

Local Development Framework
Evidence Base

Paglesham Church End
Conservation Area Appraisal and
Management Plan



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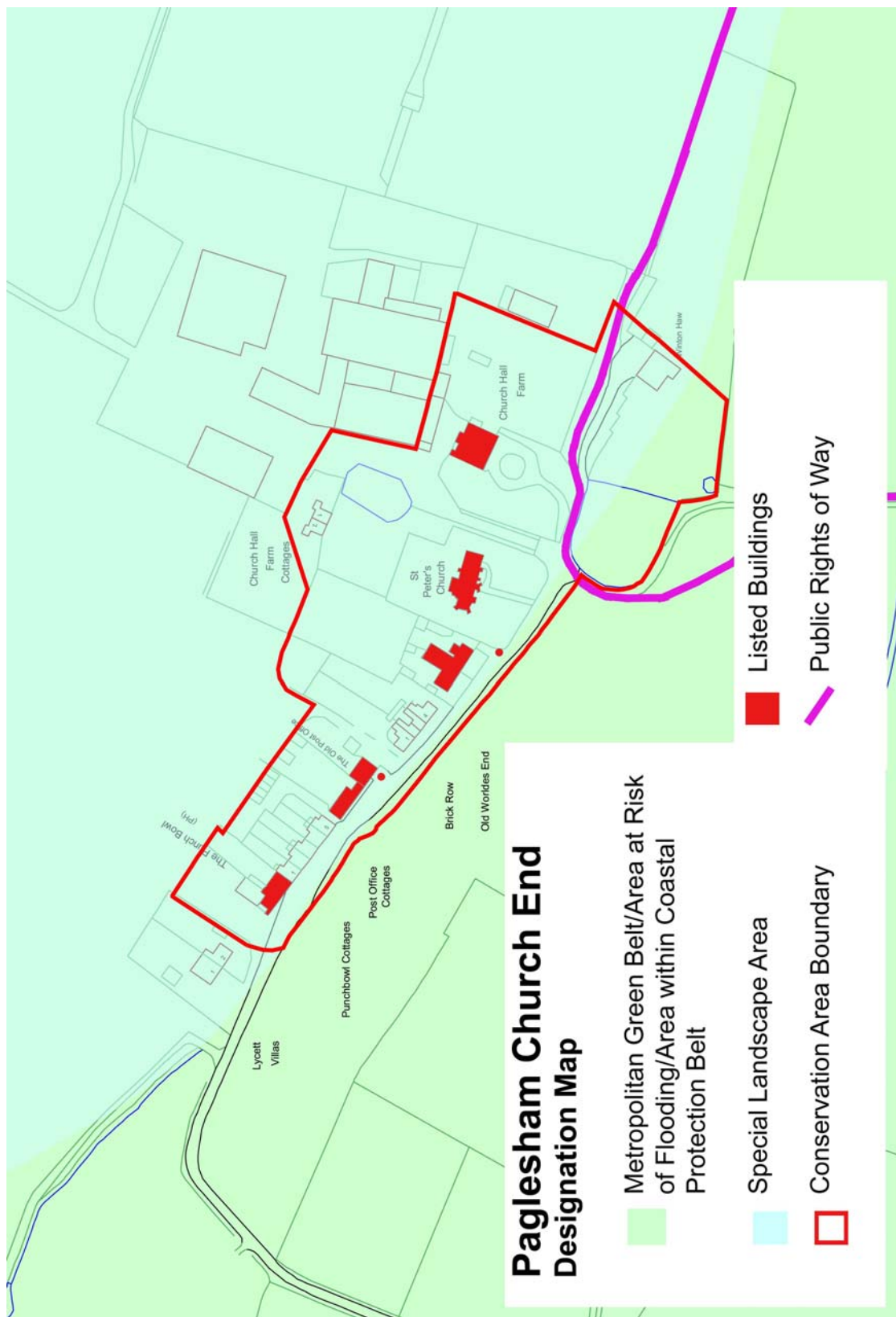
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1. INTRODUCTION

- 1.1 Paglesham Church End is a small rural hamlet located about six miles north-east of the town of Rochford on the southern side of the River Crouch estuary. Based on the largely 15th century church of St Peter and adjacent former manor house, it is one of two foci for the quiet, unspoilt village of Paglesham, famed for its historic associations with the oyster industry and smuggling. The other hamlet, East End, lies about a mile to the east.
- 1.2 The Church End conservation area is linear in form, and encompasses the one-sided south-facing development along the road to the church from The Punch Bowl Inn in the west to Winton Haw, a modern property, in the east. It takes in the large pond adjacent to Winton Haw and passes north to include Church Hall Farm cottages to the rear of the churchyard.
- 1.3 Conservation areas are 'Areas of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings and Conservation Areas) Act 1990). Government Planning Policy Guidance 15, Planning and the Historic Environment, emphasises that the character of conservation areas derives not simply from the quality of individual buildings, but also depends on 'the historic layout of property boundaries and thoroughfares; on a particular "mix" of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shop fronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of space between buildings' (para. 4.2).
- 1.4 Designation of a conservation area extends planning controls over certain types of development, including extensions, boundary treatments, the demolition of unlisted buildings and works to trees. However it does not prevent any change and the area may be subject to pressures (good and bad) that will affect its character and appearance. Church End is a remote and relatively unspoilt hamlet, but it does face some pressures for change, most notably in the demand for modernisation and improvement of existing properties, including extensions and works carried out as permitted development within the provisions of the General Development Order. Such changes can constitute a threat to the special character of the area.
- 1.5 Rochford District Council commissioned Essex County Council to prepare this conservation area appraisal and the research and fieldwork were carried out in November 2006.
- 1.6 The appraisal provides a brief development history of the current settlement, followed by a description and assessment of character. The contribution of its different elements to the character is identified. Any issues which may affect the protection of character will be highlighted and opportunities for enhancement identified.

2. CHARACTER STATEMENT

2.1 Church End is a tranquil rural hamlet set in an arable landscape close to the estuarine creeks of the River Crouch, located at the end of a narrow, quiet road. Together with the hamlet of East End on Paglesham Creek, Church End is one of the two foci for Paglesham village, which was notorious from the late 18th century as a centre for smuggling, and from the 19th century for its oyster fisheries. The settlement has medieval origins as a classic church/hall complex. The church of St Peter and former manor house of Church Hall remain landmark buildings, and the settlement has retained its discrete identity and small scale. Church End appears as a one-sided linear development along the north side of the road leading to the church. Views into the settlement from the winding approach road, and views out across the open space to the south, are important elements in the special character. The Punch Bowl Inn is a distinctive building at the western end of the conservation area, attracting visitors to this picturesque spot. Domestic one and a half and two storey cottages in rows or pairs are the typical building form. White weatherboard, soft red brick and plain clay roof tiles are traditional local building materials that characterise the conservation area.



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Fig. 1 Paglesham Church End conservation area showing statutory designations.

