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HERITAGE STATEMENT

20 THE CROSS, WIVENHOE, ESSEX. CO7 9QW

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Job No:17/033

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Summary

This is a Conservation Statement and Impact Assessment for the proposed works to 20 The Cross, Wivenhoe. The property is a Grade II house and forms part of a listing (List Entry No: 1225211) which includes 20, 22 & 24 The Cross.

A copy of the listing description is available at: <https://www.historicengland.org.uk/listing/the-list/list-entry/1225211>

The adjoining property, formerly known as Ropery House, is Grade II listed, therefore the works are within the setting of a listed building.

A copy of the listing description is available at: <https://www.historicengland.org.uk/listing/the-list/list-entry/1266468>

Planning Guidelines

To comply with National Policy Planning Framework (2012) section 12, this statement provides:

- An understanding to the significance of the heritage asset
- An understanding 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

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.

Description

The ancient parish of Wivenhoe is located approximately 3 miles south-east of Colchester on the east bank of the river Colne where it widens to form an estuary.

To the south-west corner of the Parish is the port. Wivenhoe Port was an important part of Colchester port from the 16th century until the late 19th century when the river was not navigable for larger ships upstream of Wivenhoe. The port and the associated trades provided additional income and wealth to an agricultural town.

In 1713 two Colchester packet boats went weekly from Wivenhoe to London with cloth and returned with wool for the Colchester cloth industry. Ships sailed to London, Gainsborough (Lincs.), and Hull weekly.

The Quay is formed of a mix of 17th terraced cottages and commercial buildings. The former ship building yard has been lost and now forms part of the Persimmon Homes (c.2000), a modern housing estate which has a mix house of 'every style and size' according to Pevsner's Guide to the Buildings of Essex.

The Tendring Hundred Railway opened a line from the Hythe to Wivenhoe in 1863, running six passenger trains daily in each direction. By 1867, despite disputes with the Wivenhoe and Brightlingsea Railway, it had extended the single-track line to Walton, running three or four trains a day between Colchester and Walton with Sunday services only in summer. Trains were still running

in 1995. The Wivenhoe and Brightlingsea Railway opened a line from Wivenhoe to Brightlingsea in 1866 but was closed in 1964.

Early settlement developed round the quay in the south-west corner of the parish, and the church and manor house just north of it. The rest of the parish contained mainly scattered farms, except for a few houses at Wivenhoe Cross about a mile north of the quay.

Apart from the high street which runs northwards along the spur of high ground the pattern of roads is irregular. West Street may represent an early limit of building above the river foreshore which would then have turned south-eastwards to leave Anchor Hill (perhaps once a market-place) and most of the ground between the churchyard and the quay above high water. A narrow strip of flatter land, which is probably reclaimed marsh and foreshore, widens to the east and west around the gasworks site and Bath Street.

Surviving timber framed houses of the 17th century and earlier are fairly numerous. Two medieval open halls have been identified, at Wivenhoe Lodge and 84-90 High Street, though others may survive beneath the many steep roofs in the village. Other buildings have jettied frontages, including the back wing of Anchor House and the corner of West Street and Anchor Hill, which appear to be 16th century, and Garrison House and the range facing the river to the east of Quay Street which are 17th century. Garrison House, described by Pevsner as 'the best house in East Street.. has a gorgeous display of mid-C17th pargetting on the north side.' Other houses at the lower end of the High Street also has pargetting.

In the early 18th century two houses dominated the town: Wivenhoe Hall, the manor house on the west side of High Street, and a new mansion built just south of the Hall by Matthew Martin, M.P. for Colchester 1722-7 and 1734- 41 and director of the East India Co. Apart from Martin's mansion and Wivenhoe Park, built in the north west of the parish in 1759, there appears to have been relatively little new building in the 18th century.

The number of houses in the parish increased considerably during the 19th century, mostly south of Wivenhoe Hall. New architectural styles were introduced, such as the Manse in High Street and the river frontage of the Colne Marine and Yacht Co.'s premises on The Quay The grey brick, presumably imported, was used whilst local red brick continued to be used for less important elevations and structural work such as chimney stacks. The house at the corner of East Street and Alma Street appears to have a timber frame which has been cased to the front in grey and provided with sash windows and a classical porch whilst the side elevation is in red brick.

