



WESTWOOD PARK, LITTLE
HORKSLEY, ESSEX
NEW ORANGERY:
HERITAGE STATEMENT
ISSUE 01
NOVEMBER 2018

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On behalf of Purcell ®

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Issue 01

November 2018

Colchester Borough Council

WESTWOOD PARK, LITTLE HORKSLEY, ESSEX: NEW ORANGERY: HERITAGE STATEMENT

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SECTION 1.0

INTRODUCTION

This document forms a Heritage Statement to accompany the Listed Building Consent application for the creation of a new Orangery in the northern courtyard of Westwood Park. The works include the removal of the existing entrance corridor, internal corridor and external walkway at the southern end of the northern courtyard of Westwood Park and their replacement with an orangery and a new partially glazed walkway. A new door opening will also be created into the Arts and Crafts block and landscaping works will be undertaken to the courtyard.

Westwood Park is Grade II* listed. The estate was developed by the Lynne family in the seventeenth century, substantially altered in the early and mid-nineteenth century and in 1908 with further changes throughout the twentieth century.

The National Planning Policy Framework requires that an assessment of significance of a heritage asset should be provided whenever a planning application is submitted for works to a listed building, such as Westwood Park. This report has been prepared in accordance with the guidance published by Historic England (*Conservation Principles, Policies and Guidance for the Historic Environment*, 2008). It has been written following a site visit, desk-based and limited archival research in Essex Record Office.

A detailed Statement of Significance for the whole of the Westwood Park estate has previously been submitted to Colchester Borough Council. This document reproduces the summary historical development and relevant parts of the statement of significance. This report specifically assesses the impact of the proposed changes to create the new orangery and southern walkway on the significance of the listed building.

This report has been prepared by Rowenna Wood MA(Cantab), MA, IHBC, Associate, and Helen Warren BA(Hons), Assistant Heritage Consultant, of Purcell conservation architects and heritage consultants.

SECTION 2.0

SITE DESCRIPTION

Westwood Park is located between the villages of West Bergholt and Little Horkesley, approximately 3.5 miles north-west of Colchester. It is accessed via one of the three drives off the London Road. The North and South Lodges are, however, in separate ownership.



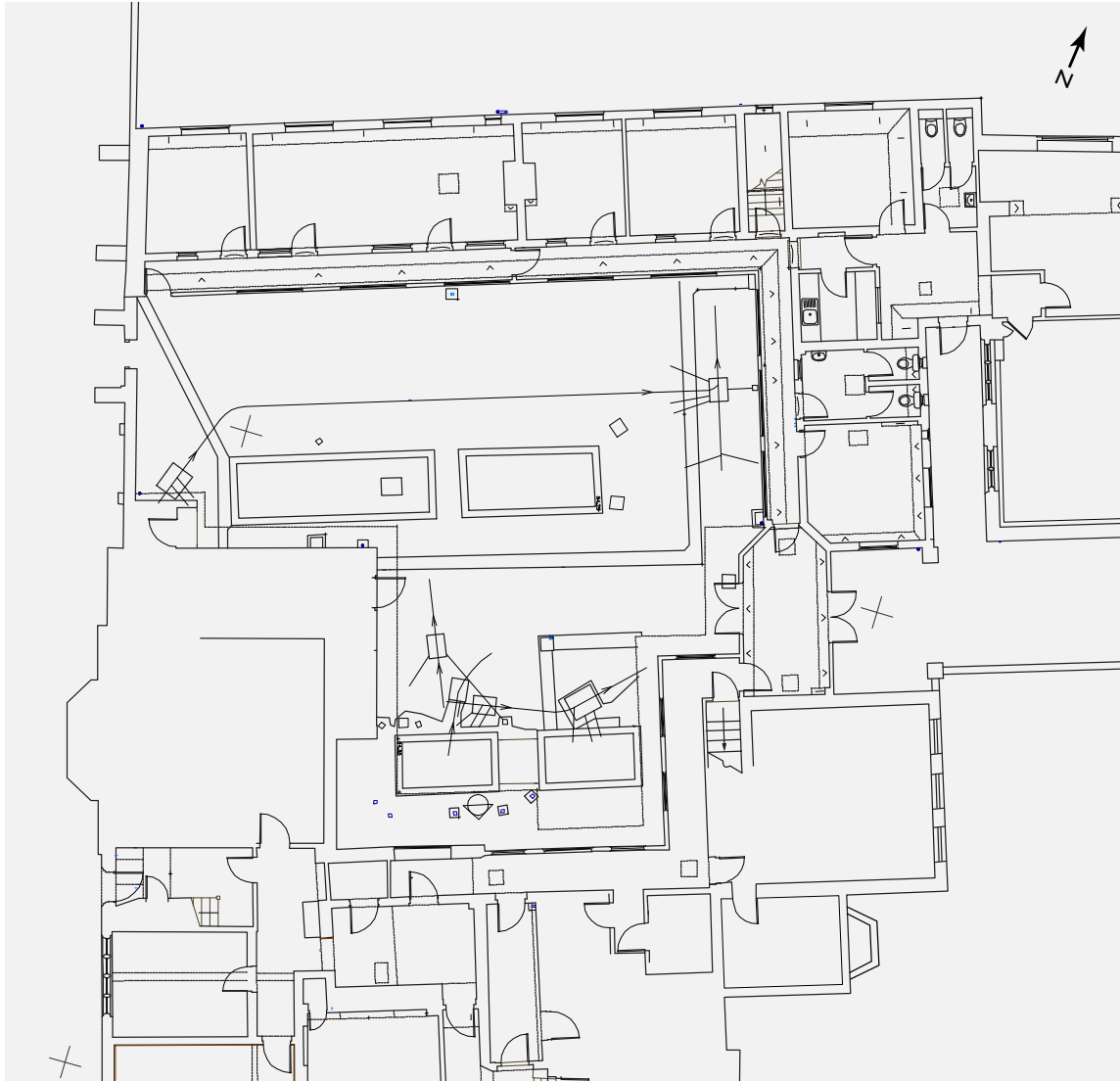
Plan showing location of Westwood Park (Basemap © 2016 Infoterra Ltd & Bluesky and © 2016 Getmapping plc)

SITE DESCRIPTION



Plan showing location of the affected part of the northern courtyard as existing (Basemap © 2016 Infoterra Ltd & Bluesky and © 2016 Getmapping plc)

SITE DESCRIPTION



Plan of the northern courtyard as existing

2.1 WESTWOOD PARK HOUSE

Westwood Park is a two storey house with attics and a small basement. It is built of red brick with stone dressings and red clay tile roofs and is characterised by its Dutch gables, octagonal chimney stacks and mullioned and leaded windows.

Internally the principal rooms are generally located towards the southern end of the house and mostly decorated with moulded ceilings, oak panelling and carved oak fireplaces in the Jacobean style. It is said that some of the carving and panelling came from Great Horkesley church. One of the principal ground floor rooms and some of the first floor bedrooms are decorated in a neo-classical style. The northern end of the building includes later additions and walkway.

The two storey block to the north-east is built of red brick with red tile details and was designed in a more Arts and Crafts style. The north side of the main house is a composite façade of different additions of differing heights and styles with a single storey enclosed corridor running along much of it. To the north-east is a single storey L-shaped building with a large rectangular red brick block attached to the east, known as the coach house.

SITE DESCRIPTION

2.2 NORTHERN COURTYARD

The site comprises the existing side entrance lobby created in the late twentieth century, the corridor and covered walkway running around the southern half of the courtyard and the ground floor room of the Arts and Crafts block (see 2.3 for the Arts and Crafts block description).

The existing side entrance lobby, corridor and covered walkway are modern (post-1987) structures.

The walls are rendered externally and have pitched modern plain tile roofs. The windows are generally modern painted timber windows with the exception of one at the eastern end, which appears to be a reused Crittall-type window.

Internally the finishes all appear to be modern.



Eastern return in front of the Arts and Crafts block



Southern end of the Northern Courtyard



Internal corridor looking east



Internal corridor looking west



Existing side entrance

SITE DESCRIPTION

To the west there is a single storey lean-to attached to the c.1907 block added by Hill that contains the former Billiards Room at the ground floor level. The lean-to was probably built at the same time, forming a wrap-around structure with the WC to the north of the Billiards Room. It is built of red brick with a plain tile roof. Internally it has a tiled floor and comprises two rooms: a store to the south and a boiler room to the north.



