

**LAND AT RAYLEIGH ROAD, HUTTON**  
HERITAGE ASSESSMENT

TURN2US  
MARCH 2018



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## **1 Introduction**

- 1.1 This report provides an appraisal of the designated heritage assets at Rayleigh Road, Hutton, to inform promotion of the land through the local plan. Two potential site configurations in respect of land within this location have been submitted to the council by Turn2Us for consideration through the Local Plan process. One (site A shown on figure 1) measures approximately 6 ha. This has been suggested for a mix of residential and extra care (C2) use. The second (site B) is a smaller area within site A, which measures 2.4 ha and is site reference 219 in the council's site assessment process. The whole site falls within the Hutton Village conservation area, which was designated in 1986. The site location and designated heritage assets are illustrated on figure 1, and the relevant list entries from the National Heritage List for England are in the appendix.
- 1.2 The 6ha site area is currently agricultural land used for grazing for horses. The land falls into two separate areas, divided by an area of trees around several stables and agricultural type buildings. The adjoining development to the north and west is predominantly the suburban housing of the later 20th century expansion of Hutton. On the east side of Hutton Village backing onto the site area is some of the historic estate housing and to the south is the BUPA care home that incorporates the late 19th century National school buildings. The northern and eastern boundary is the A129 road, and the rear of the buildings at Hutton Court (converted into flats). A site visit took place on 21 February 2018 and a series of site photographs are reproduced in figure 4.

## **2 Legislation, policy and planning background**

- 2.1 National and international policy recognises the value and significance of cultural heritage, and the public interest in the preservation of particular assets, and sets out mechanisms to ensure that it is taken into account in planning decision-making. Sites and features of identified interest are protected under the Ancient Monuments and Archaeological Areas Act 1979 as amended, and the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.2 The 1990 act defines the general duties of local planning authorities in exercise of their planning functions, relating to listed buildings and their settings (section 66(1), and to conservation areas (section 72(1)). A finding of harm to a conservation area or to a listed building or its setting is a consideration to which the decision-maker must give "considerable importance and weight".
- 2.3 National planning policy guidance on conserving and enhancing the historic environment is contained within the National Planning Policy Framework 2012 (NPPF), the online National Planning Practice Guidance, and the Good Practice Advice published by Historic England (GPA1 Local plan making, GPA2 Managing significance in decision-taking in the historic environment (2015) and GPA3 The setting of heritage assets (2017)). The NPPF sets 12 core planning principles for sustainable development, one of which is that heritage assets should be conserved in a manner appropriate to their significance, so that they can contribute to the quality of life now and in the future.
- 2.4 Paragraph 131 of the NPPF states that in determining planning applications,

*“Local planning authorities should take account of:*

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.”*

- 2.5 *‘Great weight’* should be given to the objective of conserving designated heritage assets, and local planning authorities are required to take the significance of an asset into account when considering proposals, in order to avoid or mitigate conflict between any aspects of the proposals and the conservation of the asset. As heritage assets are irreplaceable, all harm, from demolition to harm through development within the setting, requires *‘clear and convincing justification’* (paragraph 132).
- 2.6 Setting is not a heritage asset or a designation in itself, and its importance lies in what it contributes to the significance of the heritage asset. The approach to identifying those heritage assets likely to be affected by a development proposal is given in the guidance by Historic England, which states that, *“The setting of a heritage asset is ‘the surroundings in which a heritage asset is experienced’ (NPPF, Annex 2: Glossary). Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset.”* (GPA3, paragraph 20). The guidance aims for a consistent approach to the assessment of setting and the range of historic, visual and functional relationships that can define the contribution of adjoining land to the significance of any single asset or group of assets. These include physical attributes and perceptual values, depending on the nature of an asset and its past and present surroundings. Potentially significant views can be deliberately designed or incidental, or the result of later changes.
- 2.7 The principal objective is to avoid harm to designated heritage assets, but detailed policies define the justification required in cases of harm, based on public benefits that outweigh the harm, taking account of the weight to be given to conservation, and consideration of whether the conflict between the provision of such public benefits and heritage conservation is necessary (paragraphs 133 and 134).
- 2.8 The relevant development plan policies are the saved policies of the Brentwood Replacement Local Plan (adopted August 2005) C14 Development affecting Conservation Areas, and C16 Development within the vicinity of a Listed Building. These will be replaced by the policies of the new Brentwood Borough Local Plan 2015-2030. The Preferred Options (2013) overall policy CP9: Protecting the historic and natural environment and landscape character and detailed policies DM20: Listed Buildings and DM21: Preservation and Enhancement of Conservation Areas.

### **3 Baseline information**

- 3.1 The origins and early history of Hutton are described in the historic settlement assessment produced for Essex County Council in 2002. The settlement pattern

of the area was established by the Saxon period as a sparse dispersed layout with a focus at a church/hall complex, the characteristic form of high status manors across southern Essex from the later Saxon period onwards, set at a high point towards the centre of the parish. Elsewhere were cottages, often adjoining commons, and some outlying farms. The parish fell under a single manor, which was granted to the Benedictine Abbey of Battle after the Norman conquest and remained part of that estate until the mid 16th century.

- 3.2 The medieval settlement areas at Hutton were probably similar to the layout of the parish as depicted on the 1777 Chapman and Andre map of Essex<sup>1</sup>. South of the main Brentwood to Billericay road the settlement was spread over an intricate network of lanes, with some sections of right angled corners close to the church/hall complex characteristic of lanes following Saxon field boundaries. The straight route of Hall Green Road leading west is also a medieval component.
- 3.3 The manorial centre and residence for the Abbey bailiff was a moated site at Hutton Hall just to the north of the church. Two arms of the large rectangular homestead moat remain waterfilled, on the south and west sides, and the right-angled corners of Church Lane follow the edge of the manor closely. The medieval rectory was also close to Hutton Hall. Other occupation consisted of groups of cottages on the road frontage to the north on what is now Hutton Village, and possibly to the south of Church Lane on the other side of the green, where medieval occupation has been identified from the archaeological evidence. A probable green has been identified to the east between the hall and the church to the south. There were additionally some smaller roadside commons; to the east of Hutton House and on the corner of the road north of Hutton Hall.
- 3.4 All Saints Church is first recorded in the early 14th century and the earliest identified fabric is also of that date, although it is probable that there was a church in existence earlier. The belfry and low narrow spire are of 15th century date and there was significant rebuilding in 1873. It is the only extant building with significant medieval fabric.
- 3.5 At the sale of the estate in 1544 soon after the after dissolution the manor is described as consisting of “*20 messuages, 20 tofts, 1 dove-house, 20 gardens, 100 acres of arable, 40 of meadow, 100 of pasture, 100 of wood and 40s of rent*”<sup>2</sup>. There were frequent changes of ownership of the estate in later centuries. Up until the late 18th century Hutton Hall was the only dwelling of clear gentry status in the parish<sup>3</sup>.
- 3.6 The present house at Hutton Hall is the latest of a sequence on the same site. It consists of three main phases, the 17th century brick house, with an entrance hall of c.1700, the 18th century additions, principally windows, the doorcase with Ionic columns and interior joinery, and a 19th century phase which included extensions built to match the existing house. The group includes a walled garden to the west that is also of 17th century origin.

