



**Janice Gooch**

Heritage Consultancy

# Heritage Statement

Yew Tree Cottage, Navestock Heath, Essex RM4 1HD

22 February 2022

Janice Gooch Heritage Consultancy. Job No: 22/519 - 02

Document Control Grid	
Project Name	Yew Tree Cottage, Navestock Heath, Essex RM4 1HD
Author(s) and contact details	Janice Gooch MSc CHE IHBC ACIfA FRSA
Origination date	March 2022
Reviser(s)	JG
Date of last revision	May 2022
Version	1
Summary of changes	Final Scheme
Client Reference	Yew Tree Cottage, Navestock Heath, Essex RM4 1HD – Outbuilding & Swimming Pool

*"What Descartes did was a good step. You have added much several ways, and especially in taking the colours of thin plates into philosophical consideration. If I have seen a little further it is by standing on the shoulders of Giants."*

Isaac Newton in a letter to his rival Robert Hooke, 1676

*'We are only the trustees for those who come after us'*

William Morris

*"A doctor can bury his mistakes, but an architect can only advise his clients to plant vines."*

Frank Lloyd Wright

*'We can't solve problems using the same kind of thinking we used when we created them'*

Albert Einstein

*"Architecture should speak of its time and place, but yearn for timelessness"*

Frank Gehry

*"As an architect, you design for the present, with an awareness of the past for a future which is essentially unknown" -*

Norman Foster

*All rights in this work are reserved. No part of this work may be reproduced, stored or transmitted in any form or by any means (including without limitation by photocopying or placing on website) without the prior permission in writing of Janice Gooch Heritage Consultancy Ltd except in accordance with the provisions of the Copyright, Designs and Patents Act 1988.*

## Contents

Document Control Grid.....	1
Table of Figures.....	3
1. Summary.....	4
1.1. Aims and results.....	4
1.2. Purpose of Report.....	4
1.3. Nature of Proposal.....	4
1.4. Commission.....	4
2. Methodology.....	4
2.1. Introduction.....	4
2.2. National Planning Policy Framework.....	4
2.1 Information Sources Consulted.....	5
3. The Site.....	6
3.1. Site Description.....	6
3.2. Designation of the Site.....	7
3.3. Listing Description.....	7
3.4. Development of Site.....	7
3.5. Former Uses.....	11
3.6. Site Analysis.....	12
3.7. Additional Information.....	15
3.8. Identification of other Heritage Assets.....	15
3.9. Curtilage Listed.....	16
3.10. Setting of the Asset.....	17
3.11. Criteria for assessing Significance.....	17
3.12. Assessment of Significance.....	18
4. Planning History.....	19
4.1. Pre-application.....	19
5. Proposed Scheme.....	19
5.1. Requirements for Works.....	19
5.2. Design Considerations.....	19
5.3. Mitigation and Enhancement.....	19
5.4. Proposed Scheme.....	20
5.5. Condition of Asset.....	21
6. Impact Assessment.....	22
6.1. Criteria for assessment.....	22

6.2.	Impact on the significance of the Listed Building .....	22
6.3.	Impact on the setting of the Listed Building.....	22
6.4.	Summary .....	23
Appendix 1 - Photographs.....		24
Appendix 2 - Listed Building Description .....		38
Appendix 3 - Historic Environment Records (HER) .....		40
British History Online .....		40

### Table of Figures

<i>Figure 1 – site plan.....</i>	<i>6</i>
<i>Figure 2 – front and rear elevations.....</i>	<i>6</i>
<i>Figure 3 - existing rear and front elevations of the outbuilding.....</i>	<i>7</i>
<i>Figure 4 - Map of the County of Essex 1777 by John Chapman &amp; Peter André .....</i>	<i>8</i>
<i>Figure 5 – OS Map, published 1896. ....</i>	<i>9</i>
<i>Figure 6 - OS Map, published 1920. ....</i>	<i>10</i>
<i>Figure 7 - OS Map, published 1946. ....</i>	<i>10</i>
<i>Figure 8 - existing site plan. Orange = Farmhouse; Grey = modern garage &amp; Blue = modern Annexe/ outbuilding, with brick walls.....</i>	<i>11</i>
<i>Figure 9 - existing elevations.....</i>	<i>12</i>
<i>Figure 10 - existing elevations.....</i>	<i>13</i>
<i>Figure 11 front and rear elevations.....</i>	<i>13</i>
<i>Figure 12 – internal of outbuilding.....</i>	<i>14</i>
<i>Figure 13 - existing floor plan. ....</i>	<i>15</i>
<i>Figure 14 - designated heritage assets, shown as blue triangles (listed buildings). Taken from Search the List - Map Search   Historic England.....</i>	<i>16</i>
<i>Figure 15 - Google Earth map showing the setting of the site. Taken from RM4 1HD - Google Maps .....</i>	<i>17</i>
<i>Figure 16 - existing main room in annexe. ....</i>	<i>27</i>
<i>Figure 17 - existing main room in annexe. ....</i>	<i>28</i>
<i>Figure 18 - existing main room in annexe. ....</i>	<i>29</i>
<i>Figure 19 - existing kitchen in annexe.....</i>	<i>30</i>
<i>Figure 20 - existing kitchen in annexe.....</i>	<i>31</i>
<i>Figure 21 - main entrance into annexe, facing the main house garden.....</i>	<i>32</i>
<i>Figure 22 - existing bathroom in annexe.....</i>	<i>33</i>
<i>Figure 23 - where removed from structure, the bricks were used to form path.....</i>	<i>34</i>
<i>Figure 24 - former outbuilding, now walls. ....</i>	<i>35</i>
<i>Figure 25 - north elevation and proposed location for swimming pool. ....</i>	<i>36</i>
<i>Figure 26 - north elevation of annexe.....</i>	<i>36</i>
<i>Figure 27 -view from proposed location of swimming, looking towards annexe and main house. ....</i>	<i>37</i>
<i>Figure 28 – Historic Environment Records. Taken from Heritage Gateway - Results.....</i>	<i>40</i>

## 1. Summary

This is a Heritage Statement, comprising of an understanding of significance and an impact assessment for the proposed scheme replace the existing outbuilding and form a new swimming pool at Yew Tree Cottage, Navestock Heath, Essex RM4 1HD.

The main house is Grade II listed but is not within a conservation area.

The proposed scheme responds to the context by way of its scale, articulation of massing and materiality. The development of the scheme considers the Consultee comments from the specialist advice of the Council's Planning Officer during a Pre-application visit.

This Heritage Statement has been written with the proposed scheme by MP Architects LLP.

Based on the assessment, the proposed development will not have any detrimental impacts on the setting of the Grade II listed house.

### 1.1. Aims and results

The aim of this statement is to recognise the significance and character of the heritage assets and to assess whether the works would affect the significance, character or setting of the heritage assets.

### 1.2. Purpose of Report

This report has been drafted to allow for listed building consent and planning application purposes.

### 1.3. Nature of Proposal

The proposed scheme looks to undertake the existing modern outbuilding with a new outbuilding and form a swimming pool.

### 1.4. Commission

The report was commissioned by the owner.

## 2. Methodology

### 2.1. Introduction

The primary purpose of the numerous policies and guidance's are to preserve significance and protect the historic environment. Understanding the significance of the asset (refer to Section 3.10 & 3.11) allows for informed decision to be made on the impact of a proposed scheme on the significance of the asset, allowing for managed changed and development to occur, whilst protecting the historic environment.

### 2.2. National Planning Policy Framework

This heritage statement looks to comply with the National Planning Policy Framework (2021) section 16, to provide:

- An understanding/describe the significance of the heritage asset,
- An understanding/contribution to the setting of heritage assets,
- An assessment of the impact of the proposed works on the heritage asset,

- An assessment of the impact of the proposed works on the setting of the heritage assets.

The National Planning Policy Framework (NPPF 2021), paragraph 194, which states:

*'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary...'*

This statement has been undertaken with the consideration of the level and extent of the proposed works and is not to be considered as a full historical report or conservation plan.

The format, techniques, terminology and content within this assessment is based upon Historic England's 'Conservation Principles, Policies and Guidance. This document sets out a comprehensive framework for the sustainable management of the historic environment, within which the term conservation is a process defined as managing change through the understanding of the significance of the place, fabric and setting, while recognising opportunities to reveal or reinforce those values for present and future generations.

In addition, it follows the guidance of

- Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. (Historic England 2019),
- Principles of Cultural Heritage Impact Assessment in the UK (IEMA 2021),
- Planning Practice Guidance on Conserving and Enhancing the Historic Environment (2014),
- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Historic England, 2008),
- Historic Environment Good Practice Advice in Planning Note 3: The setting of Heritage Assets (2<sup>nd</sup> Ed., Historic England 2017).

This report will not comment on the local planning policies.

## 2.1 Information Sources Consulted

This Heritage Statement has been prepared using a variety of resources to provide an understanding of the site and the wider setting. Sources include:

- Local Authority website,
- National Heritage List for England (NHLE) via Historic England – Search the List,
- Heritage Gateway,
- Information, historic maps, and photographs (online),
- Google Searches.

### 3. The Site

The site sits within a rural location, adjacent to Navestock Heath.