North side of boiler room



Door into store



Interior of boiler room



Boiler room and store to the north-east of the former Billiards Room



Interior of store adjacent to boiler room

SITE DESCRIPTION

To the north of the site is an L-shaped building enclosing the north side of the courtyard whilst the west side is enclosed by a red brick garden wall. L-shaped building is built of red brick with a combination of red brick and red tile windows cills, overpainted leaded windows and modern casement windows. The original west wall of the eastern range and the southern wall of the northern range has been enclosed with a red brick corridor with modern timber casement windows set under a low pitched roof.



West elevation of east wing of the L-shaped range



South elevation of the north wing of the L-shaped range

SITE DESCRIPTION

2.3 ARTS AND CRAFTS BLOCK

The Arts and Crafts style block is attached to the north-east of the main house. Whilst the Arts and Crafts block's red brick gables echo the others on the Hall, it is distinguished by its brick hood mouldings over the windows and elliptical windows as well as for the leaded glazing in the windows. Internally it has retained its typical interwar panelled doors with high (modern) handles.



Main (east) elevation of the Arts and Crafts block



General view of the ground floor room of the Arts and Crafts block



Inserted stair and blocked door to the right in the ground floor room of the Arts and Crafts block

SECTION 3.0

SETTING AND CONTEXT

3.1 SETTING

The secluded site is positioned on London road, which runs along the southern edge of Little Horkesley, a small, rural parish situated four miles north of Colchester. The estate is bound between the villages of Great Horkesley to the north-west and West Bergholt to the south east. The land slopes away from the site towards the banks of the River Stour, and the Dedham Vale Area of Outstanding Natural Beauty to the north east.

The house is set within a series of walled gardens and lawns, with the larger historic parkland beyond. Ornamental gardens or 'Pleasure Grounds' are located to the north and north-west of the site, and a terrace extends along the western side of the house facing the west lawn, which is dominated by a Cedar of Lebanon. The East Garden arguably has the least impact: it comprises a relatively small area of lawn surrounded by shrubs with a large copper beech tree in the centre. The size of the garden and the proximity of the large tree to the house means that there are is not a good, set-piece view of the Hall from the East Garden as there is from the gardens to the north and west.

To the north of the house is a large Walled Garden, delineated with tall red brick walls, that is unevenly quartered by avenues of fruit trees trained over arches. The paths are laid out in herringbone brick. The south-east corner of the Walled Garden currently contains temporary gardener's accommodation.

The Kitchen Garden with glasshouses is located to the north-west of the Walled Garden.



Gardens to the north of the house from the roof with the Walled Garden closest and the Ornamental Pond and the Kitchen Garden beyond



Coach House



East Garden

SETTING AND CONTEXT

3.2 DESIGNATED HERITAGE ASSETS

Westwood Park is a Grade II* listed building. The site is situated between the villages of Little Horkesley to the north and West Begholt to the south. The listed buildings on the historic Westwood Park estate together with a couple of nearby listed buildings are given in the table and shown on the adjacent plan.

NUMBER ON PLAN	NAME	DESIGNATION
01	Westwood Park	II*
02	North Lodge to Westwood Park	II
03	South Lodge to Westwood Park	II
04	Gates and Quadrant Plan Brick Wall	II
05	Spring House	II
06	Barn to east of Spring House	II
07	Knights Farmhouse	II



Plan showing listed buildings close to Westwood Park (Baseplan © 2015 Infoterra Ltd & Bluesky and Getmapping plc)

SETTING AND CONTEXT

Of the other buildings located in what was historically the Westwood Park estate, apart from the main house:

- The North Lodge is a nineteenth century red brick house rising two storeys plus attic with a peg-tiled ridged roof, Dutch gables and parapets. The lodge was largely rebuilt between 1938 and 1940 by Raymond Erith.
- The South Lodge has two storeys plus attic and was built in brick laid in Flemish bond. The roof is ridged with Dutch gables and parapets. The lodge has four diagonally set chimney shafts and pairs of seventeenth century style window cases with hollow chamfers. The lodge was largely rebuilt between 1938 and 1940 by Raymond Erith.
- The Gates and Quadrant plan Brick Wall was installed circa 1905, the eighteenth century style wrought iron gates have attached cresting and scrolled iron spikes set upon brick piers. The scrolls of the gates are bolt-eyed, tendrilled, waterleaved and the assembly is strapped and riveted. The red brick curved wall has fielded sunken panels and a projecting string and stone coping.

3.3 VIEWS

Westwood Park's secluded location means that views of the house cannot be viewed from the road.

The site's location within the northern courtyard means there are no significant views from within the site. The view looking east towards the side entrance (View 1) is not a significant view. The modern entrance, which its rendered walls, detracts from the view of the older red brick elements.

The two closest views identified as key views in the separate Statement of Significance for the whole of Westwood Park are shown on the adjacent plan.

The site is obscured in the view (1) of the Walled Garden from the south end of the Kitchen Garden by the fruit tree walk. Only the chimney of the north L-shaped range is visible.

Similarly the site is obscured in the view (2) south along the Grass Walk by the Walled Garden wall.

SETTING AND CONTEXT



Plan showing the location of viewpoints (Baseplan © 2015 Infoterra Ltd & Bluesky and Getmapping plc)

SETTING AND CONTEXT

View 1

Looking east towards the existing side entrance to the northern courtyard



View 2

Looking south-west across the Walled Garden



View 3

Looking south down the Grass Walk



SECTION 4.0

HISTORICAL DEVELOPMENT

4.1 SUMMARY HISTORICAL DEVELOPMENT

Although possibly an area of Anglo-Saxon activity, the earliest surviving record of Westwood Green dates from 1385-6. The Westwood Estate was developed by the Lynne family in the seventeenth century; a rainwater head dated to 1692 provides a terminus ante quem for the mansion house.

By the early nineteenth century the estate had passed into the hands of Lt-Col Christopher Watson, who took advantage of the enclosure of Westwood Green to expand the estate in 1815. His son-in-law Charles Rooke made significant changes probably in the later 1830s. He relocated the stables from the west of the house to the north-east, altered the drives and gardens accordingly, created a walled garden to the north of the house and made substantial alterations to, if not largely rebuilt, the house. Further changes to grounds and the creation of new entrances to the north and south were facilitated by the purchase of land to the east of the estate before the mid-1870s.

The series of walks through shrubbery and trees and formal flower beds were swept away by Captain William Hill, who purchased the house c.1906. He extended the house and replaced existing outbuildings with a new L-shaped building to the north as well as dramatically altering the interiors. In the gardens he created a Kitchen Garden and is thought to have extended the Walled Garden, added the steps and terraces to the Ornamental Pond garden replaced the south entrance and introduced a variety of features of historic interest such as the summerhouse and two decorative gates. It is also thought that he added an area of the field to the gardens to form a tennis lawn.

Following his purchase of the estate in 1925, Charles Brocklebank made changes to the house with the addition of a new double height porch and changes to the fenestration. He also replaced the glasshouses in the Kitchen Garden. His widow later married Lt-Col Ogilvy, who commissioned Raymond Erith to rebuild the North and South Lodges in the late 1930s.

The estate was sold to the council in 1950 and used as a care home for the elderly. Subsequently, the house has been extended and adapted internally for commercial use. It has recently been purchased by a family who wish to return the house to predominantly residential use.

