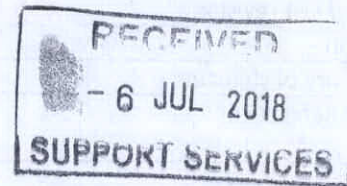


**Janice Gooch**  
Heritage Consultancy

JANUARY 30, 2018



## HERITAGE STATEMENT

RAWRETH HALL BARN, RAWRETH LANE RAWRETH, ESSEX

JANICE GOOCH  
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Job No:18/078

Heritage Statement for:  
Rawreth Hall Barns, Rawreth, Essex.

Document Control Grid	
Project Name	Rawreth Hall Barns, Rawreth, Essex.
Author(s) and contact details	Janice Gooch MSc CHE AssocRICS IHBC ACIfA
Origination date	January 2018
Reviser(s)	
Date of last revision	
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Summary of changes	
Client Reference	2764 – Rawreth Hall Barns, Rawreth Lane, Wickford, Essex

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## 1. Summary

This is a Conservation Statement and Impact Assessment for the proposed conversion of the farmstead buildings, including the Grade II listed barn, adjacent to Rawreth Hall, Rawreth Lane, Essex.

A copy of the listing description is available at: <https://www.historicengland.org.uk/listing/the-list/list-entry/1112675>

The barns are not within a conservation area.

This Heritage Statement has been written with the proposed scheme undertaken by E+M design:

- 2764 / 01 - Site and Location Plans
- 2764 / 02 - Topographical Survey
- 2764 / 20 - Proposed Site Plan
- 2764 / 21 - Proposed Plans & Elevations of Proposed Plots 1 and 2
- 2764 / 22 - Proposed Plans & Elevations of Proposed Plots 3 and 4
- 2764 / 23 - Proposed Plans of Proposed Plots 5 and 6
- 2764 / 24 - Proposed Elevations of Proposed Plots 5 and 6

### 1.1. Aims and results

The aim of this statement is to recognise the significance of the listed building and to assess whether the proposed works will affect the significance, character, appearance or setting of the building.

As stated in the ClfA guidance 'Standard and guidance for historic environment desk -based assessment' (Pub Dec 2014, up-dated Jan 2017):

*The 'desk-based assessment will determine, as far as reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations...'*

## 2. Planning Guidelines

To comply with National Policy Planning Framework (2012) section 12, this statement provides:

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

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

## 3. Description

Rawreth is a village and civil parish in the District of Rochford, Essex, England. It is situated between Wickford and Rayleigh.

The place-name 'Rawreth' is first attested in the Pipe Rolls for 1177, where it appears as Raggerea. It appears as Ragherethe in the Feet of Fines for 1240, and as Raureth in the Charter Rolls of 1267. The name means 'herons' stream'.



The area is mainly agricultural, sparsely populated, and with a small amount of industry. Historically most of the farmhouses in Rawreth were moated manors, many of which survive today.

The original parish council was disbanded in the 1930s when the area was united with Rayleigh to form the original urban district. It was reformed in 1994 following the reorganisation of local government.

### 3.1. Development of Site

The earliest OS map (1873) shows the collection of buildings surrounded with orchards, but with separate boundaries between the Hall and the farmstead, however, the main entrance to the collection was via the farm buildings. This entrance was the main entrance until c.1950s when a separate entrance (the current entrance to the Hall) was formed.

All the maps show a distinct boundary between the farmstead and the Hall. This may be due to separate ownership, or just a clear distinction between the formal house setting and the dirtier working farmstead.

It is understood that the previous owner (Mr Brown) bought the barns as he had concerns that a planning application was to be submitted for the construction of a number of bungalows and he did not want neighbours. After he bought the redundant farm buildings he used the barns for storage and workshop for his steam engines. It is understood that the deeds for the farmstead is separate from the Hall, which would confirm this.

### 3.2. Setting of heritage assets

The barns and Rawreth Hall are set within their own grounds in a rural setting (surrounded by agricultural land). Access to the site and Rawreth Hall is via a single track (maintained by the farmer).

### 3.3. Significance

A full review of significance is available in Appendix 5.

The significance of the property is:

- The age of the barn
- The group setting of pre-1900 farm buildings
- Setting next to a locally listed Rawreth Hall, once a moated house.

## 4. Proposed Scheme

### 4.1. Requirements for Change

The objective is to make a long term sustainable use for these currently redundant barns.

