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**DESIGN AND ACCESS STATEMENT**

**FOR RE-ROOFING TO  
CREEKSEA PLACE  
FERRY ROAD  
BURNHAM-ON-CROUCH**



**Client:** Creeksea Place  
Ferry Road  
Burnham-on-Crouch  
Essex CM0 8PJ

**Grant Provider:** Historic England  
24 Brooklands Avenue  
Cambridge CB2 8BU



Historic England

**Prepared by:** The Morton Partnership  
Brunel House  
Norwich Road  
Halesworth  
Suffolk IP19 8HX

**Date:** May 2019

**Ref:** 15921~das01\_Rev1



**Creeksea Place**

## **Introduction**

The House is a Grade II\* listed building. The list description reads as follows, although these are not always correct:

*Part of a large C16 red brick house standing in a park of about 30 acres. The original building was completed in 1569 (The date on an original rain water head in the north wing). It comprised 3 or 4 ranges with a courtyard. The south range was destroyed in 1740 and only the east and north wings now remain. The east wing was built in the C19 on the foundations of the old structure. There are a number of original features in the north range, windows, chimneystacks and an original staircase on the south side. The main block is 2 storeys and a subsidiary range of 1 storey and attics extends to the west. The windows are brick mullioned and transomed and mullioned, with lattice leaded lights. The roof of the lower block is tiled, with 4 gabled dormers. The interior has a number of original features*

This application seeks permission for conservation re-roofing and associated structural repairs to the C16<sup>th</sup> roof. Refer to Schedule of Works in Appendix A for full details of works.

A key point worth noting is that we are carefully introducing access improvements for future inspection and maintenance of the roof, gutters and high levels of the building which were not there before and due to this absence had partly led to the decay and deterioration that has taken place.

## **Assessment**

Following a detailed Condition Report produced by Roger Mears in 2003, emergency works were carried out to introduce temporary supports in the 16th Century Wing, but the cost of the permanent repairs were found to be too great to implement at that time.

Ed Morton of The Morton Partnership and Paul Sweeting of Traditional Leadwork & Roofing Ltd, carried out a review of the Condition of the building with high level access obtained by the use of a cherry picker, in late 2014. They found that there was continued water ingress, and Traditional Leadwork & Roofing Ltd were instructed at this time to carry out emergency temporary works to reduce the water ingress in January 2015. The temporary works in the 16<sup>th</sup> century wing are still structurally acceptable.

A Heritage England grant is now available to repair the 16<sup>th</sup> century roof, which forms this Application.

Essex Ecology Services Ltd (EECOS) carried out a Bat Survey and Assessment in May 2015. Evidence of Bats was found in the 16th Century Wing, and to the 20th Century Wing it was noted that Bats may be roosting above the collars forming the ceiling level in the attic room space.

A further ecology survey is being implemented shortly by Essex Ecology Services Ltd (EECOS) to establish the species of Bat present and the roost type. The Survey and Assessment concludes that a Method Statement for implementing mitigating action to protect Bats during work and to provide appropriate alternative roosts and access points is necessary for the repair works to be carried out. Furthermore, a Licence from Natural England is required for these works. This will all be in place before works commence.

A detailed Historic Buildings Assessment was undertaken by Field Archaeology Services of York and their report, dated March 2016, is included in Appendix B for information.

## **Scale**

Refer to Schedule of Works in Appendix A for full details of works.

## **Layout**

The layout of the property remains unchanged.

## **Amount**

Refer to Schedule of Works in Appendix A for full details of works.

## **Appearance**

New handmade plain tiles will match existing exactly.

All UPVC rainwater goods to be replaced with cast iron.

**Access**

The access to the property remains unchanged.

**Landscaping**

The landscaping around the property remains unchanged.

Access ways over grassed areas will be over-boarded and re-turfed following completion of the works.

**APPENDIX A**  
**Schedule of Works**

## APPENDIX B

### Historic Buildings Assessment by Field Archaeology Services of York

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<b>4.0</b>	<b>SCHEDULE OF WORKS</b>		
	<b>The contractor must note that the Specification and Schedule of Works must be read in conjunction with the tender drawings.</b>		
	<b>If there are any discrepancies or queries these must be raised by the contractor during tender period.</b>		
<b>4.1</b>	<b>General</b>		
4.1.1	For the purpose of this schedule the C16 <sup>th</sup> range considered to be orientated East West with the elevation facing onto the driveway being north. Directional notations are taken in relation to this.		
4.1.2	Carry out photographic schedule of the complete working area including the external boundary walls in the working area, the drive including the bridge, site facilities, externally and internally. Provide two hard copies and one digital copy to the Contract Administrator prior to commencement on site.		
4.1.3	Allow for electrical inspection in area of works and provide report to Contract Administrator. Include for any isolation works necessary for the duration of the works, temporary removal of fittings including lights etc., setting aside in secure storage and then re-instate on completion of the works to the same condition at commencement. Include for provision of test and electrical test certificate at completion. Note that the remaining parts of the house must remain in operation.		
4.1.4	Check all services including water, electricity, gas etc. and ensure they are shut off and made safe where necessary prior to works commencing where appropriate. At completion, test and ensure all services working correctly. Provide test certificates to Contract Administrator.		
4.1.5	Provide method statements for protection, scaffolding and security prior to commencement on site and for agreement by the Contract Administrator. Provide any additional method statements required by the Advisor to the Principal Designer.		
4.1.6	Provide all necessary attendance on Contract Administrator, Architect, Historic England and Protected Species Surveyor as necessary during the course of the contract.		
4.1.7	Provide a detailed method statement for how the removed tiles will be removed, cleaned, sorted and securely stored and the percentage of replacement tiles assessed.		
4.1.8	Allow to remove areas of detached or hanging lathe and plaster to remove the risk of these falling. Following assessment of structure following removal of roof coverings, allow to carefully remove further areas of lathe and plaster to facilitate repairs but ensuring that this is the minimum necessary to complete the repairs.		
4.1.9	Allow to provide a method statement for use of existing temporary works if necessary, and for sequential removal following repairs. Note for clarity that this will be Contractor's Design under temporary works.		

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4.2	<b>Samples</b>		
4.2.1	Provide samples as follows for approval of the Contract Administrator:		
	a) 4 No. samples of new hand-made clay peg tiles to match existing in colour, texture and size.		
	b) Sample of mortar of pointing for ridge tiles, flashings and re- bedding copings etc. based on 1:3 hydraulic lime (NHL2) and sand based on 60% sharp sand and 40% soft sand with mortar brushed off after initial set to expose the aggregate.		
	c) 2 Nr. Samples of clay ridge tile.		
4.3	<b>Scaffold</b>		
4.3.1	Erect access and support scaffold along with temporary roof in accordance with specification (Section 3.0). The scaffold is to be fully hoarded in Heras fencing or similar approved to a height of not less than 3.0m. Note the scaffold will need to take account of the intended works.		
4.3.2	Access to the scaffold area should be secured with security padlock which must be locked whenever site is unattended. No unfixed or ground level ladders are to be left on site when it is unattended. Note requirement for full documented design of scaffolding including calculations and drawings, methods statements etc. and for independent certification of scaffolding by independent engineer other than designer.		
4.3.3	Allow for providing audible PIR scaffold alarm for the scaffold. Provide methodology for management of alarms during the contract.		
4.3.4	Allow for all adaptations necessary for the completion of works and dismantling removal on completion.		
4.3.5	Include extra over hire costs per week with tender.		
4.4	<b>Roof</b>		
4.4.1	Carefully cut back and discard all the existing vegetation from around the building to allow the works to take place including for the installation of the scaffolding.		
4.4.2	Carefully remove and discard all the redundant water storage tanks and associated pipework in the attic space. Ensure all remaining pipework is properly capped off. Dispose of from site.		
4.4.3	Carefully remove all of the ridge and roof tiles from the whole of the roof works area as detailed on the drawings. As removed clean of all mortar, moss, and detritus.		
4.4.4	Store safely at high level on the scaffold. The tiles should be stacked in such a way as to allow for inspection to assess their condition and decision making on any new tiles that may be required.		
4.4.5	Carefully remove all of the lead work throughout all of the roof areas including flashings, lead sheet etc. including to the flat roof over the entrance.		
	[Confirm credit for lead removed £.....]		

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4.4.6	Remove and discard all of the existing timber roof battens, roofing felt and other miscellaneous items of timber or other material that may have been used for temporary repair works over the roof areas.		
4.4.7	Carefully remove, de-nail and set aside, all the existing sarking boarding to all roof areas and put in a position where it can be inspected for re-use. <u>Note</u> the intention is to re-use as much of the historic boarding as possible. However in the event this is not possible, then the contractor is to provide a price for the supply and fit of new boarding as detailed in this Schedule.		
4.4.8	Remove and discard all plywood and miscellaneous boarding that has been used for ad hoc temporary repairs.		
4.4.9	Carefully remove and discard all existing gutter boarding throughout all areas of the roof works.		
4.4.10	Carefully remove and discard the existing rooflight to the flat roof over the entrance including any later adjacent repair work that has been undertaken.		
4.4.11	Carefully remove and discard all the timber boarding and gutter boarding to the flat roof over the entrance. De-nail the existing joists and allow for inspection.		
4.4.12	De-nail and vacuum clean all of the existing roof structure once it has been exposed to allow for close inspection by the Structural Engineer. Include for cleaning between floor joists taking care not to damage any existing lathe and plaster nibs.		
4.4.13	Allow for all timber repairs to the structure of the whole roof in the works area as detailed in section 4.8 whilst the roof coverings are removed.		
4.4.14	Carefully remove the existing 4 no. fixed and opening light casements and undertake repairs as detailed in item 4.6.4 to the dormer window on the south slope of the main west/east roof.		
4.4.15	Supply and fix new pre-treated 25mm softwood timber boarding to all gutters as detailed on the drawings to include all parapet and valley positions.		
4.4.16	Supply and fix new pre-treated 25mm softwood sarking boarding to all roof areas as detailed on the drawings.		
4.4.17	Supply and fix insulation to all roof areas as detailed on the drawings to include flat, sloping and vertical areas of the historic roof only and ensure that a minimum air gap (as detailed in the drawings) is left between the surface of the insulation and the underside of the sarking boarding.		
4.4.18	Supply and fix 25x50mm pre-treated counter battens to all roof areas.		
4.4.19	Supply and fix roofing felt to all roof areas as detailed on the drawings, carefully overlapping onto the leadwork and gutters.		
4.4.20	Supply and fix 25x50mm pre-treated roof battens to all roof areas.		
4.4.21	Allow for sorting all re-claimed roof tiles and agree quality of those to be re-fitted.		



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4.4.22	Refit all existing and new roofs tiles that have been agreed using 50mm alloy clout nails. Where new tiles are to be fitted, ensure these are equally and evenly spread across all roof areas to avoid any 'patches' of new tiles together.		
4.4.23	Refit all the new and existing ridge tiles onto a lime mortar bedding and point joints to ensure the arisses are exposed. All new ridge tiles to be equally spread across the roofs.		
4.4.24	Supply and fix all new lead work to all gutters throughout the roof work areas as detailed on the drawings and strictly in accordance with the Lead Sheet Association (LSA) Standards.		
4.4.25	Supply and fix new lead to the flat roof including gutter and chute over the entrance as detailed on the drawings and strictly in accordance with the LSA Standards.		
4.4.26	Supply and fix all new lead work detailing to all abutments, cover flashings as detailed on the drawings and strictly in accordance with LSA Standards including repointing all flashings with lime mortar.		
4.4.27	Supply and fix the new conservation rooflight (Plateau PL06 925x625mm from The Rooflight Company) to the flat roof over the entrance as detailed on the drawings and strictly in accordance with the manufacturer's instructions including allowing for all new timber work to trim opening and upstand. Check size and agree with Contract Administrator prior to ordering.		
4.4.28	Supply and fix a new internal soft wood lining to the new rooflights.		
4.4.29	Supply and fix a new inspection conservation rooflight (Conservation CR1 565x725mm from The Rooflight Company) at the lower side of the roof slope at the north west corner of the main roof as detailed on the drawing. <u>Note</u> the exact position of this is to be agreed on site with the Contract Administrator.		
4.5	<b>Rainwater Fittings</b>		
4.5.1	Carefully remove and label all the existing rainwater fittings to include guttering, hoppers, fixing brackets, downwater pipes etc. from eaves level down to ground level to the whole works area.		
4.5.2	Carefully clean and then store all of these rainwater fittings on site so that they can be closely inspected.		
4.5.3	Remove and discard all plastic rainwater fittings.		
4.5.4	<u>Note</u> that the existing lead rainwater hopper and downwater pipe at the north west corner of the roof may be quite fragile and therefore this must be very carefully lifted to safety and protected to await further instruction.		
4.5.5	Supply and fix all new cast iron guttering and brackets throughout all roof areas as detailed on the drawings to fall to the existing rainwater pipe positions.		
4.5.6	After inspection and repair of all existing rainwater hoppers, refit to the building in their original positions with 25mm copper tube spacers to offset from the wall, using stainless steel threaded rod and domed nuts. This includes the surviving lead hopper.		

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4.5.7	Allow provisionally for supply of 3 Nr. new cast iron hoppers based on that currently on ground to west end of entrance.		
4.5.8	Refit all the existing and new cast iron rainwater pipes to the building including swan necks, brackets and miscellaneous fittings using 25mm copper tube spacers and stainless steel threaded rod and domed nuts into their existing positions.		
4.5.9	Supply and fit a cast iron shoe to suit pipe size and shape at the base of each downwater pipe to discharge into the existing rainwater gulley at ground level.		
4.5.10	Refit the existing lead downwater pipe below the refitted lead hopper with spacers to drop down to the top of the existing rainwater collecting tank at the north west corner of the building.		
4.5.11	All the existing rainwater fittings to be reused are to be carefully rubbed down to remove all rust and then have three coats of black Smoothrite paint applied prior to installation on the building.		
4.5.12	All new cast iron rainwater fittings are to be lightly rubbed down and have three coats of black Smoothrite paint applied.		
4.5.13	The internal surfaces to all the new guttering is to have two coats of black bitumastic paint applied throughout after installation.		
4.5.14	Rub down and repaint the existing sump on the north elevation.		
4.5.15	Clean and flush through all the existing rainwater gullies at ground level.		
4.5.16	Supply, design and fix the new Mansafe access equipment to the flat roof over the entrance as detailed on the drawing and strictly in accordance with the manufacturers instructions. [Contractor's Designed Portion Element].		
4.5.17	Allow to clean down and re-paint the SVP to the west elevation of the entrance extension.		
4.5.18	Upon completion of the works, the contractor is to remove all the scaffolding, materials and rubbish and leave the site clean and tidy.		
4.6	<b>Other Works</b>		
4.6.1	Supply and fix internal inspection access hatches to the vertical ashlar walls at attic level in 8 positions (exact location to be agreed on site) as follows:  a) Carefully remove the existing plaster and lathe between the existing studs and install softwood lining.  b) Supply and fix 25mm thick painted MDF doors in each location with 2 no. steel butt hinges to each door and approved handles.		
4.6.2	Carefully remove and discard the roof covering to the flat roof behind the parapet at ground level on the east elevation.		
4.6.3	Supply and fit a new flat lead roof in accordance with LSA Standards to ground level flat roof to east side, including all carpentry to form new box gutter to east side dis-charging to svp at north end.		

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4.6.4	Undertake the following works to the glazed casements of the south dormer: <ul style="list-style-type: none"> <li>Carefully remove and set aside all the existing glass and leadwork.</li> <li>Carefully remove all glazing putty to ensure rebates are completely clear.</li> <li>Rub down metal frames and opening casement back to bare metal.</li> <li>Apply 2 coats of black smoothrite paint.</li> <li>Clean and refit glass into original positions using an approved proprietary glazing putty (to be approved by the contract administrator). If any glass is broken then this should be replaced with 4mm handmade glass to match the existing exactly.</li> <li>On completion of refitting ensure the opening light hinges are oiled to ensure free movement and that all ironmongery fittings are in working condition.</li> </ul>		
4.7	<b>Provisional Sums</b>		
4.7.1	Allow the following provisional sums for the works that cannot be defined in advance.		
A.	Allow a sum of £1,000 for repairs to the existing rainwater pipes and hoppers.	1000	00
B.	Allow for the supply of 20 new 3000mm long cast iron rectangular section rainwater pipes to match the existing exactly.		
C.	Allow £500 for lime render repairs to the existing dormer window on the south side of the roof.	500	00
D.	Allow for the supply of 30% new handmade clay plain tiles to match the existing exactly including colour, size and texture. Sample to be approved with the Contract Administrator before an order is placed (see 4.5.1 a).  [Indicate extra over/under cost for purchase of 100 tiles as above £.....]		
E.	Allow for 50 new handmade clay ridge tiles to match the existing exactly including colour, size and texture. Sample to be approved with the Contract Administrator before an order is placed (see 4.5.1 c).		
F.	Allow £200 for the supply and fix of ironmongery to the internal inspection hatch access doors at attic level.	200	00
G.	Allow a provisional sum of £800 for remedial repairs to the existing rainwater gullies at ground level.	800	00
H.	Allow £800 for a temporary rainwater disposal installation at the northwest corner of the building.		
I.	Allow a provisional sum of £300 for repairs to the historic lead hopper and downwater.	300	00
J.	Include a provisional sum of £5,000 for repairs to the walls etc. at eaves level as confirmed by the Contractor Administrator once full access and removal of roof coverings are complete.	5,000	00

		£	p
K.	Allow a provisional sum for localised target timber treatment as directed by the Contractor Administrator.	500	00
4.8	<b>Structural Repairs</b>		
4.8.1	Currently, the roof structure is substantially propped internally on timber struts and header beams with loads taken down on to the attic floor and then with scaffold ladder beams or further propping below (see 4.1.9 also).		
4.8.2	The larger part of the roof soffit is still covered with plaster finish therefore the inspection was limited to parts of the structure where the ceiling was lost or from areas of opening to the ashlar walls.		
4.8.3	The timber repairs identified will need to be reviewed when the tiles are removed along with any loose or failing lather and plaster internally is removed. Allow for adequate notice to the Contract Administrator for inspection of the structure to check and revise the schedule of structural works. Assume a minimum of 10 working days from notification for inspection and issue of revised information.		
4.8.4	Include for all temporary works necessary to allow repairs to be carried out.		
4.8.5	Layout of the roof and attic floor structure with North point as shown on drawing 15921/200/03. For location of defects refer to this drawing.		
	<u>Roof Elements</u>		
4.8.6	South side purlin, length between external wall and T01  At location marked 1 on drawings 15921/200/05 & 15921/300/06, the bearing for purlin at South West corner is unsatisfactory. Connect purlin to truss rafter by introducing a 125mm x 100mm x 125mm high x 10mm thickness stainless steel angle fixing purlin to sloping rafter member. Fix 2 Nr. through bolts from underside of purlin and 2 coach screws fixing for angle to timber.		
4.8.7	North side purlin, length between external wall and T01.  At location marked 2 on drawings 15921/200/05 & 15921/300/06, the bearing for purlin at North West corner is unsatisfactory. Connect purlin to truss rafter by introducing a 125mm x 100mm x 125mm high x 10mm thickness stainless steel angle fixed to underside of purlin. Two Nr. M12 bolts fixity to rafter and 2 coach screws fixed to underside of purlin.		
4.8.8	South side purlin, length between external wall and T01  At location marked 3 on drawings 15921/200/05 & 15921/300/06, the bearing for purlin is unsatisfactory where the tenon is pulled out slightly. Connect purlin to truss rafter by introducing a 125mm x 100mm x 125mm high x 10mm thickness steel angle fixing purlin to sloping rafter member. Fix 2 Nr. through bolts from underside of purlin and 2 coach screws fixing for angle to timber.		

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4.8.9	At locations 4, and 7 on drawings 15921/200/05, 15921/300/06 & 15921/300/07 – following high level inspection after roof coverings removed, allow provisionally for careful dismantling of the dormer. Allow for supply of new oak timbers to match existing and for re-building to completely match.		
4.8.10	North side purlin, length between edge of recess and T02.  The west end of purlin not secured to rafter adequately. Fix using couple of heavy gauge coach screws fixing purlin end to rafter.		
4.8.11	At location 6 on drawings 15921/200/05 & 15921/300/06, a rafter end is severely decayed. Replace this like for like with 800mm halving joint and 12 Nr. M12 bolts.		
4.8.12	At location 7 on drawings 15921/200/05 & 15921/300/07, end of collar is not adequately supported due to decay in timber. Add another timber of similar size section, 600mm long alongside existing and bolt 4 times using M12 bolts.		
4.8.13	North side purlin, length between trusses T02 and T03.  At location 8 on drawings 15921/200/05 & 15921/300/07, cut out surface decay to purlin to a depth of 50mm for a length of 1.5m and fix new timber of similar length allowing for 600mm half lapped joints to allow 4 numbers bolt fixings each side. Use M12 bolts with dogtooth connectors.		
4.8.14	North side purlin, length between trusses T02 and T03.  At location 9 on drawings 15921/200/05 & 15921/300/07, end of truss member decayed. Allow to cut out decayed end to partner another section of timber half lapped joint new timber as drawing 15921/300/07		
4.8.15	North side rafters between T03 and T04.  At location 10 on drawings 15921/200/05 & 15921/300/07, lower end of rafter above purlin is decayed. Partner new timber section 600mm long alongside existing fixed with minimum 4 numbers M12 bolts. 15921/300/07		
4.8.16	North side rafters between T03 and T04.  At location 11 on drawings 15921/200/05 & 15921/300/07, lower end of rafter of rafter missing. Reinstall in new timber section between underside of purlin and eaves level.		
4.8.17	North side purlin T04 and T05.  At location 12 on drawings 15921/200/05 & 15921/300/07, purlin section is largely decayed. Replace with whole new timber section similar size to match existing. Fix new section of purlin using steel metal angles 125mm x 100mm x 125mm high x 10mm thickness steel angle to fix purlin to sloping truss members. Fix 2 numbers through bolts from underside of purlin and 2 coach screws fixing for angle to rafters.		
4.8.18	South side truss rafter section – Truss T04.  At location 13 on drawings 15921/200/05 & 15921/300/08 the timber truss rafter member is seen to be extensively decayed. The extent of visible decayed length is about 1200mm. However, the decay may be extending further behind the plastered surface.		

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	<p>Replace defective area of timber with new section half lapped joint to existing. See typical repair proposal, drawing 15921/300/08</p> <p>Also, there is a section of a purlin missing up to dormer window position. Insert new timber purlin fixed to sloping truss rafter at one end and to common rafter by window opening, doubling up with new rafter fixed to existing.</p>		
4.8.19	<p>South side purlin between T05 and T05.</p> <p>At location 14 on drawings 15921/200/05 &amp; 15921/300/08, purlin section is decayed. Cut out surface decay to purlin to a depth of 50mm for a length of 700mm and fix new timber of similar length allowing for 600mm half lapped joints to allow 4 numbers bolt fixings each side. Use M12 bolts with dogtooth connectors. At the rafter end, support new section of full new timber section on metal steel angles. In this respect fix new section of purlin using steel metal angles 125mm x 100mm x 125mm high x 10mm thickness steel angle to fix purlin to sloping truss members. Fix 2 numbers through bolts from underside of purlin and 2 coach screws fixing for angle to rafters.</p>		
4.8.20	<p>North side truss rafter on T06.</p> <p>At location 15 on drawings 15921/200/05 &amp; 15921/300/08, end of truss end decayed for length of 700mm. The extent of However, the decay may be extending further up behind the plastered surface.</p> <p>Replace defective area of timber with new section half lapped joint to existing. See typical repair proposal - sketch drawing 15921/300/08</p>		
4.8.21	<p>North side purlin between T06 and fire place recess.</p> <p>At location 16 on drawings 15921/200/05 &amp; 15921/300/09, end of purlin is decayed and tenon joint totally snapped at the end where it joins truss T06. Splice on new section of timber half lapped joint as per typical repair detail as on drawing 15921/300/09</p>		
4.8.22	<p>South side truss – bottom main boom member on T01.</p> <p>At location 17 on drawings 15921/200/05 &amp; 15921/300/09, end of timber member is very severely decayed. Replace part section about length of 600mm in new hardwood timber. Half lapped timber length of 900mm bolted. See detail on drawing 15921/300/09</p>		
4.8.23	<p>South side truss – bottom main boom member on T05.</p> <p>At location 18 on drawings 15921/200/05 &amp; 15921/300/09, end of timber member is very severely decayed. Replace part section about length of 600mm in new hardwood timber. Half lapped timber length of 900mm bolted. See detail on sketch drawing 15921/300/09</p>		
4.9	<b>Attic Floor Joists and Wall Plates</b>		
4.9.1	<p>Generally with the floor joists, a substantial number of these are decayed at their ends or in other cases where the decay has resulted in the ends of the joists to lose their bearings. The joists sizes are 300mm depth with width varying from 50mm to 65mm.</p>		

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4.9.2	Some of the more obvious defects noted are marked F1 to F7 in various locations on drawing 15921/200/03.		
4.9.3	The proposed repair proposal is to partner short lengths of new joists alongside existing, length of 650mm. Connect the two timbers with minimum 4 numbers M12 bolts fixed at within 300mm section of sound timber as per drawing 15921/300/10		
4.9.4	Location F1 – 3 numbers joists affected.		
4.9.5	Location F2 – 2 numbers joists affected.		
4.9.6	Location F3 – 3 numbers joists not bearing on wall.		
4.9.7	Location F4 – 3 numbers joists not bearing on wall plate.		
4.9.8	Location F5 – 14 numbers joists end decay / no bearing on wall plate.		
4.9.10	Location F6 – 6 numbers joists end decayed.		
4.9.11	Location F7 – 3 numbers joists end decayed.		
4.9.12	Wall plate condition not determined along full length of the building. Where joists ends were seen to be decayed, the timber wall was also noted to be decayed. Based on current findings, allow 30 % of the wall plate to be replaced in lengths of about 600mm with half lapped joints. See drawing 15921/300/10		
4.10	<b>Provisional Additional Structural Repairs</b>		
4.10.1	Allow provisional to partner 16 Nr. common rafter feet. [Indicate extra over/under cost per repair £.....]		
4.10.2	Allow for partner repairs to 26 Nr. joist ends. [Indicate extra over/under cost per repair £.....]		
4.10.3	Allow for partner repairs to the midpoint of 3No common rafters damaged due to beetle attack.		
4.10.4	Allow provisionally for further 5 No scarf repairs to tie beam ends. [Indicate extra over/under cost per repair £.....]		
4.10.5	Allow for 5Nr scarf repairs to principal rafter feet. [Indicate extra over/under cost per repair £.....]		
4.10.6	Allow for 3 Nr. scarf repair to principal rafter between top of ashlar wall and collar bearing.		
4.10.7	Allow for 10 Nr. partner repairs to top/bottom of ashlar wall studs. [Indicate extra over/under cost per repair £.....]		
4.10.8	Allow for 10 Nr. secondary rafters to be replaced. [Indicate extra over/under cost per replacement £.....]		



		£	p
4.10.9	Allow for reinstating lost wind bracing, 10 Nr. [Indicate extra over/under cost per brace £.....]		
4.10.10	Allow for 5 Nr. splice repairs to rafter feet to Dormer 1.		
4.10.11	Allow for 2 Nr. splice repairs at ridge to common rafters to Dormer 1.		
4.10.12	Allow for 2 Nr. new valley boards to Dormer 1.		
4.10.13	Allow for 2 Nr. splice repairs to collars at both bearings onto rafters to Dormer 1.		
4.10.14	Allow for 2 Nr. 400mm half lap repairs to wall plate to Dormer 1.		
4.10.15	Allow for replacement ridge board to Dormer 1.		
4.10.16	Allow for 5 Nr. splice repairs to rafter feet to Dormer 2.		
4.10.17	Allow for 2 Nr. splice repairs at ridge to common rafters to Dormer 2.		
4.10.18	Allow for 2 Nr. new valley boards to Dormer 2.		
4.10.19	Allow for 2 Nr. splice repairs to collars at both bearings onto rafters to Dormer 2.		
4.10.20	Allow for 2 Nr. 400mm half lap repairs to wall plate to Dormer 2.		
4.10.21	Allow for replacement ridge board to Dormer 2.		
4.10.22	Allow for 2 Nr. new valley boards to Dormer 3.		
4.10.23	Allow for splice repairs to 3 Nr. rafter feet to Dormer 3.		
4.10.24	Allow for 2 Nr. new valley boards to Dormer 4.		
4.10.25	Allow for splice repairs to 3 Nr. rafter feet to Dormer 4.		
4.10.26	Allow for 2 Nr. new valley boards to Dormer 5.		
4.10.27	Allow for 500mm splice repairs to all cut rafter feet to Dormer 5.		
4.10.28	Allow for 500mm splice repairs to common rafter feet adjacent to valleys to Dormer 5.		
4.10.29	Allow for 3 Nr. replacement collars to Dormer 5.		
4.10.30	Allow for 6 Nr. full-length partner roof joists to flat roof extension to 16th Century Wing.		
4.10.31	Allow to double up joists either side of roof light, and new trimmers to ends for flat roof over entrance. Joists and trimmers to match existing in depth and x 75mm wide and bolted to existing with 10mm bolts at 350mm staggered centres full length.		



		£	p
4.10.32	Allow for new wall plate to single storey structure to south of 16th Century Wing of suitable dimensions to provide full bearing to rafter feet.		
4.10.33	Allow for 150m length of new floor boards to match existing for attic where existing missing or damaged.		
4.10.34	Allow provisional cost of £3,000 for additional carpentry and structural repairs.	3,000	00
4.11	<b>Completion</b>		
4.11.1	On completion of structural repairs, allow to carefully remove all temporary supports etc. including acrow props, scaffold ladder beams etc.  [Indicate credit for materials £.....]		
4.11.2	On completion of works clean site of all debris etc. Any surplus timber to be re-cycled with certification note provided to Contract Administrator.		
4.11.3	Include cleaning down thoroughly in area of works, any temporary mess and other facilities.		
4.11.4	On completion provide detailed digital images of all roof repairs, roof coverings etc. and provide to Contract Administrator.		
4.11.5	Provide conservation record of all materials, including supplier names and addresses (sands, limes, lead, timber etc) used and mix proportions.		
4.11.6	Allow to carefully clean externally and reinstate all areas disturbed by the works including re-seeding all grassed areas with an agree grass mix.		



**CREEKSEA PLACE  
BURNHAM ON CROUCH**

**ESSEX**

**HISTORIC BUILDINGS  
ASSESSMENT**

**REPORT  
MARCH 2016**





**HISTORIC BUILDINGS ASSESSMENT**  
CREEKSEA PLACE  
ESSEX

SITE CODE: BCP 16  
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NGR: TQ 9344 9616

**REPORT**  
March 2016

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## Summary

This report presents the results of a Historic Buildings Assessment (HBA) of Creeksea Place, Burnham, Essex. The HBA was undertaken by FAS Heritage for The Morton Partnership on behalf of Creeksea Manor Place. Documentary research and site investigation were undertaken during December 2015 to February 2016.