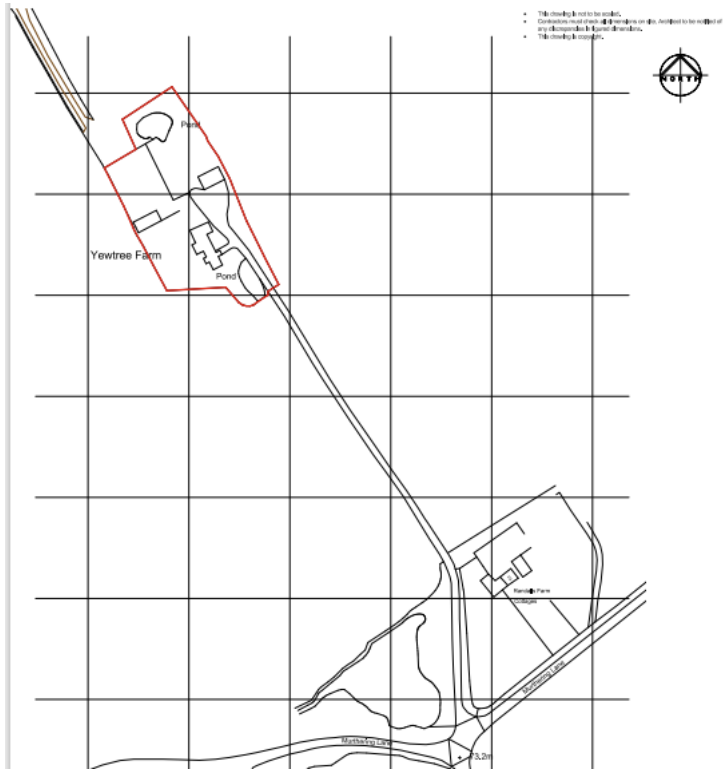


Figure 1 – site plan.

#### 3.1. Site Description

The property is a two-storey, timber framed dwelling, set within its own grounds.



Figure 2 – front and rear elevations.

The outbuilding has been altered, extended and replaced in sections over the years.



Figure 3 - existing rear and front elevations of the outbuilding.

### 3.2. Designation of the Site

The main house is Grade II designated.

### 3.3. Listing Description

The Listing Description provides the following summary:

*TQ59NW MURTERING LANE, Navestock Heath 723-1/4/503 (North side) 20/02/76 Yewtree Cottage (Formerly Listed as: BRENTWOOD NAVESTOCK HEATH, Navestock Yewtree Farmhouse)*

*II*

*House. Early C17. Timber-framed, walls covered with C20 imitation framing and plaster infilling, peg tiled roof. 2 storeys and attic. 4 window range of C20 sashes, off centre C20 door and diagonally set cruciform chimney stack. Plan is 3 celled with lobby entrance. Behind the stack is modern stair in tower (probably original) C20 extension to NW also with imitation framing over rendering. (RCHM: Central and SW Essex : Monument 12: 193).*

*Listing NGR: TQ5345997422*

### 3.4. Development of Site

#### **Historic Maps**

The map of the County of Essex 1777 by John Chapman & Peter André shows the main house and an outbuilding to the north of the Heath. The earliest OS map (1896) shows the property as Yewtree, with a collection of outbuildings to the north (in similar positions to the existing garage and outbuilding). By 1920, one of the outbuildings has been lost and the plot is now referred to as Yewtree Farm.





Figure 4 - Map of the County of Essex 1777 by John Chapman & Peter André

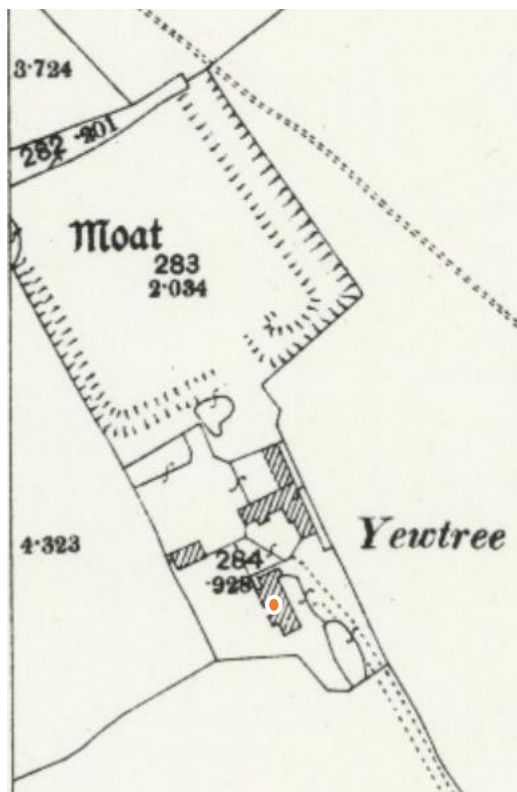
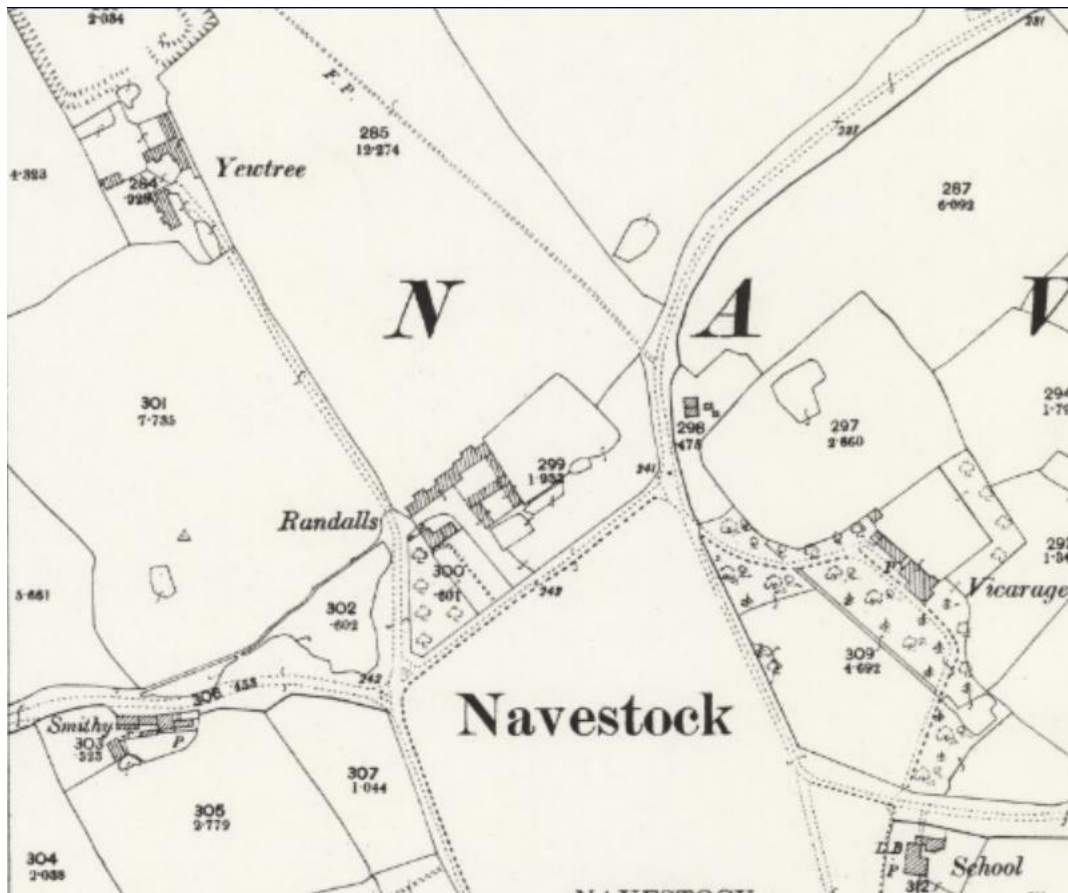


Figure 5 – OS Map, published 1896.

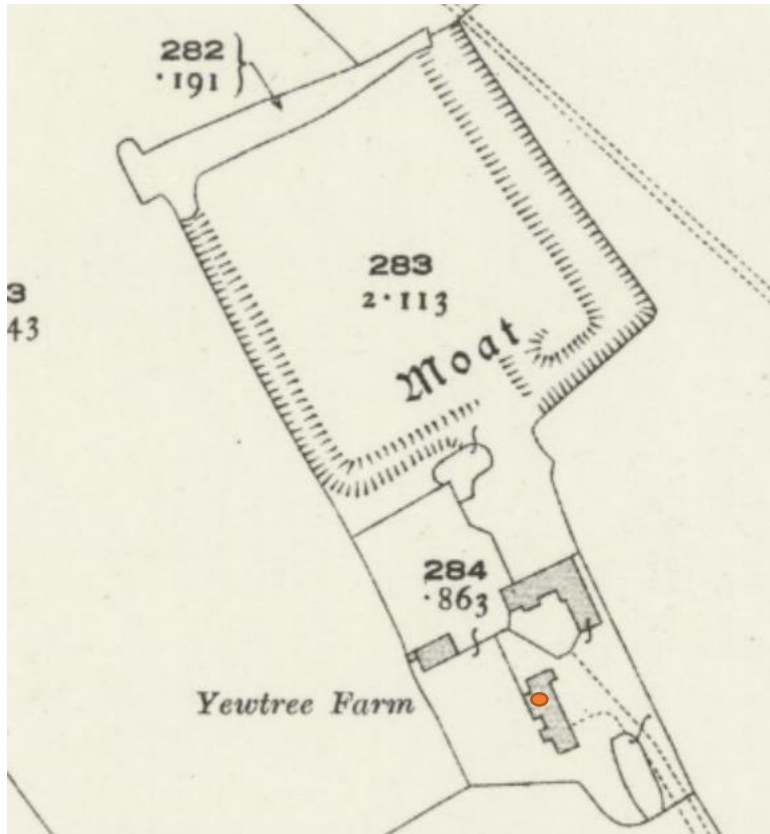


Figure 6 - OS Map, published 1920.

