

The
Essex
Design
Initiative



Fryerning

Conservation Area Appraisal and Management Plan



Cover illustration: The road junction and oak tree at Church Green.

This document was produced by Essex County Council for Brentwood Borough Council.

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1. INTRODUCTION

Brentwood Borough Council commissioned Essex County Council to prepare this Conservation Area Appraisal and Review in August 2011. The research and fieldwork were carried out in August and November 2011.

Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings and Conservation Areas) Act 1990). They were introduced by the Civic Amenities Act of 1967. Local Authorities have a duty to designate Conservation Areas, to formulate policies for their preservation and enhancement, and to keep them under review.

Designation of a Conservation Area extends planning controls over certain types of development, principally the demolition of unlisted buildings which requires Conservation Area Consent, and works to trees. Local Authorities will also formulate policies in their local plans or local development frameworks to preserve the character of their Conservation Areas. However, designation does not prevent any change within Conservation Areas and they will be subject to many different pressures, good and bad, that will affect their character and appearance.

Government policy for conservation areas was newly set out in 2010 in *Planning Policy Statement 5: Planning for the historic environment* (PPS 5), supported by its *Statement on the Historic Environment 2010*, and the *Historic Environment Planning Practice Guide*. Conservation areas are treated as part of the wider historic environment, and are considered to be a 'heritage asset' like listed buildings and other parts of the historic environment which have some degree of statutory protection. PPS 5 states that 'The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.' The historic environment is valued not simply for its cultural importance, but also for its contribution to the quality of life, and its potential for facilitating regeneration and economic growth, and in adapting to a more sustainable life style.

2. PLANNING POLICIES

The Brentwood Replacement Local Plan, adopted August 2005, contains the following statements under 'Conservation and Protection of the Environment: Conservation Areas'.

9.52 Some parts of the Borough are of significant townscape value worthy of special protection. These areas are usually characterised by groups of buildings of particular architectural or historic interest, the spaces between them and their general setting and character. Designation of such areas as Conservation Areas provides additional statutory powers to control the demolition of buildings and prevent the loss of trees. The design of new development will be carefully controlled to protect and preserve the character of these areas.

9.53 A total of 13 Conservation Areas have been designated so far within the Borough.

9.54 The Council not only has greater power to control development within the Conservation Areas but also has a duty to devise schemes to preserve

and enhance the character and appearance of the area. The Council will, therefore, seek to carry out Conservation Area character appraisals, in accordance with PPG15, in order to clearly assess and define their character, allowing informed planning decisions and identification of what should be preserved and enhanced.

9.55 Within Conservation Areas it is necessary to carefully assess the design and materials of any new development proposals. This assessment plays an essential part in determining whether or not a scheme is acceptable in principle. Therefore, in order to ensure a high standard of design and materials, detailed schemes rather than outline applications will normally be required.

Policies C14-17 relate to conservation areas and listed buildings. There are also tight restrictions on development in the Green Belt (policies GB1 – 8).

3. HERITAGE, CONSERVATION AREA AND OTHER DESIGNATIONS

The Fryerning Conservation Area was first designated in March 1991. The Conservation Area boundary encloses the church and manor house at the southern end, narrows to little more than the width of the road, and then expands to enclose the triangle formed by Back Lane, Mill Green Road and Mill Lane and the house plots along them. The constriction where the boundary narrows effectively divides the Area into two distinct parts.

The Conservation Area is in the Green Belt, and within a Special Landscape Area. Two public rights of way enter the churchyard from the road and head off west and south-west into the open countryside.

Eleven buildings or structures are listed, one at grade I and two at grade II*. There are no scheduled monuments.

There are 17 Tree Preservation Orders in the Conservation Area. However, trees within the Conservation Area enjoy protection inasmuch as anyone carrying out works to a tree in a conservation area must give written notification to the local planning authority at least six weeks beforehand.

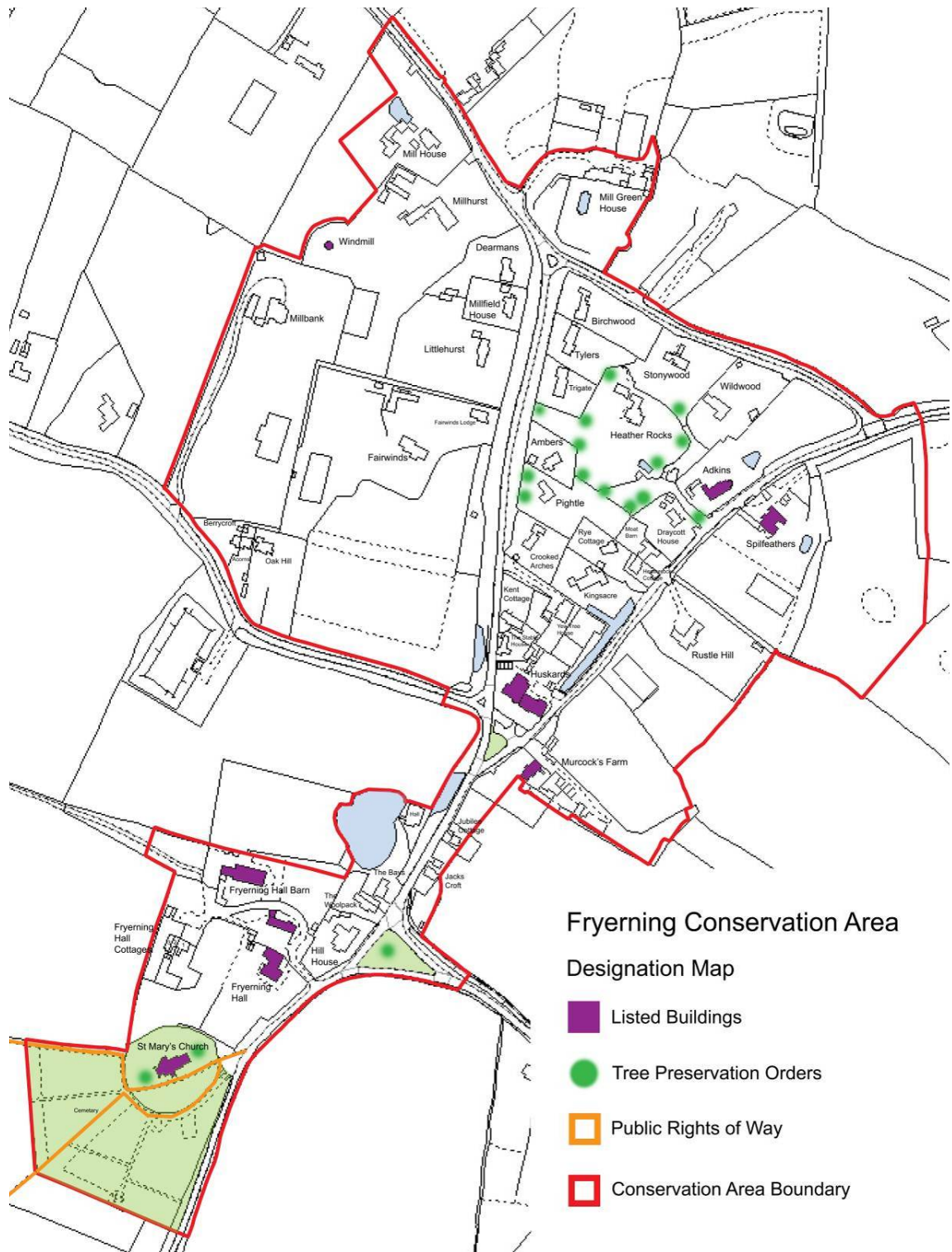


Fig. 1: Heritage and other designations in the Conservation Area.

4. CHARACTER STATEMENT

Fryerning is an attractive and essentially rural Conservation Area, anchored by the well kept church and churchyard at its southern one end, from which lanes lead to the north. Along these there are detached houses set on spacious plots. Trees, in particular large oaks, make a significant contribution to character of the Conservation Area, enhancing the seclusion of the individual houses and shading the lanes, giving the northern part of the Area the appearance of a settlement in a wood. Apart from one or two late medieval and Georgian buildings, most of the houses are 20th-century and in the Arts and Crafts style. The houses around Mill Green Road form a notable group of buildings in this style, unusual in Essex.



Fig. 2: Aerial photograph of the Fryerning Conservation Area

5. ORIGINS AND DEVELOPMENT

5.1 Location and Landscape Setting

Fryerning is a small village situated in central Essex, to the south of Chelmsford, and north-west of the line of the A12 road, only a mile from its larger sister village of Ingatestone on the main road. The A12 at this point follows the valley of the river Wid. Fryerning stands on higher ground above the valley, the sides of which are intersected by streams which flow down to the river. This makes for a gently hilly landscape which would have been attractive to early settlement. St. Mary's church stands on quite a prominent hill at the southern end of the Conservation Area and village. To the north, the land rises up to higher ground over the Bagshot Beds, an area of poorer soils where, beyond the Conservation Area, there is the woodland of the Mill Green and Highwoods area which must always have been very extensive, as it still is today.

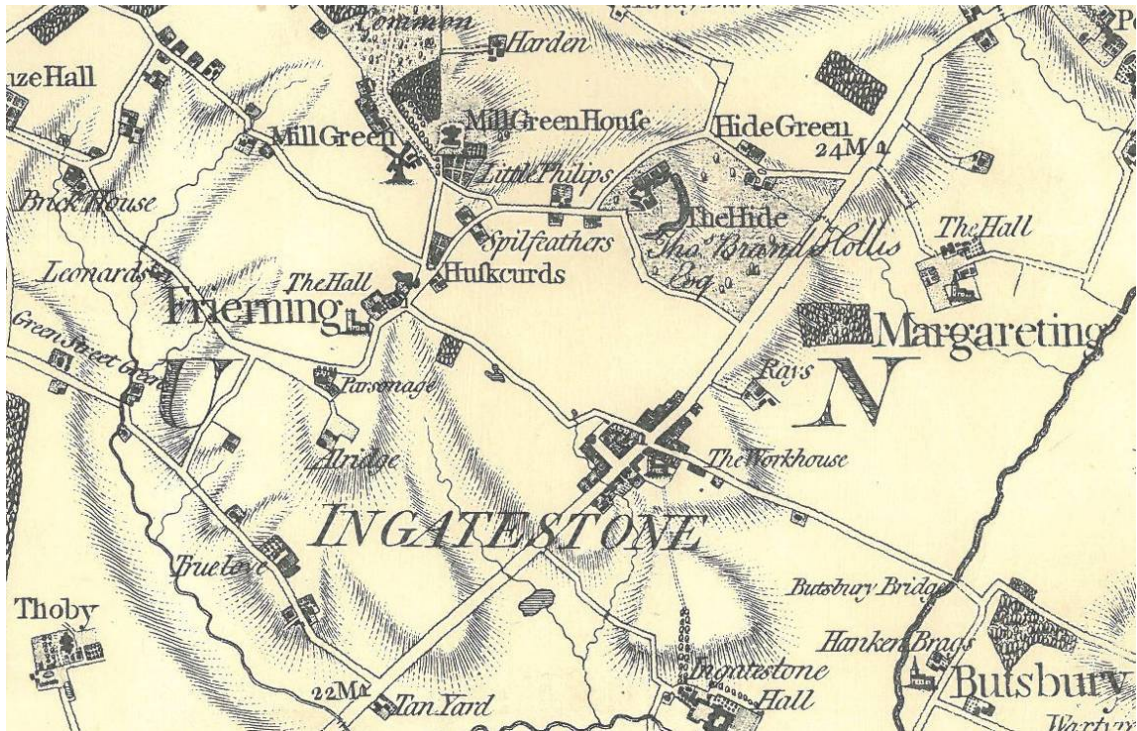


Fig. 3: Detail from Chapman and André map of Essex, 1777, showing Fryerning

5.2 Historical Development

The circular shape of Fryerning churchyard is characteristic of churches located on prehistoric sites. However, despite this and its hilltop location, no evidence for prehistoric activity has yet come to light here or elsewhere in the Conservation Area.

The old A12 through Ingatestone is in origin the Roman road from London to Colchester, and has been a major thoroughfare ever since. No Roman remains have been discovered in the Conservation Area. To the north, there is the site of a Roman villa at Mill Green (HER 660), which is presumably the origin of the Roman brick reused in Fryerning church.