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<sup>1</sup> This can be viewed at <http://bvpb.mcu.es/ca/consulta/busqueda.cmd>

<sup>2</sup> Essex CC, 2002, pg 7

<sup>3</sup> Report of 1790 visitation enquiry by Bishop of London (Hutton Preservation Society website)

- 3.7 Although not of the scale of Hutton Hall, several other houses had increased in status and formality over the 18th century into the early 19th century as older timber framed buildings were refronted or encased in brick, extended or more rarely entirely rebuilt. Hutton Lodge, set on the village street, has a core of a 17th century timber framed lobby entry house that was given a formal appearance in the 18th century and further extensions in the 19th century. The Willows to the east on the junction of Church Lane and the A129 also has an early timber framed core, within a brick house of early 19th century appearance. Hutton House on Rayleigh Road, next to one of the roadside commons was built in 1746 and has a later stable and coachhouse and garden walls. On the main road in the north an existing farmhouse was expanded over the 18th century for the locally prominent Offin family, and then again from the mid 19th century when a lodge and stable were added and the house was renamed as Hutton Park.
- 3.8 In the same period there were several phases of building of estate cottages on the road at Hutton Village, possibly replacing earlier road frontage development. They were built in several groups of pairs of houses which share a common building line. In addition to the cottages either side of Hutton Village there is a short terrace of four at the north on the corner of Hutton Village and Rayleigh Road built c.1830, which were known locally as Offin cottages after the resident family at Hutton Park.
- 3.9 The appearance of the area in the mid 19th century is shown in the 25" to a mile Ordnance Survey map of 1874 illustrated in figure 2. This shows a predominant north-south aligned pattern of broadly square fields to the south and east of Church Lane, with several areas of co-axial fields, for example the group taking several long-shared alignments from the lane as it skirts Hutton Hall. The field layout is more irregular around the lanes at the hamlet at Hutton and there are several areas of roadside commons, one named as Lower Green by Hutton House and an area at the corner between The Rectory and Hutton Hall. The land within the triangle of lanes is divided only by footpaths and a wide straight route alongside the medieval green by Hutton Hall leading to the church. There is little woodland, but many small ponds as well as the sections of the moat and a pond to the north of the hall.
- 3.10 The map shows the detail of the church/hall complex, with Hutton Hall, the adjacent walled gardens and stables set within the two remaining arms of the medieval moat. To the north the related group on the corner includes the lodge, two courtyards formed by farm buildings and several cottages. The boundary to the green to the east is marked by a wide tree-lined path with embankments leading to the church to the south of the road. To the north, in contrast to the other high-status houses, The Rectory is within an area of parkland, set back from the road, and served by a curved drive (a building closer to the road may be the medieval rectory described in a 1610 rental). The National School on the corner replaced a poor house that was in existence in the early 19th century, and marks the beginning of the linear section of the settlement at Hutton Lodge and the rows of cottages to the north. These appear as several different groups; a group of four pairs on the west side of the road, and groups of four then three pairs of houses on a slightly different building line on the east side.
- 3.11 Separate from this group to the east on the main road is the house at Hutton Park, with a lodge, stables and glasshouses within gardens. Its origin in an earlier

farmhouse is legible in the position directly on the road, not set back within private grounds. The large range of buildings to the east is the maltings for the related farm. The map shows some elements of designed landscape in this area, in the lines of tree planting (predominantly conifers) either side of the road up to the entrance of the house by the lodge, and some scattered trees across the land to the south. (The 6" edition of the map published 1881 shows the whole area stippled with the fill used to denote parkland (relating to Hutton Park, Hutton Hall and The Rectory)). Separate again to the south east, Hutton House and its grounds, and a holding named as The Willows are integrated into the long linear grouping either side of the roadside commons at Lower Green.

- 3.12 On later editions of the OS map the triangle of land to the north is no longer identified as parkland, though the rest is so identified until the editions of the 1940s. At Hutton Hall the two farm courtyards to the north had been removed by 1896 and were replaced later by a band of additional planting. Early 20th century changes to Hutton Park included the addition of orchards, and paddocks to the immediate west, the reduction of the buildings at the maltings, and some additional regularly spaced tree planting along Church Lane and north on Hutton Village.
- 3.13 Material held in the Essex County Archives provides information on the later division of the main estates. The sale particulars for the Hutton Hall Estate in 1892 describe the 1,133-acre estate as consisting of Hutton Hall with its grounds and woods, the agricultural estate, some houses in Hutton Village and at Shenfield and a large building estate adjoining Hutton and Shenfield Station, which later became the commuter suburb of Hutton Mount. In 1903 a further building estate was offered for sale. Much of the estate remained in single ownership, until a sale in 1955 of "*Hutton Hall, 7.5 acres; Humes Farm, 30 acres; The Entrance Lodge, Church Lane, Hutton, with farm buildings of Humes Farm; Creasey's Farm, 421 acres and 2 cottages; Warren Field, 11 acres; land; polo field, 21 acres; Nos 1 & 2 Hutton Cottages; 40-50 Hutton Street (cottages)*". At Hutton Park similarly there were several sales, in 1907 of an estate of "*34.5 acres, including 14 cottages*" and in 1928 of a stud farm and of "*3-8 (inclusive) Hutton Park Cottages*".
- 3.14 The aerial photograph taken in the late 1940s illustrated at figure 3 shows the area before the major post-war housing development at Hutton. There was significant development from the 1950s to the 1970s, both council estates, for London City Council, East Ham Borough Council and Romford Urban District Council as well as Brentwood Urban District Council (of which the parish of Hutton had become part in 1934), and private development to the immediate north and west of Hutton Village. Several of the larger houses were in institutional use for much of the later 20th century, Hutton Park was extended and in use as a school from 1961 until the mid 1980s before being divided into flats, and Hutton House was used as a private sport and social club before becoming a school in 1999.

#### *The heritage assets*

- 3.15 The buildings of national interest are shown on (figure 1) and are shown in the photographs in figure 4.
- 3.16 All Saints Church and Hutton Hall are both listed grade II\*. The church/hall complex is separate from the centre of population of the village and there is no



intervisibility between the two. The church is now within a wooded and secluded setting, with little presence of road noise from the A129, and the setting appears entirely rural in character. There has been significant encroachment of trees on the former green to the east (in comparison the open character of the land visible on the 1940s aerial photograph) which adds to the impression of enclosure. There are no views between the church and Hutton Hall and the low spire has no landmark role.