Using documentary sources and inspection of the built fabric, the assessment identified five main phases of development at Creeksea Place. The earliest phase was assigned to the mid-16th century, and a construction date between c.1540 to 1559 is proposed, probably the work of William Harris (1518-1559). The surviving elements of this phase are the eastern half of the north range, fragmentary remains of the west range and east court garden walls. Further fragments of the west court walls also survive from this phase. The east range, which included a service room, cross passage with entrance porch and hall have vanished with any remains beneath the early 20th-century rebuilt east range. A second phase is dated to the late 16th century, when the house appears to have undergone some significant alteration with the addition of a two-storey block onto the northwest corner of the original north range, in addition to some internal reconfiguration of the first floor rooms of the north range. These additions and alterations are identified as the work of Arthur Harris (1530-1597) who acquired the property after the death of his half brother, William Harris, in 1559. A third phase, dating to the late 16th or early 17th century, saw some further reconfiguration of the first floor of the north range, with additional timber frame partitions inserted. A fourth phase has been assigned to the 18th century when the demolition of east range and most of the west range was undertaken.

A final, fifth phase has been dated to the late 19th to early 20th century. In the 1870s some work were undertaken to the house while by the 1890s, to the northeast of the house, a new stable and carriage house was constructed amongst the farm buildings. More far reaching than the works in the 1870s and 1890s was the work undertaken by William Rome from 1901 until his death in 1907. Rome's work included the reconstruction of the east range and additions and alterations to the north range extension. In 1906/7 a two story block was added to the north side of the north wing adjacent to the entrance of the house. William Rome's work extended to the gardens with the construction of new bridge to the west of the house and the re-creation of gardens to the north and east of the house. From 1918, an ambitious series of alterations were planned. The main additions were the building of a two storey block on the north elevation of the north range, incorporating a porch and lavatories/bathrooms on two floors, a single storey annex around the bottom of the 16th-century stair, the removal of partitions to create a large dining room on the ground floor of the north wing.

Recommendations for further research have been proposed for this important house.

## Acknowledgements

FAS Heritage are grateful to Ed Morton, Chris Edgar, Claire Ashwell and all the staff of Creeksea Place, in addition to the Essex Records Office for their support and assistance in this project.



## 1.0 INTRODUCTION

This report presents the results of a Historic Buildings Assessment (HBA) of Creeksea Place, Burnham, Essex. The HBA was undertaken by FAS Heritage for The Morton Partnership on behalf of Creeksea Place. Documentary research and site investigation were undertaken during December 2015 to February 2016.

### 1.1 LOCATION AND LAND USE

Creeksea Place is a house set within a designed landscape situated on the north bank of the River Crouch, to the west of Burnham on Crouch, Essex (NGR TQ 9344 9616; Figure 1; Plate 1). The property is bounded to the northeast by Creeksea Place Farm, to the south by Creeksea Place Caravan Park and to the west by Ferry Road.

The building is Grade II\* Listed; the Listed Building description is provided in Appendix A.



**Plate 1** Creeksea Place, east elevation

### 1.2 AIMS AND OBJECTIVES

The HBA aims to set out an understanding of the origins, history and development of Creeksea Place using documentary and cartographic resources and historic building analysis. The HBA is designed to inform a schedule of restoration supported by phased plans and elevations and to identify possible future research.

## 2.0 ASSESSMENT PROCEDURE

### 2.1 DOCUMENTARY RESEARCH

Prior to field survey documentary sources relating to Creeksea Place held by regional and national were collected through searches of the Essex Record Office (ERO; see Appendix B)(searches and online) and the National Archives including the House of Commons Parliamentary Papers website . Historic map regression was undertaken using historic maps available online; where appropriate, copies were obtained for research purposes. While a considerable amount of information was gathered from the Essex Records Office for the current report, it should be noted that the archive of material relating to works to the house between 1900 and 1918 is extensive and worthy of more detailed study.



## 2.2 HAND SURVEY

Measured survey drawings of Creeksea Place prepared by Bill Blake and were used as the basis for phasing analysis. Elevations and plans were enhanced by hand survey using measurements taken by handheld Leica Disto and hand tape. The survey aimed to annotate floor plans and elevations to indicate phasing relationships and lost features such as blocked doors and windows.

## 3.0 HISTORICAL AND ARCHAEOLOGICAL DEVELOPMENT

### 3.1 MEDIEVAL CREEKSEA

The manor of Creeksea was held by Alweard at the time of Edward the Confessor, but by the time of the Domesday Survey Creeksea formed part of the extensive lands of the Bishop of Bayeux (Williams and Martin 2002, 986; 1042). By 1320 the manor was held by one John de Brianzon (from John de Chanceux) and consisted of 20 acres 'of the land called Crickseth'. By 1375 the manor was held by Lord Walter Fitz-Walter from the King and remained in the Fitz-Walter family until at least 1407/8. In the course of the 15th century, the manor passed to the Darcy family, although was often held by others from them. The centre of the manor in this period was the Creeksea Manor House, now the Hall.

### 3.2 16TH CENTURY

By the beginning of the 16th century the manor of Creeksea was held by the Darcy family. Robert Darcy held the manor at his death in April 1516 and the property subsequently passed to his great nephew Thomas Darcy. Sir Thomas Darcy (1506-58), of Danbury, Wivenhoe and St Osyth, Essex, became a considerable landowner in Essex and Sussex through inheritance, and the manor of Creeksea formed a small part of this holding. Other than the income that Creeksea generated, Darcy appears to have had little interest in the manor and a lease, dated March 6th 1537/8, indicates that the Manor of 'Crixhithehall' (Creeksea) was to be leased to John Anderkyn of Creeksea, yeoman, for 26 years at an annual rent of 23 marks by Darcy and his wife Lady Elizabeth (ERO D/DB 449). This lease presumably included the extant Creeksea Manor house.

There was little incentive to build a new house at Creeksea until the acquisition of part of the property by the Harris family of Prittlewell, Essex. William Harris II (1502-56) had inherited property from his father, John Harris, in Hadleigh, Prittlewell and Rochford, Essex, and from the 1520s hugely extended his property holdings in the county. It is not clear when he purchased the manor of Creeksea, but between 1539 and his death in 1556 he acquired land in Essex valued at over £3,000, over two thirds of which had come from Sir Thomas Darcy (Bindoff 1982). William Harris II married three times and at the time of his death there were five surviving sons; William and Vincent from the first marriage, Arthur by the second marriage and Christopher and Edward from the third marriage.



### 3.2.1 The building of Creeksea Place

The eldest son, William Harris, appears to have been born 1518 and subsequently married Jane Semer (Seymour) in about 1540. The terms of his father's will made some provision for William, in addition to all his surviving siblings, but as first son the provision was surprisingly minimal. Nevertheless, the wording of the will indicates that his father had already provided property for William, although the property in question it is not identified. The absence in the will of any mention of a significant house at Creeksea is notable and would seem to preclude William Harris II as the builder, but his son's property holdings at his death in 1559 are more illuminating. William Harris does not appear to have prepared a will but an Inquisition following his death lists his property which, around Creeksea, included 23 acres of arable and pasture, 20 acres of a wood called Crixeth Hide and a messuage called 'the New House', and three acres of other land in Creeksea. In addition he owned the 'Great House' in Prittlewell, which he had inherited from his father, a tenement in Rochford called 'Stebyns' and other lands (Inquis. I Elizabeth, April 14). It seems reasonable to identify 'the New House' with the earliest phase of Creeksea Place, perhaps built shortly after c.1540 to accommodate the newly-married William and Jane, or more certainly by 1559.

### 3.2.2 Arthur Harris

William Harris's death in 1559 appears to have resulted in the Creeksea property ultimately passing to his half brother, Arthur Harris (1530-1597). The legal mechanism by which this took place is not clear and there are numerous possibilities including an exchange within the family. Jane Harris remarried in 1560 and this might mark the termination of her interest in retaining the property; alternatively her remarriage might have resulted in the forfeiture of some of her late husband's property. Only further detailed documentary research will clarify the descent of the property between 1559 and 1581. However, what is more certain is that substantial building or remodelling works were being undertaken in the late 1560s evidenced by a lead rainwater hopper with a '1569' inscription by the side of the western block chimneys on the north wing.

Arthur Harris was probably occupying the house by the summer of 1581 when an Examination on June 8th was recorded in the sessions rolls which was

Taken before Francis Harve, esquire, of John Johnson of Witham, husbandman, who says that on the last of May he went from the George in Witham at 12 o'clock at night with one Rowke Songer, and they took their journey to Drycksey ferrey [Creeksea] and were there the next morning very early and went to one Anderkyn's there. And they had with them a brace of dogs which they brought from Witham with them, one of the which dogs the said Songer had at one Looes of Witham aforesaid, and the other he knows not where he had him. And they stayed at the said Anderkin's aboute an owarr, and went from there to Burnham to one Evered's, and there stayed more then towe owarrs and so retorned againe to the foresaide Anderkins whear the dyned, and carted ther dogges with them all this tyme. But he denies that they did other course or kyll any deare with there dogs or other weyes in any of Master Arther Harrys his grownds nether dothe he knowe of any to be kyllled there by any other person (ERO Q/SR 78/35).

The Examination would certainly suggest that Arthur Harris had a mature park at Creeksea which was well stocked with deer. That Arthur Harris was in residence at Creeksea is further confirmed by letter, dated September 29th 1585, which was written at 'Crixith' [Creeksea] from 'Arthur Herry's' and addressed to 'the worshipfull his veary lovinge coosen Henry Myldmay esquier' and the rest of the justices assembled at the Sessions (ERO Q/SR 94/15).

Arthur Harris died in 1597 but not before preparing his will in which he described himself as of 'Crixeth in the countie of Essex'. It is clear from his will that the majority of his property was left to

'William Harrys his sonne whom he did constitue and appointe to be his sole Executor of this his last will & Testament'.

William Harris was born at Woodham Mortimer in 1556 and served as sheriff of Essex in 1598-9 and was knighted in 1603. A man of considerable wealth, he contributed £60 towards the Privy Seal loan of 1604 (PRO E401/2587); the Privy Seal loan being a form of voluntary taxation upon the very richest in the country. He died at Creeksea Place in November 1616 and his will was probated in 1617.

### 3.3 17TH CENTURY

Creeksea passed to William Harris's eldest son, Sir Arthur Harris (1587-1632), in 1616/7. Sir Arthur Harris (knighted by King James I in 1606) lived at both Creeksea Place and Woodham Mortimer with his wife Anne (daughter of Robert Creamer of Cheptsead, Essex) and their two children Crammer and John. Anne died comparatively young and Arthur remarried in 1614 to a further Anne, daughter of Sir Nicholas Salter of Enfield, Middlesex. The couple had numerous children but it was Crammer Harris, from Sir Arthur's first marriage, who inherited Creeksea Place after his father's death in 1632. Arthur and Anne were both buried at All Saint's Church, Creeksea, where the inscription spells the family name as 'Herris'.

The close association of Harris family with the house at Creeksea was maintained when Sir Crammer Harris (1610-1674), born at Creeksea Place, inherited the property in 1632 (Morant 1763; 1768, 363). Crammer married Martha Holford, the daughter of Daniel Holford of West Thurrock, and the couple has two children; Martha and May Harris, all of whom lived at Creeksea Place. Martha (1632- after 1671) married Charles Mildmay of Woodham Walter and, following Sir Crammer Harris's death, Martha inherited the Creeksea estate but does not appear to have used the house.



**Plate 2** Map of Burnham, dated 1671

Charles and Martha Mildmay's daughter, also called Martha (1663-1690), inherited the property after her parents died but, marrying Sir Charles Tyrrell (1660-1714/15) at Woodham Mortimer in 1682, does not appear to have lived at Creeksea and there appears to be little evidence that Creeksea Place was

used as a principal residence by the family.

From this period is the earliest illustration of the house on a map of Burnham date 1671 (Plate 2; see Appendix C for full plan), which shows the house set within its park and apparently the main (east) frontage. If it is the east frontage the house would appear to have had three gables; a gable of the extant north wing, a central gable and a gable associated with a south wing.

### 3.4 18TH CENTURY

An Extent from the Hanbury family records dating to c.1715 names various properties including

the site of the manor & appurtenant lands in Althorne & Creeksea.

Manor of Creeksea, Creeksea Park & its appurtenant lands in Creeksea & Burnham.

A cottage & lands called Burnthouse Lands.

Creeksea ferry & ferryhouse & oyster laying in Creeksea. The advowson of Creeksea & the farm of Stokes in Creeksea, Burnham, Althorne & Mayland. (ERO D/DXr 37)

Creeksea is mentioned again in the Hanbury family records in a document of c.1715 concerned with fines and recoveries dating 1549 to 1715 'of several manors and premises' in Essex, including the 'Manor & advowson of Creeksea with its appurtenant lands in Creeksea, Althorne, Burnham & Mayland' (ERO D/DXr 36).

A series of surveys of Rivenhall Place and Mundon Hall estates were undertaken in 1715-16 for

my Most worthy Master William Western of Rivenhall Esq., humbly presented, Being a Survey in particular of his Estates in the County of Essex, performed by Benjamin Fallowes of Maldon (ERO D/DFg P1/1).

Each map is provided with its own title and provides the name of the property, occupier, and exact date of survey. The Manor of Creeksea Hall is stated to be 384 acres, while that of Creeksea Place is stated as being 226 acres. The map shows the house in a stylised form set within its sequence of enclosing gardens and courts (Plate 3; see Appendix C).

#### 3.4.1 The decline of Creeksea Place

There is little documentary evidence to suggest that the house was improved or updated during the later 17th century and early 18th century, and by the 1730s, when the house was occupied by the Baker family, the buildings must have been in poor condition. In 1741-2 the east and west wings, several outbuildings and the walls of the old pleasure garden were dismantled and the materials sold (Fairman



**Plate 3** Map of Creeksea, dated 1715

1985). A particular of c.1750 amongst the records of the Hanbury family notes that Creeksea Place (226 acres) & Burnt House (78 acres) was in the occupation of Mr. Baker & Shrill (ERO D/DXr 39). Baker was a local farmer and, after its truncation, the house was mainly serving as a farmhouse.

By 1783 Creeksea Place and farm was in the ownership of the Mildmay family and was still being leased out to the Baker family (ERO D/DM T146). An account of 1785 indicates that 'William Hanbury esq.' was receiving sums of money for various estates and properties sold by him including 'How Hall', in Danbury, 'Shrill Marsh', in Dengie, 'Lawling Hall', in Danbury and 'Creeksea Hall' (ERO D/DXr 61).

Particulars of sale, dated 1794, includes the

sale of Manor of Creeksea, Creeksea Place Farm (299 acres), land called Hide Wood (6 acres), oyster laying in River Crouch, tenement called Burnt House, and advowson and Mayland... (ERO D/DC 41/116).

A sale catalogue of 1794 lists among many other properties

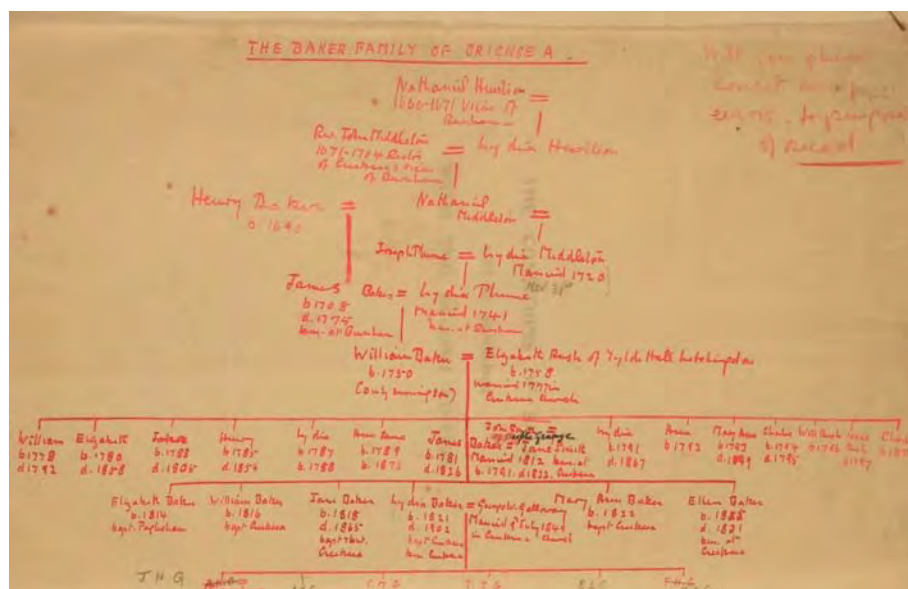
Three Ashes Farm, Althorne and Mayland, 181 acres; Manor of Crixeth [Creeksea], with Fines, Quit-Rents, Heriots, Royalties and Privileges, and perpetual advowson and right of presentation to the Rectory at Crixeth (ERO SALE/B2875)

Among the Mildmay family papers are deeds, dated 1795, which are concerned with land in Burnham and Creeksea. The deeds cover the 'Manor of Crixeth, farm and lands called Crixeth Place, Burnt House lands, and oyster-layings' (ERO D/DM T26).

### 3.5 19TH CENTURY

By the early 19th century it is clear that the Creeksea Place was still serving primarily as a farm and a lease of 1801 describes it 'as a messuage or farm called Crixsea Place, Creeksea' (ERO D/DGe T7). The site was being leased by William Baker whose will, dated 21st December 1807, describes him as of 'Creeksea Place, Creeksea, farmer' (ERO D/ABW 117/2/72).

In White's Directory of Essex 1848 both Mr John Smith and William Baker (farmer) are described as of 'Cricksea Place'. John and Sarah Smith were still living at Creeksea Place in 1851 according to the census of that year, along with William Baker (aged 34), Edward Rush (aged 44), Jane Baker (aged 32) and Maria Brown (aged 15). Jane Baker was James Baker's daughter and was born at Creeksea Place in June 1818. The 1861 census indicates that the unmarried Jane Baker, then aged 42, was a farming 345 acres and classed as the head of the household with Sarah Cocksell (aged 61) acting as a servant and William Cocksell (aged 68) acting as stockman. Jane Baker died in 1865 although it has been suggested that the Baker family continued to use Creeksea Place into the 1870s. Sketched out within a sales catalogue of 1908, held at the Essex Records Office, is a family tree of the Baker family of Creeksea (Plate 4).



**Plate 4** The Baker family tree

### 3.5.1 1873 Ordnance Survey

The 1873 Ordnance Survey (published 1880) shows the house with its associated gardens in some detail (Plate 5). The northeast service range consisted of two separate buildings; a block attached to the west side of the north wing and a further detached block on the same alignment further to the west. The latter has some additional structures attached to it of uncertain function. Further to the west on the same alignment a well is indicated on the map. The main north wing is shown in its original form, free of the later additions.



**Plate 5** Ordnance Survey, 1873

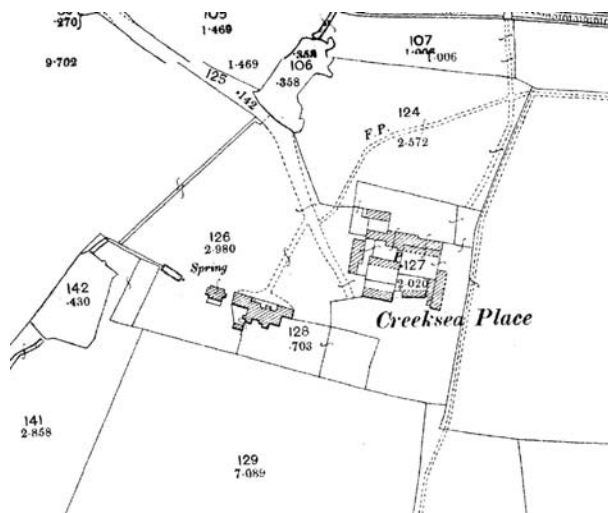
The arrangement of the gardens denoted on the map is illuminating. To the east of the house, two courts are shown planted with trees in a regular pattern, perhaps suggesting that they were orchards. To the west of the house is a single large court terminating with a rectangular pond across its western end; the regular lines of the pond suggest a formal garden feature rather than a simple fish pond. The formal arrangement of courts and pond suggest that all these features are a relic of the 16th-century plan of the gardens.

To the north of the house the gardens appear to be less formal with a large irregular area, apparently under grass, with various access drives to the house and, to the northeast, buildings which were being used primarily for agricultural purposes by this date; the centre of the Creeksea Place Farm noted in various documents from the late 18th century. The double courtyard plan of the latter, with buildings arranged in a fairly regular plan, might suggest that originally some of the complex might have been intended as a service court.



### 3.5.2 1895 Ordnance Survey

The 1895 Ordnance Survey (published 1898) shows a considerable amount of change had taken place in just over twenty years (Plate 6). The north range of the house had evidently received some alterations to its north elevation, with blocks added, so that it now presented a more uniform plan. Some alterations are evident to the eastern and western garden courts with dog-leg being introduced in the boundary between the two. The former double courtyard of the northeast farm buildings had been altered by the time of the mapping, with the southwest corner now occupied by a stable and carriage house arranged around a small courtyard; the latter buildings still exist although in poor condition.

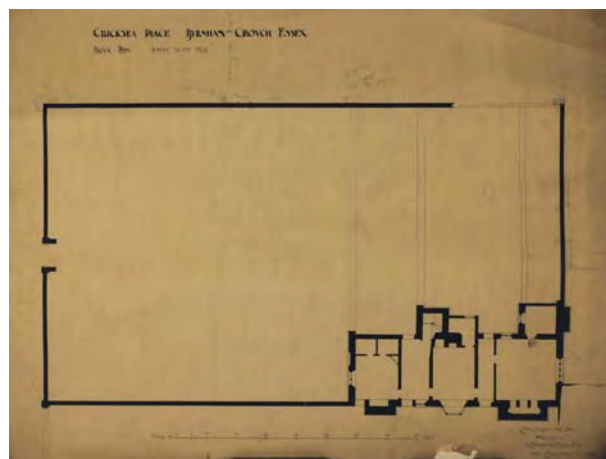


**Plate 6** Ordnance Survey, 1895

## 3.6 20TH CENTURY

### 3.6.1 The William Rome Restoration

William Rome (1842-1907) was the son of Andrew Rome, a police inspector who was responsible for policing the oyster fisheries on the River Crouch. On leaving school, William Rome joined Sweetings, one of the larger local oyster merchants, but illness resulted in him leaving work and the opportunity to travel around on the continent. His travels inspired an appreciation of fine art, and he returned to England with an extensive collection of art and china. Rome eventually became a senior partner in the Sweetings business. He rented and moved into Creeksea Place in 1899 following marriage difficulties with his second wife, and purchased the house outright in 1900/1901 and remained there until his death in 1907 (Fairman 1985). The layout of the house at the time of his purchase can be traced from a series of plans prepared in 1900 (Plates 7 and 8; see Appendix F).

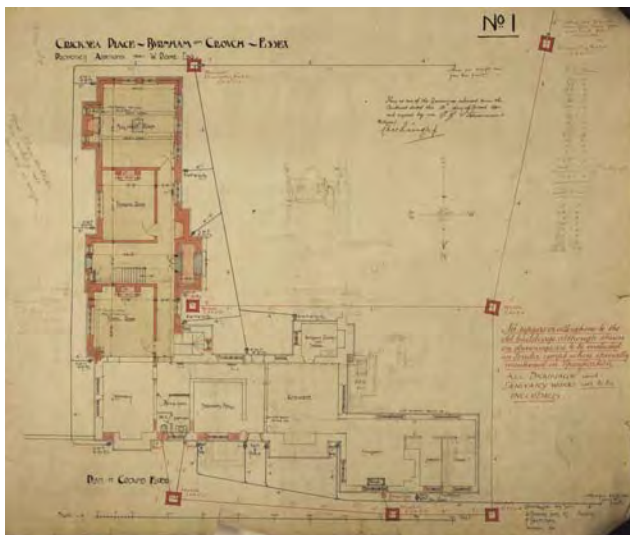


**Plate 7** Ground floor plan of the house, dated 1900

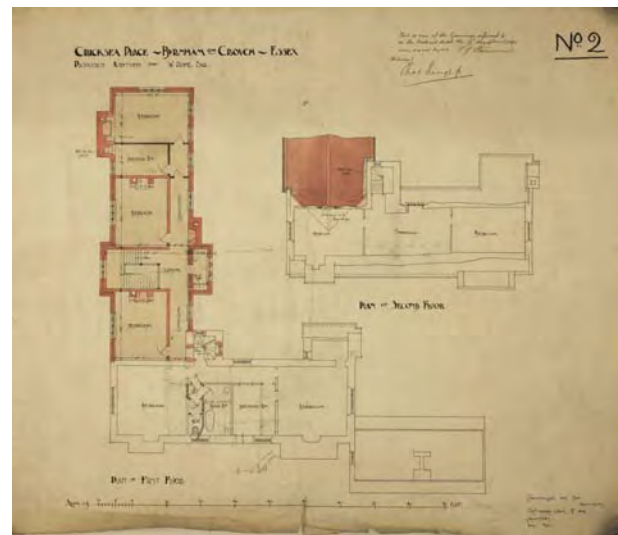


**Plate 8** Ground and first floor plans of the house, dated 1900

Following his outright purchase of the house, William Rome undertook a major campaign of



**Plate 9** Ground floor proposed alterations, 1901

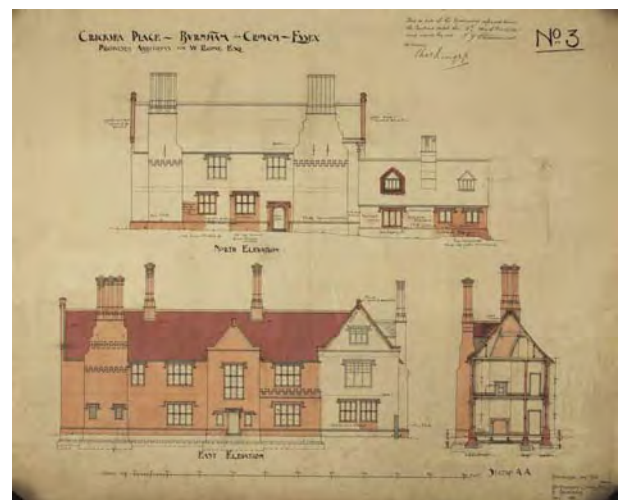


**Plate 10** First and attic floor proposed alterations, 1901

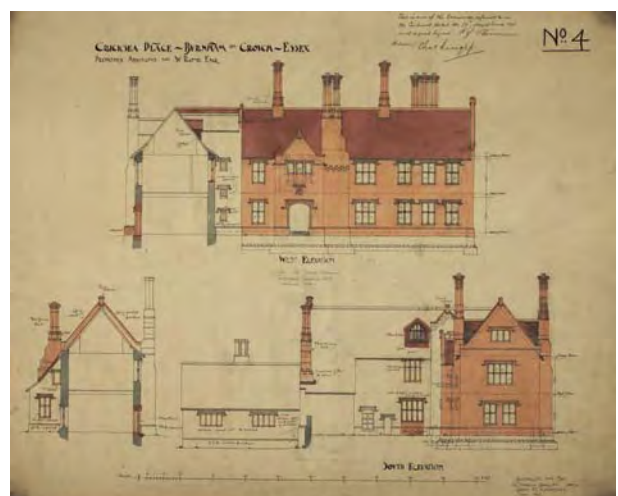
renovation and addition to the building employing, initially, local architect Wykeham Chancellor, of Chancellor & Son, Chelmsford. Later work on estate buildings, from c.1905, was by W. Stammers, builders and architects. The current appearance and form of the house owes much to William Rome and it is evident from inspection of the building that even in the original parts of the house, 16th-century architectural 'salvage' was brought in and installed to enhance the 'antiquity' of the building. All of the architects drawings, notebooks and correspondence for the works are preserved in the Essex Records Office a selection of which is presented in Appendix D (notebooks), Appendix E (1901 plans) and Appendix F (elevations, plans and detailed drawings). The main works consisted of the rebuilding of the east range, some alterations to the north wing and alterations and additions to the north wing extension (Plates 9 to 12; see Appendix F). A photograph of the completed works was taken in 1903 which shows the north and part of the east sides of the house (Plate 13).

### 3.6.2 1907 to present

Following William Rome's death, Creeksea Place was put up for sale with a sales catalogue issued in



**Plate 11** East and north elevations, proposed alterations, 1901



**Plate 12** West and south elevations, proposed alterations, 1901





**Plate 13** 1903 photograph of the house

1908 (ERO D/P 53/28). However, attempts to find a buyer appear to have been unsuccessful and a further catalogue was issued in 1909 (ERO T/P 179/4). The sales catalogue described the house as a

fine old Tudor Residence..... Three reception rooms, Billiard Room, Thirteen Bed and Dressing Rooms, Bath Room. Charmingly Disposed Pleasure Grounds, intersected by a chain of ornamental lakes. Enclosed old-world garden and productive walled-in kitchen garden. First-class stabling for five horses. Two coach or motor houses, kennels, bailiff's house, and a complete set of farm buildings.

The catalogues provide a selection of external photographs of the property at this time (Plate 14) and a map of the estate (Plate 15).

The property does not appear to have been successfully sold and further sales catalogues were issued at the time of World War I (ERO SALE/B471) and shortly after the war (ERO SALE/B4035) the latter describing the property as 'Creeksea Place, Creeksea, a residential estate of 946 acres'.



**Plate 14** 1908 photograph of the house



**Plate 15** Estate plan of 1908

### 3.6.3 Captain Jackson

However, by 1918 Creeksea Place was owned by Captain Hubert Feilden Jackson and his wife, Blanche (*The London Gazette*, 1st April 1919). Mrs Jackson advertised for a 'parlourmaid or good housekeeper' who 'must have a good references' (*Burnham on Crouch and Dengie 100 Advertiser*, 16th February 1918). The Jacksons embarked on a further programme of alteration and additions to the house which included a single storey block attached to the north wing, an annex around the 16th-century stair turret and, internally, some reconfiguration of the ground floor of the north wing (Plate 16). Some further proposed alterations, such as a new stair to access the attic floor, were never executed perhaps due to financial problems.



**Plate 16** Proposed north lavatory block, 1918

A sales catalogue was issued in 1927 (ERO SALE/B5692; SALE/B2231) describing the property as consisting of the

'... Home Farm, Burnham on Crouch and Creeksea, 94 acres with Creeksea Place, Creeksea, 26 acres and 24 acres of parkland.' (ERO SALE/B5692)

Three parties appear to have had a financial interest in the estate as this time consisting of Thomas Allen, a builder who lived at Lynderswood Court, near Braintree (*Essex Newsman*, 16th January 1937). East Anglia Estates Ltd and Captain Hubert Feilden Jackson and his wife Blanche Charlotte (*Essex Newsman*, 13th February 1937). Quite how this situation had come about is unclear.

Eventually the sale of the estate was split and Creeksea Place was placed on the market with 24 acres in 1931 (ERO SALE/B4006) and the remainder of the estate was placed on the market in 1932, consisting of

'Stokes Hall Farm, Althorne, (312 acres); Sports Ground (9 acres), Hill Farm, (79 acres) and Golf Course (72 acres), Burnham on Crouch; Creeksea Hall Farm (68 acres), Elm Farm (108 acres), Creeksea Place Farm (94 acres)' (ERO SALE/B4009)

While Creeksea Place appears to have been successively sold the remainder of the estate was back on the market in 1938 (ERO D/DCf B887) the vendor being Bertha Florence Allen of Lynderswood Court near Braintree, widow of Thomas Allen who had built Lynderswood Court.