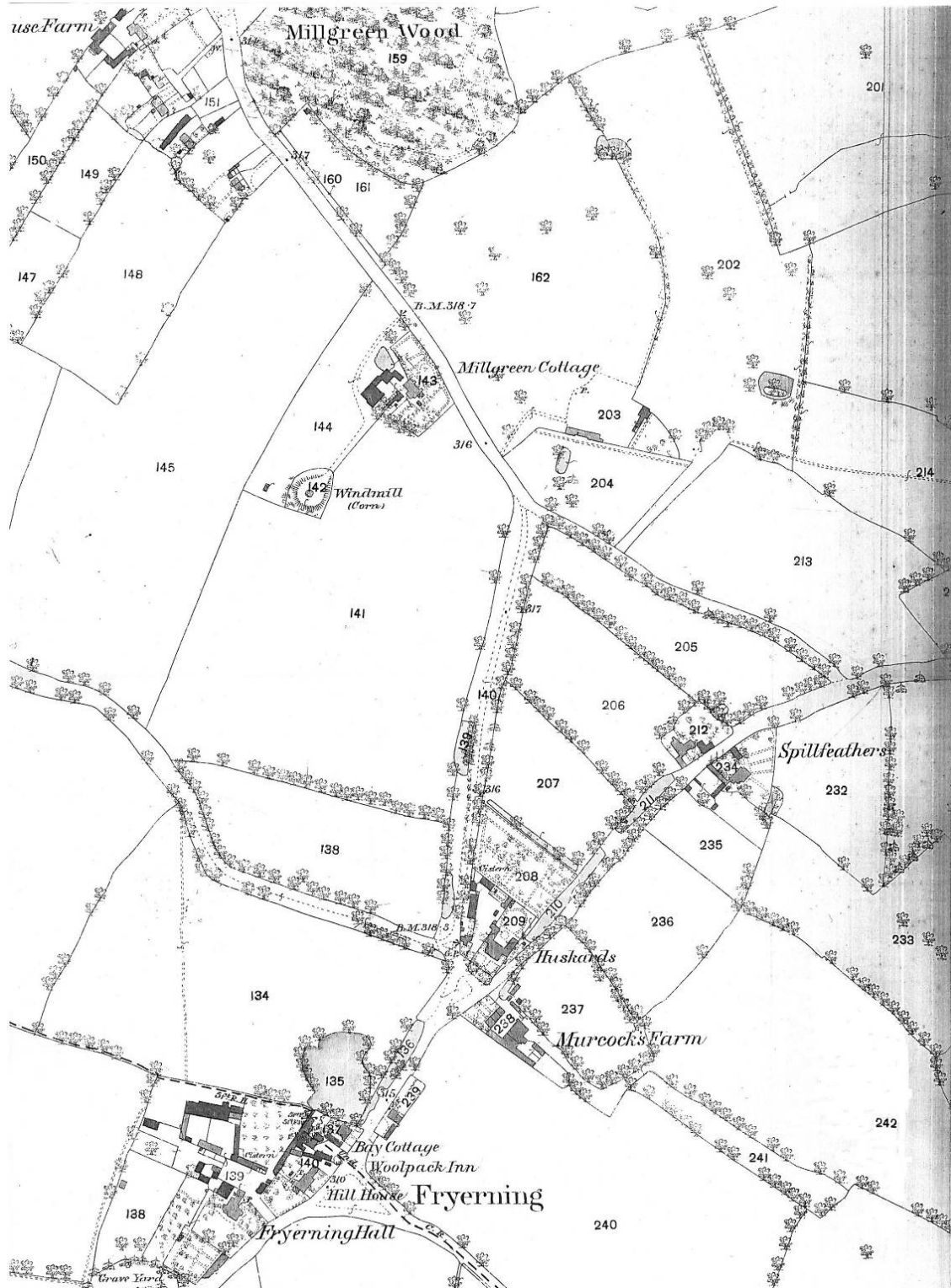


Fig.4: Fryerning as represented on the 1st edition Ordnance Survey map, 1876

Fryerning lies within the bounds of a former late Roman or early Saxon estate reconstructable by the shared feature of a place name in *Ginges*, the other villages that formed part of it being Ingatestone, Margaretting and Mountnessing. At the Norman conquest, the manor was given to Robert Gernon who held extensive lands in Essex. His grandson Gilbert de Mountfichet gave half the manor, including the church, to the Knights Hospitaller. The other half was added to the Hospitallers' landholding probably by Gilbert's son. It is the link to the Hospitallers which is

thought to have contributed the 'friars' element in the place name Fryerning, Fryer Inge being first recorded in the 16th century, the village having previously been known as *Ging Hospital*.

Fryerning parish was originally a long narrow tract of land enclosed by Ingatestone on the north and south, extending from Blackmore in the west and reaching south-eastwards to include what is now part of Ingatestone on the main road, and even further east, beyond the railway line, to border on Margaretting and Buttsbury. Thus historically, only the church and hall in the Conservation Area were in Fryerning parish, and the northern part of the Area (i.e. Mill Green Road and Back Lane) were in Ingatestone. The Woolpack stands at the junction of the old parish boundaries, its site part in one and part in the other. Today Ingatestone and Fryerning are a single civil parish.

In 1289, the Hospitallers were granted the right to hold a market at Ingatestone, and a three-day annual fair on Fryerning Church Green which continued until the First World War. Mill Green to the north of the Conservation Area was the site of a major medieval pottery industry, the products of which are which to be found across the county and as far afield as London.

The Knights Hospitallers in England were suppressed at the Reformation and their property confiscated. The manor was eventually bought by Dorothy Wadham, daughter of Sir William Petre of Ingatestone Hall, and added to the endowments of Wadham College, Oxford, which had had been founded by her husband Sir Nicholas Wadham. The college is still the patron of the living, in conjunction with the bishop of Chelmsford.

The Hospitallers' manor house and barn survive, albeit in altered form, at Fryerning Hall. Unlike Ingatestone, a tightly built up settlement along the Roman road, Fryerning is a typical Essex village comprising church and manor house, and a scatter of houses and farms, lacking any very well defined centre. There was a focus of settlement around the Hall and the road junction at Church Green. Evidence for early settlement is otherwise limited to isolated farms (Spilfeathers, Adkins, Murcocks), apart from a hamlet at Mill Green outside the Conservation Area. By the 16th century, a house stood on the site of Huskards on the edge of the triangle enclosed by Back Lane, Mill Green Road, and Mill Lane. But apart from one or two older properties, the development of this triangle and the roads round it has essentially taken place in the later 20th century. The village remains essentially rural in character, but agricultural uses and active farmyards have disappeared from it. It is characterised by large country houses, its rolling and wooded location near the A12 and the railway making it attractive to people seeking a country retreat accessible from London.

Fryerning Conservation Area

Ages of Buildings map

- 12th century
- 13th century
- 14th century
- 15th century
- 16th century
- 17th century
- 18th century
- 19th century
- Early 20th century
- Late 20th century

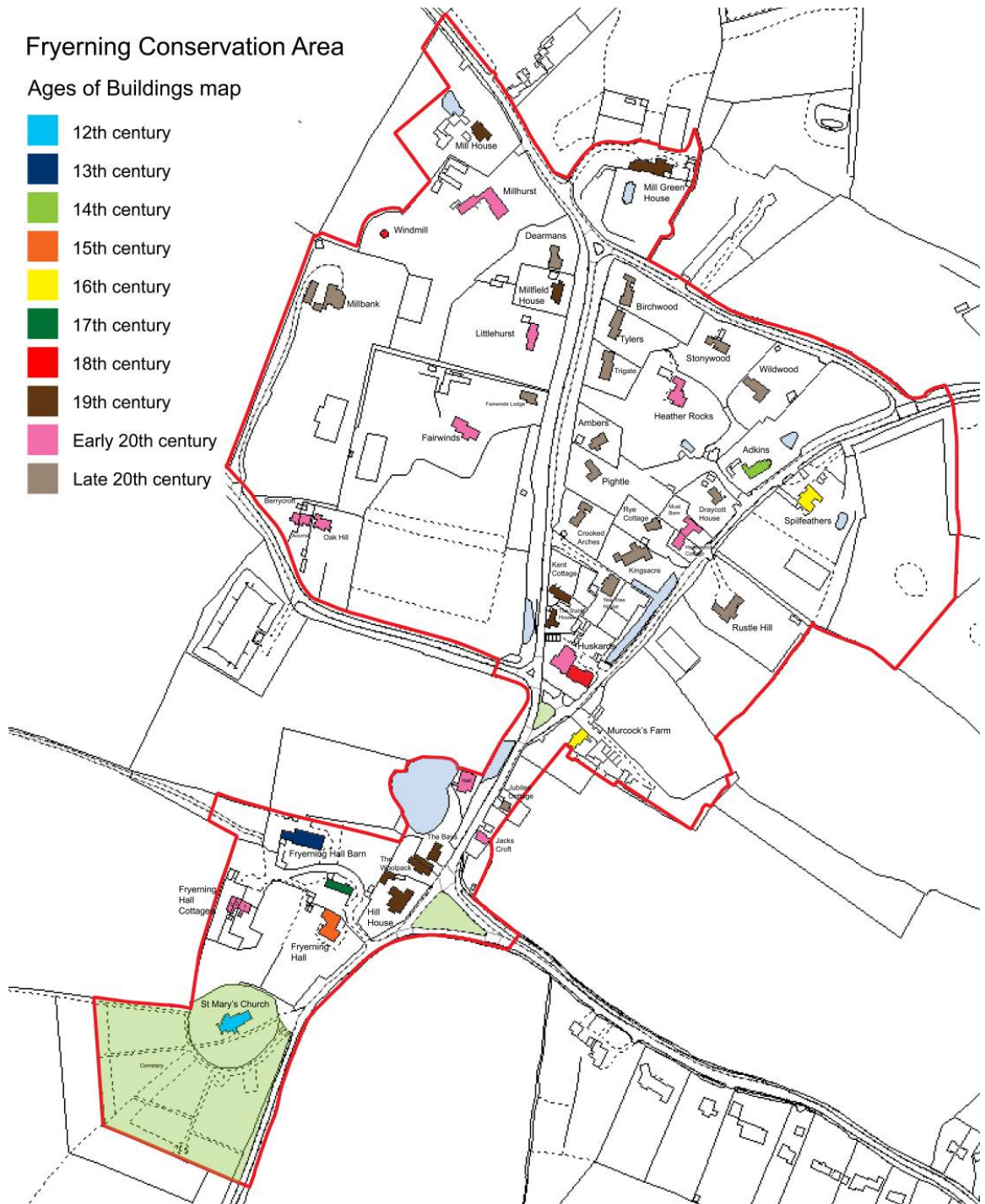


Fig. 5: Map showing the approximate dates of buildings in the Fryerning Conservation Area

6. MATERIALS AND DETAILING

St. Mary's church presents an external envelope distinctive for the use of ferricrete, a dark brown rusty coloured stone with pebble inclusions, contrasting with the Roman tile used for quoins and dressings. However much appreciated today, this ferricrete masonry would not originally have been on show, since it would have been rendered with lime plaster. Indeed, the stone has poor weathering properties and would benefit from the protection afforded by render. The church's roof of hand made peg tiles is a feature it shares with the handful of late medieval houses in the Conservation Area. These are all timber framed, their frames now concealed by render, though originally they would have had their timbers exposed. In contrast, all the visible timber framing in the Conservation Area is modern and decorative, not structural.



Fig. 6: St. Mary's church, with its 12th century ferricrete or ironstone masonry

Few of the older buildings are in red brick, only Huskards, a notable 18th century house dating from 1735, and The Bays. The stable range at Hill House is of yellow London stocks, the only notable use of this brick in the Conservation Area.

The predominant architectural style in the Conservation Area is Arts and Crafts, the

adoption of which locally was much influenced by the work of George Sherrin. Sherrin had trained with the most significant Essex architect of the Victorian era, Frederic Chancellor, before setting up his own practice in London in the 1880s. He designed a wide range of buildings, including the Kursaal in Southend, South Kensington station, Spitalfields market, as well as a considerable number of dwellings, notably a group in the Braintree area for the the Courtaulds, and more pertinently an array of impressive country houses in Ingatestone, some of these for the Petre family; the latter cluster in the area of Station Lane, Ingatestone, where Sherrin also built The Gatehouse for himself.

Carefully designed red brickwork, often enlivened with terracotta mouldings, substantial chimneys with vertical brick ribs, big roofs with prominent gables and dormer windows to attic storeys, side opening casement windows with small pane glazing or leaded lights, tile hanging, and black and white false timber framing, are all features of Sherrin's architecture. Houses of this type are now to be found in the area of Stock and Ingatestone and Fryerning, and other parts of Brentwood Borough. Although they reflect the general popularity of the Arts and Crafts style in the late 19th and early 20th centuries, there can be no doubt that Sherrin had a significant role in its success locally. His son Frank continued to practise as an architect after his death, and Sherrin's buildings were clearly imitated by local architects, builders and developers. Houses of this type, informal and irregular, sit particularly well in the wooded environs of Fryerning.