- 3.17 The recent conversion of Hutton Hall to a wedding venue saw the removal of some of the boundary vegetation and opened up views to the house from the lane. The walled garden is now visible beyond an area laid out for car parking and with the side of the house visible beyond, and open land and the pond alongside the lodge and access drive allow glimpses of the gabled north entrance front of the house. The estate origin of the lodge and the cottages to the north remains legible, reinforced by the presence of the cricket pitch opposite.
- 3.18 The listed buildings along Hutton Village form a group. The former school is now part of the BUPA care home (the list entry specifies that the extensions to the late 19th century buildings are not of special interest). Most of the care home buildings are to the rear and despite their scale are not prominent in views from the road, or across the parkland from Church Lane or the A129 because of the effective screening by the boundary vegetation. There is one higher status house within the group on Hutton Village. Hutton Lodge is set directly on the road with a long brick wall to the front and much of the building and all of the large garden is screened by vegetation.
- 3.19 The estate cottages either side of the road were constructed in several separate phases. The prevalent materials are render and weatherboarding, with brick appearing in the later examples. On the west side nos 35, 43-45 and 47 were built c.1800 as pairs of houses (several have been amalgamated into single dwellings). The list description of nos 43 and 45 states that *“they represent a dwindling sample of houses once common in vernacular building in Essex.”* There are several others that are more altered but may originate as the rest of the row shown on the 1874 map<sup>4</sup>. The cottages on the east side of the lane have a common rear boundary, an irregular curve that may mark the boundaries of earlier roadside development. Nos 64 and 52 are both of late 18th century date, and were built as pairs of cottages, now converted to single dwellings. Between these nos. 56 to 62 were built in the early 19th century as two pairs of matching appearance. To the north are another three pairs of unlisted cottages, nos. 40 – 50, built of brick in the mid 19th century on a slightly altered building line. The last two cottages on this side of the lane (nos. 36-38) were in existence by 1969. The group value is reinforced by a line of pollarded trees at the road frontage of some of the houses.
- 3.20 In wider views the pale rendered gables of the cottages at either end of the row are identifiable from the east from the A129 and in the views across the former parkland from Church Lane. Otherwise the buildings are largely screened by the vegetation within gardens and along the rear boundaries, and the related area of

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<sup>4</sup> A photograph in the gallery on the Hutton Preservation Society website shows the row of cottages before alterations removed their uniform appearance.

trees and the stables and other structures to the rear of Hutton Court that separate the two areas of parkland.

- 3.21 Separate from the group on Hutton Village at the prominent corner on the A129 is the unlisted short terrace of four built c.1830 (again some have been amalgamated). One formerly functioned as the village shop<sup>5</sup>. The estate origin is legible despite the alterations and is highlighted by the extension of the belts of pine trees planted along the main road on the approach to Hutton Park around the rear of these cottages.
- 3.22 The house at Hutton Park was greatly enlarged for its use as a school in the early 1960s. The extension is the section to the west (to the right in the photographs in figure 4), built to match the appearance of the earlier house and the adjacent lodge. The estate origin and status is legible, reinforced by the surrounding trees and surviving sections of boundary walls along the road frontage and the pine trees along the A129. Hutton House to the east is largely screened by the trees on the boundary with the A129 above the prominent boundary walls. The extensive playing fields and new buildings in the school grounds are excluded from the conservation area, which follows the boundaries of the service buildings and walled gardens. The Willows and Humes Farm opposite are also both obscured by trees within the plots and on the boundaries.
- 3.23 The conservation area designation covers the whole historic settlement area; the church/hall complex, the gentry status houses and the area of linear roadside development at Hutton Village, and large areas of pasture and woods within the triangle of roads, including the two remnant greens. There is no published appraisal.

#### **4 Character of the conservation area**

- 4.1 A number of key qualities can be identified that are important to the character and appearance of the conservation area and the setting of the individual listed buildings.
- 4.2 The dispersed settlement pattern remains intact and is recognisable as that depicted on maps from the later 18th century onwards. The built development is still in the same broad locations, separated by the open spaces of the parkland, and significant woodland in the south of the designated area around Hutton Hall. The two prevalent forms of development are the large houses and associated grounds, (some converted to other uses) and the linear group of the estate cottages on Hutton Village.
- 4.3 The centre of the conservation area to the east and south of Hutton Court has a strong parkland character. In views across this land from the A129 and from the length of Church Lane much of the built development on the edges is effectively screened even in winter (see figure 4). The triangle of land to the north is separated from this area by the belt of trees and stables between 36 – 64 Hutton Village and Hutton Court. There are no parkland trees and the subdivision for pony paddocks is more evident. Other evidence of the historic estate village is the

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<sup>5</sup> See the gallery on the Hutton Preservation Society website.

deliberate planting of specimen trees, particularly the mature pines along the wide verge of the A129 by Hutton Court. Additionally, along Hutton Village there is a regular spacing of trees on the approaches to the estate village, including ornamental and parkland species such as red chestnut.

- 4.4 Hutton Hall and the church now appear self-contained and separate from the village street to the north, both because of the different status and scale and the effects of vegetation, including the encroachment of trees across the formerly open green. The road layout in this area also differs, creating an impression of enclosure in contrast to the straight open road at Hutton Village.
- 4.5 The setting of the conservation area is either the open fields of the surrounding agricultural land or the adjacent development. The open land to the south and west allows views of recent housing as from the lane of the back of Lodge Close and Boundary Drive and towards the housing area to the south of Hall Green Lane. There are no transitional areas, and the abrupt change from the more recent development to the west creates a clear distinction between the historic buildings and the directly juxtaposed large scale modern houses as on the west side of Hutton Village.

## **5 Conclusions**

- 5.1 Development potential within the conservation area is likely to be localised and would be limited by a number of factors, however, the potential for development cannot be fully discounted. Key characteristics that should be taken into account include the following:
- The survival and legibility of the historically dispersed pattern and the separate development areas
  - The contrast with the modern development to the west of Hutton Village, which creates a very clear distinction between the conservation area and its setting, with no blurred boundaries
  - The distinctive road layout allows extensive views within and across the parkland at the centre of the conservation area
  - Trees within house plots and along boundaries are effective in screening the existing development including the large buildings of the care home in views across the parkland from the south
  - The band of trees and stables to the rear of Hutton Court creates a division and gives the northern triangle of land a weaker parkland character
  - The estate cottages and the linear group at Hutton Village are a possible model for new development
- 5.2 Detailed appraisal of any future proposals for development within the conservation area by design and heritage advisors would help to define the positioning and orientation of buildings and identify suitable locations for open space or planting to aid assimilation of new development. Such a design process could result in effective avoidance /minimisation of harm to the significance of the conservation area and individual listed buildings.
- 5.3 There are certain portions of site B, such as the land immediately north of nos. 36 – 64 Hutton Village, as well as the land close to extant development on Rayleigh

Road, that could potentially be considered for future similar C3 types and layout that would not intrinsically degrade the character and appearance of the conservation area. Future proposals in this northern portion of the conservation area would need to be the subject of careful design layout and use of materials.

- 5.4 Both site A and site B could be capable of accommodating varying forms of development that in themselves would not result in harmful change to the significance of the conservation area. The acceptability and degree of change would have to be subject to careful consideration of layout and design.

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### Websites:

[www.british-history.ac.uk](http://www.british-history.ac.uk) for historic background and documentary sources including Victoria County History and RCHME  
<http://list.historicengland.org.uk> for the National Heritage List for England  
[www.pastscape.org.uk/](http://www.pastscape.org.uk/) for records in the Historic England Archives database  
<http://huttonpreservationsociety.org.uk> for local history sources and a gallery of historic photographs

## Appendix: Extracts from the National Heritage List for England

### Church of All Saints II\*

Early C14, C17. Largely rebuilt in 1873 by GE Street. Walls of split flint with C14 clunch and C19 oolitic limestone dressings. Roofs both peg and clay tiles. Plan, rectangular aisled nave with smaller rectangular chancel, having organ chamber and chapel projecting N and S beyond nave aisles. Also meeting room, attached to S chapel on S side. A small timber-framed belfry rises from the roof at the W end.