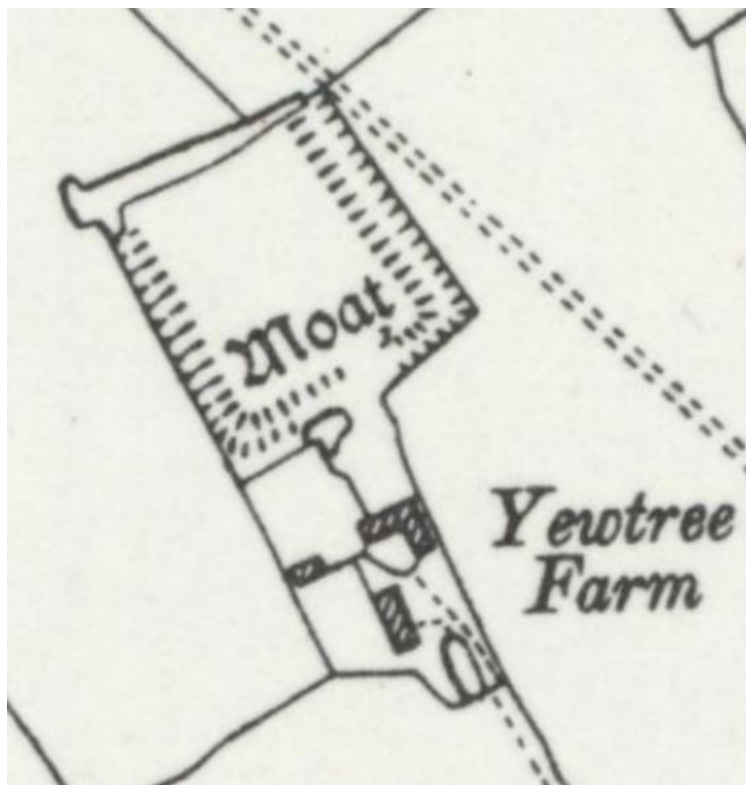


Figure 7 - OS Map, published 1946.

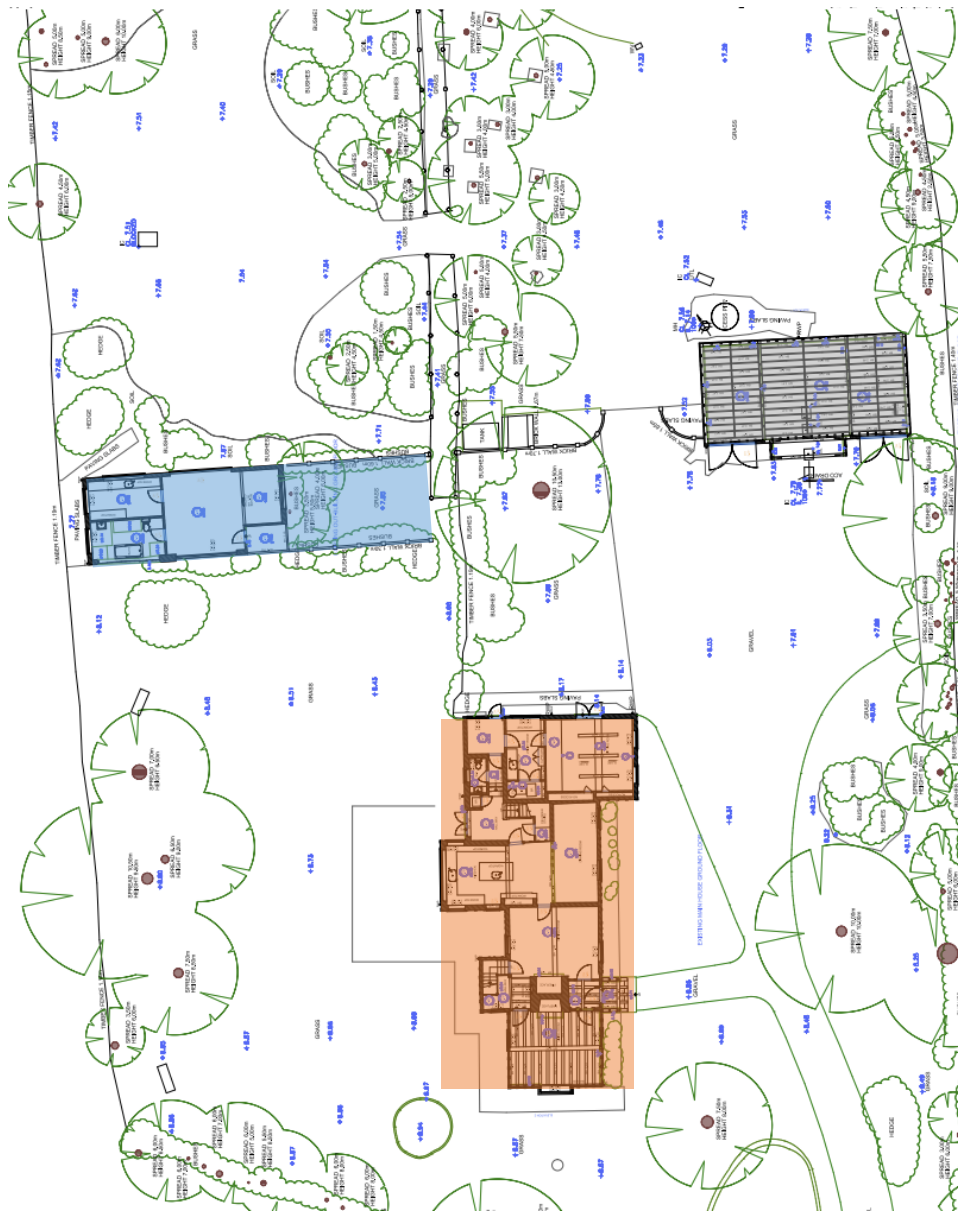


Figure 8 - existing site plan. Orange = Farmhouse; Grey = modern garage & Blue = modern Annexe/ outbuilding, with brick walls.

### Historic Photographs

A Google search resulted in no results for the site.

Historic England’s ‘Red Boxes’ contained no pictures of the site.

### 3.5. Former Uses

The main house was constructed as a dwelling, and became a farmhouse later in its life, before reverting to a domestic dwelling. The outbuilding appears to have been part of the former farm buildings, before being used as an Annexe.

### 3.6. Site Analysis

A site visit was undertaken as part of the report.

#### Exterior – Main House

The property is a larger, timber frame house, with painted infill panels. The property has been extended and altered over its lifetime.



Figure 9 - existing elevations.

### Outbuilding / Annexe

The outbuilding is a single storey, brick structure that has been converted into an Annexe space. At the time of the visit the large pane glass windows were broken (due to storm damage).

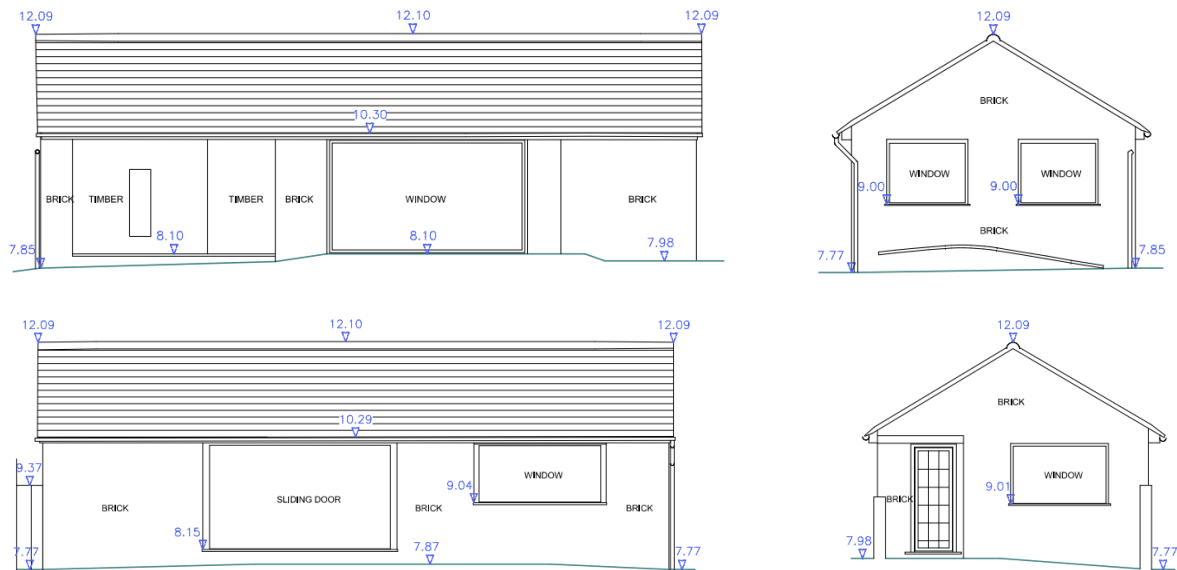


Figure 10 - existing elevations.