Fig. 7: Typical features of Arts and Crafts styling, big cat-slide roofs, dormer windows, tile hanging, chimneys, and metal windows with leaded lights, seen here at Draycott House, Back Lane



Fig. 8: Wrought iron gates at Huskards



Fig. 9: Field gate, hedge and gravel drive at Pightle, Mill Green Road

The Arts and Crafts style has been almost universally followed by the more recent houses of the mid and later 20th century. They tend to share the same qualities of good quality brickwork and plain clay tiles, tile hanging, catslide roofs with dormer windows, and chimneys. Windows often have metal frames with leaded lights.

Old red brick walls are used for boundaries around Fryerning Hall and in the southern part of the Conservation Area. At Hill House and Huskards they are combined with some very good old railings. Hedges with field gates are the most common boundary treatment elsewhere in the Conservation Area, complementing its rural and wooded character.

7. USES

The Conservation Area is almost entirely residential in character, the only buildings not falling into that category being the church, the parish room, and the Woolpack, the future of which is currently uncertain.

8. STREETScape AND SPATIAL ANALYSIS

8.1 Principal views

The Conservation Area is essentially green in character, the houses generally standing set back on generous plots such that there is no building line, surrounded by trees and well tended gardens, the roads also being tree-lined. Oaks are the dominant tree species, and there are some notably large and prominent specimens, such as one in the garden of Fryerning Hall, that on Church Green, and another on the corner of Back Lane and Mill Lane. Views are down hedged and tree lined lanes, with more complex and sensitive vistas where they coincide at junctions, as at Church Green (see Fig.10), and the junctions of Mill Green Road with Back Lane and Mill Lane (see Fig. 23).



Fig. 10: Junction of Fryerning Lane and Blackmore and Mill Green Roads at Church Green, with view to Fryerning Hall

The only buildings that have much of a presence in views are the church and the lych gate, Fryerning Hall, Hill House and Huskards, and their setting is correspondingly the more important. Because houses are not prominent their boundaries and driveways make a greater contribution than is usual to the appearance of the Conservation Area. Unlike most places, parked cars rarely intrude in views as most houses have off-road parking, though some garages are unduly conspicuous from the road.

8.2 Green space

Distinct green spaces accessible to the public comprise Church Green, which is registered common land, and the churchyard and cemetery. The churchyard is well maintained, but the cemetery extension (outside the Conservation Area) is poorly integrated with it and rather functional in appearance.

An exceptional feature of the Conservation Area are the large number of ponds, in particular linear ones along the roadside. These are not however always very visible or well maintained.



Fig. 11: Pond on Mill Green Road near the Parish Room

8.3 Public realm

The roads no more than lanes lacking footpaths, public realm has a small role in the appearance of the Conservation Area. There is only one footpath, on the east side of Fryerning Lane, raised above the road level, and screened and now overgrown with trees. Roadside verges are very important, particularly in the absence of footpaths, and their condition directly affects the appearance of the roads and Conservation Area. Some are neatly mown, others are overgrown. In some cases, this is not out of character, but some are growing out of control, with brambles and young trees. There are benches by the churchyard entrance, the parish room and at Church Green.

Overhead wires are prominent in parts of the Conservation Area. There are conspicuous tangles of them at Church Green



*Fig. 12:
Raised
footpath or
causeway
along
Fryerning Lane*

9. CHARACTER ZONES

The Conservation Area can be divided into three character zones:

1. St. Mary's church, churchyard and cemetery. Its distinctive character is identified by the extensive burial ground which surrounds the church, and reinforced by the visual separation formed by the screen of trees and lych gate which effectively divide them off from the rest of the Conservation Area.
2. From Fryerning Hall to the road junction with Beggars Hill and Back Lane, the Blackmore Road has houses which are either close to the frontage or have a visible presence in relation to it, often with brick walls as boundaries.
3. The northern and largest part of the Conservation Area is very green, with hedgerows and tall trees, substantial planting to front gardens, and generally large detached houses on spacious plots such that they are often barely visible if at all from the highway. Most of the houses were built in the 20th century, usually in the second half of the century, and are in a similar Arts and Crafts architectural style.

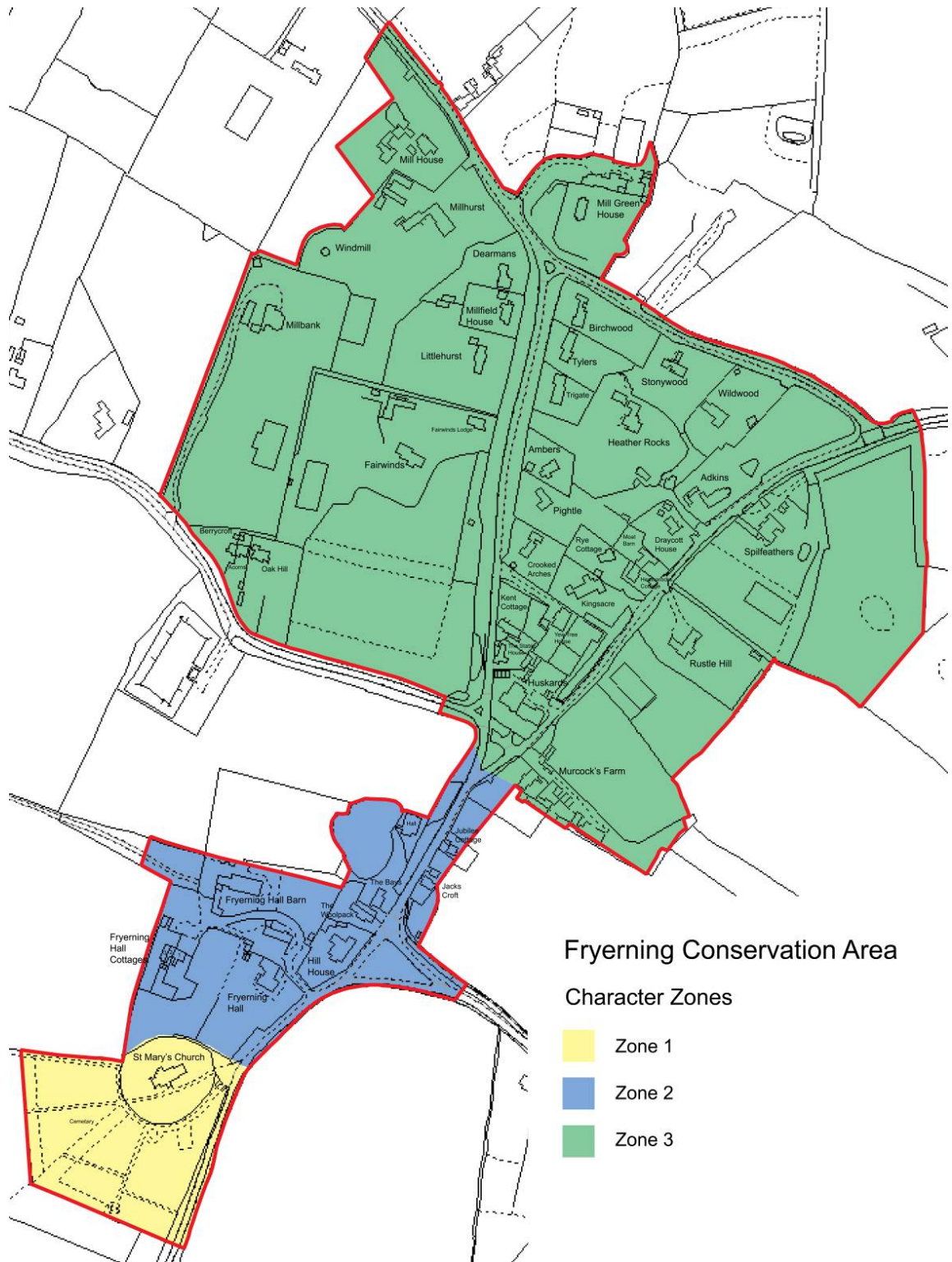


Fig. 13 Character zones identified in the Conservation Area

10. AREA ANALYSIS

This section will describe the character of the Conservation Area on a road by road basis, from south to north.

10.1 Character Zone 1: St. Mary's churchyard and the cemetery

St. Mary's church stands on a low hill. It is largely screened by the Scots pines which ring the churchyard, a popular planting choice in the late 19th century. The imposing Tudor brick tower is tall enough to be a landmark, seen in long views from Fryerning Lane. In contrast with the tower, the nave and chancel are 12th century or earlier in date, built of coursed ferricrete (an iron-bound gravel concretion) with Roman brick dressings, and preserving four Norman windows. The undistinguished extension on the north side of the church is not of the quality that might be expected, being let down in particular by conspicuous vents and service ducts.



Fig. 14: The north side of the church and its extension

At the entrance to the churchyard, there is an asphalted parking area and a patch of greensward with a horse chestnut and a bench. A field gate leads to the churchyard, whilst a large brick and flint lych gate with a half timbered gable dating from 1901 gives access to the cemetery, in a style more consistent with the housing elsewhere in the Conservation Area than with the buildings round the Hall and church.

The church and churchyard are maintained to a high standard. The churchyard is closed, and looked after by the Parish Council. Burial takes place in the adjacent cemetery located to the south-west. A notice in the lych gate advertises the Churchyard Management Plan, with its two nature conservation areas, and successfully used bat and nesting boxes. Many of the gravestones have been removed, opening up the space. Some of the notable ones which remain would benefit from attention, the Disney tomb north of the church being overgrown with ivy and the nearby table tomb enclosed by railings having an ash tree growing out of it. The predominant planting is of evergreens, holly and yew as well as the Scots pines. Paths are of asphalt, or else partly grassed over, none the less attractive for that.

From the churchyard the land slopes down to the south, giving views over the cemetery which is more spacious and open in character. The cemetery has been

extended beyond the Conservation Area boundary into the adjoining arable field. Here maintenance is not to the same standard: roadstone has been put down for paving, and the grass needs mowing.



Fig. 15: The cemetery looking towards the churchyard

10.2 CHARACTER ZONE 2

10.2.1 Blackmore Road

Fryerning Hall, listed grade II*, is set back behind old brick walls and hedges and not very conspicuous in the streetscape. It is a rambling timber-framed building, the oldest parts of which are a 15th century range facing south-west and a 16th century cross-wing, to which extensions have been added to the rear. The house has some good panelled interiors. A huge pollard oak with low growing branches, one of several remarkable oaks in the Conservation Area, stands in the garden. To the rear of the house is a listed late 18th-century pump.



Fig. 16: Fryerning Hall

North of the Hall is the farmyard, typically no longer operational as such. The buildings comprise:

- A grade II listed 17th-century **cartlodge**, with an upper floor reached by an original ladder stair, with an adjacent later stable range, now partly rebuilt in brick and used as garaging.
- A grade II listed 16th-century **dovecote**, converted to a granary in the 18th century. A lean-to extension has been made on one side for a vehicle shed.
- **Fryerning Hall Barn**, a grade II listed barn of seven bays. The three eastern bays are an important fragment of a 13th-century aisled barn erected by the Knights Hospitaller, recognisable by carpentry features such as passing braces, lap joints, and straight timbers, and comparable to the better preserved Wheat Barn at Cressing Temple. The barn was extended to the west by one bay in the 17th century, and then by a further three bays without aisles in the 19th century.



Fig. 17 Fryerning Hall Barn from Beggars Hill. Fryerning Hall Cottages are to the right of it

The modern buildings of the farmyard have all been cleared away, and the barn converted to residential use. The barn, now two dwellings, is large, but most visible in long views over the fields from Beggars Hill. The approach to it and the cartlodge from Blackmore Road is now a corridor flanked by brick walls, and could be improved by soft landscaping. The cartlodge is now garages, an air conditioning unit, satellite dish and gas meter box at odds with its traditional appearance. The lane past the barn leads to Fryerning Hall Cottages, a pair of brick houses with slate roofs built for the Hall farm in the early 20th century.

Enclosed partly by a red brick wall and old cast iron railings, **Hill House** dates from the first half of the 19th century. Originally a three window bay house, with canted single storey bays at the ground floor with a cast iron balcony over them, it has been extended sympathetically to the sides and extensively to the rear. The brickwork is now rendered. The well preserved front elevation, and prominent position on the frontage at the road junction with Fryerning Lane, make the house a significant and attractive feature of the Conservation Area. Set back from the road on the east side, are the former stables, once a more extensive group of buildings, now converted to residential use. Unusually in the Conservation Area, they are built of yellow London stock brick.

Church Green is a triangle of greensward at the road junction, much of it occupied by a magnificent spreading former pollard oak, one of several such trees in the Conservation Area. At each corner is finger post. Being traditional in style, these

blend in happily and do not appear as clutter. Not so satisfactory are two telegraph poles and a tangle of overhead wires. On the south side facing Fryerning Lane an attractive wooden sign with gilded lettering announces the entrance to the village. A bench behind it now looks rather tired and uninviting.



