

Heritage Statement

Bridgewick Hall, Chappel, Essex



AHP Architectural
History
Practice

Bridgewick Hall, Chapel, Essex

Heritage Statement



Prepared for

Mr and Mrs Daniel Cohen

by

The Architectural History Practice Limited

December 2016

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1. INTRODUCTION

- 1.1 This Heritage Statement has been prepared by The Architectural History Practice (AHP) at the request of Rodney Black Design Studios on behalf of the owners, Mr and Mrs Daniel Cohen. It has been prepared to accompany proposals to carry out alterations and additions at Bridgewick Hall (NGR TL 89438 28358), a Grade II listed building lying within the Chappel Conservation Area.
- 1.2 The statement briefly describes the house and its history, assesses its architectural, historical and townscape significance, and assesses the likely impact of the proposals on that significance. It meets the requirement of *The National Planning Policy Framework* (NPPF), paragraph 128, that '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'. While the statement provides sufficient information to understand the impact of current proposals, it remains the case that the building is complex and understudied, and would benefit from more detailed study.
- 1.3 The statement has been prepared by Andrew Derrick, BAHons AADipl Cons IHBC, a director of AHP. It should be read alongside the application drawings and other documentation prepared by Rodney Black Design Studios.

2. HISTORICAL DEVELOPMENT

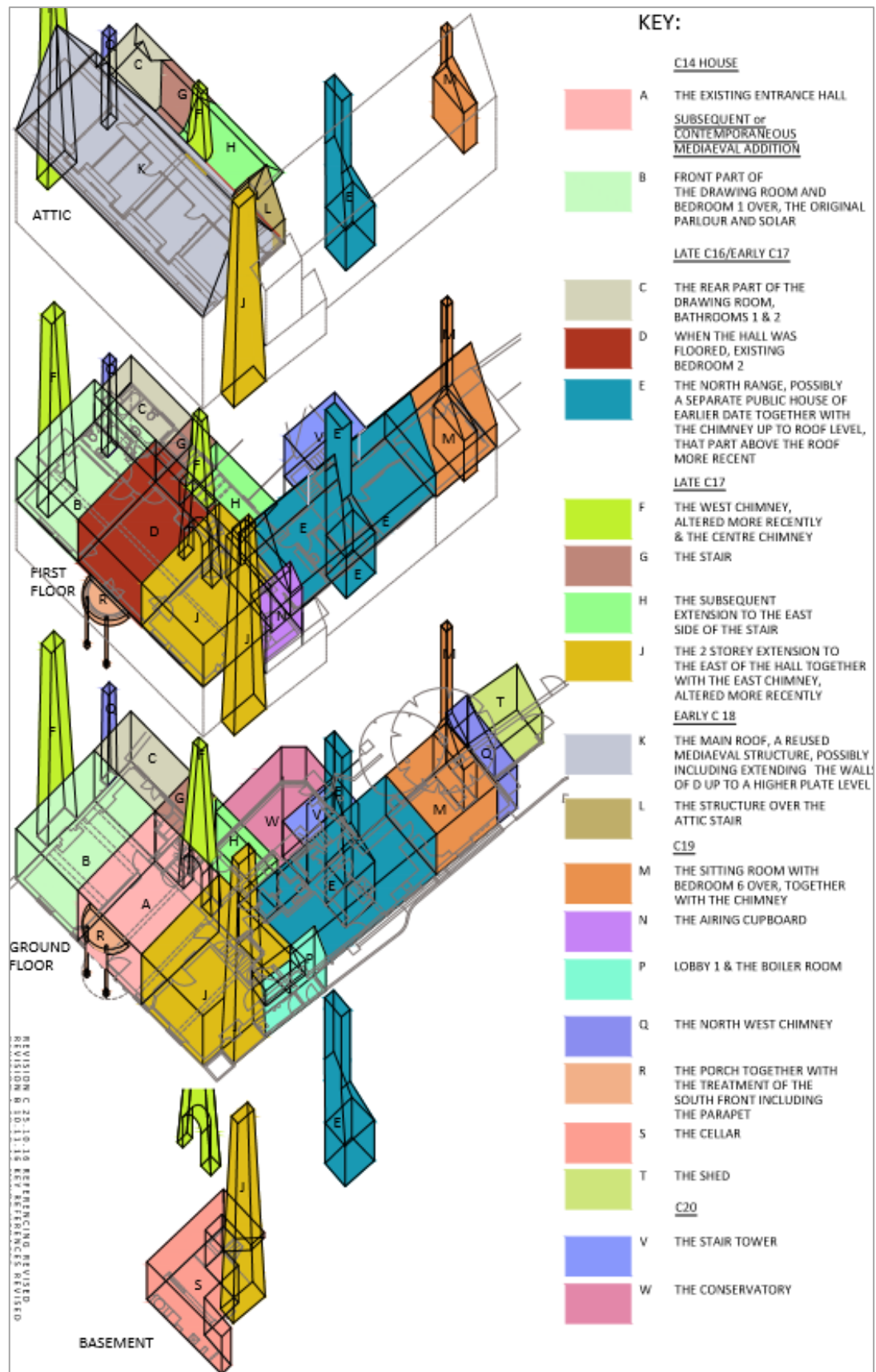


Figure 1: Suggested phasing (Rodney Black Design Studios)

2.1 THE MEDIEVAL HOUSE



Figure 2: Medieval arch in entrance hall

- 2.1.1 Bridgewick Hall is evidently a building of greater age than the seventeenth century date given in the list entry (appendix 1). The list entry is however correct in stating that the plan of the building is very complex. The following chronology is based on observation and published sources, primarily the VCH¹, as well as archive information held by the Essex Record Office and information provided by the previous owner (included in the Savills sales brochure of 2012). A suggested phasing plan is at figure 1.
- 2.1.2 In the sixteenth century Chappel was known as Pontisbright, after the bridge over the Colne recorded here in 1140. A medieval name was Bridgehallwick; the Victoria County History (VCH) suggests that this derives from a meadow ('halh') rather than a hall, and that the settlement may have been an outlying dairy farm of Crepping manor (in which Bridgehall field and most of the eastern half of the parish lay).
