



Janice Gooch

Heritage Consultancy

Heritage Statement

GRIMSHALL FARM, SOUTHEND ROAD, BILLERICAY, ESSEX CM11 2RJ

16 March 2020

Janice Gooch Heritage Consultancy. Job No: 19/231

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1. Summary

This is a Conservation Statement and Impact Assessment for the proposed scheme to construct within the modern curtilage of Grimshall Farm (formerly Elm Cottages), Southend Road, Billericay, Essex CM11 2RJ.

The property is Grade II listed but is not within a Conservation Area.

This Heritage Statement has been written with the proposed scheme, as per Millen drawings

- GHF001 Proposed Site Plan

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 proposed works will affect the significance, character or appearance of the heritage asset.

1.2. Purpose of Report

This report has been drafted to allow for planning purposes.

A site visit was undertaken as part of the report.

2. Methodology

This heritage statement follows the requirements to comply with National Policy Planning Framework (2019) section 16 this statement provides:

- 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 2019), paragraph 189 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.

In addition, it follows the guidance of

- 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 (2nd 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 held in local Archive (online)
- Google Searches

3. The Site

The site is set within South Green, the oldest part of Billericay, and part of the District of Basildon. There have been settlements in the parish of Great Burstead and South Green since Saxon times, possibly earlier.

The village of Great Burstead was first recorded c.975 as 'Burgestede' meaning 'stronghold-site'. In the Domesday Book (1086) it is recorded as 'Burghesteda'. South Green was first recorded as 'Southwood Greene' in 1593 and by 1777 it was recorded as 'South Green'.

3.1. Site Description

The property is a residential dwelling. The four bay, timber clad, timber framed building dates from the C18. Once in an isolated setting, Billericay has encroached to the north and west of the property.

3.2. Development of Site

Historic Maps

The earliest OS map (1875) shows the property set back from the main road, with the 1922 OS map showing the building as two cottages until 1955 when the property was a single dwelling again with a small curtilage. The curtilage grew in 1966, taking in the adjoining land to form the plot now seen today.

Historic Photographs

There are no known historic photographs of the cottages.

3.3. Site Analysis

The site visit was undertaken on 15 August 2019. This sought to identify any features of historic and architectural significance by gaining an understanding of the building fabric and layout.

3.3.1. Exterior

Four bay, painted weather boarded property of one and a half storeys with timber casement windows. The roof covering is of red clay peg tiles, with three small dormers. The left-hand side elevation has an external chimney stack of red brick construction.



Figure 1 - front elevation of Grimshall Farm, formerly known as Elm Cottage

3.3.2. Interior

A limited inspection was undertaken on the property as the proposed scheme was for an impact assessment on the setting of the listed building. The interior has exposed timber frame with plaster infill panels.

3.3.3. Grounds

The property is set within substantial grounds, with the front garden split into two main areas, the parking/ garage area, and then the large garden, split with a small stream (man-made) through the centre, providing a visual focal point. The grounds continue to the rear of the property, which is mainly laid to lawn.

The garden has a selection of mature trees and plants.