In 1940 Lindisfarne College moved from Westcliff to Creeksea Place until the property was requisitioned for wartime use as a base and training unit facility; the college relocated to Newburgh

Priory, Coxwold, Yorkshire.

With the departure of the military and the college the property was again put up for sale in 1950 when the sale included 'Creeksea Place, Creeksea, with 30 acres and lodge' (ERO SALE/B6776). It has now remained with the same family for over half a century.

## 4.0 BUILDING DESCRIPTION

For the purposes of building description windows and doors have been identified using the following system. Windows and doors are numbered starting at the current main entrance moving clockwise around the building. Windows are prefixed W and doors prefixed D, and those on the ground floor with a G followed by a number starting at 1, for example WG1 and DG1; for the first and second floor they are prefixed with an F or S as appropriate. Internally, rooms are also lettered and numbered, so ground-floor rooms are prefixed G, first-floor rooms prefixed F and so on, for example Room G3. Room numbering begins with the 16th-century house and flows into the later additions to the house.

### 4.1 EXTERIOR ELEVATIONS

#### 4.1.1 North elevation

The north elevation consists of three main elements; the original north wing of the 16th-century house, two blocks that were added to the original north wing in the 20th century, and the north wing extension (of several dates) to the west (Figure 2). Unless otherwise noted, brick is generally employed in the facades.

##### *16th-century north wing*

Only half of the north elevation of the 16th-century north wing remains visible. Where exposed, the 16th-century work employs small handmade bricks consistently laid in English bond, with a plinth running along the bottom of the elevation topped by a course of moulded brick. The east end of the elevation retains a chimney stack with an embattled band and three octagonal shafts (each shaft serving a floor). To the east of the stack there is a cast-iron rainwater hopper with the year 1871 cast into it (Plate 17). To the west of the stack are two windows serving the ground and first floor respectively. The ground floor window (WG5) is a six-light with brick moulded mullions and transom and leaded lights. Above the window is a brick label. Most of the brickwork appears to be early 20th-century replacement although two mullions and the lower part of the west side retain original brick, while a cement render has been employed to pick



**Plate 17** Rainwater hopper dated 1871



North elevation

Figure 2



out the surround to the window in addition to the label. The render has probably been applied to cover over badly eroded, or damaged, original brick.

The first floor window (WF5) is of identical form to that on the ground floor (WG5), although most of the brickwork associated with it appears to have been replaced in the early 20th century. To the west of the window the 16th-century fabric is covered with early 20th-century blocks and only a small section is exposed adjacent to the gable end. The main features in the latter portion are a short section of exposed moulded brick stringcourse (which extends around onto the west elevation) and a lead rainwater down pipe which, on the hopper, has the date 1569 cast into it (Plate 18). The hopper cuts into the brickwork forming the moulded



**Plate 18** Rainwater hopper dated 1569

string course and appears to be a later insertion, either dating to 1569 or having been moved to its current location at a later date. To the east of the hopper, and subsumed behind the early 20th-century additions to the elevation, is a further original chimney. Like its compatriot to the east it has been provided with three octagonal shafts.

#### *Early 20th-century blocks*

The two early 20th-century blocks added to the 16th-century fabric were evidently constructed to provide a more impressive entrance front to what had originally been a return elevation to the main east front. The eastern block is a two storey narrow structure provided with a gable and a window per floor (WG4 and WF4), added by William Rome in c.1906-7. Plinth, string course, window form and brick bonding emulates the 16th-century work. The larger western block, added by the Jacksons in c.1918 also emulates the details of the 16th-century work. On the ground floor it has a door opening (DG1) which now acts as the principal entrance. The timber surround of the opening appears to be reused 16th-century work, although housing an early 20th-century panelled door. The ground floor windows are (WG2 and WG1) are three light and a single light while directly above, at first floor level are a further two windows of identical form (WF2 and WF1) with a third two light window (WF3) directly above the ground floor door opening. The whole is topped with a monopitched roof hidden behind a parapet. The second block, from its inception, appears to have been intended to provide an entrance porch and bathroom/lavatory facilities on ground and first floors.

#### *The north wing extension*

The current appearance of the north elevation of the north wing extension is entirely the work of William Rome in the early 1900s and there is little 16th-century brick in the elevation. The ground floor windows all follow an identical pattern (WG36 to WG39) being either four light mullioned windows or three light (WG36), all provided with labels and all dating to the 1900s. A ground floor door opening at the west end (WG36) is of the same date. At first floor (or attic) level are a series of dormer windows (WF26 to WF30) and a single light window at the west end - all dating to the 1900s.

The main surviving area of 16th-century brickwork is to the west of window WG36, the remainder of the facade appears to be brickwork of the early 1900s.

The roof is punctuated by three chimney stacks. The eastern most appears to be of the 16th century although topped by a cluster of four shafts dating to the 1900s. The central stack appears to be entirely of the 1900s, while the western stack does incorporate some 16th-century fabric.

#### 4.1.2 East elevation

The east elevation (Figure 3) would have been the original principal main facade of the house in the 16th-century, but the demolitions of the 1740s left only the east elevation of the north range standing. William Rome rebuilt the east range of the house in c.1901 in a free interpretation of what the 16th-century house might have looked like.

##### *16th-century*

The remaining element of the 16th-century house is the single bay at the north end of the elevation. As with the other 16th-century work it comprises small handmade bricks laid in English bond. At ground floor level are a pair of windows (WG7 and WG6) under a single label. Each window is of six lights, mullioned and transomed. The brick mullions and transoms of window WG6 were entirely replaced in c.1901, while window WG7 retains a high percentage of its original brickwork. Sections of white plaster render remain attached to the label; a treatment which is possibly early in origin. At first floor level is large ten light mullioned and transomed window (WF6); all the brickwork forming the mullions and transoms represents a replacement of c.1901. However, the brickwork forming the label appears to be original. A cement render of c.1901 has been used to pick out the frame of the window. Above the first floor window is an original moulded brick string course which retains large areas of an early white plaster rendering.

At second-floor (attic) level is a further three light mullioned window under a label. The mullions and much of the surround appears to be in replacement brickwork of c.1901 in addition to an associated cement rendering, but the label is original and retains large areas of an early plaster rendering. The gable is finished with moulded parapet with a cylinder finial at the apex, an unusual feature taking the form of a small artillery fort turret.

At first-floor level the vertical junction between the 16th-century work and the rebuilt east range of 1901 is readily apparent.

Although now lost the overall length of the original east elevation can be judged by the remaining 16th-century north and south walls of the eastern court which terminated against the original facade.

##### *Rebuilt c.1901 facade*

The majority of the east elevation consists of that rebuilt by William Rome in c.1901 and consists of a long three-storey facade with a projecting entrance porch and, at the south end, chimney. The detailing closely emulates the 16th-century work with mullioned and transomed windows under labels.





East elevation

Figure 3

Single light windows have been employed within the chimney breast (WG12 and WG13) and flanking the entrance doorway (WG9 and WG10). The entrance doorway (DG2) employs a four centre head emulating an original example on the south elevation of the north range (DG4). At second or attic level are two dormer windows of the same design employed on the north wing extension.

#### 4.1.3 South elevation

The south elevation is composed of the gable wall of the c.1901 east range, and the south walls of the 16th-century north range and north range extension (Figure 4).

##### *Gable wall of the c.1901 East Range*

The detailing employed on the gable wall is identical to that of the contemporary east elevation, with a pair of ground floor four-light windows under a label (WG14 and WG15), an eight-light window at first floor level (WF11) and three-light window at second floor, or attic, level (WS4). The plinth and string course is carried around from the east elevation.

##### *South wall of the North Range*

The south wall of the north range is partly obscured by the construction of an annex of c.1918 around the exterior of the base of the 16th-century stair turret. The stair turret rises above the annex and has single-light windows, both under labels, at first and second floor levels; a further blocked window is at ground floor level and now faces into the annex. The first floor level window (WF18) has received a cement render to the brickwork forming its sides and head, while that at second floor level retains traces of a white plaster render. The stair turret gable is finished with moulded parapet with a cylinder finial at the apex, identical to that on the remaining 16th-century gable on the east elevation; this would at least suggest that the stair turret and the east end of the north range are contemporary.

The c.1918 ground floor annex further obscures an original 16th-century ground floor window on the main north range (WG22). The window was originally of eight lights, although only four (western) lights remain fully exposed, while all of the brickwork forming the mullions and transoms is replacement material of c.1901 with the surround picked-out in cement. To the west is an original 16th-century door opening (DG4) with a four-centre head and label with the plinth either side stopped and taken to the ground vertically. To the west of the door opening is a further mullion and transom window opening of four lights (WG23). Although of 16th-century origin, much of the brickwork was replaced in c.1901, with a cement render employed to pick-out the surround. The original first floor six-light window (WF20) has had a similar treatment.

A single dormer window has been provided at second floor level (WS8). Of four-lights, the window might be an original 16th-century feature although much repaired.

The wall head would probably have terminated with a string course and low parapet wall but this appears to have been removed to allow the roof to over-sail the wall head; probably an alteration of the 18th or early 19th century.



South elevation

Figure 4

### *Fragment of West Range*

Attached to the west end of the north range is the remaining returning fragment of the 16th-century west range. The original fabric consists of the stubs of the east and west walls with the gap between filled with a wall to close off the remaining, upstanding, portion of the west range to form a small room at both ground and first floor level. The in-filling wall utilises reused 16th-century brick, although the wall was probably constructed in 1741-42, and incorporates a window opening (WG25). The window opening has a timber lintel and sill and appears to be a crude 20th-century insertion.

The remaining 16th-century wall stubs are informative. The western stub has been left as a ragged end with patches of lime render employed to make good. It is therefore evident that the wall was intended to continue and, indeed, a substantial section of the lower part of the wall remains heading south. In contrast the eastern stub has a finished face indicating that the brickwork did not continue to the south. However, a large blocked rectangular socket, c.1.25m above the current ground level, and evidence for a further blocked socket, c.2.5m above the current ground level, suggest that the wall continued to the south as a timber-framed structure.

The return of the eastern stub forms a short east-facing elevation which, at ground floor level, has a four-light mullioned and transomed window (WG24) which appears to entirely of c.1901 date. At first floor level there is a rectangular area of brickwork which evidently represents the position of a blocked window opening.

### *The North Range extension*

The south elevation of the north range extension incorporates several different phases of fabric which have been homogenised by the work of William Rome in the early 1900s. From the east end, and attached to the original north wing, an original 16th-century block extends c.11m to the west, where it originally terminated with a gable wall. The junction that marks the original end of the block is fossilised in the brickwork, partly concealed behind a rainwater pipe. The first block has two four-light mullioned windows (WG27 and WG28), all the associated fabric of which suggests an early 1900s date. The extent to which the current form of the windows might reflect the original, 16th-century, form of windows is unknown.

Although presenting a uniform roof line with the 16th-century block to the east, the next c.5.7m of fabric, entirely dates to the early 1900s and is an infill between two formerly detached blocks. The infill incorporates a large door opening (DG5) and a small single light window (WG29).

Beyond the infill the roof line drops over a section of fabric c.8.4m in length which represents an early detached building of probable 16th century origin. However, the current ground floor mullioned windows (WG30 and WG31) appear to be entirely of the early 1900s as is the attic, or first floor, dormer window (WF22). The tumbled brickwork that is evident is the in the west gable of the block would perhaps suggest an 18th century date for the roof being reworked, perhaps to incorporate an upper floor. The massive chimney, set within the gable, although probably of early origin has been substantially reworked, in the early 1900s, to incorporate multiple flues.

The final section of the north wing extension is a short two storey structure added by William Rome in the early 1900s to serve as garden store. The south elevation has a single light window at ground and first floor (WG33 and WF23).

#### 4.1.4 West elevation

Most of the west elevation is the work of William Rome in c.1901 consisting of the rebuilt east range (Figure 5). Detailing to this portion of the fabric is as on the east elevation, but incorporates a door opening with a porch.

##### *16th-century Work*

The main 16th-century element is the gable wall of the north wing and the chimney breast that serves the remaining portion of the west range. The north wing gable repeats the details seen on the east gable with mullioned and transomed windows at ground and first floor with a three light window mullioned window at second floor (attic) level. All of the windows were the subject of repair in William Rome's restoration of 1901. Only the lower part of the chimney breast associated with the west range is original 16th century work, the upper half being a reconstruction by William Rome in 1901.

The west end of the north wing extension is dominated by a small two storey extension added by William Rome in 1901.

## 4.2 BUILDING INTERIOR

### 4.2.1 Ground Floor

#### *Rooms G1 to G3*

The house is now generally entered through the main door on the north elevation (DG1). Rooms G1 to G3 (Figure 6) are all late additions to the house of c.1918. Room G1 serves as an entrance hall and has been lined with fake (c.1918) timber-framing to provide an air of antiquity. A door through the west wall leads into Room G2, now a cloak room, described as a 'lavatory' in 1918 when it contained three wash basins. The most notable feature in the room is the south wall which retains the formerly exterior plinth which runs around the large chimney breast of Room G6. Room G3 is on the east side of Room G2 but is accessed through Room G4; it has no particular features of note.

#### *Room G4*

Room G4 is part of the 16th-century phase of the house with its east and west walls formed from timber-framed partitions. The west timber-framed wall appears to be original although it has undergone some alteration. The west wall now has two door openings (DG11 and DG12); that to the south, DG12, appears to be an insertion of late 17th- or 18th-century date judging by the moulding on the surround, while the northern door, DG11, is original work of the 16th century and has a deep chamfered surround with stops. The RCHME plan of the house indicates that the latter door was blocked and the former door was open at the time of their survey, in addition to identifying the entire wall as modern (RCHME 1923, 28). The east wall also incorporates a door opening (DG13) of



West elevation

Figure 5





Ground-floor plan



Figure 6

identical form presumably copying the 16th-century design.

The north wall of the Room G4 has two openings; that into Room G3 has an arched head and is of c.1906-7, and has been contrived by opening out a window opening. The opening into Room G2 appears to be original 16th century work with a timber lintel and was probably an external door opening originally; it is possible that the 16th-century door frame now located in DG1 was from this opening.

The south wall has an original 16th-century door opening (DG4) and, to the east of it, an opening that leads into the c.1918 annex. The latter opening has been cut through an original external window WG22.

The room is spanned by bridging beams which retain chamfer stops where the beams meet the timber-framed internal walls.

### *Room G5*

The current appearance of Room G5 is entirely due to the alterations made by the Jacksons in c.1918. It has been lined with panelling of 17th-century date, with additional moulding details added which appear to date from 1918 (Plate 19). According to the RCHME plan of the house, there was south to north sub-dividing wall through the room which provided a near square room at the east end and narrow room or passage at the west end. However, the current window disposition within the room reflects the original layout although the north window, WG5, has been widened. The position of



**Plate 19** Room G5

the fireplace is also original although the chimney breast now houses an early 16th-century ornate fireplace of probable continental origin installed by the Jacksons. The current door opening in the south wall (DG14) is in the original position, although various door openings have been inserted into the wall and subsequently blocked between 1901 and 1918.

### *Room G6*

Room G6 is located at the western end of the original north range and, in the 16th-century would have served as the kitchen of the house. The internal fitting up of the room mainly dates to William Rome's restoration, but there are several features which are original. The north wall incorporates a massive fireplace which would have been used as a roasting hearth. The fireplace in its current form is largely a reconstruction by William Rome but probably reflects the original arrangement. In the west wall is a door opening the leads into the north range extension and, to the south, a large window opening (WG26). The door opening is an insertion of c.1901, while the window is an original feature although much restored.

The timber-framed east wall contains the two door openings noted in the discussion of Room G4.

The south wall has a door opening (DG10) and original window opening (WG23). The door opening has a moulded timber frame of 16th century date which is of near identical form to those which survive on the first floor of the range, with very ornate stops on the jambs. The frame houses a panelled door which appears to be original 16th century work. The door opening provides access into Room G7.

### *Room G7*

Room G7 represents the remaining portion of the largely lost west range. While the east, west and north walls of the room represent the original fabric, the south wall is an infill, inserted when the remainder of the south range was demolished in 1741-2. The west wall contains a fireplace with a four-centre head. It is original 16th century work but has been heavily painted concealing much of the fabric. Within the fireplace are two brick piers inserted to narrow the fire opening and probably dating to the early 1900s.

The east wall is devoid of features other than a window opening (WG24) which appears to be entirely a restoration of 1901, although in an original window position. The south wall is also devoid of features other than a simple window opening (WG25) provided with a shutter and probably an early 20th century date.

### *Rooms G8 and G10*

Rooms G8 and G10 form the interior of an annex building added around the exterior of the original 16th-century stair turret in the 1900s. Both G8 and G10 form lavatories an addition of 1918. Room G8 is accessed from Room G4 through an opening that has been cut through an original 16th-century window (WG22).

The main features of interest within the rooms are the remaining sections of plinth around the 16th-century stair turret, a blocked window in the north wall of Room G10 that formerly lit the stair and the door opening into the bottom part of the stair (Room G9).

### *Room G9*

Room G9 forms the bottom section of the 16th-century stair turret. The door opening into G9 from G8 appears to be original in origin, retaining a chamfered oak lintel with chamfer stops, although the jambs have been much modified. Within the Room G9 the original oak staircase remains complete. Under the stair, within the east wall, is a recess which appears to be a blocked door opening that would have provided access into the predecessor room to G11.



**Plate 20** Room G15

### *Rooms G10 to G16*

Rooms G10 to G16 all form part of the replacement eastern range as rebuilt by William Rome in the early 1900s. All of the rooms largely retain their fittings from this period including fireplaces in a loosely 16th-century style (Plate 20). The oddly-positioned hall fireplace in G11/G13 now houses a date stone, presumably intended to have been fixed to the exterior of the house, which notes the restoration date of the house and its presumed original construction date of 1569.

### *Rooms G17 to G19*

Rooms G17 to G19 form the eastern end of ground floor of the north wing extension. Rooms G17 to G19 form an early part of the extension onto the original north wing. The east wall of Room G17 retains sections of what would have been the original external plinth of the west wall of the 16th-century north wing; the opening between G17 and G6 cuts through this plinth. The west wall of G17 is formed from a substantial chimney breast which incorporates fireplaces into G17 and G18. Both fireplaces are original in origin but have been subject to alteration.

The wall between G18 and G19 is a substantial timber-framed structure of 16th or early 17th century date. The timber-framed wall continued further to the east, dividing-off the southern part of G17 to form a corridor, with a door opening at its eastern end. The vanished section of timber-framing appears to have been removed in the 20th century; it was planned as being in position on the 1923 RCHME plan. The western end of the timber framing retains a door opening that leads to a short flight of stairs to the upper floor. The door opening has a slightly arched head and appears to be an original 16th-century feature.

Room G18 has been subdivided to form a small kitchen and pantry, probably in the 19th century, but was originally a single room.

As originally constructed, Rooms G17 to G19 formed the ground floor of a 16th-century block that was added to the original north wing of the house. It originally consisted of two rooms on the ground floor with a corridor along the south wall. G17 probably served as a small hall and G18 as a parlour, while G19 provided the access between the two rooms and upper floor and perhaps can be best described as an outshut incorporated into the main body of the building. It appears to have been intended as a residence for a senior household servant or official such as the steward.

### *Rooms G20 to G23*

Rooms G20 to G23 are entirely the work of William Rome in the early 1900s and represent an infill of a formerly open space between the 16th or early 17th-century block to the east and a block of similar date to the west.

### *Rooms G24 and G25*

Rooms G24 and G25 form the ground floor interior of the formerly detached block of 16th or early 17th-century origin. It probably originally served as a brewhouse or bakehouse with the large fire opening in the west wall G25 providing the source of heat for these processes. The interiors have largely been modernised and there are few features of note. The remains of timber-framing in G25

against the north wall appears to represent a pair of small service rooms that are evident on the RCHME 1923 plan; they were probably constructed in the late 18th or early 19th century.

The stair in the southwest corner of G24 is a 20th-century replacement of a stair that was originally reached from G25. With the extensive replacement of timber in this part of the building that date of the earlier stair is uncertain, but whole upper floor could be an insertion of the 18th or early 19th century.

#### *Room G26*

Room G26 forms the interior of the ground floor of a annex that was added onto the the north range extension by William Rome in the early 20th century.

#### 4.2.2 First Floor

The first floor of the house was originally reached by the 16th-century stair in F9. William Rome subsequently supplemented the original stair with a much more grandiose staircase in F1 (Figure 7).

#### *Rooms F1 to F6*

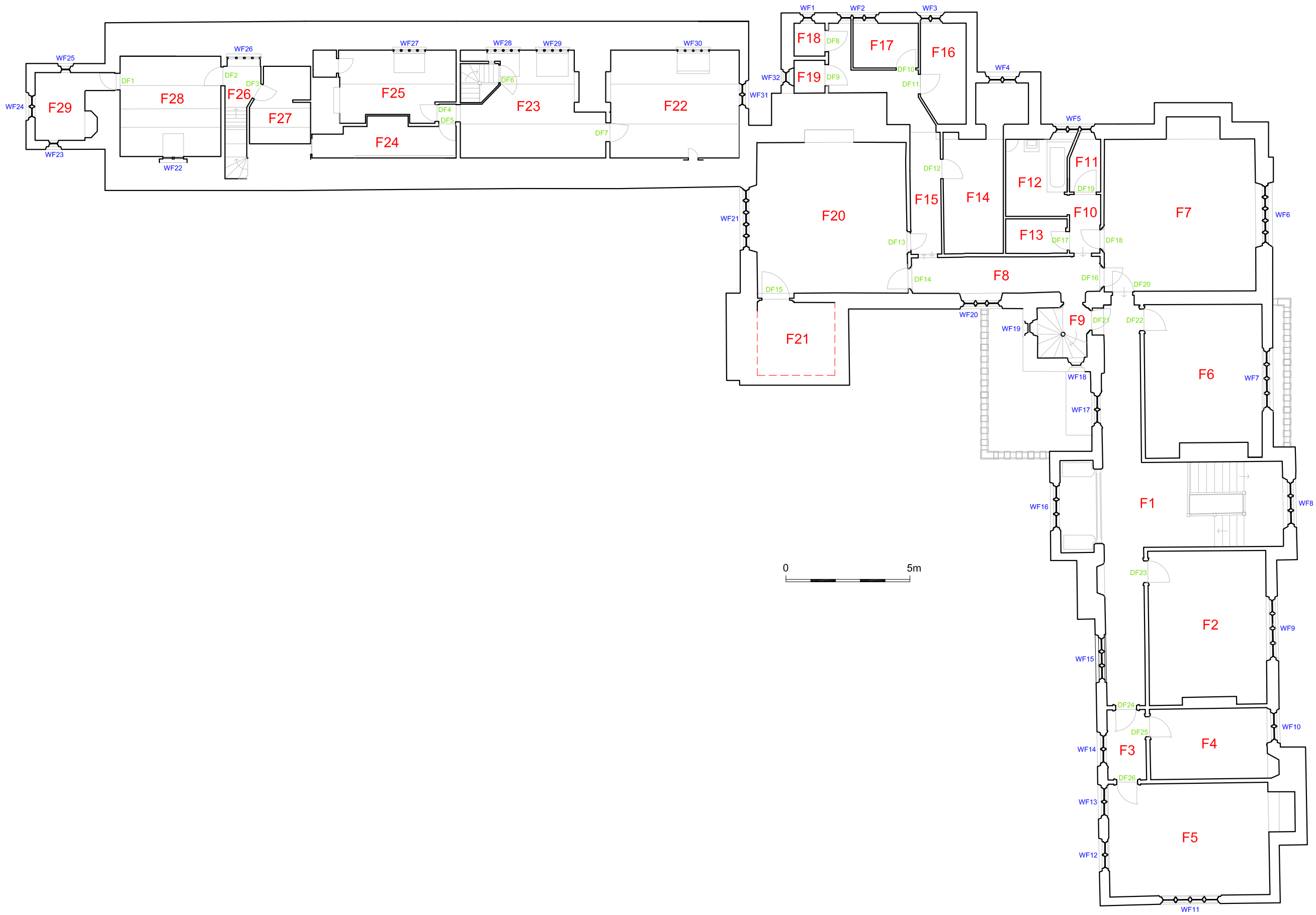
Rooms F1 to F6 form the interior of the east range added by William Rome in the 1900s. As with the ground floor the rooms retain much of their fitting up from this period, although have been subject to more recent redecoration.

#### *Rooms F7 to F15 and F20 to F21*

Rooms F7 to F15 in addition to F20 to F21 form the original 16th-century north wing of the house. Unfortunately much of this part of the house is used for storage, and it has not been possible to fully inspect all areas of the fabric in detail.

Originally the north wing appears to have contained three main rooms linked together by a corridor running along the south side of the wing (F8). F7 was accessed from the corridor through door opening (DF16). The door opening retains an impressive 16th-century timber surround with very ornate stops on the jambs. Within the room there is a large original fireplace in the north wall, currently hidden behind boxing.

From F7 the adjacent room to the west is reached by a further ornate door opening (DF18). Rooms F10 to F15 appear to have formed a single large room originally, perhaps intended as a bed chamber. However, the subdivision of the room appears to have taken place relatively early judging by the timber-framing employed in the sub-dividing walls. The earliest, and original, timber-framed wall is that forming the party wall with the corridor to the south (F8). Probably in the late 16th century the room was subdivided into two equal halves by a timber-framed wall running south to north. The eastern room thus formed was then subject to further sub-division to form the current sequence of rooms (F10 to F13) in 1918. The main features of these rooms is the timber framing, although the 'catch light' window above the door opening into F11 (a small closet) has some 16th or 17th-century Flemish stained glass. The western side half of the original room, now comprising F14 and F15,



First-floor plan



Figure 7



appears to have remained an open space until the insertion of a timber framed wall by William Rome in the early 1900s to form the two rooms.

In the north wall of F14 is an opening that has been cut through to the first floor of a block added on the north side of the north wing in 1918. However, it is evident that there had been a window in this position, the east side of the embrasure remaining in the north wall of F14. To the east of the remains of the window embrasure, within F14, is an opening that also leads into a block added by William Rome in 1906/7.

Room F8 is the main linking corridor through the north wing. The north wall of the corridor presents an impressive expanse of close-studded timber-framing. The south wall has an original window opening and a door opening into the 16th-century stair (F9). Just to the west of the latter opening is a vertical joint evident in the brickwork suggesting that the earliest phase of the building might actually be of two phases. Unfortunately, this relationship is not currently visible in the remainder of the fabric of the north wing, but could be suggested that the east half of the wing is the earliest and the western a secondary, but very early, addition.

At the west end of the corridor is a further ornate 16th-century door opening (DF14) which leads into the west end of the north range (Plate 21). The west end of the north range is occupied largely by a single large room (F20). The east, south and west walls of the room are lined with 16th or early 17th-century timber panelling. It is evident that the north wall had a similar treatment although most of the panelling has been removed. Within the north wall is an original 16th-century fireplace and, above it, a substantial steel joist has been inserted into the wall presumably to deal with structural problems in this area. A door opening in the east wall (DF13) houses a ornate carved panelled door of probable 16th century date. It is unclear whether the door is original to the house or a feature that was introduced by William Rome. An examination of the floor boarding on the eastern side of the room reveals a uniform junction in the floor boarding running north to south, which might suggest a partition has been removed. Given that the current east wall of the room appears to be original timber-framing, a further partition to the west of it would provide for a narrow room along the east side of F20. Such a narrow room is unlikely to have been a corridor, as it would not have led anywhere, and is more likely to have been a closet.



**Plate 21** 16th-century door opening into F20

In the south wall is a door opening (DF15), concealed within the timber panel work, which provides access to F21. The door frame is of moulded oak, identical to the other surviving 16th-century frames in the house, although sections of the frame are missing.

Room F21 is devoid of features but features might be concealed under the plaster work. The room represents the surviving section of the first floor of the west range.

#### *Rooms F16 to F19*

Rooms F16 to F19 are the interiors of the first floor of a block added to the north side of the north wing in 1918. F18 and F19 contain lavatories, F17 appears to have been a butlers/laundry room while F16 still contains a very fine bath/shower unit of c.1918, now disconnected and moved into the middle of the room.

#### *Rooms F22 to F29*

Rooms F22 to F29 form the first floor of the north wing extension. Rooms F23 and F24 are the upper floor of the late 16th-century residential block added to the original north wing and probably formed a pair of bedrooms for household servants or the steward. The rooms are divided by a chimney breast which is part of the original work and incorporates a fireplace for each room. The interiors of the rooms have been modernised and there is little early fabric currently exposed within them.

Rooms F24 and F25 form the upper floor interiors of an in-filling block added by William Rome in the early 1900s. As constructed they formed a single room heated by a fireplace in the west wall. The interiors are now largely modern.

Rooms F26 to F28 form the upper floor of a late 16th-century detached block. The upper floor was probably inserted in the 18th or early 19th century, but the interiors are now largely modernised.

Room F29 is the upper floor of a block added by William Rome in the early 1900s and is now largely modern in appearance, with the exception of fireplace in the east wall.

#### 4.2.3 Second Floor (Attic)

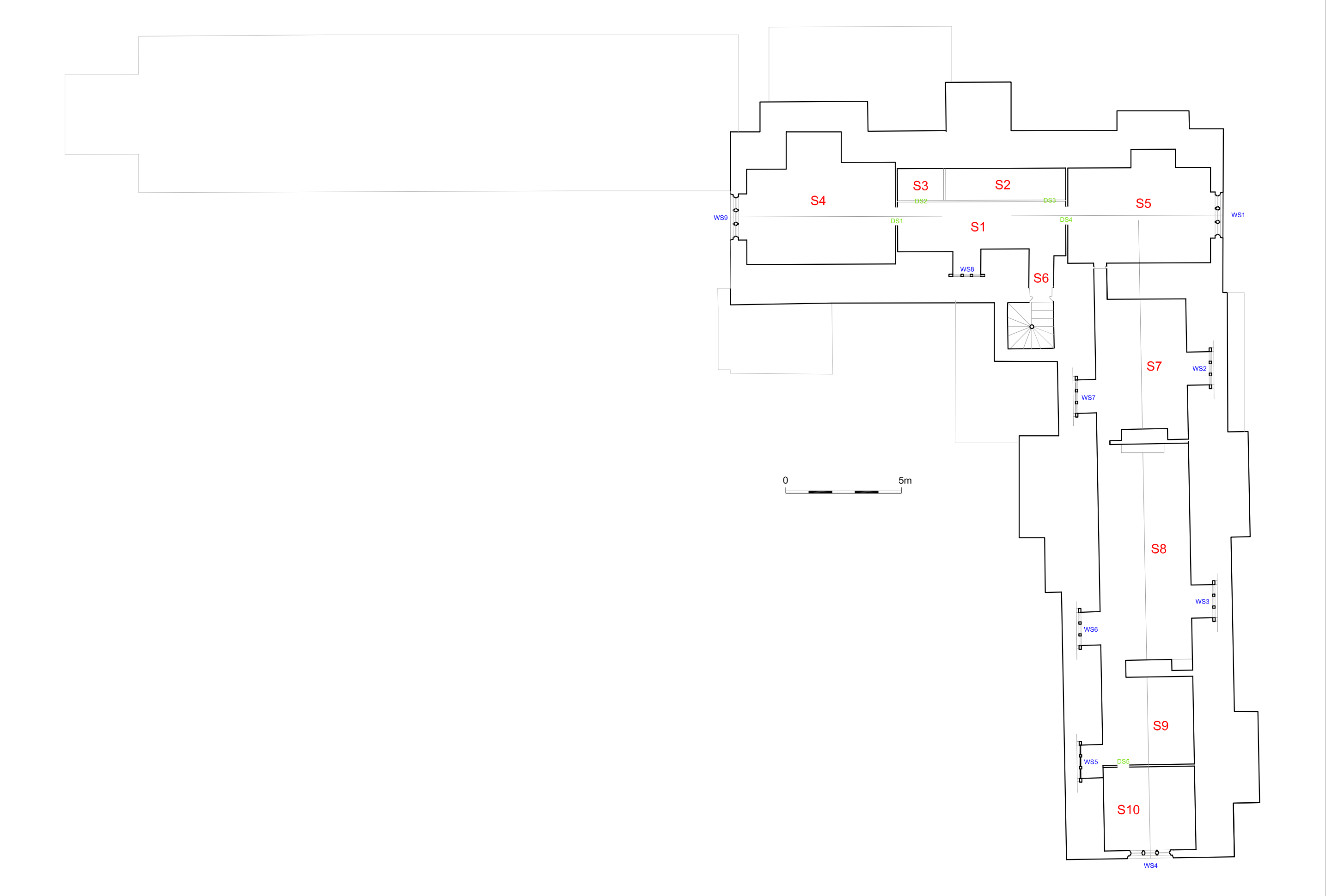
The second floor, or attic, can only be reached from the original 16th-century stair turret (S6) and forms two historically discrete areas (Figure 8).

