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Grange Court, High Road Chigwell Epping Forest District, Essex

*A Heritage Appraisal of the Building
And the Possible Impact of the Proposed Works.*



Grange Court, Chigwell, Essex. c.1918.

December 2016

1 Summary

1.01 Grange Court is a later 18th century house with older origins. It is listed Grade II Star and is located within the designated Chigwell Village Conservation Area.

1.02 This report is a heritage appraisal of the building and the current proposals for alteration. The aim of the document is to describe the heritage significance of the building both intrinsically and as part of the wider historic environment. This is done by both desk-top research and a thorough assessment on site of the building and its features.

1.03 Through an informed understanding of the building and its site and history, conclusions can be more confidently reached regarding the historic importance of the building, its design, features, plan form and character. Some areas or aspects of the building will be of high heritage significance, while inevitably other parts will be of lesser importance.

1.04 It should then be possible to set a detailed, well-informed commentary, to guide future maintenance or change. Current proposals for reusing and changing the building will be reviewed through this process. The areas or features of highest significance can then always be understood and properly protected while appropriate change may be limited to the lesser areas.

1.05 A commentary on the current proposals will also be discussed in the context of local and national policies and guidance for change in the historic environment.

2 The Site & Designations

2.01 Grange Court is situated on the east side of High Road in Chigwell Village. The building is composed of a house with adjacent linked outbuildings to the north east. Grange Court once had a much larger curtilage of grounds (14 acres) but still retains some gardens to the east and west.

2.02 Grange Court is situated centrally within the Chigwell Village designated Conservation Area. It is one of four Grade II Star buildings within the conservation area:

- (i) St. Mary's Church - 12th century.
- (ii) King's Head Public House, High Road - circa 1620.
- (iii) Chigwell School original buildings - founded 1629.
- (iv) Grange Court, High Road - late 18th century with older origins.

2.03 Grange Court was first listed in 1954. It is a Grade II Star listed building and is noted as having group value (GV) with other village listed buildings. The listing description reads;

GV II Star

House, late C18, now a school boarding house. Stock brick with dressings of red brick and stucco. Aligned approx. NE-SW, entrance to NE, garden elevation to SW, ancillary wing to NE. NW elevation, 3 storeys, 5 Sash windows, cill band to first floor; cornice with mutules, plain capped parapet. Central fluted paired 4-column Doric portico with paired fluted consoles to frieze, cornice, blocking course. Round-headed doorway with architrave and impost. Central first-floor window with architrave, Corinthian half pilasters, fluted frieze with paterae, cornice and dentilled segmental pediment. One storey wing slightly projecting to right

with round-headed stucco recesses with Gibbs surrounds. Parapet with apron and cornice and ball finial on tall base. Similar wing to left now raised to two storeys and plain unbarred sash window over, ball finial replaced on top. A narrow sash window intervenes on each side between these features and the house proper. SE elevation is of 3 storeys, stock brick, red brick heads, 5 attic windows. 2nd-storey curved brick bays with 3 sashes, modillioned cornice across front. 2-storey stone central feature ending in pedimented central window flanked by draped urns and with balustrade apron; round-headed doorway on ground floor with architrave surround flanked by narrow windows between Doric piers with fluted frieze and cornice. Parapet to attic. Portion to right, one storey, 3 round-headed sash windows in stucco round-headed recesses with impost. Band over and capped parapet. Similar portion to left, with slightly larger windows, reducing the size of the borders in the recesses. E. wing to front is square 2-storey "pavilion" in stock brick with red brick window heads, with one tall wooden Venetian window on each floor. Capped parapet, hipped old tile roof rising to open cupola with Doric columns, frieze, cornice and dome with vane.



Front Elevation



Garden Elevation

3 The Building and the Site History

3.01 Chigwell is an ancient village with a history dating from at least the Norman Conquest and with probably pre-Saxon origins. The village is mentioned in the Domesday Book. By the 15th century, there were more than a dozen houses in the village, many of which were clustered around the 12th century parish church of St Mary's.