Figure 2 - various views of the garden

3.4. Identification of other Heritage Assets

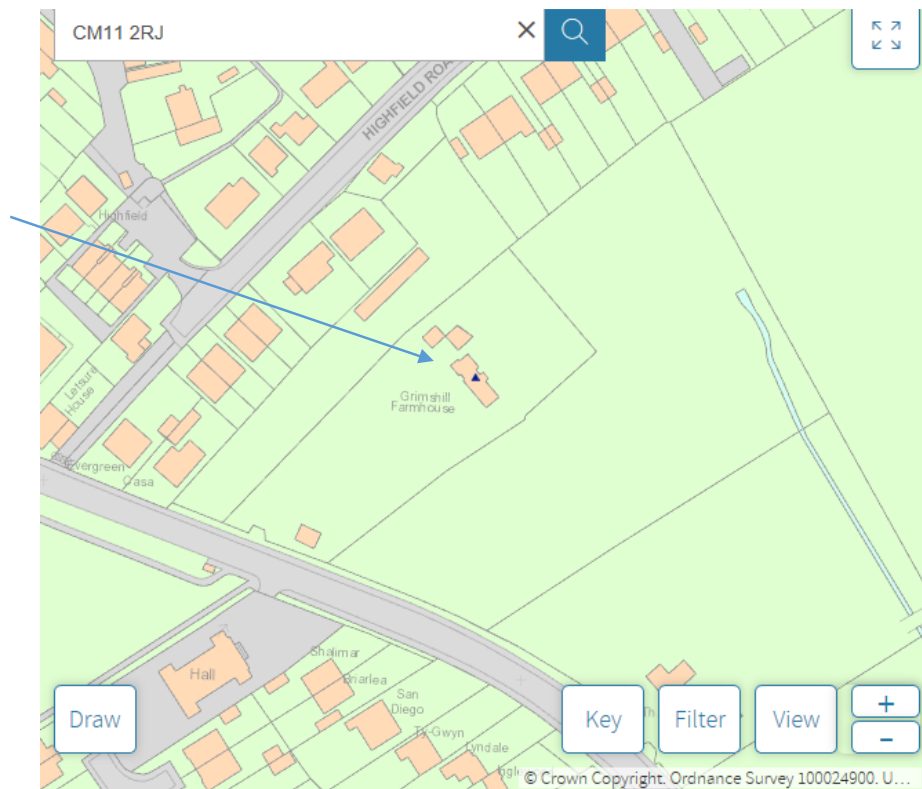
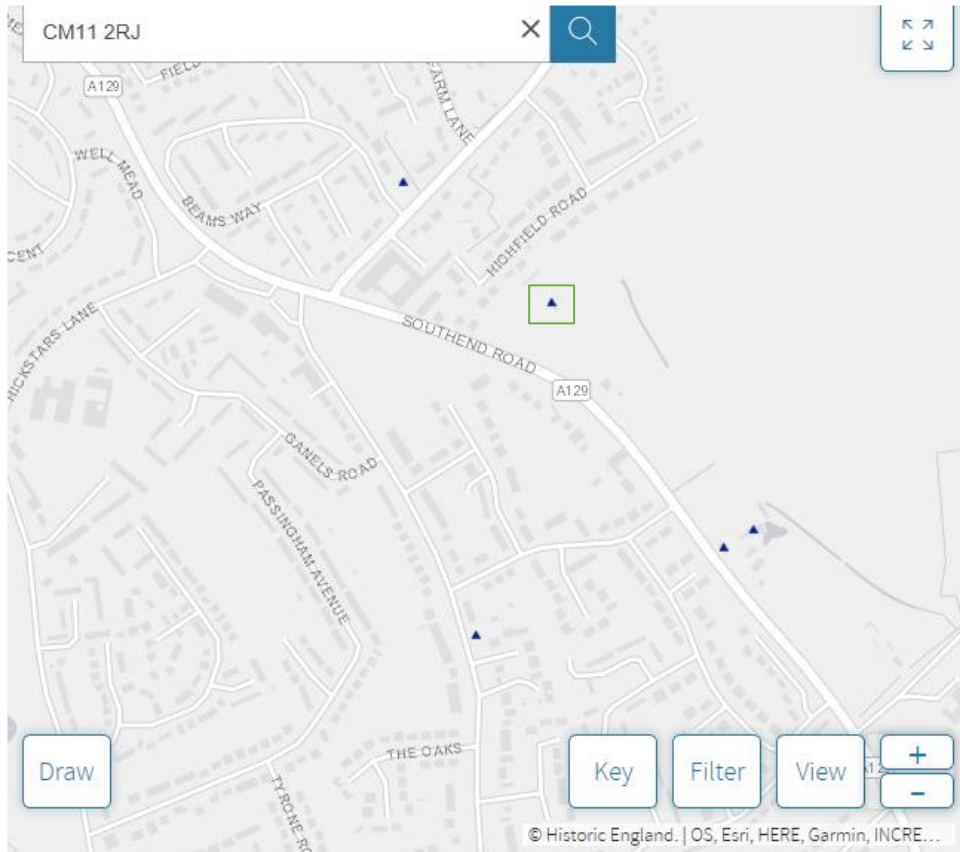


Figure 3 - designated heritage assets, shown as blue triangles (listed buildings). Green square indicates the site. Taken <https://historicensland.org.uk/umbraco/Surface/NHLE/MapSearch?postcode=CM3%206QX&clearresults=True>

Within the wider setting of the Grimshall Farm are some listed farms, with Southend Farmhouse and its Barn and Coxes Farmhouse (all GII), together with 89 Grange Road and Sames Cottage.

The site is not considered to be part of the setting for these designated heritage assets.

(It should be noted that the surrounding open agricultural land is proposed for housing development.)

3.5. Setting of the Asset

The NPPF states that the setting is

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.

South Green has expanded and developed, and it is understood that it has planning permission for additional homes to the land south of the property, up to the Listed Southend Farmhouse and associated listed Barn. This will result in a radical change to the setting of the two farmsteads. At present the open space provides a visual break between the modern encroachment to the north and west of the site and to the more open countryside to the south, which provides open views glimpsed through hedges along more rural feeling roads.

The housing estate to the north and west is of modern construction, typically of the mass builds in the area from in the mid-twentieth century. There are snippets of the more historic core which can be glimpsed through the modern urban areas.