Fig. 18: Hill House

10.2.2 Mill Green Road

The building line represented by Hill House is continued by the Woolpack and The Bays. This group of three buildings forming an almost coherent frontage is exceptional in the Conservation Area. The **Woolpack** has been a public house for about 200 years, in recent times with a good reputation as a restaurant. Of 19th-century appearance, it occupies a narrow plot, and is of red brick with terracotta plaques at the ground floor, and weatherboard and render above. It is generally well presented, though the windows are not in character, having been replaced in uPVC. A white picket fence encloses a sitting out area. An application made in 2011 for change of use to residential, with the construction of a detached garage to the rear, was refused. Since this is the only non-residential use in the Conservation Area apart from the church and cemetery, its loss would be unfortunate.

The Bays, formerly Bay Cottage, is another 19th-century house similar in size and style to Hill House, but of red brick and less enlarged. A cast iron parapet fronts the roof that runs across the façade over the two ground floor bay windows. There are extensions on each side, but well set back mitigating their impact on the appearance of the house. The front garden is enclosed by a plain wood picket fence and hedge, continued to the east by a wattle fence which contains the garden to the side where there is a large pond, largely invisible from the road, and presumably of historic origin, once associated with the Hall and its farmyard. The fence is set back from the road edge, following the line of a strip of former manorial waste, a relict survival of the historic landscape. This space is, appropriately, of visually indeterminate function, not really a footpath and sometimes a car park, somewhat scruffy compared to the well trimmed verges elsewhere in the Conservation Area. An unusually contorted oak tree stands on it.



Fig. 19: The Woolpack and The Bays



Fig. 20: The Parish Room

The **Parish Room** occupies a small poorly defined plot between the boundary of the Bays and the roadside waste, and is partly screened by hedges and trees. Two good quality wooden noticeboards are located close to the frontage. The Parish Room itself looks neglected, partially because of the lack of formal landscaping round it, and more particularly because it is currently unused. An attractive brick building, dating from 1904, extended in 1924 and more recently, it is not enhanced by a hideous modern porch and is in great need of redecoration and maintenance. The roof of a flat-roofed extension has leaked, and elm and other scrub is now growing too close to the building to be compatible with good maintenance. The Ingatestone and Fryerning Community Association are working on a plan for its future, according to a notice.

Beyond the Parish Room the roadside waste takes the form of a linear pond, once valuable for animal watering, now almost dried up in summer. Old maps show this pond to have been much longer. A huge weeping willow stands at the end of it, now steadily being overgrown by ivy which should be cut back as it will alter the appearance of the tree. On the grass in front of the tree is a bench and litter bin.

On the east side of the road, **Jacks Croft** is 19th-century or earlier, with black and white false timbering, sliding sash windows, and a catslide roof on its north side with a dormer window dated 1961 with a UPVC window. **Jubilee Cottage** is in origin a late 19th-century building, with a brick extension of 2002 set at right angles to a weatherboarded element and respecting its scale. An application for a further extension was refused in 2011.



Fig. 21: Jacks Croft

10.3 CHARACTER ZONE 3

10.3.1 Mill Green Road

The gables of Huskards and its brick walls and railings terminate the views looking north up Blackmore Road towards the forked junction with Back Lane and Mill Green Road. Here there is a triangular patch of greensward, planted formally and over-ambitiously with two sycamores, two acers, and a silver birch. It contrasts with the wilder and untended verge at the Beggar Hill junction. Originally it looks as if the highway ran between this triangle of grass and Huskards, but has been blocked off on the Mill Green Road side, leaving an unsatisfactory patch of asphalt which looks like a parking space.

Walls associated with Huskards land and gardens extend down Mill Green Road, enclosing **Stable House** and **Kent Cottage**, formerly ancillary to the big house and still preserving this visual relationship to it. Kent Cottage is very much in the Arts and Crafts idiom, with tile hanging.



Fig. 22: Kent Cottage

On the east side of Mill Green Road, all the houses date from the second half of the 20th century. **Yew Tree House** stands a long way back from the road down a gravelled drive flanked by rather formal planting. **Crooked Arches** is situated behind a high wall built of brick wasters with an arched entrance formed in it, an unusual feature in the Conservation Area. The house is overgrown with ivy. **Pightle** is a good recent interpretation of the Arts and Crafts style, all big roofs and some tile hanging. **Ambers** is one-and-a-half storey, with a stone chimney, UPVC windows, a field gate leading to an asphalt drive and landscaped garden. A field gate and gravel drive lead into the centre of the triangle bounded by Mill Green Road, Back Lane and Mill Lane, where **Heather Rocks** is located. This is older than the other properties on this side of Mill Green Road which have been built in its land. The tall trees, including evergreens and Scots Pines, which are such a feature of this area were originally planted in its gardens. It is a large H-plan house with outbuildings, today completely invisible from the highway. **Trigate** is a one-and-a-half storey house with over-large dormer windows and tile hanging at the upper floor, and a conspicuous new double garage. Both **Tylers** and **Birchwood** stand behind open semi-circular drives which enclose standard oak trees. They are rather similar, with catslide roofs and tile hanging. Tylers preserves Crittall windows with leaded lights. Birchwood has been much extended to the rear.

The west side the road initially is not built up, lacks a footpath and is flanked by big hedges enclosing land associated with **Fairwinds**. This is a substantial property dating from the 1920s or 1930s, with a big gable, dormer windows and timber framing, impressive and very much in the George Sherrin tradition. The drive up to it winds through attractively landscaped gardens. The former lodge house close to the frontage has been demolished and replaced in 2011 with a new house in the Tudor style with stone dressings to the windows: although attractive, this is rather architecturally ambitious for a relatively small house and not quite in character with the Arts and Crafts style of the surrounding area.



Fig. 23: The junction of Mill Green Road and Mill Lane with Birchwood in the background



Fig. 24: Fairwinds

From about this point this side of the road has a mown verge with standard trees. **Littlehurst** is rendered with tile hanging. It retains metal windows with leaded lights. It is set back on a very extensive drive surfaced in red bitumen. **Millfield**

House, behind hooped railings, is of brick at the ground floor, and faux timber framing above, the latter more distinctive than authentic. **Dearmans** at the junction with Mill Lane is rather different, a rendered bungalow, with brown UPVC windows, behind a laurel hedge.



Fig. 25: Millfield House

The Conservation Area extends a little way beyond the Mill Lane junction to the north-west to include three more large detached houses, **Mill Green House**, **Millhurst**, and **Mill House**, all largely invisible from the road. Mill Green House incorporates the Georgian stables of a much older house pulled down in 1844, and stands in extensive landscaped grounds with outbuildings. On the highway it is represented by a very long closely cut laurel hedge above a close boarded fence and a block paved drive. Mill House was the miller's residence, but the windmill is now in the curtilage of Millhurst, a house with timber framing by George Sherrin built in 1906. The **windmill** dates from 1759 and was carefully restored in 1959. It is a well preserved example of a post mill, with its machinery still in place, and is listed grade II*.

10.3.2 Back Lane

Back Lane is the old road linking the A12 to Fryerning and Mill Green. Access to the A12 has now been stopped up and it is a no through road. **Murcocks Farm** on the east side of the road is grade II listed, in origin a late medieval house incorporating a two bay hall, altered in



Fig. 26: Mill Green windmill

the 19th and 20th centuries. From the road, it presents a long red brick façade behind a high laurel hedge. The farm has extensive and nice outbuildings.

Huskards stands at the apex of the triangle of land formed by Back Lane, Mill Land and Mill Green Road, its entrance framed by two flowering cherry trees composing a formal approach which with the Georgian character of the house is somewhat untypical of the Conservation Area. At the core of the building is a five window bay red brick house with a parapet and small dormer windows erected by Charles Hornby, a lawyer, whose initials and the date 1735 occurs on the rainwater hoppers. A wing with a dutch gable and a curved bay window was added on the west side in 1878. A similar but slightly taller wing was then built next to this in 1906, again with a dutch gable, the one so prominent in views down Blackmore Road. The old brick walls round Huskards contribute significantly to its character. Of particular importance are the 18th- or 19th-century wrought iron railings and gates of the front and west sides. The house was used as a convalescent home in the First World War, and is now divided into five flats.



Fig. 27: Huskards

Beyond Huskards, Back Lane is a leafy and tree-lined, with no foot paths and narrow verges. From this point, the houses are all set back from the frontage, to the extent that they are mostly invisible, in part because of trees and well developed hedges. All the houses are 20th-century, apart from Adkins and Spilfeathers which stand opposite each other at the north end of the Conservation Area. Another linear pond, with built up sides which incorporate blocks of ferricrete, extends



Fig. 28: Back Lane

along the west side. This pond was once longer, extending up to Adkins, and there was also an arm at right angles to it almost linking to Mill Green Road, suggestive of a designed landscape associated with Huskards. Behind it, Yew Tree House is accessed from Mill Green Road.

Kingsacre is a white painted brick bungalow, set well set back. **Heatherocks Cottage** and **Moat Barn** have their origins in a building marked on the second edition OS map of the 1890s. Heatherocks Cottage is in the Arts and Crafts style, presenting a timber-framed gable to the street frontage. A brick-built single storey wing on its right hand side continues into Moat Barn, which has a wing at right angles with a timber-framed gable. It is situated behind trees down a gravel drive. The name Moat Barn is a reminder of the pond that used to exist on the frontage; it is a large single storey house with a timber-framed gable. Heatherocks Cottage and Moat Barn, and the garage close to the road, are roofed in clay interlocking tiles with a 'Roman' profile. The boarded gates at Heatherocks Cottage contrast with the more appropriate field gates at Moat Barn and Kings Acre.



Fig. 29: Moat Barn

Rye Cottage is a late 20th century one-and-a-half storey house in yellow stock brick, shoehorned into a backland location behind Heatherocks Cottage. Further north, **Draycott House** is an Arts and Crafts dwelling with tile hanging and a prominent chimney, situated back from the road behind trees.

On the east side of the Lane, a field and a tennis court separate Murcocks from **Rustle Hill**, a late 20th century house down a drive and all but invisible from the road, but contemporary in style and to

an L-shaped plan, in a dark red-brown brick, the first floor partially boarded, with a rear conservatory. Beyond it is another field with a tennis court.

At the northern end of the Conservation Area, two grade II listed buildings face each other on either side of Back Lane, **Spilfeathers** and **Adkins**. Both are farmhouses depicted on the Walker map of the Petre estate surveyed in 1601. Both are timber-framed and late medieval in origin, a late 14th century date being suggested for Adkins. Both too were L-plan houses, combining an originally open hall range to the left hand side of which a jettied cross-wing had been added. Later extensions and alterations make this part of their history fairly illegible today. Spilfeathers has had a modern cross-wing added to the right hand side of the hall range, as well as other additions, whilst Adkins has been much extended to the rear. Little of the frame of Spilfeathers can be seen today. The list description notes that Adkins might contain important remains of a late medieval kitchen wing. In the late 19th century, both houses were in the same ownership and occupied by the same tenant, Spilfeathers being divided into cottages. The two houses are the oldest properties in this northern part of the Conservation Area and represent an important link with the past, their historic character still being perceptible despite modern improvements. Both are also visible from the road. Spilfeathers is set back down a gravel drive flanked on the south side by good brick single storey outbuildings. Adkins is closer to the road and its gables are an important element in views down Back Lane.



Fig. 30: Spilfeathers



Fig. 31: Adkins

The approaches to the Conservation Area from the north are attractive, tree lined and tree shaded, and as elsewhere on the Area boundaries essentially rural in character.

10.3.2 Mill Lane

Mill Lane too is green and rural, its eastern end densely fringed and shaded by trees, the western end having a more open aspect. Only its south side has been developed, in recent times with detached houses on large plots set back from the road. The corner with Back Lane is occupied by the large garden of Adkins.

Wildwood is a new house, in a subdued Arts and Crafts style, behind a laurel hedge and electrically operated iron gates. **Stonywood** is a modern single storey house, part rendered and part brick, roofed with concrete tiles apart from what looks like an extension which has a flat roof. This property is untypical of the Conservation Area. At the west end of the road, the close boarded fence to the garden of Birchwood in Mill Green Road would benefit from creosoting to stain it down to match the boarded gates which have been inserted in it.

The land beyond its northern verge of Mill Lane lies outside the Conservation Area and is occupied by a field, except at the west end where a new house, Woodacres, has recently been erected. Its big roofs and gables acknowledge the Arts and Crafts architecture of the Conservation Area, but the brick wing walls to the gateway and very straight drive down to the house are rather formal and as such not really in character with the environs.



Fig. 32: Mill Lane

10.3.3 Beggar Hill

The approach to the Conservation Area down Beggar Hill is very rural, though more open and less enclosed by trees as elsewhere. Hedges and verges are well maintained.

