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Heritage Consultancy

OCTOBER 3, 2019

## HERITAGE STATEMENT

ELMEDE COTTAGE, WICK LANE, LANGHAM, CO4 5PE

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Job No:19/245

Document Control Grid	
Project Name	Elmede Cottage, Wick Lane, Langham, CO4 5PE
Author(s) and contact details	Janice Gooch MSc CHE IHBC ACiFA FRSA
Origination date	October 2019
Reviser(s)	
Date of last revision	
Version	
Summary of changes	
Client Reference	Elmede Cottage, Wick Lane, Langham, CO4 5PE

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## 1. Summary

This is a Conservation Statement and Impact Assessment for the proposed scheme to construct a new dwelling within the grounds of Elmede Cottage, Wick Lane, Langham, CO4 5PE.

The property is not listed or within a Conservation Area. The property has been raised as a possible non-designated heritage asset and therefore further information was requested by the local planning authority – Colchester District Authority.

This Heritage Statement has been written with the proposed scheme, as per Wright Ruffell Cameron drawings.

### 1.1. Aims and results

The aim of this statement is to recognise the significance and character of the property and to assess whether the proposed works will affect the significance, character or appearance of the property and to consider whether the property is worthy as being recognised as a non-designated heritage asset.

### 1.2. Purpose of Report

This report has been drafted to allow for Planning application purposes.

A site visit was undertaken as part of the report.

## 2. Planning Guidelines

To comply with National Policy Planning Framework (2018) section 16 this statement provides:

- An understanding/describe the significance of the heritage asset
- An understanding/contribution to the setting of heritage assets
- An assessment of the impact of the proposed works on the heritage asset
- An assessment of the impact of the proposed works on the setting of the heritage assets

The National Planning Policy Framework (NPPF 2018), paragraph 189 which states

*‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary...’*

This statement has been undertaken with the consideration of the level and extent of the proposed works and is not to be considered as a full historical report or conservation plan.

## 3. Significance

The site within Langham, a small village in north-east Essex.

### 3.1. Site Description

The property was constructed in 1825 as part of a wider estate, but now forms an independent residential dwell within the heart of Langham.

### 3.2. Development of Site

The earliest OS map (1875) shows Elmede with a few out-buildings, and this remains relatively unchanged until post 1923 when the 1962 OS map shows a separate plot.

### 3.3. Site Analysis

The site visit was undertaken on Thursday 3 October 2019. This sought to identify any features of historic and architectural significance by gaining an understanding of the building fabric and layout.

Interpretative phase plans provide a visual guide to the development and alternations undertaken, and where possible, these have been enhanced by documentary evidence.

#### 3.3.1. Exterior

The property is a three bay, painted render property of polite architecture. The front elevation has timber sash windows. The ground floor windows have been replaced to allow slim-lite double-glazed units to be installed which has resulted in heavier glazing bars. The first floor has slim glazing bars (single glazed), indicating that these are original or early replacement sashes. A porch (installed by the current owner) has been created to the front entrance door.

The property has chimney stacks to both side elevations, and a plain red clay tile roof covering and central ridge. To the rear of the property, a more modern (c.1950s) single storey extension has been formed to allow for the insertion of an indoor WC/bathroom and kitchen. This extension has metal framed casement windows.



*Figure 1 - old photograph of the property in the mid-1950s*

#### 3.3.2. Interior

The interior is formed of ground and first floor. The first floor has been formed into a large room, with a modern (c.1960s) open timber staircase. The chimney breast and the open fireplaces remain to side elevations. Within the living room/ dining room, the ceiling is of exposed beams. The floor is of cast concrete. To the rear, a single door leads into a narrow kitchen and off this is the small bathroom.

The first floor is formed of two bedrooms off a central landing. Each bedroom has a small fireplace and a single front elevation window.

It is understood that the property was completely renovated when the current owner bought the property c.45 years ago. These works included the demolition of the internal dividing wall to the ground floor, new staircase and the concrete floor.

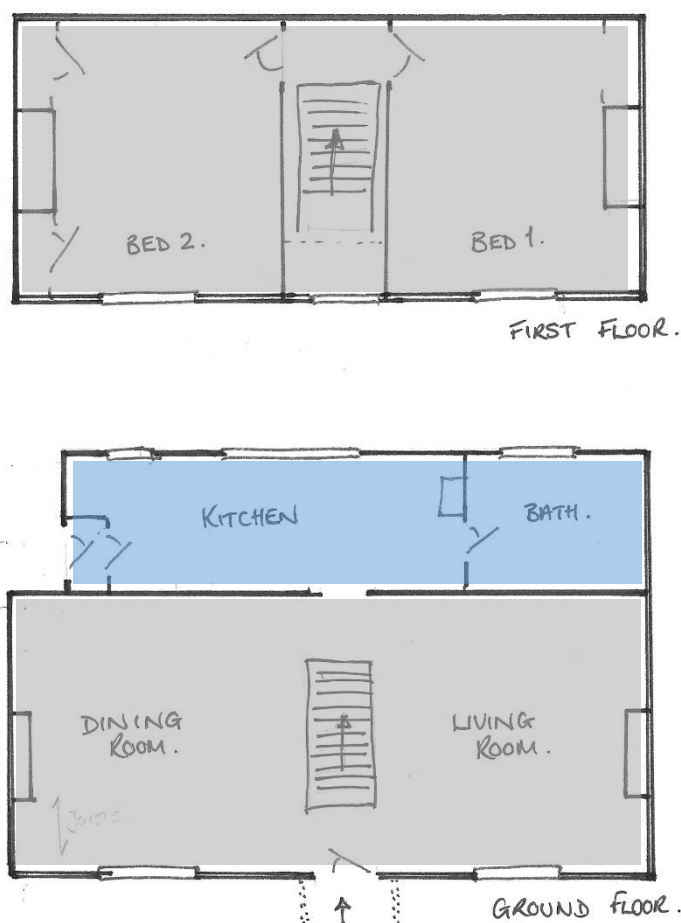


Figure 2 - not to scale floor plans. Grey shows the original 1825 cottage, and the blue is the 1950s extension

### 3.3.3. Grounds

The property sits within its own substantial grounds, which are mainly laid to lawn with some established trees. Within the garden is a small timber store.

### 3.4. Setting of the property

The NPPF states that the setting is

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be natural.*

The property is set within Langham, which still retains its rural atmosphere. Wick Road has a mix of properties, forming a linear development. The houses are generally set within their own grounds, but the construction line varies. The neighbouring properties to Elmede set back further within their plots. To the north of the property, on the corner of St Margaret's Cross is a thatched dwelling (not listed), however, most properties within the setting are of modern construction.

It is understood that the land to the east (rear) of Elmede has permission for additional new dwellings.



Figure 3 - taken from Google Earth, the open land to the east is considered for development of additional housing.