Figure 11 front and rear elevations.



Figure 12 – internal of outbuilding.

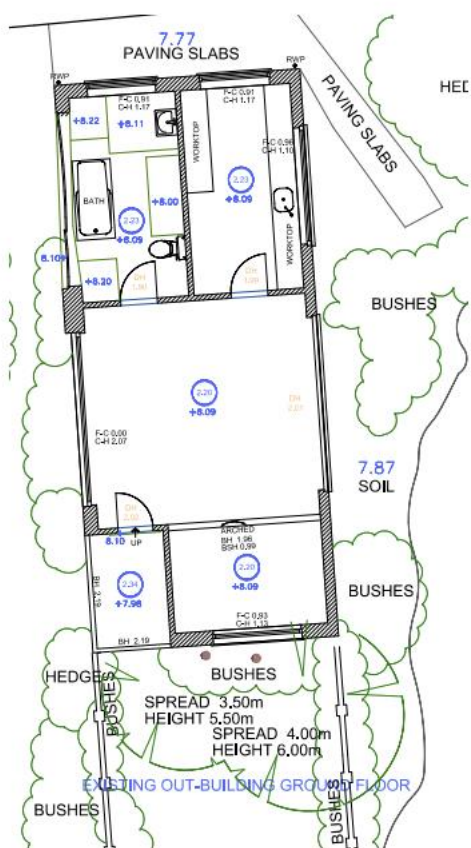


Figure 13 - existing floor plan.

### 3.7. Additional Information

The British History Online provides the following summary of Yew Tree Farm:

*Yew Tree Farm, probably built in the 17th century, has a cruciform chimney set diagonally on a square base. Two wings at the back and other features date from the 18th century. North of the house is part of a large rectangular moat. The surface of the ground inside it is uneven, suggesting the position of an earlier building. Several smaller buildings, all timber-framed, also date from the 17th century.*

These building can still be seen on the historic maps until post 1946.

### 3.8. Identification of other Heritage Assets

Within the setting there are no listed buildings, but within a wider setting there are isolated buildings, such as:

- Barn, 15m East of Howletts Hall      GII      1293154
- Dabbs Farmhouse                      GII      1197330
- Loft Hall                                  GII      1197339
- School House                            GII      1209613
- Rose Hall Complex                    GII's



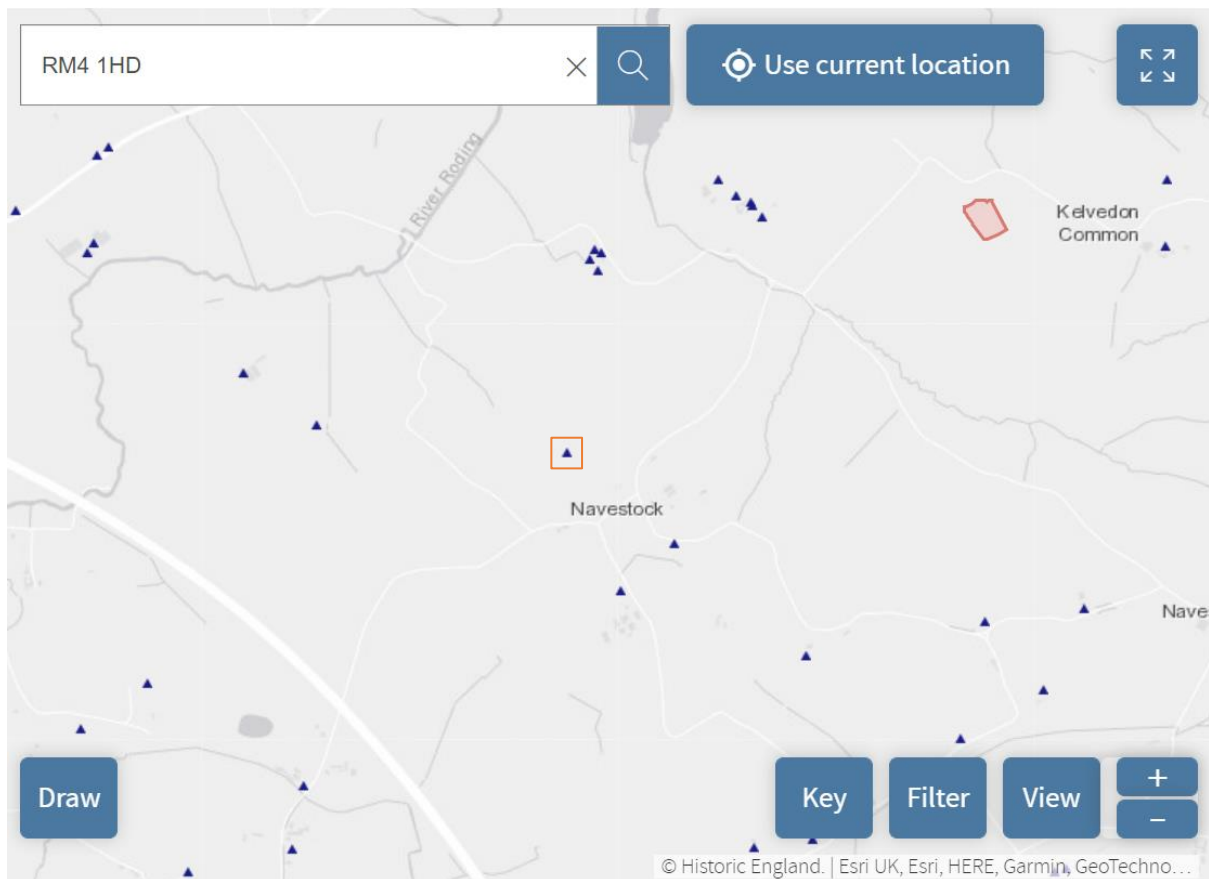


Figure 14 - designated heritage assets, shown as blue triangles (listed buildings). Taken from [Search the List - Map Search | Historic England](#)

### 3.9. Curtilage Listed

Within the site there are separately designated heritage assets:

- Yew Tree Cottage GII 1979, revised 1994

The Planning (Listed Buildings and Conservation Areas) Act 1990), Section 1(5) says that the listed building also includes any ancillary object or structure within the curtilage of the building, which forms part of the land and has done so since before 1st July 1948.

The law referring to curtilage only came into effect on 1 January 1969. Although there is no case law to confirm the matter, the most logical way of dealing with buildings listed before 1969 would be to consider the position at the 1 January 1969 and apply the three-part assessment of the facts to that situation.

Buildings that are considered within the curtilage of the listed buildings(s), if they comply with the following simple test:

- the physical layout of the listed building and the structure;
- their ownership, both historically and at the date of listing; and
- the use or function of the relevant buildings, again both historically and at the date of listing (these tests were first proposed in the Attorney-General ex rel. Sutcliffe and Others v. Calderdale BC, 1982, as accepted by Debenhams plc v. Westminster CC, 1987).

Under the guidance of Curtilage listed, it is considered that outbuilding could be as curtilage listed as part of the walls remain, though it should be noted that the extent of historic fabric is minimal.

The guidance on curtilage listed advises that the Local Planning Authority should decide if the buildings are to be considered as curtilage listed. Under the pre-application guidance, the Case Officer provided no indication that the outbuildings would be considered to be curtilage listed.

Further guidance available at <https://historicengland.org.uk/images-books/publications/listed-buildings-and-curtilage-advice-note-10/heag125-listed-buildings-and-curtilage/>

### 3.10. Setting of the Asset

The NPPF states that the setting as:

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be natural.*

The site is in an isolated, remote setting outside of the confines of Navestock development.



Figure 15 - Google Earth map showing the setting of the site. Taken from [RM4 1HD - Google Maps](#)

### 3.11. Criteria for assessing Significance

The criteria used for assessing significance is based upon the Historic England guidance – Conservation Principles: Policy and Guidance and their renewed Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

Significance has been categorised into three main headings:

- *Archaeological interest*: the potential of a place to yield evidence about past human activity
- *Architectural or artistic interest*: the ways in which people draw sensory and intellectual stimulation from a place

- *Historic interest*: the meaning of a place for the people who relate to it, or for whom it figures in their collective memory or experience.

The NPPF (2021) confirms that significance is:

*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.*

Each of these values is rated low; medium or high significance to provide an overall understanding of the building or place.

### 3.12. Assessment of Significance

The significance of the site is the age of the core of the main house.

#### Archaeological Interest

The Historic Environment Record (HERs) provides information for the listed buildings only, and not for any archaeological works within the area.

The house is of standing archaeological interest, with the historic core and the alterations that have occurred since construction all providing details of how life, and needs have changed and developed.

The archaeological interest is of medium significance of the main house is due to the age of the historic timber frame and the later changes. The outbuilding has limited archaeological significance due to the extent of remaining fabric (sections of brick wall), though most has been lost.

