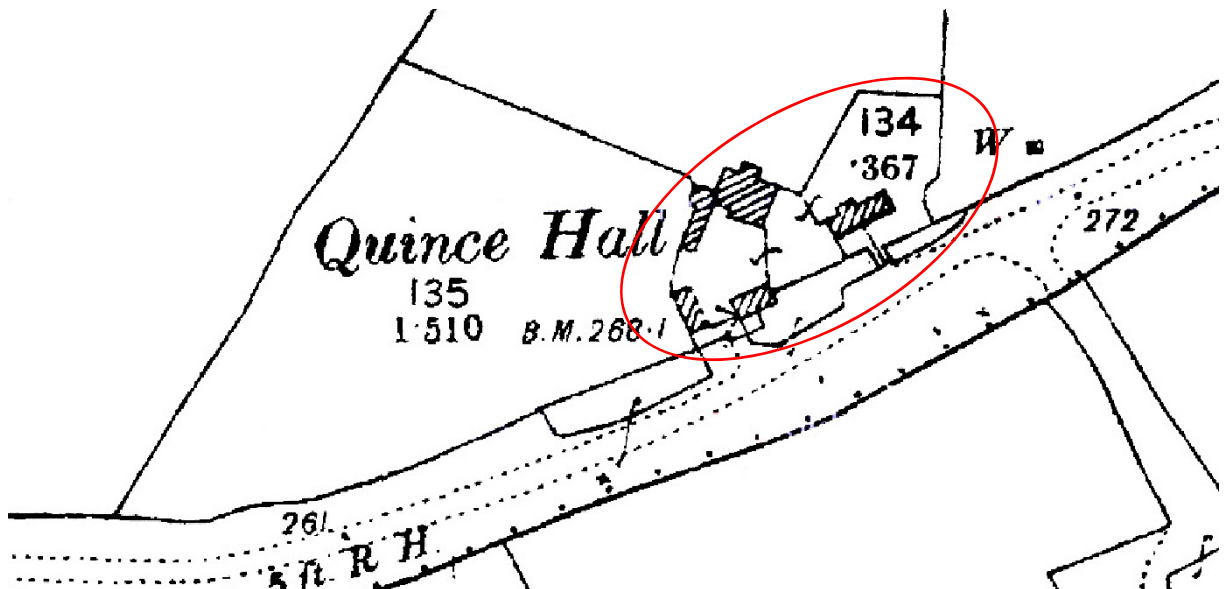


Figure 6. 1897 OS Map surveyed 1896. It clearly shows the subdivision of the house, with two separate front accesses.

- 5.34 Quince Farm was badly damaged during the 1897 Essex Storm⁶, when the whole crop of 22 acres was ruined and chickens killed. Although a public subscription was set up across the County to help those badly affected, there is no record how much was distributed as compensation.
- 5.35 A valuation of 1898⁷, probably as a result of the storm, includes references to:
'Buildings put up by Tenant / The Boarded & Corrugated Roof lean to shed 13 ft 6" x 6 ft'
'The Boarding to farm loose Box & division fence in Shed'
- 5.36 The former corresponds with the dimensions and period of the toolshop lean-to on the southern side of Barn 1 and the boarding is likely to be that added to the stable wing of the same barn. There are also likely to be storm repairs from that date, which may be possible to identify once the buildings are made safe and modern claddings removed.
- 5.37 The Electoral Roll of 1910 records David Mann owning the "land and tenement" at Quince Hall.

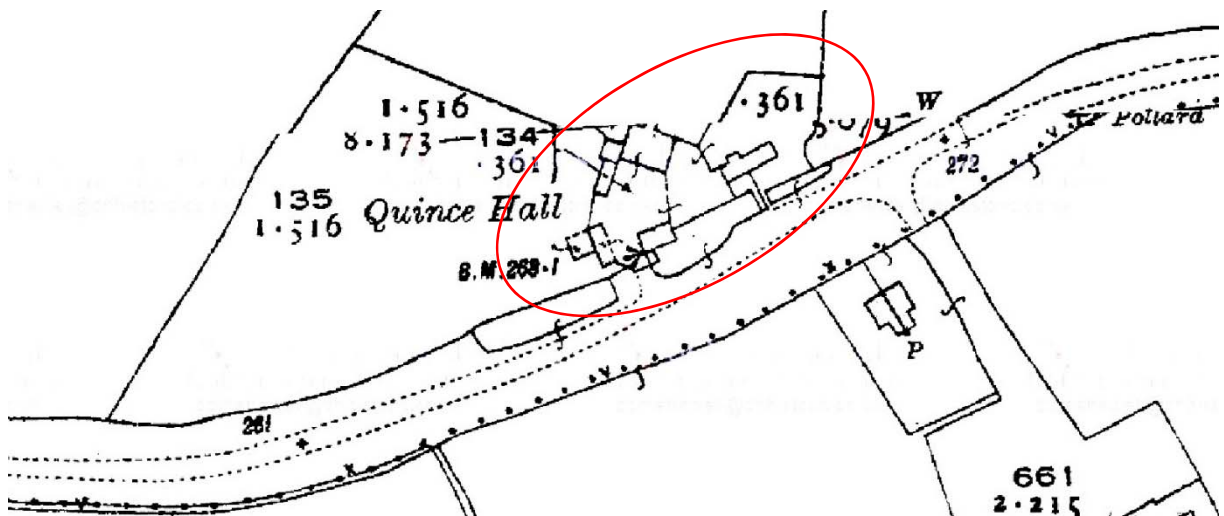


Figure 7. 1920 OS Map surveyed 1916. This shows the Stable was an open shelter shed, and was extended to rear with another open shelter shed by this time.