### 4.2. Planning History

An online search was not undertaken for these buildings due to their long-term disuse. However, it is noted that there is outline planning permission for the land adjacent to the site:

Application Reference:

*15/00362/OUT*

*Address Of Proposal:*

*Land North Of London Road And South Of Rawreth Lane And West Of Rawreth Industrial Estate, Rawreth Lane, Rayleigh, Essex,*



**Proposal:**

*Outline Planning Application (with all Matters Reserved) for the erection of Residential Development with associated Open Space, Landscaping, Parking, Servicing, Utilities, Footpath and Cycle Links, Drainage and Infrastructure Works, and Primary School. Provision of Non-Residential Floorspace to Part of Site, Uses including any of the following: Use Class A1(Retail), A3(Food and Drink), A4(Drinking Establishments), C2(Residential Institutions), D1a(Health or Medical Centre) or D1b(Crèche, Day Nursery or Day Centre).*



Figure 1 - proposed new development to the west of the site

This development will have some impact on the setting of the listed barn and associated farm buildings, and the setting of the locally listed Rawreth Hall.



#### 4.3. Condition of Assets

It is understood that the barns have not been used for agricultural use since at least 1980s, if not before. They have been used since for general storage and stabling, though have not been fully used for the previous 8-10 years. The overall condition for is fair.

#### 4.4. Alternative Uses

Due to its location, there are limited options of alternative uses. They are no longer suitable for farm use, with new farm buildings being constructed to the east of the barn.

Light commercial/ industrial use is limited due to the limited access. The current access is not accessible by a large lorry.

The size and scale of the buildings have limited scope for use as office or conference use, and again the access to the size limits much development.

Mothballing a listed building has major concerns. The lack of use results in no or minimal maintenance of the building.

#### 4.5. Proposed Works

It is proposed to:

- Convert the barns and stable block into 6 self-contained dwellings

#### 4.6. Design considerations

The proposed scheme looks to retain the significant elements of the farmstead and uses the existing layout to lead the division of the barns. The design should not bring a domestic appearance to the group setting, with windows and boundary treatments being dealt with as subtly as possible.

Any landscaping should reflect the former agricultural use and therefore should be simple and practical. Materials should reflect those currently in use on the buildings or be clearly distinguishable.

#### 4.7. Reason for Proposed Option

The bringing back to use of a building should always be encouraged, especially when the building is a listed building. A sensitive conversion will allow these buildings to have a long term sustainable use.

The setting of the listed building, locally listed building and associated farmstead buildings is a rural, open setting. This setting has the potential of changing due to the outline planning permission (15/00362/OUT).

#### 4.8. Materials to be used

The proposed scheme looks to use the materials that are currently on site. Any new materials will be for a like for like basis. The proposed drawings provide details of material choice.

### 5. Impact Assessment:

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

Within this document, they defined 'conservation' as:



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

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

#### 5.1. Impact on Listed Building (Proposed Units 5 & 6)

Any building should be in use as this ensures that the building is maintained and ideally it should retain its original function. However, the barn and the surrounding barns have become separate from the surrounding fields and have become redundant. An alternative use should be found to ensure the protection of the barn.

Due to the location of the site, domestic dwellings would appear to be the most appropriate use of the site. The proposed conversion respects the external agricultural appearance of the barn. The insertion of the first floor and the dividing walls are required to allow the space to be used as a home, rather than a large void. Unlike some barns, this space has already had some form of separation insertion. These changes all form part of the significance and understanding of the building. The 'open wells' to be formed within each unit allows some of the height and openness to be retained and respected. The fenestration has been kept to a minimum to prevent a domestic appearance from occurring.

#### 5.2. Impact on the setting of the Listed Building

The barns currently enjoy a rural setting, surrounded by the open farmland that would have originally been connected to these buildings. The land has since been sold off and the proposed application to develop the land will have an impact on the setting of these barns.

The proposed scheme looks to make use of these now redundant buildings by the creation of 6 units. Essex has a rich history of agriculture, which in turn has resulted in a large number of timber frame barns within the county. Due to changes in technology, most of these barns have been made redundant and therefore alternative uses need to be found to ensure their survival.

The proposed change to the setting of these barns and farm house has an impact on alternative uses and reduces the possibility of these barns returning to their original function. The proposed scheme has respected the historic layout and development of the farmstead and looks to add its own layer onto their history. The proposed layout tries to retain the open ground between the buildings and uses soft landscaping and simple layout to prevent the conversion from appearing like a modern estate. It is inevitable however that the new owners/ occupiers will insert their own tastes and domesticity within the scheme, however, the good design is considered to reduce this uncontrollable change.

#### 5.3. Summary

As Historic England clarify,

*'Listed buildings are to be enjoyed and used, like any other building. Listed buildings can be altered, extended and sometimes even demolished within government planning guidance. The local authority uses listed building consent to make decisions that balance the site's historic significance against other issues, such as its function, condition or viability.'*



Heritage Statement for:  
Rawreth Hall Barns, Rawreth, Essex.

With this in mind, it is considered that the proposed scheme will have an impact on the special architectural or historic interest of the building. However, this impact is deemed to be less than harmful and is outweighed by ensuring that have a long term sustainable use.