#### *Rooms S1 to S5*

Rooms S1 to S5 form the top floor of the original north wing. S1 to S3 originally formed a single central room the north side of which was divided off in 1900s to provide space for water tanks and cupboards. Rooms S4 and S5 occupy either end of the north wing and entered through original 16th-century door openings. The main features of both rooms are fireplaces of 18th century date set in the north walls (Plate 22). It is likely that both S4 and S5 were intended as servants accommodation in the 16th and 17th centuries and typical



**Plate 22** 18th-century fireplace in S5



Second-floor plan (attic)



Figure 8

arrangement for a greater house of this period.

### *Rooms S7 to S10*

Rooms S7 to S10 form the top floor of the east range built by William Rome in c.1901. Fittings, such as the doors, suggest that the rooms were not fitted out as a habitual space until c.1918. There are no particular features of note.

## 4.3 GARDENS AND STABLES

### 4.3.1 Stables

The stable block is located to the east of the house and, with other buildings, is now under a mass of vegetation (Plate 23). The two blocks would have formed a carriage house and stable and appear to have been erected before William Rome's restoration of the house. However, their architectural styling is very similar to Rome's work and it is possible that the work was designed by the same architects. Several additional buildings are attached to the stables, including an open cart shed, now in advanced state of decay.



**Plate 23** Stable and carriage house

To the north of the stables should be an ice house but the dense vegetation and considerable quantity of dumped material makes this a challenge to identify on the ground.

### 4.3.2 Gardens

#### *The East Court*

Attached to the east side of the house is the East Court which largely retains its original 16th-century enclosing walls, gates and corner turrets (Plate 24). The East Court would have formed the original main approach to the house. The court is entered through a gate in the east wall with a four centre arched head under a moulded label with a pediment and corner turrets above. Internally, the opening retains the pintels for hanging a pair of gates with one pintel retaining a the ironwork that was fixed to the gate.



**Plate 24** East court gateway

A small gate through the south wall of the east court has a four centre head and might be an original feature although evidently heavily rebuilt.

The walls and gateway to the north of the East Court are largely the work of William Rome in the 1900s.

### *The West Garden*

The west garden was formerly a further enclosed space. Of the northern enclosing walls sections of original 16th-century walling survive attached to the north range extension and further section to the west is now concealed under a mass of ivy. There are probably further sections of walling surviving along the south side of the garden, but dense vegetation and ivy makes certain identification uncertain.

A further section of walling closed off the west side of the garden but is now only represented by an earthwork. To the west of the garden is a small lake evidently altered by William Rome but probably 16th-century in origin. To the south of the lake is a brick bridge, which is an addition by William Rome.

It is likely that the western garden would have been formerly laid out in the 16th and 17th centuries, but the evidence for this is now concealed beneath the turf.

### *Landscape*

it is likely that further gardens would have existed beyond those that can be readily identified, but further survey would be required to locate and characterise these.

## **5.0 PHASING AND ANALYSIS (Figures 9 to 16)**

### **5.1 PHASE 1 - MID-16TH CENTURY**

The earliest surviving phase of the house consists of the eastern half of the north range, fragmentary remains of the west range and east court garden walls. Further fragments of the west court walls also survive from this phase. The east range, which included a service room, cross passage with entrance porch and hall have vanished with any remains beneath the early 20th-century rebuilt east range. There appears to be no evidence for a south range and the RCHME published plan of the house merely suggests that the east/west garden court walls continued along this side, incorporating a gate (RCHME 1923, 28-29). However, the earliest illustration of the house from 1671 appears to suggest that there might have been a further south wing.

### *Date of construction*

On the basis of the documentary evidence the first phase of construction can be dated to the period c.1540 to 1559 and is probably the work of William Harris (1518-1559)



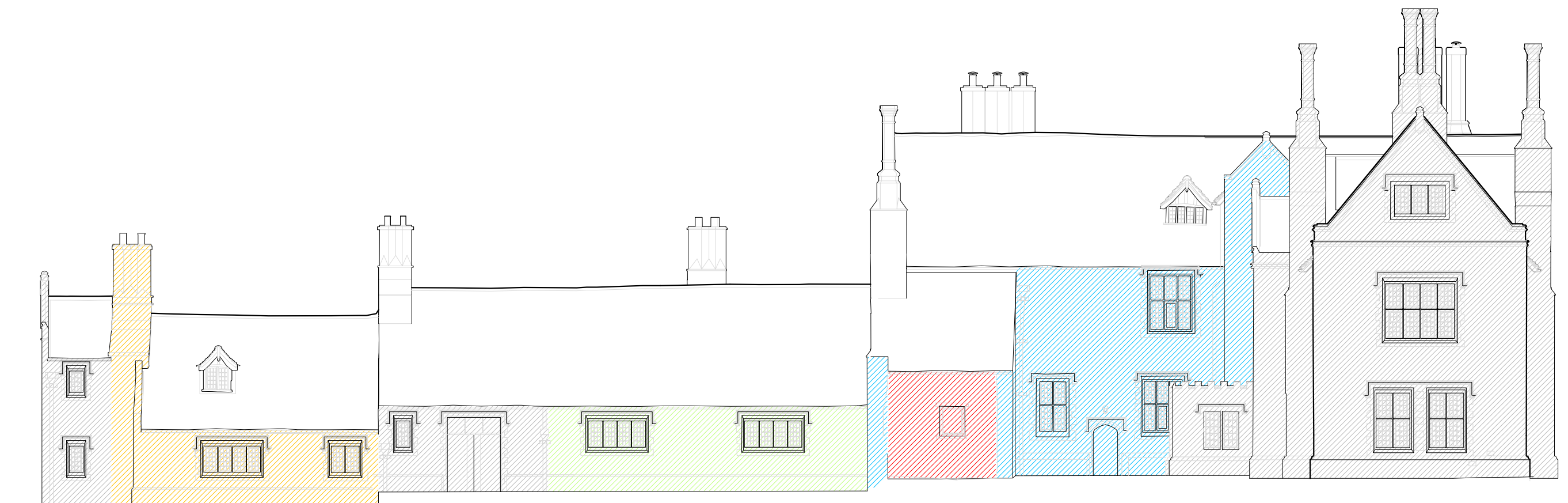


Phased north elevation

Figure 9



Figure 10



## Key



Phase 1 - mid-16th century



Phase 2 - late-16th century



Phase 3 - late-16th or early-17th century



Phase 4 - 18th century



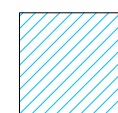
Phase 5 - early-20th century

Phased south elevation

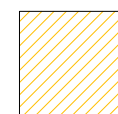
Figure 11



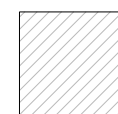
### Key



Phase 1 - mid-16th century



Phase 3 - late-16th or early-17th century



Phase 5 - early-20th century

Phased west elevation

Figure 12

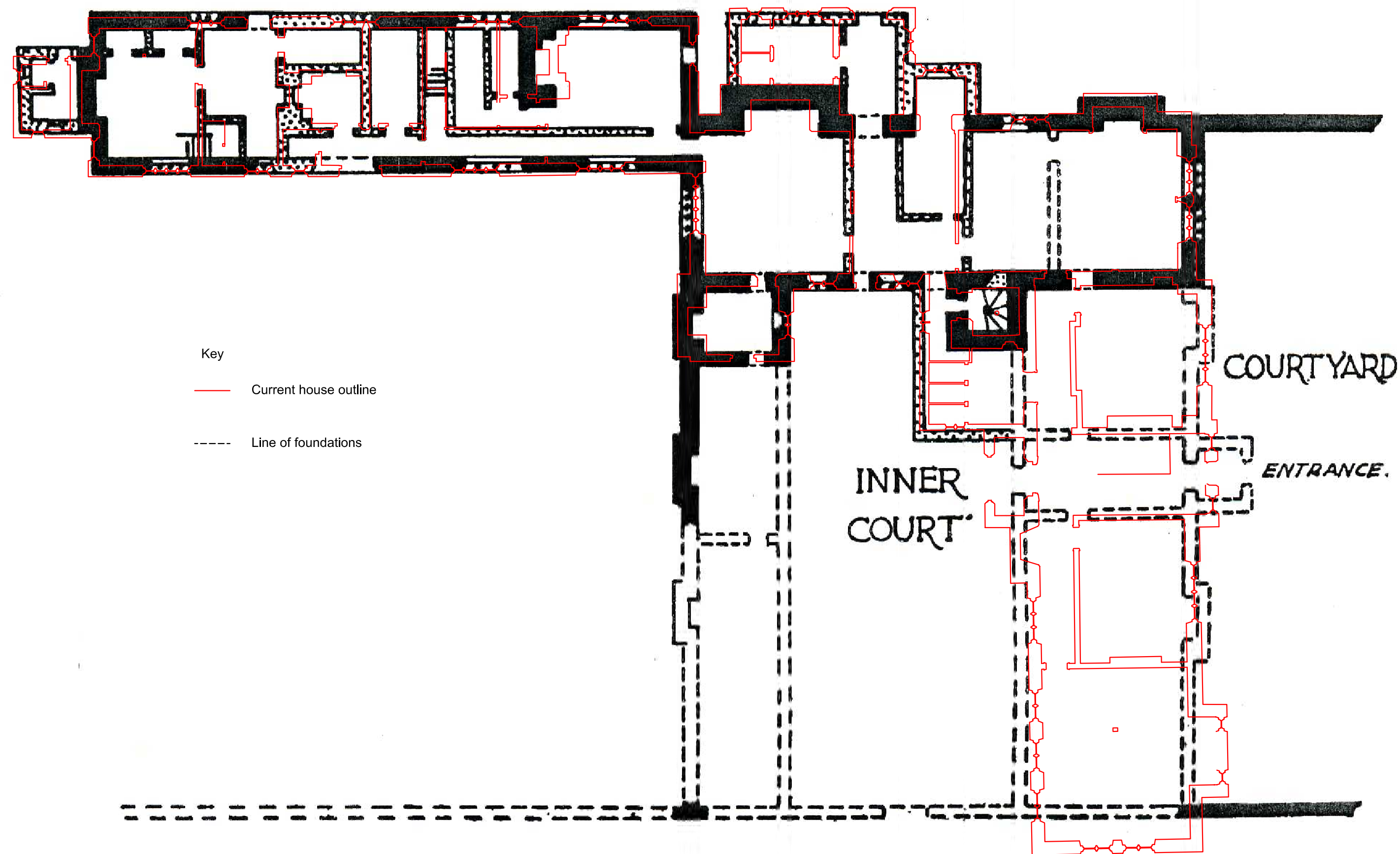


Phased ground-floor plan



Figure 13





Phased ground-floor plan with RCHME 1923 plan




Figure 14




Phased first-floor plan

Figure 15

Key

 Phase 1 - mid-16th century

 Phase 5 - early-20th century

0 5m

Phased second-floor (attic) plan



Figure 16

## 5.2 PHASE 2 - LATE 16TH CENTURY

The house appears to have undergone some significant alteration in the later 16th century with the addition of a two storey block onto the northwest corner of the original north range, which also underwent some internal reconfiguration of the first floor rooms.

### *Date of construction*

It is tempting to see these additions and alterations as the work of Arthur Harris (1530-1597) who acquired the property after the death of his half brother, William Harris, in 1559. The 1569 dated cast rainwater hopper on the north elevation of the north range, although probably not *in situ*, probably reflects when Arthur Harris made his alterations and additions to the house.

## 5.2 PHASE 3 - LATE 16TH OR EARLY 17TH CENTURY

In this phase some further reconfiguration of the first floor of the north range appears to have taken place, with additional timber frame partitions inserted to provide a series of smaller rooms or chambers.

### *Date of Construction*

Other than the fact that the timber framing is of high quality and that its relative chronology can be traced against the other phases of framing it is difficult to be certain of its date, but either a late 16th or, more likely, early 17th century date seems likely.

## 5.3 PHASE 4 - 18TH CENTURY

The 18th century brought about considerable change to the house with the demolition of east range and most of the west range. The demolition of much of the west range required the insertion of wall to seal off the stub of remaining northern part of the range. There were undoubtedly further alterations that made to the building in the course of the 18th century but William Rome's restoration in the early 1900s would have swept most of these away. However, it is evident that some of the 16th-century fireplaces were altered in this period with the second floor (attic) fireplaces still retaining cast iron inserts of late 18th- or early 19th-century date.

## 5.4 PHASE 5 - LATE 19TH TO EARLY 20TH CENTURY

### *1870s to 1890s*

There appears to have been some work undertaken to the house in the early 1870s while to the northeast of the house a new stable and carriage house was constructed amongst the farm buildings. It is currently uncertain who was the initiative behind these additions.

### *William Rome, 1901 to 1907*

More far reaching than the works in the 1870s and 1890s was the work undertaken by William Rome from 1901 until his death in 1907. Rome's major work can be summarised as the reconstruction of

the east range apparently based on the foundations of the 16th-century east range, the in-filling of the gap between the 16th-century brewhouse and 16th-century north range extension and general harmonizing of the 'new' north range extension. The interiors of the 16th-century rooms of the house received extensive attention with, for example, panelling obtained from other sources and installed. The 16th-century fireplace installed into room G5 has evidently come from elsewhere, while the large fireplace in room G6 (the former kitchen of the 16th-century house) has been recreated. Towards the end of William Rome's life a two story block was added to the north side of the north wing adjacent to the entrance of the house.

William Rome's work extended to the gardens with the construction of new bridge to the west of the house and the re-creation of gardens to the north and east of the house.

### *The Jacksons*

After Captain Jackson acquired the property, and from 1918, an ambitious series of alterations were planned. However, some of the proposals were not carried out and Jackson's work was more limited in scope. The main additions were the building of a two storey block on the north elevation of the north range, incorporating a porch and lavatories/bathrooms on two floors, a single storey annex around the bottom of the 16th-century stair, the removal of partitions to create a large dining room on the ground floor of the north wing and the fitting out the east range attic.

## **6.0 ASSESSMENT AND RECOMMENDATIONS**

### **6.1 ASSESSMENT**

Although only a fragment of a great 16th-century house, the remaining elements are of considerable interest, retaining evidence for the original built form and planning of the building, with further evidence for multiple phases of development in the early history of the building. The form of construction used in the earliest phases, external brick combined with high quality internal timber framing, including very ornate timber mouldings to the doors, is of particular interest. Timber might have been used rather more extensively in the vanished original east and west ranges, one reason that they were more readily demolished in 1739-40. It is possible that the upper floor of the west range served as a long gallery intended to provide elevated views across the formal garden court to the west of the house.

In general, little evidence for the use of the house after the early 17th century remains, subsequent alterations being removed in the course of William Rome's restoration of the 1900s and Jackson's work in c.1918. The early 20th century rebuilding and restoration of the building was quite extensive and has, in part, masked the original plan form of the building. While William Rome's work often drifts towards pastiche there is little doubt that it is of high quality and makes a genuine attempt to reflect the 16th century origins of the building. In comparison, the alterations and additions of c.1918 were a pragmatic desire to make the house more useable as modern home of the period.



The 16th-century gardens and courts from this period are a comparatively rare example and, given that there is little evidence for subsequent disturbance, might retain important archaeological evidence for their form and planting.

## 6.2 RECOMMENDATIONS

The slightly more complex earlier history of the house, with at least two phases of timber framing evident, would make a dendrochronological survey of the building very worthwhile. A more detailed study of the fabric of the north wing, in the context of any repair works, might reveal further evidence for the phasing of the building.

It is apparent that the Essex Records Office hold a considerable amount of information regarding works to the house between 1901 and 1918. It would be worth more detailed study of the plans and drawings, and transcribing the correspondence and architects notebooks from this period to identify further information on what was undertaken and observed in this period.

Any works within the original building and in the lower parts of the 20th century structures, such as the removal of panelling or lifting of floor boards, are likely to reveal more features than have been identified to date.

Important information on the layout of the 16th-century phase of the gardens and vanished buildings could probably be recovered by geophysical survey around the house. The likelihood that there is evidence for further elements of the gardens could be recovered by a more detail survey and study of the topography.

Archaeological excavations on the site of the west range and the possible site of a vanished south range would greatly increase our understanding of the earliest form of the house and how it related to its gardens and courts.

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**APPENDIX A LISTED BUILDING DESCRIPTION****CREEKSEA PLACE****List Entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CREEKSEA PLACE  
List entry Number: 1123776  
Location: CREEKSEA PLACE, FERRY ROAD

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

County: Essex  
District: Maldon  
District Type: District Authority  
Parish: Burnham-on-Crouch  
National Park: Not applicable to this List entry.

Grade: II\*  
Date first listed: 10-Nov-1951  
Date of most recent amendment: 27-Jan-1975

**List entry Description**

FERRY ROAD 1. CREEKSEA 5217 Creeksea Place (Formerly listed under Creeksea) TQ 99 NW 2/26 10.11.5

II\*

Part of a large C16 red brick house standing in a park of about 30 acres. The original building was completed in 1569 (The date on an original rain water head in the north wing). It comprised 3 or 4 ranges with a courtyard. The south range was destroyed in 1740 and only the east and north wings now remain. The east wing was built in the C19 on the foundations of the old structure. There are a number of original features in the north range, windows, chimneystacks and an original staircase on the south side. The main block is 2 storeys and a subsidiary range of 1 storey and attics extends to the west. The windows are brick mullioned and transomed and mullioned, with lattice leaded lights. The roof of the lower block is tiled, with 4 gabled dormers. The interior has a number of original features.

Listing NGR: TQ9344996163

**APPENDIX B MAPS AND DRAWINGS HELD AT ESSEX RECORD OFFICE**

The following table includes those maps and drawings held at Essex Record Office most relevant to Creeksea Place.

*\*denotes those maps/drawings which are reproduced in Appendix B and C*

<b>Reference</b>	<b>Summary description</b>	<b>Date</b>
*D/DMY/15M50/95	Map of Burnham, 1671	1671
*D/DFgP1/1	Map: Manor of Creeksea Hall and Creeksea Place (within a volume containing surveys of Rivenham Place and Mundon Hall estates)	1716
*D/Dmy/15M50/89	Map of Burnham, Southminster and Creeksea	1728
D/DGeP26	Map of Burnham and Creeksea	1804 (copy 1813)
D/CT 108B	Creeksea Tithe Map	1844
T/P179/2	Inventory of furniture at Creeksea Place (microfilm)	1872
*D/RMaPb2/161	Building plan of additions to house, Creeksea Place, Burnham-on-Crouch	1901
*D/F8/W544	Creeksea Place, Ferry Road (architects notebooks)	1900-1
*D/F8/458	Creeksea Place, Creeksea: elevations; ground, site, roof and floor plans; details of staircase, windows, doors, chimney stack and bridge	1901-1921
*D/Y33/2/18	Photograph of Creeksea Place	1903
*D/RMaPb2/371	Building plan of cottages, Creeksea Place	1908
*D/P53/28	Sale catalogue: Sale particulars of Creeksea Place	1908
T/P179/4	Sale catalogue of Creeksea Place (microfilm)	1909
*Sale/B471	Sale catalogue: Creeksea Place estate	n.d.
T/P179/6	Collection of photographs of Creeksea Place (microfilm)	1919
*Sale/B5692	Sale catalogue	1927
*Sale/B6776	Sale catalogue	1950

**APPENDIX C** HISTORIC MAPS

Map of Burnham, 1671 (D/DMY/15M50/95)



Detail from Map of Burnham, 1671  
(D/DMY/15M50/95)

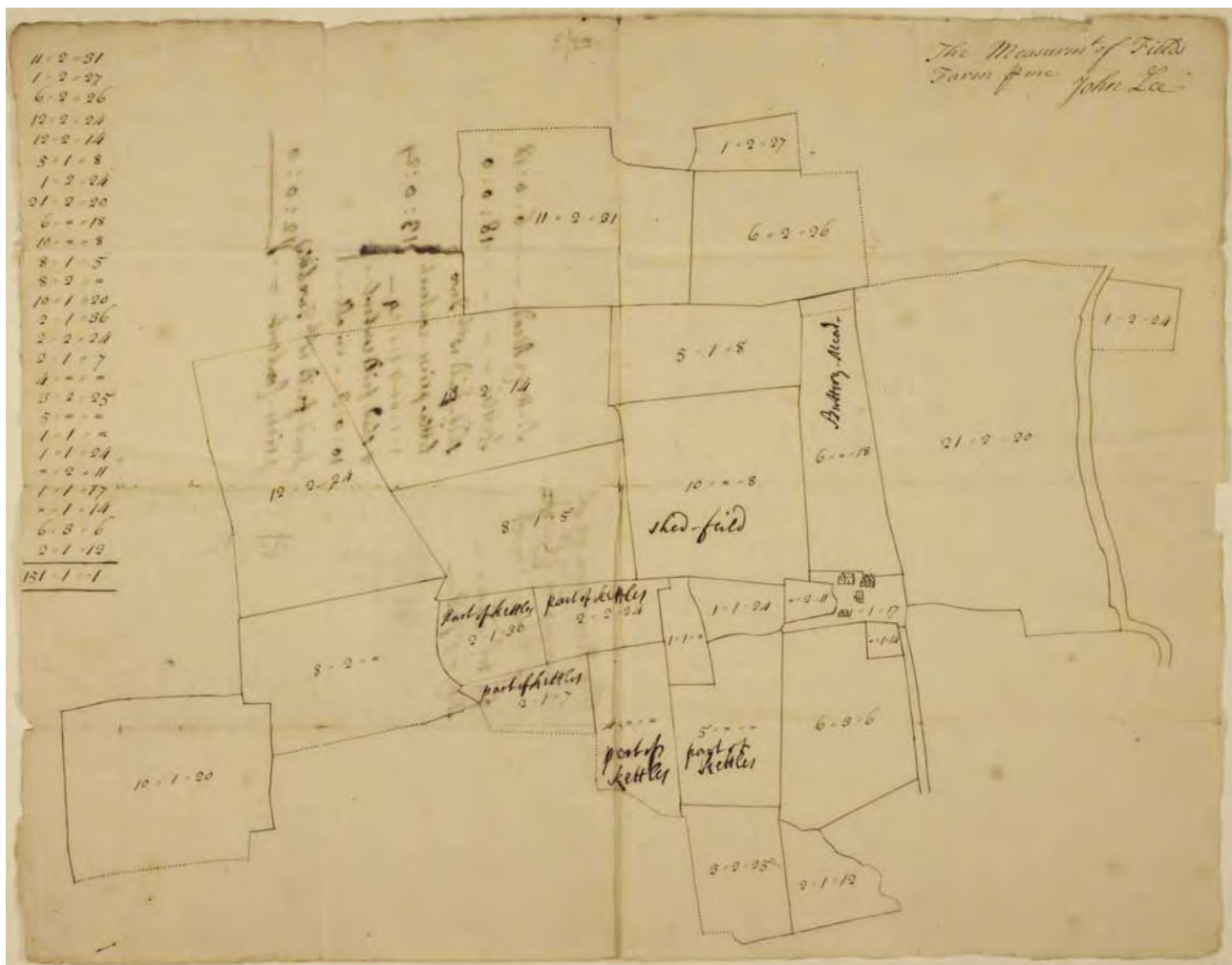




Manor of Creeksea Hall and Creeksea Place, 1716 (D/DFgP1/1)



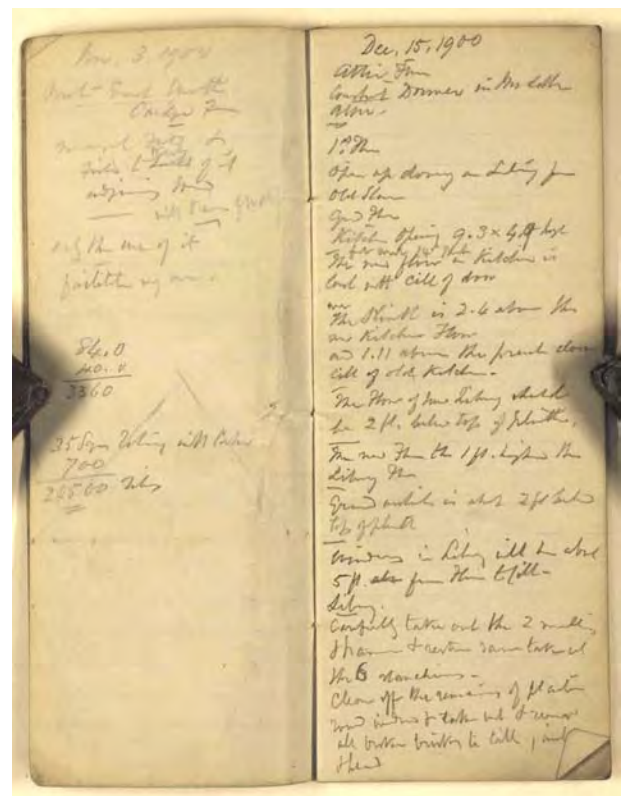
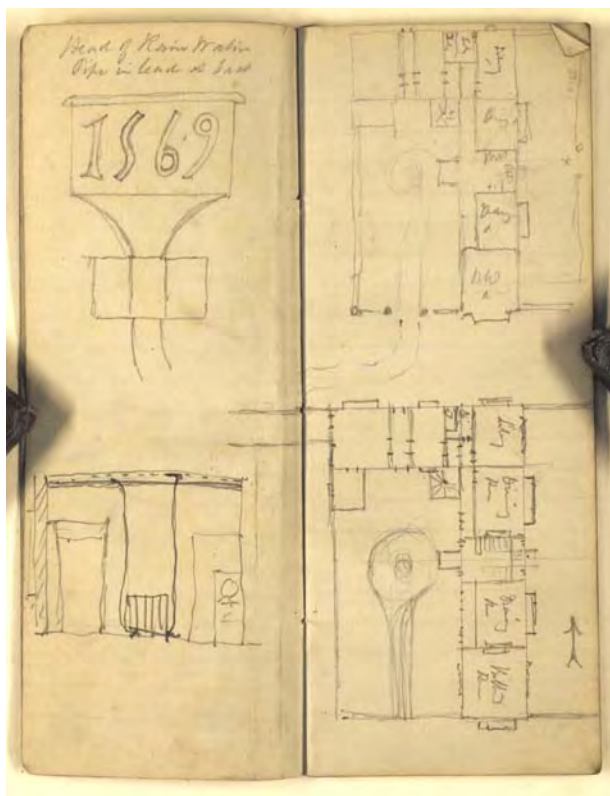
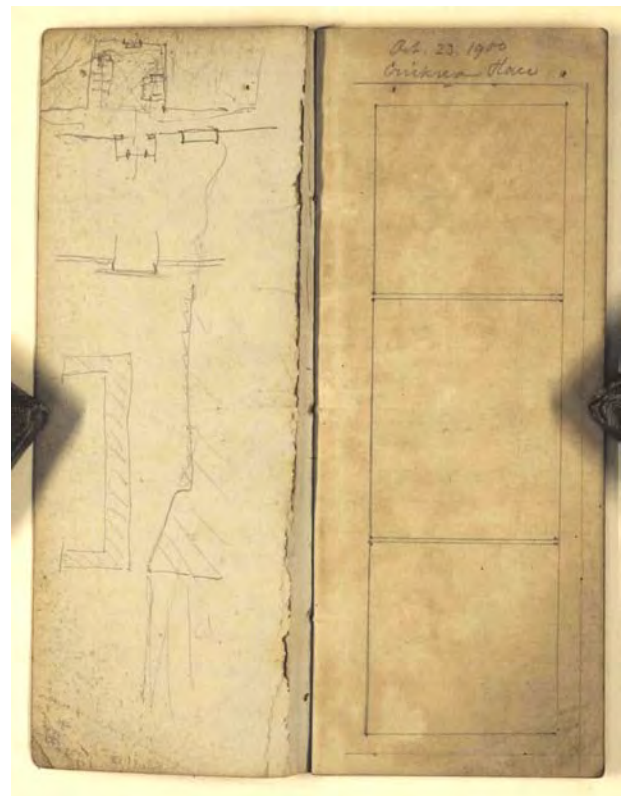
Detail of the map of Manor of Creeksea Hall and Creeksea Place, 1716