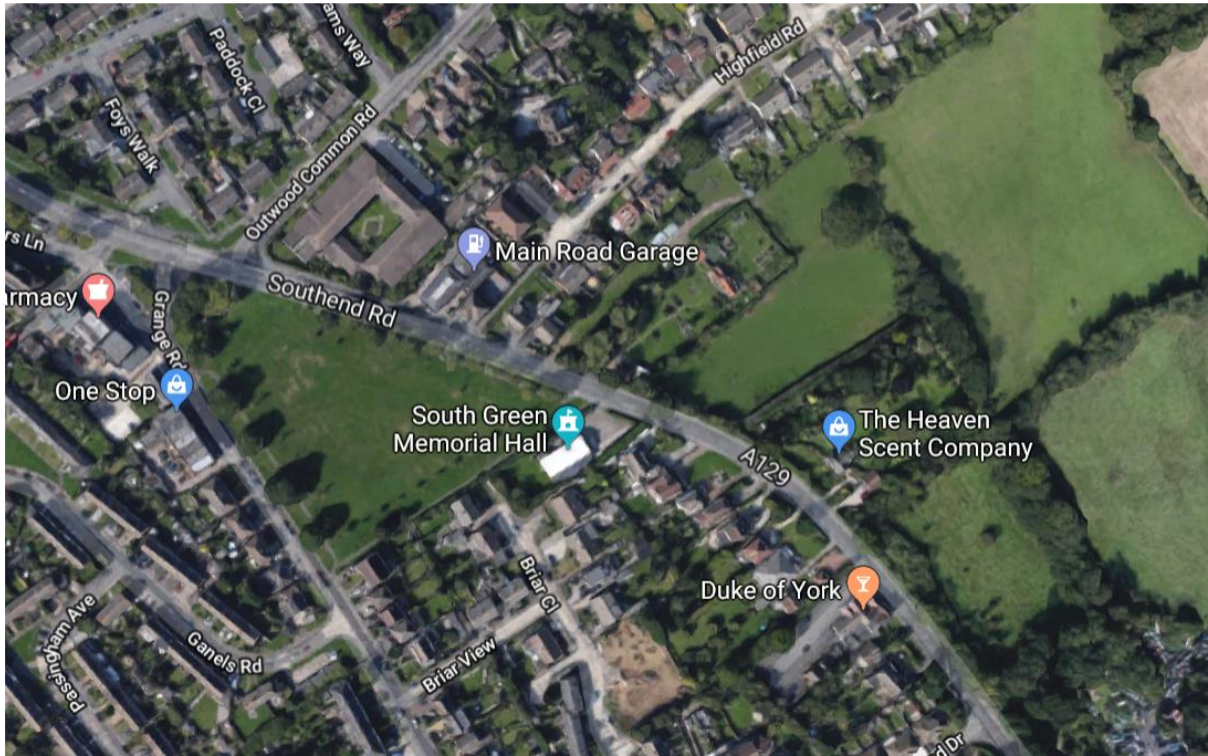


Figure 4 - wider setting of Grimshall Farm, and in detail. Taken from Google Earth - <https://www.google.co.uk/maps/@51.6138451,0.4336857,158m/data=!3m1!1e3>

3.6. 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

In some circumstances, scientific or technical value may be considered as a building may have used new technology or materials to achieve the design.

The NPPF (2019) 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.

3.7. Assessment of Significance

The significance of the site is the group value of the terrace of commercial buildings constructed along Sydenham Road.

Archaeological Interest

The property is a good example of a simple vernacular building. The property is one and a half storeys. The main frame appears to remain relatively unaltered and provides a good example of a simple timber frame building that was not intended for the higher end of society.

The grounds have been landscaped and altered. There have limited HER (Historic Environment Record) to indicate whether there are any possible buried archaeological evidence.

The site is of unknown interest. The house is of high interest as many of these properties have been lost or substantially altered.



Figure 5 - view of front elevation of cottage

Architectural and Aesthetic Interest

The property was originally set within a smaller curtilage than present and would have presented a small workers cottage(s)¹ set within limited grounds, suitable for the lower status of the property.

Grimsall Farm, indicates a property of higher social elevation and part of a larger farmstead like those at Southend Farm, however, the type and style of the cottage is more reflective of the smaller workers cottages that are associated with farmsteads, rather than the usually much larger farmhouse.

The change of name would reflect this, moving from Oak Farm Cottage, to Elm Cottage to the present Grimshall Farm. However, this removes none of the aesthetic, rural grace that the property has. From the main road, the property can only just be glimpsed, shielded by hedges, trees and the other houses. Once within the confines of the grounds, the cottage sits low in the plot, almost hiding itself from view.

Historical Value

The property was built as a vernacular building of lower social status. Many older buildings are of a higher status as many of these small workers cottages were not considered as important or were too small and therefore demolished.

The historical significance of the cottage is high as it is a rare survival of this type of property.

¹ Historic OS Maps indicate that the property was 2 cottages in the late 1800s/ early 1900s

Social / Community Value

The property was constructed and used as a domestic dwelling(s) and has limited social and community significance.