Berrycroft, Oak Hill and Acorns are an attractive group of Arts and Crafts style houses built 1910, with white render, large half-timbered gables, and big diagonally set chimneys. Originally two semi-detached properties, Oak Hill is now one house. **Millbank** is a modern house so far back from the road as to be invisible from it.



Fig. 33: Berrycroft

11. EVALUATION OF CONTRIBUTION TO CHARACTER

A map showing an assessment of the contribution of individual buildings to the special character and appearance of the Conservation Area is shown in Fig 34, together with important views and accessible green space. Each building has been graded on a scale of one to three according to the following criteria:

1. Buildings, including listed buildings, which are landmarks in the Conservation Area, either by reason of design or historic interest.
2. Buildings which respect and define the character of the Conservation Area and make a positive contribution to its appearance.
3. Buildings which by reason of their design or condition make a neutral contribution to the character of the Conservation Area.

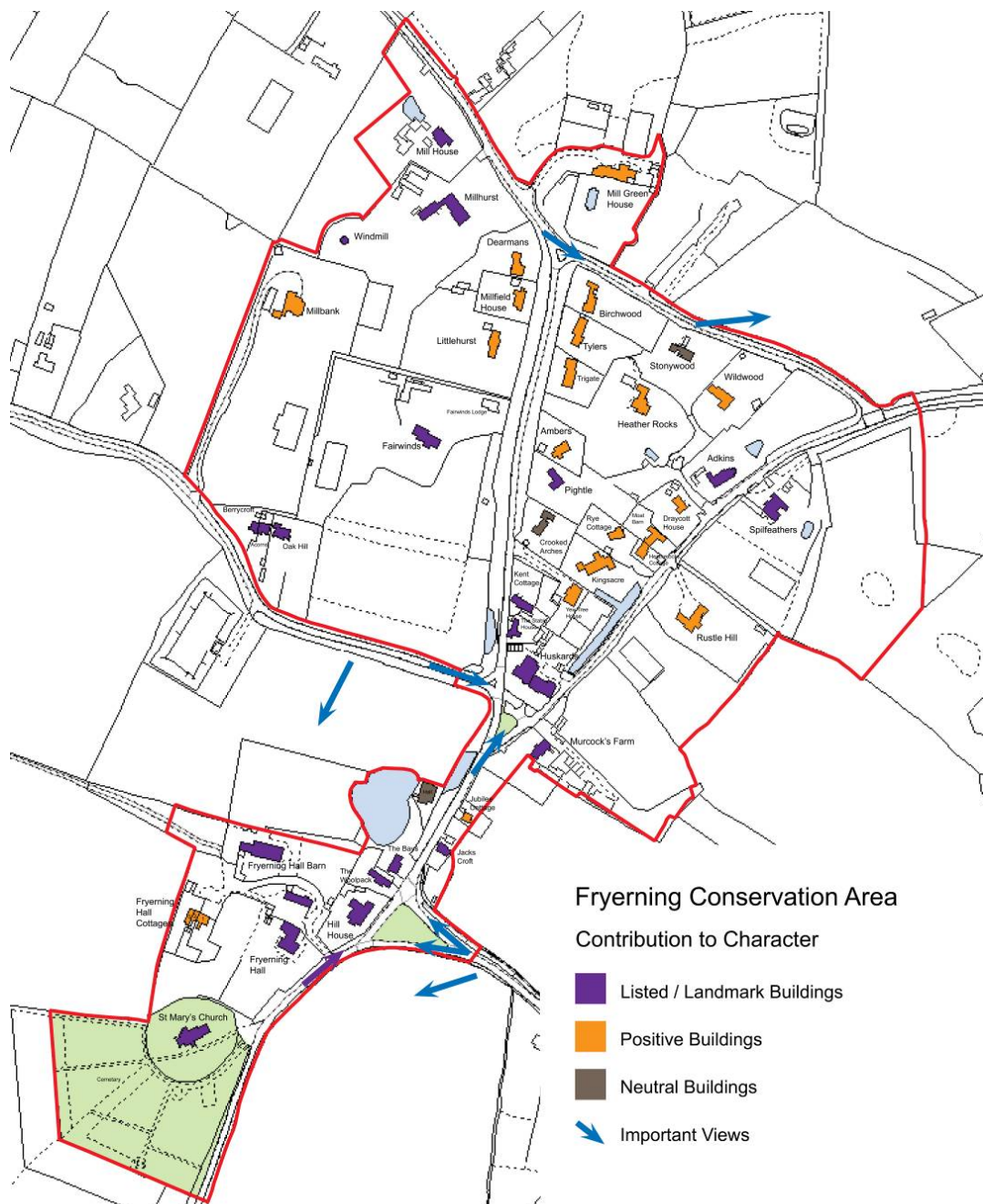


Fig. 34: Contribution of buildings to the character of the Conservation Area.

12. MANAGEMENT PROPOSALS

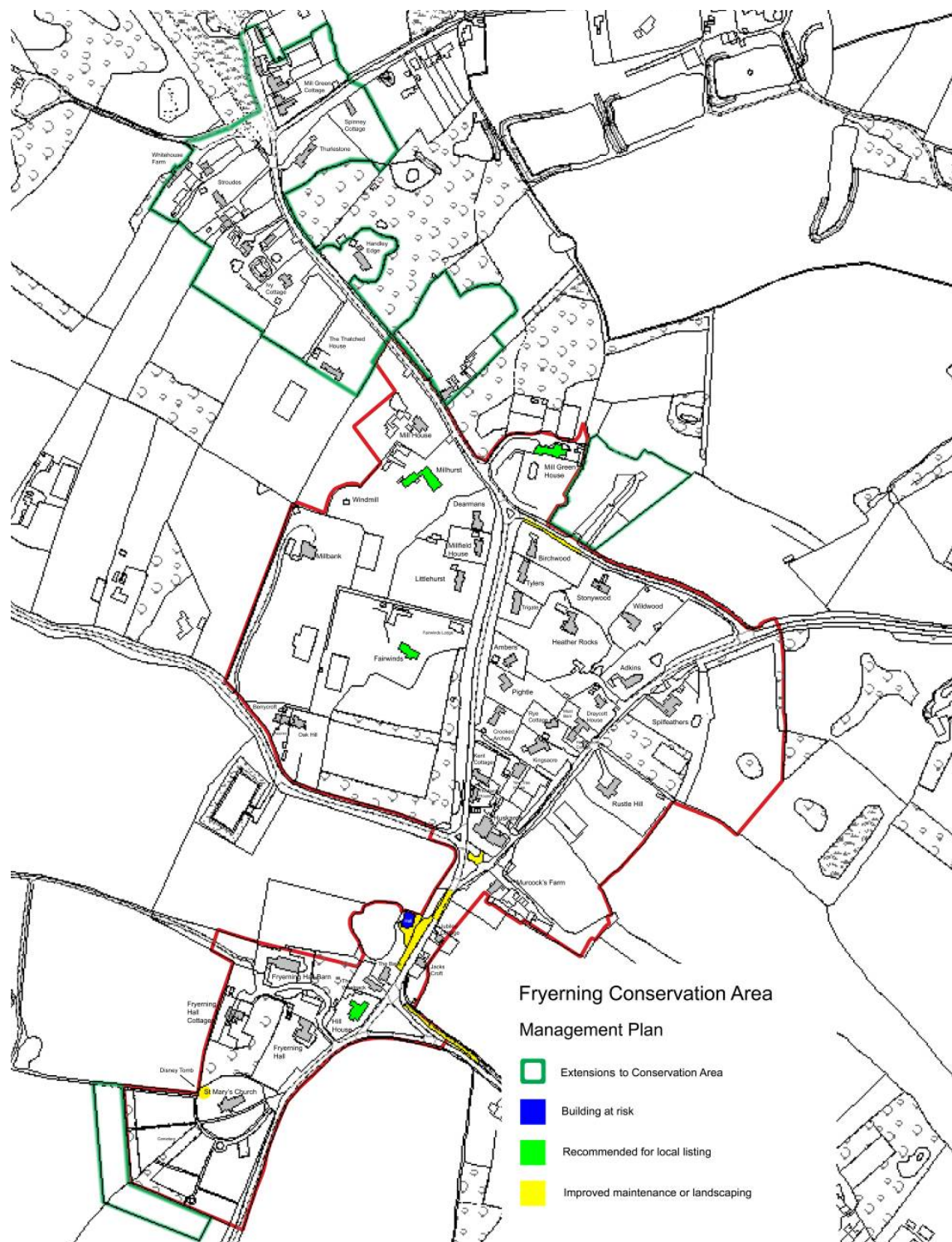


Fig. 35: Map to illustrate the management plan recommendations

12.1 Problems and pressures

The Fryerning Conservation Area is generally in good condition, the houses and their gardens well maintained. There are some places where there is scope for improvement, as will be outlined below. Properties tend to be under considerable

pressure for alteration, extension, and the erection of gates, outbuildings and swimming pools. In a village where the houses are often set well back from the road, the appearance of gates, driveways, boundary treatments and landscaping is all the more important. It is crucial that changes to such things are carried out to a standard which complements and enhances the Conservation Area, and that the planning system is resourced to ensure that happens.

Alterations and extensions to existing buildings, and any new build, should be carried out to a high standard of design, as required by Brentwood Borough Council's existing planning policies. Account should be taken of the materials and features of the Conservation Area which contribute strongly to its character. It should be recognised that the predominant architectural style in the Conservation Area is in the Arts and Crafts tradition.

12.2 Boundary changes

The Conservation Area boundaries are drawn fairly tightly round the residential area and follow logical plot divisions. There seems to be no scope for reductions to the extent of the Area.

The housing on the approach roads to the Conservation Area is either too dispersed or of insufficient architectural interest to warrant inclusion. The exception is Mill Green Road where there are more significant buildings along the roadside leading to the hamlet at Mill Green, and it is proposed that the boundaries be extended to include it (Fig.35). On the east side of the road, Lightoaks, a house by George Sherrin, was demolished in 2008 and has been replaced by a house in the neo-Georgian style. Because of its location changes to this house and its curtilage have the potential to have an impact on the Conservation Area, and therefore it should be included within it. The same is also true of the new house Woodacres at the north end of Mill Lane. Further up Mill Green Road, Handley Edge is an Arts and Crafts style house. The proposed boundary would follow its garden but omit Mill Green Wood. That part of Hardings Lane near the junction with Mill Green Road shares the character of the Conservation Area in being wooded with large houses and the western end of it could be included. The west side of Mill Green Road has larger houses, including some which are listed, and some rather different buildings, the water tower and Gospel Hall, which are of historic interest. The hamlet itself comprises a group of Victorian houses and the Cricketers public house. This would constitute a different character area if included in the Conservation Area, but one sufficiently attractive and historic to be worthy of extra care.



Fig. 36: The Cricketers and adjacent cottages at Mill Green

At the southern end of the conservation Area, it would make sense if the boundary included the cemetery extension, as the use is the same and the same standards of management should apply.

12.3 Additional planning controls

It is common practice to give extra protection to conservation areas by introducing an Article 4 Direction under the 1990 Planning Act which limits permitted development rights. The Fryerning Conservation Area has not suffered from the epidemic of ill-judged home improvements that are to be found elsewhere. Nevertheless, a case can be made for extending extra protection to windows, doors and particularly to boundaries, which as has been noted, make an unusually important contribution to the appearance of the Conservation Area. This would also be relevant if the Conservation Area were enlarged as has been proposed. It is therefore recommended that an Article 4 Direction be introduced to control the following works:

- Alteration of a dwelling house affecting windows, doors or other openings to the front and side elevations including the insertion of dormer or other windows in the roof and the change of roof materials.
- The application of any form of cladding or rendering to the external walls and front and side elevations.
- The painting of the brickwork of the external walls of a dwelling house.
- The erection or construction of a porch outside the front or side door of a dwelling house.
- The erection or construction of any fences, walls, gates or other forms of enclosure to the front or sides of a dwelling house.
- The construction within the curtilage of a dwelling house of a vehicle hard standing incidental to the dwelling house.
- The painting of the exterior of any wall of a dwelling house with a different colour.
- The installation of solar panels and wind turbines.

12.4 Locally listed buildings

Brentwood Borough Council does not at present have a local list of buildings which, whilst not of sufficient national importance to warrant listing, are considered to be of local importance. However the Replacement Local Plan at paragraph 9.57 states that they will seek to compile a list of buildings of local or historic interest. The buildings will be assessed using defined criteria and are likely to be good examples of a particular design, type of construction, the work of a local architect or a building associated with an important local figure. Inclusion in the list would be a material consideration in determining planning applications, and thus ensure that important original features and fabric are retained, and that alterations do not damage the character of the building. This is consistent with national policy: PPS5 *Planning for the Historic Environment* extends protection to undesignated heritage assets (e.g. buildings, monuments, archaeological sites), and the compilation of local lists is being promoted by English Heritage, which is drawing up guidance for doing so.