## Appendix 1 - Photographs



*Figure 2 - listed barn and additions*



*Figure 3 - open cart shed by entrance*





*Figure 4 - looking at farmstead from new entrance by Rawreth Hall*



*Figure 5 - listed barn with later additions*





Figure 6 - addition of barn (to main barn) and Rawreth Hall



Figure 7 - Rawreth Hall and barn





*Figure 8 - main barn and additions*



*Figure 9 - looking from Rawreth Hall towards listed barn*





Figure 10 - inside later addition of listed barn

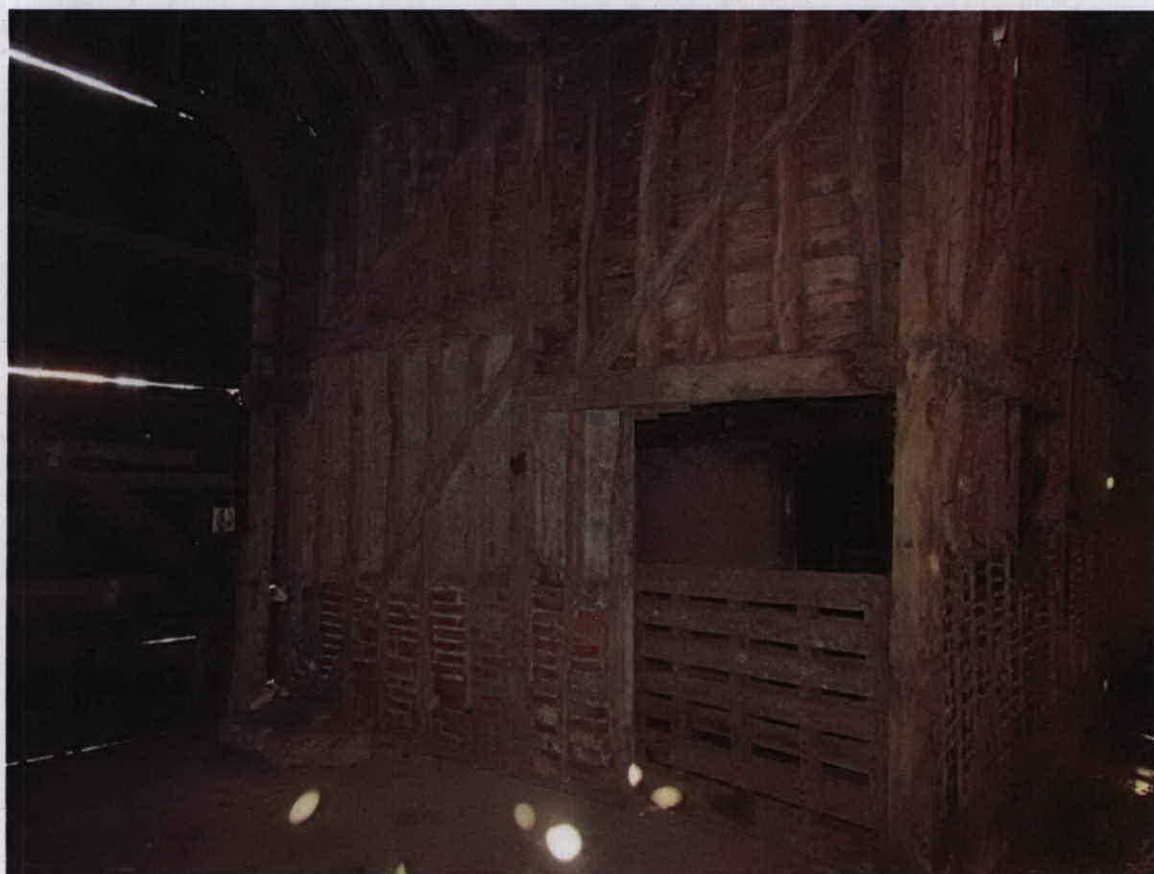


Figure 11 - main entrance to listed barn





*Figure 12 - inside the main body of listed barn*

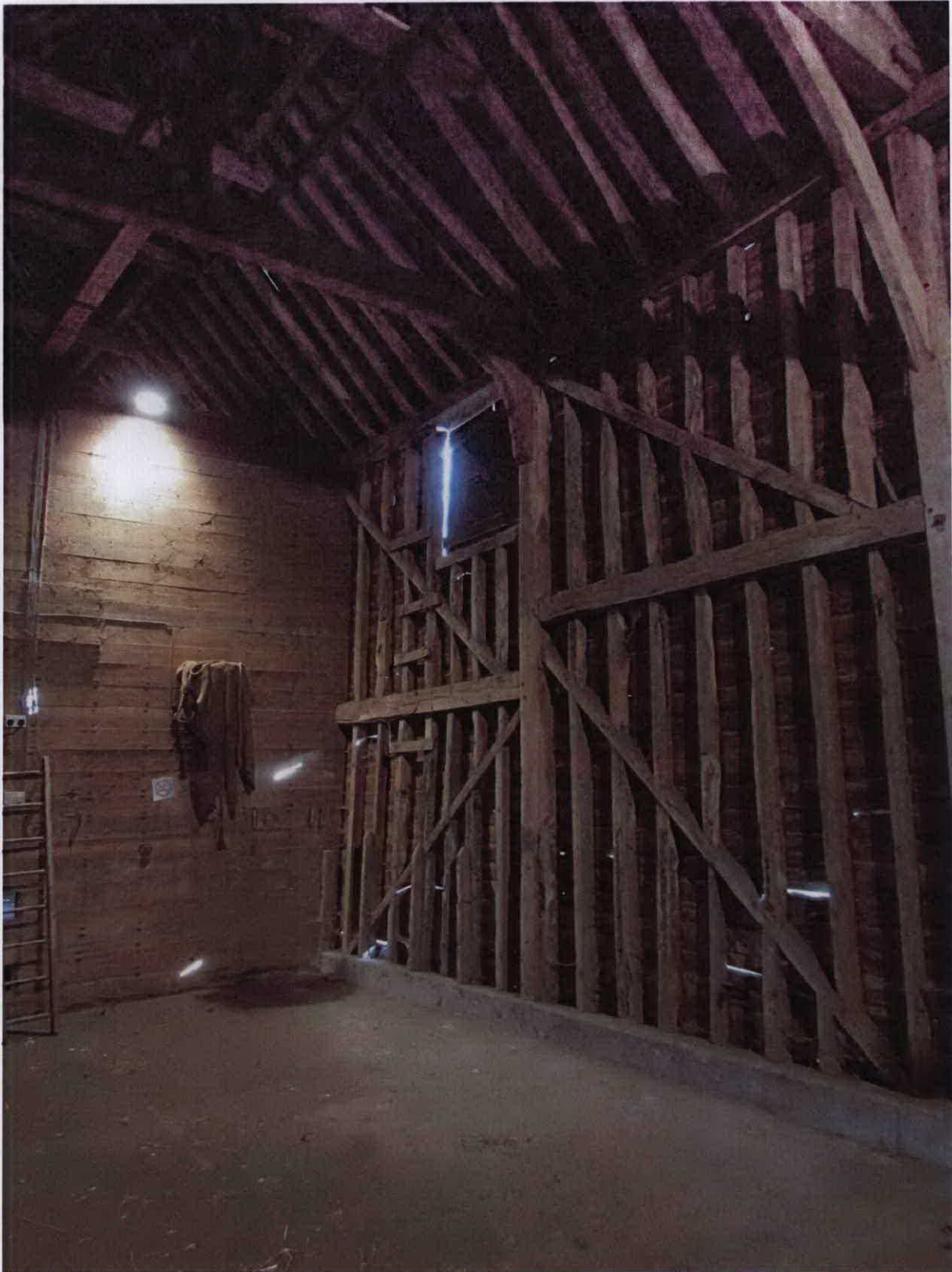


*Figure 13 - alterations and changes to the barn are evident*



*Figure 14 - former double, full height door infilled with a later panel*





*Figure 15 - main timber frame in good condition*



*Figure 16 - changes, additions and alterations*







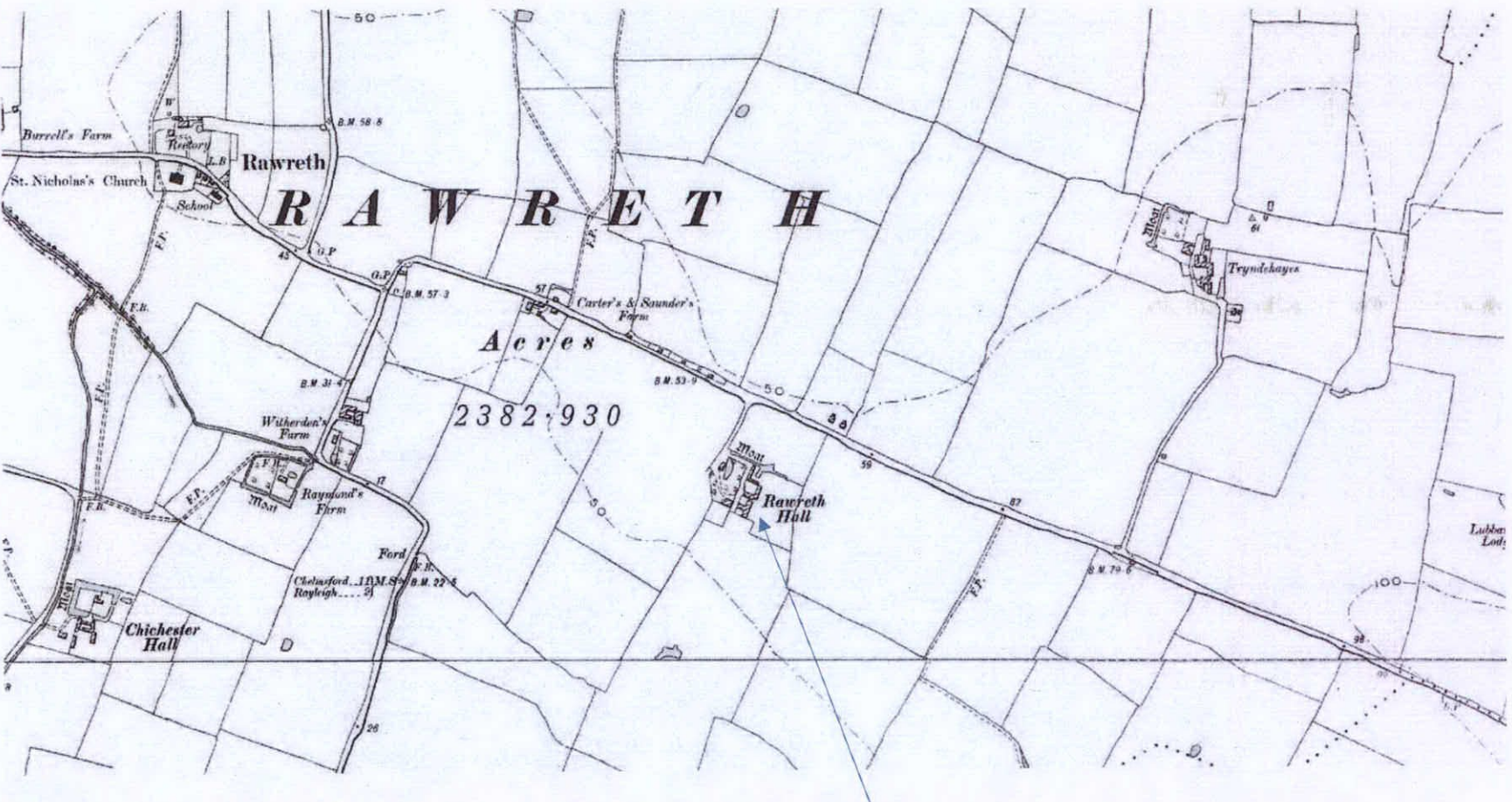


Figure 18 - close up of 1900 OS Map



### Appendix 3 – Listing Description

#### BARN APPROXIMATELY 40 METRES EAST OF RAWRETH HALL

List entry Number: 1112675

Grade: II

Date first listed: 14-Oct-1986

Date of most recent amendment: Not applicable to this List entry.

UID: 123012

#### List entry Description

RAYLEIGH RAWRETH LANE TQ 79 SE RAWRETH 2/68 Barn approx. 40 metres east of Rawreth Hall - II