4. Proposed Scheme

4.1. Requirements for Change

The objective in the proposed scheme is to use the former separate ground at the front of the property to build new dwellings, reducing the size of the grounds to the historic curtilage.

4.2. Condition of Asset

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

The property and the grounds have been well maintained.

4.3. Planning History

The local planning authority, Basildon District Council, had no information on previous planning applications for this property/ site when search by postcode (CM11 2RJ).

4.4. Proposed Works

It is proposed to:

- Replace the boundary line to the historic boundary line
- Form a new driveway/ parking area from existing access
- Construct 5 No new detached 1 and a half storey dwellings, together with soft & hard landscaping

4.5. Design considerations

When extending or designing within the setting of a listed building, there are three key options available:

1. Conventional
2. Contextual
3. Radical

Each of these design options should take into account the significance of the listed building and its setting.

The cottage has a very simple vernacular style, and a standard estate house would clash and overpower the listed building. Smaller houses based on a vernacular/ agricultural appearance are considered a more suitable scale and mass.

The proposed new buildings can have an element of modern/ contemporary design, whilst using the characteristics of the vernacular/ agricultural appearance.

The choice of materials and layout will be key in the proposed development. Again, these should reflect a simple palette of render, weatherboarding and limited use of bricks.

4.6. Alternative options and Uses

The proposed aim of the works provided several options to gain the end result, however, the key was to ensure that the buildings do not overpower or dominant the listed cottage or cause harm to its setting.

4.7. Opportunities for sustaining and enhancing Heritage Assets

The current curtilage is large for the social hierarchy of the property. The grounds would have been much smaller, as shown on historic maps, and therefore, reducing the size would reinstate the relationship with the surroundings. Whilst many applications are looking to reduce the historic curtilage and change boundaries, this application looks to reinstate to historic boundaries and curtilage.

The proposed design of the new properties and their layout can retain and enhance the glimpsed views towards the property.

4.8. Reason for Proposed Option

An alternative was considered for the layout and form to represent a traditional farmstead and barns; however, this was considered to misrepresent the site and the introduce an incorrect element into the setting. There is no evidence to indicate that there were farm buildings here.

A courtyard layout was also considered, however, this would result in backs of houses facing onto the main road, which was felt to disconnect the listed property from the main road, as well as the proposed new development.

A more traditional layout, as shown, was felt to be more suitable, providing a vista down the site, including the new buildings, but also the listed building. Whilst the proposed new houses turn their back on the listed building, it allows the listed building to retain its close setting and not form part of the new development.

4.9. Materials to be used

The material choice should reflect the simple vernacular palate of stained weatherboarding, render and limited use of bricks. The roof covering should be slate or red clay tiles. The landscaping should also reflect the setting and retain a simplicity.

4.10. Reason for Proposed Option

The chosen option proposes to use a modern vernacular/ agricultural style of property to complement the humbler cottage. A modern house constructed in brick was considered to overpower and conflict with the setting of the cottage.

5. Impact 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 generations'

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.

5.1. Criteria for assessment

The impact assessment will review the proposed works and how these may have an impact on the heritage asset and its significance. Not all works to a designated heritage asset will have a negative impact, some works will have neutral or positive impact on the significance or character.

5.2. Impact on the setting of the designated heritage asset

The original setting of the listed building has altered over the previous 100 years, with the enlargement of the curtilage and the encroaching of the built environment. Further development within the wider setting is proposed of housing estates.

The proposed application does not affect the listed structure but is within the current curtilage of the property. Historically this curtilage was smaller, as evidenced by the historic maps. The proposed scheme looks to revert back to this boundary line.

The proposed new development within the area will have an impact on the current setting of the listed buildings, and normal practice would require 'buffer zones' to be formed to protect the perceived agricultural nature of the setting of a listed farmhouse. The development is likely to be of standard two storey dwellings set on an approved road network with sweeping curves, garages, etc. The proposed scheme here is smaller, retains the views towards the listed building and uses individual designed properties to provide a bespoke scheme in a style that complements the existing cottage.

5.3. Summary

The proposed scheme looks to develop outside of the historic boundary of the listed building. The current boundary line was established in the mid-1900s and it is presumed to have been enlarged to provide a bigger, domestic garden for the beautiful cottage, that itself was converted from 2 cottages into a single dwelling.

The proposed designs are simple and contemporary, taking inspiration from agricultural buildings, rather than standard housing found on estates. This adds to the layers of history of the settlement whilst considering the setting of the listed building.

It is considered that the proposed scheme complements the simplicity of the listed building, whilst offering the potential of a unique scheme.

The scheme is not considered to cause harm to the setting of the listed building.