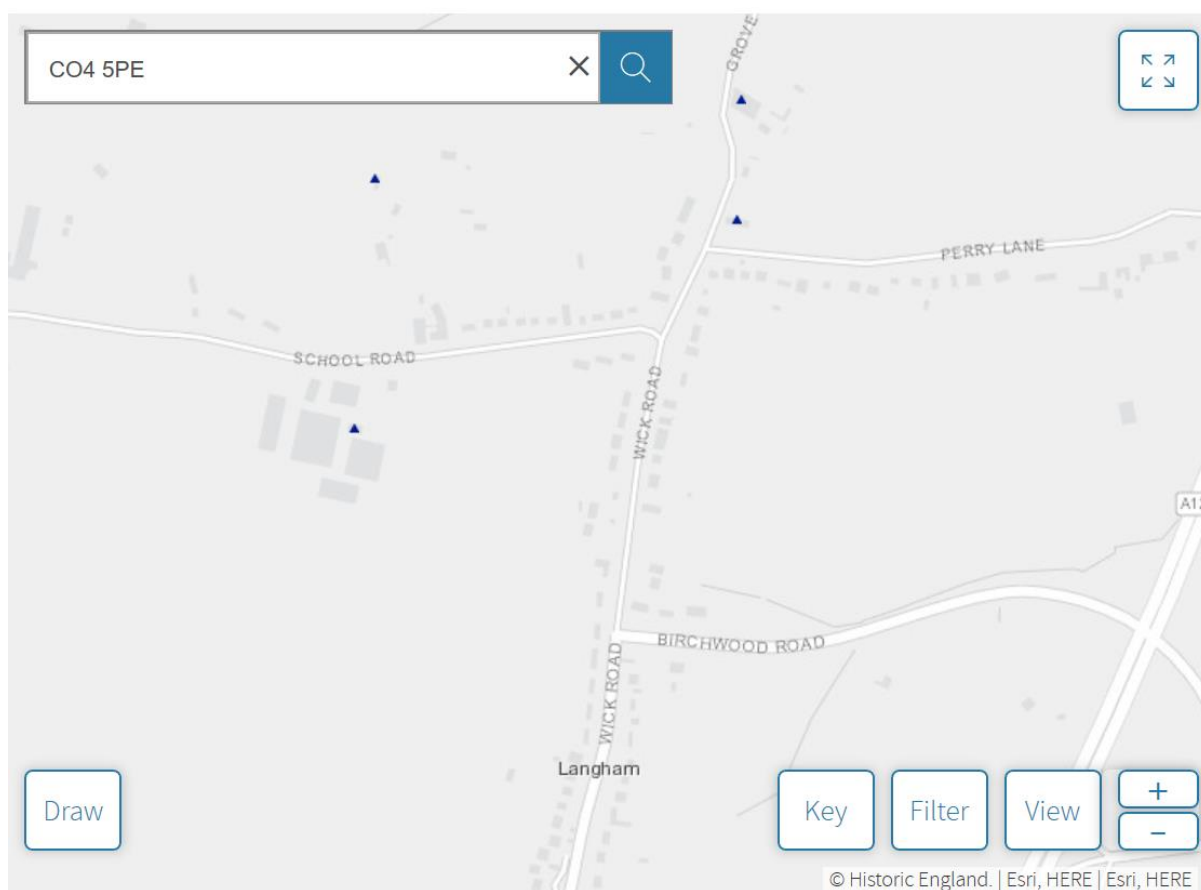


Figure 4 - designated heritage assets, shown as blue triangles (listed buildings). Taken from <https://historicenland.org.uk/listing/the-list/map-search?postcode=CO4%205PE&clearresults=True>

### 3.5. Criteria for assessing Significance

The criteria used for assessing significance is based upon the Historic England guidance – Conservation Principles: Policy and Guidance.

Significance has been categorised into five main headings:

- Evidential Value: the potential of a place to yield evidence about past human activity
- Historical Value: the ways in which past people, events and aspects of life can be connected through a place to the present
- Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place
- Social/ Communal Value: the meaning of a place for the people who relate to it, or for whom it figures in their collective memory or experience
- Scientific or Technical Value: a building may have used new technology or materials to achieve the design.

Each of these values is rated low; medium or high significance to provide an overall understanding of the building or place.

### 3.6. Assessment of Significance

The significance of the site is the adjacent listed building and the setting of the scheduled monument.

#### Architectural Value

The property is a good example of a simple, polite, former estate cottage. This simplicity provides a rural charm, reflecting the more vernacular style used in the early 19<sup>th</sup> century.

The property is considered to have medium architectural significance as many of these building have either been lost or heavily extended.

Internally, the original floor plan has been lost to the ground floor, together with the replacement staircase. The interior of the property is of low-medium significance due to the works undertaken.

#### Aesthetic Value

The property is an attractive dwelling, of symmetrical proportions. The property is considered to provide a positive contribution to the area.

The aesthetic significance is of medium value.

#### Historical Value

The property was constructed as part of a wider estate. Many of these cottages were built across the country prior to the decline of country estates following The Great War. These dwellings offered accommodation for the staff and often created small communities within themselves.

The historic significance of the property is due to its connection with the estate, and this connection is often lost when the property is sold, and piecemeal development is created around it. The historic significance is of medium value.

#### Social / Community Value

The property was built as a domestic dwelling, however, the connection with the local village and with the wider estate would provide low-medium social significance.

#### Scientific or Technical Value

The property is of standard design and construction and therefore has no scientific or technical significance.

## 4. Proposed Scheme

### 4.1. Requirements for Change

The objective in the proposed scheme is to allow development of a single dwelling to the side of Elmede.

#### 4.2. Condition of Asset

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

The property has been well maintained by the current owner.

#### 4.3. Planning History

The local planning authority (Colchester District Authority) website had no records online for Elmede.

#### 4.4. Proposed Works

It is proposed to:

- Construct a single, two-storey dwelling to the north of Elmede

### 5. Impact Assessment:

In 2008, the then English Heritage (now Historic England) published their '*Conservation Principles, Policies & Guidance*', which provided a framework and guidance on which to assess proposed works to historic buildings and other heritage assets.

Within this document, they defined 'conservation' as:

*'the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generation'*

It is this advice and ethos that the proposed impact of the works is assessed against the 'special architectural and historic interest' and significance of the building and its setting.

#### 5.1. Criteria for assessment

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

Whilst Elmede is not a heritage asset, it has been recognised by the local authority that it may have some heritage value and requested further information. The property is a good example of an early 19<sup>th</sup> century vernacular cottage, which has had some, but limited external alterations undertaken. It is considered that the property is not worthy of listing due to the loss of historic plan to the ground floor, the replacement staircase and the loss of the ground floor front elevation windows, however, it is worthy of consideration of being recognised as a non-designated heritage asset.

#### 5.2. Impact on the setting of the significance of Elmede

The proposed scheme looks to construct a new, two-storey dwelling on the part of the curtilage to the north of the property and create a new parking space and cross-over for the existing dwelling to the south of Elmede.

The proposed design is a simple three bay house, with attached garage. The proposed design has brick to first floor and render above, with a simple pitched roof, with chimney stack. This three-bedroom house is of modest proportions and follows the building line of the newer properties to the north. This allows Elmede to retain the prominent position within the street scene.

### 5.3. Summary

Whilst Elmede has not been formally recognised as a non-designated heritage asset, it is worthy of this recognition. With this in mind, the proposed scheme is not considered to cause harm to the significance or the setting of Elmede due to the design, scale and setting of the proposed new dwelling allows Elmede to retain its prominence, and simple character within the street scene.

With this in mind, it is considered that the proposed scheme is considered not to have an impact on the significance of Elmede.

## Appendix 1 - Photographs



*Figure 5 - front elevation*



*Figure 6 - view down the side of property (proposed new build location)*



*Figure 7 - front elevation*



*Figure 8 - rear elevation*



*Figure 9 - side elevation, porch installed by current owner*



*Figure 10 - exposed floor boards to first floor. (Ground floor is solid concrete, installed by owner c.45 years ago)*



Figure 11 - first floor bedroom (front elevation) single glazed, sash window detail.



*Figure 12 - plain panel door to first floor bedroom*



*Figure 13 - cupboard door to first floor bedroom (left-hand side) beside chimney stack*