It is recommended that the following buildings should be considered for inclusion on a local list if one were to be adopted by the Local Authority:

- Hill House, early 19th century, well preserved with fine cast iron railings, and important in views at the junction of Blackmore Road and Fryerning Lane.
- Fairwinds, a notable example of an Arts and Crafts house in the style of George Sherrin, whose buildings are a feature of the locality.
- Millhurst, designed by George Sherrin, built 1906 for a Mr J. Goulden.
- Mill Green House, which is on the site of an old house and incorporates parts of its former outbuildings, preserving good Georgian brickwork.

12.5 Building at risk

The only potential building at risk is the parish room. It is a prominent and decent building worthy of retention. It shows evidence of not being completely weathertight, and if it is not brought back into use soon, its fabric will suffer and costs rise.

12.6 Public realm

Public realm is not prominent in the Conservation Area because of its rural quality. The roads are narrow without footpaths, but there are often wide verges. These are usually well maintained, probably often by householders. Unkept verges could be regarded as in character where they border fields, but elsewhere the



Fig. 37: Bench and litter bin by the Parish Room

contrast with well kept ones is unfavourable. The space by the parish room is particularly scruffy in appearance and deserves better maintenance. The litter bin here could be removed. The only footpath is the raised one or causeway on the east side of Fryerning Lane, which is so overgrown as to be invisible. In view of how little protected space there is for the pedestrian, it should be a priority to make this path more usable.

There are well located benches at the entrance to the churchyard, at Church Green, and outside the parish room. The latter two could be replaced in a more attractive style.

Traffic and parked cars are rarely an issue, unlike most villages and towns, but Back Lane is so narrow that a 20mph speed restriction could be a benefit to pedestrians.

Signage is appropriate. Road signs are traditional finger posts, and the village sign on Fryerning Lane is attractive. Street lighting is limited, the luminaires taking advantage of telegraph poles. Overhead wires are a different matter, being quite prominent, especially the tangle around Church Green. The possibility of getting the worst of these run underground should be investigated.

12.7 Open space and hard and soft landscaping

The largest area of publicly accessible open space is the churchyard and cemetery. Whilst the churchyard is generally well cared for, the cemetery extension is not to the same standard. It would be improved by landscaping to make it a more

integral part of the old cemetery. In both cemetery and churchyard, the most sympathetic surfacing material for paths would be bound gravel. As one of the most historic memorials, the Disney tomb in the churchyard should be kept clear of vegetation before this causes structural damage (together with the table tomb next to it).

The ponds are a special and rather unusual feature of the Conservation Area. They are generally screened by trees, but the one by the parish room is has a presence on the highway. It is overgrown, scruffy and low on water in the summer. It could be improved by better management. It is predictable that if this does not occur, it will continue to shrink in size.



Fig. 38: St. Mary's churchyard, Disney tomb

Huskards is very much a landmark in the Conservation Area, because of its size and location at the road junction. The gates to the house are framed by a pair of cherry trees, but the triangular piece of land in front of these is less well landscaped. There is a relic patch of asphalt which once formed part of access across this land but which has now been blocked off and grassed over on the Mill Green Road side. This asphalt should be replaced with greensward. On the land itself there are five young trees, two acers, a silver birch and two sycamores, which should be thinned out.



Fig. 39: Redundant asphalt in front of Huskards

Because houses are often all but invisible from the road, boundaries and the hard surfacing of driveways are very important as in consequence they make a disproportionate contribution to the appearance of the Conservation Area. Hedges are the boundary treatment most characteristic of the Conservation Area, and are mostly kept under rigorous control. They are of many types. Mixed indigenous species are

probably the most successful, yew or holly being the best evergreens. Laurel has become very popular, for reasons which are understandable, but is not so sympathetic a planting. Where close boarded fencing occurs, it there are usually hedges behind it, greatly improving its appearance. The close boarded fence to Birchwood on Mill Lane is an instance of how unsatisfactory this boundary treatment can look in a rural area.

The gates most suited to the rural character of the Conservation Area are five-bar field gates. These are common, but there is a trend towards iron gates in brick wing walls, or else fully boarded gates. These introduce a degree of formality which is at odds with what is a rural and unplanned context. Boarded gates are look better if designed with open work above the boarding so that they retain a degree of visual permeability.

Drives are conspicuous as they are seen through the gates. Curving rather than straight drives suit the informality of the Conservation Area. Gravel, whether loose or bound, is unquestionably the most sympathetic material to use. Some drives are in tarmac which extends around the house to afford more parking space, and this is much less satisfactory. Blockwork paving, which only occurs rarely, is alien in these surroundings, unless very carefully specified and designed, and used in limited areas.

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APPENDIX: Statutory list descriptions

Adkins

INGATESTONE AND FRYERNING TL60SW 723-1/2/330

20/02/76

BACK LANE (North West side)

Adkins

(Formerly Listed as: Brentwood Fryerning Adkins)

II

House. Late C14, C16 and C17, renovated and extended in late C19 and C20. Timber-framed, plastered, roofed with handmade red clay tiles. 2-bay main range facing SE, originally an open hall, but extensively altered or rebuilt in the C17 and C20, retaining a late C16 stack in the left bay against the front wall. Late C14 2-bay cross-wing to right, and late C19 extension beyond. C17 2-bay cross-wing to left with external stack at left, and single-storey wing to rear. Early C20 extensions to rear of main range. EXTERIOR: 2 storeys. All windows are C20 casements except one at the rear of the left cross-wing, on the first floor, which has original ovolo-moulded jambs, 2 diamond saddle bars, and an C18 wrought-iron casement with rectangular leaded panes. C20 door in late C19 gabled porch in front of right cross-wing. INTERIOR: the right cross-wing has jowled posts and heavy studding with bracing trenched to the outside. Joists of heavy square section jointed to the binding beam with unrefined central tenons. Pressure marks on the soffits indicate a former jetty at the front; in the rear bay one inserted joist of reused timber, blocks an original stair trap. The binding beam has mortices and a triangular groove for the studs and wattle and daub infill of an original partition between the bays, but this does not necessarily indicate that this was the service cross-wing of the medieval hall house. There are no rebates for twin service doors, only one peg in each side of the storey post - more likely for bracing than for doorheads - and the chamfers of the binding beam meet similar chamfers on the post at mason's mitres. Cambered central tie-beam with 2 arched braces 0.11m wide. The crownpost roof is exposed to the collars, with a square crownpost with 2 axial braces 0.05m wide. The arched braces, wallplates and storey posts are chamfered, mostly with mitred stops, but plain stops on the wallplates each side of the central truss. Wide wood-burning hearth in the hall range, all plastered, with 0.33m jambs and a seat recess in each. The hall range has been extensively altered. 2 tie-beams have been formed by sawing one original cambered tie-beam along the middle; the depth has been reduced with ogee-profiled shoulders where they meet the front wallplate and a partition about one metre from the rear wall. The left cross-wing has unjowled posts, cambered tie-beams (reused from the hall) and a clasped purlin roof with straight collars. Some of the rafters are smoke-blackened, with oblique trenches for collars, probably from the original roof of the hall. HISTORICAL NOTE: this building is well documented in the Petre archives as Hawkins alias Whites. A survey of 1556 records a house 46 feet long by 18 feet wide by 9 feet to the eaves, with tiled roof, and a kitchen 24 feet by 13 feet by 13 feet by 10 feet to the eaves, partly tiled. The former is 2 feet shorter than the pre-C19 part of the present house, the latter corresponds closely with the present kitchen wing to the rear of the left cross-wing. The Walker map of 1601 illustrates a low hall range with central door, one window to each side, a stack between the door and the left window, and a 2-storey cross-wing to the right - apparently a left-right reversal of the house of that time as indicated by the physical evidence, to which a second cross-wing was added later in the C17 on the site of the former parlour bay. As Spilfeathers (qv), immediately opposite is also reversed left to right on the map, but otherwise comprises similar elements, it seems possible that the Walkers depicted the houses correctly but reversed their positions on the map (Essex Record Office). The present name probably derives from John Atkins who owned the house until his death in 1753. The initials S I S and the date 1792 are indented in the plaster ceiling of the ground-floor room of the hall range. Historical enquiries have failed to identify the persons concerned. The First Edition large scale OS map of 1874 shows an entrance path approaching the house at the left end of the main range, and a barn immediately E of the right cross-wing. The Second edition of 1894 shows the porch and

entrance path in its present position, the barn removed, and the present extension to the NW. This confirms the physical evidence that the original cross-entry was to left of the main stack, and the service bay (later cross-wing) and external kitchen were at that end. Not enough of the structure of the present kitchen wing is exposed to determine whether it is the same as that recorded in the 1556 survey, but this is a possibility which should be investigated during any future alterations. Surviving medieval kitchens are rare in Essex. (Essex Record Office: D/DP M.170: 8).

Listing NGR: TL6426600552

Huskards

INGATESTONE AND FRYERNING TL60SW 723-1/2/331

20/02/76

BACK LANE (North West side)

Huskards

(Formerly Listed as: Brentwood Fryerning Huskards)

II

House, now divided into 5 apartments. Early C18, extended in late C19 and early C20. Red brick in Flemish bond, roofed with handmade red clay tiles. Originally comprised a double-range main block facing SW, with 2 stacks in each side wall, and a wing set back at each side and extending to the rear, the left longer than the right. The right wing remains much as built, with minor late C19 alterations. To left of the main block the space in front of the left wing has been infilled in 1878, with a curvilinear gable facing forwards, and an additional wing to left of it added in 1902, with a curvilinear gable and gable stack at the front. This wing extends further back than the original left wing, and an early C20 single-storey lean-to has been added in the rear angle between them. 2 storeys and attics. Early C20 single-storey extension to front of main block, almost full width, with flat roof and railed gallery above. This extension has 6 sashes with glazing bars in the upper lights and single lower lights, and central panelled double doors with side-lights and overlights. First floor, 5 sashes of 9+9 lights with segmental flat-arches of gauged brick, some with ovolo-moulded wide glazing bars and crown glass. Attic, 3 casements in hipped dormers. Dentilled brick cornice and plain parapet. At the right return is a rainwater head embossed: 1735 H C A and a similar rainwater head is at the right return of the right wing. The first wing to the left has a moulded brick panel with the date 1878, and the second wing to the left has a datestone of 1902. The side and rear windows are a complex mixture of early C18 sashes with ovolo-moulded glazing bars, some with crown glass, and C19 and C20 sashes and replicas. Each apartment has a ground-floor entrance with C20 panelled door and doorcase in classical style, 2 to the left and 2 to the rear. INTERIOR: retains many original features, including at the rear a half-glazed inner door; 3-flight stair with moulded handrail, turned balusters, closed string, and ovolo-moulded panelled dado; with some ovolo-moulded 6-panel doors. Ovolo-moulded ribs on some of the ceilings may be original.

This house has a complicated history of alterations, in at least 2 stages while still a private dwelling, then as an old people's home, then to its present form, and external and internal features of all of them. Original features should be identified and retained in any future alterations.