Appendix 1 - Photographs



Figure 6 - Grimshall Farm to the right-hand side of photo



Figure 7 - listed building



Figure 8 - simple proportions of Grimshall Farm



Figure 9 - number of outbuildings to the left-hand side of house



Figure 10 - view to house is blocked, with glimpses from within garden



Figure 11 - looking towards entrance gate and main road



Figure 12 - from the parking/ garage space, the cottage has a rural feel



Figure 13 - by the parking area



Figure 14 - by the man-made bridge and stream



Figure 15 - view from the entrance gates



Figure 16 - the adjoining strip of land to the north of the site



Figure 17 - view of road towards Southend Farmhouse



Figure 18 - view towards Grimshall Farm



Figure 19 - glimpse of the cottage can be seen, though this view will be blocked when this land is developed

Appendix 2 – Maps



Figure 20 - 1900 OS Map



Figure 21 - 1900 OS map in detail

Appendix 3 - Listed Building Description

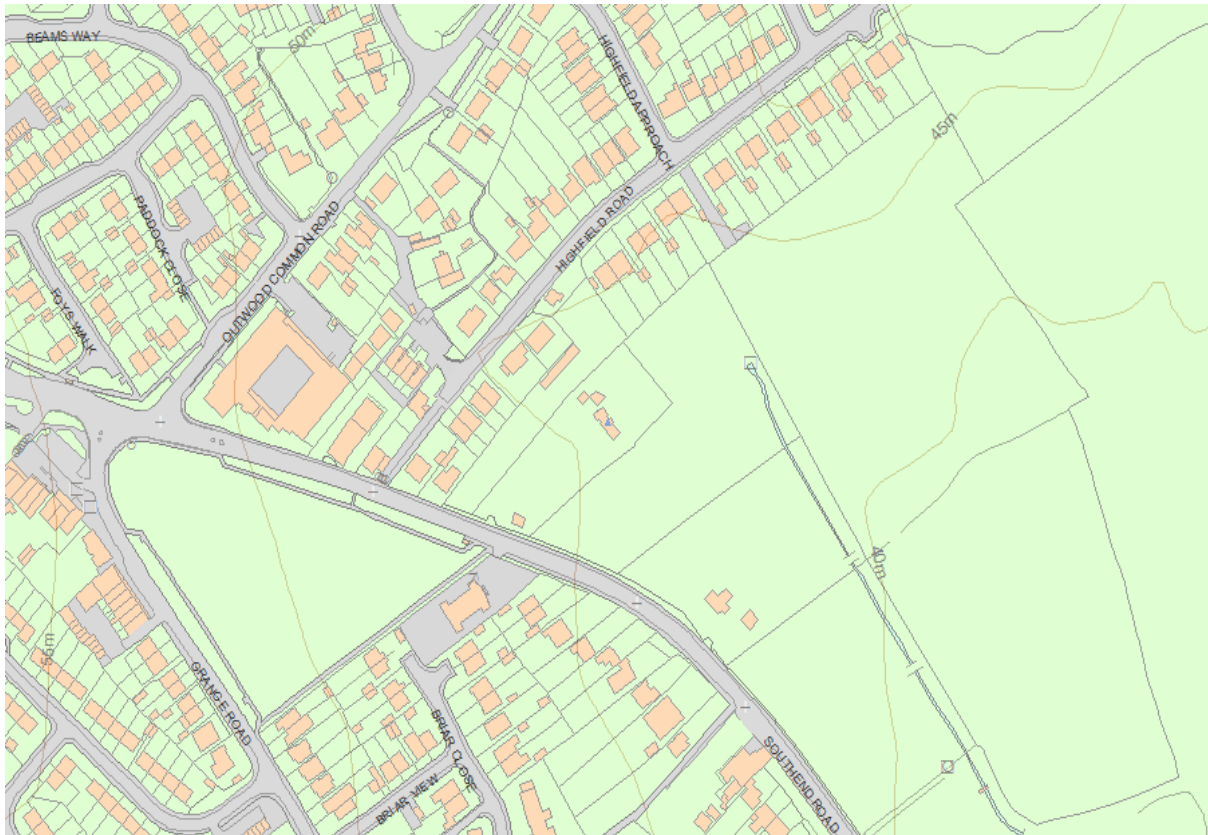
ELM COTTAGES

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Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1122247
Date first listed:	04-Jul-1955
Date of most recent amendment:	06-Jan-1975
Statutory Address:	ELM COTTAGES, 1 AND 2, SOUTHEND ROAD

Map



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Heritage Statement

Grimshall Farm, Southend Road, Billericay, Essex CM11 2RJ

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1122247 .pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 14-Aug-2019 at 13:50:08.

Location

Statutory Address: ELM COTTAGES, 1 AND 2, SOUTHEND ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Essex

District: Basildon (District Authority)

Parish: Great Burstead and South Green

National Grid Reference: TQ 68628 93366

Details

1. 5209 SOUTHEND ROAD BILLERICAY

Elm Cottages (Nos 1 and 2) (Formerly listed under Church Street, Great Burstead)

TQ 69 SE 2/67 4.7.55

II

2. A C18 timber-framed and weatherboarded house. 1 storey and attics. 3 window range, casements with lattice leaded lights. Roof tiled, with 3 gabled dormers.