3. STATUTORY PROTECTION WITHIN THE CONSERVATION AREA (Fig. 1)

- 3.1 Paglesham Church End conservation area was designated in November 1973.
- 3.2 There are eight listed buildings or groups of buildings in the conservation area. These are the church of St Peter, which is Grade II* listed, and Church Hall, Old Worlds End, Old Post Office, nos 1-4 Post Office Row, The Punch Bowl Inn, the mounting block abutting the churchyard wall, and a K6 telephone kiosk, all of which are Grade II listed.
- 3.3 There are two public rights of way in the conservation area marked on the Definitive Map of footpaths in Essex, one running east from the end of the road past Winton Haw leading towards East Hall, and one running south towards Paglesham Road. The Roach Valley Way passes east-west through Church End.
- 3.4 There are no trees protected by Tree Preservation Orders in the conservation area. However trees within the conservation area enjoy protection in as much as anyone within a conservation area carrying out works to a tree must give written notification to the local planning department at least six weeks beforehand.
- 3.5 The rural character of Church End and its wider setting are recognised by a number of statutory designations. The settlement lies within Metropolitan Green Belt, and there is a general presumption against inappropriate development. Church End is also within the Essex Coastal Protection Belt which recognises the special and undeveloped character of parts of the Essex coastline. In addition it is set within a Special Landscape Area (SLA), designated as being of great landscape value, the conservation of which is considered to be important to the district as well as the county's natural heritage. There is a presumption against development in an SLA unless it accords with the character of the area.
- 3.6 With its low-lying setting Paglesham Church End is situated within an area that has been designated as at risk of flooding. New developments must take into account the level of risk posed and must include appropriate flood mitigation and management measures.

4. PLANNING POLICIES

- 4.1 Rochford District Replacement Local Plan was adopted in June 2006. Its objectives include promoting a green and sustainable environment, improving the quality of life for people in the District, and the maintenance and enhancement of local heritage.
- 4.2 The Replacement Local Plan includes specific planning objectives to protect and enhance the historic character of settlements, particularly within conservation

areas, and to formulate and publish a detailed assessment of each conservation area, indicating townscape features, buildings and spaces that distinguish the character of each conservation area, to be taken into consideration when new development is being proposed.

- 4.3 The Replacement Local Plan contains policies (BC1-2) formulated to ensure the preservation of the special character of the conservation areas and to promote good design within them. Further guidance for the assessment of proposals for development in conservation areas is provided in Local Plan Supplementary Planning Document 6.
- 4.4 The Replacement Local Plan also includes a range of policies dealing with development in Green Belt (policies R1-R10), and there is a general presumption against inappropriate development. The preservation of the character of villages including Paglesham Church End is included in the Council's objectives in applying Green Belt purposes.
- 4.5 The Coastal Protection Subject Plan, a statutory plan adopted in 1984, defined the extent of the coastal areas within Essex where there would be the most stringent restriction on development due to the special character of the open and undeveloped coast. Policy CC1 of the Essex and Southend-on-Sea Replacement Structure Plan embodies the commitment to the Coastal Protection Belt. Policy NR10 of the Rochford District Replacement Local Plan sets out the local planning authority's approach when considering rural and undeveloped areas of coastline within the Coastal Protection Belt, and states that applications for development will not be granted planning permission unless it can be shown that the development would not adversely affect the open and rural character of the coastline, or its historic features, wildlife or geological features.
- 4.6 Rochford District Council sets out its policy with regard to the protection of SLAs in Policy NR1 of the Replacement Local Plan. This policy states that development will not be allowed unless its location, size, siting, design, materials and landscaping accord with the character of the area in which development is proposed.
- 4.7 Flood risk is a material planning consideration. Policy NR11 in the Replacement Local Plan sets out the local planning authority's approach to development proposals within flood risk areas. Applications for development in these areas must be accompanied by flood risk assessments to enable the Local Planning Authority to consider the level of risk posed to the development and the effectiveness of flood mitigation and management measures.

5. LOCATION AND LANDSCAPE SETTING

- 5.1 Paglesham is a small polyfocal village, with the main foci at the small hamlets of Church End and at East End closer to the coast. The remainder of the village comprises farms and cottages strung out along roads that link the main foci. The village is situated in the north-east of Rochford District, about nine miles north-east of the conurbation of Southend-on-Sea. The roads leading to the settlements terminate there, and the village has retained a sense of remote isolation.
- 5.2 The village is low-lying and set at the eastern end of a peninsular of land bounded on three sides by river creeks and marshland, and is sited on the saltwater floodplain. The estuarine islands of Wallasea and Potton are located to the east. The underlying geology is brickearth and loam-covered gravel terraces. The history and development of Paglesham is intimately linked to its relationship with the coast and the coastal marshes, in particular with the rise of the oyster fisheries in the local economy in the post-medieval period.
- 5.3 Historically the marshlands fringing the settlements were grazed, particularly for sheep pasturage. Today the land is mostly ploughed and the setting of Church End in open arable farmland is an important element in the special character of the settlement (*Fig. 2*). The marshlands began to be drained in the medieval period creating fertile soils for cultivation, and piecemeal embankment and drainage took place until the final enclosure in 1774. The tithe map of 1840 shows a historic rectilinear pattern of fields that is typical of Rochford District, and which may be of medieval or earlier origin. There has been some loss of hedgerows since the Second World War which has created large prairie fields, and has to some extent resulted in the erosion of the historic field pattern and landscape quality.

6. ORIGINS AND DEVELOPMENT¹

- 6.1 In the Neolithic period Paglesham was situated on the eastern edge of a peninsular of gravel protruding into coastal marsh, just above the high-tide mark. The marsh would have been bisected by numerous small creeks and tidal channels and much of it may have been submerged with each high tide. This attracted prehistoric settlers, providing them with easily tilled soils and access to wetland resources and rich grazing on the marshes. There is evidence for occupation of the area in this period in the form of a jadeite axe found to the south-west of South Hall in 1964. Evidence of Roman settlement is provided by Red Hills, salt production sites located to the north-east of the present settlement at Paglesham.

¹ See Medlycott, M. 2003 *Paglesham Historic Settlement Assessment*, Chelmsford: Essex County Council/Rochford District Council. Also Rochford District Council/Essex County Council *Rochford District Historic Environment Characterisation Project*, 2005. Local historian Rosemary Roberts has written a number of publications on different aspects of the history of Paglesham.



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Fig. 2 Aerial photograph of Church End, showing conservation area boundary.

6.2 The earliest evidence for Saxon occupation in the area is a 6th century brooch. The Domesday book records Paglesham at the end of the Saxon period when there were a total of 20 households and six landowners. The principal land-holding was *Paklesham*² or Church Hall manor, which was granted to St Peters, Westminster Abbey by the thane Ingulf in 1066. Writing in 1768, Philip Morant records that in addition to Church Hall there were three further manors in Paglesham, at East Hall, South Hall and West Hall, all named with reference to their location relative to the church³.

6.3 The medieval settlement of Paglesham consisted of the two hamlets of Church End and East End, with other scattered farmhouses and cottages the more significant of which were moated. The settlement at Church End was a classic church/hall complex, with the hall located to the east of the church (*Fig. 3*). The Chapman and André map of Essex of 1777 is a good indicator of the distribution of settlement at Paglesham by the end of the medieval period (*Fig. 4*). At Church End it shows the hall complex east of the church and a larger yard area to the north with six buildings set around the edge (*Fig. 5*). The medieval rectory was located on the Church End road west of the present settlement, and a pond which closely resembles part of a moated enclosure still exists on the site. In 1473, the manor of Church Hall comprised 200 acres of arable land, 100 acres of saltmarsh (including two marshes on the western part of Wallasea Island), 100 acres of pasture and eight acres of woodland⁴.

In addition to Church Hall, East Hall was located mid-way between Church End and East End within a moated enclosure, with South Hall to the south where traces of what is probably a moated enclosure can still be seen. West Hall, although mentioned in 1475, does not appear on the Chapman and André map, but today there are three attached dwellings on the site with 17th century origins. The existing house of Finches and Moules, sited across fields to the south of Church End, is 15th century in origin, but to the rear is a moated enclosure which presumably marks the location of an earlier dwelling. Paglesham's medieval economy was based on agriculture, particularly sheep-rearing for cheese-making, as well as fishing.