EXTERIOR: N elevation, W-E, diagonal buttress to corner, C19 2-light window under square head with hood mould. Each light has a round head with enclosed ogee tracery, all cusped. Above, small belfry has 5 angled louvre boards framed round whole structure with weatherboarding below, small shingled octagonal spire swept out at base to belfry width. Principal doorway, C14 with 2-centred arch head, moulded jambs and label with head stops, one C14, defaced by weathering and one C19. Door, C19 with chamfered counter stepped joints between boards and decorative iron strap hinges, all in a style derived from Romanesque door construction. Timber-framed porch in front on flint dwarf walls - 4 lights to each side with ogee traceried heads - only some of these heads are original C14 work, all the rest of the porch is C19, having cambered tie-beams, 4-centred arched bracing and decorative barge boards. Buttress. Window similar to one at W end. Chancel, all C19 work with end buttresses, half height string course and central priest's doorway, round headed tympanum with trefoiled door head, door similar to N door of nave. Each side of doorway is a small quatrefoiled light set within T-shaped stone surround. Above, 2 round stone chimney shafts rise from roof pitch. E end of chancel inset with double string courses and diagonal buttress. S elevation, nave similar to N elevation but with no doorway. Chancel W end has projecting meeting room with roof set N-S abutting chancel chapel. Simple large 5-light mullioned rectangular window with small leaded panes and small lean-to projection on W side. Chancel recesses (as on N elevation) with window having 2 trefoiled lights with upper tracery quatrefoil within 2-centred arched label, diagonal buttress. E end elevation, gable of nave and aisles with diagonal corner buttresses, single central 2-light window under lancet head with hood mould, cusped elaborated ogee tracery - belfry as on N elevation, behind, to N, timber-framed door porch, to S, chancel chapel and meeting room with central door similar to those on N elevation, with, to N, 2-light window with ogee head, to S plain casement window with leaded panes. E elevation, central window, triple lights, 2-centred arched with male and female head stopped label. Tracery of geometrical style, string course at window base and diagonal corner buttresses. N and S chancel aisles each have a double lancet window with trefoil headed lights. To S plain side wall of meeting room with string course and angle buttress.

INTERIOR: nave of 3 bays, clunch, quatrefoil C14 piers with moulded capitals and bases. Arcade arches, 2 centred with wave and chamfered moulding with slight hollow. Chancel arch similar. Nave roof of 2 bays (not aligned with arcade below) abutting tower frame at W end. Roof has crown posts of square section with fillet on each face that merge with well carved braces to collar purlin and soulaces. Ashlar pieces are set above moulded cornices. Central tie-beam carrying 4-way braced crown post is also decorated with cyma, return, hollow chamfer mouldings. Tower frame of 6 slender posts of approx 0.22 x 0.27m. 2 lines of 3 set on sole plates are aligned E-W within W arcade bay, much repaired, plates renewed. Upper X-bracing to sides. Posts are early C17 with lamb's tongue chamfer stops with characteristic decoration of extra nick beyond stop. X-bracing rather irregular and posts exhibit some waney edges on outer faces. E face has two 2-centred arched braces to tie-beam above. Rear braced queen posts support collar that now supports the earlier collar purlin (a reversal of correct assembly of collar to purlin of crown post systems). The extant belfry tower appears to have been inserted into an earlier system. Side aisle roofs have moulded cornices and ashlar pieces (probably copied from nave). N door has inner glazed C19 door porch. W window and E windows of aisles, N and S, have stained glass. C19 chancel, 2 bays, open on S side to chapel with central octagonal pier and arcade arches wave moulded with scroll moulded label with head stops. To E, double sedilia with trefoiled lancet heads, ogee cinquefoil headed piscina, drain set to front on attached pier. Chancel N side, arched recess for organ, to E, priest's door has 2-centred head with roll mouldings, scroll moulded label. Organ chamber and S chapel both have archways to the nave with heads similar and copied from nave arcade. Stained glass of Crucifixion in E window. Oak screen between S chapel and meeting room with open cusped lancets and lower panelling also door. 2 altar rails, wooden with wrought-iron scroll work supports, painted red and gold. Pulpit simple 3-cant, of open ironwork - slender

round shafts with cinquefoil headed panels, sheet metal castellated lower band, painted red and gold on stone base. Font cylindrical, limestone bowl with large fossil crinoids, 4 inlaid white marble crosses, 4 column support from inscribed base. 5 bells, 2 inscribed, one of 1655 and one of 1637 (matching C17 belfry frame). Brasses (1) in S chapel on S wall, man in plate armour with woman in gabled head-dress, 8 sons and 8 daughters, early C16. (2) on W wall, inscription only to George White, 1584. Monument in S aisle on W wall to Thomas Cory, 1656 and Judith (Clitherow), his wife 1663.

#### Hutton Hall and attached stable block GV II\*

House. C17, C18, c1900, C20. Narrow red bricks (0.064-0.057m, 2.5-2.25 inches thick) in English bond, peg tile roof. Plan of 3 conjoined parallel gabled ranges, aligned NS. EXTERIOR: 2 storey and attic. W range projects at S end. NW front elevation, rectangular block with 3 equal gables with shaped brick copings, C18 and C19 stacks rise from W flank wall and between central and E gable, string courses above and below first floor windows also brick plinth. 7 window range, 2:3:2, flush sashes within wide frames and thick glazing bars, ground floor 3x5 panes, first floor 3x4 panes. No voussoir support over any present window. Late C19 round window with 4 keystones and architrave, centre hinged with radial glazing bars in each gable and above each are older straight window voussoirs. Central wooden front door-case has open dentilled segmental pediment and dentilled entablature with Ionic columns and pilasters. Door has upper glazing, 3x5 panes and 2 lower fielded panels. First-floor window above has swag with basal scroll on each side. Ground-floor window at E end has doorway inserted c1900, plain surround, door similar to central front door. On W end of ground floor, a voussoired window head, straight joint in brick and wooden sill indicate past alteration. Rear, S elevation similar to front but with W gable projection with lower C19 2-storeyed continuation in similar style. 3 gables have 2-light casements with glazing bars, 4x4 panes, voussoired heads. W and central windows are not central to their gables. String courses and windows as on front elevation, 4 sash windows 3x4 panes on first floor, one with rudimentary voussoirs. Ground floor in central unit early C19 segment headed window with reeded frame, triple sashes with glazing bars, 1x5, 4x5, 1x5 panes. Stacks to rise in gable gullies and one in roof pitch to E of centre gable apex. E side elevation continues system of front and rear, 4 window range, also parapet and central 4-light flat roofed dormer window behind, each light of 2x2 panes. W elevation to stable yard similar to E end elevation but at N end also kneelers to coping at ends. Large C19 projecting stack and elevation shows considerable disturbance by alterations. Ground floor, N-S, blocked window, C19 double sash window with glazing bars, each 2x4 panes, voussoired head cut into string course, 3 sash windows with glazing bars, 3x4 panes. First floor, N-S, blocked window with voussoired head, voussoired sash window with glazing bars, 4x4 panes, double sash window as on ground floor. Window aperture now with door through to fire escape stair, second 4x4 paired sash window, small C19 segment headed sash window with glazing bars, 2x4 panes behind parapet, dormer with double casement and a flat headed dormer of 3 casement lights. C19 extension to S in red brick and similar in style to C17 house. Some older brickwork similar to that of C17 house on E side. W end elevation, gable with moulded brick coping and kneelers, mid height string course. 3 window range, all sash windows with glazing bars, 3x4 panes - ground floor deeper than first floor, 3x3 paned sash window in attic gable. E side irregular fenestration with fully glazed conservatory and lean-to shed with pantiled roof. 2 sash windows, with glazing bars, one 3x4, one 3x2 panes. First floor, S end, blank windows to N 2 sash windows with glazing bars, 3x4 panes. W side elevation, 3 window range, all windows with glazing bars, 3x4 panes, ground floor has central window with door each side, N door segment headed, door has lower bead moulded flush panels and upper glazing with glazing bars, 2x3 panes. S door cut into old window aperture, heavy door frame, door has 9 panels, central one glazed. INTERIOR: entrance hall of c1700, octagonal white stone paving with grey stone interstices, moulded joists of C18 type but appearing to follow the earlier C17 joist system, a central Ionic column and a lesser column have been inserted to support the principal joists. C18 panelling, large wooden chimney piece with C17 carved panels but c1900 framing. Open string staircase of early C18 type with twisted and fluted balusters, shaped handrail and carved tread brackets - construction suggests c1900 date. A rear room has C18 style 'Gothic' panelling but anomalies suggest c1900 for construction. Several C18 style fireplaces. First floor, front central section reorganised as an interior conservatory/garden room. One room has inserted panelling of c1600. In