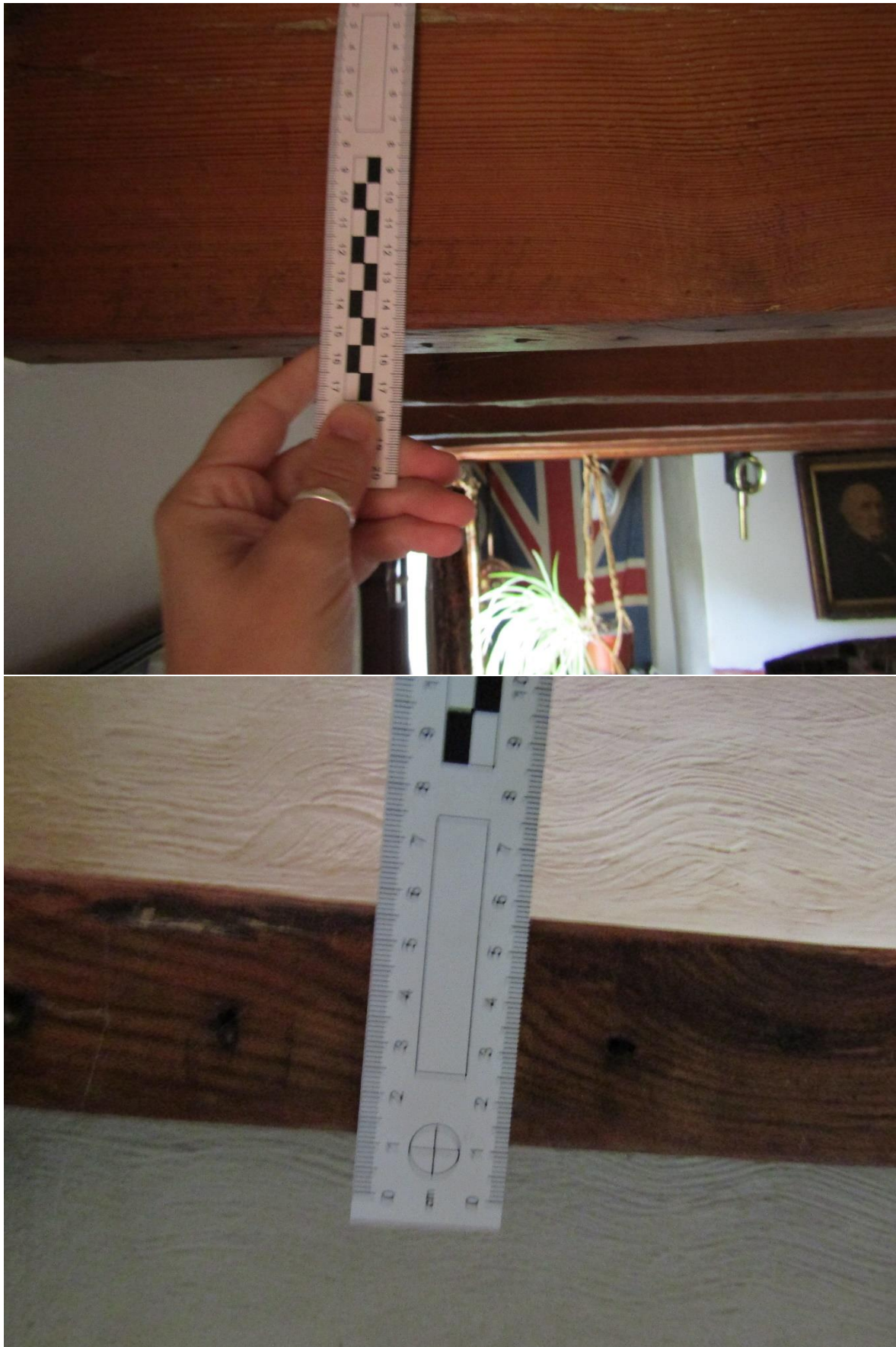


Figure 14 - first floor joist detail

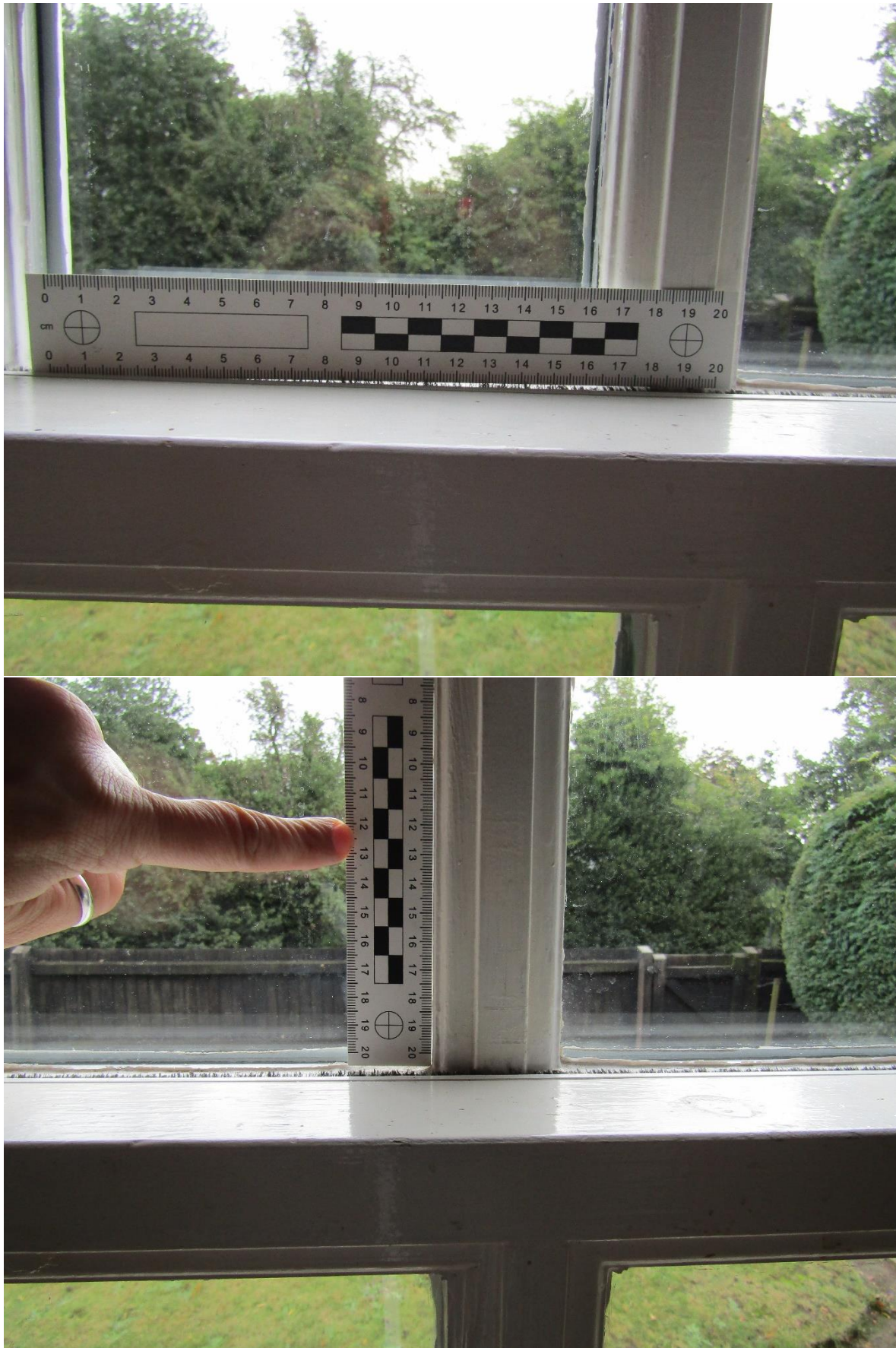


Figure 15 - double glaze, timber sash ground floor windows



*Figure 16 - bathroom door in rear extension*

## Appendix 2 – Maps



Figure 17 - 1900 OS Map



Figure 18 - 1900 OS map in detail

### Appendix 3 – Historic Environment Records (HER)

Search: Windsor      Accessed: 8/04/19

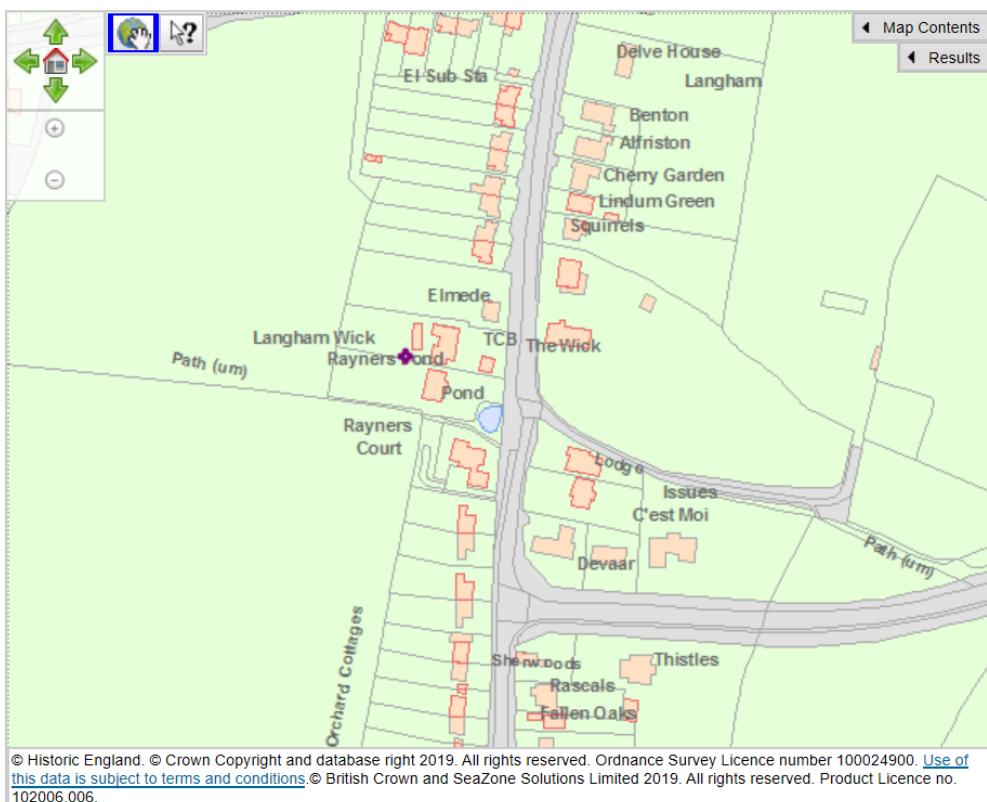
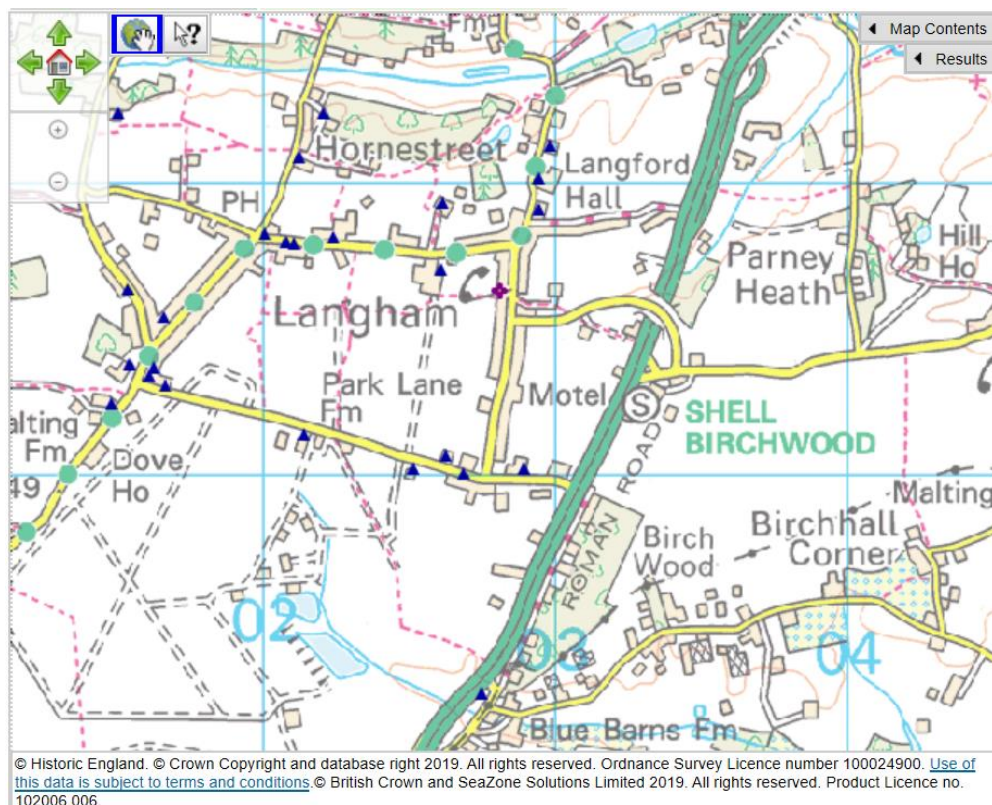


Figure 19 - HER's. Taken from <https://www.heritagegateway.org.uk/Gateway/Results.aspx>

## Statutory Data

### The National Heritage List for England

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

The National Heritage List for England returned 171 records matching your search, here are the first 5.

Title	Type	Location	Grade
<a href="#">LANGHAM FARMHOUSE</a>	Listing	LANGHAM FARMHOUSE, COUSLEY WOOD, Wadhurst, Wealden, East Sussex	II
<a href="#">LANGHAM HALL FARMHOUSE</a>	Listing	LANGHAM HALL FARMHOUSE, Langham, Mid Suffolk, Suffolk	II
<a href="#">ORBELLS FARM</a>	Listing	ORBELLS FARM, STOCK HILL, STOCK HILL, Langham, Mid Suffolk, Suffolk	II
<a href="#">DORMER COTTAGE</a>	Listing	DORMER COTTAGE, TOWNHOUSE LANE, Langham, Mid Suffolk, Suffolk	II
<a href="#">No name for this Entry</a>	Listing	1-18, LANGHAM HOUSE CLOSE, HAM COMMON, RICHMOND, Richmond upon Thames, Greater London Authority	II*

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

## National Designation Decisions

### Designation Decision Records (De-listed entries)

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

No records matched the search criteria.

### Designation Decision Records (Non-designated entries)

Recommendations not to add a building, monument or wreck site to the National Heritage List for England (NHLE) are made by Historic England. The Secretary of State for Culture, Media and Sport

will then make a decision. For parks, gardens and battlefields Historic England makes the decision on whether or not to add it to the NHLE. These decisions are detailed in this section.

Designation Decision Records (Non-designated entries) returned 2 records matching your search.

Title	Type	Location	Grade
<a href="#">War Memorial Gateway, La...</a>	Listing	Langham Primary School, School Road, Langham, Colchester, Essex, Langham, Colchester, Essex	NL
<a href="#">Langham Memorial Chapel</a>	Listing	Main Street, Kilby, Wigston, LE18 3TD, Kilby, Blaby, Leicestershire	NL

[View all Designation Decision Records \(Non-designated entries\) results...](#)

## Non-Statutory National Data

### Historic Milestone Society Database



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

Historic Milestone Society Database returned 2 records matching your search.

Title	Location
<a href="#">County Bridge stone</a>	DEVON, SOUTH HAMS, CORNWOOD
<a href="#">County Bridge stone</a>	DEVON, SOUTH HAMS, CORNWOOD

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