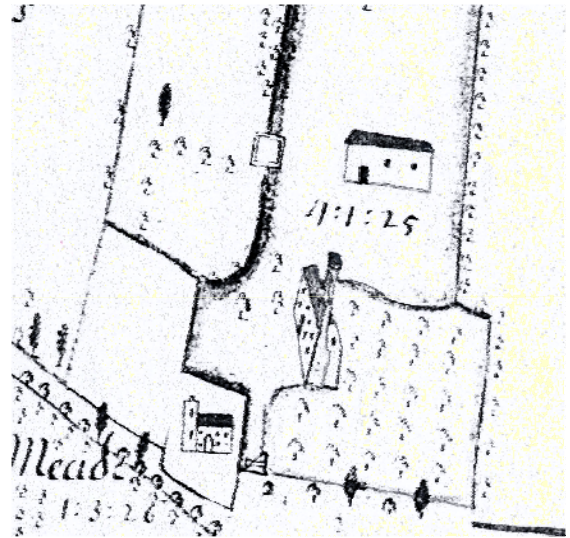


Fig. 3 Paglesham Church End showing the church and Church Hall, c.1700, (ERO T/M 3/1).

² The name has Saxon origins meaning the ham (homestead) or hamm (enclosure) of Pæccel. See P.H. Reaney, 1935 *The Place-names of Essex*, Cambridge: Cambridge University Press.

³ P. Morant, 1768 *The History and Antiquities of the County of Essex*, London.

⁴ P. Benton 1888 *The History of Rochford Hundred, Paglesham*, Rochford: A Harrington, p. 403.

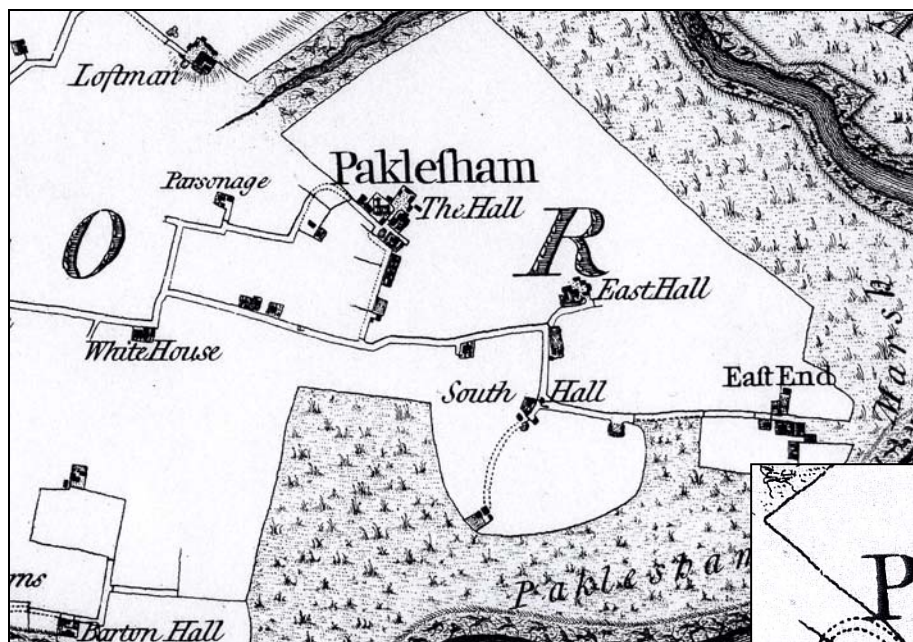


Fig. 4 Chapman and André map of Essex, 1777.

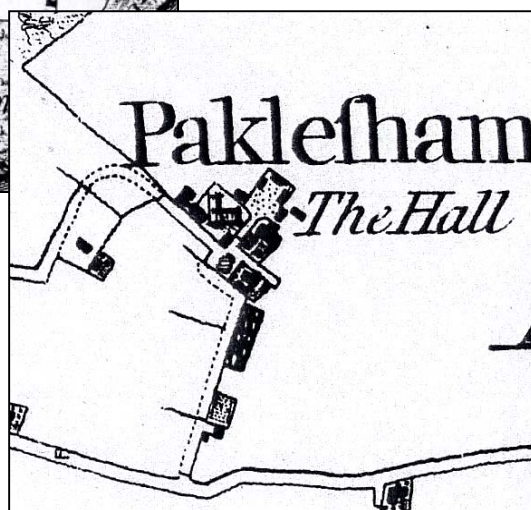


Fig. 5 Detail of Chapman and André map, Church End, 1777.

6.4 Paglesham grew slowly in the post-medieval period, and remained a remote and self-contained community. By the end of the 18th century it had gained a reputation for smuggling. One notorious Paglesham smuggler was William Blyth, an important character in local folklore who lived at Church End. He was also churchwarden and village grocer, and was said to have wrapped groceries in pages torn from the parish registers. The small hamlet at Church End grew slightly during this period with new cottages along the road leading to the church, and new farm buildings to the north of the hall (Fig. 6). Although the south side of the church road remained undeveloped, a short row of

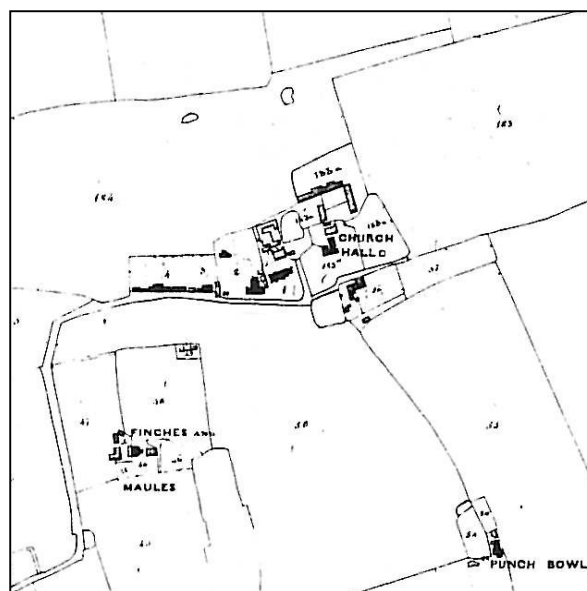


Fig. 6 Tithe map, Church End, 1840.

weatherboarded cottages known as Bedford Row was built in the 19th century across the field from the Punch Bowl. These were demolished in the 1960s. Brick Row was added in the late 19th century. There were more significant developments in the later 19th century at East End precipitated by a prosperous oyster industry. Up until the end of the 19th century much of the River Roach was common ground for oyster fishing, with the remainder divided into private layings. The population of the parish increased slightly from 433 in 1841 peaking at 518 in 1881 after which it slowly declined. Around 200 people lived at Church End in the 1880s, where agricultural labouring was the main form of employment, whilst at East End there were more oystermen. However a wide range of trades were represented in the parish as a whole including cobblers, blacksmiths, bakers, thatchers, carpenters and a range of professions associated with the coastal location including boat builders and ships carpenters.



Fig. 7 Church End, c.1899 (ERO I/Ba 51/1).