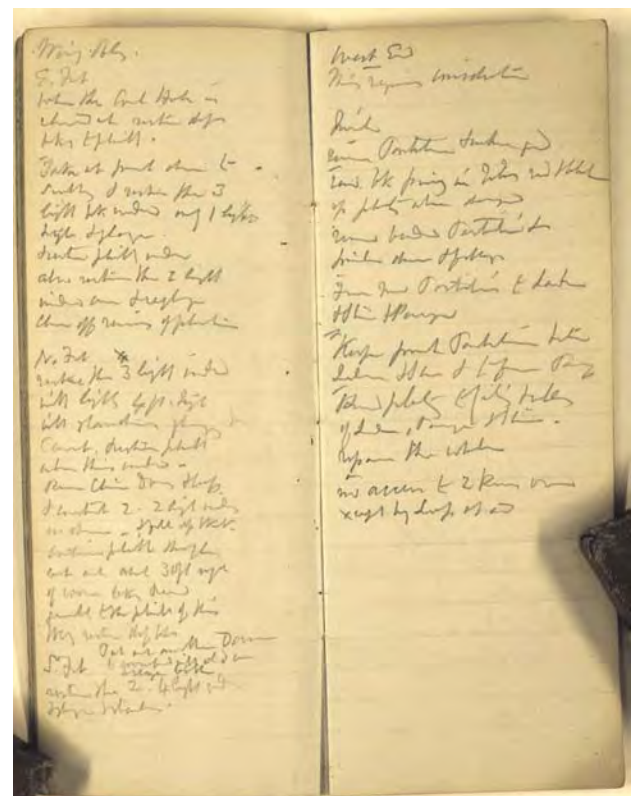
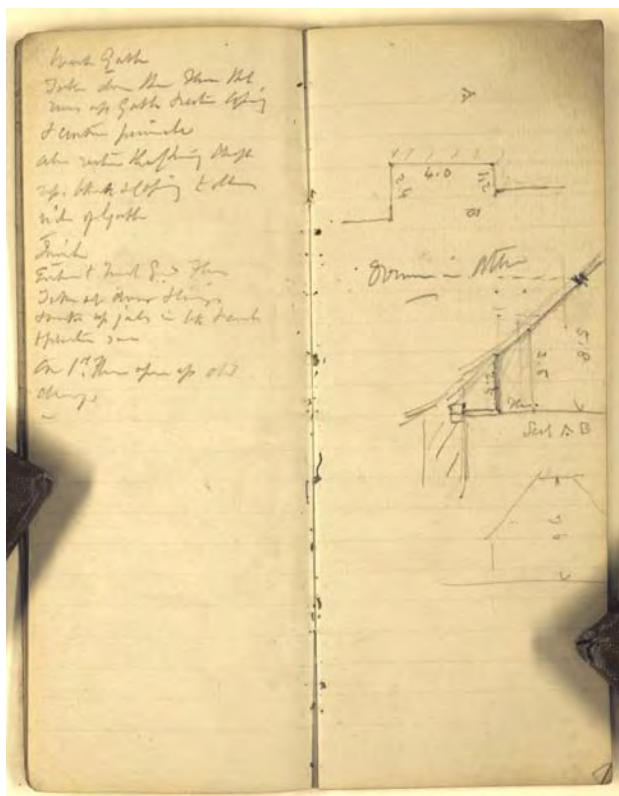
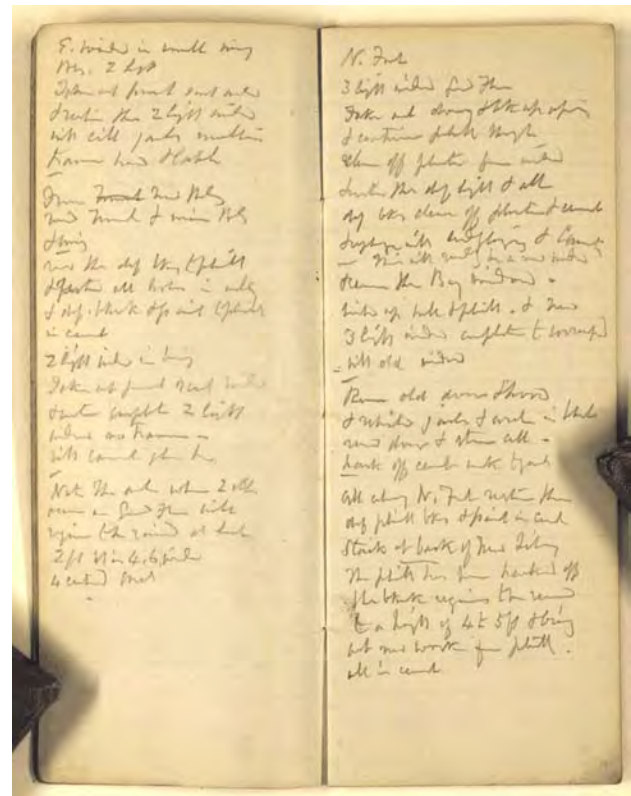
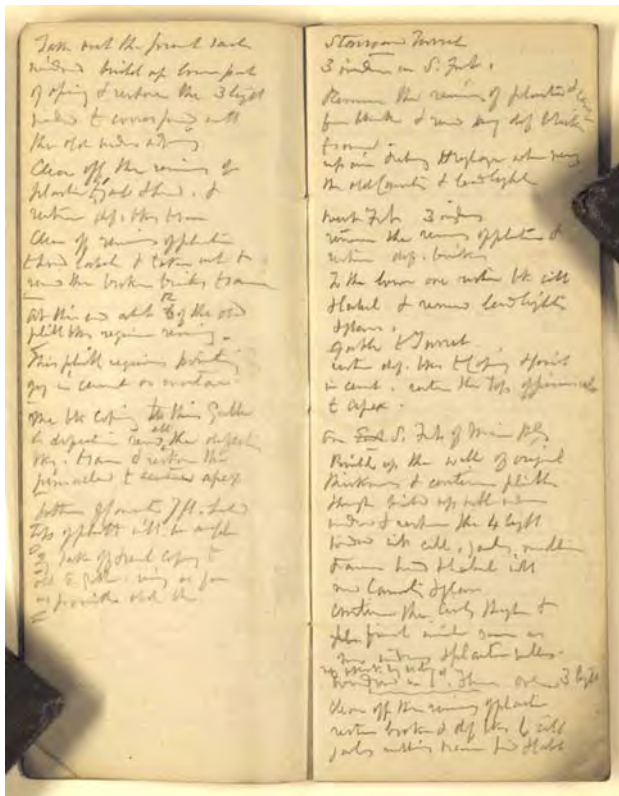
Map of Burnham, Southminster and Creeksea (D/DMY/15M50/89)

**APPENDIX D ARCHITECTS NOTEBOOKS - 1900-1 and 1917 (ERO D/F8/W544)**

## Notebook 1



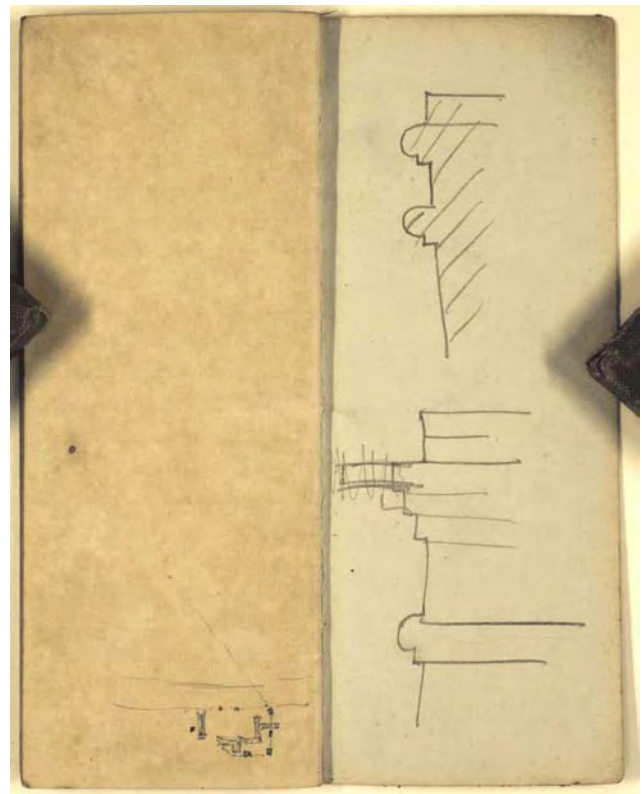
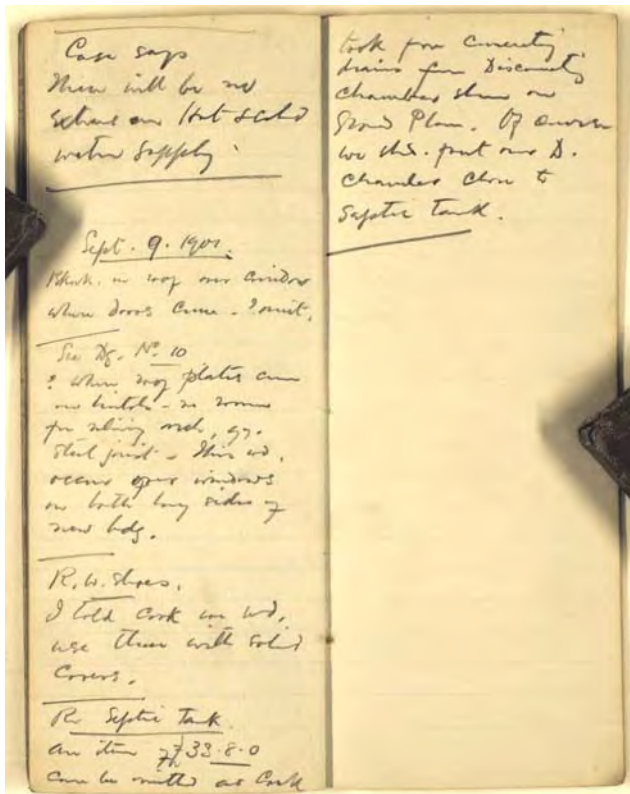




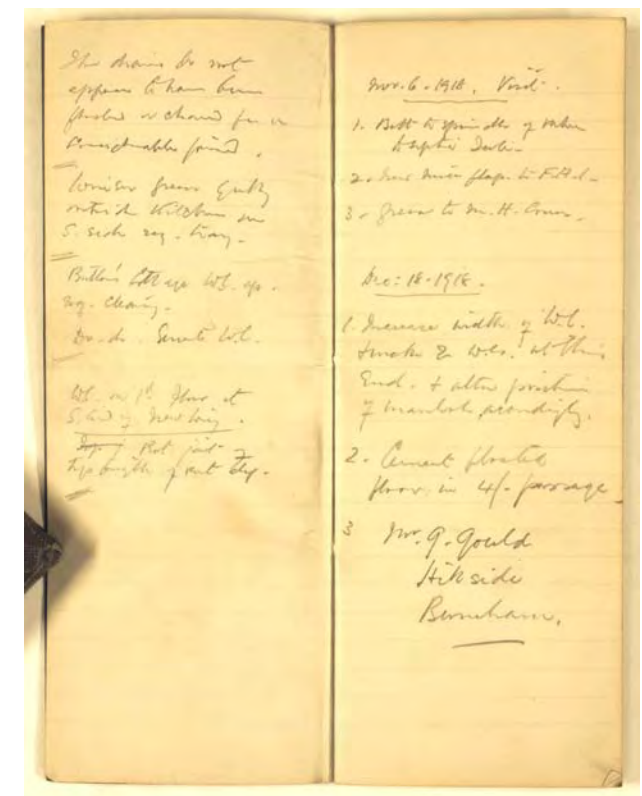
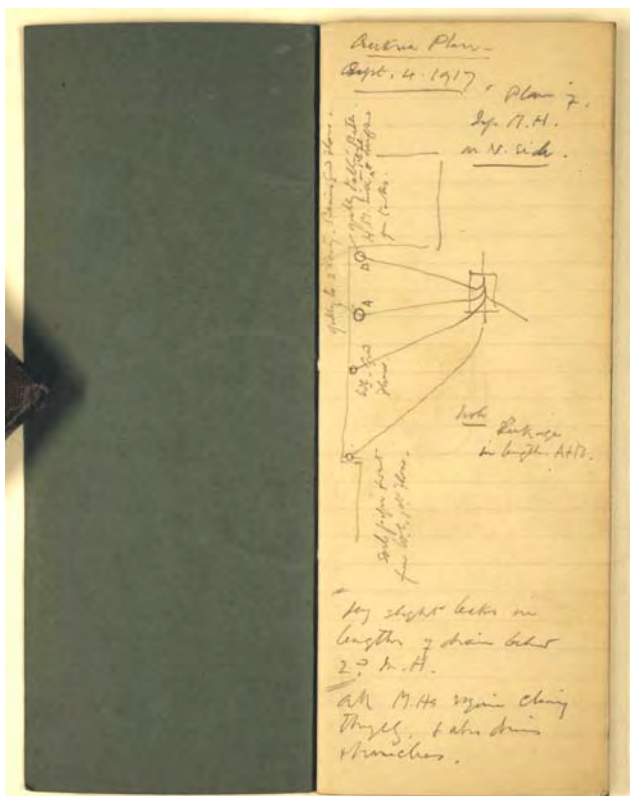


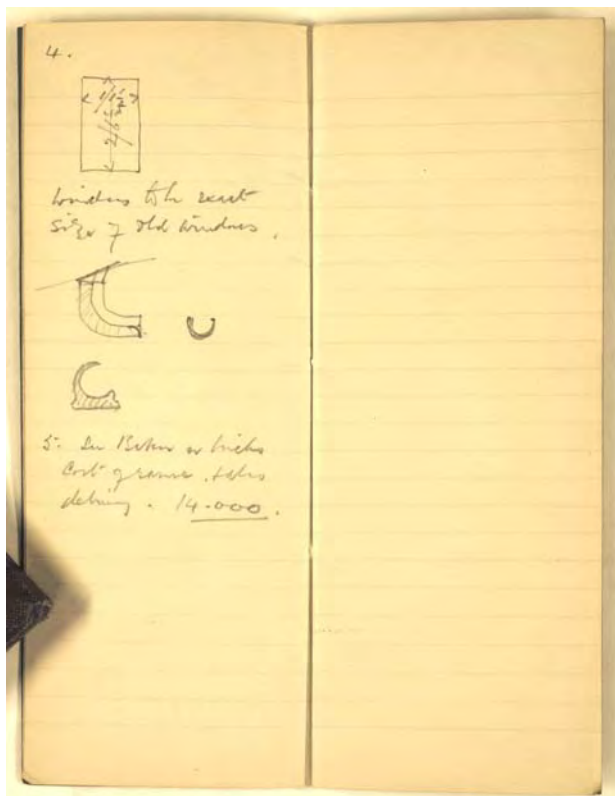




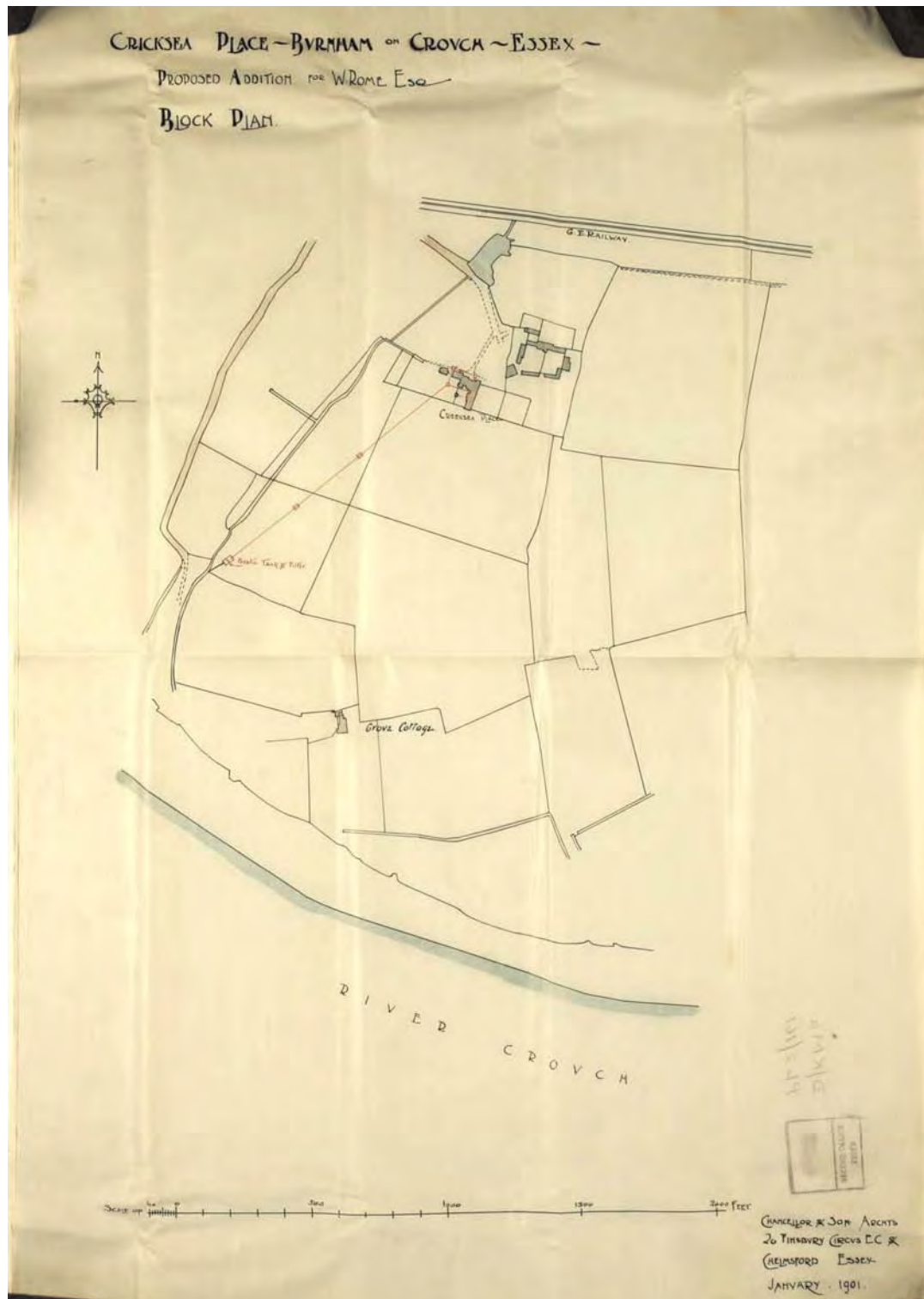


## Notebook 2

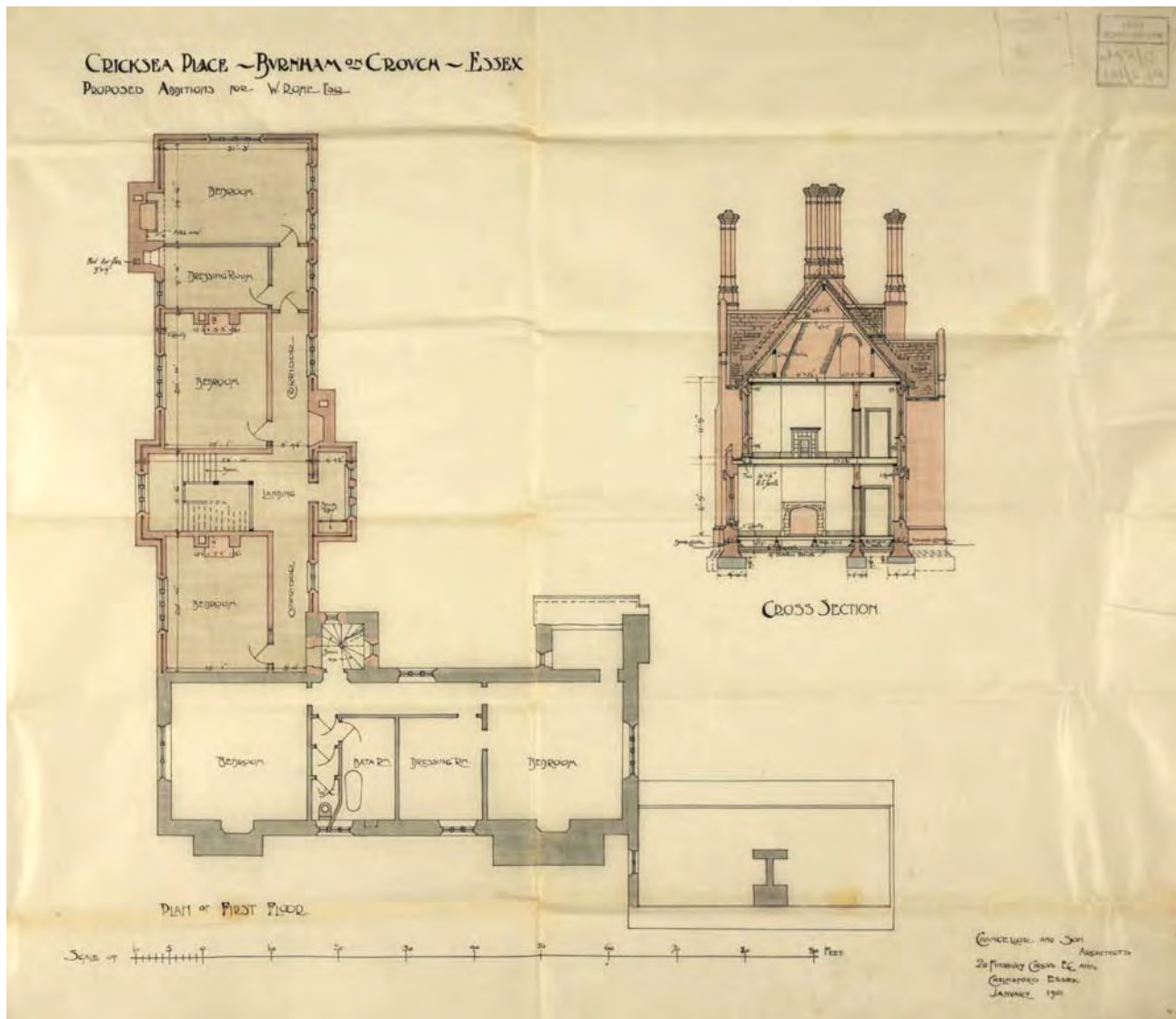


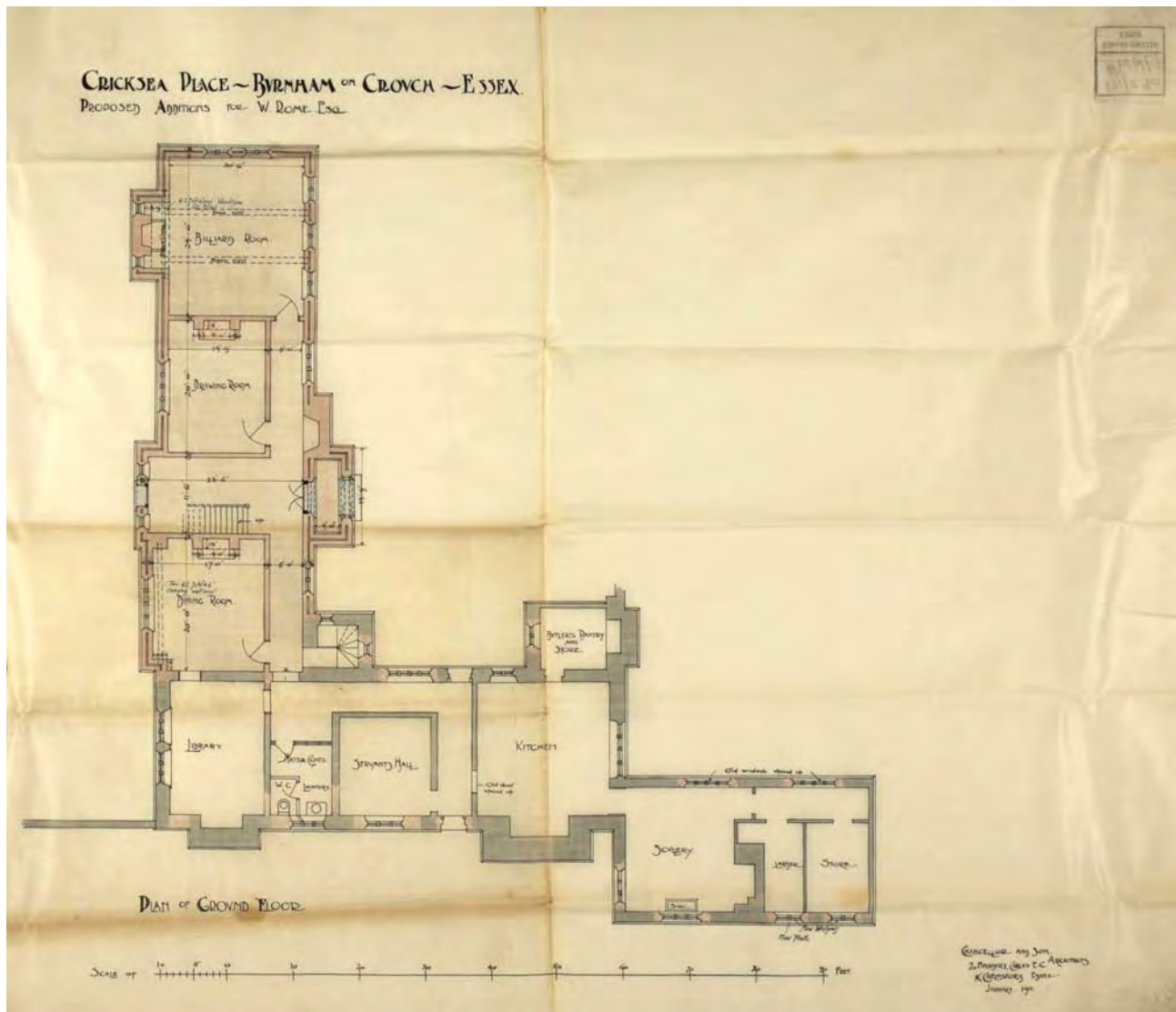


**APPENDIX E** BUILDING PLANS OF ADDITIONS TO THE HOUSE, 1901 (ERO D/RMaPb2/161)





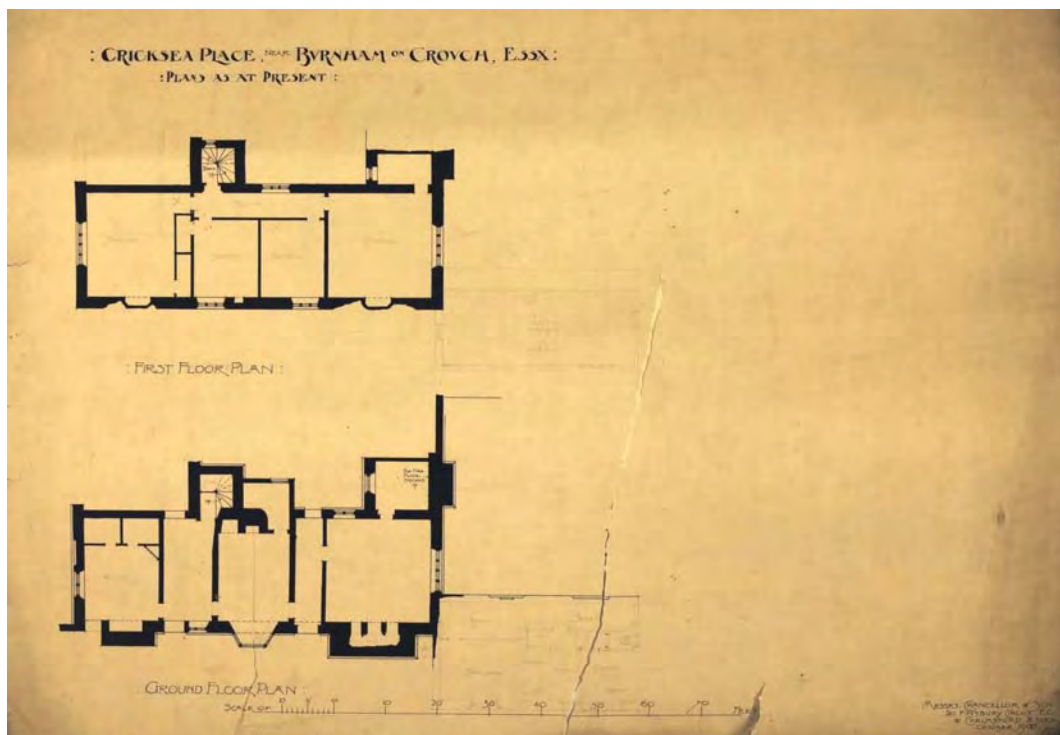
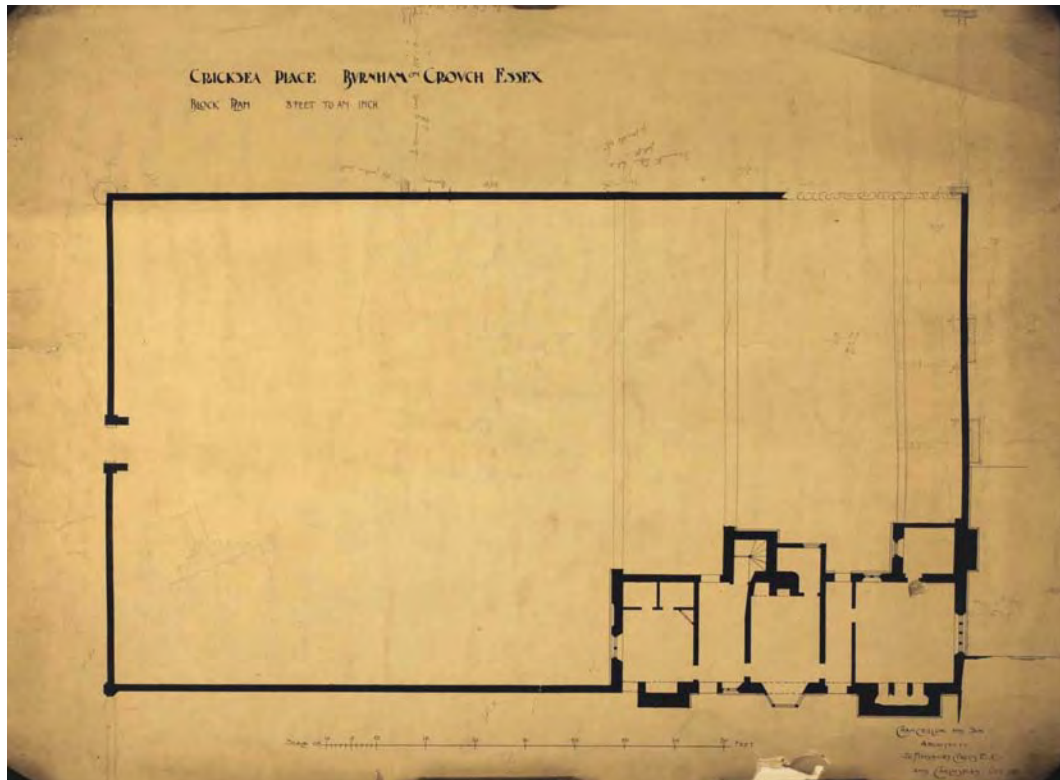