### HE PastScape



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

HE PastScape returned 100 records matching your search, here are the first 5.

Title	Location	Description
<a href="#">HIGHER LANGHAM HOUSE</a>	Dorset	1770 and 19th Cent.

<a href="#">LANGHAM</a>	Dorset	Deserted medieval settlement of Langham...
<a href="#">LANGHAM WATERWORKS</a>	Essex	River water extraction site, pumping st...
<a href="#">LANGHAM LODGE FARM</a>	Essex	17th Century two storey timber framed f...
<a href="#">LANGHAM LODGE FARM</a>	Essex	Medieval park now converted into a farm.

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

### National Trust HBSMR



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

National Trust HBSMR returned 8 records matching your search, here are the first 5.

Name	National Trust Property
<a href="#">Obelisk, Langham Grove, Dunham Old Park</a>	Dunham Massey; North
<a href="#">Monument near Langham Grove</a>	Dunham Massey; North
<a href="#">Langham Pond, Runnymede</a>	Runnymede; London and South East
<a href="#">Langham Grove Clair-Voir (site of), Dunham Massey Old Park Wall</a>	Dunham Massey; North
<a href="#">Langham Farm Pit, Runnymede</a>	Runnymede; London and South East

[View all National Trust HBSMR results...](#)

### Parks and Gardens UK



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

No records matched the search criteria.



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

There was a problem communicating with PMSA.

### NMR Excavation Index



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

NMR Excavation Index returned 27 records matching your search, here are the first 5.

Title	Location
<a href="#">RAYNERS, WICK ROAD (BUILDING TO REAR OF)</a>	ESSEX, COLCHESTER, LANGHAM
<a href="#">LAND AT LANGHAM</a>	LINCOLNSHIRE, EAST LINDSEY, ANDERBY
<a href="#">THE MANOR, CHURCH STREET</a>	RUTLAND, LANGHAM
<a href="#">EAST LANGHAM ROAD</a>	NORTHAMPTONSHIRE, EAST NORTHAMPTONSHIRE, RAUNDS
<a href="#">LAND AT LANGHAM POINT</a>	NORFOLK, NORTH NORFOLK, LANGHAM

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

### Church Heritage Record



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

Church Heritage Record returned 10 records matching your search, here are the first 5.

Name	Location
<a href="#">Langham: St Mary the Virgin</a>	Suffolk County
<a href="#">Langham: St Mary the Virgin</a>	Essex County

<a href="#">Boxted: St Peter</a>	Essex County
<a href="#">Langham</a>	Dorset County
<a href="#">All Souls Langham Place</a>	Greater London Authority

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

## Local Records

### Colchester HER



The Colchester Historic Environment Record is an in-depth computerised record of the known archaeology concentrated on the centre of the historic town, which also falls within the area covered by the Essex Historic Environment Record (EHER) based at Chelmsford.

Colchester HER returned 220 records matching your search, here are the first 5.