In the later 19th century some slightly larger houses filled in some of the gaps in High Street. In 1897 thirty-one plots of land on the Corsellis estate in Belle Vue Road were sold for building, leaving a strip of land along the frontages which the new Wivenhoe Urban District Council used to widen the road c. 1898.

Before the First World War there was further development on the east side of The Avenue and in Stanley and Ernest Roads. In 1927 Wivenhoe Hall was demolished and the land sold as building plots. Small numbers of houses, including 16 council houses, were also built in Rectory, Stanley, Manor, and Belle Vue Roads and in The Avenue north of Belle Vue Road before the Second World War.

In 1946-7 prefabricated houses were provided in Stanley Road, Rectory Road, and The Avenue by the Ministry of Housing and Local Government. From 1948 a council estate was developed west of The Avenue on the former Corsellis Park estate. Council and private housing gradually created an almost continuous built-up area from Wivenhoe Cross to The Quay.

In 1964 some land near The Quay was zoned for industrial use. By 1970 houses had been built on the east of the main road on the Dene Park estate south-east of Belle Vue Road and on the Vine Farm estate east of Wivenhoe Cross, while residential development stretched on the west from the Cross to Wivenhoe wood.

Apart from the west tower (c1500), most of St Mary the Virgin Church was rebuilt in 1859-60 by *E.C. Hakewill*, as the main structure had been weakened by the insertion of a gallery in 1832-3. There are small sections of the church dating from the mid-14th century, such as the two western bays of the arcade.

In 1962, a congregational church was constructed in the High Street. Designed by L & D Kemble, the chapel superseded that of James Fenton's chapel of 1846.

Development of the Building

Ropery House, now 16 & 18 The Cross, is adjacent to 20 The Cross, formerly Ropery Cottages, and was described as 'newly bricked' in 1789. The house is a two storey with attic behind the parapet, five bays wide, with pedimented door case, with an additional, later bay to the left. This 'Georgian' House provides a solid, simple, masculine, classically proportion front, but when viewing from the side, you can see a clear mismatch of buildings.

The same applies to 20 The Cross. The front elevation which faces the road presents a polite, small Georgian cottage, with single glazed, timber sash windows to the ground and first floor, and a low four-panelled front entrance door. To the right-hand side elevation, a solid, red brick wall is presented with brick dentil detail at eaves level, a detail that is typical mid-19th century.

The left-hand side elevation presents a mix of construction methods and materials. No 20 has a painted brick finish, with a high-level render panel to the first floor. The adjoining cottages and the end of No 20 is also brick built, but with a standard pitched roof construction. The front of No 20 has a Gambrel roof, which allows the attic to be a useable/ liveable space, a common feature in many Essex cottages.

The cottages appear to have been 'refurbished', either during Victorian times or with the main house (Ropery House) in c.1789. This allowed for the cottages to be brought up to 'modern' standards, and for additional houses to be added onto the short terrace. Further work was undertaken which has resulted in the present layout.

It would appear the little remains of the original layout of the cottages, apart from indications of the dividing party walls and in places, the wider floor boards.

The insertion of the Georgian main front entrance door may have occurred when Ropery House was 'gentrified' in 1789 as this door is of higher quality than the timber frame, or that this was a 'show' door to present a polite elevation due to its position with Ropery House.

The windows are a mix of ages. To the left-hand elevation, the windows are of low quality, double glazed timber windows of 1970/80s. The style of centre fixed pane, with opening casements and fanlights is typical of this time.

The front elevation windows are timber, single glassed, vertical sliding sash windows. However, the glazing bars are not as fine and as delicate as those that would be found in Georgian windows, and though it is difficult to date they are of more modern construction. These have secondary double glazing and therefore there is a highly reflective image when standing on the footpath which distracts from the simple beauty of this building.