Barn. C18/C19. Timber framed and weatherboarded. Corrugated iron clad roof, brick plinth. 2 large gabled midstreys, each outshot to right and left. 9 bays. Through bracing to walls, side purlin ridgeboard roof, originally with arched braces to tie beams, now with some straight braces and hanging knees.


Listing NGR: TQ7911192870

#### Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 79111 92870

**Rochford District Council – Local Development Framework Local List Supplementary  
Planning Document 2013**

<b>Rawreth Hall</b>	
<b>Description/Name:</b>  Rawreth Hall	
<b>Address:</b>  Rawreth Lane Rayleigh Essex SS11 8SS	
<b>Description:</b>  Imposing three storey red brick building; may date back to the 18 <sup>th</sup> or 19 <sup>th</sup> Century (see Yearsley, 2005:108); red tiled gable roof; rendered parapet; replacement windows with vertical brick detailing above; some windows on the second floor have been bricked up.	
<b>Justification:</b>  Whilst it is not considered to be of architectural importance it is of historic importance and should be included on the revised Local List.	



## Appendix 4 – Historic Environment Records (HER)

Search: Rawreth - <http://www.heritagegateway.org.uk/Gateway/Results.aspx>

### Statutory Data

#### The National Heritage List for England

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

The National Heritage List for England returned 12 records matching your search, refer to Appendix 3.

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

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

Designation Decision Records (De-listed entries) returned 2 records matching your search, none within setting or site.

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

Recommendations not to add a building, monument or wreck site to the National Heritage List for England (NHLE) are made by Historic England. The Secretary of State for Culture, Media and Sport will then make a decision. For parks, gardens and battlefields Historic England makes the decision on whether or not to add it to the NHLE. These decisions are detailed in this section.

No records matched the search criteria.

### Non-Statutory National Data

#### Historic Milestone Society Database



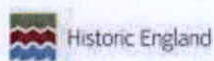
The Milestone society was established in May 2001, we aim to "identify, record, research, conserve and interpret for public benefit the milestones and other waymarkers of the British Isles". Our members' interests also include tollhouses, turnpike history and canal milestones. Please browse <http://www.milestonesociety.co.uk/>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

Historic Milestone Society Database returned 4 records matching your search.