3.02 There was a late medieval house known as "Ringleys" on the site of the present Grange Court. The Chapman and Andre Map of 1777 shows an informal group of buildings on the site, with Grange Hill Farm and Grange Hill to the south. North of the parish church, the map records "A Free School" close to Chigwell Hall. This school is the present Chigwell School, founded in 1629.



Chapman & Andre 1777

3.03 James Urmston had owned the manor house, Chigwell Hall since the early 18th century. In 1774, the Urmston family built Grange Court, incorporating some sections of an earlier, perhaps 17th century house. The older red brick walls are visible on the end return elevations of the 1774 stock brick house. Other 17th century features which were possibly reused are two iron casement windows with decorative iron catches now lighting service rooms from the small yard at the south west end of the house. It is possible that the casements are early 20th century careful reproductions.



3.04 From the rebuilding of 1774, Grange Court had a number of owners and a complex series of alterations and additions. To understand this history, it is helpful first to review the principal owners of the house. The changes to the house over 240 years can be attributed to different owners and their requirements and architectural fashions.

4 The Development of Grange Court.

4.01 Grange Court has several periods of change and addition throughout its history:

(i) **17th CENTURY** - The remaining evidence in the end external walls of 17th century red brickwork, indicating that the current house encloses elements of an older structure. Some elements of the rear wall of the service buildings to the northeast of the house also appear pre-18th century, as well as brickwork in the cellar beneath the house.

(ii) **LATE 18th CENTURY** - The main body of a Palladian house and interior was built in 1774 by the Ormston family. Many important features survive: fine chimney pieces, panelling, cornices, doors and grand rooms. Some of these features, particularly some of the highest quality chimney pieces may have been 19th century imports.

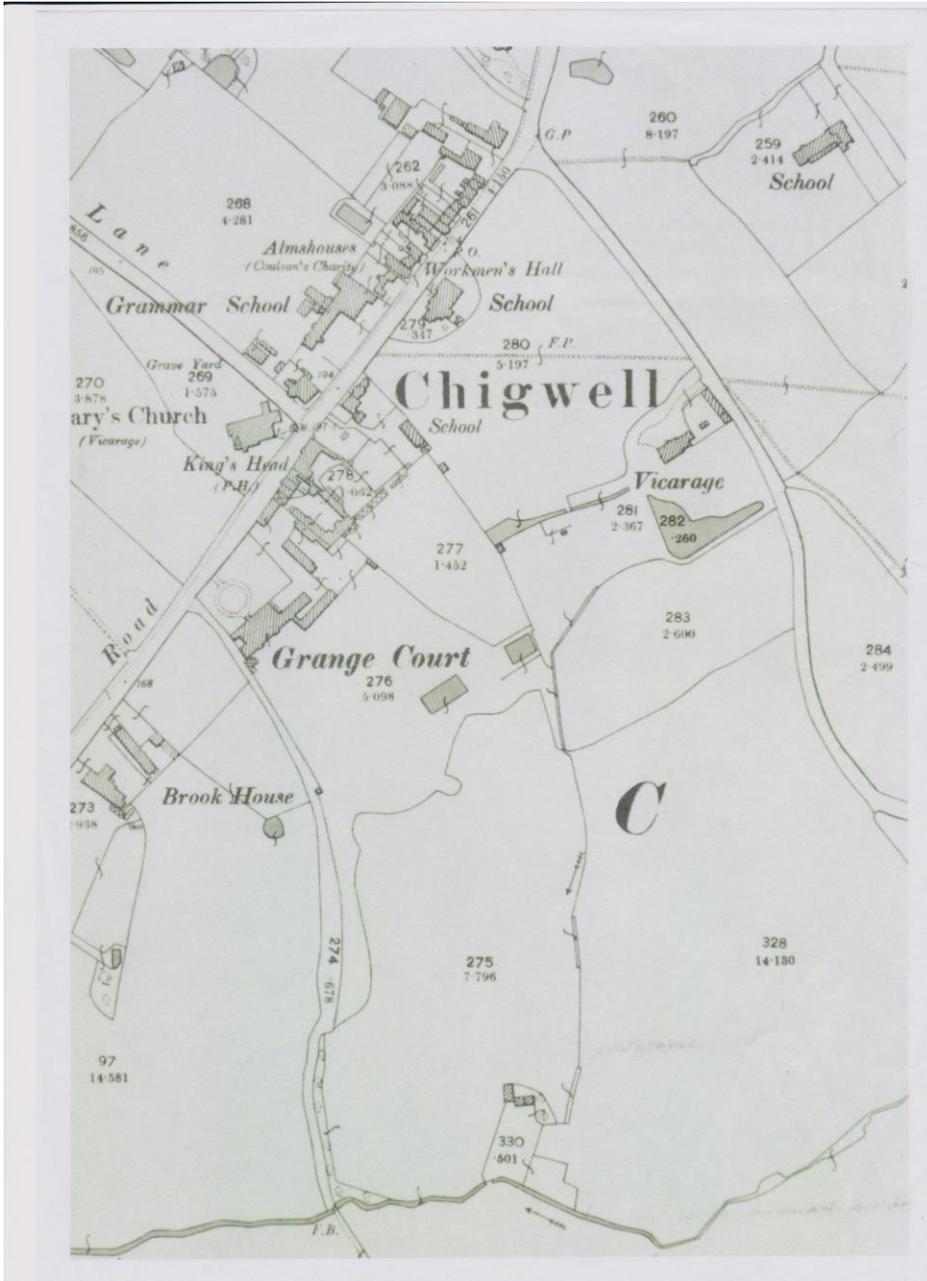
(iii) **EARLY 19th CENTURY** - The single storey wings or garden rooms were added. Some of the first floor rooms have reeded cornice plasterwork of this date. The addition of these garden rooms chimes closely with the Regency period taste for gardens and the picturesque. Until Chigwell School sold the land for development, Grange Court had some 14 acres of picturesque gardens and paddocks.