#### Architectural and Aesthetic Interest

The main house is an early 17<sup>th</sup> century timber frame building of some size and status and has been extended and altered over its lifetime. Whilst the property is referred to as a cottage, its scale and quality of construction is higher than a 'cottage' construction.

The architectural and aesthetic interest of the main house is of medium significance as recognised as recognised by its Grade II listing. The outbuilding provides some contribution to the aesthetic appearance due to position on the plot.

#### Historic Interest

Essex has a rich agricultural history, from which it gained much wealth, as well as being a good trading location for London and parts of Europe from the 15<sup>th</sup> century onwards. The development of the wealth can be seen with the houses and farmsteads developed. Due to Essex's location between London and the Low Countries, and the large number of natural waterways, it was easy to move large quantities of goods efficiently prior to the industrial revolution. This development can be seen in many settlements within Essex (and some parts of Kent). Historic trading routes and posts were extended, and larger estates developed.

Many smaller houses, such as this were constructed as Yeomen houses and were converted into farmhouses during the 17<sup>th</sup> & 18<sup>th</sup> centuries with the boom of agriculture, but in recent years, many of these dwelling has returned to their original function as a smaller rural house.

The historical interest of the site is of medium significance, with the outbuilding of low significance.

#### 4. Planning History

The local planning authority had the following information online:

Property History - 100091227848 | Yew Tree Cottage Murthering Lane Navestock Romford Essex RM4 1HD

Planning Applications (3)

- [Certificate Of Lawfulness For A Proposed Development Comprising Of Formation Of A Swimming Pool And The Erection Of An Ancillary Outbuilding](#)

Ref. No: 05/00015/S192 | Status: Lawful

- [DEMOLITION OF EXISTING OUTBUILDING, ALTERATIONS TO GROUND LEVELS AND THE ERECTION OF REPLACEMENT OUTBUILDING](#)

Ref. No: 05/00155/FUL | Status: Application Permitted

- [DEMOLITION OF SINGLE STOREY ELEMENT AT SIDE AND ERECTION OF SINGLE AND TWO STOREY EXTENSION AT SIDE](#)

Ref. No: 03/00019/LBC | Status: Application Refused

##### 4.1. Pre-application

Pre-application advice was sought for this application, which received a positive response.

#### 5. Proposed Scheme

##### 5.1. Requirements for Works

The proposed scheme looks to replace the existing outbuilding with a new annexe and swimming pool.

##### 5.2. Design Considerations

With the setting of listed buildings, it is important that any proposed works respect the scale, mass, form and rhythm of the setting of the buildings or structures. The historic maps provide guidance that there were larger buildings to the north of the main house. Any propose scheme should not look to over dominant the setting and ensure that the building remains subservient to the host dwelling.

##### 5.3. Mitigation and Enhancement

Where possible the NPPF encourages enhancement of heritage assets. However, this does not mean preventing any development to be undertaken, but where it is undertaken should be undertaken

with care, respect and understanding of the significance of the heritage assets.

#### 5.4. Proposed Scheme

The proposed scheme looks to create a new annexe and swimming pool complex. The new structure will be formed of brick to match the existing, with a simple roof. The elevation facing the main house will be a simple façade with a door and small window. Facing north, and the proposed new swimming pool, the elevation will have large bi-fold doors, connecting to the pool.

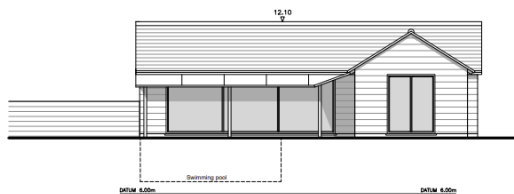
The existing outbuilding is a linear form, whereas the proposed scheme looks to create an 'L' shape wrapping around the pool. This form has been inspired by the historic maps where the existing garage had a larger, 'L' shaped structure.



Proposed Front Elevation  
Scale: 1:100



Proposed Side Elevation  
Scale: 1:100



Proposed Front Elevation  
Scale: 1:100



Proposed Side Elevation  
Scale: 1:100

Figure 16 – proposed elevations.

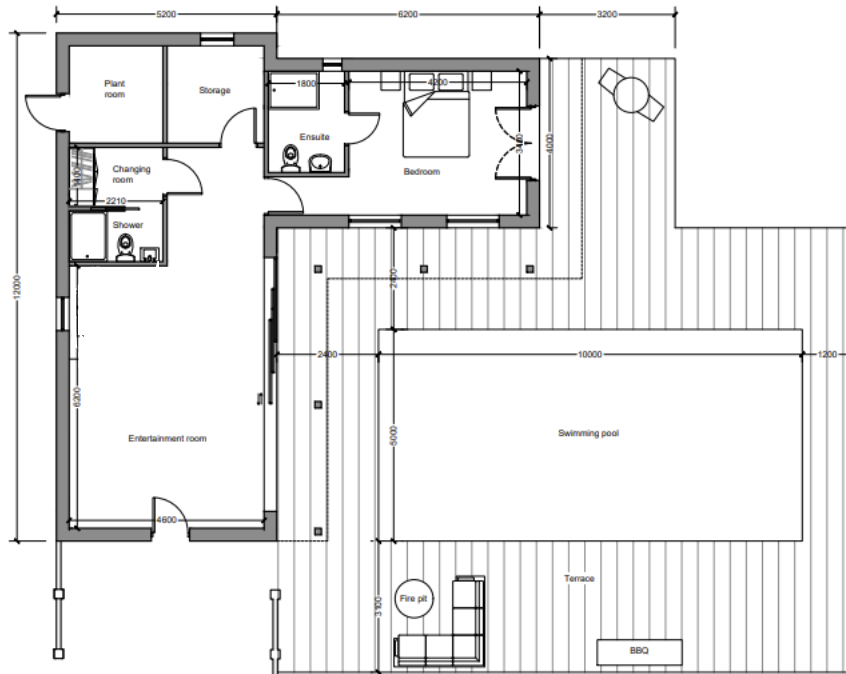


Figure 18 - proposed floor plans.

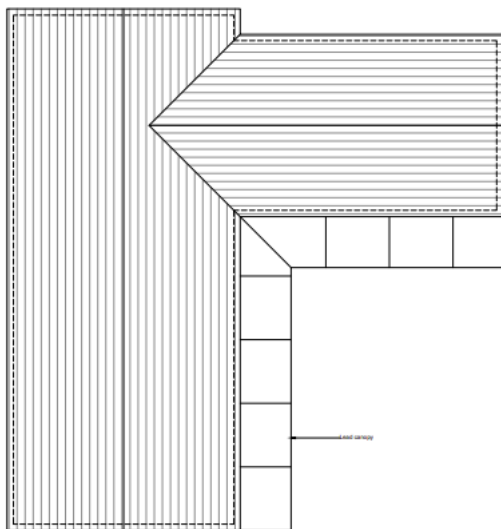


Figure 19 - proposed roof plan.

### 5.5. Condition of Asset

Under the NPPF, the local authority should not consider the condition of the building where there is evidence of deliberate neglect of, damage to, a heritage asset.

## 6. Impact Assessment

### 6.1. Criteria for assessment

In 2008, the then English Heritage (now Historic England) published their ‘*Conservation Principles, Policies & Guidance*’, which provided a framework and guidance on which to assess proposed works to historic buildings and other heritage assets.

Within this document, they defined ‘conservation’ as:

*‘the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generation’*

It is this advice and ethos that the proposed impact of the works is assessed against the ‘special architectural and historic interest’ and significance of the building and its setting.

The level of change will be assessed on the following criteria:

Substantial Harm	The proposed changes will seriously alter or damage the overall setting and character of the heritage asset or result in a total or considerable loss of historic/ significant fabric.
Harm	The proposed changes will alter or damage the overall setting and character of the heritage asset or result in a total or considerable loss of historic/ significant fabric.
Less than substantial harm	The proposed changes will cause minor changes to the understanding or cause small harm the overall setting and character of the heritage asset or result in a minor loss of historic/ significant fabric.
Neutral	The proposed works will cause no harm to the significance of the heritage asset or its setting but will not contribute to enhanced understanding or reinforce the significance.
Positive / Improvement	The proposed scheme will improve the understanding of or the setting of the heritage asset or will help protect the asset for future generations.

Whilst consequential change is not part of the assessment process, it is worth considering when considering impact on a heritage asset.

### 6.2. Impact on the significance of the Listed Building

The proposed scheme is to the outbuilding only, and therefore there is no harm to the Listed building.

### 6.3. Impact on the setting of the Listed Building

The setting of a listed building is not (and should not) be considered within a standard or arbitrary measurement but should be considered on an individual basis. The setting of a listed building is not

considered from the public realm, but includes private land, wider views and any connections or relationships. The setting itself is not designated but can form an important part of the significance of a building. Every heritage asset, whether designated or not has a setting. Its importance, and therefore the degree of protection it is offered in planning decisions, depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation.

Historic England provide the following guidance:

*All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change.*

The proposed scheme is focus on the outbuildings to the north-west of the site. Over its lifetime, the size of the building has been reduced, though the brick walls remain to the east of the current annexe. The existing annexe has been altered and changed, which has resulted in a replacement of most of the historic fabric.