- 2.1.3 Bridgewick Hall, previously known as Bridgehall Wick and Havens (after an early fifteenth-century tenant), lies immediately to the east of the church of St Barnabas. The

¹ *Victoria County History, Vol. 10 (Lexden Hundred, part)*, ed. Janet Cooper, 2001 <http://www.british-history.ac.uk/vch/essex/vol10>

VCH suggests that it originated as a fourteenth century hall with a two-storeyed end in line to the west. This would be represented by the present entrance hall (the hall) and drawing room - excluding the northern projection - and bedroom above (the parlour and solar). An arched medieval door head in the hall may denote the position of the opening from the hall to the parlour.

- 2.1.4 The building was enlarged in the later sixteenth or the early seventeenth century, when the hall was floored and the west end extended northwards (the present northern projection of the drawing room and bathrooms above). It is possible that the timber framed northern range was built about the same time, possibly as a detached building, and possibly to serve a separate function; the VCH states that Bridgewick Hall 'was almost certainly an alehouse between 1606 and 1619'.

2.2 THE STUART AND EARLY GEORGIAN HOUSE



Figure 3: Late C17/early C18 stair

- 2.2.1 In 1680 Bridgewick Hall was acquired by Solomon Grimston, a local landowner (steward of Crepping Hall manor) and lawyer. He owned the house until 1747, during which time he added the main staircase addition to the north of the entrance hall (figure 3), extended the main range eastwards (the present dining room), raised the house to give taller first-floor rooms and attics (where a graffito bearing the date 1722 is to be found), and rebuilt the end stacks. Bolection moulded panelling was installed in the entrance hall, drawing room and principal (central) bedroom.

2.3 THE LATE GEORGIAN HOUSE



Figure 4: Four Seasons panels on the front elevation

- 2.3.1 Late Georgian alterations include raised and fielded panelling in two bedrooms and on the dado of the main stair. The house was again altered in the early nineteenth century, by William Penn Gaskell, who remodelled the front to create a symmetrical elevation, with central porch and large sash windows. Neoclassical plaster panels based on allegorical themes were installed on the front elevation: two roundels depicting Night and Day (after well-known and much-copied roundels of 1815 and 1816 by the Danish sculptor Betel Thorvaldsen) and four rectangular panels depicting the Four Seasons (copies of panels on Edmé Bouchardon's Fontaine des Quatre Saisons, Paris, 1745, figure 4).