- 5.38 Sales particulars of 1936⁸, described 'Quince Hall Farm', a 'valuable smallholding', comprising 43 acres in Blackmore parish, with an enclosure in Writtle parish.

The land was partially arable and partially pasture, and the farm buildings, 'arranged round a yard', were 'of weatherboard construction on brick plinths and comprise:-

- A Thatched Barn and a Range of 4 lean-to Calf-pens.
- A cattle shed with pantile roof.
- Two half-open cattle sheds. A tiled Range comprising open calf-pen, stable and cow-shed. ALSO
- A Corrugated Iron Open Cattle Shed and
- A Lean-to Sheet and Corrugated Iron Shed.'

⁶ Reeve, Rev E H L. Stondon Massey (Wiles & Son, Colchester, 1900).
<http://blackmorehistory.blogspot.com/search/label/Quince%20Hall>

⁷ D/F 63/5/149, Valuer's notebook. 1898.

⁸ D/DU 1660/5, Sale catalogue for 'outlying portions of the Ingatestone HALL estate' of Lord Petre, QUINCE HALL FARM (43a.) in BLACKMORE and Writtle (plan).. 1936.

5.39 There is no map that exactly corresponds with the Planning Act of 1948, but the National Trust Map of 1949 gives an indication that it was similar to the 1920 map:



Figure 8. 1949 OS National Trust boundaries map showing farmstead and field boundaries at that time.

5.40 In 1957, there was a sale of agricultural Implements, tractor and dead stock, on the instructions of C Bower Esq. The sale of these items may represent the end of the mixed use farming practices on the holding.⁹

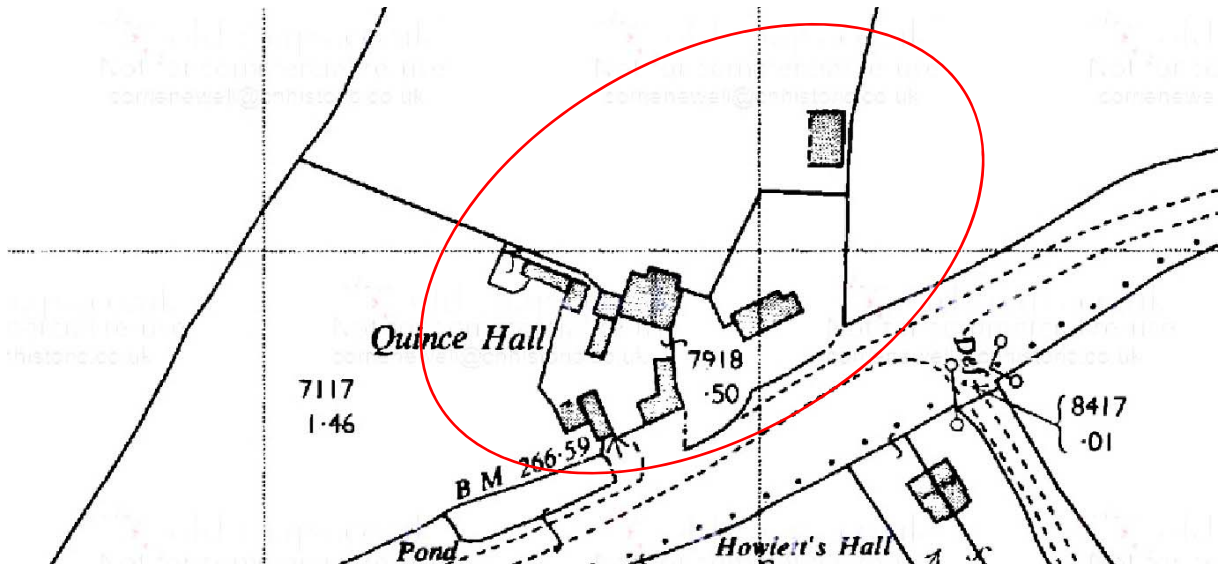


Figure 9. 1964 OS Map surveyed 1963.

The farmstead has extended northwards and westwards, with new buildings. It also appears to show the reinstatement of Quince Farmhouse as a single house and the extension of the rear Lean-to. Much of the C20 alteration of the house probably dates from this period.

⁹ ERO SALE/B6189 1957.

- 5.41 The photographs held at the Essex Heritage Environment Record show the Farmhouse in circa 1975, when it was included in the Listings resurvey. The form of the house was much as it currently appears, prior to the removal of the C20 rear entrance lobby.
- 5.42 The main entrance has been relocated to its current position between Farmhouse and farmyard and there is another entrance to the east of the farmhouse.
- 5.43 The OS map of 1975 is the same as that of 1964, and retains the field layout.