The left-hand elevation, which now forms the main entrance to the home, has a mix of windows and doors. The layout of the doors would suggest that these are the original positions of the main front entrance doors. This would allow the back elevation (now the right-hand elevation) to be blank and therefore have no overlooking into the rear garden of Ropers House. The porch is a modern addition, and is of no architectural value, however, it is accepted that this serves a very practical purpose and does not distract from the overall appearance of the cottages.

The front entrance door behind is a modern 'cottage style' door, and is likely to have been installed at a similar time as the porch and the windows on this elevation. The door combines architectural styles and provides very limited clues of what was here either originally, or through its major renovations and alterations.

The back door is a simple ledge and brace stable door with a small glazed section, and it is likely that this is similar to the style that was installed when originally constructed.

The oldest window on the left-hand elevation is the ground floor window to the right-hand side of the porch. The glazing bars on the sashes are fine and delicate and of high standard. It is likely that this window is of late 18th / early 19th century date. (When the cottages were originally constructed, it would be unlikely that a lowly cottage would have had expensive and fashionable sash windows, and would have had fine timber casements, unless the cottages was part of the periods 'show of wealth and welfare'). The remaining windows are of much later date, with clunky and clumsy glazing bars and random stuck on timber details.

Internally, the front section of this building is constructed of a timber frame which appears to have limited architectural details, indicating that this was originally either a workshop or workers cottages. The layout of the building, the size of the rooms would indicate that there are two possible original layouts.

The first is that this was originally a short terrace of 'one up, one down' cottages, with a simple ladder access to the upper floor. The second is that cottages 1, 2 & 3 as indicated on the annotated drawing was one cottage, until it was converted with the addition which now forms the dining room and Bedroom 4. The roof structure has been repaired and large sections have been replaced, and this provides limited evidence of the original layout. Further research, beyond that which is required for this statement may be able to provide conclusive proof, but it is unlikely.

Historic OS maps indicate that there was a building on the site in 1897. This building appears to be a larger house, possible with our building forming a small wing of the house or as two possible houses. However, the 1898 map appears to indicate this as one building. The following OS maps are unclear until the 1900 which indicates that this is one large building (refer to appendix). However, by 1923,

the map shows four houses in a style present today, and by the 1967 OS map, shows this group as three houses. The maps indicate a long thin narrow building to the other side of Ropery House, which would indicate that these were the workshops for the manufacture of rope (hence the name), and that these cottages were therefore workers cottages.

Due to the extensive refurbishments and alterations, internally there appears to be limited original or significant fabric. The timber frame that is exposed indicates that this part of the building was not high-status due to the size of the timber and the lack of details, such as chamfers. However, the building has been up-graded and improved several times over its life, including the addition of the brick cladding externally and the insertion of new window openings.

The limited exposed timbers to the first-floor ceiling in the small bedroom (proposed bathroom) indicated that the internal wall was in a different location, and that this ceiling (and others) had a lath & plaster finish. The remaining ceilings have a plaster board finish.

Due to the re-configuration of the cottages, new stud walls have been inserted. The cupboard door in the small bedroom appears to be older than the others, but it is not clear whether this is in the original late 1700's position or whether this has been recycled from elsewhere.

Originally, the rooms would have been open and there would have been no internal partitions within the cottages. Following the conversion of the cottages into a single dwelling, the staircase and stud walls have been inserted. The opening between Bedroom 2 and the landing by Bedroom 4 is a new opening formed to create a single dwelling. In either of the original proposed configurations, this wall would have been a gable end to the original timber frame building.

Setting of heritage asset

The property is set within a mix development of houses. The most notable being Ropers House. Dotted within the modern infill there are a small number of Victorian semi-detached, brick built houses.

Significance

The significance of the property is:

- The age of the original building and the late 18th / early 19th century additions
- The building reflects social history and how cottages have been altered and amended to suit contemporary needs
- Relationship with Ropery House and the former industrial area

Condition of the asset

Overall the building is in good condition.