- 6.5 Today the population of Paglesham parish is a little over half what it was a century ago at around 250, living in 100 households. Farming continues to be an important element in the local economy, but the oyster industry has disappeared and boat building is limited to pleasure craft. At Church End, there has been some loss and redevelopment of older properties in the post-war period, including the building of Punch Bowl Cottages in the 1960s and the replacement of the row of tenements at Winton Haw with a large detached house. The most obvious modern interventions

are the large industrial farm buildings to the north of Church Hall. In common with East End, Church End has lost its shops and post office. Despite its isolated location and poor local facilities, Paglesham is a well-established, friendly community, with active local organisations including the Village Produce Association and Women's Institute.

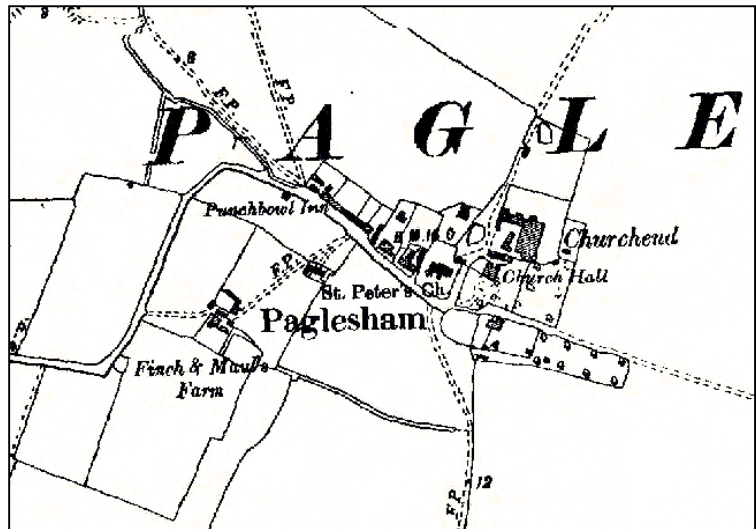
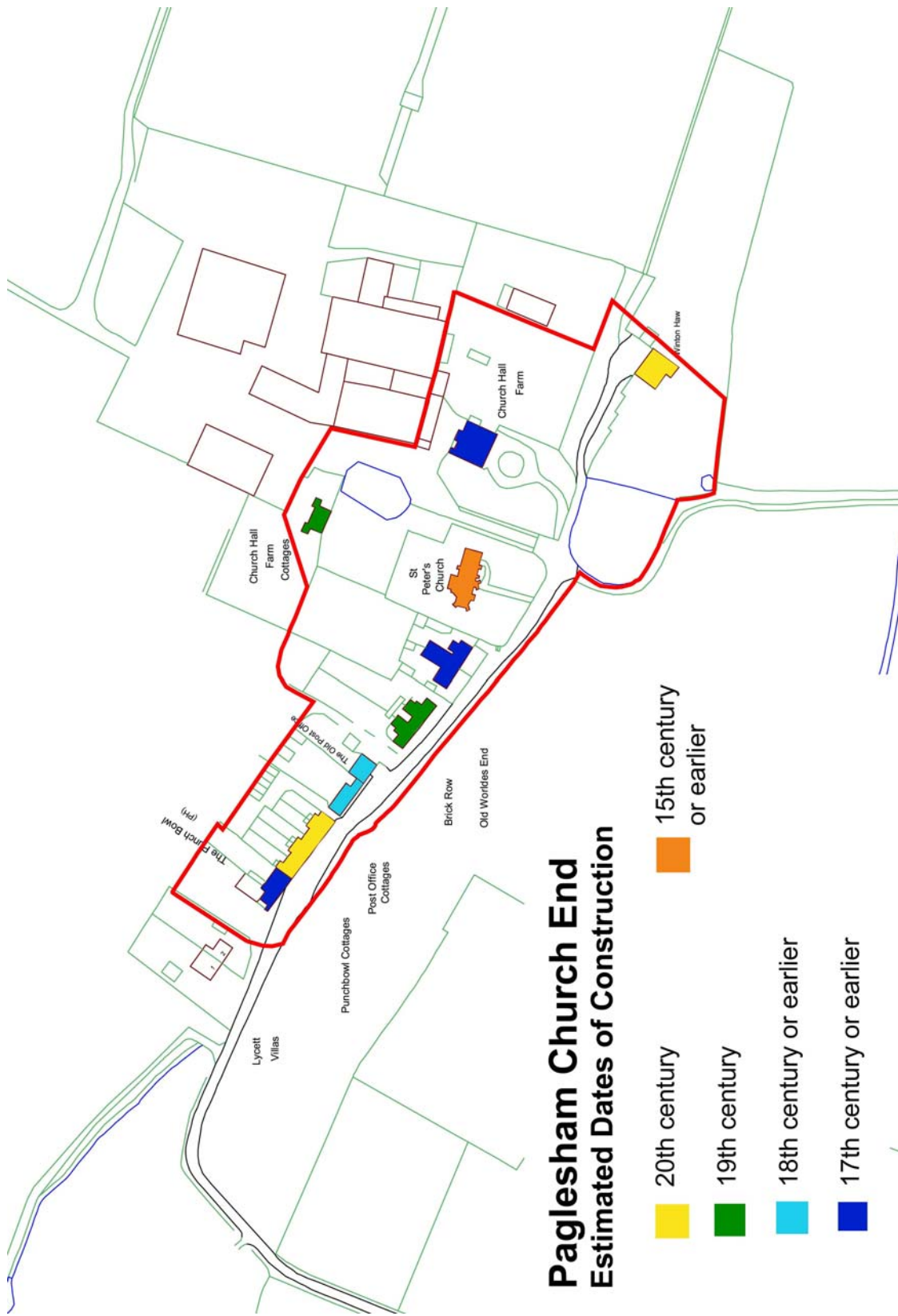


Fig. 8 3^d edition OS map, 1923.



Fig. 9 Church End, c.1910.



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Fig. 10 Estimated dates of construction of buildings in the conservation area.

7. CHARACTER APPRAISAL

Spatial Analysis

- 7.1 Paglesham Church End is a rural hamlet comprising linear development along one side of a quiet road leading to the church, beyond which the road terminates. The conservation area boundary takes in the western edge of the car park of the Punch Bowl Inn, and follows the southern edge of the road, encompassing the pond and the large plot of Winton Haw at the east end. The northern boundary follows the rear boundaries of the Inn and Punch Bowl Cottages, Post Office Cottages and The Old Post Office, before turning north at the rear of Brick Row to encompass a large plot behind Old Worlds End as well as Church Hall Farm Cottages to the rear of the churchyard, and Church Hall Farm. The modern industrial buildings of the farm are excluded from the conservation area.
- 7.2 Church End is approached from the west along a narrow road that winds through flat arable fields passing occasional farmhouses and cottages. The distinctive one-sided development at Church End with its white weatherboarded façades and church tower is visible from the south across fields between the road-side trees. Although this view is more obscured when the trees are in leaf, it presents an attractive approach to the hamlet. The protection of the south side of the road at this point from development should be a material consideration when assessing proposals that might affect the setting of the conservation area (*Fig. 11*).



Fig. 11 Church End viewed from the Church End road.

7.3 The north side of the road is closely built up to the edge, with a sense of enclosure in contrast with the open and undeveloped south side (*Fig. 12*). The enclosure is broken at Church Hall Farm, where the old Hall is set back in a large garden plot with a low boundary wall, lawns and occasional trees. A private road heads north into the farm complex and provides access to Church Hall Farm Cottages. The long view to the east end of the road is closed by trees in the churchyard, around Winton Haw and around the pond. The southern edge of the road is bordered by a dry ditch and well spaced mixed species trees (*Fig. 13*). From here there are important views south across the arable landscape, particularly to Finches and Moules.