Title	Location
<u>Milestone, 50m from start of new Great Leighs bypass</u>	ESSEX, CHELMSFORD, LITTLE WALTHAM
<u>Milestone, by 'Rockhaven'.</u>	ESSEX, ROCHFORD, RAWRETH
<u>Milestone, Chelmsford Road, dual carriageway S of Rawreth</u>	ESSEX, ROCHFORD, HADLEIGH
<u>Milestone, London Road, 50m W of Rayleigh electrical sub-st ...</u>	ESSEX, ROCHFORD, RAWRETH

#### HE PastScape



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

HE PastScape returned 17 records matching your search, refer to HER for site specific.

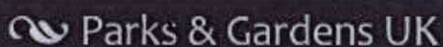
#### National Trust HBSMR



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

No records matched search criteria.

#### Parks and Gardens UK



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

No records matched the search criteria.

#### PMSA | PUBLIC MONUMENTS & SCULPTURE ASSOCIATION

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



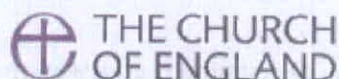
### NMR Excavation Index



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

NMR Excavation Index returned 5 records matching your search, refer to Essex HER for site.

### Church Heritage Record



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

Church Heritage Record returned 1 records matching your search.

Name

Location

Rawreth: St Nicholas

Essex County

### Essex HER



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

Essex HER returned 94 records matching your search, below are within the vicinity and setting of the site.

Essex HER



---

<b>Name:</b>	Park School, Rawreth Lane, Rayleigh
<b>SMR Number:</b>	45134
<b>Type of record:</b>	Monument
<b>Grid Reference:</b>	TQ 799 924
<b>Map Sheet:</b>	TQ79SE

**Parish:** RAYLEIGH, ROCHFORD, ESSEX

### Summary

The remains of an early Saxon cemetery, prehistoric and medieval features.

### Full description

Twenty-four trenches were opened. The main concentration of features was found in the southeast of the site in three trenches. They consisted of the bases of a number of truncated early Saxon cremations, along with a single possible inhumation. Amongst the features was a series of pits, gullies and ditches, a number of which also contained material of Saxon date. A single ditch produced prehistoric pottery. The Saxon finds from the inhumation included evidence of a high status female burial.<1>

An area in the south-east of the development area was opened for excavation in 2004. In total 144 cremation burials, 1 possible inhumation and 23 cemetery-related features were excavated; most of which had been severely truncated during the construction of the school playing fields. Pottery, metalwork and glass beads recovered from the burials indicated that the cemetery was in use from approximately 525 to 600AD. Underlying the Saxon cemetery was a scatter of prehistoric pits and postholes dating from Early to Middle Iron Age. Two 3rd-4th century Roman features were also identified. Post-dating the Saxon cemetery were three small pits and gully dating to the medieval period.<2>

A second phase of evaluation consisting of a further 12 trenches was undertaken in September 2004 in the south west corner of the playing fields in an area not previously subject to archaeological investigation. Two cremation burials were recovered believed to be outliers to the main concentration of Anglo-Saxon burials. <3>

<1> Field Archaeology Unit, 2003, *Former Park School, Rawreth Lane, Raleigh, Essex. Archaeological evaluation by trial trenching* (EXCAV REPORT). SEX62709.

<2> Ennis, T, 2005, *Former Park School, Rawreth Lane, Rayleigh, Essex. FAU Report 1361* (EXCAV REPORT). SEX65710.

<3> Ennis, T, 2008, *An early saxon cemetery at Rayleigh, Essex* (EXCAV REPORT). SEX68891.

<4> Ennis, T, 2004, *Additional Archaeological Evaluation: Former Park School, Rawreth Lane, Rayleigh, Essex. FAU report 1412* (EXCAV REPORT). SEX65711.

### Monument Types

- DITCH (Prehistoric - 500000 BC to 42 AD)
- CEMETERY (Early Medieval - 410 AD to 1065 AD)

### Associated Finds

- VESSEL (Prehistoric - 500000 BC to 42 AD)
- MELON BEAD (Roman - 43 AD to 409 AD)
- BEAD (Early Medieval - 410 AD to 1065 AD)



- BEAD (Early Medieval - 410 AD to 1065 AD)
- CREMATION (Early Medieval - 410 AD to 1065 AD)
- KNIFE (Early Medieval - 410 AD to 1065 AD)
- NECKLACE (Early Medieval - 410 AD to 700 AD)
- RING (Early Medieval - 410 AD to 1065 AD)
- VESSEL (Early Medieval - 410 AD to 1065 AD)

#### Associated Events

- Evaluation at the former Park School, Rawreth Lane, Raleigh by M.Roy (Ref: RLPS 03)
- Former Park School, Rawreth Lane (Ref: RLPS04)
- Former Park School, Rawreth Lane (Ref: RLPS04)

#### Protected Status

- Historic Environment Character Zone: Rochford 38
- Historic Environment Character Area: Thames Gateway 91
- Historic Environment Character Area: Rochford 14

#### Sources and further reading

- <1> EXCAV REPORT: Field Archaeology Unit. 2003. Former Park School, Rawreth Lane, Raleigh, Essex. Archaeological evaluation by trial trenching.
- <2> EXCAV REPORT: Ennis, T. 2005. Former Park School, Rawreth Lane, Rayleigh, Essex. FAU Report 1361.
- <3> EXCAV REPORT: Ennis, T. 2008. An early saxon cemetery at Rayleigh, Essex.
- <4> EXCAV REPORT: Ennis, T. 2004. Additional Archaeological Evaluation: Former Park School, Rawreth Lane, Rayleigh, Essex. FAU report 1412.