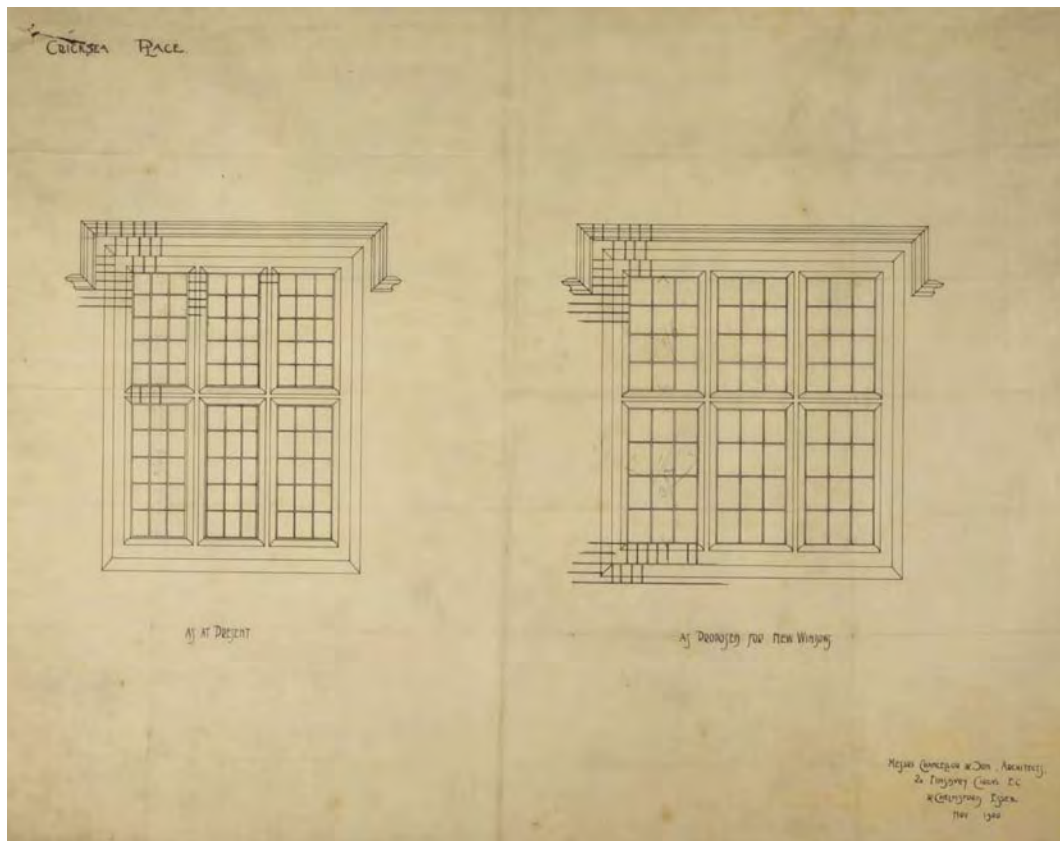




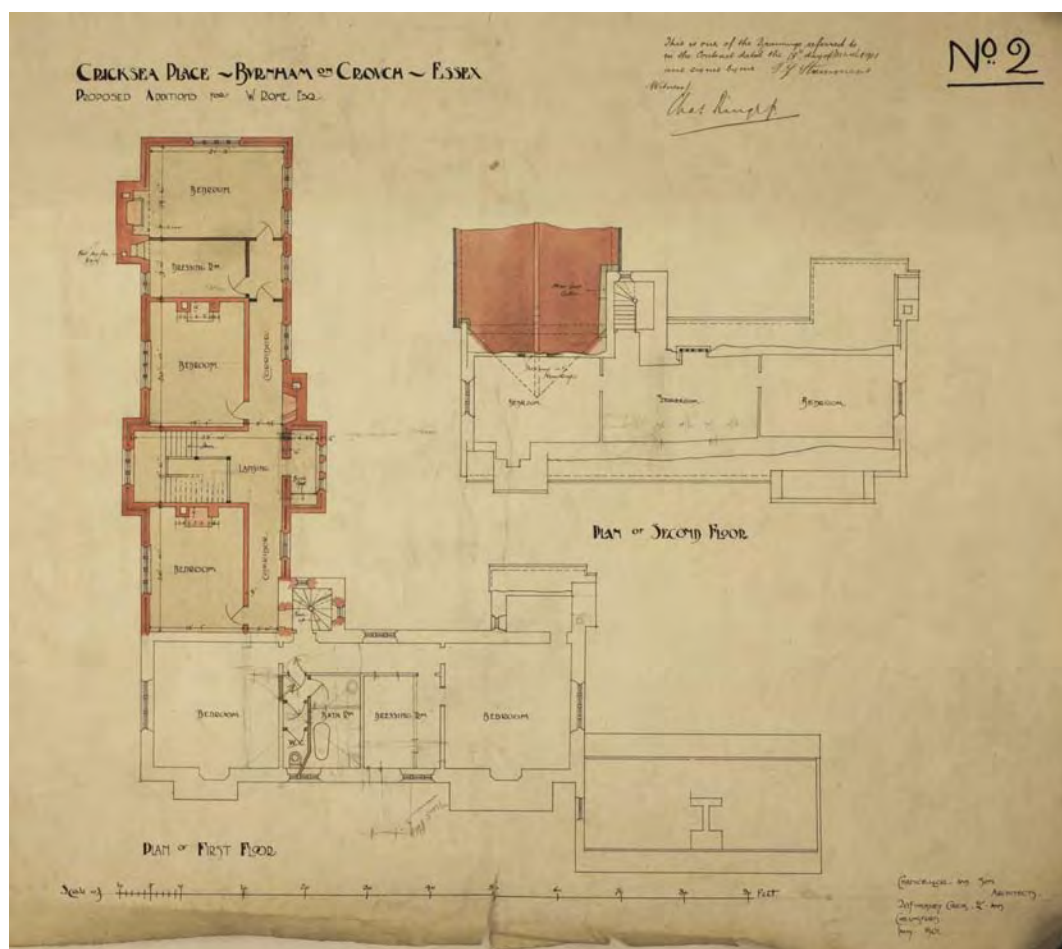
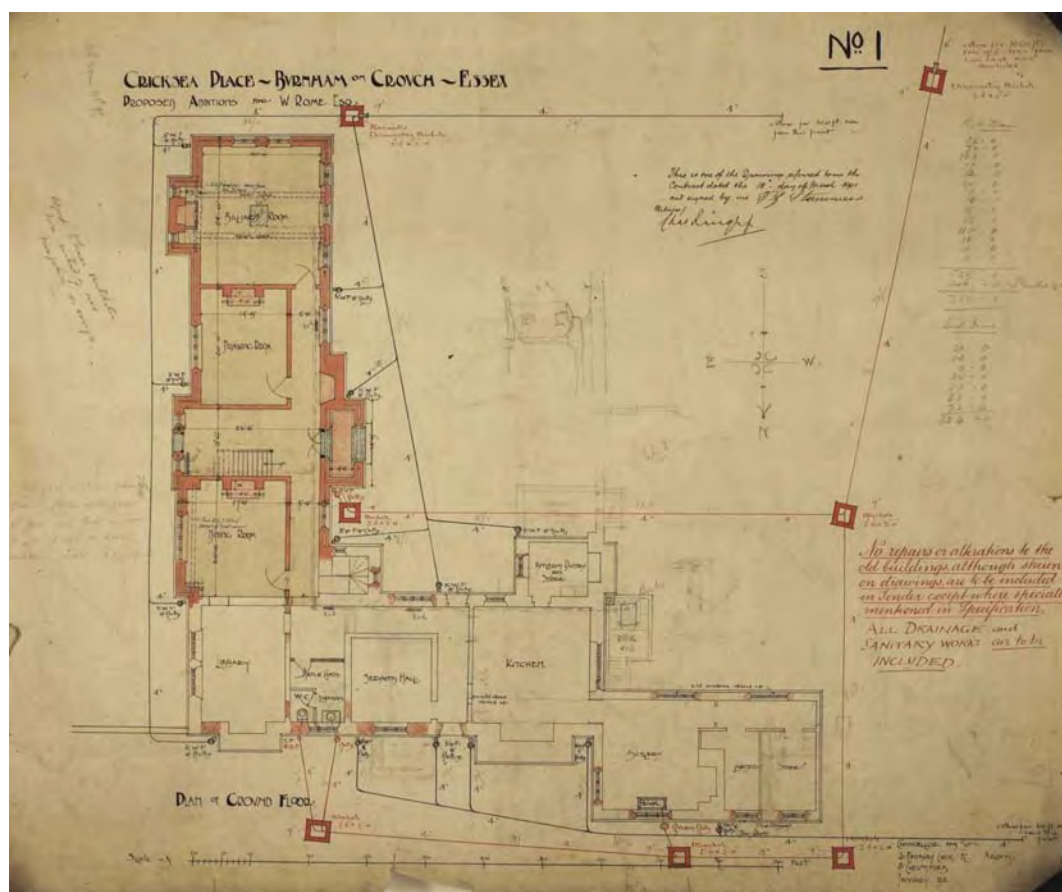
# APPENDIX F ELEVATIONS, PLANS AND DETAILS, 1900-1921 (ERO D/F8/458)

1900

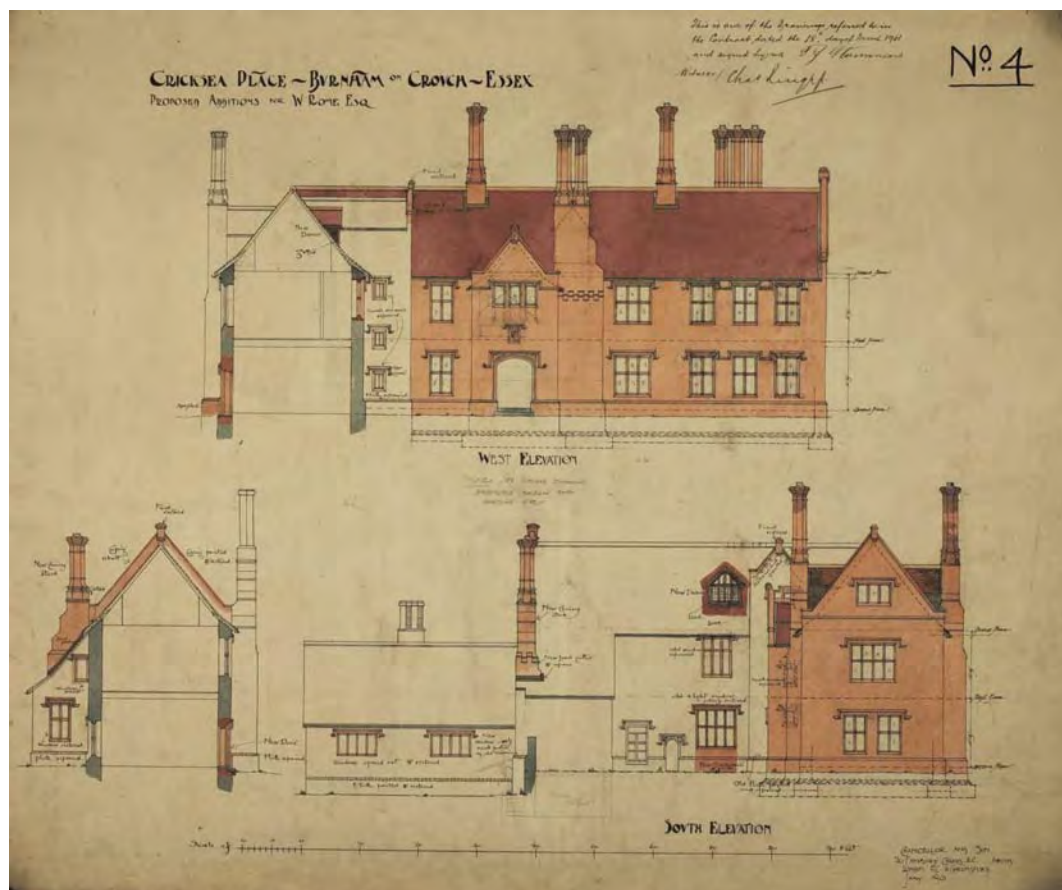
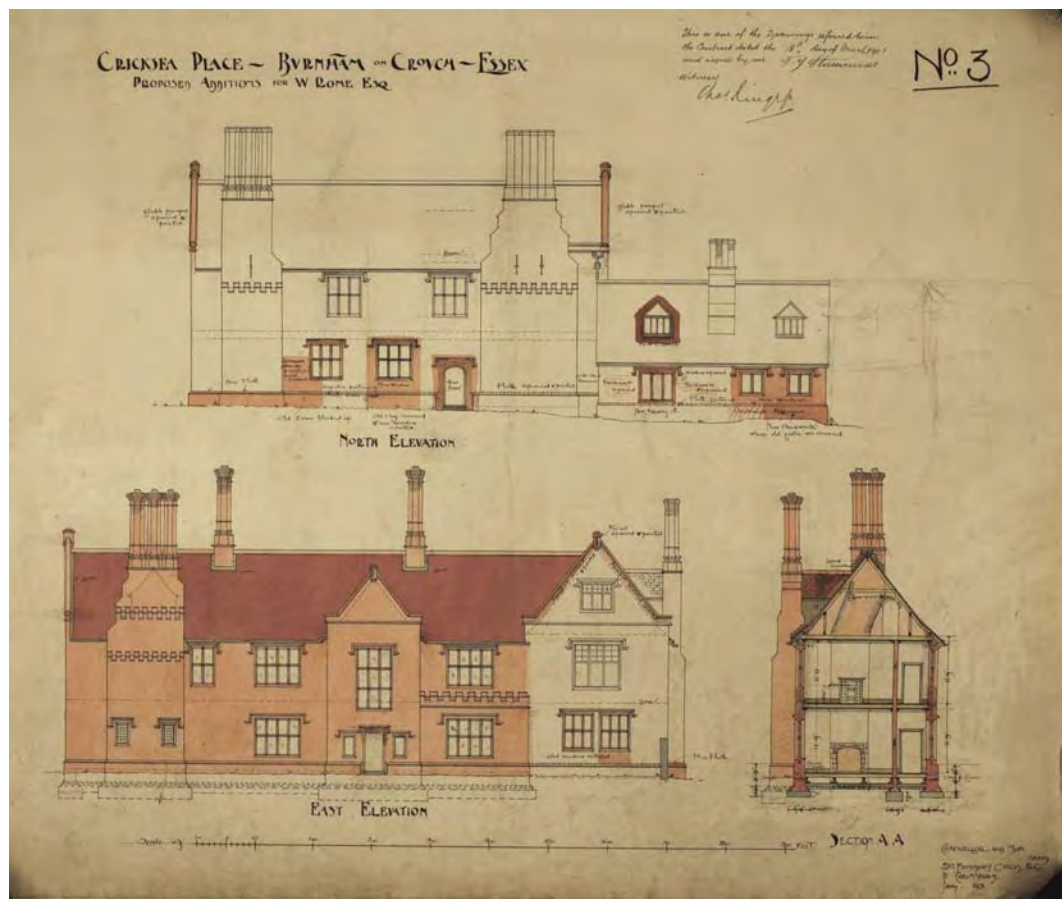


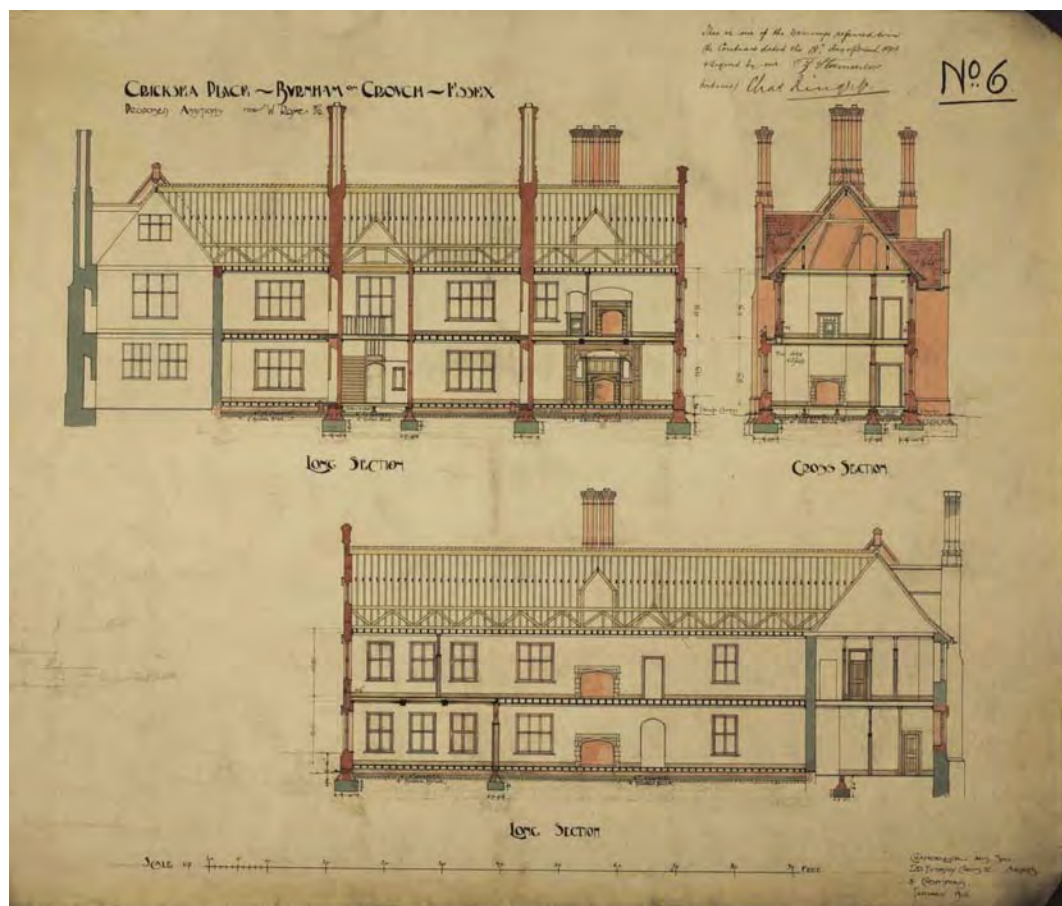
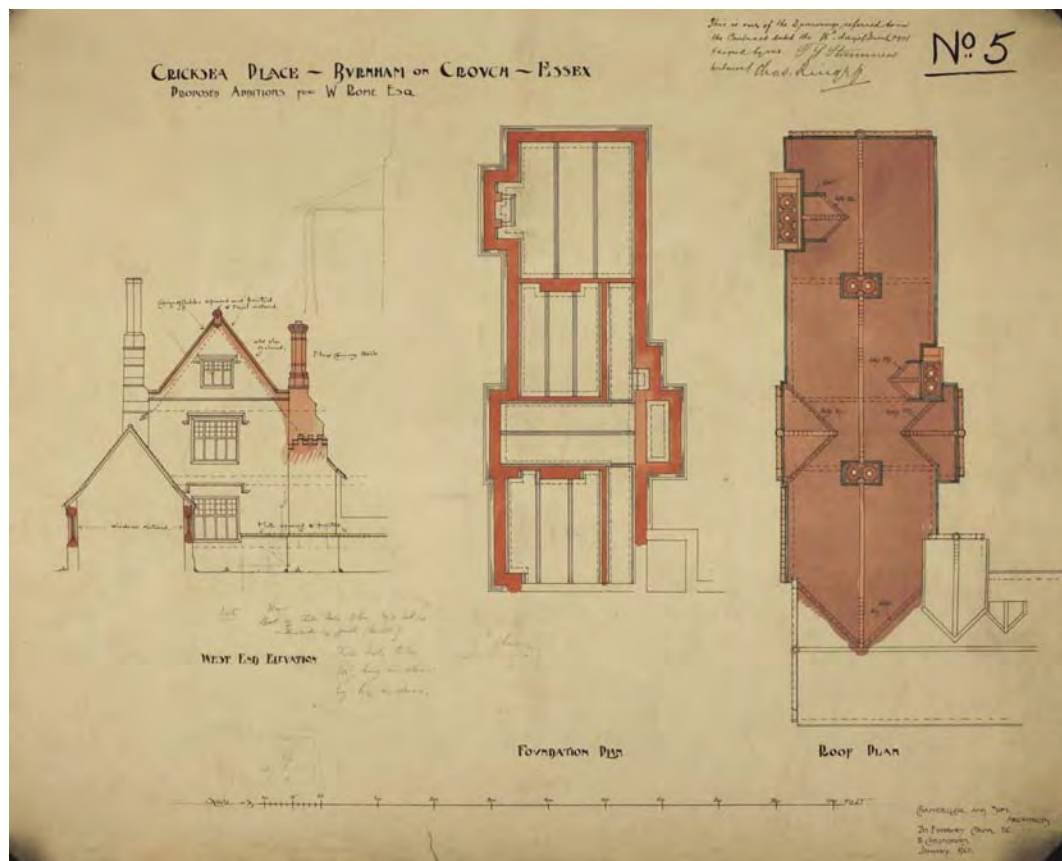


1901

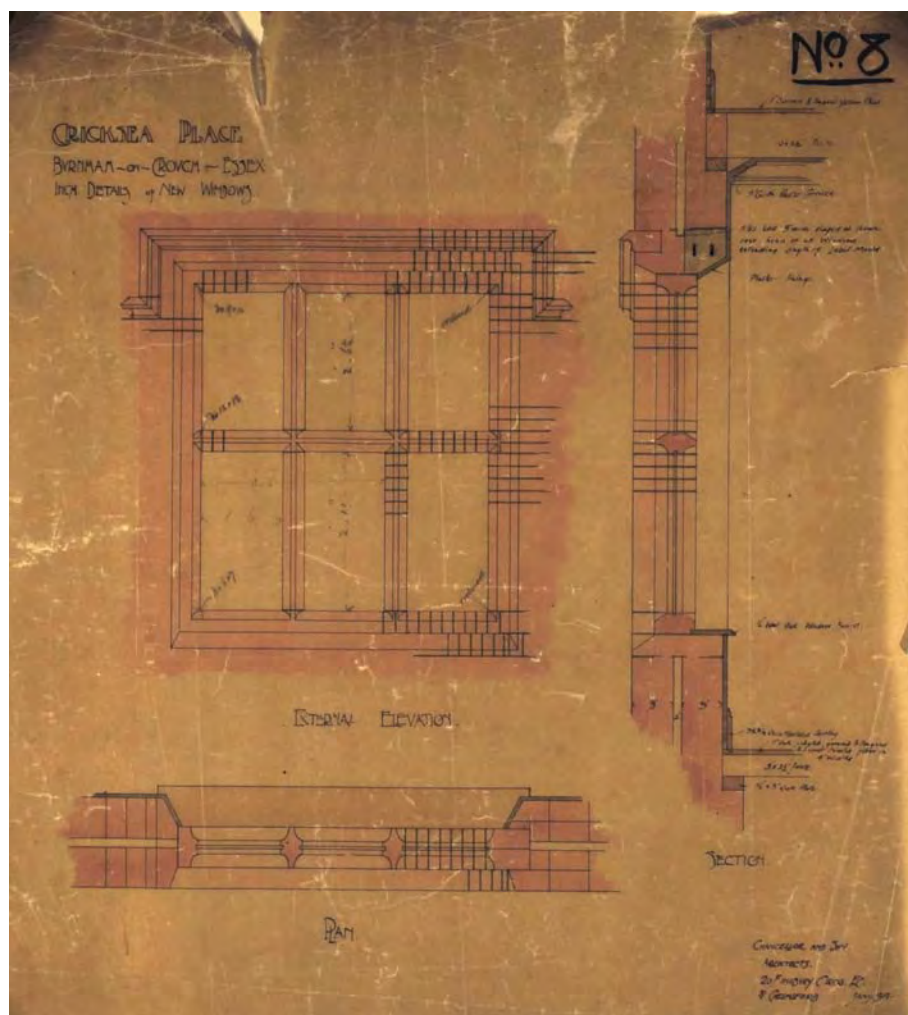
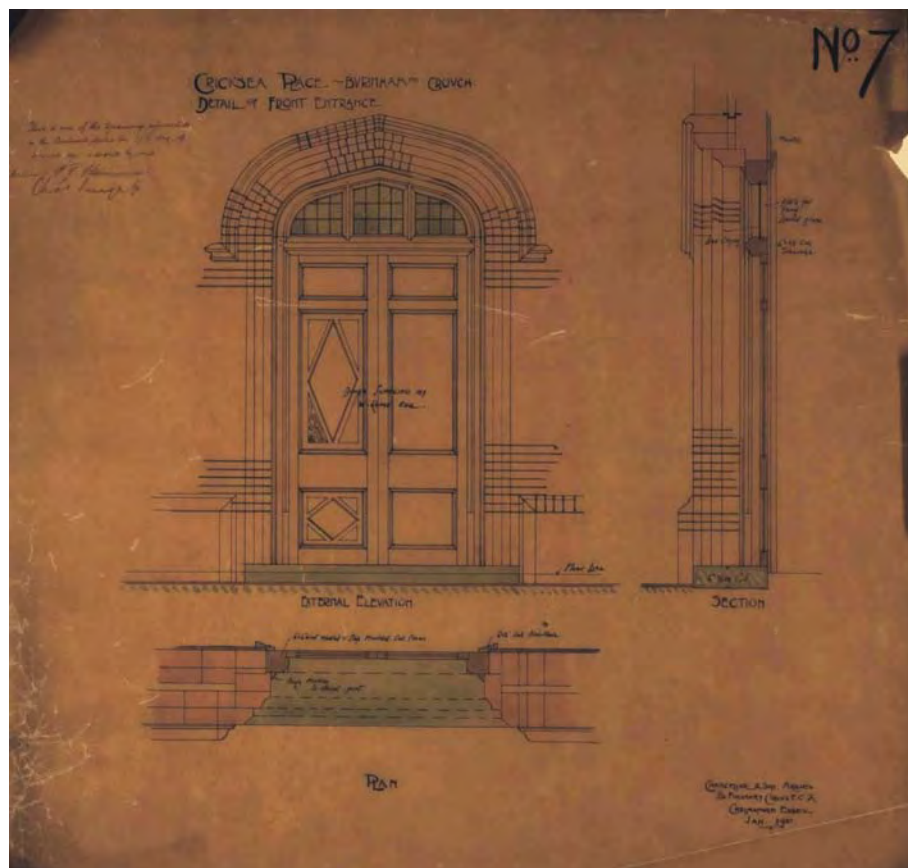


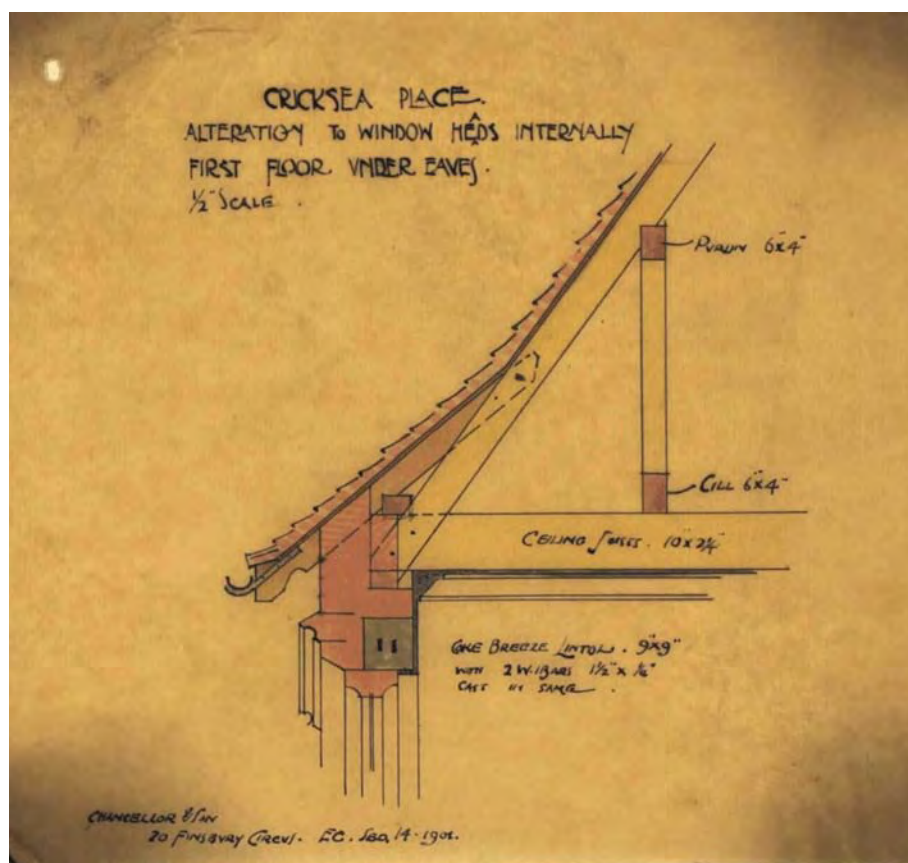
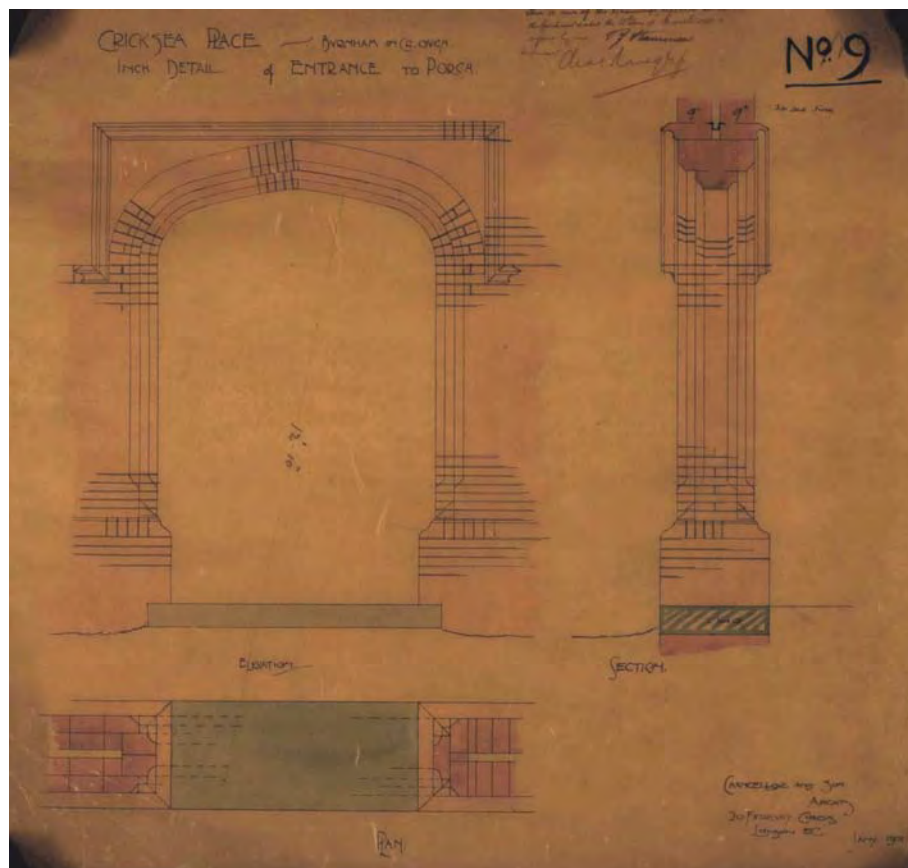