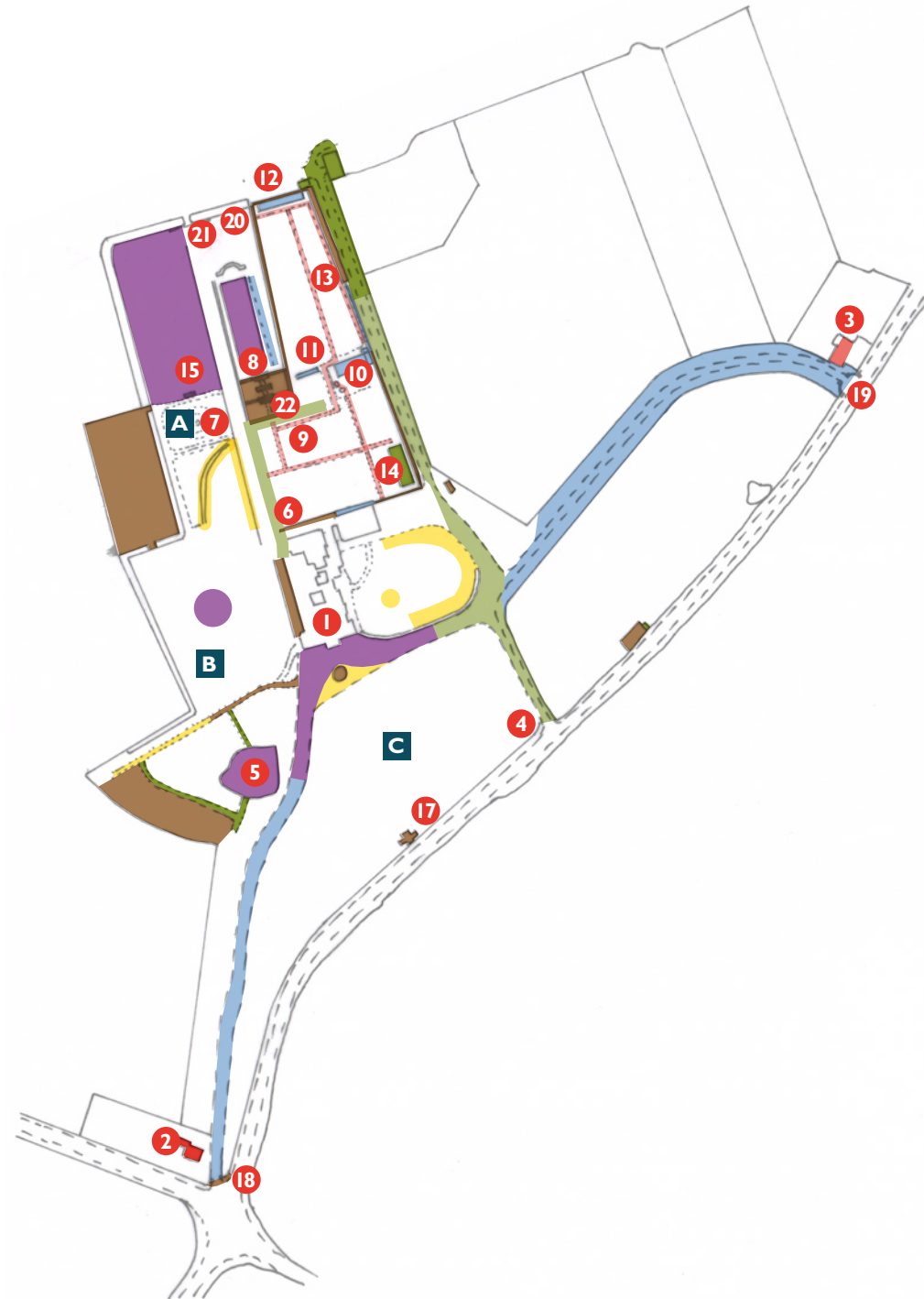
A more detailed account of the history of the site can be found in the separate *Statement of Significance* submitted to the Council in December 2015.

HISTORICAL DEVELOPMENT

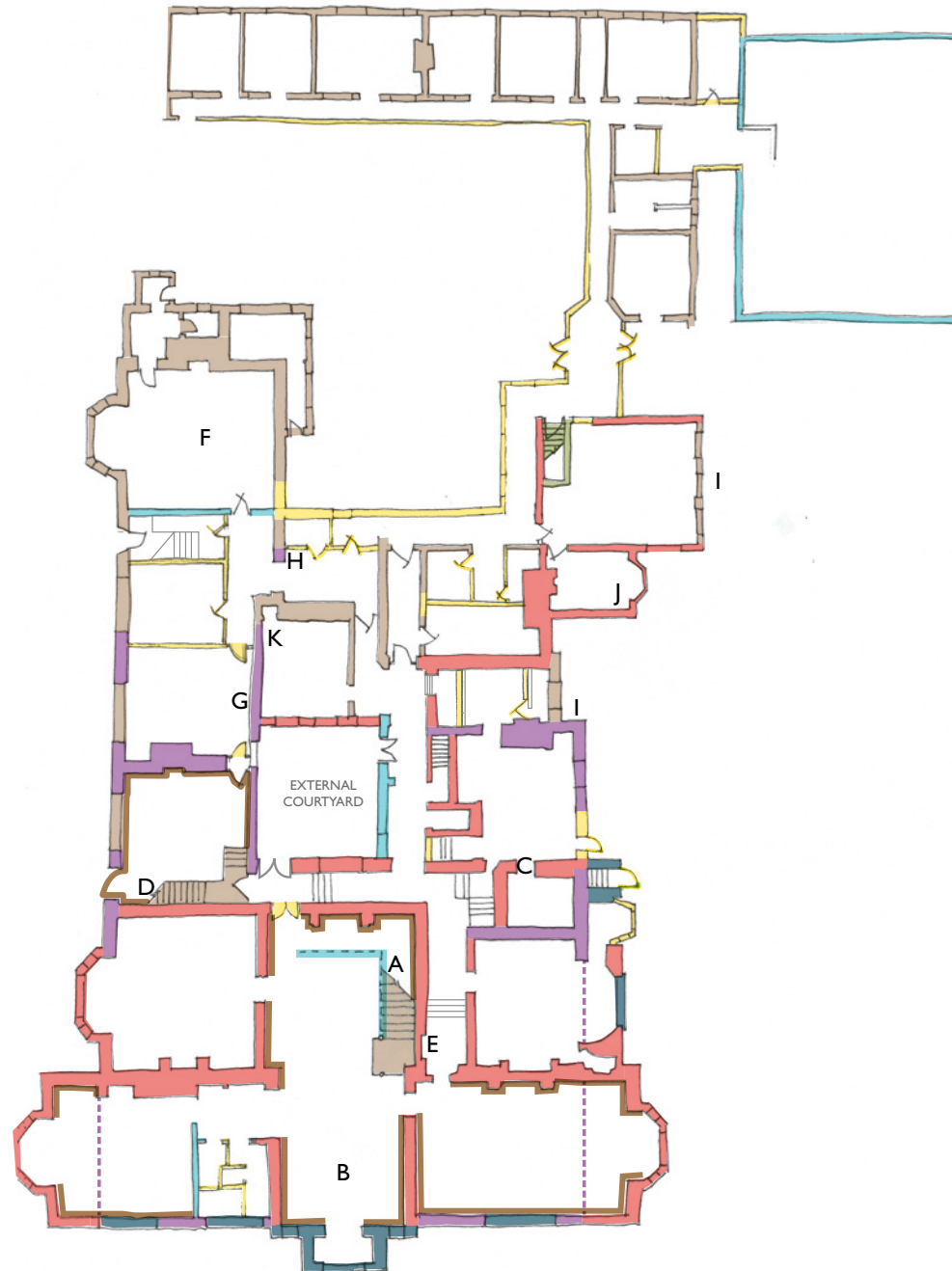
4.2 HISTORICAL DEVELOPMENT PLANS

- Pre-1837
- 1834-1846
- 1834-1876
- 1897-1923
- Probably c.1908
- 1923-1961
- 1938-1940
- Post 1961

- A *Circular feature existed in 1875 but the rose garden is probably a late 20th century addition.*
- B *Planting of the West Lawn has changed periodically but what exists is essentially the c.1908 scheme.*
- C *South Lawn planting has changed periodically; what survives does not appear to be a particular scheme.*



HISTORICAL DEVELOPMENT



GROUND FLOOR

- c.19th Century
- Pre-1834 (possibly)
- 1906-1916
- 20th Century
- 1925-1950
- 1930
- Post 1987

- A Staircase installed by Captain Hill but subsequently altered in 20th century*
- B Decorative plastered ceiling dates to late 20th century*
- C Possible position of Strong room*
- D Safe installed underneath stairs*
- E Former doorway blocked up*
- F Twentieth century plastered ceiling*
- G Position of former corridor*
- H Location of early brickwork*
- I This building formerly extended further east but has been truncated*
- J The early brick arches shown on the external elevation in the photograph of the east front, remain in situ and visible within the loft space of this later 19th century extension*
- K Former window blocked up*

HISTORICAL DEVELOPMENT

FIRST AND SECOND FLOOR



- c.19th Century
- Pre-1834 (possibly)
- 1906-1916
- 20th Century
- 1925-1950
- 1930
- Post 1987

