

## Case Name: Brook House, Maldon Road, Tiptree

## Case Number: 1419274

### Background

English Heritage has been asked to assess Brook House in Tiptree for delisting.

### Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	EH Recommendation
1	1224967	BROOK HOUSE	Listing	Delete from List

### Visits

Date	Visit Type
none	No Visit / Data from other sources

### Context

Brook House was listed in 1965 at Grade II as a mid-C18 house but has since been left to fall into a state of disrepair, resulting in its partial collapse last year. The house has been on Colchester Borough Council's At Risk register for some time. It is not located in a conservation area.

### Assessment

#### CONSULTATION

The owner, applicant, Local Planning Authority, Historic Environment Record, Society of Ancient Monuments, and the English Heritage Inspector of Historic Buildings have been sent the consultation report for comment. The responses are outlined below.

The Conservation Officer provided an update on the condition of the building which has further deteriorated since the submission of the delist application. In Spring 2014 the remains were declared unsafe with a substantial chance of collapse due to the difficulty of keeping the site secure. Building Control advised the owner on what remains should be taken down to make the site safe. There are now only partial remains left standing, none to higher than about five feet and this is only to some corners where some stability could be gained. All the elevations are now practically reduced to ground level and all the chimneys are gone. Most of the masonry has been packed onto palettes for safe storage to reduce the risk of the materials being stolen. The Conservation Officer stated that the building is beyond practical repair and does not believe that Brook House retains any significance.

The owner's representative asked that the circumstances concerning the deterioration of the building be taken into account. The house was in a state of disrepair when purchased by the current owner forty years ago. Subsequent storm damage, together with a structural collapse caused by a cedar tree (the subject of a TPO) growing adjacent to the front gable, caused the majority of the building to collapse in 2013.

The Society for the Protection of Ancient Buildings expressed their deep disappointment that so little of the Grade II listed house now remains, and questioned how such a loss was allowed to occur given that the vulnerable condition of the building has been known for some time. Despite their serious concerns about the case, the Society does not object to the removal of Brook House from the List given how little of the building remains. The Society of Ancient Monuments concurred with SPAB's conclusion.

No other responses were received. All comments relating to the special architectural and historic interest of the building have been taken into account in the assessment.

## DISCUSSION

The statutory criteria for listing are the special architectural or historic interest of a building, as set out in the Principles of Selection for Listing Buildings (DCMS, March 2010). To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; and to be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing. Before 1700, all buildings that contain a significant proportion of their original fabric are listed; from 1700 to 1840, most buildings are listed; after 1840 progressively greater selection is necessary.

Also relevant is the Listing Selection Guide for Suburban and Country Houses (English Heritage, October 2011) which states that age and rarity, intactness, quality of design, materials, craftsmanship, and historic associations are important considerations. Many houses undergo change and, whilst this need not preclude them from being listed, it is important to determine whether changes have been positive and contributory or negative and harmful.

The List entry for Brook House describes it as a mid-C18 red brick house with sash windows, string courses and pedimented doorcases. It is thought that the house may have C17 origins, and it continued to evolve in the C19 when it was extended and the chimneys were rebuilt. Unfortunately it no longer bears any resemblance to the list description as it has been almost completely demolished, leaving only the gable walls surviving to a height of approximately 1.5m. This does not amount to a significant proportion of the original fabric in terms of either the quantity of the brickwork or the significance of the remaining components, as these do not include the roof structure, apertures, joinery or decorative elements that would demonstrate C18 design and craftsmanship. It is English Heritage's understanding that there is no legal action in hand by the local authority relating to this property, nor any Listed Building Consent applications. Regrettably, Brook House no longer fulfils the criteria for listing and it should therefore be removed from the List.

## CONCLUSION

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are no longer fulfilled. It is therefore recommended that Brook House be removed from the List.

## REASONS FOR DESIGNATION DECISION

Brook House, the remains of a house possibly dating to the C17 and extended in the C18 and C19, is recommended for delisting for the following principal reasons:

\* Proportion of original fabric: the fragmentary remains do not constitute a significant proportion of the original fabric in terms of either the quantity of the brickwork or the significance of the surviving components.