2.4 THE VICTORIAN HOUSE

- 2.4.1 For much of the nineteenth century the house was owned by the Morley-Farrow family, who also owned other properties in the village. They added the coach house at the rear, which is shown on the first edition Ordnance Survey map of 1876 (figure 5). The garden was laid out around 1854 when cedar, sawara cypresses and many of the larger trees were planted.

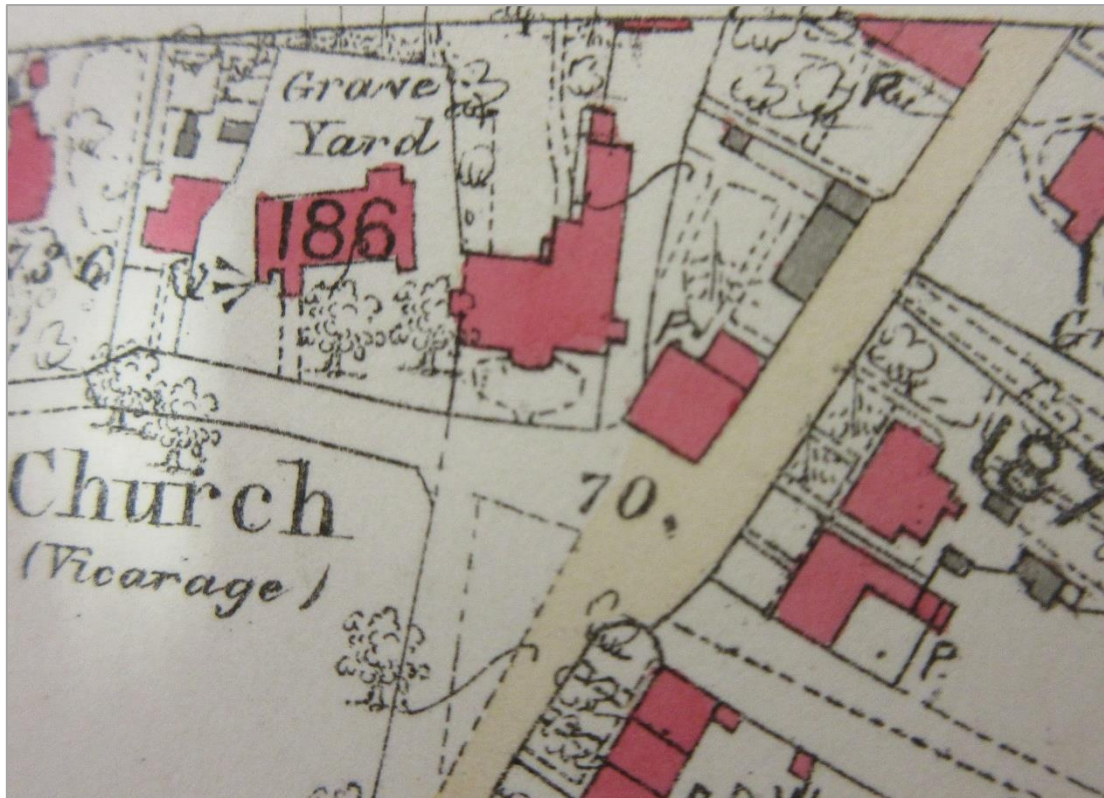


Figure 5: Detail from 1st edition OS map, 1876

2.5 THE TWENTIETH-CENTURY HOUSE

- 2.5.1 A catalogue for sale at auction on 7 August 1912 is deposited in the Essex Record Office.² The house is described as an ‘excellent family residence with coach house, stabling, ornamental pleasure and large fruit gardens and grounds, the whole embracing an area of about four acres, three roods, one pole’.
- 2.5.2 The catalogue describes and gives the dimensions of the principal rooms, and from this certain post-1912 alterations can be adduced. The drawing room dimensions are given as 19ft x 14ft, with an 11ft x 10ft boudoir to the north, the latter with French windows opening out onto the lawn. Since that time the wall – possibly medieval - separating the two spaces has been removed to create a larger drawing room, with panelling reused or replicated in the space of the former boudoir. Also described is a conservatory, 13ft x 8ft, with tiled floor connected to the front hall by an arched entrance, now replaced by a later conservatory. Domestic offices on the ground floor of the north range are listed as kitchen, butler’s pantry, larder, scullery, back staircase, wash house and outdoor WC. On the first floor, the principal bedrooms at the front of

² ERO D/DBW B2/4 File 2 of 2

the house are described as ‘the best bedroom, panelled, 15ft x 14ft 6ins’ (the present bedroom 1), ‘the best spare bedroom, panelled, 19ft x 16ft 6ins’ (bedroom 2, in the middle) and ‘the bachelor’s bedroom, panelled, 16ft x 15ft’ (bedroom 3).