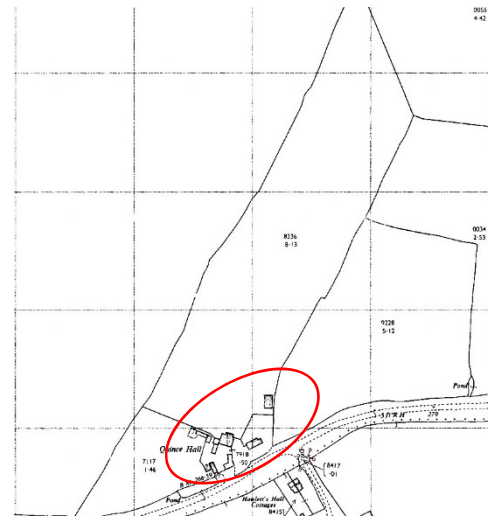


Figure 10 (right). 1975 OS Map (no change since 1964)



Figures 11 and 12. Listing survey photographs circa 1975. EHER entry for Quince Hall Farm.



Figure 13. 2000 Google Aerial showing the extent of garden, Piggeries building and enclosures to the north of the main farmyard.



Figure 14. 2005 Google Aerial showing the extent of the farm building group.



Figure 15. 2018 Ordnance Survey, showing the land division corresponding with the aerial photographs. Historic England.

Statement of Significance

Assess the significance of the heritage asset:

5.44 The assessment of significance is carried out in accordance with NPPG Historic Interest paragraph 006. This defines significance as archaeological interest, architectural and artistic interest, and historic interest.

Archaeological interest

- The EHER recognises the cropmarks of former field boundaries associated with Quince Hall Farm, as non-designated heritage assets.
- The evolution of the buildings can be followed through their physical and documented changes.

Architectural and artistic interest

- As a well preserved example of an C18, timber-framed farmhouse, it demonstrates a building type once typical in the area but now increasingly rare.
- The three-bay, lobby entry plan, with back-to-back fireplaces and quarter-turn stair, remains legible and typical of its type.
- The simple vernacular C18 form provides a strong presence in public views.
- Its proportions and surviving pre-C20 architectural detailing (e.g. entrance doorway, roof edge and chimneys) contribute to its architectural presence.
- The simple vernacular farm group and distinctive forms of the major farm buildings identify their former use.
- They are in prominent positions alongside the road, and frame views into the countryside beyond, providing a greater understanding of context and former use.
- Surviving pre-C20 vernacular joinery, metalwork and carpentry details add to the interest of the buildings.

Historic Interest

- Quince Hall Farm is well documented and this complements the legible form and layout of the building and farm group, and contributes to understanding.
- The house and group provide evidence of a significant period of agricultural development in England and in the locality, which is reflected in the buildings, layouts and details.

5.45 The level of value is assessed on the plans and in the charts below using the following criteria: high, medium, low, neutral, and negative.

- **High** – the element is critical to understanding of significance. The substantially complete areas of original C18 fabric and design of the Listed Farmhouse are assessed as being of High value and significance.
- **Medium** – the element is important to understanding of significance. The areas of later C19 changes and incomplete original fabric are assessed as being of Medium value and significance. The reused C17 frame and brickwork, and the substantially complete sections of C18 and early C19 fabric are also of Medium value.

- **Low** – the element makes some limited contribution to understanding of significance. Areas of modern fabric reinstated in a complementary historic style are generally assessed as being of Low significance. The additions of circa 1900 – 1920 make some contribution to understanding of the evolution of the buildings.
- **Neutral** – the element is not negative, and could be enhanced to make a positive impact of the understanding of significance. Less sympathetic modern additions, replacements and changes are generally assessed as being of Neutral significance.

Former buildings and subdivisions are indicated hatched with the colour corresponding with their construction.

5.46 In summary, the Value of the significant buildings comprise:

5.47 **Farmhouse:**

Traditional C18 timber framed house, with legible C18 and C19 survivals, despite extensive changes of the C20.

- C18 original elements of structure, layout, construction, finishes and architectural details – High.
- C19 reconstruction, structure and details – Medium.
- Early C20 structure and details – Low.
- Mid C20 and later structure and details – Neutral.

5.48. **Barn 1:**

Former Threshing Barn, formerly thatched and now covered in corrugated tin. Reconstructed in C18, incorporating C17 brick plinth and some joweled posts. Face halved and bladed joints in eaves plate. Secondary framing and surviving areas of roof are C18 and C19, with C19 midstreys. Extensive changes of C20 including concrete floor, part reconstruction of the roofs and concrete lining of the walls. Lean-tos of C19 and C20, which have preserved some original elm weatherboards. Former C19 stable retains a brick floor and stable door. Early C19 pantile stable/cowshed range, substantially rebuilt in C20. Condition is fair, due to structural movement at wallplate level, poor quality alterations in concrete, and due to longstanding water penetration.