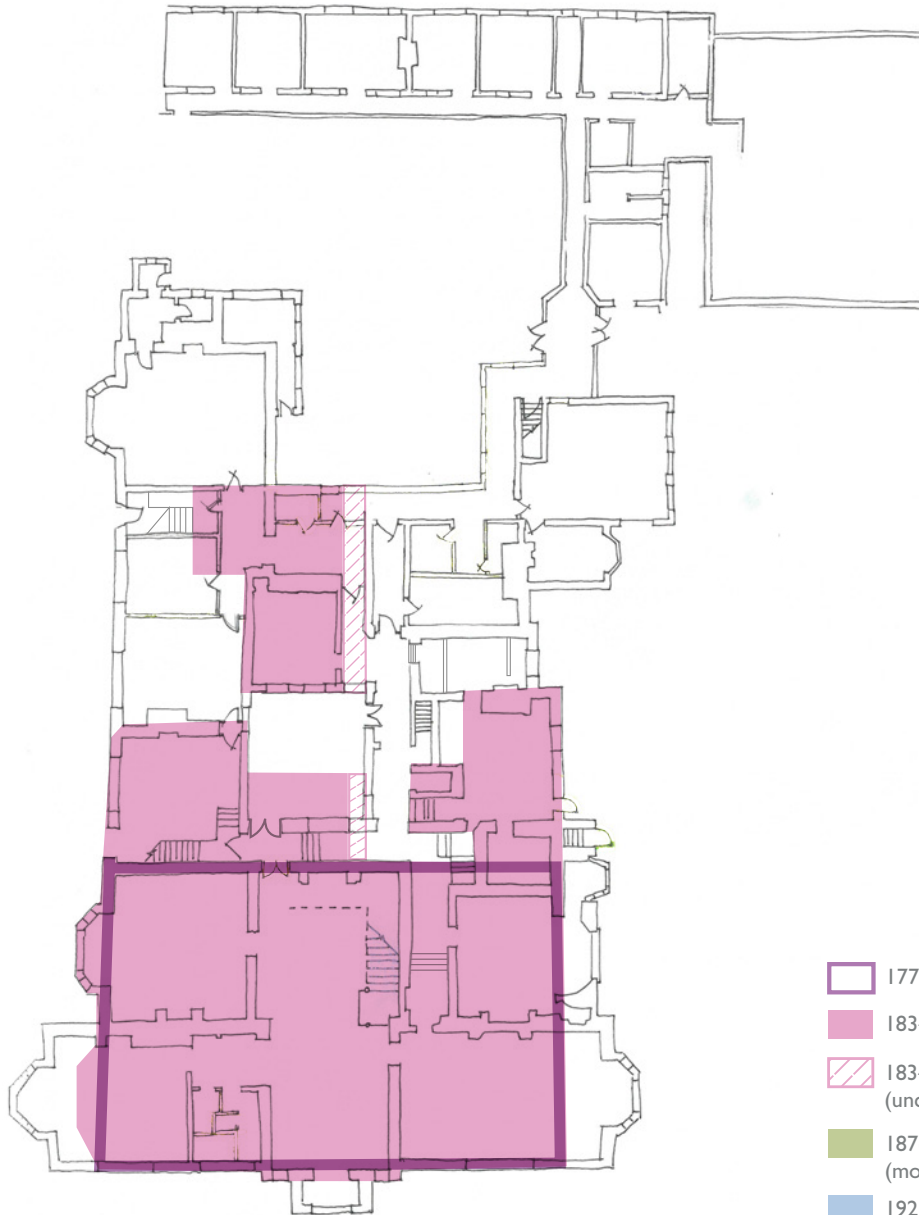
- A *Position of former corridor*
- B *Twentieth century cupola, cornice and ceiling*