- 2.5.3 It is not clear whether the ‘back staircase’ referred to in the auction sale particulars is the internal stair at the junction of the east-west and north ranges, or the staircase tower now giving off the west side of the north range. It is probably the former; the 1876 map shows a structure near the position of the existing staircase tower, with a path leading to what presumably was an entrance on the north side of the structure, which is of different size, position and configuration to the present tower. On visual evidence, the present addition would appear to be of early twentieth century date.
- 2.5.4 The present conservatory is of late twentieth century date. Other more *ad hoc* twentieth century alterations have included some window replacement with off-the-peg joinery, wrought iron railings over the front entrance porch and internal modifications for bathrooms etc.

3. SIGNIFICANCE

- 3.1 The National Planning Policy Framework (NPPF) defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.³
- 3.2 Statutory designations provide some guide to the importance of historic buildings. Bridgewick Hall was listed as a building of special architectural and historical interest in 1965. As a Grade II-listed building, it is among the majority (about 92%) of English listed buildings. The list entry is attached at Appendix 1; this is purely descriptive, and is not in itself a guide to significance.
- 3.3 Significance is essentially a hierarchical concept, using descending levels of value. These follow guidelines established by James Semple Kerr, which have been adopted by the Heritage Lottery Fund, Historic England and others. The levels of significance adopted here are:
- *Exceptional* - important at national to international levels
 - *Considerable* - important at regional level or sometimes higher
 - *Some* - usually of local value only but possibly of regional significance for group or other value
 - *Little* - of limited heritage or other value
 - *Neutral* - features which neither enhance nor detract from the value of the site
 - *Negative/intrusive* - features which detract from the value of the site
- 3.4 The surviving medieval, Stuart and Georgian fabric of Bridgewick Hall is of *considerable* archaeological, architectural and historical significance, and will be retained, repaired as necessary and better presented under current proposals. The nineteenth century work is of *some* significance and is generally unaffected by current proposals. Twentieth century interventions are of *little* significance and in some cases may be regarded as *negative* or *intrusive*. Negative elements will be removed or mitigated under current proposals.
- 3.5 Bridgewick Hall is also of *considerable* townscape significance, occupying a prominent position at the centre of the village conservation area, with extensive gardens with

³ NPPF, 2012, Annex 2: Glossary

mature planting stretching down to the River Colne. It lies immediately to the east of the medieval parish church, a Grade I listed building.

4. NATIONAL POLICY CONTEXT

4.1 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting [...]

4.2 Section 72 (1) of the Act states that:

In the exercise, with respect to any buildings or other land in a conservation area, [...] special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

4.3 The NPPF (paragraph 126) enjoins local authorities to:

recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

4.4 Paragraphs 132-4 of the NPPF state:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance [...] should be wholly exceptional. [...] Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

5. THE TWENTY-FIRST CENTURY HOUSE: IMPACT ASSESSMENT

5.1 EXTERIOR



Figure 6: Front elevation. This will be repaired, with a new lime-based render finish. The inappropriate railings over the porch will be replaced with new railings of more sympathetic design

- 5.1.1 The building will undergo a major external repair and refurbishment, using traditional materials and techniques, involving the reversal of some unsympathetic past alterations. External alterations and additions are also proposed.
- 5.1.2 The entire **roof** is to be renewed in like-for-like manner, with materials reused wherever possible. The only roof changes are the replacement of the flat roof of the boot room in the north range with a monopitch slate roof, and the slating of the adjoining WC/shed. Throughout, plastic rainwater goods will be removed and replaced with cast iron.
- 5.1.3 In the past the **walls** have been refaced with a cement-based render on metal lath and bituminous felt backing. Although the render has performed well, with minimal cracking, there is dampness in the wall structure caused by condensation and possible leakage. It is proposed to remove the cement render, and to re-render with a lime based

render, on riven oak laths. The small brick shed at the end of the north range will be clad in shiplap boarding, to improve insulation.