- Reused inserted C17 posts, ties and surviving C17 brick plinth brickwork – Medium.
- C18 rebuild and primary structure of Stable/Cowshed range – Medium.
- C19 additions – Low.
- Mid C20 and later structure and details – Neutral.

5.49. **Barn 2:**

Former Threshing Barn, late C18, truncated and part rebuilt and pantile roofed mid C19. Open shelter shed and internal fitting out C20.

- C18 primary structure – Medium.
- C19 additions – Low.
- Mid C20 and later structure and details – Neutral.

5.50. **Stable / Cowshed:**

C19 with early C20 rear shelter shed. Low, but has Medium interest in the layout of the yard.

Significance Block Plan (Figure 16)

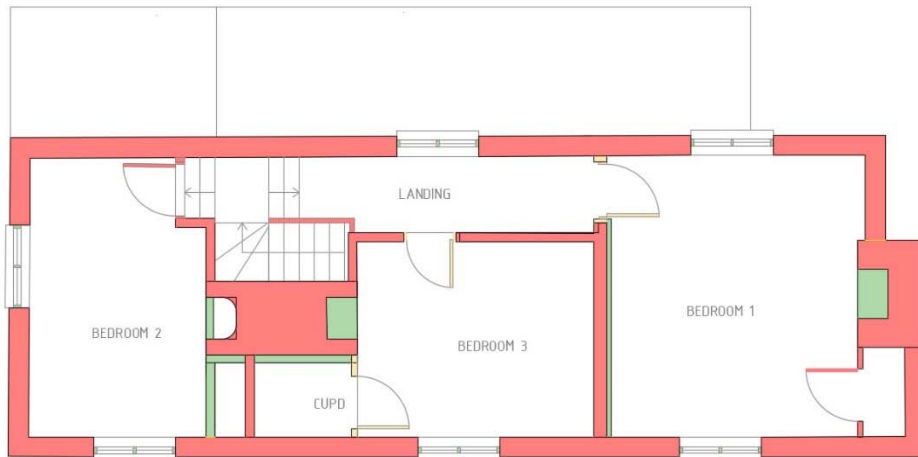


Block Plan

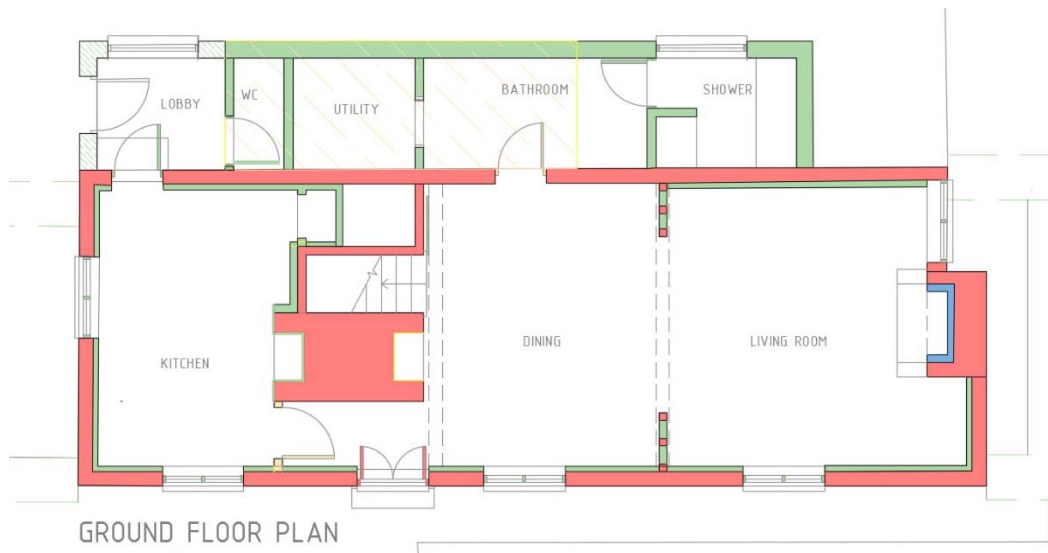
- High C18
- Medium
early C19 / mapped 1847
- Medium
mid C19 / mapped 1873
- Low
early C20
- Neutral
mid C20 onwards

Hatched areas are previous buildings shown on the historic maps / aerials of the same period

Significance Floor Plans Main House (Figure 17)



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Quince Farmhouse

- High C18
- Medium
early C19 / mapped 1847
- Medium
mid C19 / mapped 1873
- Low
early C20
- Neutral
mid C20 onwards

Photographs

Quince Hall Farmhouse



Figure 18. Front elevation 2016 List Entry photograph (windows now blocked).

Figure 19 (right). Front Elevation



Figure 20. Rear Elevation.

Quince Hall Farmhouse



Figure 21. West Elevation of Farmhouse (2016)



Figure 22. Rear Elevation



Figure 23. Rear and East Elevations of Farmhouse, with Rear of farmbuildings beyond (2016).