## Countersigning comments:

Agreed. Regrettably, after what appears to be decades of deterioration, Brook House no longer retains a significant proportion of original fabric and should be removed from the statutory List. SG 15/7/14

## Further Comments:

It is very surprising that a building protected by law should be allowed to deteriorate over such a long period of time, to the point where it no longer merits protection. One always hopes there are no other examples. There is nothing more to be done for this building and it should be removed from the List. Tony Calladine. 01 Aug 2014



**Annex 1****Factual Details****Name:** BROOK HOUSE**Location:** BROOK HOUSE, MALDON ROAD,

County	District	District Type	Parish
Essex	Colchester	District Authority	Tiptree

**History**

Brook House may have originated as a C17 house to which a parallel front range was built in the mid-C18. Two extensions were later added to the rear in the Victorian period. In the original list entry it is described as a two-storey, six-bay house lit by sash windows with glazing bars. It had a parapet, moulded string course and a six-panelled front door with Doric pilasters.

The building has been unoccupied for over forty years and its condition has deteriorated. In Summer 2013 the roof of the rear range collapsed; and following high winds and rain in October of the same year the entire front elevation and most of the internal walls collapsed, leaving only the two gable walls. In Spring 2014 the remains were regarded as being in a dangerous state and were further reduced in height.

**Details**

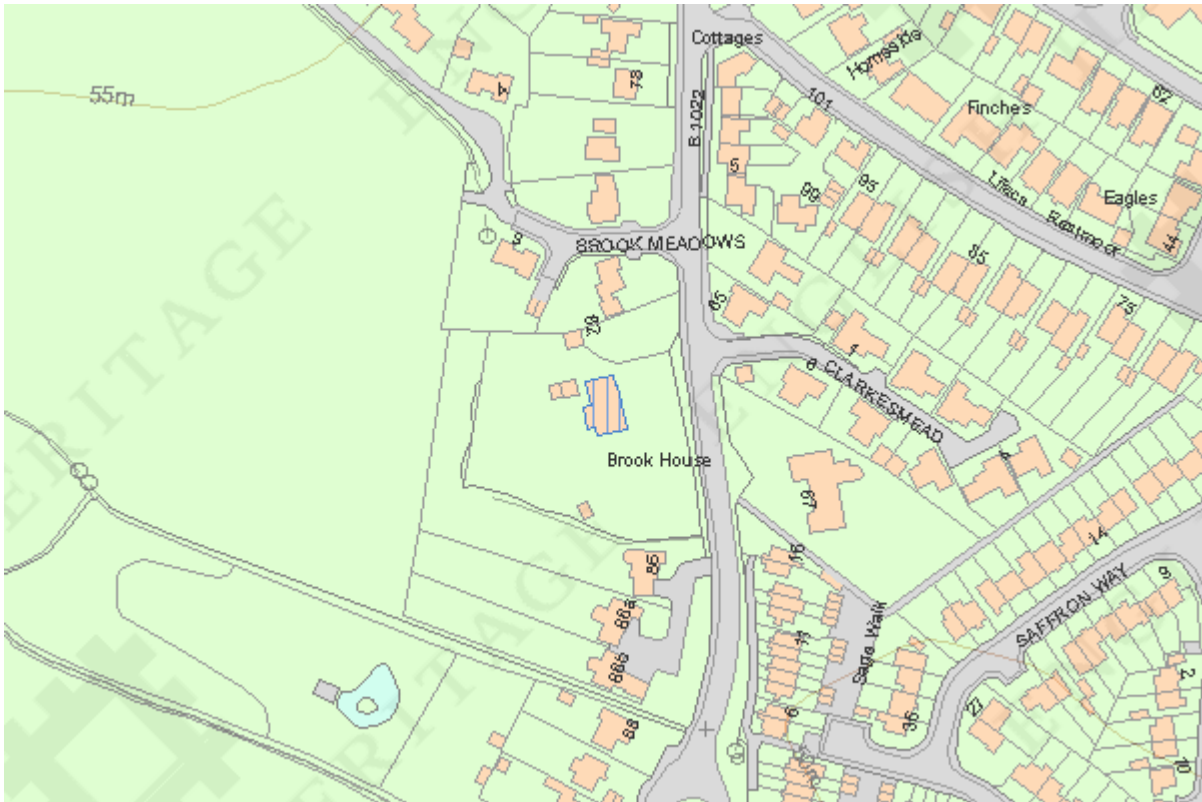
Remains of a house possibly dating to the C17 with a mid-C18 parallel range and C19 extensions.

**MATERIALS:** red brick.

**EXTERIOR:** only two gable walls remain to a height of approximately 1.5m.

**Selected Sources**

None.