MEZZANINE

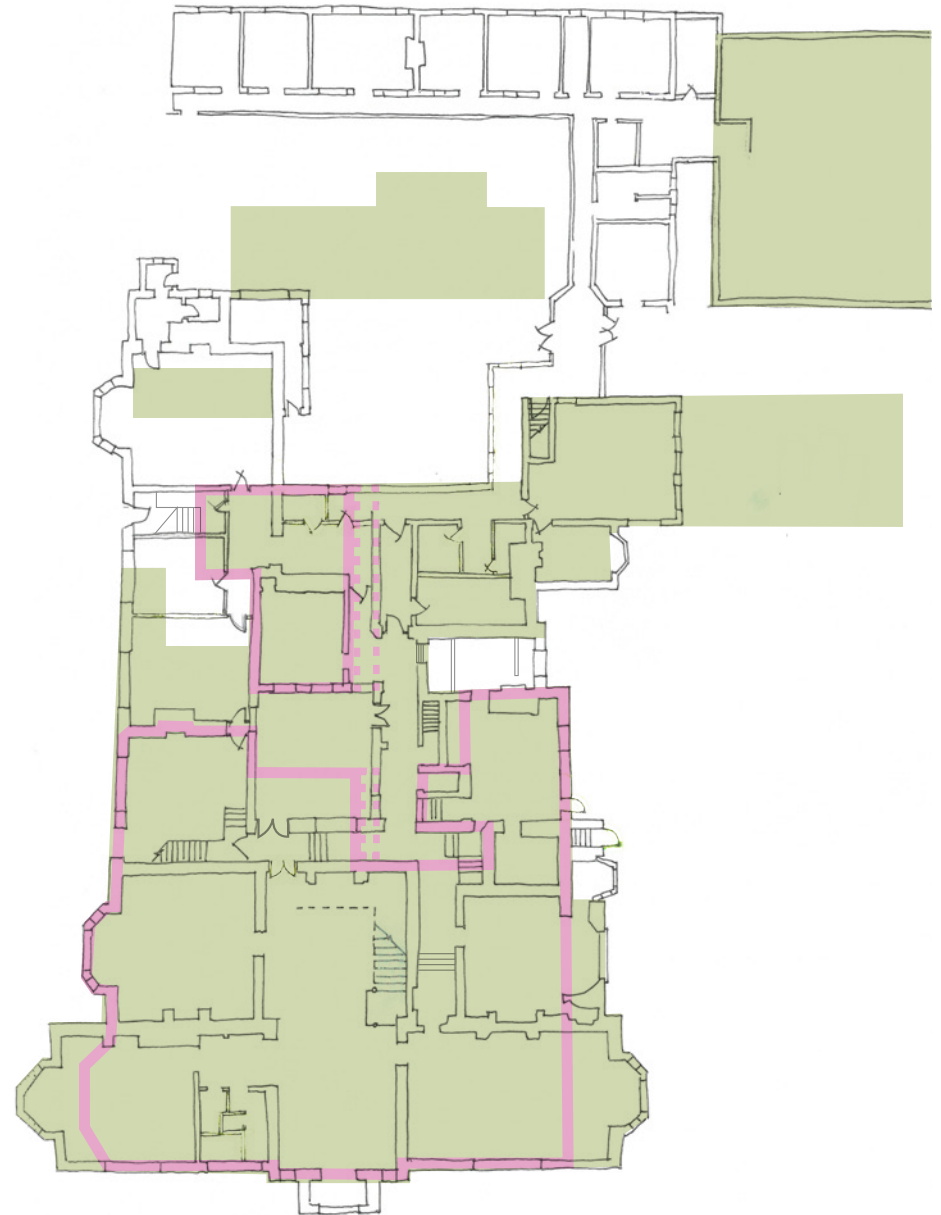







HISTORICAL DEVELOPMENT

FOOTPRINT - 1834



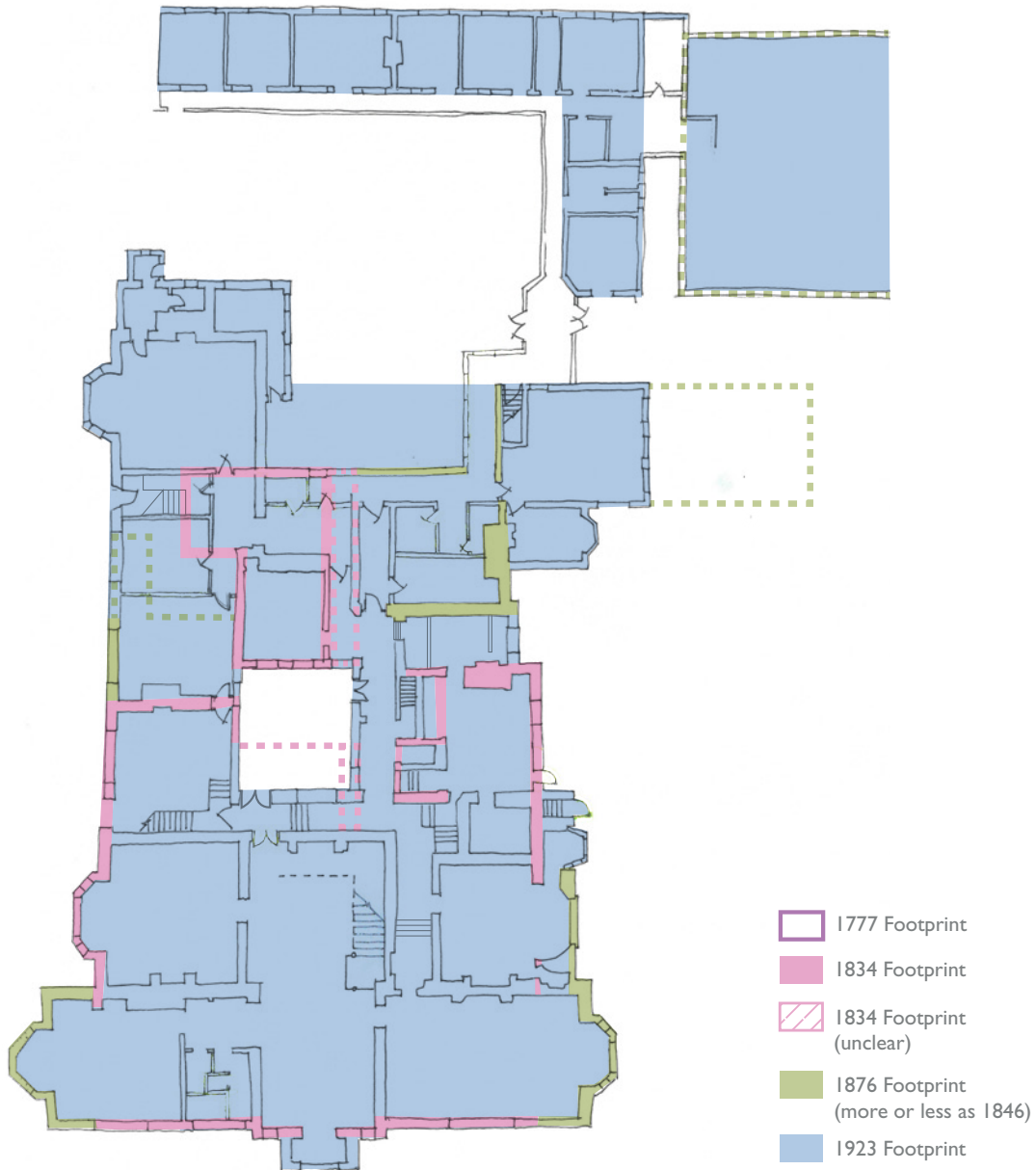
FOOTPRINT - 1876-1906



-  1777 Footprint
-  1834 Footprint
-  1834 Footprint (unclear)
-  1876 Footprint (more or less as 1846)
-  1923 Footprint

HISTORICAL DEVELOPMENT

FOOTPRINT - 1923



SECTION 5.0

STATEMENT OF SIGNIFICANCE

5.1 ASSESSING SIGNIFICANCE

Significance can be defined as the sum of the cultural, social and/or natural heritage values that make a place important to this and future generations. Understanding the significance of a place is vital to inform sensitively managed change to ensure that the significance is maintained and, where possible, further revealed, reinforced and enhanced.

This assessment of significance has been based on a site visit, limited archival research and desk-based research. It comprises a summary statement of significance for the whole site, an assessment of heritage values for the relevant areas of the site and a series of significance plans.

Where appropriate reference has been made to the different types of values identified in Historic England's Conservation Principles, Policies and Guidance. The relative contribution of the heritage values to the significance of the site are graded as either high, medium, low, neutral or detrimental.

<i>Value</i>	<i>Definition</i>
High	An aspect of value that strongly contributes to the significance of a place. These aspects may be important at a national or even international level. They will have high cultural value and will form an essential piece of the history and meaning of the place. In material terms, they will greatly contribute towards the heritage values. Conservation will be a priority, and alterations would require a defined and compelling need and general consensus and/or demonstration that significance will be considerably enhanced, reinforced or revealed as a result.
Medium	An aspect of value that will have some cultural importance and will make a modest contribution to the significance of a place. Efforts should be made to protect and enhance these aspects, though a greater degree of flexibility is possible than with aspects of high value.
Low	An aspect of value that will make a slight (yet noteworthy) contribution to the significance of a place. In material terms it will still add something to the heritage values, although this contribution may have been compromised by loss or uniformed interventions. A greater capacity for enhancement exists than for items of medium or high value, although a low designation does not necessarily mean that the feature is expendable and any materials change is likely to require consent from the local authority.
Neutral	An aspect that has no discernible value that neither add to nor detracts from the significance of the place. Informed change is likely to be acceptable.
Detrimental	An aspect of the place that detracts from its values and therefore its significance. In material terms, removal of these aspects should be strongly encouraged following the necessary consultation and consent procedures. These may be elements that have been added more recently that have been carried out in a piecemeal way, which detracts from the integrity and completeness of the historic environment and are damaging to the fabric or wider significance.

STATEMENT OF SIGNIFICANCE

5.2 SUMMARY STATEMENT OF SIGNIFICANCE

The estate of Westwood Park was built up in the sixteenth century by William Lynne but little is known of the house that existed on the site. A late eighteenth century map shows an indicative plan of a simple rectangular plan house that later maps suggest was extended to the north. The estate was expanded in the early nineteenth and again in the mid-nineteenth century. The main part of the house appears to be largely nineteenth century. A significant period of alteration occurred c.1908 to both the house and the landscape when William Hill made substantial alterations to the footprint of the house as well as the interiors of the rooms. Subsequently there have been many further changes by later private and commercial owners particularly to the south and east facades, the northern end of the building and the interiors of the secondary and service areas.

Although listed as a seventeenth century mansion, Westwood Park appears to date largely from the nineteenth and twentieth centuries. Built of red brick with Dutch gables, it follows the stylistic tradition of many country houses in Essex and East Anglia more generally but, unlike examples such as Ingatestone Hall, which is a sixteenth century manor house, Westwood Park was never a manor house nor does it seem to have much evident early fabric. It belongs to a period of later nostalgia for older architectural styles and also is associated with men such as Captain Hill, who had made or came into money and wanted to buy into the lifestyle of a gentleman.

Its significance lies in its principal facades, of which the west front has the highest aesthetic value. These demonstrate a consistency of style through different building phases of the nineteenth and twentieth centuries. This is complimented internally by several principal rooms with fine panelling, fireplaces and plaster ceilings although particularly the bedrooms are not consistent in style. At a local level, the building also has high evidential potential to reveal more about its development and construction, particularly in the absence of any historical floorplans.

Although not designated separately, the gardens of Westwood Park appear to combine elements of fashionable landscape design from the eighteenth through to the twentieth centuries. The Ornamental Pond and the Wilderness Garden at the northern end of the estate are the oldest features with the mature cedar tree on the West Lawn belonging to a mid-eighteenth century scheme. Remnants of the early nineteenth century Walled

Garden, serpentine walks and parkland setting survive whilst the north and south drives represent a mid-nineteenth century aspiration for longer approaches to the house, made possible by the expansion of the estate. Captain Hill made a number of changes to the gardens of which the establishment of a simpler layout for the West Lawn and terrace as a setting for his enlarged west front, the creation of a Kitchen Garden to provide out of season produce, and the introduction of a number of historical features of interest, such as the gates with connections to the Mercers' Company and the summerhouse reputedly containing elements of Crosby Hall, are the most important. The gardens overall have high aesthetic and illustrative values.

Although the lodges are now in separate ownership, these listed buildings and the listed gates together with the other built and landscape features and the listed house comprise the typical components of a small country estate and one that was successively enlarged and improved. It is united by the use of a common material, red brick, and a predominance of historical design styles, especially the neo-Jacobean.



STATEMENT OF SIGNIFICANCE

5.3 ASSESSMENT OF THE HERITAGE VALUES

5.3.1 THE NORTHERN END OF THE MAIN HOUSE

No historic floor plans for the house have yet been found and, whilst the descriptions of the sizes of principal rooms in sales particulars provides some useful information about these rooms, the main source of evidence for the house is the fabric of the building itself. Generally there is high evidential potential for the fabric of the house to reveal more about Westwood Park's development and construction, particularly the northern part of the house. Preparatory investigations and on site works to create the new kitchen have revealed a range of types of brickwork indicating that the northern end of the building has evolved in a piecemeal fashion, which is corroborated by the nineteenth and twentieth century plans.

The eastern part of the north wall and the covered walkway at the west end were constructed since 1987 and are of no evidential or historical value. With modern rendered walls, a range of mismatching windows and modern clay tile roofs, they are of neutral aesthetic value.

The interiors of the northern part of the house considered as part of this application are of neutral historical and aesthetic values.

The western part of the north wall between the Arts and Crafts Block and the former Billiards Room potentially predates the 1834 plan but it is possible it was subsequently rebuilt. The room behind it was altered in the 1990s when a stair was removed. The western part of the wall has medium evidential potential at a local level to reveal its

construction materials and contribute to an understanding of the evolution of the building. The difference in wall thickness indicates an older wall than the eastern part and it is possible it illustrates the northern boundary of an earlier building. Its historical value is deemed to be low based on current knowledge. The wall does not contribute to the overall aesthetic value of Westwood Park.