Name	Location
<a href="#">Around Ducura's Farm</a>	LANGHAM
<a href="#">Boxted WWII Airfield</a>	LANGHAM
<a href="#">East of Broomhouse</a>	LANGHAM
<a href="#">Undated cropmarks, east of Langham</a>	LANGHAM
<a href="#">Church of St Mary the Virgin, Langham</a>	LANGHAM

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

### Essex HER



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

Failing in Get Top Records - Failing in GetResults - Failed in Perform Search - Timeout expired. The timeout period elapsed prior to completion of the operation or the server is not responding.



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## RAYNERS, WICK ROAD (BUILDING TO REAR OF)

[View this record at the Archaeology Data Service](#)

**Description:** Survey of an C18th cottage prior to its being dismantled. (The building was acquired by a structural salvage firm and may be re-erected elsewhere). Colchester Arch. Group Annual Bulletin 41 suggests that this structure stood on Wick Lane. However, both OS 1:10560 1967 & OS 1:2500 1976 show only a Wick Road in Langham village. NGR used that of building to the rear of Rayners, Wick Road as shown on OS 1:2500 1976.

**Parish:** LANGHAM

**District:** COLCHESTER

**County:** ESSEX

**Grid reference:** TM0281031630

**Map reference:** [ EPSG:27700 ] 602810, 231630

**Period/Subjects:** POST MEDIEVAL - HOUSE

**Identifiers:** [ ADS ] Depositor ID - 1377505

---

### People Involved:

- [ Publisher ] Historic England
- [ Creator ] Colchester Archaeological Group
- [ Publisher ] Historic England
- [ Creator ] Colchester Archaeological Group

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### Bibliographic References:

- 41/2000-2001, 19-23. Colchester Archaeological Group annual bulletin.

## British History Online

### Langham: Introduction

Pages 242-248

[A History of the County of Essex: Volume 10, Lexden Hundred \(Part\) Including Dedham, Earls Colne and Wivenhoe](#). Originally published by Victoria County History, London, 2001.

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'Langham: Introduction', in *A History of the County of Essex: Volume 10, Lexden Hundred (Part) Including Dedham, Earls Colne and Wivenhoe*, ed. Janet Cooper (London, 2001), pp. 242-248. *British History Online* <http://www.british-history.ac.uk/vch/essex/vol10/pp242-248> [accessed 15 October 2019].

## LANGHAM

LANGHAM parish (2,977 a. or 1,205 ha.) [\(fn. 1\)](#) lies c. 6 miles north of Colchester. The river Stour forms the northern boundary of the long, roughly rectangular, parish; the Salary brook, a tributary of the Colne, the southern boundary with Mile End in Colchester. The western boundary with Boxted follows field boundaries and a section of the Black brook, a tributary of the Stour. The eastern boundary with Dedham and Ardleigh follows the main road from Colchester to Ipswich. There have been no known boundary changes. [\(fn. 2\)](#)

The land rises from c. 8 m. or less in the Stour valley to a ridge at c. 38 m. at Langham Hall and church. The gradient is gradual north and west of the Hall but very steep in the Coombs between the Hall and Gun Hill. The rest of the parish forms a slightly rising and undulating plateau at c. 40-46 m., cut into two distinct parts by the small but steep valley of the Black brook, running west to east across its centre. [\(fn. 3\)](#) The northern part of the parish now lies within Dedham Vale Area of Outstanding Natural Beauty and the views from the ridge near the church inspired John Constable's painting 'Dedham Vale' (1828). [\(fn. 4\)](#) In the earlier 20th century Langham was apparently favoured by tenants from London and elsewhere because of its healthy climate and scenery; its good 'society' was also noted. [\(fn. 5\)](#)

Alluvium predominates along the Stour, while the valley slopes are composed of river gravel. The ridge is capped with London clay and an outcrop of red crag. The soils of the north and centre of the parish are based on glacial gravels and sands, although the Black brook exposes London clay. South of Langham Moor and Park Lane the land consists of glacial loams. [\(fn. 6\)](#)

The line of the Roman road from Colchester to Ipswich was altered on the approach to the Stour crossing at Gun Hill, presumably long before the road was first depicted in 1777. [\(fn. 7\)](#) The road, possibly called Skipping Street in the 15th century, [\(fn. 8\)](#) was turnpiked in 1725. [\(fn. 9\)](#) It was diverted into a new cutting at Gun Hill c. 1964 and made into a dual carriageway c. 1972. [\(fn. 10\)](#) The Colchester eastern bypass, opened in 1982, crosses the southern edge of Langham. [\(fn. 11\)](#)

Dedham Road continues the ridgeway from Great Horkesley past Boxted and Langham Hall manor houses and churches to Dedham. From it lanes lead northwards to farms along the Stour and southwards across the valley of the Black brook; one of the latter lanes was called Black Brook Street in the 16th century. [\(fn. 12\)](#) Two of the southern lanes combine at Langham Moor and continue

south to Mile End by Runkins Corner. The third route along the present Rectory Lane and Wick Road was called Crooked Lane in 1769 and 1838. [\(fn. 13\)](#)

'Warryes' cross at the junction of Wick Road and Perry Lane in 1520 was presumably later demolished. [\(fn. 14\)](#) The site was called Market Cross by 1838, and more recently St. Margaret's Cross. [\(fn. 15\)](#) The site of Roddisdale cross, recorded in 1544-5, is unidentified. [\(fn. 16\)](#)

Later 16th century orders to scour the river, to cut weed and sedge, and to prevent obstructions, probably benefitted the river navigation as well as Langham mill. [\(fn. 17\)](#) The Stour was canalized between 1705 and 1713 by the River Stour Navigation Co. [\(fn. 18\)](#) Langham lock, built by 1765, was removed c. 1933 when South Essex Waterworks Co. built Boxted waterworks and pumping station. [\(fn. 19\)](#) In 1838 the Stour was crossed by a foot and horse bridge at Langham mill and a footbridge near East meadow. The former was destroyed by a flood and replaced in 1981 by a single span footbridge. [\(fn. 20\)](#) Minor bridges, probably over the Black brook or other small watercourses, included Polfeld bridge (1432), Buck's bridge (1432 and 1515), Ashplot bridge (1526), Halls bridge (1582), and bridges in East meadow (1401 and 1577). [\(fn. 21\)](#)

In 1189 Henry of Cornhill was granted power to inclose and impark his woods at Langham, part of the same tract of royal forest that included Kingswood and Cestrewald. [\(fn. 22\)](#) In 1535 the royal grant of the neighbouring Kingswood heath in Mile End to the burgesses of Colchester included timber in Langham. [\(fn. 23\)](#) The park (c. 850 a.) covered much of the southern third of the parish. [\(fn. 24\)](#) A tenement called Gatehouse at Langham Moor in 1414 probably records a gate in the north-west corner of the park, and later field names suggest other gates at the north-east and south-west corners. [\(fn. 25\)](#) In 1291 eleven men were imprisoned in Colchester castle or the Tower of London for hunting deer in Langham park; all were apparently later pardoned. [\(fn. 26\)](#) Deer stocks had recovered by 1294 when the king gave the abbot of Colchester 12 deer. [\(fn. 27\)](#)