Figure 24. Living Room



Figure 25.
Dining Room

Figure 26. Kitchen





Figures 27 and 28 above. Condition of NW corner frame, following removal of C20 Entrance Lobby

Figure 29. Interior of Lean-to. Fibreboard finishes and C20 flush doors.

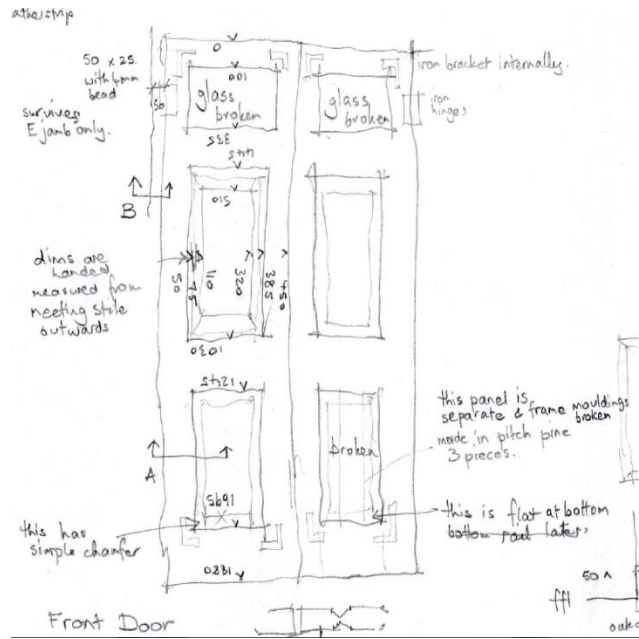




Figure 30. Bedroom 1 with typical simple details and blocked fireplace. C18 cupboard.



Figure 31. Bedroom 2 with typical C20 window.



Historic doors

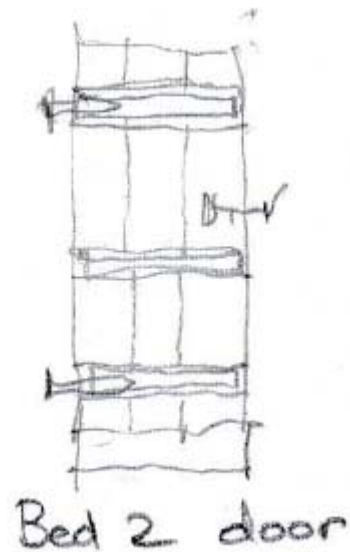
Figure 32 (top): C18 Front door.

Figure 33 (above left). 4 panel late C18/early C19 door to Bedroom 1 has been re-used and cut down.

Figure 34 (above centre). 4 panel C19 door leading into Lean-to has been reused upside down.

Figure 35 (above right). Vertical boarded door C20.

Figure 36 (right). C18 vertically boarded door to Bedroom 2 has been reused and with extension panel at base.



Barn 1 (Threshing Barn)



Figure 37. Front elevation.

Figure 38. Front elevation and gable facing Farmhouse.

Figure 39 (below). Barn with C19 Stable/Cowhouse range.



Figure 40. Barn 1 interior, looking towards front midstrey and west gable



*Figure 41 (below left).
East gable with pitching hatch.*



*Figure 42 (right).
Late C19 north midstrey.*



Figure 43. Typical jowled post, at the junction with the midstrey. This shows reused timbers and predominately nailed joints, indicating a C19 date for the braces. The midstrey (right) is butted later onto the side of the main structure.



Figure 44 (below). The front midstrey is pegged, so is earlier than that to the rear, but it does not line up with the main frame and the top rail is later and discontinuous.



Figure 45 (right). Damage in one of the areas of where there have been longstanding water leaks. High brick plinth using C17 bricks. The C20 blockwork internal casing can be seen beyond.



Figure 46 (right). Side bladed scarf joint and iron bracing to strengthen where a timber brace is missing.



Figure 47 (left). Former Stable within late C19 lean-to. This is in fair condition and the best of the surviving former stables.

Figure 48 (below). The long C19 stable range, converted for use as calf pens by 1898. The structure where not covered by concrete block and boarding, appears lightweight. (see left).



Barn 2



Figure 49 (above). Front (roadside) Elevation. Now blank boarding, the framing above the concrete indicates possibly a blocked midstre opening.



Figure 50 (left) East Gable with C20 open shelter shed in foreground.

Figure 51 (right). Courtyard elevation of Barn 2 beyond C20 shelter shed



*Figure 52 (right).
Barn 2 interior. Upper
floor showing late
C18/early C19
structure and roof.*



*Figure 53 (right).
Typical Ground Floor
space showing ad-hoc
cladding and inserted
concrete stalls for cows.
Restricted headroom
on both floors.*



*Figure 54 (left).
First Floor hatch in West Gable, showing roof
structure.*

Stables

*Figure 55 (right).
The ivy-clad C19 gable is
centred on the
photograph, with the
C20 open shed to its left.*

Barn 2 is on the right.

*Figure 56 (below)
East Elevation facing the
farmyard.*



Figure 57 (right) Interior.