#### Images



No image description available © Essex County Council



No image description available © Essex County Council

ADDITIONAL  
ARCHAEOLOGICAL EVALUATION  
EDMUND PARK SCHOOL,  
HARVEY LANE  
RAWRETH  
ESSEX



No image description available © Essex County  
Council

Essex HER



**Name:** Rawreth Hall  
**SMR Number:** 7524  
**Type of record:** Monument  
**Grid Reference:** TQ 791 929  
**Map Sheet:** TQ79SE  
**Parish:** RAWRETH, ROCHFORD, ESSEX

#### Summary

Moated site.

#### Full description

Moated site. <1> <2> Waterfilled moat, in poor condition in 1953. <3> Incomplete, irregular. <4> Sketch plan on back MSRG card, presumably traced from OS map. <5>

<1> RCHME, 1923, *An Inventory of the Historical Monuments in Essex - Volume 4, Vol 4, p121* (DESC TEXT). SEX356.

<2> unknown, unknown, *SMR* (MENTION). SEX74.

<3> Ordnance Survey, unknown, *OS cards, TQ79SE11, 1953* (RECORD SHEET/FORM). SEX52658.

<4> Sellers, EE, unknown, *TQ79-012* (LIST). SEX24269.

<5> Sellers, EE?, unknown, *TQ79-012* (Map). SEX24270.



### Monument Types

- MOAT (Medieval - 1066 AD to 1539 AD)

### Protected Status

- Historic Environment Character Zone: Rochford 40
- Historic Environment Character Area: Thames Gateway 101
- Historic Environment Character Area: Rochford 13
- SHINE: Remains of a medieval moat at Rawreth Hall

### Sources and further reading

- <1> DESC TEXT: RCHME. 1923. An Inventory of the Historical Monuments in Essex - Volume 4. Vol 4, p121.
- <2> MENTION: unknown. unknown. SMR.
- <3> RECORD SHEET/FORM: Ordnance Survey. unknown. OS cards. TQ79SE11, 1953.
- <4> LIST: Sellers, EE. unknown. TQ79-012.
- <5> Map: Sellers, EE?. unknown. TQ79-012.



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### FORMER PARK SCHOOL, RAWRETH LANE

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

**Description:** Twenty four evaluation trenches were dug in advance of proposed development. A prehistoric ditch (Iron Age?) and the remains of an early Saxon cemetery were identified. Additional work in 2004 recorded two further Saxon cremations.

**Parish:** RAYLEIGH

**District:** ROCHFORD

**County:** ESSEX

**Grid reference:** TQ7925092460

**Map reference:** [ EPSG:27700 ] 579250, 192460

**Period/Subjects:** PREHISTORIC - DITCH

EARLY MEDIEVAL - CEMETERY

EARLY MEDIEVAL - DITCH

EARLY MEDIEVAL - PIT

EARLY MEDIEVAL - CREMATION

**Identifiers:** [ ADS ] Depositor ID - 1468668  
[ ADS ] Associated ID - AIP Record Number: C.22.P034  
[ ADS ] Associated ID - AIP Record Number: C.22.V014  
[ ADS ] Associated ID - SMR Number (Essex): 45134

---

**People Involved:**

- [ Publisher ] Historic England
- [ Creator ] Essex County Council Field Archaeology Unit
- [ Publisher ] Historic England
- [ Creator ] Essex County Council Field Archaeology Unit

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**Bibliographic References:**

- Roy M/2003/Former Park School, Rawreth Lane, Rayleigh, Essex. Archaeological Evaluation by Trial Trenching. Essex County Council Field Archaeology Unit Reports.
- Roy M/2004/Former Park School, Rawreth Lane, Rayleigh, Essex. Archaeological Evaluation by Trial Trenching (Phase II). Essex County Council Field Archaeology Unit Reports.

**Images Of England**



Images of England, is a groundbreaking initiative which aims to create a 'point in time' photographic record of England's listed buildings.

Images Of England returned 13 records matching your search, here are the first 2.  
Searches prior to 410AD include all earlier records.