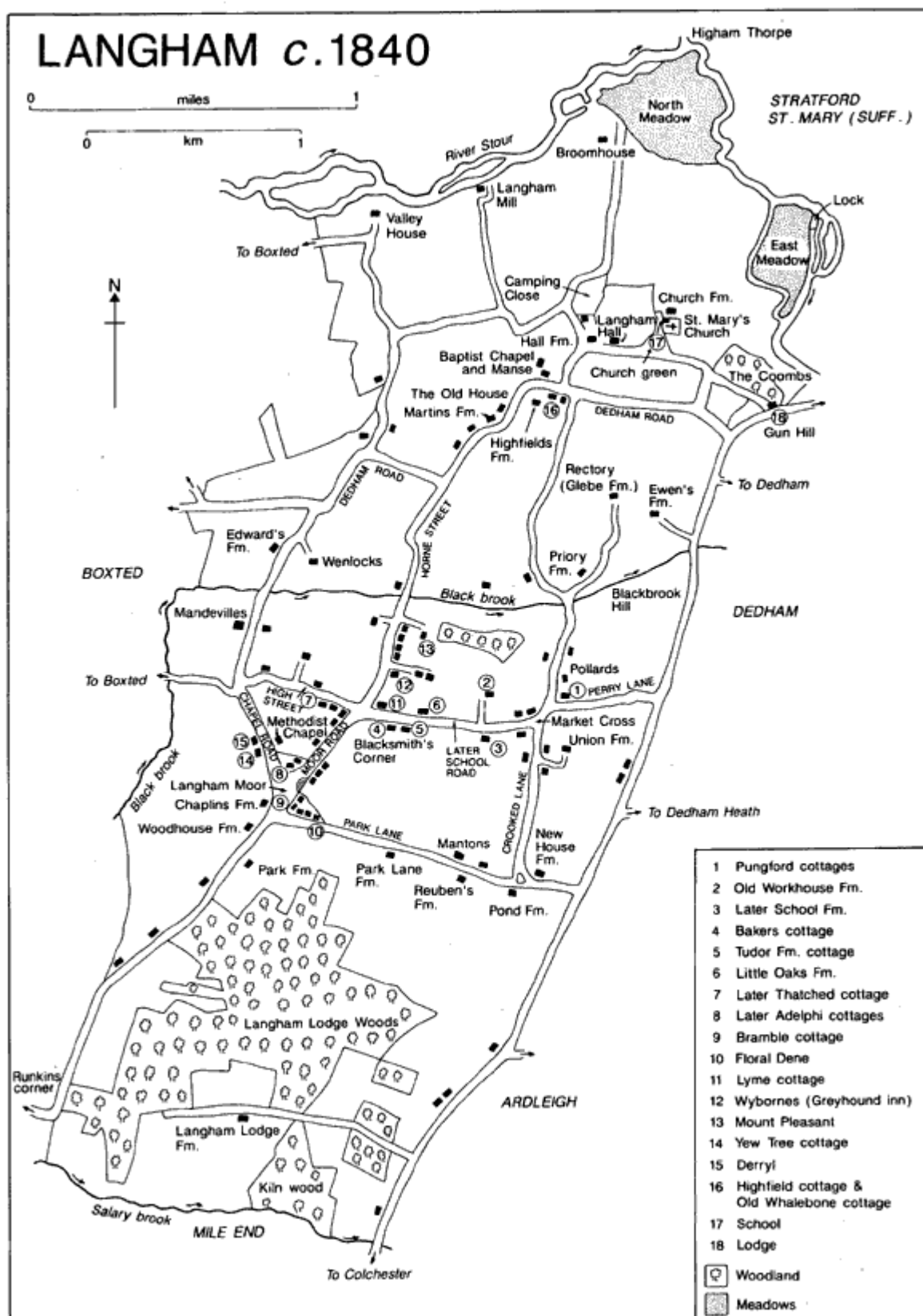


Figure 38:  
Langham c. 1840

In 1557 Robert Bogas, a clothier of Langham and Stratford St. Mary (Suff.), secured a lease of Langham park for 21 years, although only 400 a. were apparently included in the lease. He was also granted power to dispark, and it was perhaps in that period that Langham Lodge farm and the farms south of Park Lane were established. [\(fn. 28\)](#)

Thirty-five free and unfree tenants were recorded in 1066 and 44 in 1086. [\(fn. 29\)](#) There were 111 taxpayers in 1377. [\(fn. 30\)](#) There were at least 107 male inhabitants in 1646, indicating a population of perhaps 400-500. [\(fn. 31\)](#) Average baptisms outnumbered burials from 1639 to 1668, especially before the mid 1650s, but there were more burials than baptisms from 1678 to 1689. In 1671 hearth tax was paid by 62 people with 49 exempted, perhaps suggesting a roughly stable population. [\(fn. 32\)](#) The population rose from 657 in 1801 to a peak of c. 860 in 1851 and 1861, then fell to only 560 in 1901. [\(fn. 33\)](#) Between 1931 and 1951 the population expanded from 601 to 1,017, partly as a result of the temporary housing of homeless people at Boxted airfield (in Langham). As those people were rehoused, the population fell to 869 by 1961. The population was static between 1971 (930) and 1991 (929). [\(fn. 34\)](#)

Many neolithic axes and other implements have been found, five from near Park Lane Farm. [\(fn. 35\)](#) Cropmarks of ring ditches, trackways, boundary enclosures, and field systems, especially in the north and centre of the parish, reveal Bronze Age, Iron Age and Romano British settlement. An enclosure at Blackbrook Hill was associated with pottery of 20-60 A.D. and a gold coin of Cunobelin. [\(fn. 36\)](#) Cropmarks in the Stour valley near Broomhouse have been interpreted as an Iron Age village, and an enclosure and field system opposite Stratford St. Mary as a Romano British farmstead. [\(fn. 37\)](#) Roman coins and a carved stone have been found at or near Valley House. [\(fn. 38\)](#) Coins, brick, tile, and oystershell suggest that a high status Roman site, perhaps a villa, lay near the later manor house and church. [\(fn. 39\)](#)

The main early medieval settlement was probably at Langham Hall; the place name, perhaps meaning the settlement of Lawa's people, probably relates to that site or one in the valley below. [\(fn. 40\)](#) The group of cottages and houses reported on the nearby Church green or Arnold's plot between the 16th and 18th centuries may represent a former nucleated settlement. [\(fn. 41\)](#) The settlement had been demolished by 1838, probably by the lord of Langham Hall; the only house to survive, Church Farm, belonged to the Rectory manor. [\(fn. 42\)](#)

Medieval settlement between the Hall and the Black brook was dispersed. Priory Farm may occupy the site of a holding whose rent was given by Hugh Tirel to the abbey of Conflans (Haute Saône) c. 1138. [\(fn. 43\)](#) Wenlocks (later Hill Farm), a late medieval house, was occupied by 1255, and the nearby Edward's Farm may be associated with John Edward (fl. 1327). A house on the site of the later Valley House existed by 1338. [\(fn. 44\)](#) Surviving late medieval houses include Broomhouse, perhaps on the site of the dwelling of Thomas in the Broom in 1327, [\(fn. 45\)](#) The Old House, Glebe Farm, and Church Farm.

The 2 marks owed by the men of Langham in 1190 for a concealment under the royal forest pleas, may represent a licence to settle part or all of the lands south of the Black brook. [\(fn. 46\)](#) Settlement was certainly established by the 13th century. The site of Wybornes may be associated with Ralph Wybern (fl. 1241) and that of Mott's Farm (later Union Farm) with Alice Mot who held 'Mottisland' in 1275-6. [\(fn. 47\)](#) The granary at Alefounders (formerly part of New House farm), and the house next to Kingswood in 1512, reveal that clearance had pushed southwards by the later Middle Ages. [\(fn. 48\)](#) Both later field boundaries and place name evidence suggest much woodland clearance; for example Maltings farm was known as Woodhouse farm from 1541 until the later 19th century. [\(fn. 49\)](#)

[49](#)) Conditions were probably similar to those on Boxted and Great Horkesley heaths: a Hawks heath and a William at Health were recorded in 1400 and a Wents heath in 1544-5. [\(fn. 50\)](#)

Medieval settlement south of the Black brook was also dispersed, although there may have been a small hamlet around a triangular area (c. 6-7 a. in 1838) later known as Langham Moor, at the north-west corner of the park. [\(fn. 51\)](#) The moor was 'swamp' or 'marshland' in 1580 and 1723, probably rough, wet, unimproved grassland. [\(fn. 52\)](#) Its southern edges were apparently settled by the early 15th century, although it was not recorded by name until 1515. [\(fn. 53\)](#) Cottages later encroached on or lined the edges of the moor, and by 1601 many poor people had settled there. [\(fn. 54\)](#)

The density of farms was apparently greater in the south of the parish, and there are many scattered farmhouses and cottages of the 16th- 18th centuries, typically of lobby entrance form, as at Floral Dene and Mount Pleasant. [\(fn. 55\)](#) Settlement probably crept slowly southward as in the neighbouring parishes of Boxted and Great Horkesley. Although there were 11 houses and cottages along Dedham Road in 1838, the main concentrations of housing by that date were in the south of the parish. [\(fn. 56\)](#) In 1841 eighty per cent of agricultural labourers lived south of the Black brook, and in 1881 over three quarters of all houses lay in that area. [\(fn. 57\)](#)

Piecemeal ribbon development from the 19th century onwards along Moor Road and Chapel Road, along the edges of Langham Moor, and along parts of neighbouring roads created the modern village centre. The electrification of the Colchester to London railway line in 1961 and the construction of the Colchester to Ipswich dual carriageway c. 1972 encouraged further suburban development in the later 20th century. [\(fn. 58\)](#) Building styles are mixed, ranging from a few 19th century brick and slate houses, to houses, bungalows, and chalet bungalows from the 1920s or 1930s until the 1980s. In the 1990s large detached mock-vernacular houses were built in several places, including the east end of Park Lane and the junction of Wick Road and Perry Lane. [\(fn. 59\)](#)