The store and boiler room that wrap around the former Billiards room in the north-west corner of the main house were probably built as part of the works for Captain William Hill circa 1908. The other part of the wrap around contains the WC associated with the Billiards Room, retains its original details, such as the window and floor tiling, and is of higher significance. The part of the wrap around considered in this application is of lesser significance as it contains functional service areas and does retain the same quantity or quality of original features. As part of the Hill additions and having retained its layout, the boiler room and store part of the wrap around are deemed to have medium illustrative and associative values though low aesthetic and evidential values.

The house is not visible from the road and so is not seen by passers-by. Historically a private home although occasionally used for public fetes and as military hospital during the First World War, more recently the house has been used as business premises and as a wedding venue. The communal value of the house overall is low and the communal value of the site area in particular is neutral.

5.3.2 NORTHERN COURTYARD

The northern courtyard, specifically the L-shaped building to the north and east and the courtyard, are the result of various changes in the twentieth century. The L-shaped building was constructed in the early twentieth century, probably as part of Hill's alterations, to replace an earlier structure. It appears to have been extended with an enclosed corridor since then as well as with a lobby to the south and a connection to the rectangular block to the east. The evidential potential of the building is very low but there is medium potential for buried archaeology relating to earlier outbuildings in the courtyard.

Features such as the small Crittal windows and the doors in the WCs that are the same as the windows found in some parts of the house and the doors as those on the east outbuildings in the Kitchen Garden indicate that this range was part of Hill's building works. The different brickwork and fenestration show the later changes. The illustrative value of the northern courtyard is therefore medium. Although part of Hill's building works, the fabric does not have any especial connection with him and therefore the associative value is very low.

Despite the very few historic features that survive, namely windows and doors, the appearance of the L-shaped building is generally of a rather mediocre mid-twentieth century building. The courtyard similarly has a poor quality surface and the appearance is further marred by the bland corridor that runs along much of the north perimeter of the house. The aesthetic value of the northern courtyard is very low.

STATEMENT OF SIGNIFICANCE

5.3.3 ARTS AND CRAFTS BLOCK

The Arts and Crafts block appears to be a cohesive entity built in the early twentieth century but the documentary evidence suggests that it was built piecemeal with the ground floor and first floor west wall dating from the nineteenth century, the east ground floor front possibly rebuilt in the early twentieth century whilst the rest of the upper floors were added in 1930. However, the proposed drawings show simple gables rather than the Dutch gables so it is not clear whether the design was altered and the lower floor refaced or the whole building was refaced at a later stage. In the absence of further documentary evidence, the best source of answers to this conundrum is the building itself, which gives the block medium evidential value at a local level. The illustrative value of the exterior, which belies its possibly more complex history, is low. The interior, which has retained most of its original layout at first floor level and original doors and windows, has low/medium illustrative value at a local level.

The 1930 work was commissioned by Charles Brocklebank but this connection is not evidenced in the fabric. The associative value is the block is low.

The Arts and Crafts block has a distinctive appearance that echoes the older gabled facades of Westwood Park but which is different in its use of brick moulded hoods rather than stone and its incorporation of leaded windows. Externally the block has medium aesthetic value. The interiors have retained the original doors albeit marred by modern brass ironmongery and the doors and the leaded windows lend the otherwise plain rooms character. The aesthetic value of the interiors is low.

5.3.4 GROUP VALUE

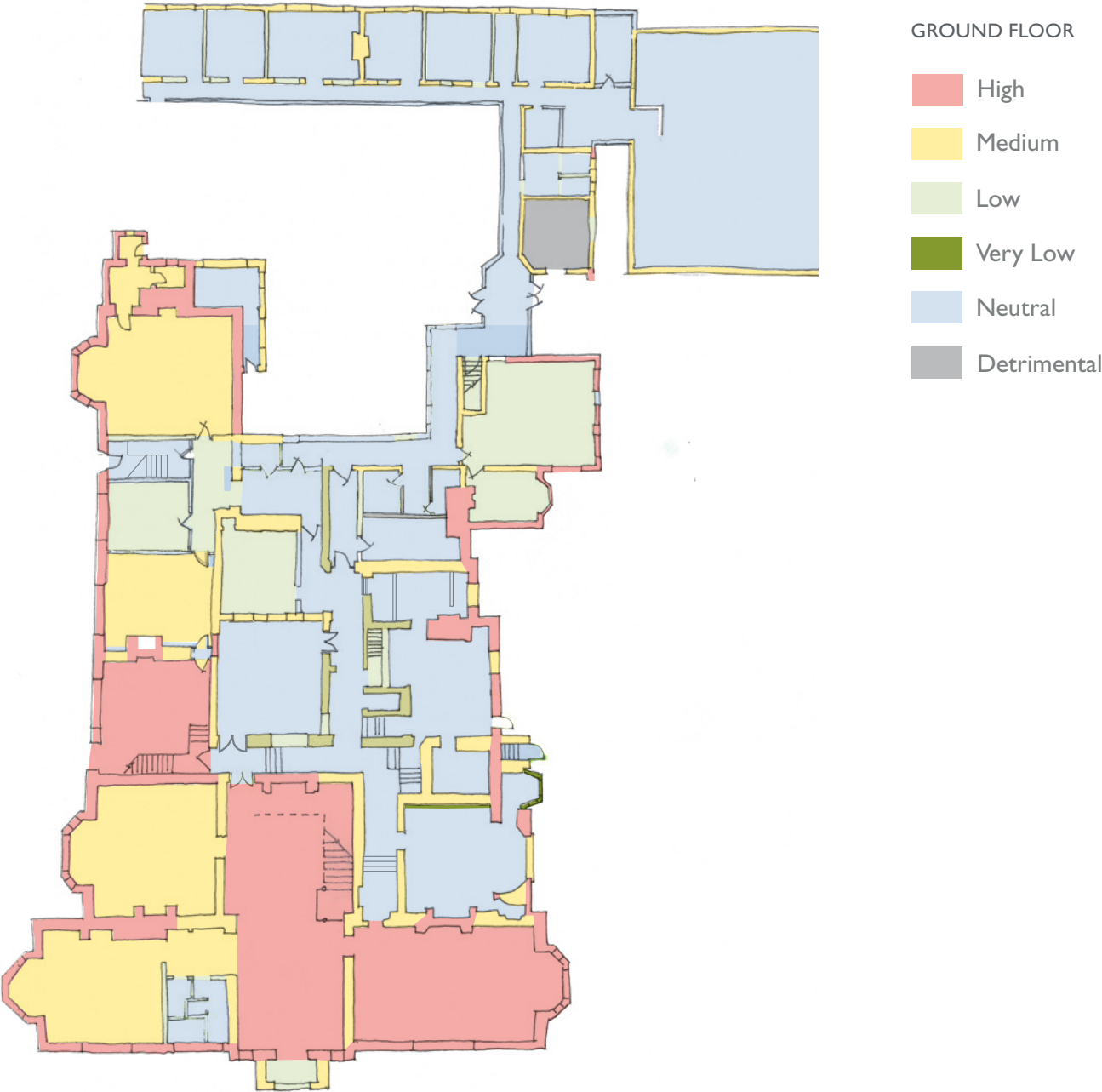
For all that the different elements of the house, the other built structures and the different parts of the landscape were created at different times, they form part of an estate that is marked by its frequent periods of change. House, lodges, gates, outbuildings and walls are united in a persistent use of red brick and a strong tendency towards historicism. Together they form what is expected of a typical country estate, albeit that the lodges are now in separate ownership.

However, the frequency of the periods of change as well as the fact that elements were adapted to by subsequent owners rather than added to have meant that there are not the distinct layers of development that are sometimes found on such estates. The most coherent layer is that of Captain Hill's changes but even this is far from complete: the glasshouses he created in the Kitchen Garden were swept away, the interiors of the house altered and so on.

Overall, the group value is high.