Listing NGR: TQ6862893366

Legacy

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

Legacy System number:

112395

Legacy System:

LBS

Legal

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

End of official listing

Appendix 4 – Historic Environment Records (HER)

Search: Billericay Accessed: 14/08/19

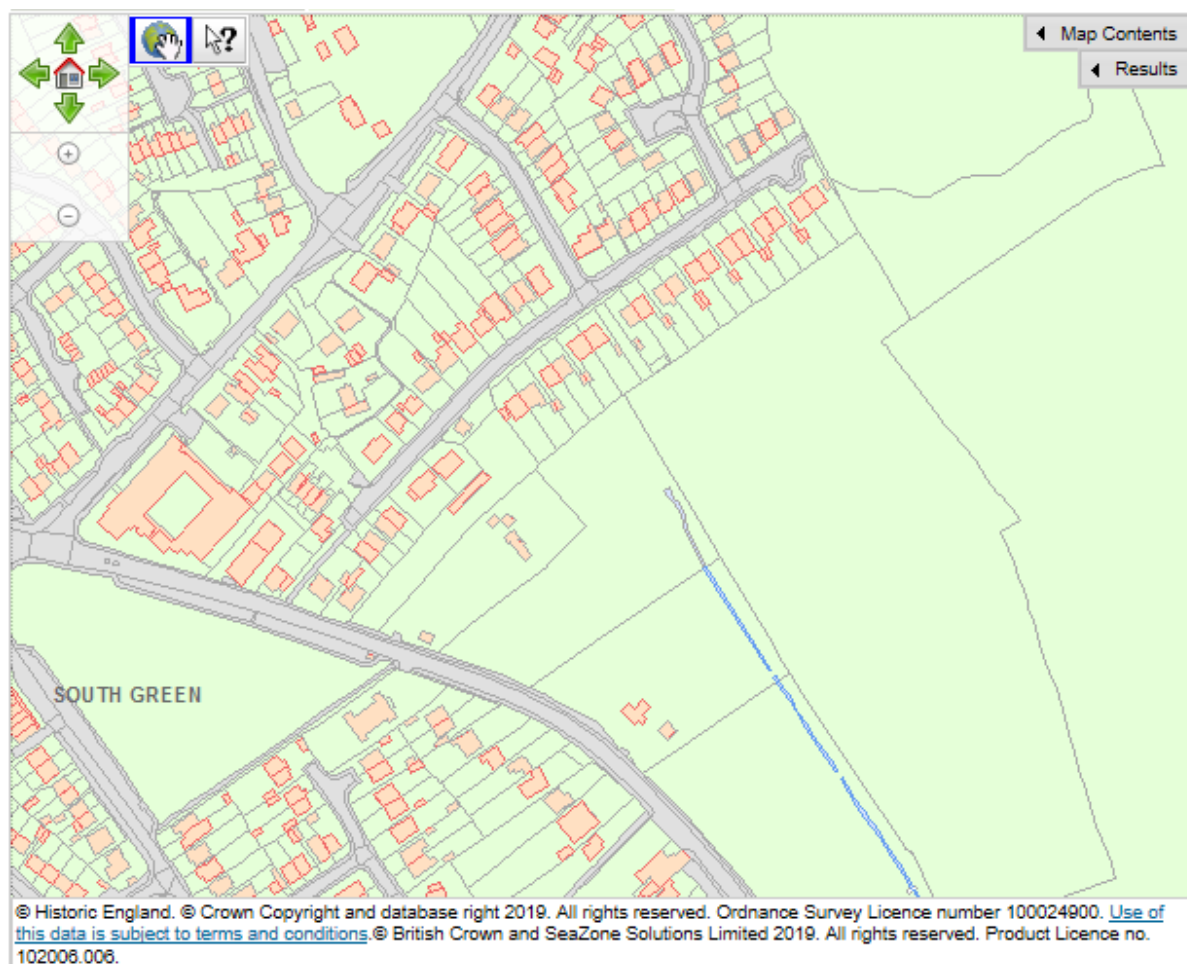


Figure 22 - HER's. Taken from <https://www.heritagegateway.org.uk/Gateway/Results.aspx>

Statutory Data

The National Heritage List for England

The National Heritage List for England is the official and up-to-date database for all nationally designated assets, including Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites.

The National Heritage List for England returned 59 records matching your search, here are the first 5.