Fig. 12 North side of the Church End road.



Fig. 13 Looking west with the tree-lined south side of the road left and the churchyard wall right.

Character Analysis

- 7.4 Despite the 20th century development and rebuilding that has occurred within Church End, it retains a strong sense of its origins as a medieval church/hall complex surrounded by dispersed settlement. As surrounding properties have come and gone the settlement has taken on the characteristic one-sided form seen today, and the south side of the church road has never been developed. The church and hall at the east end remain landmark buildings, counterbalanced by the Punch Bowl Inn at the west end. The pub is now the only commercial building in Church End, the shop and post office having closed in the 1970s. The surviving buildings represent many periods demonstrating that the settlement has evolved over time. These include 16th or 17th century cottages at Old Worlds End, the 18th century Old Post Office, 19th century Brick Row and 1950s Winton Haw. Whilst the buildings exhibit architectural variety, white weatherboard and warm red brick are characteristic, creating cohesion in the built environment.
- 7.5 A variety of building mass, scales and forms are seen in the conservation area, creating an informal character with a varied roofline and eaves line. The dominant building form is the modest one and a half or two storey cottage arranged in continuous rows or pairs. Between the Punch Bowl pub and the Old Post Office the building line is regular and continuous except for a narrow break for rear access between Punchbowl Cottages and Post Office Cottages, with a vertical rhythm emphasised by fenestration, dormers and chimneys. Beyond this the building line becomes less formal, with the church and the two larger detached properties, Church Hall and the modern Winton Haw, set in their large plots to the east.

Materials and Details

- 7.6 The limited palette of traditional building materials seen within Church End is an important element in its special character. Notable amongst these is white featheredged weatherboard, seen on the Punch Bowl Inn, Post Office Cottages, the Old Post Office and Old Worlds End. This treatment was formerly more common having been used on cottages now lost from the street scene including Bedford Row. It is seen in a debased plastic form on Punchbowl Cottages, built in the 1960s to resemble cottages they replaced. Weatherboard is generally painted white on front elevations, and black to the side. Soft red brick is the other dominant form of walling, and is left exposed rather than painted or rendered, and generally laid in Flemish bond except on Punchbowl Cottages where stretcher bond is used. Yellow stock brick is also seen, on the side elevations of Brick Row for example.
- 7.7 The predominant roofing material is hand-made plain clay tiles, laid on steeply pitched roofs at around 50°, with slates used on Brick Row at a pitch of around 35°. Clay pantiles are occasionally seen on outbuildings to the rear, at Old Worlds End for example, but are not common. Although pitched roofs with flanks facing the street are the common roof form, other traditional forms include hipped, and half-hipped gambrel. The Punch Bowl Inn has eaves brackets. Brick chimneys, often with corbelled courses, enliven the roofscape. Dormers where they exist are

typically gabled with plain clay tiled roofs, notably on Punchbowl Cottages where they reflect the style of the earlier cottages there, although their number and the extent to which they dominate the roofscape is not traditional.

- 7.8 Traditional windows are white painted timber vertically sliding sashes with small panes (*Fig. 15*). Some of these are asymmetric with smaller top frames. Small paned side-hung timber casements are also seen, as at Old Worlds End. In traditional brick buildings the window and door heads consist of segmental brick arches or flat arches with voussoir bricks (at Church Hall). Windows and doors in weatherboarded buildings often have small black painted pentice boards and simple black painted surrounds. Most of the doors in the conservation area are 20th century, but traditional painted timber panelled and boarded doors are seen, at The Post Office Cottages for example (*Fig. 14*).



Fig. 14 Painted boarded door, Post Office Cottages.



Fig. 15 Small paned sash windows with pentice,

- 7.9 Boundary treatments can make an important contribution to the character of a conservation area, and at Church End they are generally low key and informal. Picket fences, post and rail fences and hedging are all appropriate for the rural context of the conservation area. Many historic boundary fences have been lost, and picket fences were once more common for domestic cottages than they are today and would benefit from reinstatement if opportunities arise. Many of the cottages now have narrow forecourt strips with various hard surface finishes and attractively displayed with pots, a treatment which is not out of keeping with the informal character of the area. Simple old iron railings are used at Old Worlds End, and this is also a suitable treatment for the rural setting (*Fig. 16*). Timber or metal field gates are used across driveways and these are appropriate to the context. Trees and hedging are used to provide screening around Winton Haw, but the use

of continuous planting of tall *Leylandii* or other conifer hedging, as seen behind the churchyard to screen the gardens of Church Hall Farm Cottages, is less sympathetic. More formal boundaries as at the churchyard and Church Hall consist of low soft red brick walls in Flemish bond with soldier brick capping. Some rear gardens are also bounded by soft red brick walls.



Fig. 16 Railings at Old Worlds End.

Individual contributions to character

- 7.10 The Punch Bowl Inn is a landmark building, dominating the approach to the conservation area (*Fig.17*). It is Grade II listed, and is timber framed with 18th and 19th century features, with a two storey left range and three storey right range, and double pile hipped roofs with clay tiles. It is believed to have been a sailmaker's in the past. The Punch Bowl Inn was previously located with other cottages on a track leading south from Church End to the school, before it opened in its current premises sometime between 1849 and 1873. The field opposite was used for annual fairs. The attractive appearance of the pub benefits from minimal advertising, with just one traditional timber sign on the front elevation and one to the side. The windows are not original, and there are some top hung vents which are not traditional. There is a poor metal flue on the left-hand lean-to which once had a taller brick chimney stack. Like many pubs it suffers from a poor car parking area to the side, with patch-repaired tarmac surfacing, and this would benefit from improved landscaping whilst retaining an informal character (*Fig. 18*). There is also a small pull-in car parking area on the other side of the street which could be better presented – the rails here are collapsing.



Fig. 17 The Punch Bowl Inn.



Fig. 18 The Punch Bowl Inn car park.

- 7.11 Adjacent to the Inn is a row of single storey cottages with attics, Punchbowl Cottages, which at first glance appear to be older properties that fit well in the street scene (*Fig. 19*). Built in the mid-1960s they are of modern construction with stretcher bond brickwork and modern materials, and are constructed in a style that resembles the cottages that they replaced as seen in *Fig.9*. The original cottages were weatherboarded to a lower level, with fewer attic dormers and a gambrel clay tiled roof, and doors with simple small canopies on brackets. No. 1 Punchbowl Cottages has small paned metal casement windows and timber weatherboard cladding which are presumably original to the 1960s build, whereas the others in the row now have plastic cladding and windows (*Fig. 20*). Some of the recessed doorways have been closed in, which undermines the cohesiveness of the row. Despite the modern construction, this row of cottages makes a valuable contribution to the special character of the conservation area. They are not listed, but they are occupy a prominent place in the street scene. It is important to preserve their integrity as a unit, and also to encourage the reinstatement of more traditional materials including timber cladding and windows in keeping with the special qualities of the built environment.



Fig. 19 Punchbowl Cottages.



Fig. 20 No. 1 Punchbowl Cottages, with metal windows and timber weatherboard.