*Figure 58 (right).
C20 shelter shed, later enclosed.*



Piggery

*Figure 59 (right).
Late C20 Piggery viewed from
the direction of the farmhouse.*



*Figure 60 (left).
Piggery enclosures with Barn 1 beyond.*

*Figure 61 (right).
From L-R: Barn 1 Late C20 lean-to,
Piggery enclosures, and Piggery
building.*



West Unit Outbuildings



Figure 62. View across the Western field from Chelmsford Road, showing these mid-C20 blockwork units.

6. PROPOSALS

6.1 Please refer to the Planning and Design and Access Statement for the full description of the proposals. In summary, it is proposed to carry out the following works to the heritage asset and its setting:

6.2 Farmhouse

- Retain the heritage asset as a single house.
- Carefully open up the C20 boxings to establish the extent of historic fabric and extent of repair required. This application has made allowances for the extent of work reasonably expected.
- Demolish the C20 rear lean-to.
- Provide a two-storey in-line extension to replace the lean-to, set in at both ends so it is unobtrusive, in accordance with the SPD design document '*So you want to extend your house?*'
- Reuse the existing openings at ground floor and locally adjust the existing rear window openings to provide access at first floor.
- Carry out conservation like-for-like repair and refurbish the heritage asset, suitable for modern levels of amenity, retaining the historic layout, sound structure and historic details.
- Allow to reopen the original fireplaces, repair refurbish and provide new hearths. Where fireplaces are exposed brick, allow to repair like-for-like in brick with oak lintol and where there is evidence of original surrounds, allow to provide simple C18/C19 beaded timber surrounds and mantles as appropriate.
- Allow to investigate and reopen C20 windows to their original proportions and install new painted timber windows to suit. Allow to provide symmetrical side opening casement windows to detail, unless otherwise agreed with the Conservation Officer following opening up.
- Allow to refurbish existing C18 and C19 joinery and ironmongery, using C18 and C19 style details and ironmongery as appropriate where missing. Allow to replace C20 flush doors in C18 and C19 style doors using existing doors as templates.
- Allow to carefully remove C20 ceiling and wall boxings and claddings, and C20 built-up flooring.
- Allow to upgrade the insulation of the building, assuming the use of woodboard or thermofleece dependent on the level of accessibility for its installation. Assume to replace cement render in lime externally, which would allow full access to install insulation.
- Allow to take up concrete floor to reduce damp and reinstate as limecrete or similar floor with greater breathability as agreed with the Conservation Officer.

6.3 Barn 1

- Retain the original barn, midstreys and the single storey projecting range, and convert the building to a single house.
- Carefully open up the C20 concrete walling and C20 claddings to establish the extent of historic fabric and extent of repair required.
- The proposed house is to be single storey, to retain the main barn fully as a single volume.
- It is proposed to glaze existing openings where shown, and locate new openings where fabric is modern.
- Carry out conservation like-for-like repair as necessary.

- Allow to strengthen the roof structure, retaining the C18 structure insitu unless otherwise agreed with the Conservation Officer.
- Allow to upgrade the insulation of the building, assuming the use of woodboard or thermofleece dependent on the level of accessibility for its installation.
- Allow to reconstruct the single storey range, unless the frame on opening up is found to be sound, to be agreed with the Conservation Officer.

6.4 **Barn 2**

- Retain the original barn and convert the building to a single house.
- Demolish the C20 open shelter, which is of very poor quality, which will be beneficial.
- Carefully remove the concrete floor, open up the C20 concrete walling and C20 claddings to establish the extent of historic fabric and extent of repair required.
- Allow to take up the concrete and locally lower the ground floor subject to investigation, providing an external French drain to discharge to surface water drainage.
- Allow to reopen the threshing door openings and glaze.
- It is proposed to glaze existing openings where shown, and locate new openings where fabric is modern, or of lesser quality.
- Carry out conservation like-for-like repair as necessary.
- Allow to strengthen the roof structure, retaining the C18 structure insitu unless otherwise agreed with the Conservation Officer.
- Allow to upgrade the insulation of the building, assuming the use of woodboard or thermofleece dependent on the level of accessibility for its installation.

6.5 **Stables**

- Carry out investigation once safe access is possible, to establish the condition of the late C19 range. Subject to advice from the Structural Engineer and agreement with the Conservation Officer, assume this is to be reconstructed unless found to be sound.
- Carefully demolish the unsympathetic poor quality C20 rear range and construct a single storey rear extension.

6.6 **Piggery**

- Allow to rebuild this late C20 building, as a single storey house, within the existing footprint, due to its condition. Demolish the piggery walls and leave open as a yard, which will be beneficial.

6.7 **West Building**

- Demolish this mid C20 structure, which will be beneficial.

Summary

- These works follow the principles discussed at Pre-Application meetings with Brentwood Borough Council, as described in the Planning and Design and Access Statement.
- They also follow the principles described within the Heritage Collective Heritage Assessment of 2017, which set out Key considerations for the Site as a whole, and for the Farmhouse as a listed building.