Figure 7: West elevation towards churchyard. Apart from repairs, the only alteration proposed here is a small attic window in the gable end

- 5.1.4 The oak **timber framing** is of considerable significance but is in a poor state of repair, especially at low level. Initial opening up has revealed that in many areas studs and original ground sills are missing; some have been replaced or simply crudely bricked up, while some of those that remain have advanced rot. It is proposed to replace all rotten timber with sound oak, remove later makeshift repairs and build up the walls to achieve a sound structure, using masonry where necessary. A full assessment can only be made after the render has been removed.
- 5.1.5 All of these opening up works (re-roofing, frame repairs, re-rendering) will provide the opportunity to carry out a full **frame survey**, which will be an invaluable record and help to clarify the building chronology.
- 5.1.6 At present the **porch** roof causes flooding into the upstairs bedroom (proposed master bedroom). It is proposed to repair/rebuild the structure as necessary, re-roofing it in lead, and to repair the existing entablature fascia and mouldings, columns and plinths.

The negative/intrusive modern railings on top of the porch (figure 6) will be replaced with new railings incorporating a gothic pattern, echoing the design of the French doors to the central first floor bedroom.

- 5.1.7 Small additional **window openings** of traditional design are proposed on the east and west gable elevations. That on the east gable end appears to be in the position of a previous window. The precise size and position of the proposed opening on the west gable (figure 7) will need to be confirmed after opening up, and will be governed by the need to avoid damage to any timber framing. The appropriate replacement of a number of negative/intrusive modern-off-the-peg windows in existing openings in the north range (figure 8) is also proposed.



Figure 8: N range, looking S. This will be repaired and the negative/intrusive modern windows replaced with bespoke windows of more suitable design. The flat-roofed boot room will be given a pitched slate roof, and the brick shed slated and clad in shiplap boarding for insulation.

- 5.1.8 At the rear, the modern conservatory, utility room, WC, and north stair addition will be demolished. These (figure 9) are all later additions of little significance. A **new stair turret** and **garden room** are proposed in place of the conservatory and stair enclosure. The design approach for this new work is set out in the Design and Access Statement.

- 5.1.9 Collectively these external works represent a major investment in the historic building, sufficient to ensure its conservation and viability well into the twenty-first century. The proposed repairs are much needed and are appropriate for a building of this age and character. The new work will not require loss of significant historic fabric, and is generally of a low-key and contextual character which will preserve or enhance the character and appearance of the building. With the proposed garden room the opportunity has been taken to make a distinctive twenty-first century contribution, adding a significant new layer in the evolution of this multi-layered historic building.



Figure 9: Rear elevation, with modern conservatory and flat-roofed stair addition to left. These will be removed to allow for the construction of the new stair turret and garden room. The modern French doors to the right will also be replaced.

5.2 INTERIOR: GROUND FLOOR

- 5.2.1 The front door will be refurbished and draft-proofed. In the **entrance hall** (figure 10), historic panelling will be temporarily removed to allow for repairs to the timber framing of the external wall, followed by reinstatement. The pavement floor tiles will be lifted and re-laid to allow for installation of underfloor heating (and thereby the removal of the unsightly existing radiators). A modern door and door frame to Lobby 2 (figure 11) will be removed, thereby returning the archway beyond to the main space of the entrance hall. These works will secure the repair, conservation and better presentation of elements of considerable significance, and involve the removal only of later elements of little significance.



Figure 10: The entrance hall, view towards the front door, with the moulded and stop-chamfered spine beams of the late-C16 inserted floor and C17 and C18 panelling, some reset



Figure 11: Removal of an inserted door and door frame (foreground) will allow the C17 arch to be returned to the entrance hall space



Figure 12: Drawing room, looking N. Previously two rooms, this was opened up to form a single space in the C20, with the panelling reused/replicated. The stone gothic fireplace is modern (Photo Rodney Black Design Studios)

- 5.2.2 Similarly, in the **drawing room** (figure 12) the bolelection moulded panelling will be temporarily removed in order to carry out repairs to rotted areas of the timber frame. The frame will be repaired in a like-for-like manner, or firmed up in masonry where it has disappeared, with improved insulation and damp-proofing. The panelling will then be reinstated. A fitted, low cabinet will be removed and the panelling made good. The negative/intrusive modern stone fireplace and hearth will be replaced with a new fire surround and hearth more sympathetic with the character of the room. The French doors will be replaced with new French doors of improved design, and repair and discreet strengthening will be carried out on the deflecting beams spanning the room. Again, these works are necessary to secure the repair, conservation and better presentation of elements of considerable significance, and involve only the removal of later elements which are of little significance or negative/intrusive.
- 5.2.3 In the **understair cupboard** repairs will be made to the rotten framework, the staircase under-drawn with fire resistant material, glue blocks added as required to strengthen the staircase and the floor finishes lifted and re-laid on a new sub-base. This work is required to secure the repair and conservation of the staircase (figure 3), an element of considerable significance.