the house are several C18 doors with fielded panels, also panelled walls. Attic roof, heavy C17 joggled butt side purlin construction.

STABLE YARD on W side of house enclosed on S and W sides, buildings about C19 extension to house at SE corner. All buildings C19 - W side (backing on to garden wall), 2 similar blocks with way to garden between, red brick with gable kneelers, C20 roof with flat tiles. N block has 2 segment head doorways with stable doors, yard in front paved with C19 bricks. S end gable has segment headed casement window 4x1 panes and low door. S block has 2 segment headed doorways, one with C19 boarded door, one with C20 door with upper glazed panel. N end gable has a segment headed sash window with glazing bars, 3x2 panes.

INTERIOR: fireplace with rear stack. Mounting block of brick, 3 steps and top platform of York stone in yard against N end of E wall. At N end of range, considerably altered, coach house with fireplace on N end wall. S end of yard, coach house and stable building across whole width similar to other yard buildings. To W end, C19 boarded stable door and casement window with glazing bars, 3x2 panes, 4 stalls within. To E end, coach house, now open fronted, also fixed window with glazing bars, 4x2 panes, wooden boarding below, also C20 boarded door.

HISTORICAL NOTE: the house stands at the N end of a large rectangular moat, now partly infilled. It, no doubt represents the last house of a series built on the site and demonstrates the continual alterations that can occur, especially when there are periods of wealth, here, in the C17 (basic construction), in the C18 (insertion of windows, front door case and interior doors, fireplaces and panelling) and c1900 (round windows in gables, hall fireplace 'Gothic' room and staircase.) An engraving of the house is contained in Muilman's History of Essex, 1769- 72. Hutton Hall and stable, with the walled garden (qv) form a group.

#### Walled garden at Hutton Hall GV II

Garden wall. C17/C18. Red brick but with differing bricks and bonds. Located 6m to W of Hutton Hall (qv), aligned N-S, 49m long 31m wide, rectangular but S end reduced on E side to 22m where it abuts the stable yard, approx 2.8m high. N end wall appears to be earliest - bricks are 0.054-0.057m thick, bond of stretcher courses alternating with courses of stretchers alternating with 2 headers. Shaped brick coping with dog-tooth below, internal plinth. W wall bricks 0.07m thick in English bond, higher, 3.5m, no true coping. E side, bricks 0.057m thick, basically English bond. S end similar with internal pilasters. Doorway in line with front of house in N end of E wall with door with 6 fielded panels. Second way through further S, between stable buildings with C20 gate. The garden walls and Hutton Hall make a group.

#### Hutton Village School GV II

School, now nursing home. Dated 1840 on front porch but building style is later C19 suggesting that foundation stone relates to a former building. Red brick with yellow brick quoins and voussoirs, slate roof with deep eaves. Rectangular plan with small rectangular block attached to NE corner. Large C20 rear extension not of special interest and not included in this listing.

EXTERIOR: single storey. Front W elevation symmetrical with projecting central gabled porch, flanked by projecting gabled bay windows each side inscribed respectively 'Boys' and 'Girls'. Gables have cusped barge boards. Porch - 2-centred arched Gothic doorway with fanlight, glazing divided by Y glazing bars. Door 2-leaved with 4 fielded panels. Date and inscription above 'Hutton National School' Flanking bay windows have horned sashes with glazing bars, 4x4 panes, also upper 4x1 hinged light. Window heads segment headed. A projecting plinth across front is taken round the N and S end elevation. S end elevation has a double forward break, presenting the central window in a projecting bay. Window has a fixed lower section with glazing bars, 3x2 panes. Upper section, a 2-centred Gothic arch with multiple intersecting Y tracery glazing bars, above, a louvred, 2-centred arched roof vent. N end elevation similar to S end but gable vent blocked and window has overlapping hexagonal fret glazing bars. Rear, E elevation now totally altered at junction with C20 extension. Subsidiary block on NE corner has same red and yellow brickwork as principal block, 2 parallel slate gabled roofs aligned E-W. N side has 3 segment headed casement windows, 2 large, of 3 lights, with glazing bars, 3x3 panes and one single-light, 1x3 panes. E end elevation, N gable with slightly projecting stack, now capped. S gable with original window aperture cut through in C20 to create a doorway with side and upper glazing.

INTERIOR: totally reworked and features either cut away or masked.