Proposed Scheme

It is proposed to:

- Replace all windows, apart from the older sash window
- Replace main entrance door
- Remove modern stud work forming downstairs bathroom and kitchen
- Formed new ground floor cloak room
- Convert Bedroom 3 into family bathroom
- Infill door opening from Bedroom 2 to landing by Bedroom 4
- Remove internal stud walls which create Bedroom 4 & family bathroom

Design considerations

The cottage has undergone several transformations within its life, each leaving its mark on the building. The proposed works looks to enhance the cottage by selecting materials and styles that work with the building, and add to the layer of history within the building.

Materials to be used

Windows:

All the windows have been replaced since the original timber frame building was constructed.

WG01, the single glazed sash window adjoining the main entrance door has fine glazing bars which suggest that this window has historic value, as modern construction methods and lower quality of timber does not make it easy to produce such fine detailing. 18th century window frames were usually set flush with the outer surface of the wall, as this window is. In 1709 an Act was introduced to set the window frame back from the outer surface to reduce fire risk. These laws, though initially introduced in towns and cities, slowly started to evolve throughout the country, so the position of the window cannot help us with a possible age of window. This window is to be retained with minor repairs and easing & adjusting being undertaken.

WG02 & WG04 are modern replacements with a top hung fanlight. As previously mentioned, the windows would have originally been casement windows. However, the progression of time plays an important part in the understanding and history of our buildings, and therefore, these windows could be replaced with either the same style, or with casement windows to a similar appearance to the Victorian style windows that would have been installed and would give an improved appearance to the property.

WG07 & WF12 are the front elevation, timber sash windows. To ensure that the character and appearance of the building is retained, these should be replaced with a similar timber sash windows. However, it should be noted that the boxes and sashes are not historic, and that the glazing is modern float glass. To improve the look of the front elevation, it is recommended that a Crown or blown glass is used to the ground floor. This 'wobbly' glass would be a similar glass used for a timber sash window, and would return the character to the building. This also has the added benefit when installed with slim-lite double glazing as it reduces the reflection of the double glazing. The first-floor window, due to its height and the relatively narrow road, will not have the same reflective nature, and therefore there is no concern regarding the reflection concern.

WG03, WF08, WF09 & WF10 is replacing on a like for like basis, but with the use of slim-lite double glazing. WG05, WG06, WF11 & WF12, the modern, plain casement windows on the right-hand side elevation, are being replaced with a simple casement design, without the central fanlight. This style window is much more in character with the Victorian style windows that would have been installed.

The position of the window within the opening effects the character of the building and the window. It also has a practical implication in regard to ensuring that the window is protected by the weather, as far as reasonable possible and provides a good construction detail. The windows would have originally sat centrally within the depth of the brick work. Over time, this frame has moved forward, allowing for both a window board internally, and sill, externally to be formed. Due to the limited depth of the brickwork (being solid wall), the window frames have moved flush with the external face of the brick work. This has left a poor construction detail which in places appears to have been 'resolved' but the addition of timber fillets and patches. It is recommended that the windows are recessed as far as possible, but without the loss of the window board internally. (Refer to sketch). As these windows are deemed an improvement on the existing, but recognised as not a true historic window, it is an ideal time to allow the improvement of thermal efficiency and install 14mm slim-lite double glazed units.

Door:

It is proposed to replace the 'cottage style' front door with a half glazed front door. The current door is of no historical importance, and is believed to have been replaced with the windows. The proposed door is a simple four panel, half glazed door. This simple door is deemed to be in character to the Victorian style doors that may have been installed to the cottages. It will also allow additional natural light into the home.

Internal:

It is proposed to demolish the two stud walls that create the ground floor bathroom to allow the kitchen to be enlarged. This space would have originally been open plan, with the current kitchen and bathroom forming one room. The stud partition is of modern plaster board construction. To enable modern living requirements, it is proposed to form a smaller room to house a ground floor WC with a sliding door to reduce the size of the room and not to block the main entrance door. The location of the proposed door way allows the existing door location to be used. The use of a sliding door indicates that this is a modern alteration and will not lead to confuse later interpretation. It is also deemed to add to the layers of history that this property has.

The conversion of the Bedroom 3 into the family bathroom allows the existing drainage runs to be utilised without the requirement to alter drains. The existing WC soil vent pipe (SVP) discharges through small vents hidden within the change of roof pitch. The loss of the first-floor bathroom room allows the removal of additional external pipe work which is deemed a benefit to the appearance of the building.