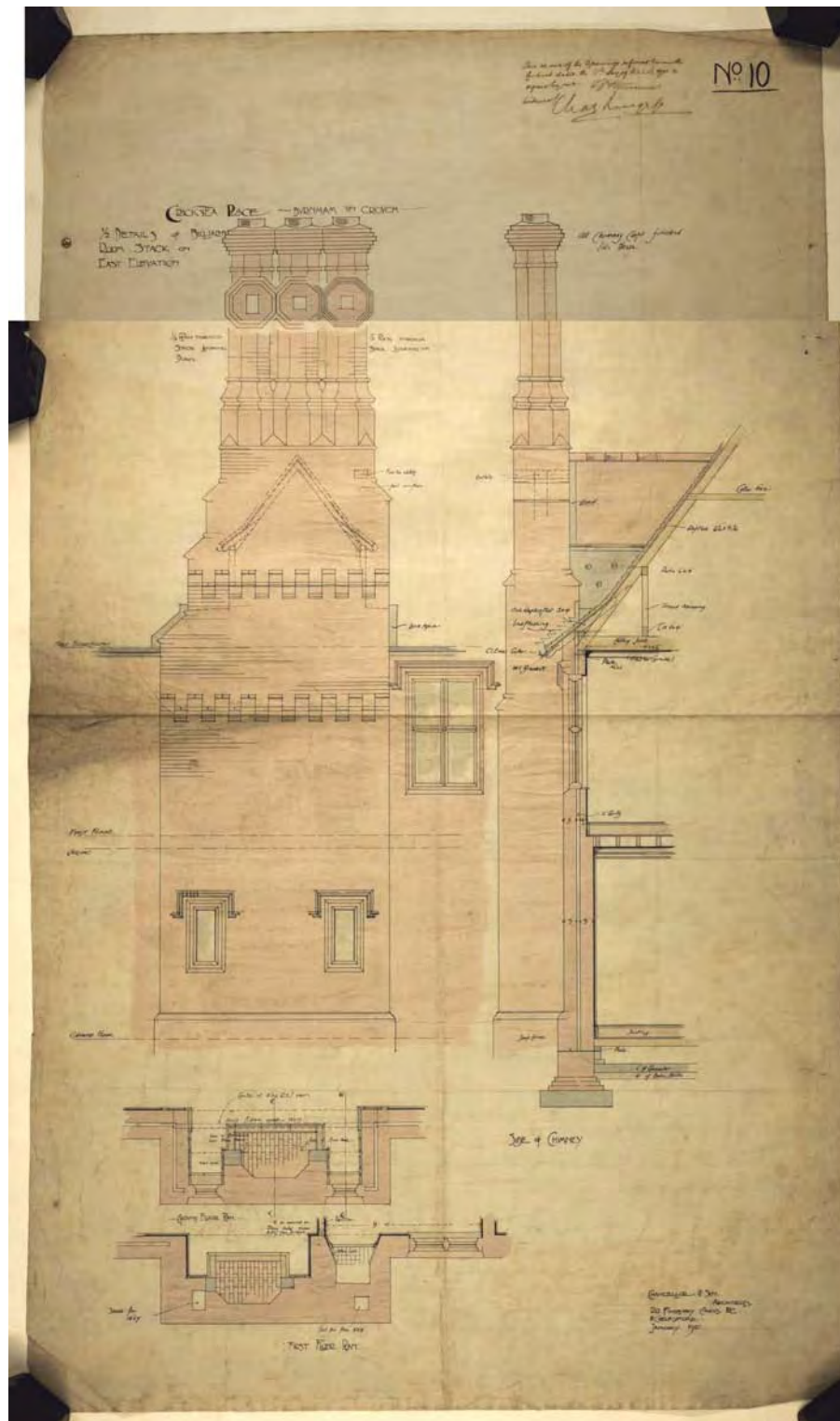


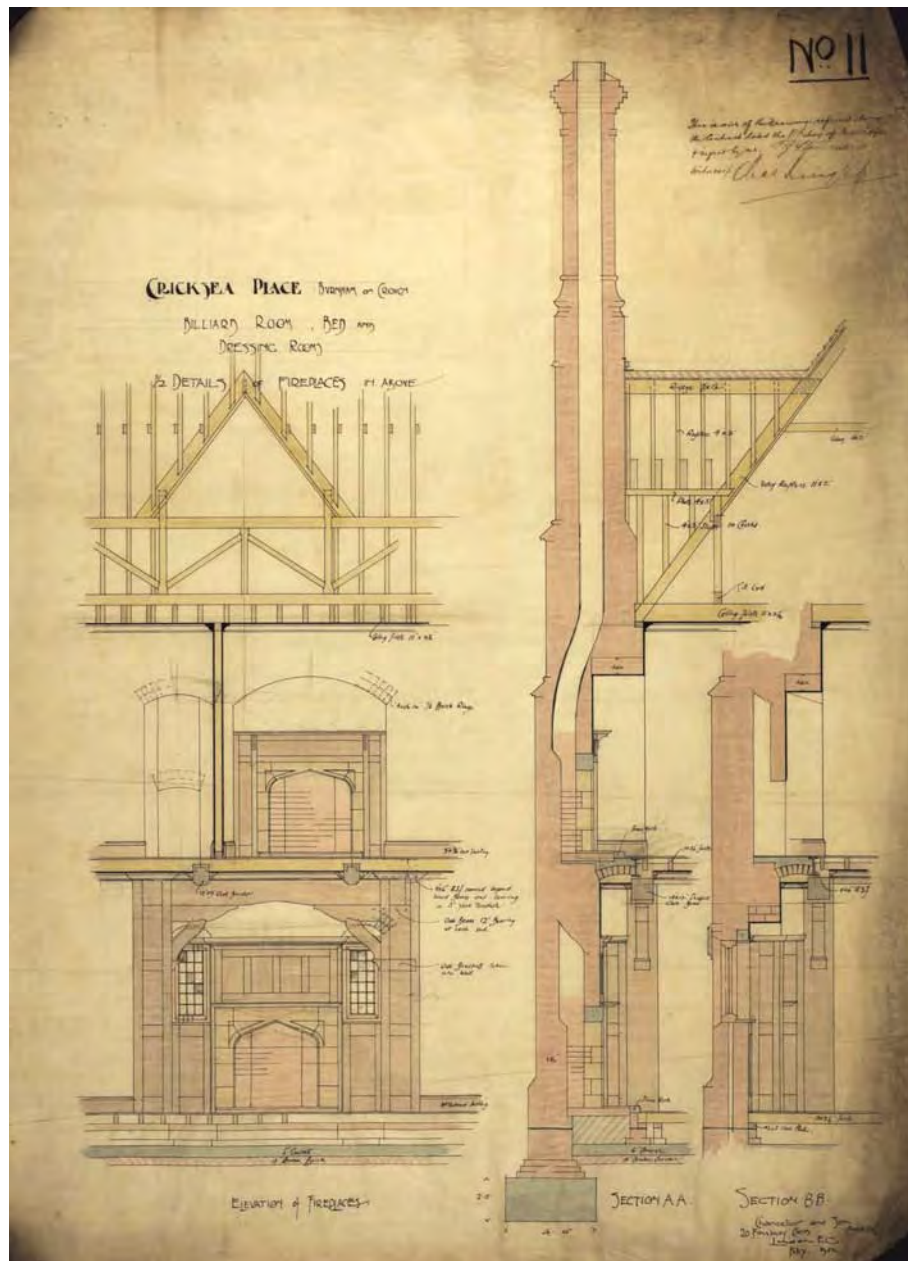


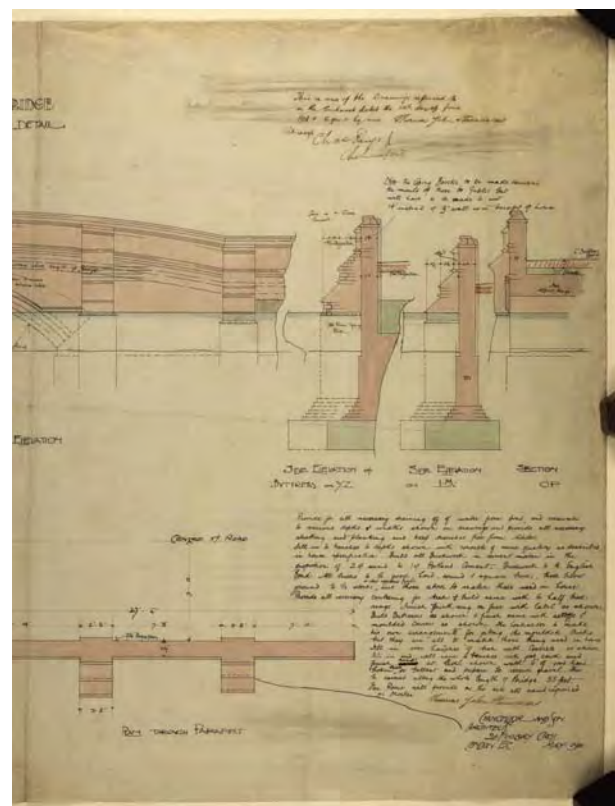
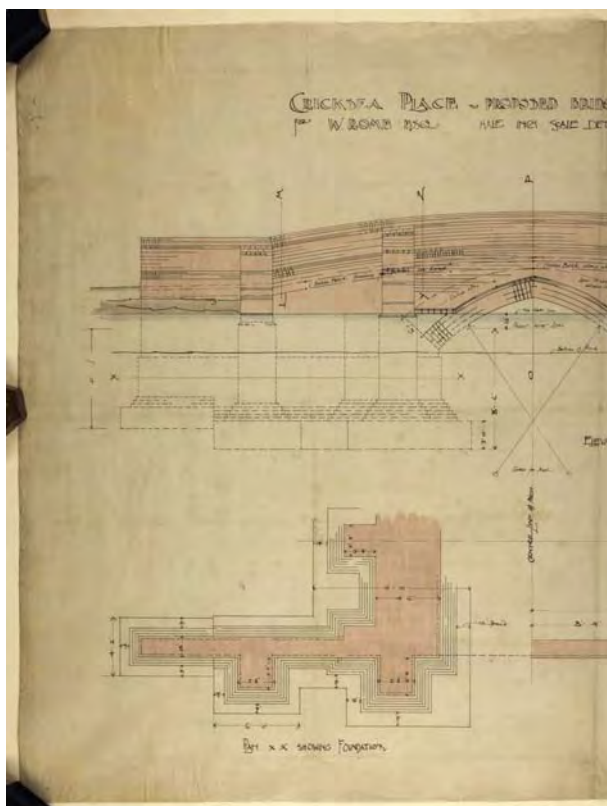
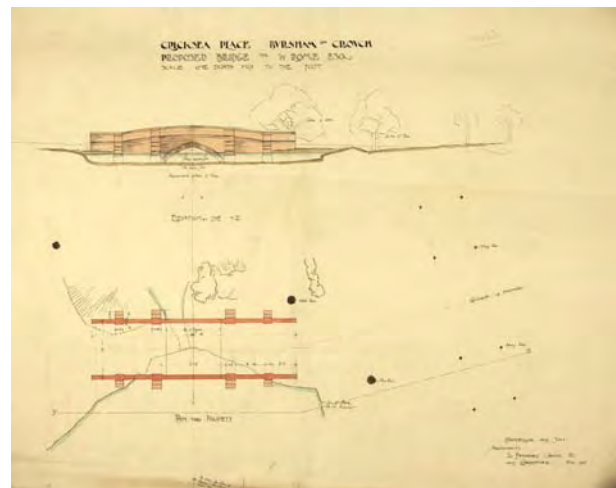
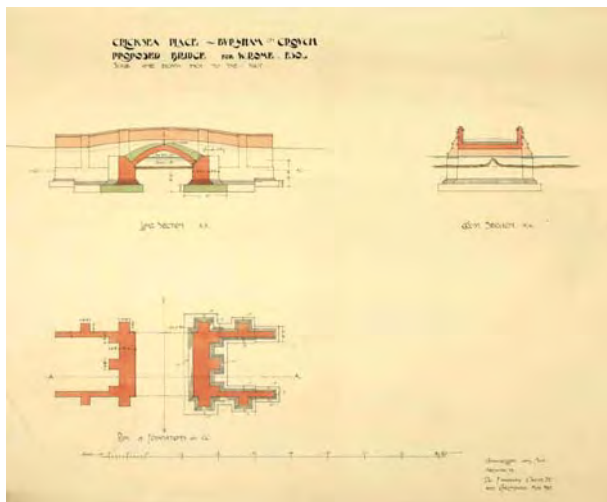




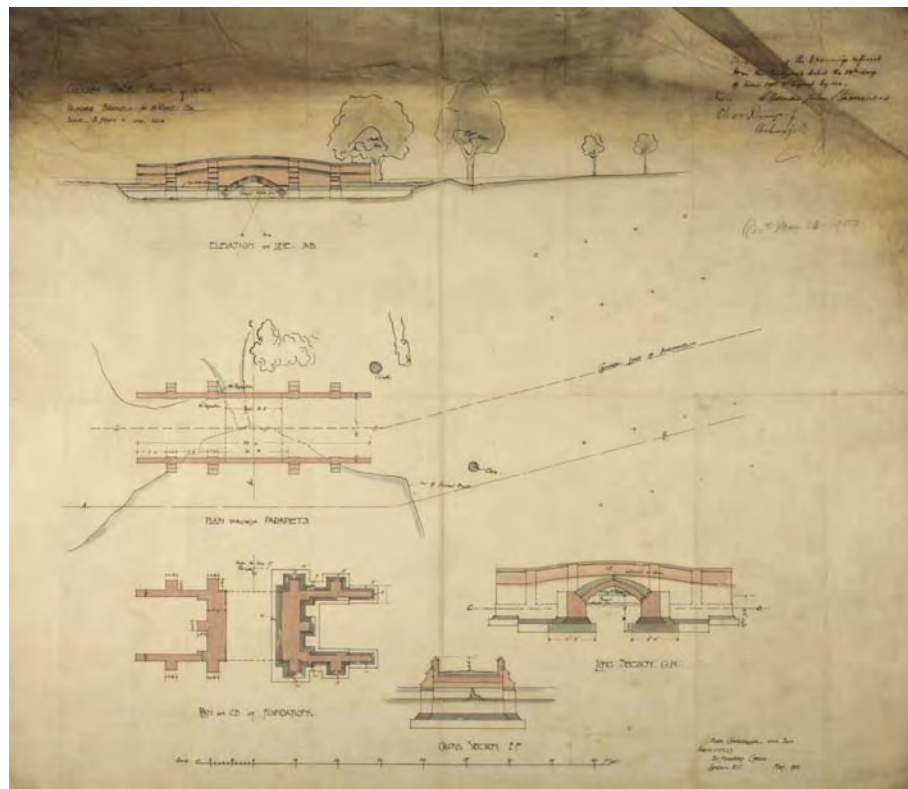




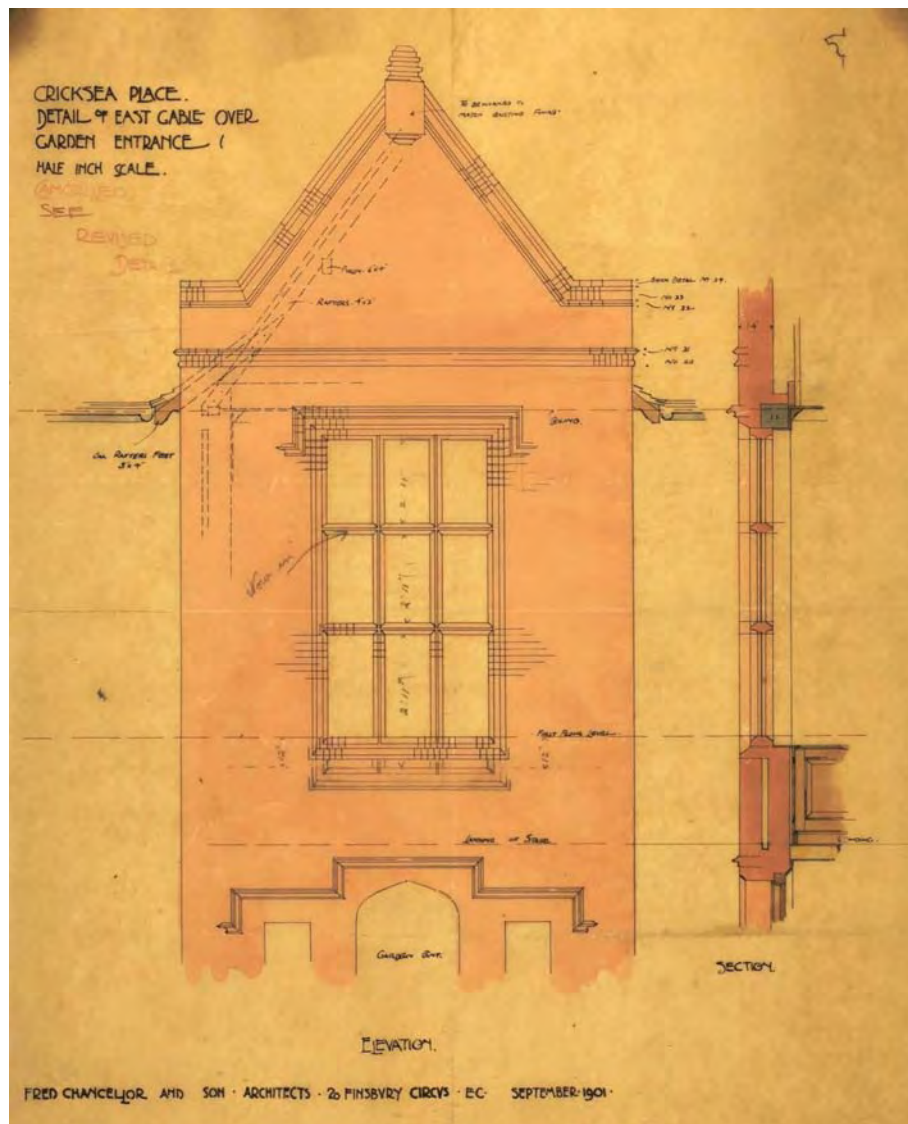
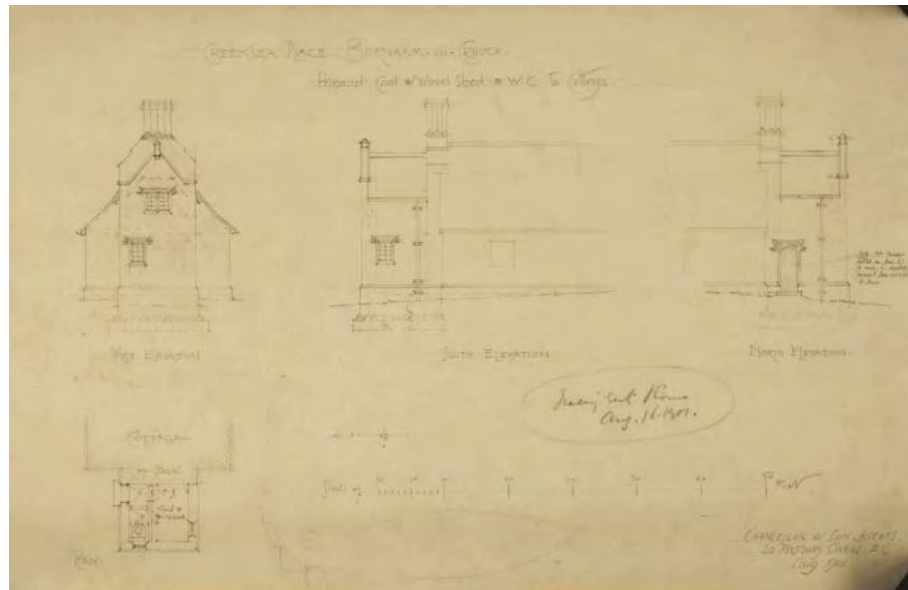


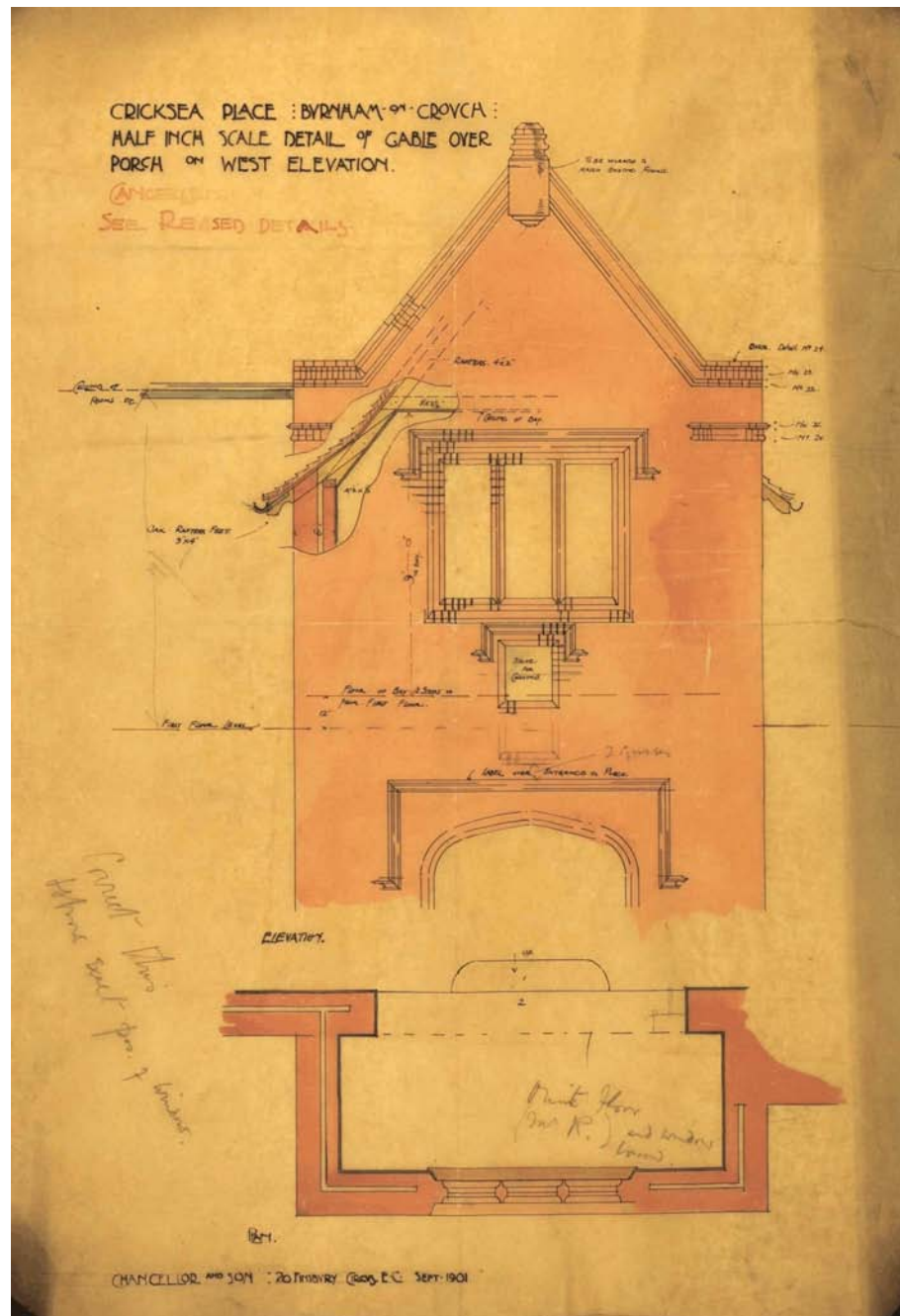


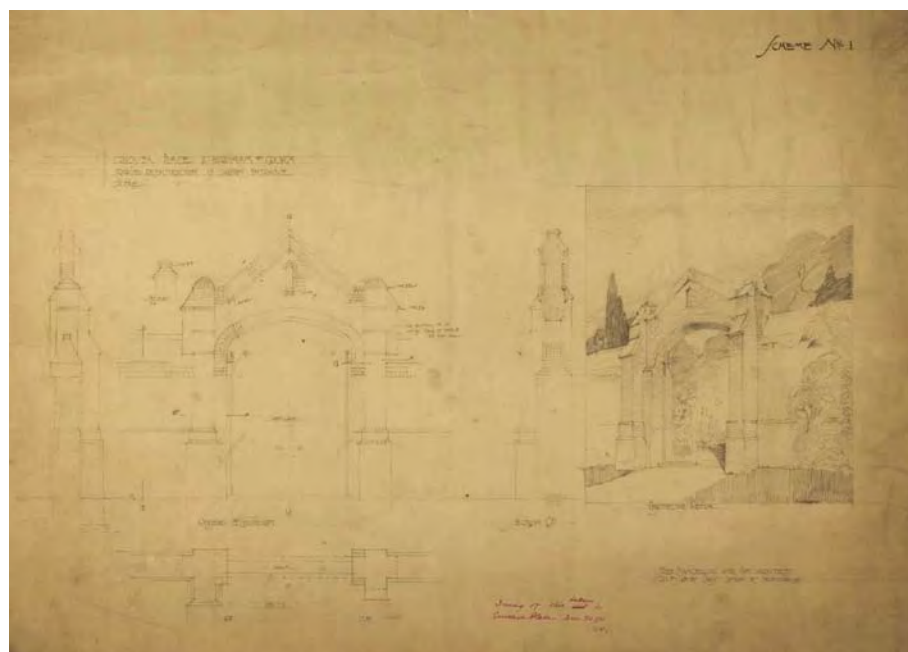
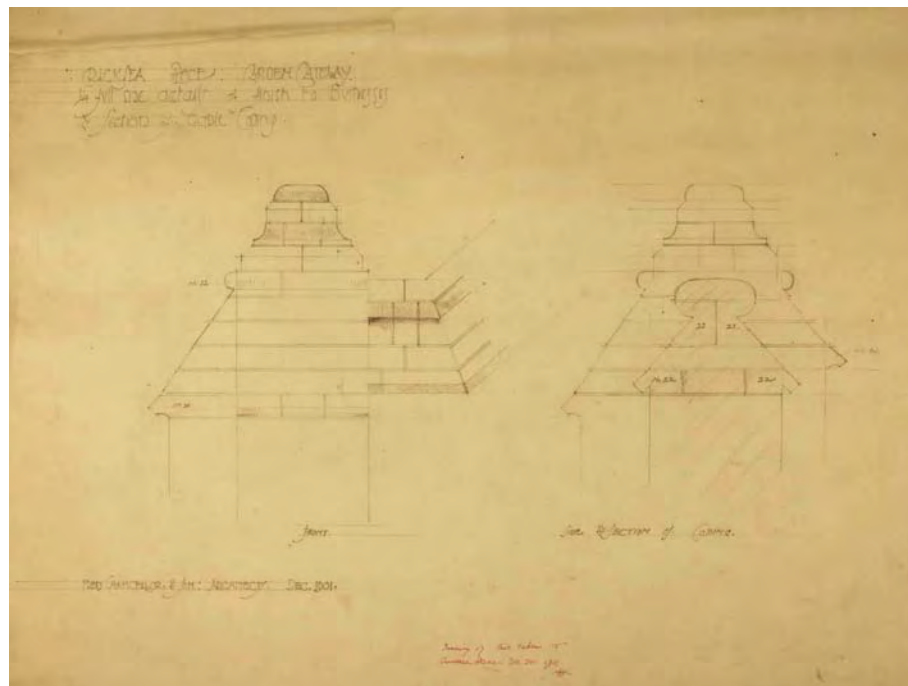


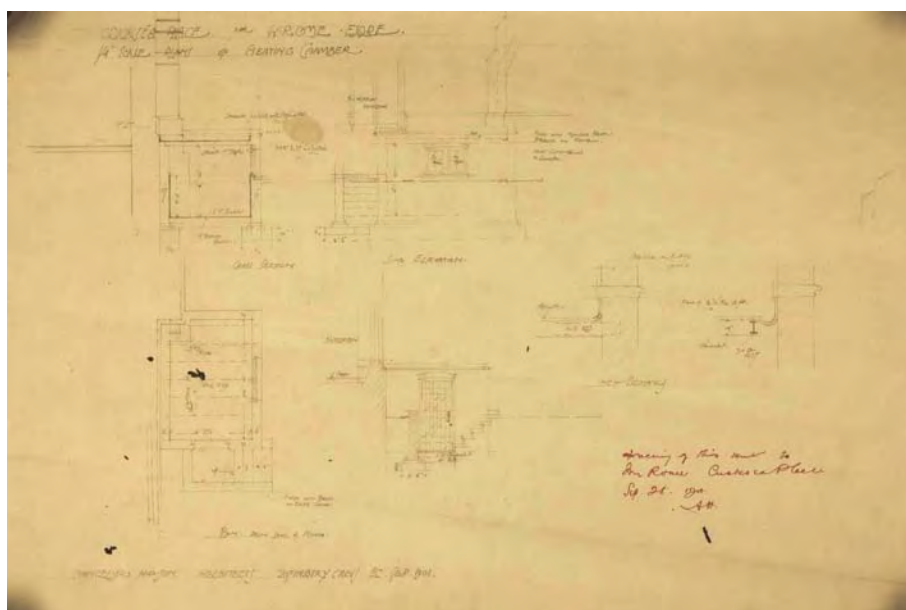
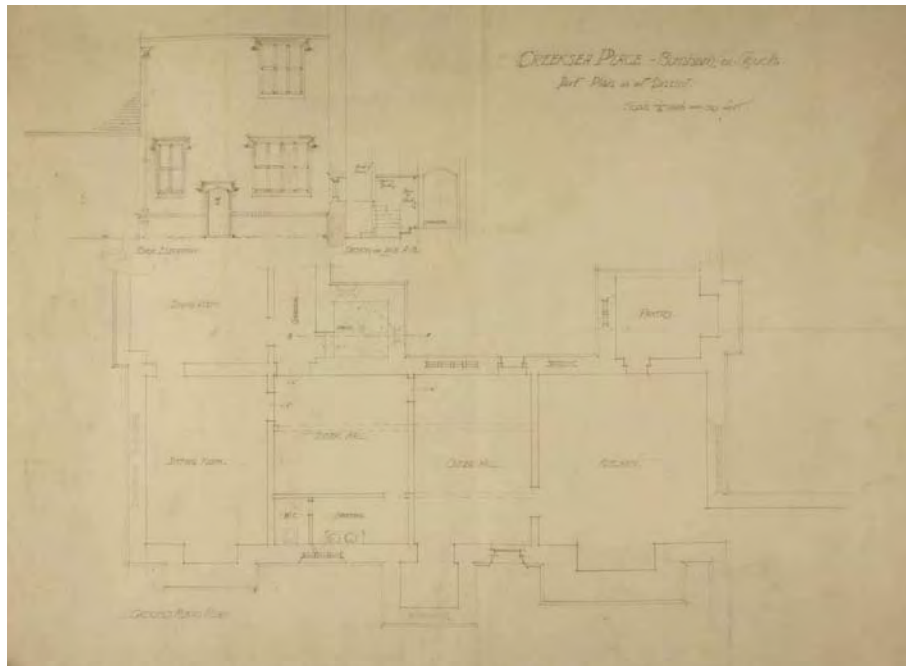