7. PLANNING HISTORY

7.1 The relevant planning history since 1990s is:

- 96/00035/FUL
Formation of access drive and farm yard and the erection of open fronted agricultural building. Approved.
- 13/00390/S192
Single storey side extension and two storey rear extension. Given.
- 14/00104/FUL
Demolition of existing dwelling and construction of a replacement dwelling in revised position and construction of a carport. Refused.
- 14/00105/FUL
Conversion of main agricultural barn to a residential dwelling with extensions. Demolition of outbuildings, replacement carport and change of use of smaller barn 'Barn B' to 'Office Space'. Approved.
- 14/00725/FUL
Demolition of the existing farmhouse and re-siting and erection of a replacement residential dwelling.
- 15/01676/PNCOU
Prior Approval Notification Class Q - Change of use from agricultural building to Class C3 (Dwelling house). Given.

7.2 The application scheme follows pre-application advice to retain and refurbish the farmhouse, following the above refusals, and the subsequent Listing of the Farmhouse.

7.3 The Listing does not include the farm buildings within the curtilage of the Listed building. The key heritage planning consideration for the farm buildings is therefore that of setting.

8. IMPACT ON THE SIGNIFICANCE

Effect

8.1 The effect is assessed as positive (beneficial), negative (harm) or negligible, using four levels: high, medium, low, and negligible.

- **High** – Substantial change, such as loss of fabric or setting.
- **Medium** – Significant less than substantial change that would affect how the heritage asset is perceived or understood.
- **Low** – Some change to its fabric or setting that would provide a detectable difference to its understanding or context.
- **Negligible** – Nominal change or change that is compatible with the existing character.

8.2 The alterations will have negligible effect, as:

- All the works are located to only affect C20 fabric and former C20 extensions.
- The original C18 building and its setting remains clearly perceived and understood.
- The change is identifiable, subservient and architecturally honest.
- The change is compatible with the existing vernacular character and appearance.

Impact

8.3 The impact is assessed as positive (beneficial), preserve (no change to character / beneficial repair), negative (harm) or negligible. Where harmful, the level is categorised as substantial harm, total loss or less than substantial harm, in accordance with NPPF 193-196

- **Beneficial** – includes the reinstatement of lost original features, the revealing of hidden evidence, and / or the improvement of the appearance and visual interest.
- **Preserve** – beneficial carrying out works of like-for-like repair and resolving construction and weathering problems to improve longevity of the asset.
- **Negative** – harm or adverse alterations to the interest of the asset that should be offset by heritage or public benefit.

Schedule of Significance, Effect and Impact

8.4 The assessment is contained in the Table below:

ELEMENT	HERITAGE VALUE	CONDITION	EFFECT/ IMPACT
MAIN HOUSE			
Retain, refurbish for use as a single dwelling	High – C18 original	Fair	Preserve and benefit , as this enables its optimum viable use.
Main range. Opening up.	High – C18 original Neutral - C20 boxings	Fair - poor	Benefit , as affecting the C20 fabric only will lead to safe informed decision-making.
Carefully demolish C20 rear lean-to.	Neutral – C20	Fair - poor	Negligible as its loss will not affect historic fabric.
Two storey rear extension and adapt first floor openings for access.	Neutral – C20 extension Neutral – C20 windows and GF openings. High - C18 part studs may survive below FF windows.	Fair	Low effect possible below First Floor window. Low visual effect based on ECC guidance on extensions. level. Position of access minimises the change to the original building.
Conservation like-for-like repair	High – C18 original Neutral - C20 additions	Fair - poor	Benefit as it will ensure the longevity of the asset and preserves its interest and significance.
Allow to reopen original fireplaces	High – C18 original Neutral - C20 blocking	Fair	Benefit as it will reinstate the character and proportions of the spaces and enhance the interest and significance
Replace C20 windows	High – C18 structural framing Neutral - C20 windows & adjustments to frame	Fair - poor	Benefit as it will reinstate the character and proportions of the building and enhance the interest and significance
Refurbish joinery & ironmongery, replace C20 with C18/C19 style	High – C18 original Neutral - C20 replacements	Fair	Benefit as it will reinstate the character and enhance the interest and significance
Allow to remove C20 claddings and reinstate C18/C19 finishes where missing	Neutral - C20 replacements	Fair	Benefit as it will reinstate the character, texture and proportion of spaces, and enhance the interest and significance
Allow upgrade insulation and replace cement render in lime.	Neutral - C20 replacements	Fair	Benefit as it will improve the amenity and use of the building and reduce potential moisture within the fabric.
Allow to replace concrete floors	Neutral - C20 replacements	Fair	Benefit as it will improve the amenity and use of the building and reduce potential moisture within the fabric.