7.12 Post Office Cottages and the Old Post Office was previously known as Shop Row. Atkinson's supply store and post office was located here in what is now called the Old Post Office, which closed in 1973 (Fig. 21). The cottages are timber framed and weatherboarded, with 18th century features although they are possibly older in origin, and are all Grade II listed. They once had picket fence front boundaries, but now have narrow open forecourt areas attractively arranged with pots, a treatment which is not out of keeping with the informal rural character of the area. The front doors of Post Office Cottages are rather curiously arranged at ascending heights (Fig. 22). The appearance of the Old Post Office at the right hand end of the row has changed somewhat having been sensitively converted for residential use - the shopfront on the right hand corner has disappeared and two small catslide dormers in the roof have also been lost.



Fig. 21 Old Post Office.



Fig. 22 Post Office Cottages.

- 7.13 Outside the Old Post Office is a small group of street furniture which includes a cast iron K6 telephone box, a type designed by Sir Giles Gilbert Scott in 1935. This is Grade II listed. This could be an attractive feature in the setting but is in need of maintenance including cleaning and/or repainting.
- 7.14 Brick Row is a row of 19th century cottages with red brick façades, yellow stock brick side elevations, and slate roofs (*Fig. 23*). These cottages have suffered from unsympathetic alterations, particularly replacement UPVC windows where they originally had small paned vertically sliding sashes. The front gardens are open or have informal timber boundaries including posts and picket fences, and would benefit from the reinstatement of picket fencing to reinforce the cohesion of the row.



Fig .23 Brick Row.

7.15 Nos 1-2 Old Worlds End are a pair of semi-detached timber framed weatherboarded cottages, single storey with attics (*Fig. 24*). The property nearest the church has seen a number of uses, including as a Dame school, beer house and later a shop. The cottages are 16th or 17th century, or earlier, with later alterations and additions, and are Grade II listed. No. 1 recently had grant-aided replacement windows installed. This charming pair of cottages is now barely visible behind rambling front garden planting. Although this contributes to the informal rural character of the street, it would be a pity if they became too obscured as they make a positive contribution to the special character of the conservation area. Rear access is provided by a grassy track which runs along the west boundary wall of the churchyard (*Fig. 25*). There is an old brick outbuilding here that may relate to one of the former uses of the property, and outbuildings are shown here on the tithe map of 1840. Together with the churchyard wall the building has been overwhelmed by encroaching ivy and scrub, but traditional outbuildings of this type can make a positive contribution to the special character of the conservation area., particularly where rear areas are visible from the highway.



Fig. 24 No. 1 Old Worlds End.



Fig. 25 Rear access, no. 2 Old Worlds End.

7.16 There has been a church at Church End since at least 1066. The present building is mainly 15th century but with some 12th century elements in the chancel and nave, and a 16th century west tower. The 19th century south porch is approached along an attractive tree-lined path (*Fig. 26*). The church is constructed of stone, flint and septaria with some Roman bricks incorporated into the fabric. By the 1880s it had fallen into a state of dilapidation, but money was raised by subscription for a major restoration in 1883, when the roof was rebuilt and the vestry and south



Fig. 26 St Peter's Church

porch were added. The church has undergone various repairs throughout the 20th century, but its condition is not as good as it should be. Part of the churchyard around the tower is currently roped off with plastic barriers due to the potential hazard from falling stonework.

7.17 The churchyard is bounded by a low red brick boundary wall mainly with soldier brick capping but some stone capping. As well as some 17th and 18th century gravestones, the churchyard contains an excellent survival of 19th century gravestones and ironwork. These include the graves of a number of important local families including the Browning and Wiseman families who were successful oyster merchants at East End, and the infamous smuggling family, the Blyths. The churchyard is still in use, but has become overgrown particularly to the north, and some of the gravestones are overwhelmed with scrub (*Fig. 27*). Although it should be noted that since appraisal a rota of volunteers has been established to help clear scrub and maintain the churchyard. The wall is suffering in places under the weight of encroaching vegetation particularly on the west side. On the south side the boundary wall along the street edge is in poor condition, with open joints and crumbling bricks.



Fig. 27 Churchyard.

7.18 At the south-west corner of the churchyard wall is a red brick mounting block of 18th century date, with stone steps (*Fig. 28*). The churchyard wall here has moulded stone copings. The block and the wall at this corner are Grade II listed, and their condition requires some attention, with encroaching ivy, open joints in the brickwork and split stone.



Fig. 28 Mounting block on south west corner of churchyard wall.

7.19 Church Hall is 17th century or earlier in origin, and Grade II listed (*Fig. 29*). It is constructed of characteristic warm red brick with a Georgian façade with parapets

and a fine doorcase with semi-circular fanlight. This is a distinctive high status building in Paglesham having served as the manor house for the church/hall complex. The Hall has formal garden planting to the front with a circular driveway, and the large modern farm buildings that have replaced more historic structures to the rear create an incongruous backdrop. There are attractive views from the churchyard to the hall, framed by trees and planting, emphasising the important historic links between the two buildings. The private road running through the farm leads to the Victorian Church Hall Farm Cottages (*Fig. 30*). These are a semi-detached pair of brick cottages set in large gardens behind the churchyard. They are invisible from the public highway and can no longer be seen from the churchyard, screened by the tall conifer planting where the setting was once more open.



Fig. 29 Church Hall.



Fig. 30 Private Road, Church Hall Farm.

- 7.20 Winton Haw is a large detached house built in 1959 and virtually invisible from the street set back in a large plot with informal trees and planting around the boundary. This boundary treatment contributes to the rural quality of the conservation area, screening the modern building so that it does not detract from the traditional character of the settlement. It was built on the site of five weatherboarded tenements called The Causeway that stood near the pond. The Causeway was the name given to the footpath that led to East Hall which is still a public footpath today.
- 7.21 The large pond adjacent to Winton Haw was once used for the watering of stock, and is an important historic feature of the village that is now somewhat lost behind the trees and vegetation that have grown up around it. Historically the setting of the pond was more open, as can be seen in the 1899 drawing (*Fig. 7*). The pond would benefit from some maintenance and clearance of surrounding vegetation so that this attractive feature becomes more open to view again. Grants for the maintenance of ponds that contribute to a public street scene may be made available through Essex County Council's Landscape Conservation Programme.
- 7.22 Trees make an important contribution to the conservation area, enhancing its attractive rural character particularly towards the east end where there are trees in the churchyard, in the grounds of Church Hall and in the boundary and grounds of

Winton Haw. Whilst the trees along the southern edge of the road create attractive views along the street, these should not be allowed to become so dense as to obscure views through, and historically this edge was more open. The churchyard provides the main green open space within the conservation area.

- 7.23 Informal rear access paths as seen adjacent to the Old Post Office and Old Worlds End contribute to the attractive rural character of the conservation area, with grassy tracks and grass verges or gravel surfacing (*Fig. 31*).



Fig. 31 Rear access, the Old Post Office.

Problems and Pressures

The church and churchyard

- 7.24 Paglesham church and churchyard are landmarks in the conservation area, and their unspoilt character is undoubtedly part of their charm. However their condition is some cause for concern, as they are taking on a neglected appearance which undermines the attractiveness of the conservation area. Water penetration and ivy growth have damaged the stone work of the church, and as has already been noted this has necessitated the erection of a barrier around the base of the tower where the west window needs conservation (*Fig. 32*). A quinquennial survey carried out in 2006 has identified repairs that should be carried out. In the churchyard many of the gravestones particularly to the north side have become overgrown with self seeded scrub and ivy, and the grass has been left uncut (*Fig. 33*). The churchyard wall is suffering in places from encroaching scrub, and the southern boundary wall is in need of repair where the joints have opened and the soft bricks have weathered (*Fig. 34*). The listed mounting block abutting the wall is also in a poor condition. Whilst a highly managed and manicured approach to the churchyard would not be



Fig. 32 West window and door, currently barriered-off.

appropriate, a degree of intervention is required to prevent damage to the built structures and to avoid appearing uncared for and abandoned.