Council houses at Hillcrest and on the east side of Wick Road were built c. 1927 to house farmworkers. The Swedish timber chalets and Airey concrete houses on the west side of Wick Road were erected as council houses between 1946 and 1948, the latter being upgraded in the early 1990s. Rayners Court, a block of council flats on Wick Road, was built c. 1970. Low cost modern housing in School Road was built by the Rural Housing Trust in association with Langham Parish Council in the mid 1990s. Retirement bungalows in High Street were completed in 1998. [\(fn. 60\)](#)

There were two carriers to Colchester in 1902; one of them, Waller's, still operated in 1914. Schofield's carriers began in 1919 and was still operating as a removals firm in 1999. [\(fn. 61\)](#) The parish was well served by bus services from Colchester during the 20th century; [\(fn. 62\)](#) in the 1990s there was a weekday Colchester to Ipswich service and a rural bus service. [\(fn. 63\)](#) Electricity was supplied in 1933, mains water by 1939, and partial main drainage since c. 1972. [\(fn. 64\)](#) In the 1990s there was no street lighting out of choice, and no gas supply. [\(fn. 65\)](#) A doctor's surgery recorded from 1917 to 1929 had apparently closed by 1933, [\(fn. 66\)](#) but there were two surgeries in Moor Road in the 1950s. There was an osteopathic clinic in 1999. [\(fn. 67\)](#)

Illegal beerhouses were recorded in 1593, 1657, 1659, and 1663. [\(fn. 68\)](#) There was a beerhouse near the church in 1601 when an application, supported by the rector and six chief inhabitants, was made for a second to serve Langham Moor. [\(fn. 69\)](#) There was probably an inn at Wybornes on Horne Street by the 16th century, first recorded as the Hare and Hound in 1754, and as the Greyhound by 1762. [\(fn. 70\)](#) It closed and became a private house c. 1911. [\(fn. 71\)](#) The Fox at Langham Moor and the Shepherd and Dog at Blacksmith's corner were recorded in 1871. [\(fn. 72\)](#) The former closed c. 1960 [\(fn. 73\)](#) but the latter was still open in 1999.

Between 1813 and 1815 a friendly society with 31 members met at the Greyhound inn. [\(fn. 74\)](#) In 1876 the annual school treat was held at the rectory with sports and songs. [\(fn. 75\)](#) The Langham branch of the Labour League (fl. 1876) had its own brass band. [\(fn. 76\)](#) In 1897 there was a Langham and Dedham Cottage Garden and Poultry show and in 1907 a Langham Flower show. [\(fn. 77\)](#)

Football was presumably once played at Camping close, north of Langham Hall in 1838. [\(fn. 78\)](#) In 1961 Langham Valley football team (founded 1954) were based at the former Baptist chapel and had their pitch at Highfields. [\(fn. 79\)](#) In 1932 Essex Rural Community Council helped build a village hall at the junction of Perry Lane and Wick Road. A library was installed there in the 1960s and 1970s, and the hall was extended c. 1980. [\(fn. 80\)](#) After it was destroyed by arson in 1985 the site was sold and a new Community Centre was built on the 8 a. recreation ground on School Road which had been founded in 1973. It opened in 1988, and served as a village hall, and community and sports centre in 1999. [\(fn. 81\)](#)

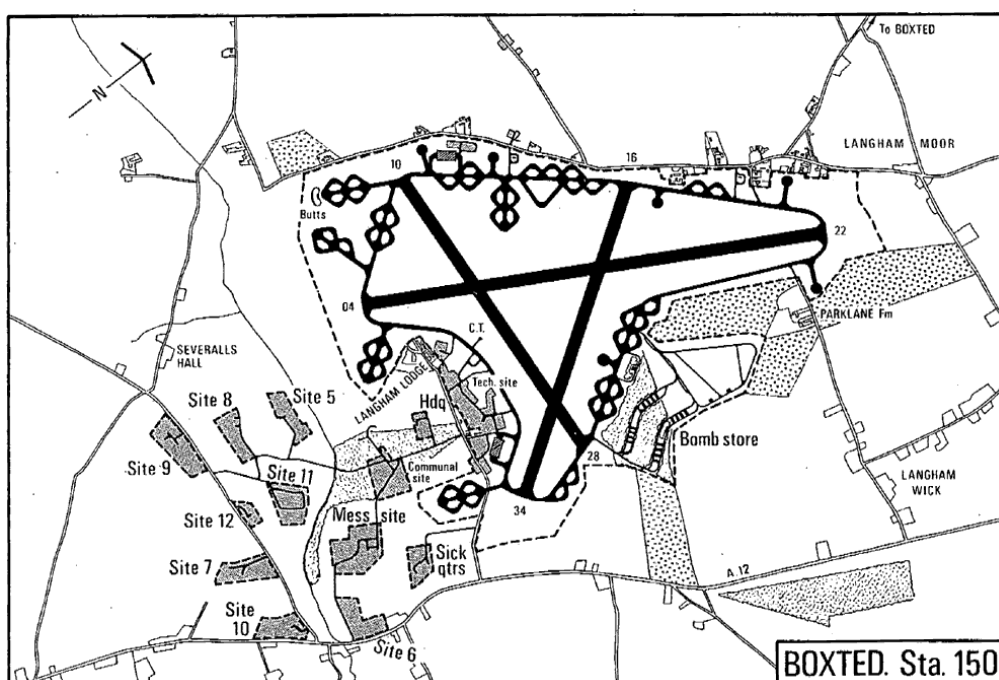


Figure 39:

### Boxted airfield, Langham, in the second world war

In 1642 parliamentary supporters sacked Wenlocks and forced the royalist John Wenlock to flee. In 1648 one of his sons joined the royalists at the siege of Colchester. [\(fn. 82\)](#) The besiegers apparently constructed an outwork south of Maltings Farm, marked by First and Second Ramparts field, War field, and a slightly elevated ridge of clay. [\(fn. 83\)](#)

In 1581 a Langham bricklayer was indicated for seditious words at Colchester. [\(fn. 84\)](#) In 1645 two Langham women were condemned to death for entertaining evil spirits, and a third for bewitching neighbours' cattle. [\(fn. 85\)](#) In 1695 a grain riot involved 40 Langham people; one of the ringleaders was fined and placed in the pillory in Colchester. [\(fn. 86\)](#)

Basque children, refugees from the Spanish Civil War, were housed at The Oaks on School Road between 1937 and 1939, as were elderly British evacuees in the Second World War. [\(fn. 87\)](#) A prisoner of war camp was established next to the Colchester-Ipswich road towards the beginning of that war; it housed Italian and later German prisoners. Boxted airfield, built in Langham on the former park in 1942-3, was occupied by units of the American 8th Air Force. It was transferred to the R.A.F. in late 1945 and closed in 1947. Some of the buildings were used for temporary housing after

the war, and some survived in 1999, converted to commercial and storage premises. Others were dismantled and sold in the 1950s when the land was returned to cultivation. [\(fn. 88\)](#) A monument to the U.S.A.A.F. was erected in Park Lane in 1992. [\(fn. 89\)](#)

## DOMESTIC BUILDINGS

All the surviving houses of the 17th century or earlier are timber framed; most have later additions or alterations and many have been renovated in the later 20th century. In 1391 an unnamed house, probably a house with an open hall, had an upper chamber (solar) at one end. Another house, divided between a mother and son in 1410, had a chamber with solar at its principal end; out buildings included a bakehouse. [\(fn. 90\)](#) As the population contracted in the 15th century many houses and other buildings fell into ruin and were removed from holdings or demolished. [\(fn. 91\)](#)

Three surviving late medieval houses have a hall and one or two cross wings. The Old House has a small hall and jettied east cross wing probably of c. 1400, and a west cross wing perhaps of the 16th century. About 1600 the hall was floored, possibly enlarged, and apparently re roofed; a great chamber was created on the first floor; a stack was inserted, and a stair turret added behind the east cross wing. Contemporary wall paintings survive. Broomhouse, where the west cross wing of two storeys and attics and the small two bayed hall were constructed together, is probably of the 15th century. The east, jettied, cross wing, with a crown post roof and a chimney stack, was probably built in the 16th century. The hall was floored and the stack inserted in the late 16th century. Another stack was inserted into the western cross wing in the 19th century, and the eastern cross wing was extended to the rear in the 20th century. A possibly 15th century barn survived near the house until a fire c. 1995. Church Farm [\(fn. 92\)](#) has a hall and three bayed cross wing, jettied at both ends, of the 15th century or earlier, with close heavy framing, tension braces, and jowled posts. Like those at Glebe Farm (formerly the Rectory) and Broomhouse, the hall is quite small and appears to have been of only two bays. In the 17th century a stack was inserted into the cross passage, possibly replacing a smoke hood, to form a lobby entrance. There is a two storeyed jettied porch of similar date.