ELEMENT	HERITAGE VALUE	CONDITION	EFFECT/ IMPACT
BARN 1			
Retain, and convert to a single house	Medium – C18 altered	Fair - poor	Preserve and benefit , as this enables its optimum viable use sympathetic to the residential use of the listed building. Single storey retains its original volumes.
Opening up.	Neutral - C20 concrete and boxings	Fair - poor	Benefit , as affecting the C20 fabric only will provide visual improvement, access to repair and lead to safe informed decision-making.
Conservation like-for-like repair	Medium – C18 altered Low – C19 additions Neutral - C20 additions	Fair - poor	Benefit as it will ensure the longevity of the asset and preserves its interest and significance.
Strengthening of the roof structure	Medium – C18 altered Neutral - C20 additions	Fair - poor	Benefit as it will ensure the longevity of the asset and allows the short term materials to be replaced with longer lasting vernacular materials.
Allow upgrade insulation and replace cement render in lime.	Neutral - C20 replacements	Fair	Benefit as it will improve the amenity and use of the building and reduce potential moisture within the fabric.
Allow to rebuild the single storey range if structurally necessary	Medium C19 and C20 structure	Poor	Negligible as the external appearance and effect on the setting will be improved overall.

ELEMENT	HERITAGE VALUE	CONDITION	EFFECT/ IMPACT
BARN 2			
Retain, and convert to a single house	Medium – Late C18 altered	Fair - poor	Preserve and benefit , as this enables its optimum viable use sympathetic to the residential use of the listed building. Single storey retains its original volumes.
Demolish the C20 shelter	Neutral - C20 additions	Poor	Benefit as it will improve the appearance of the building and prominent views.
Opening up.	Neutral - C20 concrete and boxings	Fair - poor	Benefit , as affecting the C20 fabric only will provide visual improvement, access to repair and lead to safe informed decision-making.

ELEMENT	HERITAGE VALUE	CONDITION	EFFECT/ IMPACT
BARN 2 continued			
Allow to take up the concrete and locally lower the ground floor.	Neutral - C20 concrete	Fair	Low/Benefit , as affecting the C20 fabric only will provide improved living conditions and perimeter details that reduce damp.
Allow to reopen the former threshing openings and glaze.	Neutral - C20 infill	Fair	Benefit , as it will reinstate the detail important to the understanding of a former threshing barn. It will improve amenity and use of the building.
Conservation like-for-like repair	Medium – Late C18 altered Low – C19 additions Neutral - C20 additions	Fair - poor	Benefit as it will ensure the longevity of the asset and preserves its interest and significance.
Strengthening of the roof structure	Medium – Late C18 altered Neutral - C20 additions	Fair - poor	Benefit as it will ensure the longevity of the asset and reduce risk of future deformation.
Allow upgrade insulation and replace cement render in lime.	Neutral - C20 replacements	Fair	Benefit as it will improve the amenity and use of the building and reduce potential moisture within the fabric.
STABLES			
Opening up.	Neutral - C20 concrete and boxings	Fair - poor	Benefit , as affecting the C20 fabric only will provide visual improvement, access to repair and lead to safe informed decision-making.
Allow to demolish and reconstruct the C19 range	Low - C19 structure	Poor	Negligible as the building's condition does not preserve the appearance of the group.
Demolish C20 rear structure and extend to the rear as single storey	Neutral - C20 extension	Very poor	Benefit in demolition as the building's design and condition does not preserve the appearance of the group. Low for extension as its position and scale will not intrude, subject to locally thickening the native roadside hedge.
PIGGERY			
Demolish and rebuild to existing footprint	Neutral - C20 rendered concrete and fletton bricks	Poor	Benefit , as will remove unattractive piggery structures in poor condition, and can provide an improved design of similar scale, to preserve or enhance the setting.

ELEMENT	HERITAGE VALUE	CONDITION	EFFECT/ IMPACT
WEST BUILDING			
Demolish	Neutral - C20	Poor	Benefit , as will remove unattractive, poorly sited buildings beyond the farm group, which are prominent within the open countryside.

Avoid Harm

- 8.5 The proposals are designed to avoid harm, by locating change where it will not affect, or will reinstate, historic elements.
- 8.6 The extensions are designed to be subservient to the historic buildings, and to use sympathetic vernacular detailing and materials.

9. CONCLUSIONS:

- 9.1 These proposals preserve and enhance the appearance and use of the Listed Building, as follows:
 - The works preserve the listed building and enable the building to continue to be used viably as a single house, with the facilities that are appropriate to its scale and status.
 - The proposals are based on archive and visual research and would not remove or damage original or historic fabric.
 - The works are unobtrusive. They are set back from the most significant views, which are of the frontage of the main range, and their scale is subservient.
 - The works within the setting will retain the existing key views from the frontage and between buildings. They respect the form and layout of the historic farm group and improve the longevity of those buildings that contribute to the setting and understanding of the listed building.
 - The subdivision of the site is predominately based on historic maps, and will reinstate lost enclosures within the landscape.
- 9.2 The impact on the designated heritage asset (the Listed Building) would be beneficial overall and will preserve its special interest.
- 9.3 Should the Local Planning Authority consider this equates to ‘less than substantial’ harm, it would be at a negligible level, and NPPF 196 directs that this is weighed proportionately against the public benefits of the proposal. Those benefits include enhancing the use and viability of the heritage asset in its optimum viable use.
- 9.4 As a result, the proposal complies with Local and National policies relating to Listed Buildings and the Conservation Area; and the statutory duty to preserve the special interest of the Heritage Assets will be fulfilled

CNHBC 10/02/2020