**Map****National Grid Reference:** TL8916015918

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1224967\_2.pdf

**Former List Entry****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:** BROOK HOUSE

**List Entry Number:** 1224967

**Location**

BROOK HOUSE, MALDON ROAD,

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

County	District	District Type	Parish
Essex	Colchester	District Authority	Tiptree

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 07 April 1965

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

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**Legacy System Information**

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

**Legacy System:** LBS

**Legacy Number:** 421145

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**Asset Groupings**

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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**List Entry Description****Summary of Building**

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

**Reasons for Designation**

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

**History**

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

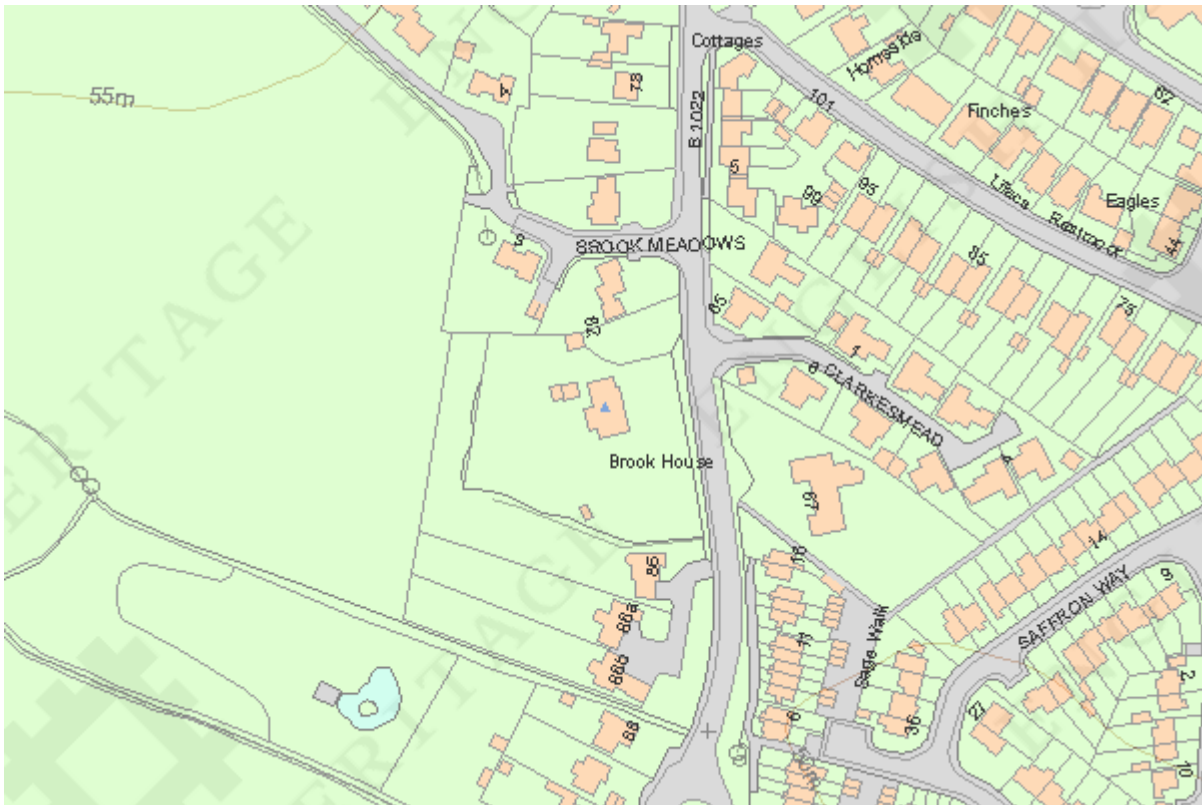
**Details**

TIPTREE MALDEON ROAD1.5214 Brook  
HouseTL 81 NE 15/46 7.4.65II2.Mid C18 house, red brick, with red plain tile hipped roof. Two  
storeys. Sixwindow range double hung vertical sliding sashes with glazing bars. Parapetwall. Moulded string  
course and plain brick string below. End chimney stacksrebuilt C19. Five pedimented doorcases, with Doric  
pilasters and 6 panelleddoor. Gabled extensions at rear.Listing NGR: TL8916015918

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**Selected Sources**

None.

**Map****National Grid Reference:** TL 89160 15918

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1224967\_1.pdf