The proposed scheme looks to create a simple outbuilding/ annexe and a swimming pool within the small garden, which, as per the OS maps was a separate plot connected to the house. The proposed design responds to a simple, agricultural building, with the simple façade facing the garden of the main house.

#### 6.4. Summary

As Historic England clarify,

*'Listed buildings are to be enjoyed and used, like any other building. Listed buildings can be altered, extended and sometimes even demolished within government planning guidance. The local authority uses listed building consent to make decisions that balance the site's historic significance against other issues, such as its function, condition or viability.'*

Not only do listed buildings change, but their setting alters over time. The property was constructed as a large house, with an outbuilding to the north, and then was converted into a farmhouse with numerous farm buildings to the north. The building has returned to be a domestic dwelling, set within a rural setting with two outbuildings (including the garage). The proposed scheme looks to replace the existing outbuilding with a new, slightly larger 'L' shaped building, responding to the previous development on the site.

The scheme has been developed and assessed against the significance of the site and its surrounding heritage assets (paragraphs 194, 195, 199, 200 & 202 of the NPPF). The proposed scheme is considered to cause no harm to the setting of Yewtree Cottage as the building retains its agricultural/ subservient appearance to the main house.



Appendix 1 - Photographs



Figure 20 – rear elevation.



Figure 21 – rear elevation.



*Figure 22 – existing garage.*



*Figure 24 – partial remains of the former outbuilding to the north-east of the main house.*



*Figure 25 – rebuilt outbuilding to the north-east of the main house.*



*Figure 26 – relationship with the main house and the outbuilding.*



Figure 16 - existing main room in annexe.



Figure 17 - existing main room in annex.



Figure 18 - existing main room in annexe.



Figure 19 - existing kitchen in annexe.



Figure 20 - existing kitchen in annexe.





*Figure 21 - main entrance into annexe, facing the main house garden.*



Figure 22 - existing bathroom in annexe.



*Figure 23 - where removed from structure, the bricks were used to form path.*



Figure 24 - former outbuilding, now walls.



*Figure 25 - north elevation and proposed location for swimming pool.*



*Figure 26 - north elevation of annexe.*



*Figure 27 -view from proposed location of swimming, looking towards annexe and main house.*

## Appendix 2 - Listed Building Description

### YEWTREE COTTAGE, MURATHERING LANE

#### Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1197337
Date first listed:	20-Feb-1976
Date of most recent amendment:	09-Dec-1994
Statutory Address 1:	YEWTREE COTTAGE, MURATHERING LANE

#### The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

#### Location

Statutory Address:	YEWTREE COTTAGE, MURATHERING LANE
The building or site itself may lie within the boundary of more than one authority.	
County:	Essex
District:	Brentwood (District Authority)
Parish:	Navestock
National Grid Reference:	TQ 53459 97422

#### Details

##### NAVESTOCK

TQ59NW MURATHERING LANE, Navestock Heath 723-1/4/503 (North side) 20/02/76 Yewtree Cottage (Formerly Listed as: BRENTWOOD NAVESTOCK HEATH, Navestock Yewtree Farmhouse)

##### II

House. Early C17. Timber-framed, walls covered with C20 imitation framing and plaster infilling, peg tiled roof. 2 storeys and attic. 4 window range of C20 sashes, off centre C20 door and diagonally set cruciform chimney stack. Plan is 3 celled with lobby entrance. Behind the stack is modern stair in tower (probably original) C20 extension to NW also with imitation framing over rendering. (RCHM: Central and SW Essex : Monument 12: 193).

Listing NGR: TQ5345997422

#### Legacy

## Heritage Statement

Yew Tree Cottage, Navestock Heath, Essex RM4 1HD

The contents of this record have been generated from a legacy data system.

Legacy System number: 373781

Legacy System: LBS

### Sources

#### **Books and journals**

An Inventory of Essex Central and South West, (1921), 193

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Use of this data is subject to [Terms and Conditions](#).

**End of official list entry**



### Appendix 3 - Historic Environment Records (HER)

Search: Navestock Heath      Date: 9/03/22

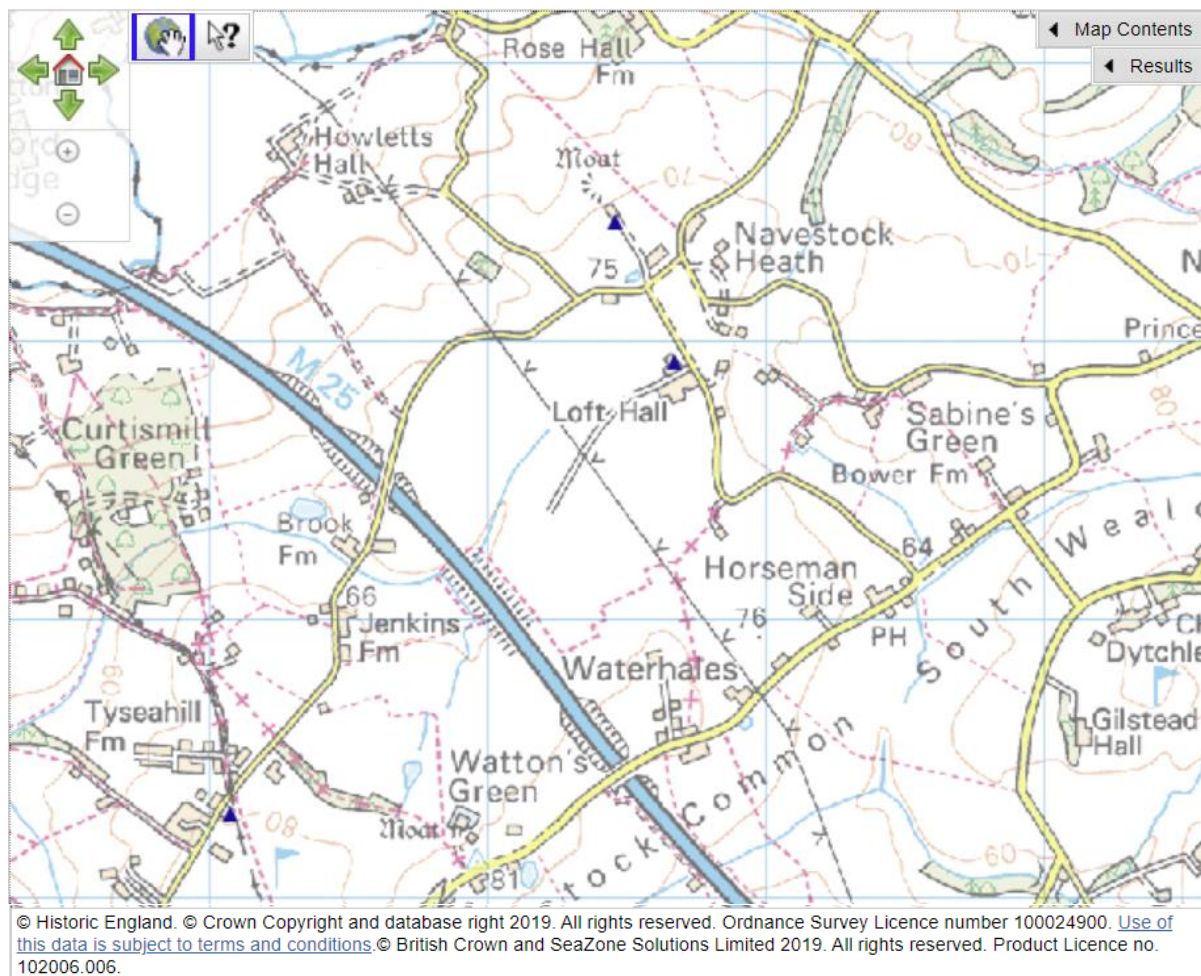


Figure 28 – Historic Environment Records. Taken from [Heritage Gateway - Results](#)

Result for listed building only.

#### [British History Online](#)

Navestock: Introduction

Pages 139-143

[A History of the County of Essex: Volume 4, Ongar Hundred](#). Originally published by Victoria County History, London, 1956.

'Navestock: Introduction', in *A History of the County of Essex: Volume 4, Ongar Hundred*, ed. W R Powell (London, 1956), pp. 139-143. *British History Online* <http://www.british-history.ac.uk/vch/essex/vol4/pp139-143> [accessed 9 March 2022]

#### NAVESTOCK

Navestock is about 3 miles south of Ongar and 4 miles north-east of Romford. ([fn. 1](#)) With an area of 4,518 acres it is one of the largest parishes in the hundred. The varied scenery includes a patch of ancient woodland, an open green, and an open heath. Though so close to Romford, Navestock is not traversed by main roads and remains completely rural. It was one of the few parishes in this area to retain a large uninclosed common until the 18th century, and where Roman Catholic worship ([fn. 2](#)) continued after the Reformation.