Title	Type	Location	Grade
GREAT BLUNTS FARMHOUSE	Listing	GREAT BLUNTS FARMHOUSE, STOCK ROAD, Billericay, Basildon, Essex	II
DOVES FARMHOUSE	Listing	DOVES FARMHOUSE, POUND LANE, LAINDON, BILLERICAY, Basildon, Essex	II

HURLOCKS FARMHOUSE	Listing	HURLOCKS FARMHOUSE, GREENS FARM LANE, Billericay, Basildon, Essex	II
HILL HOUSE	Listing	HILL HOUSE, STOCK ROAD, Billericay, Basildon, Essex	II
THE OLD VICARAGE AND ATT...	Listing	THE OLD VICARAGE AND ATTACHED WALL, GATEPIERS AND GATE, CHAPEL STREET, Billericay, Basildon, Essex	II

[View all The National Heritage List for England results...](#)

National Designation Decisions

Designation Decision Records (De-listed entries)

Recommendations to remove listed buildings, scheduled monuments and protected wreck sites from the National Heritage List for England (NHLE) are made by Historic England. The Secretary of State for Culture, Media and Sport will then make a decision. Decisions to remove registered park, garden and battlefield List entries are made by Historic England. A list of decisions made to remove buildings, monuments, landscapes and wreck sites from the NHLE can be found in this section.

No records matched the search criteria.

Designation Decision Records (Non-designated entries)

Recommendations not to add a building, monument or wreck site to the National Heritage List for England (NHLE) are made by Historic England. The Secretary of State for Culture, Media and Sport will then make a decision. For parks, gardens and battlefields Historic England makes the decision on whether or not to add it to the NHLE. These decisions are detailed in this section.

No records matched the search criteria.

Non-Statutory National Data

Historic Milestone Society Database



The Milestone society was established in May 2001, we aim to "identify, record, research, conserve and interpret for public benefit the milestones and other waymarkers of the British Isles". Our members' interests also include tollhouses, turnpike history and canal milestones. Please browse <http://www.milestonesociety.co.uk/> to learn more about the history of milestones and about restoration techniques, about our activities and our publications.

Historic Milestone Society Database returned 3 records matching your search.

Title	Location
Fingerpost at Herongate, jct of Billericay Road and A128	ESSEX, BRAINTREE, INGRAVE
Fingerpost at Baker Street crossroads	ESSEX, THURROCK, ORSETT
Milestone, London Road, E end of bus layby	ESSEX, BASILDON, BILLERICAY

[View all Historic Milestone Society Database results...](#)

HE PastScape



The information within PastScape is taken directly from the National Record of the Historic Environment (NRHE). The NRHE contains over 410,000 records on the archaeology and buildings of England and its territorial waters.

HE PastScape returned 26 records matching your search, here are the first 5.

Title	Location	Description
BILLERICAY	Essex	Medieval town where growth due to the s...
BILLERICAY STATION	Essex	Railway station on the Shenfield and So...
BILLERICAY UNITED REFORM...	Essex	The Congregational chapel was built in ...
BILLERICAY WORKHOUSE	Essex	Billericay Workhouse was built in 1839....
MONUMENT NO. 414225	Essex	A Late Iron Age of early Romano-British...

[View all HE PastScape results...](#)

National Trust HBSMR



The National Trust is the largest private owner of archaeological sites in England, Wales and Northern Ireland. Our Historic Buildings, Sites & Monuments Record (NT HBSMR) is the key tool for managing, revealing and sharing the historic environment in our care.

No records matched search criteria.

Parks and Gardens UK



Parks and Gardens UK is a web resource dedicated to historic designed landscapes across England, Northern Ireland, Scotland and Wales.

No records matched the search criteria.



The PMSA aims to heighten public appreciation of Britain's public sculpture, and to contribute to its preservation, protection and promotion. It seeks to achieve this through several projects that include: the National Recording Project, the Sculpture Journal, Save our Sculpture and the Marsh Award for Public Sculpture.

There was a problem communicating with PMSA.

NMR Excavation Index



The Excavation Index (EI) is a guide to the archaeological excavations and interventions carried out in England since the earliest days of scientific archaeology, and an index to the location of the excavation archives and finds. It is part of the National Monuments Record, England's heritage archive.

NMR Excavation Index returned 37 records matching your search, here are the first 5.

Title	Location
LAND AT CHAPEL STREET	ESSEX, BASILDON, BILLERICAY
131 HIGH STREET, BILLERICAY	ESSEX, BASILDON, BILLERICAY
ST ANDREWS HOSPITAL	ESSEX, BASILDON, BILLERICAY
112-118 HIGH STREET, BILLERICAY	ESSEX, BASILDON, BILLERICAY
78-82 HIGH STREET	ESSEX, BASILDON, BILLERICAY

[View all NMR Excavation Index results...](#)

Church Heritage Record



The Church Heritage Record is a digital database of church buildings in England developed by ChurchCare, the Church of England's national resource.

Church Heritage Record returned 5 records matching your search.

Name	Location
Little Burstead: St Mary the Virgin	Essex County
Billericay: St Mary Magdalen	Essex County
Outwood Common: St John the Divine	Essex County
Billericay: Christ Church	Essex County
Billericay: Emmanuel	Essex County

[View all Church Heritage Record results...](#)

Local Records

Essex HER



The Essex Historic Environment Record (EHER) is a computerised database of all listed and other historic buildings and all known archaeological sites, historic parks and gardens and other historic landscape features in the county, plotted onto linked digital mapping, and backed up in many instances by photographs, drawings and substantial written accounts.