Fig. 33 Overgrown Victorian body tombs, north side of the churchyard.



Fig. 34 Cracking, churchyard boundary wall, south side.

Unsympathetic alterations

7.25 Many of the buildings in the conservation area are listed, but unlisted buildings also make a significant contribution to the special character of the conservation area, particularly Punch Bowl Cottages and Brick Row. Properties are generally well cared for and contribute to the attractive appearance of the conservation area. In the main, alterations and improvements to properties have been confined to the rear elevations and plots, including rear extensions and garages, which do not impinge on the character of the conservation area. However unlisted properties have had some alterations carried out as part of permitted development, including replacement windows. There have also been some unauthorised alterations notably the installation of satellite dishes on the front elevations of Brick Row, which detract from the special qualities and appearance of the streetscape (*Fig. 35*). Changes of this kind



Fig. 35 Replacement UPVC windows and satellite dish, Brick Row.

constitute a threat to the conservation area that can gradually erode its character.

- 7.26 Generally views through to rear areas are attractive and informal, often contributing to the character of the conservation area. However the view to the rear of Punch Bowl Cottages is less successful, with a hard landscaped driveway and poorly designed garage (*Fig. 36*). Further alterations of this kind to rear access areas would undermine the special character of the conservation area.



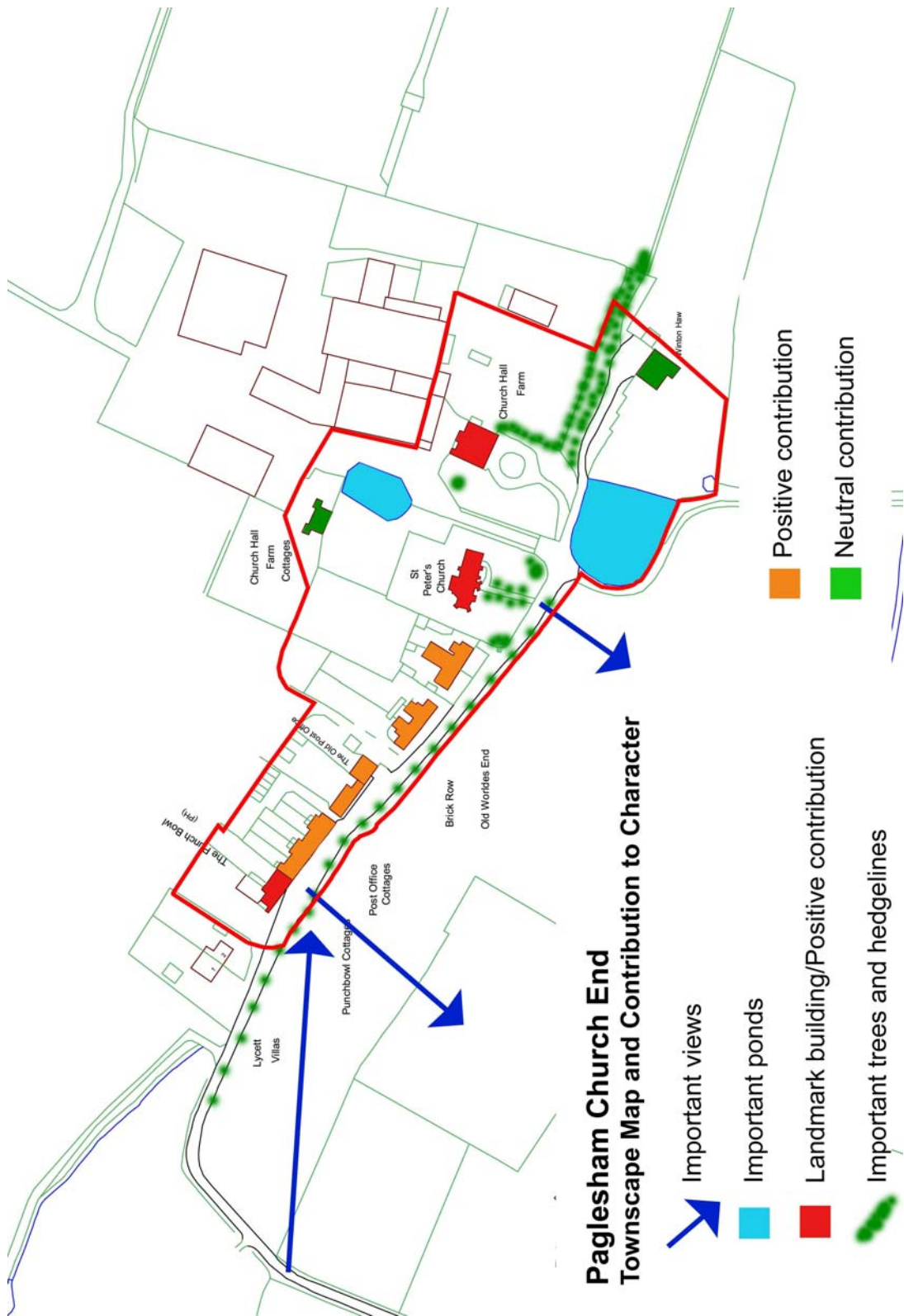
Fig. 36 Rear view, Punch Bowl Cottages.

8. RECOMMENDATIONS

Church and churchyard

- 8.1 Responsibility for the repair and maintenance of the church lies with the parochial church council. This is a heavy responsibility for a small parish such as Paglesham. Whilst acknowledging the difficulties involved, every effort should be made to prevent the condition of the building deteriorating further. Rigorous basic maintenance regimes, including regular clearing of ivy and scrub away from the building, would help and need not be costly. Grants can be secured to ensure an effective and manageable programme of repairs can be put in place. The west window is a particular priority, and the boundary wall should not be forgotten. English Heritage have recently launched their 'Inspired' campaign to tackle the problem of caring for places of worship. Further advice and information is available on their website at www.english-heritage.org.uk.
- 8.2 Paglesham churchyard is also the responsibility of the PCC. The churchyard should be managed in such a way as to maintain a naturalistic and tranquil character appropriate to its rural setting, with low level intervention. The historic character of the graveyard should be respected, including the arrangement of gravestones, planting, and the boundary treatment. However, the scrub has been left to grow up recently, and a considerable amount of clearance is required particularly along the boundary wall and around graves, as well as grass cutting. If left unchecked the

historic character of the churchyard will be eroded, and self-seeded scrub and trees will take hold.



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 Fig.37 Townscape map of conservation area and individual contributions to character.

Alterations

- 8.3 Unsympathetic alterations can threaten the special character of conservation areas. Unauthorised alterations to listed buildings can be dealt with via enforcement procedures, and many of the buildings that make a positive contribution to the special character of Church End are already listed. It is also possible to increase planning controls over certain alterations carried out as permitted development to unlisted properties, including window replacement and hard landscaping of driveways, by introducing Article 4(2) Directions. In such a small community this would be a rather heavy-handed approach. However owners should be encouraged to reinstate traditional features and avoid further unsympathetic alterations wherever possible in order to preserve and enhance the attractive appearance and special character of their environment.