The relief of the parish consists principally of two spurs, the larger in the west including Navestock Heath, the smaller in the north-east with Beacon Hill as its highest point. [\(fn. 3\)](#) Both spurs rise to a height of over 300 ft. They descend quite steeply to the north-west where the winding River Roding forms the parish boundary. On the south and south-east the boundary is not allied to any marked physical feature and the land slopes gently away to Havering Plain and South Weald Common. Between the spurs is the valley of the Wetstaff Brook, formerly a tributary of the Roding, now dammed to form the Lady's Pond, a rush-grown lake in Navestock Park. This pond is the largest stretch of inclosed water in the parish but the poor drainage afforded by the stiff London Clay has encouraged the formation of many other smaller ponds in various parts of the parish. There are several areas of parkland and plantation, mainly at the lower altitudes. Of these the principal are at Navestock Park and in the upper part of the Wetstaff Valley near Bois Hall. Curtismill Green in the extreme west of the parish is the patch of open woodland, about 100 acres in extent, which was formerly part of the forest of Essex. Its northeastern and south-eastern corners are still marked by the old forest boundary stones, known respectively as Richard Stone and Navestock Stone. Navestock Common, the name of which survives in the south-west, was formerly much larger in extent, stretching across the south of the parish for most of its length and containing some 600 acres.

The main centre of population is Navestock Side in the extreme east of the parish, where the houses cluster round a green. There are also some houses around Navestock Heath which was formerly a more important hamlet than it is today. The former workhouse and the old almshouse, both now demolished, were at the south end. [\(fn. 4\)](#) The village school has been closed and the vicarage, which adjoins it, is unoccupied. The Heath, which is still used for grazing cattle, has a desolate appearance.

The parish church is a mile north of Navestock Heath, adjoining the old manor house of Navestock Hall. A little to the north of them, in Navestock Park, is the site of the former mansion of Navestock Hall, built in the 18th century by Lord Waldegrave but demolished about 100 years later. Other ancient manor houses were at Slades near Beacon Hill and Bois Hall ½ mile south on the same spur. [\(fn. 5\)](#) A homestead moat still survives at the former site of Slades and there are other moats at Dycotts in the southwest of the parish and at **Yew Tree Farm** to the north of Navestock Heath. Fortification Wood, on the south side of the road about ½ mile west of Bois Hall, covers an entrenchment some 350 ft. long by 240 ft. wide. [\(fn. 6\)](#) It occupies a good defensive position and has been thought to be a fortification at some unknown date. It is probably identical with a wood called 'the defence' which existed in 1222. [\(fn. 7\)](#) Another ancient earthwork, of which hardly any traces remain, was situated on Navestock Common, by the road from Ditchleys (in South Weald) to Princesgate, near the parish and hundred boundary. It was visited on several occasions in the 18th century by William Stukeley (1687-1765) who described it as an 'alate temple'. [\(fn. 8\)](#) Navestock probably means 'the stump on the headland', [\(fn. 9\)](#) a derivation which suits the topography and suggests early Saxon settlement on one of the spurs. Although some of the parish place names, including those of the manor houses, are medieval, [\(fn. 10\)](#) none of the present buildings, apart from the church, appear to be earlier than the 16th century. Navestock Hall (see Manors) is perhaps the most interesting of these. Like Stondon Hall in Stondon Massey it is an old manor house that has survived the grander house built in the 18th century to supersede it as the residence of the lord of the manor. Dabbs Farm, formerly Hole Farm, about ½ mile south-west of Shonks Mill Bridge, is probably on the site of a medieval house. It is now approached by a track past Howletts Hall Farm, the lane leading from the east being impassable. The house, which was probably built in the late 16th century, is timber-framed. It retains a chimney with six shafts set diagonally. Sabine Cottage, about ¼ mile east of Navestock Heath, facing the end of Tan House Lane, is a small timber-framed building of the 16th century or earlier. This house and the neighbouring Sabine's Green take their name from the family of a 13th century resident, William fitz Sabine. [\(fn. 11\)](#)

At Dycotts a medieval building undoubtedly occupied the moated site but the oldest building there now is part of an outbuilding which has 16th-century timbers. Wattons Green, which lies between Dycotts and the road, extends north-west as a narrow strip of common until it strikes the Navestock-Havering road south of Jenkins Farm. Its name is derived from the family of John de Walton (fl. 1319). [\(fn. 12\)](#)

By the 17th century the pattern of settlement in the parish was probably very much as it is today. Larger houses dating from that period are Bois Hall (see Manors), Beacon Hill Farm, in the north-east corner of the parish, and Yew Tree Farm. Beacon Hill Farm is a red-brick house probably built in the late 17th century. It was much altered in the 18th or earlier 19th century but retains some original woodwork inside. The cottage which adjoins the house on the north is probably of the same period with fewer alterations. Yew Tree Farm, probably built in the 17th century, has a cruciform chimney set diagonally on a square base. Two wings at the back and other features date from the 18th century. North of the house is part of a large rectangular moat. The surface of the ground inside it is uneven, suggesting the position of an earlier building. Several smaller buildings, all timber-framed, also date from the 17th century. Brook House, to the east of Curtismill Green, is a weather-boarded cottage probably built in the second half of that century. On the north side of the road almost opposite Bois Hall is a cottage of the 17th century or earlier with an original chimney. At Navestock Side and near it there are other cottages of about the same period. Houghtons, on the north side of the road at Horseman Side, may well be an ancient house altered in the 18th or early 19th century. It is a weather-boarded range of four cottages.

Shonks Mill was probably rebuilt in the 17th century. It took its name from a medieval family, but this may have come indirectly from some other topographical feature in the area. A map of 1835, based upon one of 1785, shows the old course of the Roding 'before Shonks Mill was erected'. [\(fn. 13\)](#) This suggests that the existing mill had been built not very long before 1785, and the humped brick bridge that still survives on the site and has a small arch for the mill race is probably of the 17th century. The parapets have been rebuilt. The mill itself was still standing in the present century but does not appear to have been used after about 1860, and it has since been demolished. [\(fn. 14\)](#) Great changes took place in Navestock in the 18th century. Early in the century the new mansion of Navestock Hall was built and a large park constructed around it. [\(fn. 15\)](#) Later came the inclosure of Navestock Common. These changes, while they altered the landscape of the parish, did not, however, alter the main pattern of settlement. [\(fn. 16\)](#) Before the inclosure there were several houses along the north edge of the common, mostly at Horseman Side. Their occupants had no doubt found the situation convenient for the exercise of common rights. Inclosure of the common evidently led to the building of one new farm, Princesgate Farm, which existed by 1840, [\(fn. 17\)](#) and a few of the houses to the south of the road between Navestock Side and Horseman Side are of late 18th- or 19th-century date. The extinguishment of the rights of common in this part of the parish may have led to the building of cottages around the edges of the wood at Curtismill Green, which was not affected by the inclosure. This was not, however, the first development round Curtismill Green. [\(fn. 18\)](#)

Chapman and André's *Map of Essex, 1777* shows houses along most of the western edge of Navestock Side but none on the eastern edge. The 'Green Man', which may have existed long before, was probably rebuilt in the 18th century when Navestock Side became a cricket centre. It is a tall rectangular building, recently modernized. During the late 18th century Navestock Park was embellished by the construction of the Lady's Pond and at about the same time there were alterations to Bois Hall. Abbotswick, at Navestock Side, is a small country house standing in a welltimbered garden with a small lake. It seems to date from about 1800 and has since been rebuilt probably early in the present century. In 1817 it was described as the seat of Adam Chadwick. [\(fn.](#)

[19](#)) The 1777 map shows a small piece of common at Slades, but this had been inclosed by 1840. [\(fn. 20\)](#)

In 1801 the population of Navestock was 623, and by 1821 it had risen to 840. [\(fn. 21\)](#) It continued to rise until 1851 when a peak of 982 was reached. The number of inhabited houses in the parish increased from 131 in 1801 to 188 in 1851. [\(fn. 22\)](#) After 1851 there was a gradual decline in population which became most rapid between 1871 and 1881, the period of agricultural depression. By 1901 there were only 692 inhabitants.

The most remarkable event in the life of the parish in the 19th century was the demolition (1811) of Navestock Hall. During the course of the century some of the other larger houses in the parish were extended or improved and continued to offer opportunities of employment for the cottagers, but the disappearance of the great house of Navestock, at a time when the population was increasing rapidly, may have been partly responsible for the ultimate decrease. Even if it had no other effect the demolition increased the isolation of the parish church and must have reinforced the existing tendency for the population to concentrate in the east and south of the parish. This tendency may have been partly counteracted by the rebuilding of the vicarage at Navestock Heath and the erection beside it of a village school. On the other hand again there was the closure of Shonks Mill, which probably failed in competition with the new steam mill at Princesgate. The new mill was built adjoining Princesgate Farm. It is an impressive structure of black weather-boarding, with a tall chimney (see plate facing p. 156). It is no longer used as a mill.

Between 1901 and 1931 the population of Navestock fluctuated at around 700. [\(fn. 23\)](#) In 1953 it was estimated at 680, which is the lowest figure since 1801. [\(fn. 24\)](#) Among the houses built during the past fifty years are five pairs of council houses at the north end of Navestock Heath and twelve pairs near Navestock Side on the road to Bentley church. Three of the last twelve have been erected since 1945, two of them being of Swedish timber. The Navestock Club, built at Navestock Side in 1920, increased the amenities in that part of the parish. Some provision for communal activities at Horseman Side had been made by the building there of the Navestock Mission Room in 1897. This was originally a nonconformist chapel but is now used for services in connexion with the parish church. During the Second World War Slades Farm was totally demolished by enemy action and the parish church damaged.