[http://www.heritagegateway.org.uk/Gateway/Results\\_Single.aspx?uid=123012&resourceID=3](http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=123012&resourceID=3)  
Photo of listed Barn (1986)

Essex HER



---

**Name:** Rawreth - Carter and Sanders Farm  
**SMR Number:** 7654  
**Type of record:** Monument  
**Grid Reference:** TQ 787 932  
**Map Sheet:** TQ79SE  
**Parish:** RAWRETH, ROCHFORD, ESSEX

**Summary**

Possible moat, represented by L-shaped pond.

**Full description**

Possible moat, represented by L-shaped pond. <1> <2>

Site Assessment = More information needed.

<1> unknown, unknown, SMR (MENTION). SEX74.

<2> Ordnance Survey, 1890s, 25 inch second edition, 2nd Ed 25" (Map). SEX2231.

**Monument Types**

- MOAT (Medieval - 1066 AD to 1539 AD)

**Protected Status**

- Historic Environment Character Zone: Rochford 40
- Historic Environment Character Area: Thames Gateway 101
- Historic Environment Character Area: Rochford 13
- Historic Environment Character Area: Rochford 12
- Historic Environment Character Zone: Rochford 37

**Sources and further reading**

<1> MENTION: unknown. unknown. SMR.

Heritage Statement for:  
Rawreth Hall Barns, Rawreth, Essex.

<2> Map: Ordnance Survey. 1890s. 25 inch second edition. GIS. 2nd Ed 25".

Red Box Search

[https://historicengland.org.uk/images-books/photos/englands-places/card/89773?place=Rawreth%2c+ESSEX+\(Parish\)&terms=Rawreth&searchtype=englandsplaces&i=2&wm=1&bc=9%7c10&g=3258](https://historicengland.org.uk/images-books/photos/englands-places/card/89773?place=Rawreth%2c+ESSEX+(Parish)&terms=Rawreth&searchtype=englandsplaces&i=2&wm=1&bc=9%7c10&g=3258)

Photograph of Rawreth Hall 25 April 1945



## Appendix 5 - Assessment of Significance Summary

### Table Showing Assessment of Significance:

**Rating:**

Exceptional - International Significance

Considerable - National Significance

Some - Local Significance

None

Not known - May have some Significance, but further research is required.

	Significance		Value / Interest
<b>Historic</b>	C18/C19 Barn and House (Hall)	Possible older structure within house.  Moat still evident	Considerable - Barn GII listed (house had had major works following years of neglect)
<b>Archaeological</b>	HER indicate Saxon remains within area	No archaeological works undertaken on site	Unknown
<b>Architectural &amp; Artistic</b>	Rural setting of farmland, barns and Farm house.	House of good architectural quality.	Considerable - Barn GII listed
<b>Communal</b>	Private ground	The views of the open ground can be seen from the public realm	Some – Rawreth Lane is a busy road with an isolated, rural feel separating Rayleigh and main road (A130)

Heritage Statement for:  
Rawreth Hall Barns, Rawreth, Essex.

Heritage Statement  
Check list

Project	Rawreth Hall Barns.	
Address	Rawreth Lane. Rawreth, Essex. SS11 8SS.	
Local Authority	Rochford District Council.	
HE Listing	Barn - GII (11112675).	
Setting - Listed Buildings	None.	
Conservation Area	None.	
Heritage Gateway	Name	Rawreth.
	Accessed	Jan 2018.
HE Red Box	Yes.	
Old Maps 1:2,500	1873.	Additional Barn to the South of Site. Formal garden to Rawreth Hall.
	1897.	Barn above removed. Separation between Hall + Barns.
	1922-23.	Additional Barn to the West of barns (by listed barn).
	1955.	no change.
	1978.	no change.
Victorian County History	No.	
Additional Notes		

Janice Gooch Heritage Consultancy



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Template for assessing significance – Project: *Rawreth Hall Barns.*

<p><b>Archaeological Interest (Evidential Value)</b></p> <p>* Some HER's in area. – Early Saxon</p>	<p><b>Misc.</b></p>	<p><b>Historic Interest (Historical Value)</b></p> <p>- Moated Manor House. ↳ Hall (House) C18/C19 however maybe have historic core, or been relocated (Moat).</p>
<p><b>Evolution</b></p> <p>Possible earlier Moated Hall, then turned to Farmstead.</p>	<p>Rawreth Hall Barns: Barn G11.</p> <p><b>Significance</b></p>	<p><b>Fabric</b></p> <p>C18/C19 Barn – timber frame with later additions.</p>
<p><b>Architectural &amp; Artistic Interest (Aesthetic Value)</b></p> <p>Rural setting – "typical South-East Essex" view – open flat lands with agricultural buildings.</p>	<p><b>Setting</b></p> <p>currently rural setting (no longer connection/ownership with farmland).</p>	<p><b>(Communal Value)</b></p> <p>Private Area.</p> <p>———    ———</p> <p>* Rawreth Hall Wood. ↳ Woodland Trust (privately owned Wood).</p>