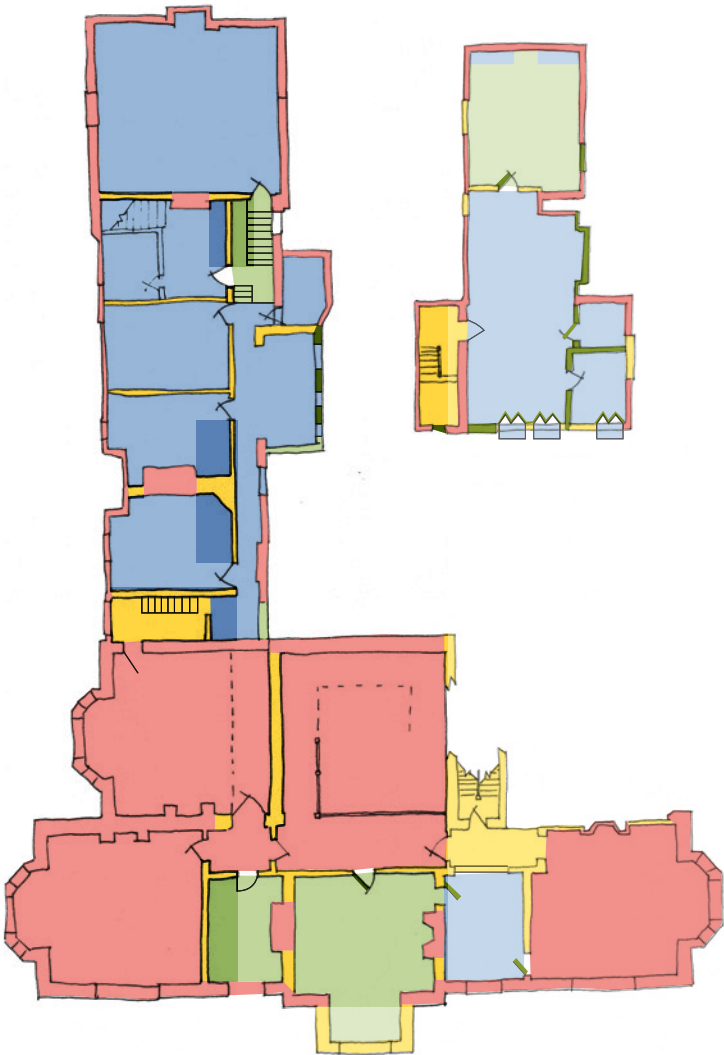
STATEMENT OF SIGNIFICANCE

5.4 SIGNIFICANCE PLANS



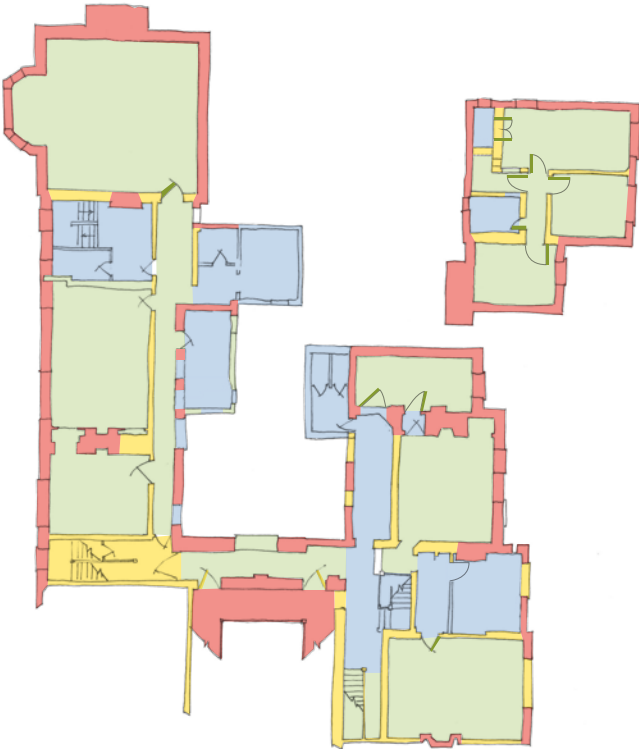
STATEMENT OF SIGNIFICANCE

FIRST AND SECOND FLOORS

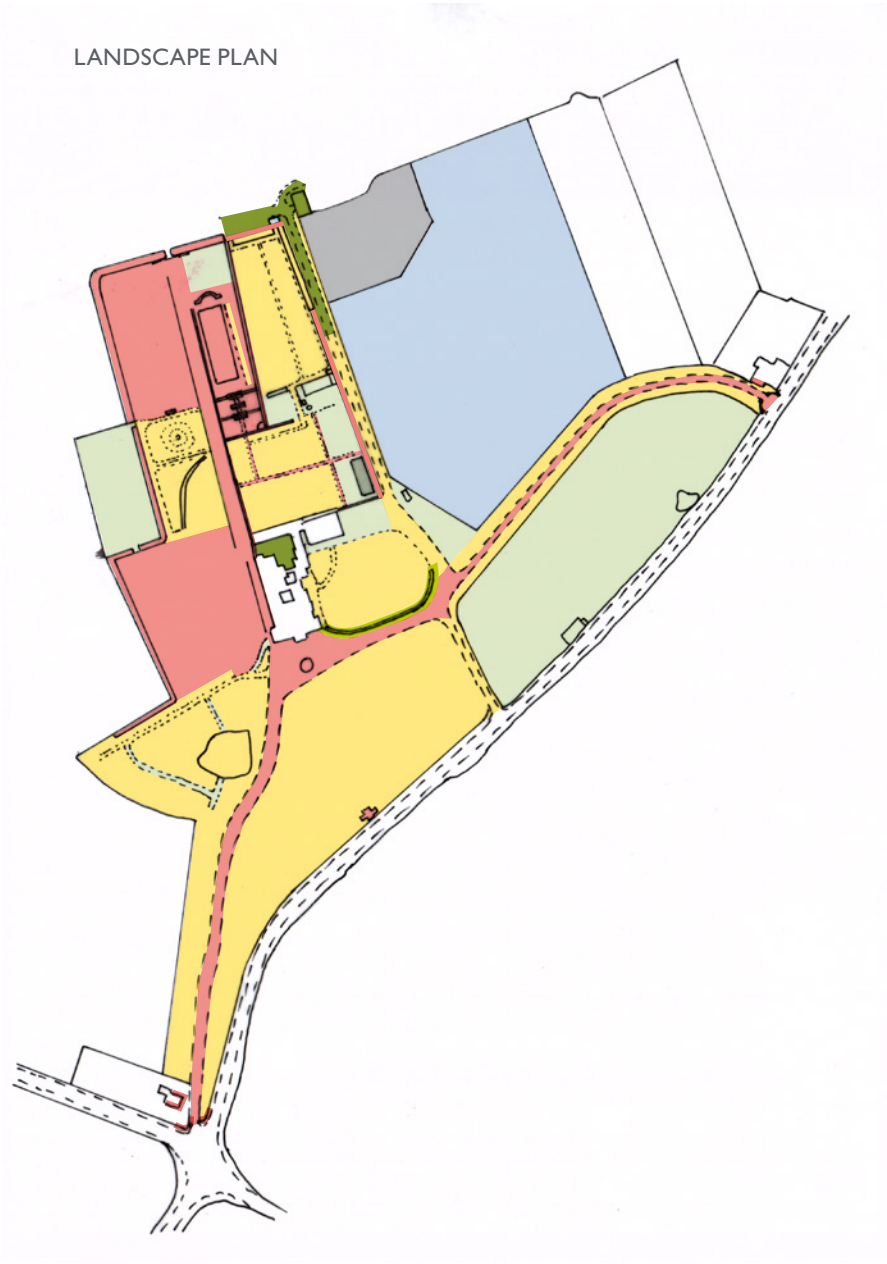


- High
- Medium
- Low
- Very Low
- Neutral
- Detrimental

MEZZANINE



STATEMENT OF SIGNIFICANCE



- High
- Medium
- Low
- Very Low
- Neutral
- Detrimental

SECTION 6.0

HERITAGE IMPACT ASSESSMENT

6.1 CRITERIA FOR ASSESSMENT

This section assesses the potential impact of the proposed development on the study area.