The walls which form the first-floor bathroom and Bedroom 4 are modern plasterboard stud walls. Though this later addition is likely to have been constructed with two rooms, this does not appear to be the original layout as they would not have constructed through a window or would not have been constructed off a chimney breast.

The infilling of the doorway between Bedroom 2 and the landing by Bedroom 4 appears to have been created to allow the conversion of the building. Originally this would have been a solid external wall.

Impact Assessment:

This group of properties has changed and developed over time, and the original structure and lay out has long been hidden or lost. The development of the group is an important part of the history as it shows how living has developed over time.

Without further, intrusive investigation it is not possible to confirm whether this building was a small terrace of 'single one, one down' cottages, or a small cottage that has been extended over time. However, part of the character and significance of this building is through its gradual development and progression over its life. When assessing character, it is important to acknowledge and consider this progression and the former design ethos used within the building.

Impact on Listed Building

It is deemed that the proposed works do not cause harm to the significance or the character of the property as the changes are minimal. Indeed, it is considered a positive improvement with the replacement of the more modern windows with a style that is in keeping with the character of the cottage. The removal of the ground floor partition helps the space be enjoyed as it originally was. The internal changes also add onto the complicated history of this building which appears to have faced many changes over its long life.

Impact on the setting of a Listed Building

The replacement windows will have a positive impact on the setting of the Ropery House. At present, the right-hand side elevation of 20 The Cross over looks the rear of the gardens of Ropery House. These windows are very unsympathetic design and appearance. It is believed that the replacement windows are of a more sympathetic design. The proposed use of a float glass to the front elevation ground floor sash will help create a more broken reflection from the street scene. This will be further enhanced by the use of slim-lite double glazed units, rather than secondary double glazing.