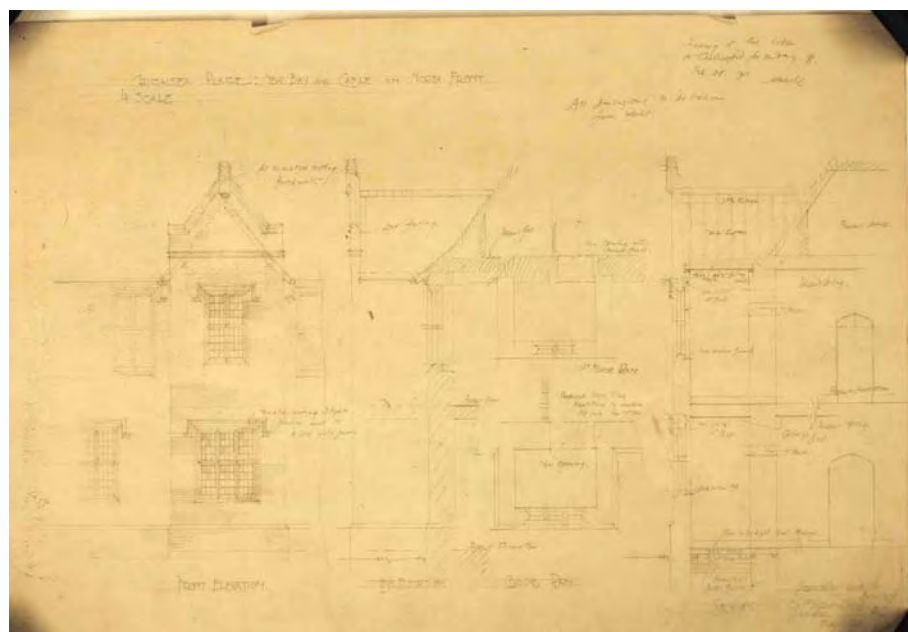
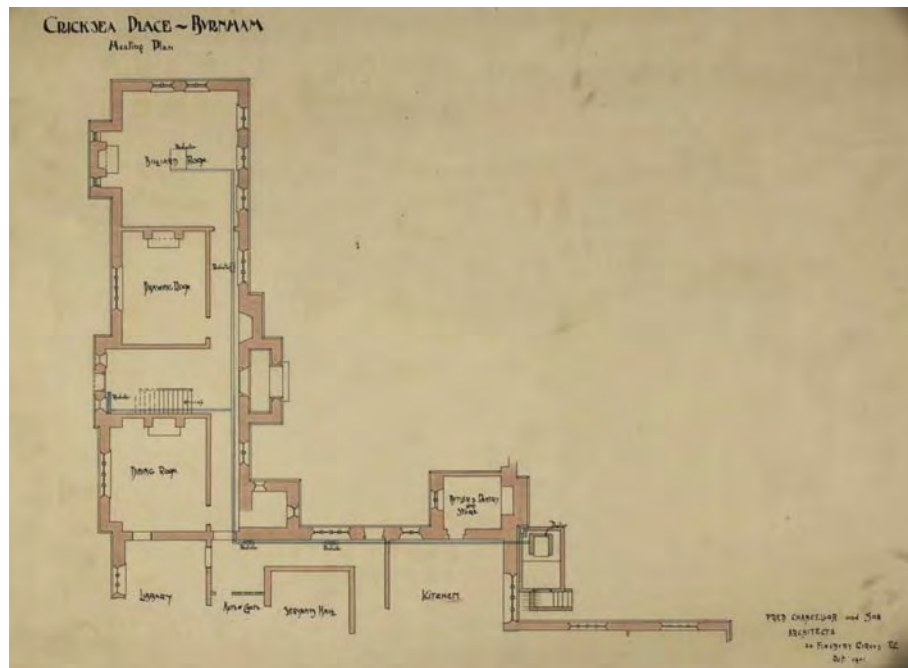




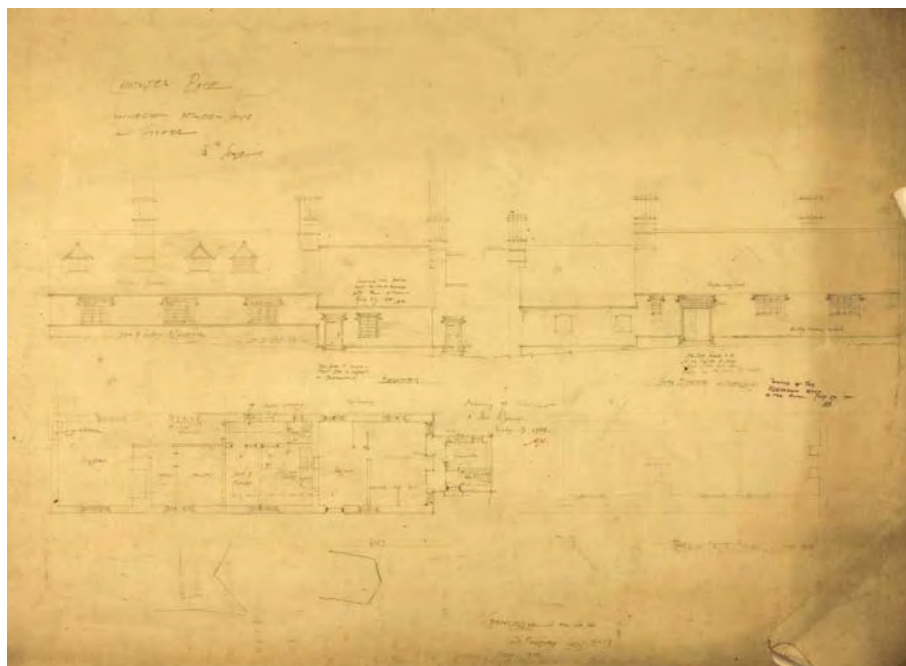
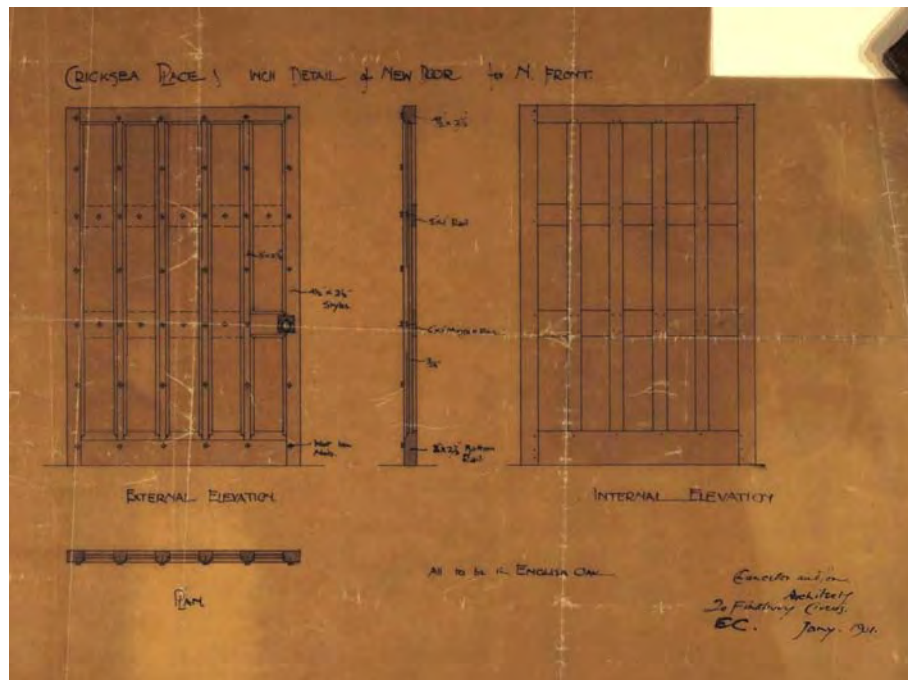


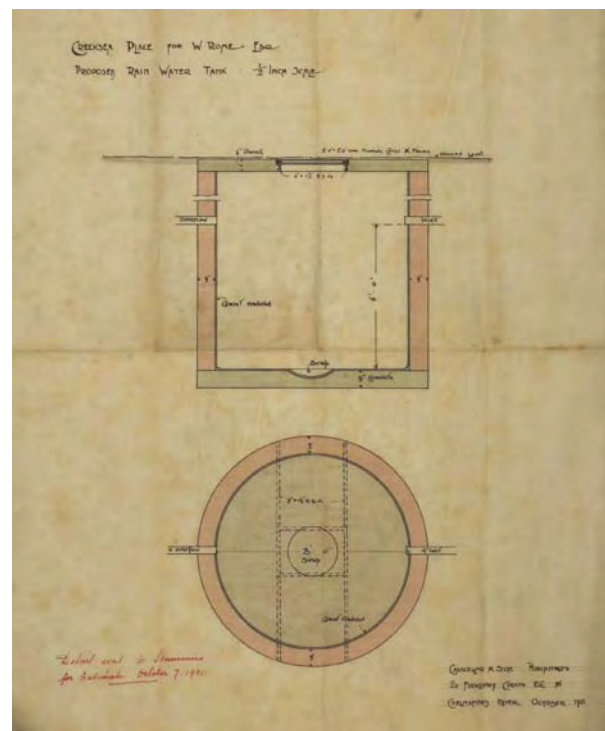


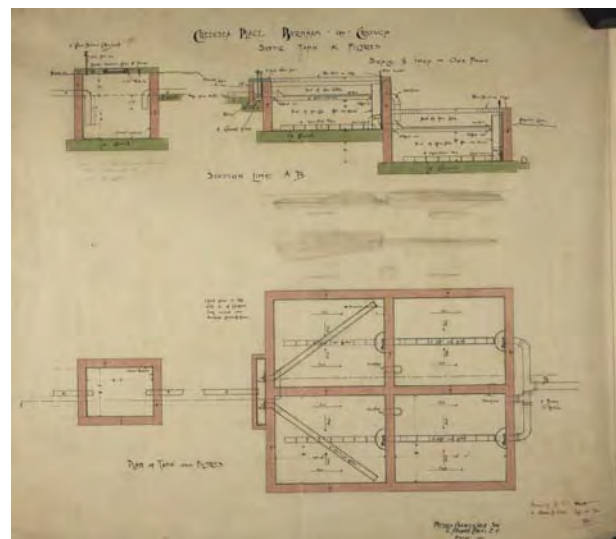
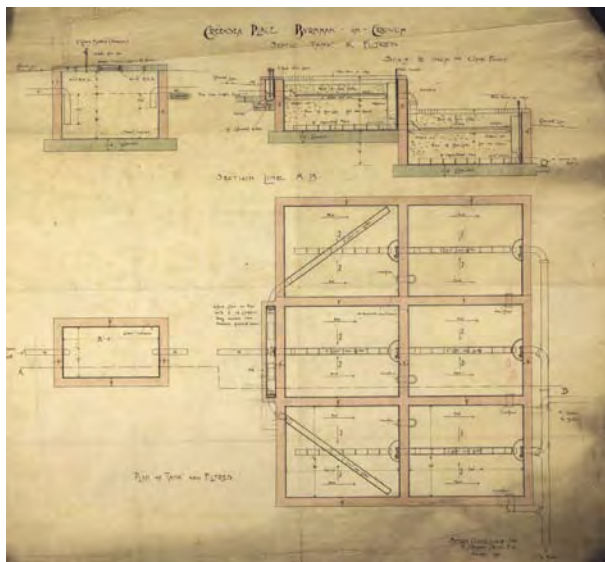
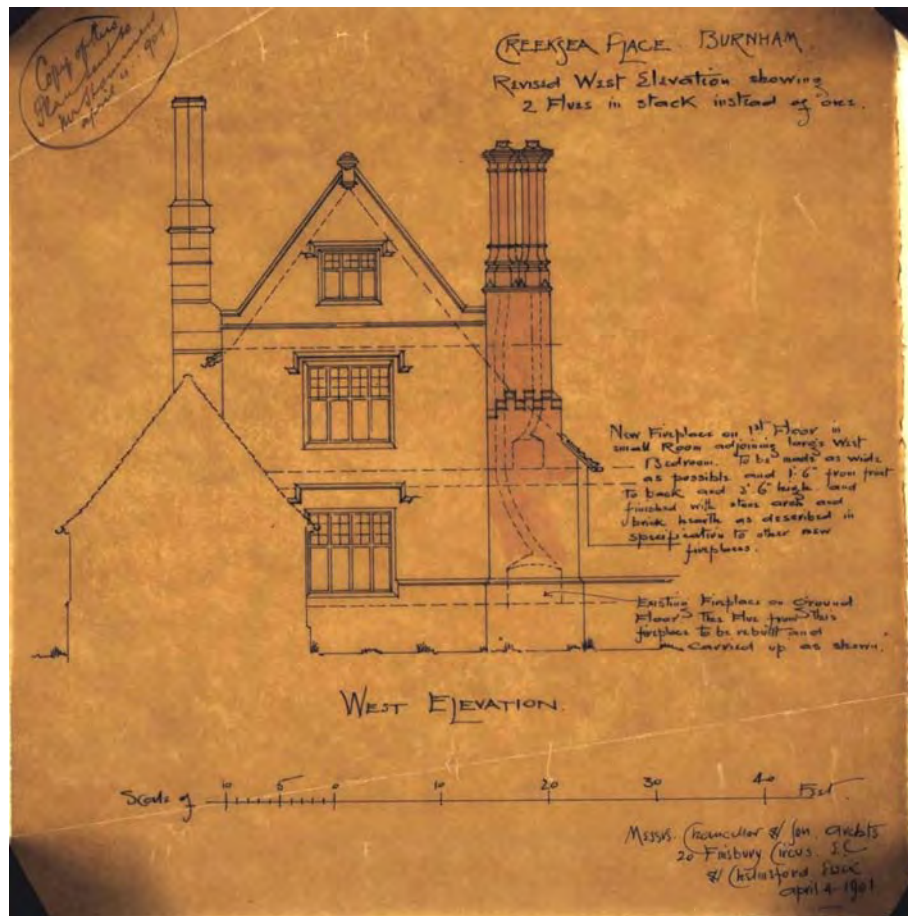




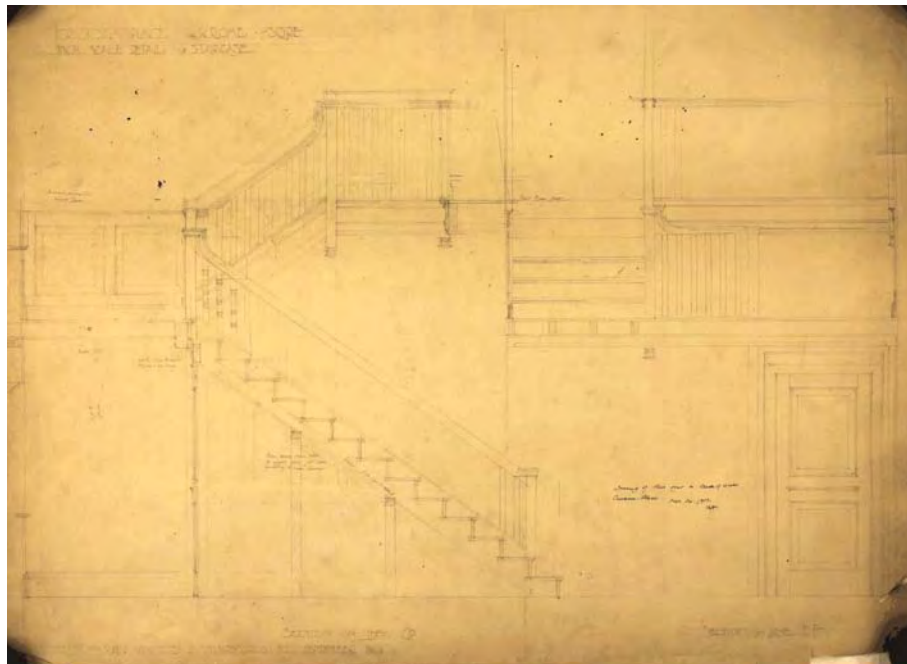






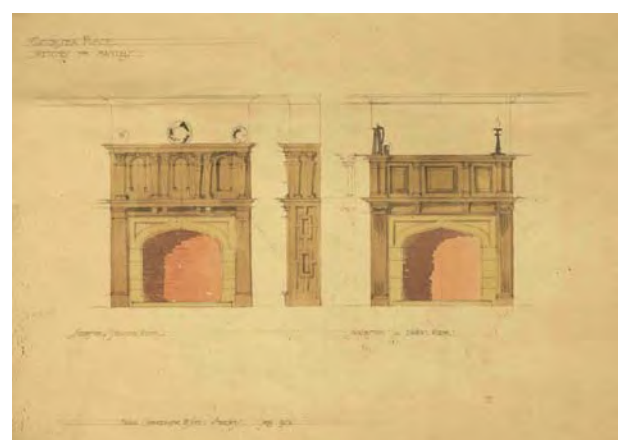
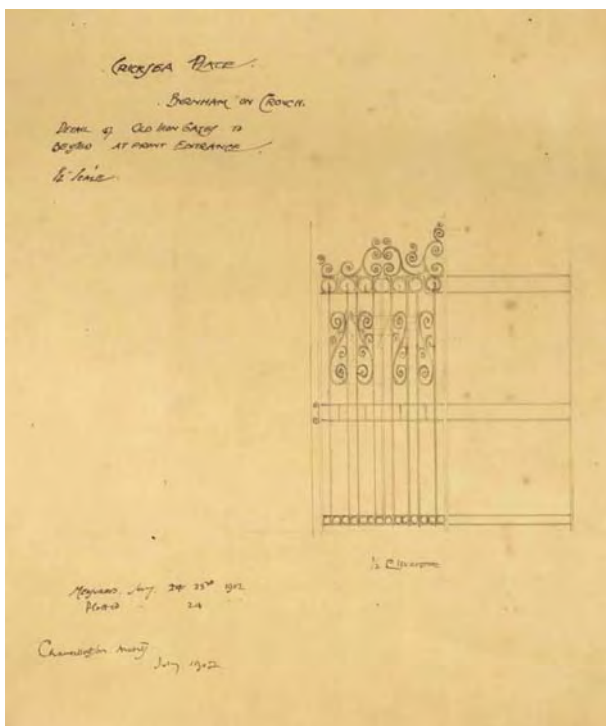
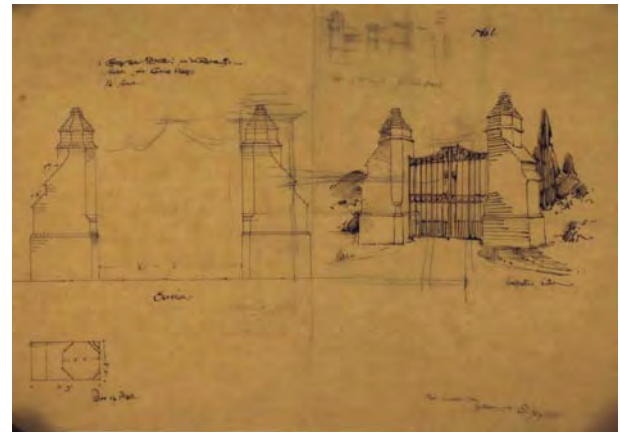
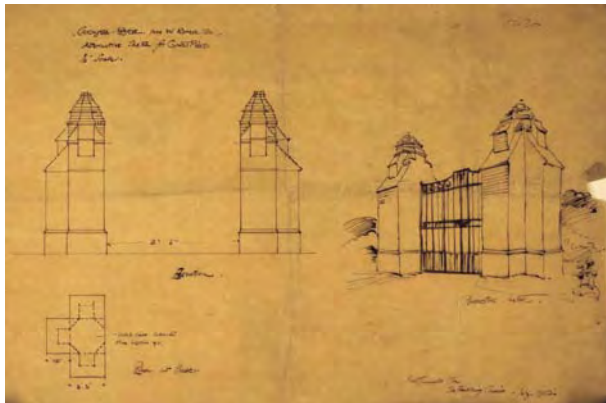




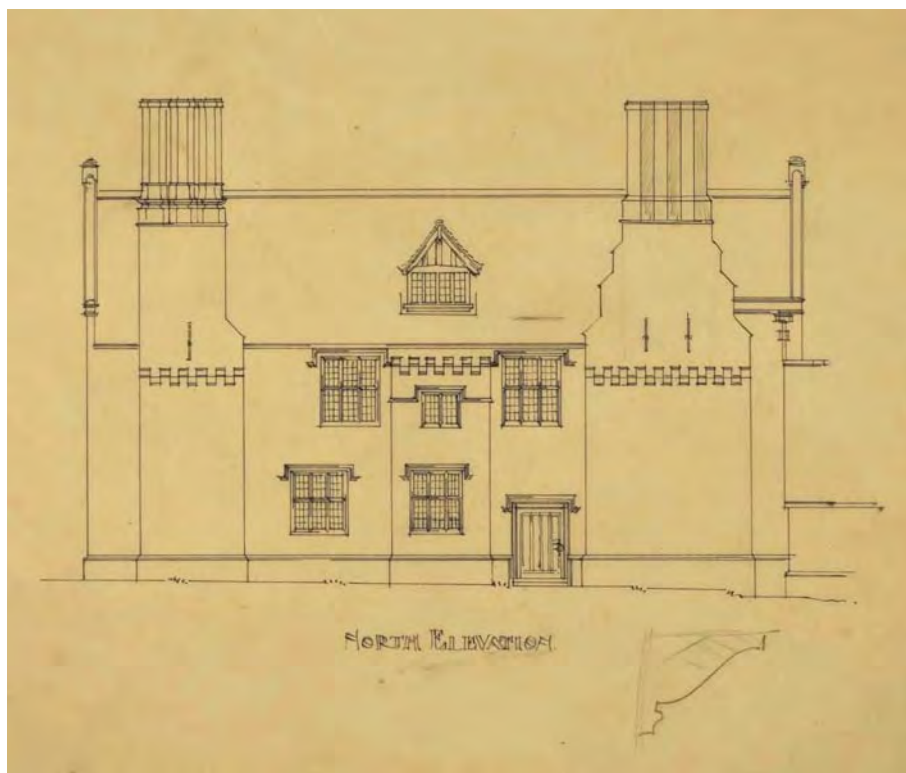
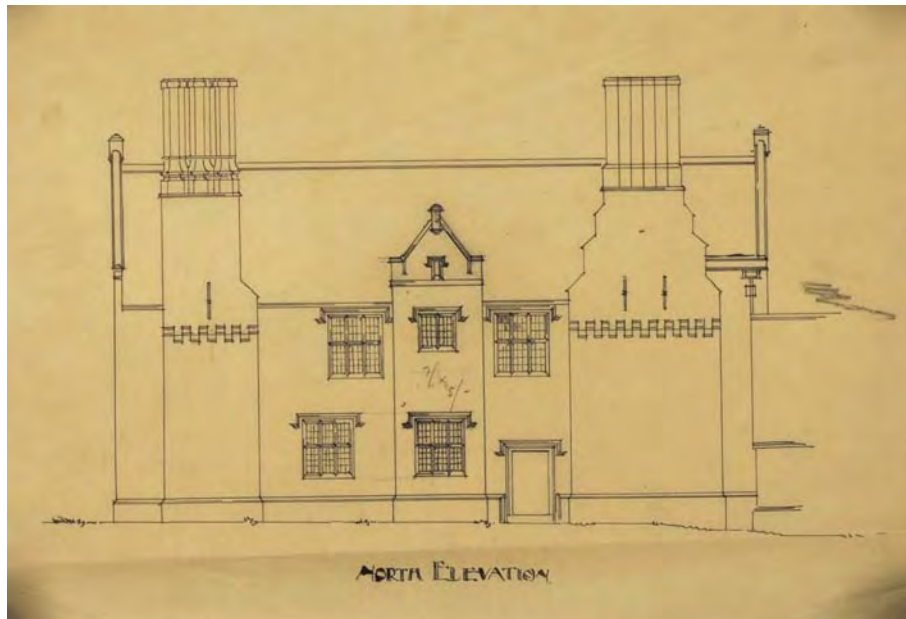




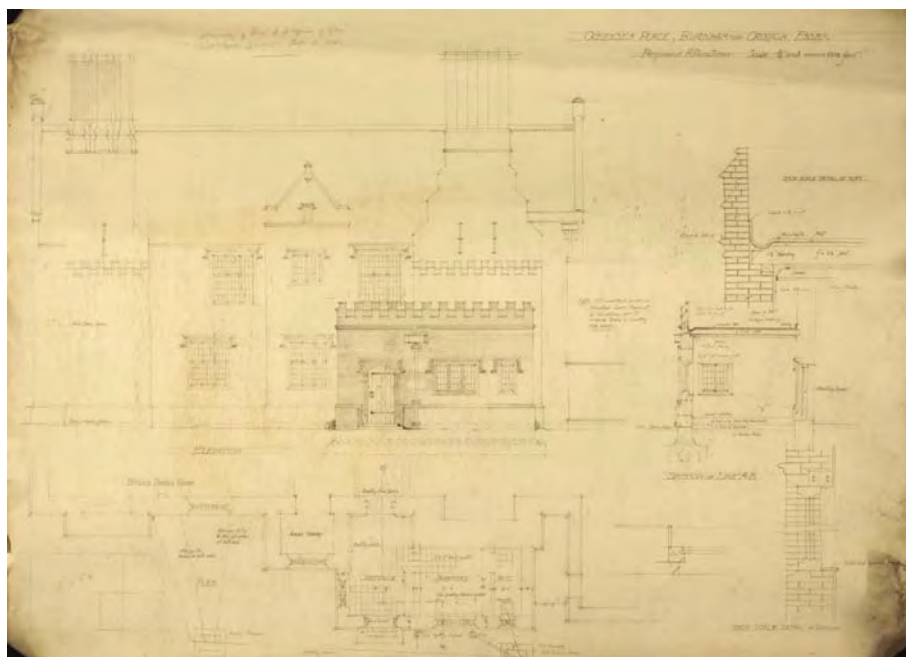
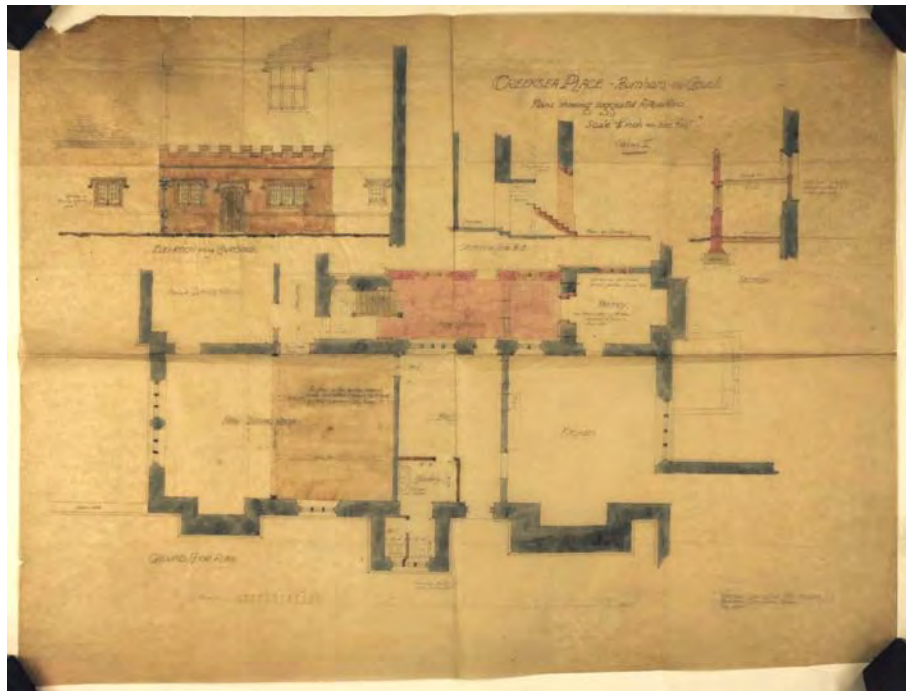
1902



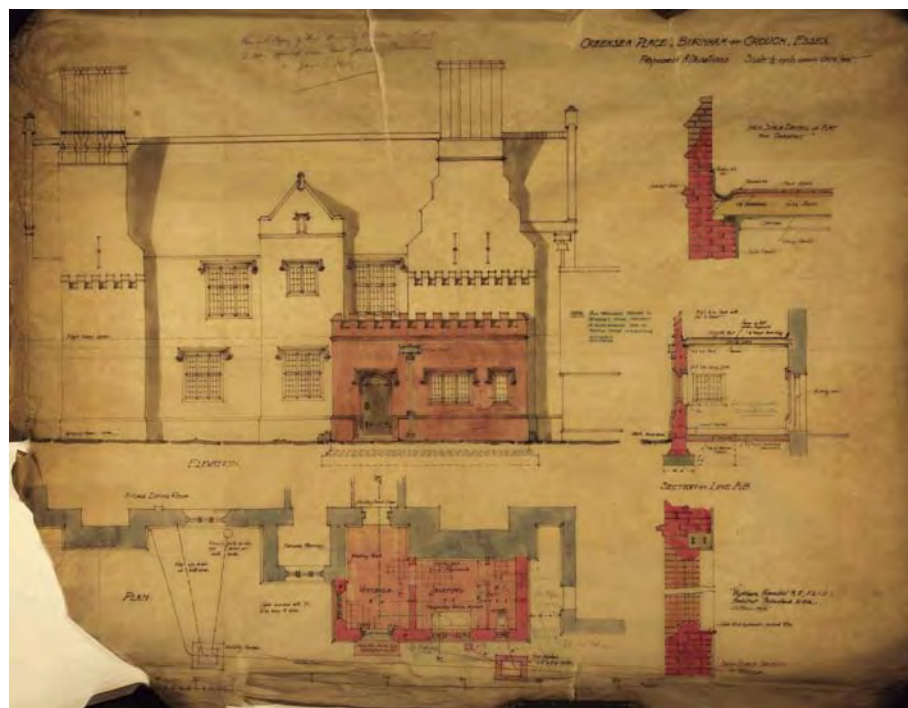
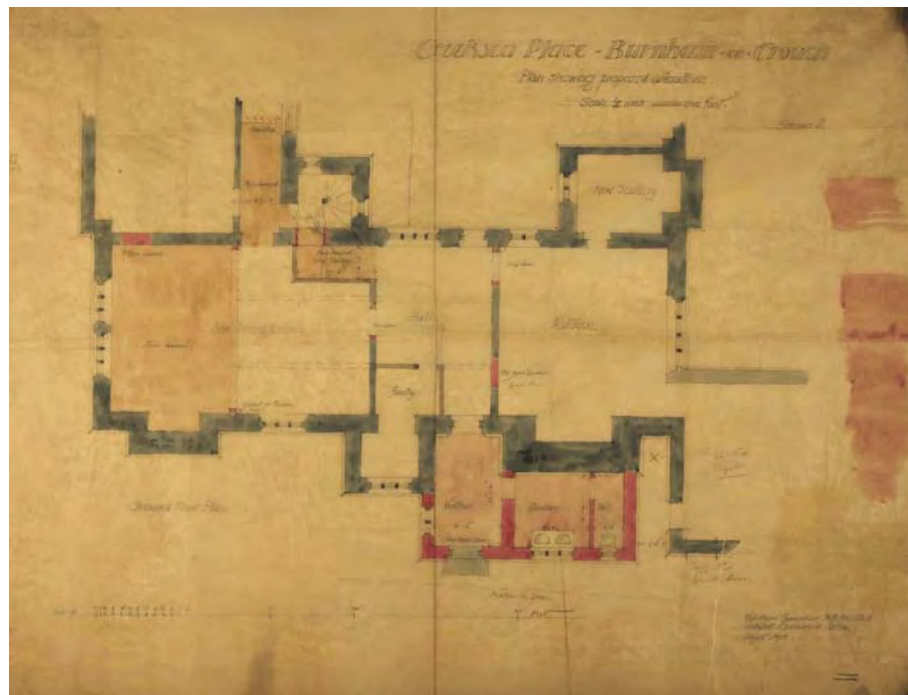
1906-7



1918









1920-1