The impact will be assessed based on the following criteria:

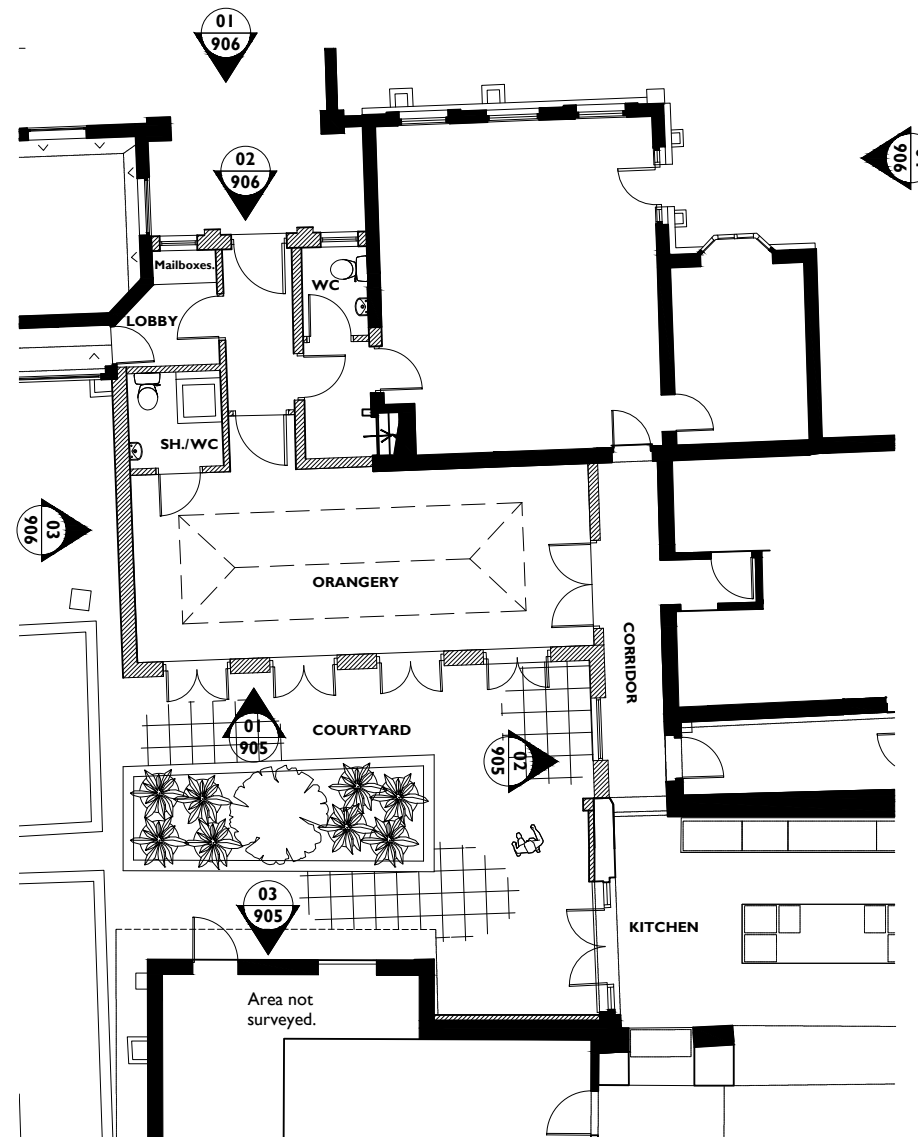
<i>Magnitude of Impact</i>	<i>Definition</i>
High Beneficial	The development considerably enhances the heritage assets, views of the heritage assets, or the ability to appreciate their significance.
Medium Beneficial	The development enhances to a clearly discernible extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.
Low Beneficial	The development enhances to a minor extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.
Negligible	The development does not affect the heritage assets, views of the heritage assets, or the ability to appreciate their significance.
Low Adverse	The development harms to a minor extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.
Medium Adverse	The development harms to a clearly discernible extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.
High Adverse	The development severely harms the heritage assets, views of the heritage assets, or the ability to appreciate their significance.

6.2 PROPOSED WORKS

The proposed works include:

- The removal of modern fabric from a blocked door opening to reinstate a door in the Arts and Crafts block.
- The removal of the existing entrance lobby on the east side of the northern courtyard.
- The removal of the corridor and covered walkway around the southern end of the northern courtyard.
- The construction of a new entrance, orangery and corridor.
- Landscaping of the southern end of the northern courtyard.

For more information see the submitted drawings and the listed building consent.



Proposed new wall at the southern end of the Northern Courtyard.

6.3 HERITAGE IMPACT ASSESSMENT

The creation of door opening on the ground floor of the Arts and Crafts block will involve the removal of modern fabric from an older doorway that was blocked after 1987. The 1987 plan of the house shows there was a door in this location. The age of that door opening is unknown. On the basis that the fabric being removed to create the door opening is modern, there will be no loss of historic fabric. The new door and architraves will be painted timber and in keeping with the character of the house. The proposed works to create a door opening and insert a new door will have a negligible impact on the overall significance of Westwood Park.

The removal of the existing entrance lobby involves the demolition of modern (post-1987) fabric that is of no heritage significance. Its removal will have a negligible impact on the significance of Westwood Park.

The removal of the corridor and covered walkway around the southern end of the northern courtyard similarly necessitates the demolition of modern (post-1987) fabric that is of no heritage significance. There was, however, a corridor along the southern edge of the courtyard prior to 1987 although the date of construction of the lost corridor was twentieth century. The removal of the modern corridor and covered walkway will have a negligible impact on the significance of Westwood Park although a new corridor will be reinstated, continuing the existence of a corridor here.

The layout of the new building maintains the building line of the southern run of the existing corridor whilst adding a new orangery space and a new entrance. The east wall of the new entrance lies further east than the existing entrance lobby but still allows for the retention of the historic window in the adjacent range to the north. The new entrance is larger in footprint to allow for the creation of subsidiary entrances internally that will allow the large house to be used by different family members independently.

The new building has been designed to echo the style of the Arts and Crafts block and the Coach House opposite. It will be constructed of red brick with a simple brick moulding that echoes those found on these two existing historic buildings. It also incorporates the square headed detailing to the openings for the French windows that is found on these buildings. The design is intended to complement the main house and improve the haphazard north elevation whilst maintaining the subservience of this façade to the grander west and south elevations. The east elevation of the new entrance similarly complements the buildings flanking it whilst the scale of the new building ensures the Arts and Crafts block remains more predominant. The east elevation has also been designed to relate to the retained historic gate piers. Given the poor quality of the existing entrance lobby and corridor, the new building is deemed to have a negligible impact on the significance of Westwood Park.

The proposed new building may occupy the line of the southern wall of a detached mid-nineteenth century building that was demolished in the early twentieth century. The accuracy of the 1923 plan in relation to the north end of the Hall is uncertain but if correct, the new building may also cover part of this lost early twentieth century part of the building. Whilst such discoveries would contribute to a greater understanding of the development of the Hall, the fabric is likely to be of very low heritage value. It is possible that buried archaeology relating to both elements may be uncovered as part of the works. If required, the loss of any buried archaeology could be mitigated by recording.

The current, tired, late twentieth century paving and planting will be removed from the southern end of the courtyard. The existing landscape is not of historic significance. The proposed landscaping will incorporate high quality materials in a new arrangement that relates to the new building. It will enhance the immediate setting of the north end of the Hall but will have a negligible impact on the Hall's overall significance.

The proposed works will not have any impact on the key views identified in the Statement of Significance and will slightly enhance the view towards the east side entrance by replacing the rendered structure with a red brick one.

6.4 CONCLUSION

The proposed works will remove the existing modern side entrance lobby and corridor and replace them with a new entrance lobby, corridor and orangery constructed in a more in keeping red brick than the existing rendered structures. The proposals will have a negligible impact on the significance of Westwood Park and its principal elevations and interiors. The northern courtyard has been subject to repeated change in the twentieth century and the structures proposed for removal are amongst the least attractive elements of the Hall. The new building will be of an in keeping scale, design and materials.

It is possible that the proposed works will encounter some buried archaeology relating to lost nineteenth and early twentieth century elements of the site. This fabric, whilst providing evidence of earlier forms of the Hall, is not of intrinsic heritage value. If required, such heritage value as it has could be preserved through recording.

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WESTWOOD PARK (OLD PEOPLES HOME)

List entry Number: 1267009

Location: WESTWOOD PARK (OLD PEOPLES HOME), LONDON ROAD

Grade: II*

Date first listed: 27-Jan-1982

Details:

APPENDIX A

LISTING DESCRIPTION

LITTLE HORKESLEY LONDON ROAD I. 5214 Westwood Park (Old Peoples' Home) TL 92 NE 8/2 TL 93 SE 3/66 II* 2. C17 mansion of red brick, dated on one rain head to 1692. West front has 2 storeys and attics, 3 shaped Dutch gables and 3 shaped dormers. Ridged peg-tiled roofs. Two groups of 4 octagonal chimney shafts, moulded caps and bases. Stone mullion and transom windows. South front centre has 2 storey porch with Dutch gable in front of larger shaped gable. Your centred stone doorways with hood-mould, windows mullion and transoms, stone hood-moulds, parapet and stringcourse of stone at first floor level. Armorial achievement over door, on first storey.

Listing NGR: TL9619529988Listing Description