Essex HER returned 277 records matching your search, here are the first 5.

Name	Parish/Ward
Billericay	BILLERICAY
Billericay-School Road	GREAT BURSTEAD AND SOUTH GREEN...
Billericay Union Workhouse (former St Andrews Hospital)	BILLERICAY
Deerbank enclosing Norsey Wood, Billericay (see also 5329 an...	BILLERICAY
Billericay-Norsey Wood	BILLERICAY

[View all Essex HER results...](#)

Essex HER



Name: Site of windmill near Hazeleigh

SMR Number: 7855

Type of record: Building

Grid Reference: TL 821 038

Map Sheet: TL80SW

Parish: WOODHAM MORTIMER, MALDON, ESSEX

Summary

Site of wind mill.

Full description

Site of wind mill. <1> <2> Wind mill symbol shown here on C and A map of 1777. <3>

<1> unknown, unknown, *SMR* (MENTION). SEX74.

<2> Chapman, J and Andre, P, 1777, *Chapman and Andre (C&A), sheet XVIII* (Map). SEX1417.

<3> Ordnance Survey, unknown, *OS cards, TL80SW(M)* (RECORD SHEET/FORM). SEX52658.

Monument Types

- WINDMILL (Post Medieval - 1540 AD to 1900 AD)

Sources and further reading

<1> MENTION: unknown. unknown. *SMR*.

<2> Map: Chapman, J and Andre, P. 1777. *Chapman and Andre (C&A)*. Paper. sheet XVIII.

<3> RECORD SHEET/FORM: Ordnance Survey. unknown. *OS cards, TL80SW(M)*.

Search results generated by the HBSMR Gateway from [exeGesIS SDM Ltd.](#)

[Contact Resource Provider](#)

Essex HER



Name: Lodge Road, Hazeleigh

SMR Number: 15228

Type of record: Monument

Grid Reference: TL 826 041

Map Sheet: TL80SW

Parish: HAZELEIGH, MALDON, ESSEX

Summary

Boundary Post

Full description

Depicted on the 1st Ed OS map of 1885, no longer extant <1>

<1> Kemble, J, 1996, *Historic Boundary Markers in Essex* (DESC TEXT). SEX63479.

Monument Types

- BOUNDARY POST (Post Medieval - 1540 AD to 1900 AD)

Associated Events

- Historic Boundary markers in Essex by James Kemble (Ref: ?)

Sources and further reading

<1> DESC TEXT: Kemble, J. 1996. *Historic Boundary Markers in Essex*.

Search results generated by the HBSMR Gateway from [exeGesIS SDM Ltd](#).

Appendix 5 - Assessment of Significance Summary

Heritage Statement
 Check list

Project	Grimshall Farm. (Elm Cottages). (19/231).	
Address	Southend Road, (South Green). Billericay, Essex. CM11 2RJ.	
Local Authority	Basildon D.A.	
HE Listing	Enl. 1122247 - 4 July 1955 (amend. 6/1/75).	
Setting - Listed Buildings	Southend Farmhouse. Enl. 1122246. C18 House. Barn. Enl. 1170931. Coxes Farmhouse. Enl. 1338382. 89 Grange Road, Enl. 1275848 James Cottage. Enl. 1122242	
Conservation Area		
Heritage Gateway	Name	Billericay
	Accessed	14/8/19.
HE Red Box	Oakfarm Cottage.	
Old Maps 1:2,500.	1875.	Building set back from Road.
	1896.	-u-
	1922.	2 cottages.
	1937.	(Part map).
	1955.	1 Property - small curtilage.
	1960.	-u-
	1968.	large plot.
Victorian County History	Billericay only.	
Additional Notes	1977. -u- <u> </u>	

Janice Gooch Heritage Consultancy
 Template for assessing significance – Project: Grimshall Farm.

<p>Archaeological Interest (Evidential Value)</p> <p>Standing structure. (House only). - outbuilding - limited significance.</p>	<p>Misc.</p>	<p>Historic Interest (Historical Value)</p> <p>Two cottages → timber frame with extension. low laying.</p>
<p>Evolution</p> <p>Two cottages. ↳ one cottage.</p>	<p>Gr. 11. Not CA.</p> <p>Significance</p>	<p>Fabric</p> <p>Timber frame. ↳ Refurb. 1950's.</p>
<p>Architectural & Artistic Interest (Aesthetic Value)</p> <p>Vernacular cottage 1 1/2 storey. Attractive</p>	<p>Setting</p> <p>Once rural. ↳ edge of built up area. —v— Further development planned.</p>	<p>(Communal Value)</p> <p>Domestic dwelling.</p>