Figure 13: The dining room has a C19 character (Photo Rodney Black Design Studios)

- 5.2.4 In the **dining room** (figure 13), wall finishes will be temporarily removed to carry out repairs as described for the entrance hall and drawing room, prior to reinstatement. These works are necessary to secure the repair and conservation of elements of considerable significance and will not require the removal of significant fabric.



Figure 14: The cellar below the dining room was probably created in the C18 or C19 (Photo Rodney Black Design Studios)

- 5.2.5 Below the dining room, minor works involving upgrading of finishes and security are proposed in the **cellar** (figure 14), along with the construction of wine bins. This is an area of moderate significance and the impact of these works on its character and significance will be low.
- 5.2.6 A new partition wall will close off the entrance hall to allow for the formation of a **WC**. It will be placed on the inner face of the hall arch, to allow that feature to remain a feature of the hall space. The WC will be reached from **Lobby 2** (new WC1) where a door re-used from the drawing room will occupy the position of a previous opening. Floor finishes will be lifted and re-laid after the building a new floor structure with underfloor heating. The door opening to the existing rear conservatory will be adapted to serve as a window to the WC. These works will improve the layout and servicing of the house, and do not involve any loss of significant fabric or finishes.



Figure 15: The rear hall in the north range (Photo Rodney Black Design Studios)

- 5.2.7 Improvements will be made to the **rear hall**, in the north range (figure 15). Temporary removal of cladding/wall finishes will allow for repairs to the timber framing. The modern quarry tile floor finishes will be lifted and re-laid or renewed, to incorporate underfloor heating. Adjustments will be made to the floor levels in the twentieth century lobby/porch. The inner door to the porch will be removed and the outer door upgraded. These works will improve the layout and servicing of the house, and do not involve the removal of significant fabric or finishes. The timber framing will remain exposed.
- 5.2.8 On the other side of the stack, the present kitchen will be adapted to serve as a **back kitchen/utility room**. The modern floor finishes will be lifted and re-laid or renewed at a slightly lower level to provide greater headroom, and will incorporate underfloor heating. The negative/intrusive modern window will be replaced with one of more sympathetic design. An existing door opening will be blocked and a new opening formed to the office beyond (the studs in this area have been removed in the past). A new door will be provided in the existing opening to the proposed garden room. Again, these works will improve the layout and servicing of the house, and will not require removal of significant fabric or finishes.

5.2.9 The **office** space beyond is within a later structure of some or little significance. It will be refitted and the negative/intrusive modern window will be replaced with one of more sympathetic design. The floor finishes will be renewed, incorporating underfloor heating at a lower level than the existing (the same level as the utility room).

5.2.10 The **boot room** and **shed** beyond are structures of little significance. They will be upgraded and their appearance and performance improved. A new external entrance will be provided to the boot room, while the shed will become a WC.

5.3 **INTERIOR: FIRST FLOOR MASTER BEDROOM SUITE**

5.3.1 The main stair will lead to a first floor suite of master bedroom, dressing room, bathroom and library. At the top of the stairs a new partition and door will be provided, associated with adaptations to the **bathroom**. No removal of significant fabric or finishes is involved.



Figure 16: Master bedroom, looking north



Figure 17: Master bedroom, looking south, showing false door in panelling

5.3.2 The **master bedroom** (figures 16 and 17) will be the middle room of the main east west range, occupying the space over the entrance hall. It is lined with bolection moulded seventeenth-century panelling, some of it evidently reset. A chimneypiece is located on the north side of the room. This is a space of considerable significance, and only minor changes are proposed. The door to bedroom 2 will be fixed shut. A non-functioning door and the panel over it in the panelling of the south wall will be relocated to serve as a functioning door to the proposed library to the north, with the panelling thus displaced relocated to the space left on the south wall. Otherwise only localised repairs are proposed.