#### Hutton Lodge GV II

House. C17, C18 and C19. Red brick in Flemish bond with some burnt headers, peg-tiled mansard roof. Rectangular plan of 2 parallel ranges, C18 and C19. EXTERIOR: 2 storey and attics with gable end stacks. Front, W elevation, 3 bays with central door. Doorway has flat hood on brackets with pulvinated pilasters, rectangular fanlight with vertical glazing bars, 2 wide and 2 narrow outer panes. 6-panelled door with recessed and bead moulded flush panels. Ground and first-floor outer windows are triple sashes with glazing bars, 1x4, 3x4, 1x4 panes, voussoirs to ground-floor windows, bead moulded frames. Central first-floor window similar but simple 3x4 panes, considerable amount of old glass remains. Eaves cornice moulded. 3 flat-headed dormer windows, C20 top-hinged casements with glazing bars, 3x3 panes. To N, C19 kitchen addition of one and a half storeys in red brick with tiled roof. Ground floor C19 boarded door and 2-light casement window with glazing bars, 4x4 panes, voussoirs. First floor, 2-light casement window dropped through eave, glazing bars, 4x4 panes. To N set back, service stair in own projection with single round window in front wall. Rear, E elevation, C19 added range in red brick, some burnt headers, gable end stacks, C20 flat clay tiles. Windows somewhat irregular, all with segment heads, door heads similar. Ground floor, S-N, 3-light casement window wooden framed but central casement metal with latch and stay, door with 6 panels, upper 2 glazed, lower four flush with bead moulding, two 3-light casements with glazing bars, one 3x2 panes, one 6x4 panes. Projecting porch with C19 door on S face of bead moulded boards and also 2 similar doors alongside. E face, 2 bead moulded casement windows. Service block with rear stack and C20 2-light casement window with glazing bars, 4x3 panes, door similar to one in porch. First floor, S-N, 3 segment headed sash windows, 2 with horns, glazing bars, 4x4 panes - between second and third, a single-light casement window. S end elevation, twin gable ends of C18 and C19 rear block. C18 unit has mansard roof shape followed by line of burnt headers, wall of approximate Flemish bond with random burnt headers, central stack. 2 ground-floor segment headed windows, sashes with glazing bars, one 3x4 panes, one with replacement window with homed sashes, 2x4 panes. C19 unit of lesser height but with tall central stack with ground floor segment headed window with glazing bars, 3x4 panes. N end elevation similar to S end but with additional C19 ground-floor service unit of gabled roofed kitchen with rear stack and enclosed projecting service stair on N end. C18 block has one ground floor segment headed window sash with glazing bars, 3x4 panes. A small flat roofed projection on E side of kitchen/stair unit has a boarded door with bead moulding and a simple segment headed double casement window. INTERIOR: axial chamfered joists with lambs' tongue stops on ground and first floors with first-floor binding joists indicate the apparently C18 house to have been a C17, timber-framed, asymmetrical lobby entrance house. The C17 central stack has been removed to make a hall and stair well. A boxed in, off centre principal joist across the central chimney bay denotes stack position. A robust central rear back door frame to the C18 block remains from the second phase. C19 additions and reorganising is indicated by the presence of 3 cast-iron fireplaces and especially the survival of a large built in dresser and high lintel fireplace in the ground floor room at the N end of the C19 rear unit. Also the adjacent C19 kitchen extension has a contemporary cast-iron kitchen range in situ and servants stair to the upper rooms. The C19 features that remain together with the contemporary stable block at the N end are of particular interest. Hutton Lodge and summer house (qv) form an individual group. Nos 35, 43-47 odd, 52, 56-64 even (qv), Hutton Lodge and Hutton Village School (qv) make a group in Hutton Village.

#### Summer house in garden of Hutton Lodge GV II

Ornamental summer house. C19. Timber. Location 8m S of SE corner of Hutton Lodge (qv). Hexagonal plan with corner posts with tall ogee tented roof and shaped eaves boards to 2 front open sides. Other four sides filled in with lower boards and upper lattice screens. INTERIOR: low bench seat set round on shaped end boards at height suitable for children. The summer house forms a group with Hutton Lodge (qv).

#### No.64 Hutton Village GV II

House. Late C18, early C19, C20. Timber-framed and plastered, peg-tiled. Was formerly 2 adjoining houses with central shared C18 stacks, now has added C20 cross-wing at S end in rendered brick and blockwork, with clay-tile roof, creating T-plan. EXTERIOR: front, W elevation, 3 window range, 2 to N are of the old house, one ground floor and 2 first floor with C18 moulded architraves, sashes, glazing bars, 4x4 panes. C20 flat roofed bay window on ground floor with 2

casements each 2x4 panes. C20 cross-wing gabled front has ground floor door, simple hood, 4 fielded panels and upper glazing with glazing bars, 3x3 panes. First floor window with glazing bars, 4x4 panes. Rear, E elevation, 2 principal units as on W elevation, roofs of C20 clay tiles, early C19 range to N, ground floor in red brick, first floor weatherboarded. C20 lean-to porch in red brick, 4x3 paned casement window at N end. 2 principal windows on both ground and first floor with C19 bead moulded frames, now with C20 2-light casements with glazing bars, each window 4x3 panes, also, 2 smaller fixed windows on ground floor 2x2 panes. C20 cross-wing, one 4-light casement window on ground floor of 8x5 panes and one 2-light on first floor of 4x4 panes. N end elevation shows shape of original house with 2 parallel gabled roofs, rear one slightly smaller than front and probably represents rebuilding and raising to 2 storeys in the C19 over an existing C18 rear out-shut of similar depth. S end elevation, C20 cross-wing with 2 ground floor casement windows, one single light, the other, 2-light. INTERIOR: considerably rebuilt with some principal framing members left exposed. No.64 forms a group with other buildings in Hutton Village.

#### Nos.60 and 62 Hutton Village GV II

Two adjoining houses, now one. Early C19, C20. Timber-framed and rendered, roof of old peg tiles and C20 flat clay tiles, central stack, repointed. Plan rectangular with rear C20 2 storey addition. Front, W elevation, 2 window range, C20 replacement sash windows with moulded architraves, glazing bars, 5x4 panes (outer panes narrow). Doorways set to outer edges of facade. C20 doors of 3 panelled boards with upper bull's-eye lights. N and S side elevations weatherboarded, continued round C20 addition. Nos 60 & 62 form a group with other buildings in Hutton Village.

#### Nos.56 and 58 Hutton Village GV II

Two adjoining houses. Early C19, C20. Timber-framed and rendered, roof of C20 flat clay tiles, central stack repointed. T-shaped plan with C20 2 storey rear addition set at right angles. W front elevation, 2 window range, C20 replacement horned sashes with glazing bars, 4x4 panes, 2 doorways set to outer edges of facade, C20 boarded doors with upper central bull's-eye light. N and S end elevations weatherboarded which continues round rear C20 addition. Nos 56 & 58 form a group with other buildings in Hutton Village.

#### No.52 Hutton Village GV II

House, originally a pair but now one. Late C18, C20. Timber-framed and plastered, sides weatherboarded, peg-tiled roof, central red brick stack. Rectangular plan of C18 house with rear out-shut. EXTERIOR: 2 storey. C20 parallel 2- storey block at rear raised over out-shut but deeper and extending beyond to E. Front, W elevation, 2 window range, C20 projecting porch with hipped peg-tiled roof, plain doorway with oak boarded door. All windows of late C18 with moulded architraves and sashes with thin glazing bars, 4x4 panes. A considerable amount of old glass survives. Plinth weatherboarded with breaks where 2 original doorways (one per house) at the outer N and S ends have been blocked. Rear, E elevation principally C20, 2 storeyed addition, almost full length except for S end where it is stopped short revealing original shape of house, set in with rear ground floor out-shut and linking catslide roof. All clay tiles at rear are C20 type. Walls brick, rendered on ground floor, weatherboarded above. Ground floor has fully glazed 2-leaved French window with glazing bars 4x5 panes, also 2-light casement window with glazing bars, 4x3 panes. Porch has stable style door on S face with upper glazing, 2x2 panes, also a 3-light casement window on E side with glazing bars, 6x2 panes. First floor, two 2-light casement windows with glazing bars, 4x3 panes, one over the French window, the other inset into the catslide roof over the porch and in line with the rear wall of the house. N end elevation, weatherboarded blank with C18 front and C20 rear gable ends. N wall of rear C20 lean-to porch rendered. Wall plates of original house and out-shut project. S end elevation weatherboarded, shape of original house with catslide to out-shut clear with old wall plates projecting. C20 work set back. One C20 single light casement window on first floor at back of old house. INTERIOR of house partly rebuilt but both ground floor segment headed fireplaces with supporting iron bands survive, also the two winding stairs at rear of the stack, one still with original thin door with 2 slightly fielded panels. Timber-framing partly exposed, primary braced with carpenters marks, some members reused. No.52 forms a group with other buildings in Hutton Village.