Appendix 1 - Photographs



Figure 1 - front elevation and side elevation



Figure 2 - side elevation with modern porch



Figure 3 - side elevation from garden



Figure 4 - 'new' addition with now rear door



Figure 5 - ground floor sash window - reflection with secondary glazing



Figure 6 - 'front entrance door' is now sealed closed



Figure 7 - internal face of main entrance door



Figure 8 - exposed timber frame to Bedroom 3

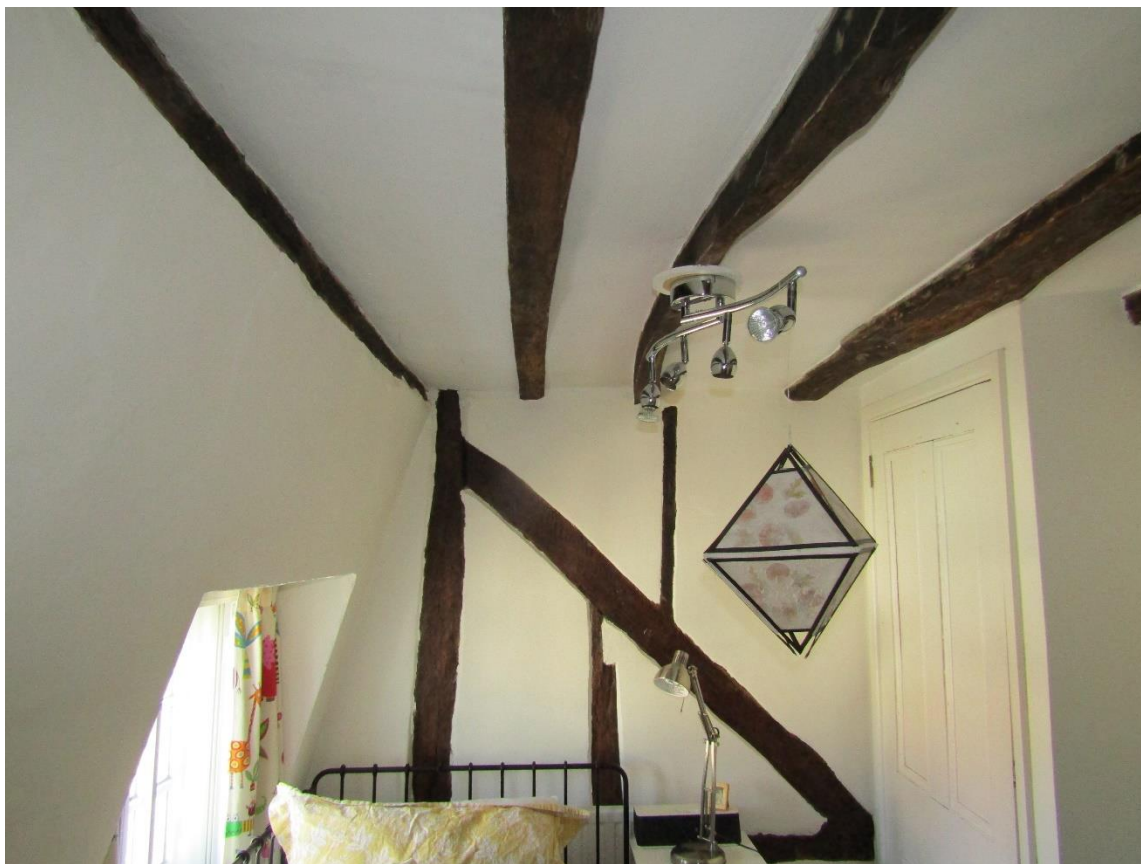


Figure 9 - exposed timber frame in Bedroom 3



Figure 10 - marks of modern sawing on timber within Bedroom 3



Figure 11 - exposed timber frame in Bedroom 2



Figure 12 - wide floor boards indicating original floor boards



Figure 13 - roof structure - mix of original and modern



Figure 14 - historic water ingress on roof structure



Figure 15 - ceiling in Bedroom 1 covered in Plaster board



Figure 16 - kitchen - modern partition



Figure 17 - modern partition within kitchen



Figure 18 - bathroom modern partition



Figure 19 - Ropery Cottages and Ropery House



Figure 20 - Ropery House with new facade and cottage

Appendix 2 – Maps

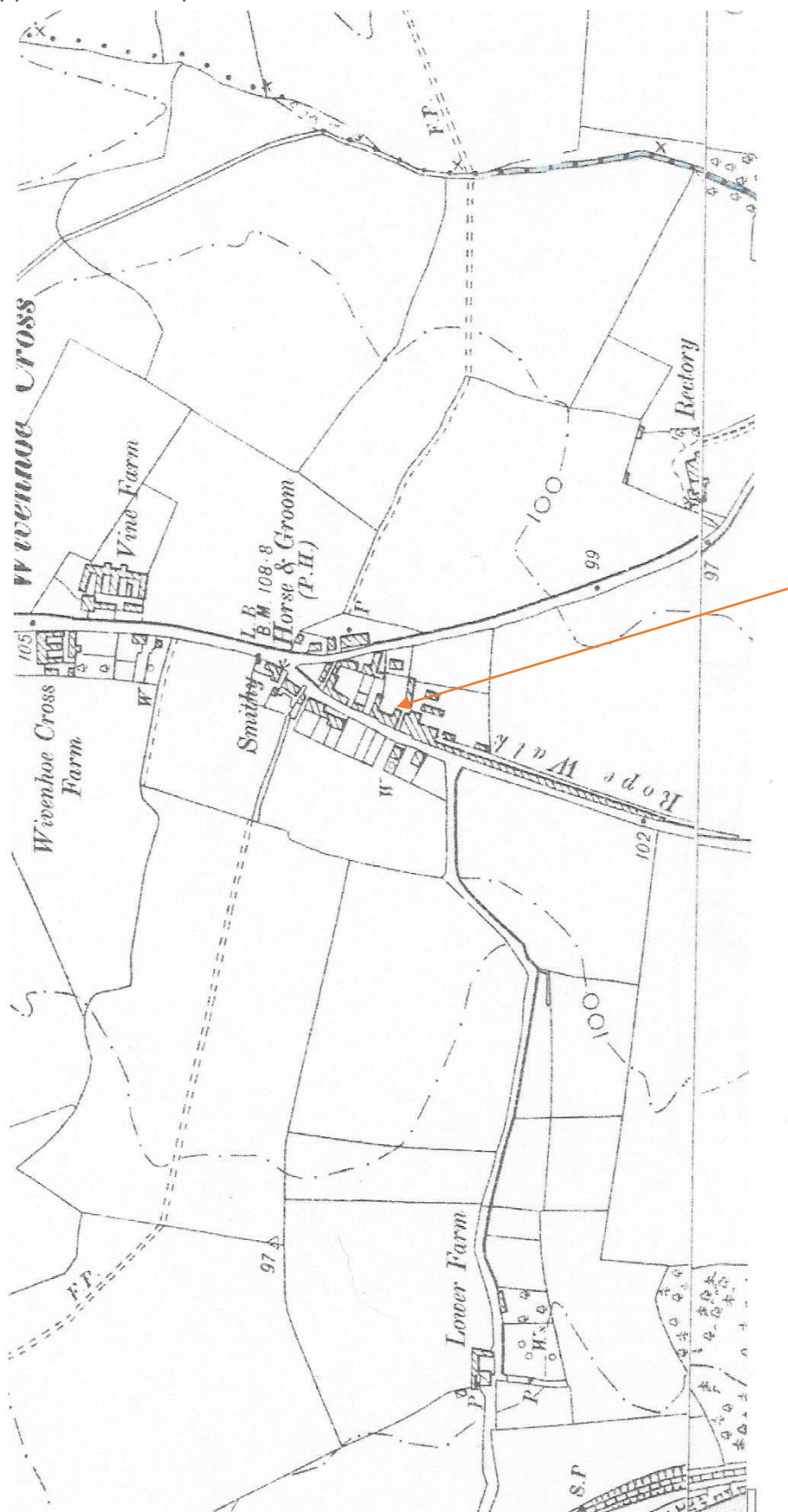


Figure 21 - 1900 OS Map

Appendix 3 – Listing Description

20, 22 AND 24, THE CROSS

List Entry Summary

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

Name: 20, 22 AND 24, THE CROSS

List entry Number: 1225211

Grade: II

Date first listed: 27-Jan-1982

Date of most recent amendment: 01-May-1982

List entry Description

This list entry was subject to a Minor Amendment on 24/01/2012

In the entry for

WIVENHOE THE AVENUE No 20

the address shall be amended to read

THE CROSS No 20, 22 and 24