5.3.3 The new opening to the proposed **library** from the master bedroom will require some adaptation of the brickwork in the side of the stack. This stack has been entirely removed entirely at ground floor level, and the small part to be removed at first floor level is well clear of the existing master bedroom fireplace and the position of the chimney where it protrudes through the roof. An eighteenth century cupboard door (figure 18) will be reset within a modified cupboard recess. On the east side of the room, a higher door and frame will be provided to the guest landing.



Figure 18: C18 cupboard in side of stack, proposed library



Figure 19: The western first floor bedroom will become the dressing room. It has C18 raised and fielded panelling and a C19 fireplace insert

- 5.3.4 The bedroom to the west of the master bedroom (figure 19) is fitted out with raised and fielded panelling of eighteenth century character, of considerable significance. This will become the **dress**ing room; the only proposed changes are a new cupboard and fitted wardrobe, which will be scribed around the panelling.

5.4 INTERIOR: FIRST FLOOR GUEST AND OTHER ACCOMMODATION

- 5.4.1 The bedroom accommodation on the east side of the house and in the north range will be reached via the proposed new stair on the west side of the north range (in a similar position to the existing modern stair enclosure). This leads to two bedrooms and two bathrooms in the north range and a larger guest bedroom in the main east-west range.



Figure 20: C18 raised and fielded panelling and chimneypiece in bedroom 2

- 5.4.2 The guest bedroom (**bedroom 2**, figure 20) is located to the east of the master bedroom and was described as ‘the bachelor’s bedroom’ in sale particulars of 1912. It is fitted out with raised and fielded panelling of eighteenth century character and is a space of considerable significance. Apart from the closure of the door linking it to the master bedroom, only minor repairs are proposed.

5.4.3 Moving into the **north range**, on the guest landing outside the guest bedroom (landing 2), a laylight with light shaft up to a new rooflight and a small new window in the east elevation are proposed. This is in order to light what would become a gloomy space following the proposed formation of a bathroom in this area. This raises no concerns as regards historic fabric; there is evidence of a previous opening where the new window is proposed, and a stud proposed for the proposed lobby linking to the north range belongs to a modern stud partition constructed of reused timbers (figure 21), which will otherwise be infilled to enclose the guest bathroom.



Figure 21: Inserted stud partition on first floor landing, looking south to bedroom 2

5.4.4 Other changes proposed in the north range at this level are mainly associated with the fitting of new or upgraded bathrooms. The opening to the proposed new staircase will use the existing opening, and false mullions in the adjoining window opening will be removed. Cutting into or damage to historic timber framing will be avoided. In bathroom 3 and bedroom 4 modern off-the-peg windows will be replaced with windows of more sympathetic design.

5.5 INTERIOR: ATTIC FLOOR



Figure 22: Balustrade at head of stair to attic

- 5.5.1 The stair from the first floor to the attic will be adapted with new winders at the bottom, provision of a handrail and addition of a partition and door at the head (figure 22) to provide fire separation.
- 5.5.2 Currently the attic accommodation consists of three bedrooms and a box room, separated by light timber framed partitions. There is no bathroom at this level. The box room at the east end and the current bedroom 7 at the west end were originally heated by fireplaces in the end stacks; a small cast iron basket grate survives in the box room, but there is no fireplace at the other end. The box room contains an interesting graffito on the inner face of the partition wall facing the staircase, the initials IB and the date 1722 picked out in the old plaster (figure 23).
- 5.5.3 It is proposed to form three attic bedrooms and one shower room. The present box room is poorly lit, and the dismantling and re-erection of a timber framed partition is proposed to allow this space to receive light from the existing front dormer window. It is desirable that this room, with its historic features, should be put to use as a bedroom

rather than a bathroom, and the relocation of the partition will allow for this. The doors to the bedroom and the shower room will be will be relocated and reused.