As many as eight late medieval houses with open halls and inline chamber ends or kitchen bays survive. Wybornes, originally a three bayed single storeyed hall with internal cross passage and an additional partially partitioned chamber bay, is probably of the later 15th century. The whole building was covered by an unmoulded four-bayed crown post roof with smoke gables at the higher end and a hip over the chamber. It was modified in the earlier 16th century and again slightly later. Alterations, which may be associated with conversion to an inn, included the flooring of the hall and insertion of a chimney stack in the cross passage, the addition of a short rear range of two storeys and attics, and the excavation of a cellar. Other additions were made in the 19th and 20th centuries. Nos. 1-3 Pungford Cottages was probably a single house with a long hall and in line end on the west, and crown post roof, perhaps of the late 15th century. The hall may have been floored in the 16th century, but both stacks appear to be later. It was split into two cottages in the 17th century, when the end bay and one bay of the hall were converted into a lobby entry house, and into three in the 20th century. Chaplins has a long north south range, apparently a hall of perhaps three bays with evidence of a crown post roof at the north end, and a small in line end of one storey with attic, of uncertain medieval date, perhaps 15th century. A two storeyed south wing was added in the early 17th century; the hall was floored at the same time although the stack may be later. An additional bay of two storeys and attics was added on the south in the late 17th century. Maltings Farm, a hall house with storeyed in line ends, was probably built in the 15th century. The hall was floored and the house modified in the late 16th century when mullion windows and wall paintings were added to the parlour end. The roofs of the in line ends appear to have been raised and turned to run parallel to that of the hall about that time, and an additional attic floor was also provided at each

end. The house was renovated again in the late 18th or early 19th century. Mantons has an apparently 15th-century hall of three or four bays with an in-line end, probably originally jettied. The stack and floor were inserted in the 17th century. Probably before 1800 an additional bay was added on the north-west, and the roof was raised to provide additional height on the first floor. Keeper's Cottage (formerly Old Workhouse Farm) was originally a small two-bay hall, with one, possibly two, floored, in-line ends, of the 15th or very early 16th century. The central truss of the hall has jowled posts and open braces and there is evidence of mullioned windows on both sides of the hall. The stack was inserted and the hall floored in the very late 16th or early 17th century. [\(fn. 93\)](#) The core of Old Whalebone and Highfield cottages is a small former hall with a crown-post roof, possibly with one in-line end, probably of the 15th or early 16th century. A stack was inserted and it was converted into a lobby entrance house in the early 17th century. Further bays were added in later centuries. Bramble Cottage was probably a long hall house of the 15th or earlier 16th century which was floored and had a central stack added in the later 16th and early 17th centuries; it may have had an open kitchen bay at the north end.

Alefounders on Park Lane, a five bayed later 14th- or 15th-century granary converted to a cottage in the 1920s, and The Thatched Cottage on High Street, apparently a 19th-century conversion of a 15th-century barn or granary, mark the sites of medieval farms whose houses have been demolished or replaced.

Many new houses were built in the 16th and 17th centuries, some of them apparently on holdings enlarged by late medieval engrossment. Langford Hall, formerly Poffords, Pollards, or Spencers, is a two-storeyed house, with jettied upper floor and dragon post, and a barn perhaps both of the earlier 16th century. [\(fn. 94\)](#) Most of the new houses were of lobby-entrance type. Bakers Cottage, an L-shaped house of four bays which has always been two-storeyed with a stack, may have been built by Thomas Baker (fl. c. 1510). [\(fn. 95\)](#) It originally comprised a large, heated room, and a smaller unheated room to the east on the ground floor, and two upstairs rooms of the same proportions. A two-storeyed bay was added to the west of the stack in the later 16th century and extended northwards by one single storeyed bay in the late 18th or early 19th century. The adjacent Tudor Farm Cottage, externally of similar appearance to Bakers, is a three-bayed lobby-entrance cottage of c. 1600; the floor is supported on tusked beams like those at Bakers and Mantons. It was extended to the north by two bays, probably in the 18th century. The weather-boarded Langham Oak Cottage (formerly Reuben's Farm), of one and a half storeys, has at its core a three-bayed lobby-entrance cottage of the mid 16th century. The western bay may originally have been open to the roof, perhaps serving as a kitchen. The bays on either side of the stack have very large, heavy beams with diamond stops; the beams, though tusked on both ends, are not inserted and are clearly an integral part of the original structure.

Langham Lodge, of two storeys and attics, has been partly rebuilt in brick and internally modernized. The north facade has three gabled bays. The east end of the south elevation and probably the east elevation were jettied. The roof, with heavy rafters, windbraces, and high collars, probably dates from the later 16th century or earlier 17th. The house is probably on the site of the medieval hunting lodge of Langham park and what remains may be a rebuilding of an earlier structure, perhaps a hall and two cross wings, constructed for the earliest lessees of the park, Robert Bogas (fl. 1557) or William Gardiner (d. 1577). [\(fn. 96\)](#)

[¶](#) New building in brick in the 18th century was limited in extent. The front range of Old Park House (formerly New House Farm) was added in the early 18th century, and comprises two large rooms on each floor with a central hall and stair placed against the stack of the original 17th-century lobby-entrance house. The ground floor parlour was modernized in the earlier 19th century, and the dining

room made in Tudor style in the 1920s. Whalebone House, on the site of Highfields Farm recorded from 1545, is a gault brick house of three bays, two storeys, and attics, with rainwater heads dated 1801. It was probably built by the Blyths, an important Non conformist landowning family, who lived there in the earlier 19th century. [\(fn. 97\)](#) Polygonal bay windows rising through both storeys were added to the front, probably in the earlier 20th century. The most notable of the few large, 19th century, houses is Homestead School on School Road, formerly Langham Oaks or The Oaks, a large Gothic style house on an irregular plan, faced externally in ashlar. The front appears to be c. 1875, while the entrance and rear extension are c. 1910.

## Appendix 5 - Assessment of Significance Summary

### Heritage Statement Check list

Project	Land acq. to Elmede.	
Address	Wick Road, Langham CO4 5PE.	
Local Authority	Chorchester DA.	
HE Listing	N/A. - ???	
Setting – Listed Buildings	School farmhouse - GN 1223744.	
Conservation Area	No.	
Heritage Gateway	Name	Langham.
	Accessed	15/10/19.
HE Red Box	Langham - 9 cards. church + Broomhouse Valleyhouse.	
Old Maps	1875.	Elmede with a few out buildings.
1:2500.	1897.	— u —
	1923	— u —
	1962	Seperate plot.
	1976.	— u —
	<del>1976.</del>	
Victorian County History	Yes - pg 242-248. Vol. 10.	
Additional Notes	<p>Langham Hall - c.1750. ext. c.1900.</p> <p>Revsner:           Valley House - early C16.          Grebe House - 1847.          Langford Hall. C16.          Wrotham House. 1801          The old house. c.1400 / C16.</p> <p>Elmede ?? Elm.</p> <p>+ waterworks!</p>	

Janice Gooch Heritage Consultancy

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Template for assessing significance – Project: *Elmede*.

<p><b>Archaeological Interest (Evidential Value)</b></p> <p>Standing structure, though major works c. 45 yrs ago.</p>	<p>Misc.</p>	<p><b>Historic Interest (Historical Value)</b></p> <p>Built as part of Estate. (Est. Cottage). ↳ 2 Sisters lived in the cottage until current owner bought.</p>
<p><b>Evolution</b></p> <p>Domestic dwelling.</p> <p>2 bedroom house.</p>	<p>not listed. no CA.</p> <p><b>Significance</b></p>	<p><b>Fabric</b></p> <p>Built 1825. ↳ major refurb c. 45 yrs ago by now owner. Extension to rear. (1950's). Render / masonry. Timber sash windows.</p>
<p><b>Architectural &amp; Artistic Interest (Aesthetic Value)</b></p> <p>Simple, polite architecture.</p>	<p><b>Setting</b></p> <p>Rural / village. ↳ some expansion ↳ new houses. Further development to rear.</p>	<p><b>(Communal Value)</b></p> <p>Domestic dwelling. Estate?</p>