#### No.47 Hutton Village GV II

Pair of adjoining houses, now made into one (ie.includes what was No.49). Early C19, C20. Timber-framed and rendered, roofed with flat C20 clay tiles, central stack rebuilt in red brick. Now T-shaped plan with C20 rear addition set at right angles. 2 storey. W front elevation, 2 window range with C20 replacement sash windows with glazing bars, 3x4 panes. Two C20 doors in 4-panel early C19 style with simple hoods set to outer edge of facade. Weatherboarding below ground floor windows and continues to full height round N and S ends to C20 work at rear. No.47 forms a group with other buildings in Hutton Village.

#### Nos.43 and 45 Hutton Village GV II

Two houses, built as a pair. c1800. Timber-framed in elm, primary braced. plastered and weatherboarded with peg-tiled roof. Central red brick stack. Rectangular plan with central kitchen projection at rear in red brick. 2 storeys. E front elevation, each house has a ground-floor door and window with a single window on the first floor. Door and window frames moulded, window sashes with glazing bars, 3x4 panes, doorways have simple hoods on shaped brackets and door with 4 flush reeded panels, upper panels of No.45 now glazed. Some ashlar lining still remains in the front plasterwork. Rear, W elevation, weatherboarded. Central projecting brick block, pantiled, with boarded back doors and single light casement to each house. Exterior, slated, lean-to, weatherboarded toilets against W face. Each house has also a single ground and first-floor window on the rear wall, 2-light casements with glazing bars, 2x4 panes, except first floor of No.45 which now has single central glazing bars, 2x2 panes. N and S elevations weatherboarded. INTERIOR: plain but No.45 has a ground floor, early C19, cast-iron fireplace with reeding and Adam-esque detail. The houses are very well worth preserving as they represent a dwindling sample of houses once common in vernacular building in Essex. They are very little tampered with.

#### No.35 Hutton Village GV II

Pair of adjoining houses, now one (ie.including what was No.37). Early C19 and C20. E front elevation, walls timber-framed and rendered with C20 panel pargeting, weatherboard below ground floor windows; C20 flat tiles, stack C20 rebuilt in red brick. 2 storey. 2 window range, C20 renewed sashes with glazing bars, 3x4 panes. Two C20 doors with simple hoods set to outer ends of facade in early C19 style with 4 flush bead moulded panels. At rear, C20 2-storey addition making T-shaped plan. C20 weatherboarding to N and S ends. Single storeyed C20 addition at S end in red brick and weatherboard with tall narrow casement window. No.35 forms a group with other buildings around Hutton Village.

#### Hutton House GV II

House. Dated on waterhead 1746, C19, C20. Red brick in Flemish bond, peg-tiled mansard roof, gable end stacks. L-shaped plan of 2 parallel and one right angled range, now infilled in C20 making rectangular outline. EXTERIOR: 2 storey and attic. Front, S elevation of 5 window range, rusticated brick quoins, parapet with coping above brick cornice. Ground-floor central wooden Tuscan doorcase with columns supporting a triglyph frieze and dentilled pediment. Door reworked with central glazed panel. C19 3-cant bay window each side with cornice, parapet and coping, and horned sash windows to each cant. First floor, 5 sash windows with deep exposed sash boxes, central one with glazing bars, 4x4 panes, others simple with single vertical glazing bar. 3 gabled dormer windows. Sun fire insurance mark. Rear, N elevation, 2 parallel ranges visible as rear C19 build is lower than C18 roof, also mansard gable end of return C18 wing with central stack on W side. On E side C19 single- storey building aligned N-S, linked to house, peg-tiled roof, walls mainly rendered. Oven and stack, both external at N gable end. Ground floor of house and W wing obscured by C20 work not of special interest and not included in this listing. C19 range has central hips to roof to allow sight line through from hip roofed dormer in C18 attic. Also, hipped dormer to E side of mansard roof of W range. First floor - C19 range, pebble dash rendered with simple sash window. To W, round headed sash stair window with glazing bars, broad central and narrow margin panes. E end elevation - principal C18 mansard gable with lesser C19 gable at rear with shaped coping - central stack on both. 2-storey 4-window range with segmental arched heads. 4 window range, 3 windows with glazing bars, 2x4 panes and one with replaced horned sashes, 4 blind windows. Water head dated 1746 and initials D-D M-D. W end elevation, mansard gable end to S with central stack. String course and parapet above first floor of W wing. Irregular fenestration due to internal alterations. All window openings segment headed, 3 blocked in C18

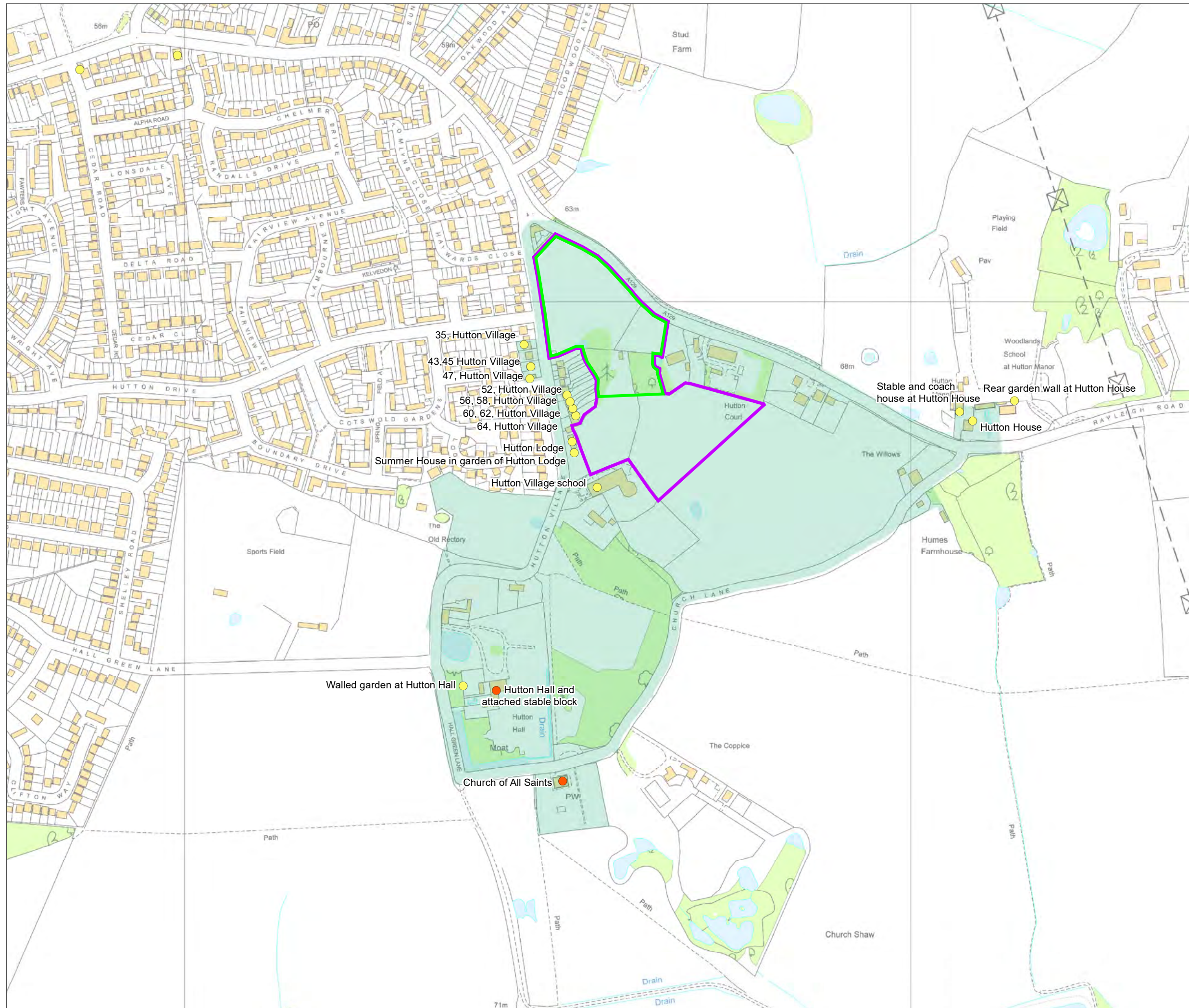
gable end wall, one on ground floor moved towards N - sash with glazing bars, 2x4 panes. Range to N has one ground and one first-floor window with glazing bars, 5x4 panes, approximately central doorway raised and cut into blocked stair window immediately above, 6-panelled door with 3-light fanlight. C20 external stair to door. Behind parapet, one segment headed dormer window with 2 casement lights also simple sky light. Dated and initialled water head to front of C18 block, similar to one on E end elevation. INTERIOR: considerable rebuilding done about 1980. Ground floor rooms re-organised, no historic features remain. Stair of simple open string form with Tuscan newel posts and elegant shaped handrail with terminal volute, balusters with turned decoration also matching stair dado. Elliptical stair arch with keystone, also fanlight of 5 lights. Several first floor rooms have shallow C18 panelling and recessed windows with seats. Back stair pitch reduced in C20 alterations and now emerges on W side through raised doorway in W elevation. C18 garden wall is attached to front SW corner of house, in red brick, 1.5m high with shaped coping bricks, curves round to enclose front garden with quadrant including a gateway of 16m, short 3.2m straight section, bow of approx 17m. Somewhat irregular Flemish bond, rendered plinth, coping bricks of different pattern each side of gateway, to N with roll and hollow mouldings, to S simply straight coped form. Gate piers plain with stone caps. The House, with stable and coach house (qv), and rear garden wall (qv) form a group.