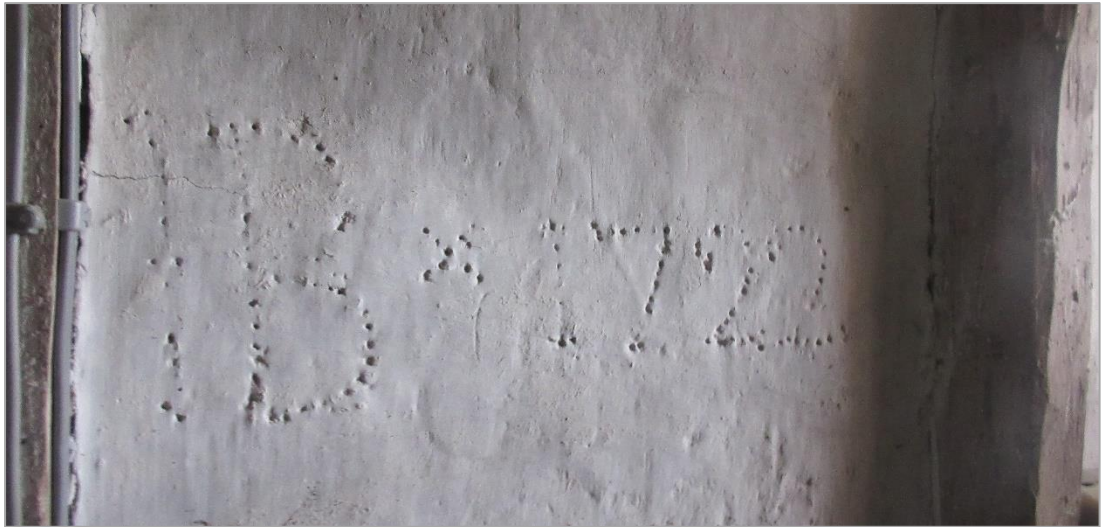


Figure 23: Graffito in present attic box room

- 5.5.4 In the proposed bedroom 6, an existing rainwater chute taking storm water from the parapet gutter to the valley gutter will be removed. Other proposed alterations at attic level are the provision of two conservation roof lights over the passage (these are on an inner roof slope and will not be visible in external views) and one conservation roof light to the shower room. A small window opening is also proposed in the gable end elevation of the proposed bedroom 5, affording a view over the churchyard (figure 7). The precise size and position of this opening will need to be confirmed after opening up, and will be governed by the need to avoid damage to any timber framing.

6. SUMMARY

- 6.1 Bridgewick Hall retains historic fabric and features dating from the fourteenth century onwards, and occupies a prominent position in the Chappel Conservation Area. It is a building and site of considerable architectural, historical, archaeological and townscape significance.
- 6.2 The building is in need of repair. Proposed repairs will be undertaken using traditional materials and techniques, reversing some unsympathetic changes of more recent decades, and together representing a major and welcome investment in the historic building, helping to ensure its continued optimal viable use as a single residence.
- 6.3 Associated with these repairs are internal alterations and adaptations which will improve the internal planning of the house and equip it better for twenty-first century living, while at the same time retaining and better presenting elements of high significance. No elements of high significance will be removed or harmed. The proposals also allow for the addition of a significant new layer in the history of this multiphase property, with additions at the rear which will improve the layout and increase the enjoyment of the house without impinging on any public views or requiring the loss of significant fabric. The building's contribution to the character and appearance of the local conservation area will be preserved, and enhanced by the repairs and some improvements to the external detailing.
- 6.4 Relevant national policies and guidance have been satisfied, and the proposals accord with the development plan. As such they constitute sustainable development which should be approved without delay (NPPF paragraph 14).

APPENDIX 1: STATUTORY LIST ENTRY

Name: BRIDGEWICK HALL

List entry Number: 1274014

Location: BRIDGEWICK HALL, THE STREET

County: Essex

District: Colchester

District Type: District Authority

Parish: Chappel

Grade: II

Date first listed: 07-Apr-1965

Date of most recent amendment: Not applicable to this List entry.

CHAPPEL

THE STREET

1. 5214 TL 8928 28/3 7.4.65 Hall Bridgewick Hall

II GV

C17 house, timber framed and of 2 storeys, with parapetted roughcast south elevation. Central front door in case with consoles and 2 hornless sash windows each side of 8 panes over 12. First storey asymmetrical with central French doors under Gothic fanlights opening onto verandah on semi-circular 4 columned porch. Two sashes each side, of 9 panes over 9. Three flat topped dormers behind parapet. Roof ridged and gabled, peg-tiled, with red brick chimney at each end, that on left with moulded offsets, right pilastered with renewed top. Six plaster casts affixed to first storey wall represent 4 seasons. Two circular medallions each with an angel and child on left and right. Copies taken from a Paris fountain. The plan is very complex.

Listing NGR: TL8944428367

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