The Brentwood-Ongar road touches Navestock's easternmost edge, forming the boundary with South Weald for a short distance. Its principal connecting link runs south-west through Navestock Side and Horseman Side to Havering and Romford, and another road goes west and south-west past Bois Hall, Navestock Hall, and Navestock Heath to Havering and Romford. Linking these two principal roads are several by-roads aligned from north-west to south-east. The most important of these follows the Wetstaff valley for most of its course and passes out of the parish by Shonks Mill Bridge over the Roding to join the Ongar-Abridge road.

Most of the parish roads are probably earlier in origin than the 18th century. They may always have been poor in the west of Navestock, where the wood of Curtismill Green formed a barrier, but there was evidently a thoroughfare of some sort in that area as early as the 16th century. In 1583 it was reported at Quarter Sessions that the road from Brentwood through Navestock to Epping was blocked by a gate called 'Curtinsmill' Gate which was 'the only defence for the cattle commoning on that part of the forest there'. [\(fn. 25\)](#) There are detailed reports from the surveyors of the highways on their statute labour for 1607-9, 1618, and 1645. [\(fn. 26\)](#)

The inclosure award of 1770 contained the usual provisions concerning the construction of roads to serve the inclosed area. [\(fn. 27\)](#) Ten new roads were specified but many of these were very short

lengths and it is clear from the inclosure map that some of them already existed in whole or in part. The most important changes that resulted from the award were the continuation of the road from Horseman Side to Navestock Side and roads running south and south-east from that road. Not all the provisions of the award were actually carried out. This may have resulted from disputes concerning responsibility for the new roads. At a parish vestry meeting in 1844 it was resolved that the roads set out by the inclosure commissioners should not be repaired by the parish. [\(fn. 28\)](#) This decision was repeated at vestry meetings later in the same year and in 1845, when the parish surveyor was ordered to request the inhabitants whose lands abutted on Goats Wood Lane to repair it. [\(fn. 29\)](#) Much of the parish on the north-west is bounded by the Roding and there are many references to bridges in records relating to Navestock. The most important was Shonks Mill Bridge between Navestock and Stanford Rivers. In 1566 this lay between the land of Robert Shanke and William Melbourne: its timbers were then badly decayed. [\(fn. 30\)](#) A little later there was some doubt whether it should be repaired by Navestock or by Stanford Rivers. In 1617, when it had been damaged by floods, Navestock was ordered by Quarter Sessions to repair it, [\(fn. 31\)](#) but in 1618 both parishes were presented as responsible for the bridge, then 'very much in decay'. [\(fn. 32\)](#) Both parishes were held responsible in 1641. [\(fn. 33\)](#) By about 1800 the bridge had become a charge on the county and it appears in the later lists of county bridges. [\(fn. 34\)](#) In 1857 it was described in detail by the county surveyor. [\(fn. 35\)](#) It was damaged by floods in 1943. One abutment was rebuilt in concrete and the decking was replaced with a temporary structure. [\(fn. 36\)](#)

A foot-bridge called Hawkes or Hackes Bridge was in need of repair in 1579 and 1580 and John Greene of Navestock Hall was said to be responsible. [\(fn. 37\)](#) In 1586 floods destroyed this bridge (then said to be in Broad Mead) and the same John Greene and the parishioners of Stanford Rivers were ordered to repair it. [\(fn. 38\)](#) In the same year Bartholomew Partrych of Navestock was ordered to replace a foot-bridge. [\(fn. 39\)](#)

For its communications with the outside world Navestock has depended on Ongar, Brentwood, and Romford. Even today, no bus route passes through the parish, and this has the effect of making the centre of the parish, especially Navestock Heath, seem isolated and rural. This is the more remarkable as there is suburban development reaching out in this direction from both Romford and Brentwood, and the great new housing estate of Harold Hill is only 3 miles from Navestock Heath. An application in 1840 for a post-office in Navestock was refused. [\(fn. 40\)](#) A receiver was mentioned in 1855 and in 1856 Navestock had a post-office under Romford. [\(fn. 41\)](#) There were several changes in the later postal arrangements for the parish. In 1870 and up to 1884 the only post-office was at Shonks Mill, where letters were received via Stanford Rivers from Romford. [\(fn. 42\)](#) In 1884 a second post-office was opened at Navestock Side, and in the same year the telegraph was extended to both offices. [\(fn. 43\)](#) In about 1890 the main office was that at Navestock Side and the sub-postoffice at Shonks Mill had no telegraph. [\(fn. 44\)](#) Four years later the Shonks Mill office had been replaced by one in the centre of the parish at Sabine's Green. [\(fn. 45\)](#) During the past 60 years the Navestock Side office has continued to be the more important of the two. The Sabine's Green (or Navestock Heath) office has existed for most of this period but does not appear to have been operating immediately after the First World War. [\(fn. 46\)](#)

Piped water is supplied to the parish by the Herts. and Essex Waterworks Co. but there is no main drainage. [\(fn. 47\)](#) The Romford Gas Co. acquired powers to supply gas in Navestock in 1935 and this has been laid on for Navestock Side. [\(fn. 48\)](#) Electricity was supplied to Navestock Heath in 1931. [\(fn. 49\)](#) The Navestock Club established at Navestock Side in 1920 has as its meetingplace a single-story wooden building given by Mr. Walter Tyser, the lord of the manor. [\(fn. 50\)](#) A branch of the county library was opened in 1938. [\(fn. 51\)](#)

Cricket has been played at Navestock since 1784 and probably earlier. [\(fn. 52\)](#) In 1790 the 'Essex Cricket Club' was holding fortnightly matches at the 'Green Man', Navestock Side. The members of the club included Lord Petre and Lord Winchelsea. [\(fn. 53\)](#) A map of 1835, based on one of 1785, shows the cricket ground, [\(fn. 54\)](#) and for most of the 19th century this was the home ground of the West Essex Cricket Club, one of the best known in the county. [\(fn. 55\)](#)

The map of 1835 marks the fields immediately to the east of the cricket ground at Navestock Side as a 'horse-race ground'. [\(fn. 56\)](#) Occasional race meetings were being held at Navestock in the 1860's but had long been discontinued by 1906. [\(fn. 57\)](#)

During the Middle Ages the most important estate in the parish was that owned by the Dean and Chapter of St. Paul's Cathedral. Their property passed in the 16th century to the Waldegrave family. From the 16th century to the 19th the Waldegraves (later barons and eventually earls) increased their estate until by 1840 it comprised almost three-quarters of the total area of the parish. [\(fn. 58\)](#) From the early 18th until the early 19th century Navestock Hall was their main seat. Later in the 19th century, in spite of the demolition of the hall, Lady Waldegrave returned to the parish to live at Dudbrook. [\(fn. 59\)](#)

It was John, Earl Waldegrave who secured the inclosure of the common in 1770. [\(fn. 60\)](#) The total area inclosed was 502 acres exclusive of 90 acres set aside for roads and waste. The earl's allotment was about 350 acres.

In 1840 there were some 25 farms in the parish, of which about 12 were over 100 acres and 9 between 50 acres and 100 acres. The largest was Bois Hall with Slades, 480 acres. It was one of the largest in the whole of Ongar hundred at that time. [\(fn. 61\)](#) Two years earlier it had been estimated that some 2,150 acres of the parish were cultivated as arable and 1,850 acres as meadow or pasture. [\(fn. 62\)](#) These proportions of arable to pasture were typical of this area of mixed farming. As elsewhere in the hundred the arable open fields, if they ever existed, must have been inclosed at an early date. Open meadow lasted longer. The map of 1835 shows strip holdings (in private ownership) in 'Navestock Common Mead' adjoining the Roding south of Shonks Mill. [\(fn. 63\)](#) There is no suggestion that they were still farmed in common, but it is likely that they represented the areas of earlier strips in the open water meadow.

Navestock has always been an agricultural parish and there do not appear to have been any important occupations that were not connected with agriculture.

The fragment of the parish that was within the ancient forest of Essex escaped the destruction that overtook most of the neighbouring forest at Hainault. [\(fn. 64\)](#) Curtismill Green was disafforested in 1851 and in 1858 was allotted as common to the parish of Navestock. [\(fn. 65\)](#)

¶ Apart from the Waldegraves, several of whom achieved distinction, [\(fn. 66\)](#) Navestock numbers among its worthies William Stubbs (1825-1901), the historian and Bishop successively of Chester (1884-8) and Oxford (1888-1901) who was Vicar of Navestock from 1850 to 1866. [\(fn. 67\)](#) Much of his early work for the *Rolls Series* was done in the parish. He married a local girl, Catherine Dellar, who had been mistress of the village school. His predecessor as vicar, James Ford (1779-1850, vicar from 1830 to his death), founded the Ford Lectureship at Oxford University. [\(fn. 68\)](#) He is said to have made manuscript notes towards a history of the hundred of Ongar and to have left them to Trinity College, Oxford. [\(fn. 69\)](#) He and Stubbs were not the only historians to be connected with Navestock, for Adam de Murimuth (1275 ?-1347), Canon of St. Paul's, to whom the manor was leased in 1335 by the Dean and Chapter, [\(fn. 70\)](#) was the author of the *Continuatio Chronicorum*, a chronicle which is a primary authority for the history of England in the first half of the 14th century. [\(fn. 71\)](#)