Listing NGR: TL6411800391

Murcocks

INGATESTONE AND FRYERNING TL60SW 723-1/2/332

20/02/76

BACK LANE, Fryerning (South East side)

Murcocks

(Formerly Listed as: BRENTWOOD FRYERNING Murcocks farmhouse)

II

House. Medieval, altered in early C19 and C20. Timber-framed, partly clad with red brick in Flemish bond, partly plastered, roofed with handmade red clay tiles. Now a straight range of 5 bays facing NW, but comprising (1) a 2-bay hall range with a late C16 stack in the left, 'low end' bay against the front wall (2) a 2-bay parlour/solar cross-wing to right (3) a C17 extension to right of it, with a C17 external stack beyond (4) one bay to left of the main stack, on the site of the original service bay, but much altered in the early C19, with an early C19 internal stack. C19/20 external stack to rear right of cross-wing. C18/19 single-storey lean-to extension at rear left, weatherboarded and roofed with handmade and machine-made red clay tiles, and C20 lean-to extension to rear of it, plastered and roofed with corrugated iron. Slate-roofed lean-to to right of it. 2 storeys. 4-window range of early C19 sashes with square panes, asymmetrically arranged, the ground-floor windows having segmental brick arches. C20 door at front of C20 porch with flat roof. Hipped roof of low pitch. Front and left elevations of brick, and the right elevation to the stack; the remainder plastered. One similar early C19 sash on the ground floor of the rear elevation, to right of the lean-to. INTERIOR: wide wood-burning hearth in hall facing to right, with 0.33m jambs, a seat recess in the rear jamb, 2 rectangular salt recesses at the back, each of L-plan, and a richly moulded mantel beam of c1490; some internal repair. Chamfered axial beam in hall, joists plastered to the soffits. In the left wall of the cross-wing the ground-floor studs have been removed, but the mortices show that they were at 0.96m centres, indicating an early origin; the middle storey posts and rear left corner post are replaced by brick piers to first-floor height. Binding beam and joists plastered, but the levels suggest that the joists have been replaced in the front bay, remaining in the rear bay. The upper part of the left middle storey post is exposed, jowled, arched brace severed, wallplate severed immediately to rear for a doorway. The hearth at the right end has 0.33m jambs and a curved internal surface, an original cambered relieving beam, and a C20 mantel beam replacing a former depressed brick arch. The bricks are C17, and one above the hearth incorporates a fragment of a clay tobacco pipe of C17 type. The floor appears to have been rebuilt in the C18; only one beam is exposed, chamfered with runout stops, and false joists. At the left end bay the floor seems to have been rebuilt also; only one beam is exposed, lightly beaded at the arrises, of C18/early C19 type. On the first floor all the walls have been raised and the roof rebuilt, re-using rafters from the medieval hall and cross-wing. Some are heavily smoke-blackened, trenched for the collars of a crownpost roof, and one retains an original nailhead peg, confirming the early origin indicated by the widely-spaced studding. Substantial parts of this medieval timber structure remain in situ, but mutilated by early C19 alterations and plastered. The upper part of the main stack has been rebuilt in the early C19, and extended upwards. The present roof is of clasped purlin construction, the rafters butted and nailed, of slightly less than normal tile pitch; an earlier hip of similar construction remains in situ one bay from the right end. HISTORICAL NOTE: this holding is recorded as Morecocks and Murcocks in the Petre archives. The 1556 survey records a house 28 feet long, 19 feet wide, and 9 feet high to the eaves, with a tiled roof, and a holding of 8 acres, apparently conforming with the hall and cross-wing. The house is illustrated in the Walker map of 1601 as a low hall range with a central door, a brick chimney to right of it, and a window at each end, a 2-storey cross-wing to the right, and beyond it a small extension terminating in an external stack. This closely corresponds with the present structure, except that the roofs have been raised. The house is shown divided into 3 cottages in the OS maps 1874 and 1894. (Essex Record Office: Edwards AC: D.DP M.170: 8; The Walkers of Hanningfield Surveyors and Mapmakers Extraordinary: 1984-: PLATE XXXVI).

Listing NGR: TL6412500336

Spilfeathers

INGATESTONE AND FRYERNING TL60SW 723-1/2/333

20/02/76

BACK LANE, Fryerning (South East side)

Spilfeathers

(Formerly Listed as: BRENTWOOD FRYERNING Spilfeathers

House. Late medieval, much altered and extended in early C20. Timber-framed, plastered, roofed with machine-made red tiles. 2-bay hall range facing NW, with internal stack front of axis; 2-bay cross-wing to left, C16 or earlier originally jettied to the front, now underbuilt, and internal stack at the junction. Early C20 cross-wing to right of hall with internal stack at right, and catslide extension to right rear. Early C20 extension to rear of hall, with 2 internal stacks. C20 2-storey extension with flat roof to rear of this and C20 single-storey extension with flat roof to rear of left cross-wing. C20 single-storey extension with hipped roof front of left cross-wing. 2 storeys with attics. All windows are C20 casements, including one gabled dortner in the front of the hall range and another to left of the left cross-wing. C20 half-glazed door at front of C20 large glazed porch with roof.

INTERIOR: almost entirely plastered, with little visible evidence of the timber frame. The left bay of the hall has a chamfered axial beam with lamb's tongue stops, and exposed plain joists of vertical section, being an inserted floor of c1600. The ground-floor studding of the rear wall has been removed, the girt boxed or replaced. A large wood-burning hearth facing to left is blocked and plastered over. The original wallplates are exposed approximately 0.40m above first-floor level, and the walls have been raised approx 1.5m at a later date. False framing is exposed in the attics, and possibly some genuine, hammered to a rough finish. Early C19 cast-iron grate with hot water tank and tap to right in first-floor hearth. In the left cross-wing one severed post is visible beside the hearth, which has a C20 brick hearth built out in front of it. HISTORICAL NOTE: this holding is recorded under the same name in the Petre archives in 1557 and 1591, then it was in the possession of Thomas Silvester. At his death in 1596 it was described having a barn, stable, orchard and garden, yard and 3 crofts containing 12 acres. The Walker map of 1601 illustrates it as a low hall with central door and stack and one window to each side, with a 2-storey cross-wing to the right, with tiled roofs. This is a left-right reversal of the house as indicated by the physical evidence. As Adkins (qv) immediately opposite was similarly reversed left to right, but otherwise depicted with the same elements, it seems possible that the Walkers illustrated the houses correctly but reversed their positions on the map. (Essex Record Office: D.DP M.170: 8).

Listing NGR: TL6430800529

Barn 50m north of Fryerning Hall

INGATESTONE AND FRYERNING TL60SW 723-1/2/341
20/02/76

BLACKMORE ROAD, Fryerning (North side)

Barn 50 metres north of Fryerning Hall

(Formerly Listed as BRENTWOOD BLACKMORE ROAD Fryerning (Barn to the north of Fryerning Hall)

GV II

Barn. Late C13 origin, altered in C16 and C17, extended in C17 and C19. Timber-frame, weatherboarded, roofed with handmade red clay tiles and corrugated red clay tiles. 3 bays aligned approximately E-W, extended to the W by one bay in C17, all aisled. 3 bays (unaisled) added to the W in C19. Midstrey to S, within the aisle, in fourth bay from E end Double doors to N, within the aisle in second bay from E end; C20 sliding vehicle doors in W gable end. C17 one-bay animal house to N of E bay. Roof hipped at E end. The aisled barn is roofed with handmade red clay tiles, the unaisled extension with corrugated red clay tiles, the N wing with machine-made red clay tiles.

INTERIOR: the 3 eastern bays have arcade posts with short jowls, and at least 4 of them have oblique trenches for missing passing braces. Near-straight arcade-braces and braces to the straight tie-beams, which have mutilated matrices of notched lap joints in line with the passing-brace trenches. The aisle walls have been rebuilt in the C16/17, retaining parts of the original wallplates, which retain evidence of former reversed assembly. The fourth arcade posts from the E end have been severed about 2.50m above ground and supported on horizontal timbers, each on 2 posts. The roof of the 3 E bays has been rebuilt in

clashed purlin form. The roof of the fourth bay is of butt-purlin construction. Additional arcade posts and tie-beams have been inserted in each bay of the aisled barn. The 3 unaisled bays at the W end have thin studs, primary straight bracing, unjowled posts, and straight tie-beams with raking struts to the side purlins. The N wing has heavy studding, primary straight bracing, and a clasped purlin roof. Overall length approximately 38m.

Listing NGR: TL6390500256

Cart lodge and stable range 16m north-east of Fryerning Hall

INGATESTONE AND FRYERNING TL60SW 723-1/2/342
BLACKMORE ROAD, Fryerning (north side)
Cart lodge and stable range 16m north-east of Fryerning Hall
GV II

Cart lodge with loft, now garages and attached stable block. Early C17, altered in early C19. Timber-framed and red brick in Flemish bond, roofed with handmade red clay tiles. Cart lodge of 3 bays facing SW, the middle bay extended approx one metre at the back on the ground floor only. Small single-storey extension to right, C19; C17 range to left, originally of two bays, extended by one bay in C19. Smaller single-storey extension to left, C19.

The cart lodge has 2 pairs of vehicle doors and one plain boarded door with a flat brick arch, and a C20 fixed light in a gabled dormer. The extension to right has 2 plain boarded doors. The stable block has one pair of vehicle doors, one halved door and one fixed light. The extension to left has one halved door. The front of the whole range is of painted brick, with a small area of weatherboarding above the vehicle doors of the cart lodge. Elsewhere the whole range is clad or built in red brick.

INTERIOR: the cart lodge has jowled corner posts, unjowled intermediate posts, tenoned and ledged binding beams with one arched brace, and plain joists of vertical section jointed with soffit tenons with diminished haunches. Heavy hardwood rafters of horizontal sections, 2 double-pegged collars at each internal truss (without tie-beams), clasp purlin roof. Original ladder-stair and stair trap to loft in right front corner. The rear wall had been infilled between the studs with brick to the wallplate in the early C19, except where the middle bay is extended in continuous brickwork. A pigeon loft has been formed in the right end of the roof, a typical development of the early to mid-C19. 4 iron tie-bars have been inserted through the wallplates. The purlin in the front pitch of the right bay has broken and has been supported by a braced timber tower from the floor. Partition of hardwood weatherboards between the middle and right bays on the lower storey, upper storey lightly partitioned between the bays with doorways through. The stable block to left is timber framed in 2-bays, with jowled posts, but has been enclosed in brickwork and extended to the left to form 3 bays. Floor of blue stable bricks. Included for group value.

Listing NGR: TL6393700218

Church of St Mary the Virgin

INGATESTONE AND FRYERNING TL60SW 723-1/2/421
10/04/67
BLACKMORE ROAD (North side), Fryerning
Church of St Mary the Virgin
(Formerly Listed as: BRENTWOOD BLACKMORE ROAD, Fryerning Church of St Mary the Virgin)
I
Grade I

Parish church. Chancel and nave late C11, W tower early C16, restored by Wykeham Chancellor in 1869. Chancel and nave of exposed coursed lumps of indurated gravel

conglomerate with lacing courses of Roman brick, and some flint rubble; dressings of limestone, clunch and Roman brick, roofed with machine-made red clay tiles. W tower of red brick in English bond. Aligned ENE-WSW in the middle of a high circular churchyard. Chancel of square plan, nave slightly wider, of double-square plan. W tower of square plan with contemporary half-octagonal stair turret to NE and diagonal buttresses to NW and SW. C19 vestry to N, enclosing N doorway, of handmade red and blue bricks and lime mortar in Flemish bond, roofed with machine-made red clay tiles, and lean-to to W, of handmade red bricks with cement mortar, roofed with similar tile. S.Porch, 1869

CHANCEL: has E quoins of Roman brick. In the E wall is a window entirely C19/20 except the C14 splays and possibly the chamfered 2-centred rear-arch. Above it is an indistinct brick arch, the aperture blocked with tiles, and the gable has much handmade brick of indeterminate date. In the N wall is a window, all C19 except the C14 splays and chamfered segmental-pointed rear-arch. In the S wall are 2 windows, all C19 except the C15 splays and depressed pedimental rear-arch. Between them is a late C15 doorway with moulded jambs and 4-centred arch in a square head (with minor repair) and a moulded label; the rubble adjacent to it is patched with C16/17 brick. The chancel-arch is C19.

NAVE: has 4 quoins of Roman brick. In the N wall are 2 windows; the eastern is round-headed, C11, much restored, possibly widened, plastered internally; the western is C19 except the C14 splays and chamfered, almost semicircular rear-arch. Further W is an C11 window, round-headed with voussoirs of stone and Roman brick, blocked with C16/17 brick; the wall above has been repaired with C16/17 brick. E of the windows the wall has been thickened internally to enclose a rood-stair, with stepped tabling above, all plastered; the upper and lower doorways are square-headed, restored. Immediately E of the lower doorway is a shallow recess with chamfered jambs and 4-centred head, all plastered. Almost below the blocked window is the C11 N doorway, with plain jambs, restored semicircular arch, and high semicircular rear-arch. In the S wall are 4 windows; the easternmost is C19 except the C14/15 splays and chamfered segmental-pointed rear-arch; the others are C11, round-headed, much restored and probably widened, plastered internally. The S doorway, almost under the third window, is uniform with the N doorway but unrestored except for one stone of the E jamb. A semicircular groove of square section has been cut on the inner face of the voussoirs to receive an iron flange on the head of the door, which is early C18, of oak in 8 fielded panels enclosed by ovolo mouldings, having minor repairs; original iron-cased lock and wrought-iron ring-handle of diamond section. Both roofs are C19.