The first sentence of part 2 should be amended to read: 'A long range end-on to the road, of red brick with a gambrel roof having 2 flat dormer facing north'.

TM 02 SW 13/50 5214

WIVENHOE THE AVENUE No 20

II

A long range end-on to The Avenue, of red brick with a gambrel roof having 2 flat dormers facing north. The street end has 2 pairs of small-parted sash-windows one over one, and a door of 6 fielded panels in a pedimented case, on the left. The pediment has swags, and reeded half columns. Whole range extended by a C19, pegtiled, 2 storey, 3 window range with some sliding-sashes on its first-storey.

Listing NGR: TM0403122768

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TM0403122768

16 AND 18, THE CROSS

List entry Number: 1266468

Grade: II

Date first listed: 01-Jun-1973

Date of most recent amendment: 27-Jan-1982

UID: 421485

List entry Description

TM 02 SW 18/46 5214

WIVENHOE, THE CROSS Nos. 16 and 18

(Formerly listed as Ropery House. Formerly listed as No 16, THE AVENUE)

1.6.73

II

C18 house. Of red brick in Flemish-bond, of 2 storeys with attics, and a ridged, gabled and pegtiled roof with 2 inset red brick chimney stacks - one at each end. Front parapetted with a dentilled eaves-band and a first-floor band, a range of 6 sash windows on the first-storey with small-panes, under rubbed straight arches. Ground-storey with a door on the left which is modern but in a C19 case with a flat hood, and 4 pairs of sashes matching those on the first storey. In the centre of the frontage another door, with pedimented case - mutules, fluted pilasters and triglyphs.

Listing NGR: TM0401622756

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TM 04016 22756