#### Stable and coach house at Hutton House GV II

Stable and coach house, 9m N of NW corner of Hutton House (qv). C18. Timber-framed, weatherboarded, red brick plinth, peg-tiled roof to front C20 flat tiled to rear. Rectangular plan of main block and rear, added N out-shut. 2 storey and attic. Front, S elevation, ground floor, 2-leaved C20 boarded door to coach house, similar single leaved door to stable. 3 boarded-over windows. First floor, central double casement window with glazing bars, 4x3 panes. Gable dormer window towards W end with double casement window with glazing bars, 4x3 panes. Rear, N elevation, principal block with slate roofed weatherboarded out-shut almost full length. E end elevation, weatherboarded, first floor, boarded door to stable with exterior stairway, boarded door to out-shut. W end elevation weatherboarded with fixed 4-pane attic window and 3x2 pane casement window in out-shut. INTERIOR: on first floor primary bracing, some oak used, also reused timber, vee-struts on straight tie-beams. The stable and coach house, rear garden wall (qv) and Hutton House form a group.

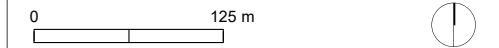
#### Rear garden wall at Hutton House GV II

Part of original garden wall to NE of house. C18 red brick, Flemish bond. 2.8m high. Touches single storey block on NE corner of house and runs N for 14.5m with old doorway through at N end. Small quadrant section sweeping NW, then passage-way gap and long straight W-E section for 30m, rebuilt and repaired for 6.5m at E end. Two C20 heavy external buttresses at W end and a hollow buttress/stack, further E on each side, also C20 breach through wall approx 2.5m towards E end. Outer face of wall has shaped coping of inclined bricks. The rear garden wall forms a group together with Hutton House (qv) and its stable and coach house (qv).



- Site A
- Site B
- Listed buildings
- Grade II
- Grade II\*
- Hutton Village conservation area

Land at Rayleigh Road, Hutton  
Turn2us



**Figure 1: Designated heritage assets**

|                    |                                  |
|--------------------|----------------------------------|
| Dwg no/            | Revision                         |
| Status             | 07 March 2018                    |
| Scale: 1:5,000 @A3 | Drawn by: JC      Checked by: SD |

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Land at Rayleigh Road, Hutton  
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0 160 m



Figure 2: OS map dated 1874

|                    |                                |
|--------------------|--------------------------------|
| Dwg no/            | Revision                       |
| Status             | 28 February 2018               |
| Scale: 1:6,500 @A3 | Drawn by: JC<br>Checked by: SD |

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Cities Revealed OS Historic 1945-01-01 - 1950-12-31

**Land at Rayleigh Road, Hutton**  
Turn2us

0 100 m



**Figure 3: Aerial image 1945 - 1950**

|                    |                                |
|--------------------|--------------------------------|
| Dwg no/            | Revision                       |
| Status             | 28 February 2018               |
| Scale: 1:5,000 @A4 | Drawn by: JC<br>Checked by: SD |

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The A129 at the north edge of the conservation area **i**



View of the agricultural land to the north east **ii**



View south east towards Hutton Village **iii**



Boundary walls along the frontage at Hutton Court (formerly Hutton Park) **iv**



View across former parkland towards Church Lane **v**



View towards The Willows at the east edge of the conservation area **vi**

**4a** The A129



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View north from Church Lane (the pale gable is the rear of No 64 Hutton Village) **i**



View along Church Lane towards The Coppice **ii**



View towards the housing to the west (the rear of the houses on Clifton Way) **iii**



The corner of Church Lane by the moat at Hutton Hall **iv**



View west along Hall Green Lane **v**



View of the cricket pitch **vi**

**4b** Church Lane





View north along the lane by Hutton Hall **i**



View of the adjacent housing (the rear of Lodge Close) across the former rectory grounds **ii**



View east at the corner by the former green near Hutton Hall Cottages **iii**



View south near the care home **iv**



View north along Hutton Village **v**



View south along Hutton Village **vi**

**4c** Hutton Village



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All Saints Church **i**



Hutton Hall and walled garden **ii**



Hutton Hall Lodge **iii**



Hutton Hall Cottages **iv**



Hutton House **v**

**4di** The buildings



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The Willows vi



Hutton Court and lodge vii



The former school building viii



Hutton Lodge ix



No 64 Hutton Village x

4dii The buildings



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Nos 52 to 64 Hutton Village xi



Nos 43-45, 47 Hutton Village xii



No 35 Hutton Village xiii



4diii The buildings



The unlisted estate houses on the east side of Hutton Village and to the north xiv



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Examples of modern houses, on the A129 and on Hutton Village xv

4div The buildings

iii



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Views across the site from the A129 moving south **i**



Views across the site from Hutton Village moving north **ii**

**4e** The proposed site



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