W TOWER: red brick with patterns picked out in vitrified black headers; in the S wall this comprises a diamond extended to form a triangle below, and 2 short horizontal lines within the diamond, probably a symbolic representation of a fish in the vertical position. In the N wall the pattern is indistinct, but may represent a Calvary cross, and initials. It is of 3 stages with a crenellated parapet which projects on a corbel-table of small 2-centred arches, and has stepped merlons, with restored pinnacles at the corners. On the E side the central merlon has a chamfered square panel with a cusped circle in moulded brick; on the S side the central merlon is similarly panelled with a circle and 6 round holes in moulded brick, possibly the same as that on the E originally; the merlon to W of it has a blank panel, possibly plastered and painted originally; on the W side the central merlon is similarly panelled with a 6-pointed star; the merlons on the N side are plain. The brick tower-arch is 2-centred and of 3 orders, the innermost chamfered; it has been repaired at the base, the remainder repointed with cement mortar. The W window is of 2 restored brick 2-centred lights under a 2-centred head, all chamfered. The second stage has in the N and W walls a plain rectangular loop, and in the S wall a small window with chamfered jambs and 3-centred head, possibly a later enlargement of a third loop. The bell-chamber has in the E wall a window of 2 round-headed lights in a round arch, all chamfered; in the N wall a single chamfered round-headed light in a common outer order; in the S and W walls a window of two chamfered 4-centred lights in a common round arch. There are C20 repairs to the brickwork at the base, mostly below one metre, and minor repairs elsewhere. Original floor of heavy joists of horizontal section, and framed bell-trap.

FITTINGS AND MEMORIALS: piscina in the S wall of the nave, plain round drain and rough arched head, cement-rendered, date uncertain. The font of Caen stone has a square bowl with panelled sides carved with conventional foliage, 2 stars, whorl, crescent, 4 small quatrefoils, and 2 foliated crosses with foliage; lower edge moulded, and rounded at angles to take small round shafts, round stem, c1200, base and side-shafts C19. In the S porch is

an indent, much eroded, reported earlier to be C15, a half-figure of a priest and inscription, and 3 fragments of coffin-lids; 2 have remains of crosses and the third has part of a lozenge-cross, all with beaded edges, C13. In the vestry, attached in a swivel-frame, is a brass of Leonard Berners, 1563, and Mary (Gedge) his wife, male figure lost except left foot in armour, female figure, and scroll; all palimpsest, male figure on part of fur-lined robe of secular figure, c1500, and female figure on part of widow in horned head-dress, c1460. There are 6 bells; the first by Robert Mot, 1590, 3 by John Thornton, 1716, and one by Thomas Mears, 1793. The bell-frame is partly old. Wykeham Chancellor, who undertook the restoration of 1869, believed that the tower was constructed under the direction of Girolamo de Trevizi, architect of Hampton Court, and that he was concerned also in the tower of Sandon church, the clerestorey of Great Baddow church, and the gatehouse of Layer Marney (St. Mary's Fryerning, unsigned, possibly by the Reverend William Mellor, undated).

Listing NGR: TL6384600110

Dovecote/Granary 10m north-west of Fryerning Hall

TL60SW BLACKMORE ROAD, Fryerning 723-1/2/343
(North side)

Dovecote/granary 10 metres north-west of Fryerning Hall

GV II

Dovecote. C16. Converted to granary in C18, extended in late C19. Timber-framed, weatherboarded, roofed with handmade red clay tiles and slate. Square plan facing SE, originally of one storey, converted to 2 storeys in C18. Late C19 vehicle house to NE, extending to NW, forming a lean-to with the main roof; of stock bricks in Flemish bond, partly rendered, roofed with slate. The main building has a plain boarded door, and a similar loading door to the upper storey. The extension has double vehicle doors to the SE. The SW pitch of the main building is roofed with tiles; the NE slope of the roof is continuous with that of the extension, at a lower pitch and clad with slates. Heavy studs approximately 0.18m apart, with fixings for former infill of wattle and daub, and braces trenched to the outside; some secondary brick infill. INTERIOR: unjowled posts. Front tie-beam severed for high loading door, splinted above. Horizontal lines of peg-holes at regular vertical intervals on the inside surfaces of the studs indicate the former existence of wooden nesting boxes, removed when this building was converted to a granary. C18 inserted floor comprising one transverse beam and plain joists of vertical section jointed to it with soffit tenons with diminished haunches, and original boards. C18 inserted partition in upper storey. Roof rebuilt in C18 in clasped purlin form, rafters butted at the apices, without a ridge-piece. The NE rafters of this roof remain in situ below the late C19 slated roof. Dovecotes are normally further from a manor house than this is now, but before the house was extended to the N, from the C17 onwards, this was about 25m away, probably the optimum distance to combine security with lack of disturbance to the pigeons. The original roof would have been pyramidal or with gablet hips, with access for the pigeons, comparable with contemporary timber-framed dovecotes at Pimp Hall, Chingford and at Great Yeldham Hall, Church Road Yeldham.
(Essex Journal: Thompson WA: Pimp Hall Dovecote: 1982-1983: 12-21).

Listing NGR: TL6390800203

Fryerning Hall

INGATESTONE AND FRYERNING TL60SW 723-1/2/340
29/12/52

BLACKMORE ROAD, Fryerning (North side)

Fryerning Hall

(Formerly Listed as: BRENTWOOD BLACKMORE ROAD, Fryerning, Fryerning Hall)

II*

House. Early C15, extended in C16, C17, C18 and C20. Timber-framed, plastered and weatherboarded, roofed with handmade red clay tiles. Complex plan comprising (1) an early C15 main range of 3 bays facing SW, with an external stack to the rear of the middle bay, (2) an early C16 cross-wing of 2 bays to the left, with an original external stack to the left of the front bay, now truncated, (3) 2 adjacent wings of 2 bays to the rear of the main range, C17 and C18, with a stair-well in the front bay of the left wing, and a stack in the front bay of the right wing, (4) a long lean-to extension to the left of the left wing, forming a catslide with its roof, (5) a C17 range of 2 bays beyond the left rear wing, possibly an ancillary building originally, but now incorporated in the house, with an internal stack at the far end, (6) a second ancillary range of 2 bays beyond it, of one storey with attics, also incorporated in the house, (7) a C20 range to left of it. All of 2 storeys except item (6). The SW elevation has C19 French windows below the jetty of the cross-wing, similar French windows in the main range, and one C19 Gothic pointed fixed light; on the first floor one early C19 sash of 8+8 lights with crown glass, and 2 C19 casements of 4+4 lights. Early C19 half-glazed door of 9 panes, with handmade glass, and 2 flush panels, in gabled porch. The roof of the cross-wing is of unusually steep pitch. The cross-wing has in the left of the upper storey one early C19 sash of 6+6 lights, and 2 small C19 casements. At the rear of the adjacent rear wings is an early C19 half-glazed door similar to that at the front. Mainly plastered, some elm weatherboarding to left of the cross-wing and to right of the rear wing (and some enclosed in the C20 extension). INTERIOR: a C17 window survives unaltered to left of the rear right wing, not visible externally, at the head of the stair in the adjacent wing, of one wrought-iron casement and one fixed light, with small leaded diamond panes of handmade glass. The main range was built originally in 2 storeys, with jowled posts ledged for the binding beams, curved tension braces trenched outside heavy studding, and on the upper floor at each end an interrupted tie-beam construction without evidence of original sill jointing. The upper storey of the right internal truss has original studding, the left internal truss was originally open. This truss has short speres with arched braces; the spere posts, 2 braces and binding beam are chamfered in 2 orders with mitred stops, as are the cranked tie-beam and one of 2 arched braces to it, the other missing. Plain joists of unusually heavy horizontal section are jointed to the binding beam with unrefined central tenons, lodged at the left end, exposed in the 2 left bays, plastered to the soffits in the right bay; the right internal binding beam is boxed. The ground-floor hearth has a moulded mantel beam, and contains some linenfold panelling, moved from elsewhere in the building; the first-floor hearth has a plain mantel beam, and has been partly re-bricked. On the upper storey, between the left and middle bays, is an early C18 2-panel pine door; the right bay has similar linenfold panelling, moved, and an early C19 cast-iron grate. Crownpost roof with 2 axial braces from each of 2 crownposts. Unglazed window with one diamond mullion in upper front wall of right bay. This block is of unusual construction and high quality, meriting special care. The cross-wing is built against it without studding in the ground floor internal wall, with a chamfered girt. The binding beam is boxed and the joists are plastered to the soffits. The ground-floor hearth has an elaborately roll-moulded mantel beam; jowled posts, close studding, chamfered wallplates, 2 blocked unglazed windows in the upper rear wall, cambered and chamfered tie-beam with step stops, tall square crownpost, all 3 original axial braces to the collar purlin, with a gablet hip to the rear. The upper room is wholly lined with oak panelling of c1600 with a moulded oak cornice, and is open to the roof; upper hearth blocked. Original rebated oak floorboards, complete. The stair is in 3 straight flights with serpentine flat balusters and moulded pine handrails, C17. The rear wings are of plain construction, mostly plastered internally; where visible the joists are plain and of vertical section, the posts unjowled; wood-burning hearth reduced for a C20 grate. This complex of buildings of different periods retains many original and early features, and has been little altered since the early C19.

Listing NGR: TL6392600191

Pump 3m west of Fryerning Hall

INGATESTONE AND FRYERNING TL60SW 723-1/2/344
BLACKMORE ROAD, Fryerning (North side)

Pump 3 metres west of Fryerning Hall
GV II

Pump. Late C18. lead and wrought-iron in wooden case. The lead cistern has an embossed pattern of scrolled foliage and 2 paterae, similar to that at Wyatts, Blackmore (qv). Reeded lead spout and iron tongue below. Curved handle with knob. Limestone cistern approximately 1.20 x 0.60 x 0.45m high. C18. (A cistern of this type is described in Essex by P Kalrn, 360). Included for group value.
(Kalrn P (tr. Lucas J): Account of his Visit to England on his way to America in 1748: 1892-: 360).

Listing NGR: TL6391500189

Mill Green Windmill

INGATESTONE AND FRYERNING TL60SW 723-1/2/426
20/12/52

MILL GREEN ROAD (South West side)

Mill Green Windmill

(Formerly Listed as: BRENTWOOD MILLGREEN, Fryerning Fryerning Windmill)

II*

Post mill. 1759, rebuilt in 1959. By Robert Barker. For Lord Petre. On an earlier base and roundhouse. Roundhouse of red brick in Flemish bond externally, English bond internally, mostly painted, roofed with copper; body timber-framed and wholly weatherboarded. On a mound now in the back garden of a private house, Millhurst (not included). Circular roundhouse of one storey; rectangular body with slightly pointed breast, of 3 storeys. The brickwork of the roundhouse is 0.33m thick with 4 projecting piers which house the ends of the trestle; 2 boarded doors; conical roof. The body has in the lower storey 2 fixed multi-pane windows and a boarded door with a window; in the middle storey 2 fixed, windows and 2 hinged hatches; in the top storey one fixed window and a removable hatch. The roof is gabled with curved sides. 2 single-shuttered sails, 2 broken; shutters and striking gear missing. Ladder to body, and long tailpole. INTERIOR: within the roundhouse the post is chamfered with large scroll stops, with 'E.D. 1759' in paint; the struts of the trestle are chamfered with lamb's tongue stops. Both horizontal members are reduced with quarter-round mouldings, and both are scarfed, splayed and tabled with under-squinted butts and folding edge-wedges, strapped and bolted with iron. In the lower storey of the body are 2 sets of wooden tentering gear and 2 governors, meal bins and spouts; 'E.D. T.D. 1759' is punched on the post (the millers from 1753 to 1852 were called Dearman). In the middle storey are 2 sets of millstones, in head-and-tail layout, with tuns, horses, hoppers and shoes. An iron windshaft carries a clasp-arm wooden brakewheel and tailwheel, each with wooden stone nuts and quants; the brakewheel disintegrated in a gale in 1976, and a new one is being constructed at the time of inspection, May 1989. Machine drive shaft and pulleys, chain drive to sack hoist, striking gear, wooden brake lever, chutes. In the top storey are corn bins, sack hoist and pulleys, and the upper half of the brakewheel. HISTORICAL NOTE: shown in Chapman and Andre's map of 1777. Expenditure on repairs and equipment is recorded in the Petre archives from 1802-1903 (Essex Record Office). Structurally the mill was rebuilt in 1959 for the then owner RF Collinson; the machinery was carefully preserved and is mostly original. There are no grounds for describing this as Fryerning Windmill, as in the 1976 list; the site has always been in the historical parish of Ingatestone, and it is documented in the Petre archives relating to Ingatestone parish. This is the most complete example of a post mill with head-and-tail layout in Essex. (Essex Record Office: D/DP A.90 A.91 A.141 A.145 A.376; Farries KG: Essex Windmills, Millers and Millwrights: 1982-: 15-28; Farries KG: Essex Windmills, Millers and Millwrights: 1985-: 58-9).

Listing NGR: TL6396700741

Selected Sources

1. **Book Reference** - *Author:* KG Farries - *Title:* Essex Windmills Millers and Millwrights - *Date:* 1982 - *Page References:* 15-28
2. **Book Reference** - *Author:* KG Farries - *Title:* Essex Windmills Millers and Millwrights - *Date:* 1985 - *Page References:* 58-9

National Grid Reference: TL 63967 00741