Public realm

- 8.4 The public realm at Church End is generally good and appropriate to the informal, small-scale and rural character of the area. Whilst some conservation areas suffer from excessive street clutter, road signs and markings, this is not the case at Church End. The road edge is loosely defined, with no kerb, fuzzy verges and few markings. The street scene is enhanced by tree planting which contributes to the rural quality of the area. The low key, minimal intervention approach to the management of the public realm should be maintained by the County Council's Highways division. However some improvements could be made. The car parking area of the Punch Bowl has already been mentioned and the landowner should be encouraged to improve this. Street lighting is small scale and unobtrusive, but is of a modern design that could be improved upon if the opportunity arises.

Some maintenance is required – one of the lamp standards is leaning at a jaunty angle. The group of street furniture outside the Old Post Office including the telephone kiosk and the post box occupies a prominent position in the street scene and is rather untidy. The Highways division could contribute to enhancement and landscaping of this area, and BT should carry out some maintenance of the listed telephone kiosk (*Fig. 38*). There is a scruffy noticeboard which the parish council should replace with something sympathetically designed for the rural context. The undergrounding of overhead wires would also enhance the street scene.



Fig.38 Street furniture.

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APPENDIX

Listed Buildings in the conservation area

PAGLESHAM

TQ 99 SW CHURCH END
 7/157 Church Hall
 GV II

House. C17 or earlier origin, C18 facing, alternations and additions. Red brick faced. Red plain tiled roof. End and rear chimneystacks. Parapet and parapet verges. 2 storeys. 3 window range of tripartite small paned vertically sliding sashes, gauged brick arches, excepting first floor central single light window. Central panelled door with small paned top lights, semi-circular fanlight with elaborate tracery, moulded capitals and bases to pilasters, moulded open pediment. RCHM 4.

TQ 99 SW CHURCH END
 7/163 The Punch Bowl Inn
 27.7.59
 GV II

Public House. C18 and C19 features. Timber framed and weatherboarded, hipped double range red plain tiled roofs to left 2 and right 3 storey range, single storey left return lean-to. External left, central front and rear and external right red brick chimneystacks. 3:7 eaves brackets. 1:2 small paned casements or vertically sliding sashes, a C20 door to left of each range, each in a simple surround, pentice boards over.

TQ 99 SW CHURCH END
 7/159 Mounting block and wall at south west corner of Churchyard, Church of St. Peter
 GV II

Wall and mounting block. C18. Red brick, stone steps and stone moulded coping. The wall curves from the northwest to the east. The 3 steps are attached to the west of the wall with the upper step curving to east, & parallel to the road.

TQ 99 SW CHURCH END
 7/291 K6 Telephone Kiosk to South of 1-4 (inclusive) Post Office Row
 GV II

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

TQ 99 SW	CHURCH END
7/162	1-4 (inclusive) Post Office Row
27.7.59	
GV	II

Row of cottages. C18 features. Timber framed and weatherboard. Red plain tiled roof. Off centre right and left red brick chimneystacks. 2 storeys. Segmental headed dormer to right, 5 first floor and ground floor small paned vertically sliding sashes, those to ground floor with pentice boards over and Nos. 2 and 3 paired. 3 vertically boarded doors, simple surrounds, pentice boards over, step approaches increasing in height from left to right.

TQ 99 SW	CHURCH END
7/161	Old Post Office
27.7.59	
GV	II

House. C18 features of possibly earlier origin. Timber framed and weatherboarded. Half hipped steeply pitched red plain tiled gambrel roof outshot at rear. Large central red brick chimneystack. 2 storeys and attics. 2 window range of small paned vertically sliding sashes, moulded surrounds. Central doorway boarded at time of re-survey.

TQ 99 SW	CHURCH END
7/160	'Old Worlds End'
27.7.59	
GV	II

Cottage. C16/C17 or earlier with later alternations and additions. Timber framed and weatherboard, exposed frame to left return. Central red brick chimneystack. Red plain tiled roof outshot at rear. One storey and attics, single storey right return lean-to. 4 gabled dormers. Four 2 or 3-light small paned casements, pentice boards over. 2 C20 doors central to windows, the left with simple pediment, red tiled gabled and weatherboard porch to right.

TQ 99 SW

CHURCH END

7/158

Church of St. Peter

27.7.59

GV

II*

Parish Church. Mainly C15 with some C12 work in chancel and nave. C16 west tower. Circa 1883 restorations. C19 south porch and north vestry. Stone, flint and septaria, some Roman brick. Red plain tiled roofs. Chancel. C15 east window of 3 cinquefoiled lights, vertical tracery, 2-centred head and label. 2 small C18 round headed windows to north wall. South wall C16 eastern single light square headed window, western restored C16 window of 2 cinquefoiled lights, square head and label. Between the windows a possibly C16 doorway sunk chamfered jambs and round head. Nave, south wall, end and central buttresses, C19 eastern window of 2 cinquefoiled lights, moulded surround, square head and label with headstops, central C19 2 cinquefoiled lights, pointed segmental head, moulded surround and label with head stops. Western window of 2 cinquefoiled lights, tracery over, square head and label with head stops, carved flowers to surround and head. South porch buttressed at angles, moulded 2-centred arch, moulded label. Small windows to sidewalls, trefoiled 2-centred arches, square heads and labels. C15/16 south door, moulded jambs, 2-centred head, moulded label. C15/C16 nailed and moulded battens to door, moulded muntins, 2 strap hinges and lock plate. Porch interior, of 2 bays, cambered tie beam supported by arched braces on corbels, stop chamfered joists, ridge board. Side seats. Nave, north wall buttressed at eastern angle. Eastern small round headed window, western window of 2 cinquefoiled lights, square head and label. North vestry, gabled to north, east and 2 north wall windows of trefoiled lights, square heads and labels. Small 2-centred window to gable apex. West tower of 3 stages. Crenellated. Buttresses to northwest, southwest and southeast angles. Stair turret to northeast rising above the parapet and with 3 slit lights to east and 2 west faces. Bands below crenellations, bell chamber and second stage. All faces of bell chamber with 2 cinquefoiled lights under square heads, labels over. Each face of second stage has a single trefoiled light under a square head and label. West window of 3 cinquefoiled lights, vertical tracery, moulded 2 centred head, traces of moulded label. Band below window. West doorway, moulded jambs and 2-centred head and label, much worn. C15 nailed plank and muntin door, strap hinges. Interior. Chancel. C19 double side purlin roof, ridge board, moulded wall plates. C19 stained glass to window. Square red brick Sanctuary floor. C19 wrought iron and wood altar rails. Eight C17 and C18 headstones from the churchyard now set in the chancel floor. Floor slab to John Nassu, December 18th 1807. Carved fronts to choir stalls. Cushion capital with ring under, on C20 circular column, used as Piscina. Hatchment to north wall. Simple 2-centred chancel arch. Hatchment over chancel arch. Nave: - C19/C20 roof of 4 bays with end and central hammerbeams supported by corbel stones. Double side purlin roof, ridge board and king posts, all joists stop chamfered. Eight C18 and C19 head stones from churchyard set in floor. C20 octagonal pulpit with sounding board over. Piscina to south wall, cinquefoiled 2-centred head. There is a rim band of a bell dated 1598 on the south window cill. Niche to east of north wall.

Segmental head to north doorway. Donation board over relating to the bequest to 6 poor families given by John Nassu 1807. Chest, moulded rim to lid, carved panel to base of back. C19 octagonal font. Tower arch. 2-centred arch of 2 chamfered orders, the inner resting on semi-octagonal jambs with moulded capitals and bases. Stair turret doorway moulded 2-centred arch. C15, door nailed boards, 2 strap hinges. RCHM 1.



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