(iv) **LATER 19th CENTURY** - The entrance porch was added and the roof storey added or changed.

(v) **EARLY 20th CENTURY** - Extensive changes by Sir Edwin Lutyens for 3rd Baron Revelstoke (Hon.Cecil Baring) including the main stair, vaulted central passage and distinctive joinery as well as the early 18th century pattern sash windows with heavy section glazing bars. The house was later sold to Sir Guy Granet G.B.E.

(vi) **LATER 20th CENTURY** - Sir Guy Granet sold the house and estate at auction in 1927. The owners before World War Two include the Lyle family (of Tate & Lyle), the Argent family and local

Conservative activist, Sir Colin Thornton-Kemsley. The house was requisitioned by the Irish Fusiliers during the war as a training establishment and then purchased by Chigwell School in 1948.



O.S. Map 1896

5 The Owners of Grange Court

5.01 The various owners of Grange Court were responsible for the complex development of the site.

(i) **James Urmston**, second son of the family who owned the manor house, the original Chigwell Hall from the early 18th century. The family were socially prominent and have memorials in the parish church. James married in 1777. The Urmston family built Grange Court in 1774.

(ii) By 1841, Grange Court was occupied by **William Maitland JP**, Deputy Lieutenant for Essex. William Maitland also owned Stansted Hall, where he amassed a remarkable collection of Italian Renaissance paintings, many of which are now in the National Gallery.

(iii) From 1856-1869, **Rev William Earle M.A.** ran a boarding school for “young gentlemen” at Grange Court, known as Grange Court Academy, which had more pupils than Chigwell School. Rev Earle donated a font to the parish church.

(iv) From 1881, the house was occupied by **Bernard Edward Brodhurst** (1822-1900). He was a distinguished orthopaedic surgeon in London. As a young surgeon in Italy, he attended the wounded when the nationalist rebel Garibaldi attacked the Vatican. Brodhurst cared equally for Italian and French wounded. His son, Bernard Lucas Brodhurst was a noted County cricketer who was killed at Ypres in 1915.

(v) In 1911 the **Hon. Cecil Baring** (1864-1934) scion of the famous banking family bought the house. He held the title of 3rd Baron Revelstoke. He commissioned Sir Edwin Lutyens to carry out alterations to the house in the winter of 1911-1912.

5.02 Cecil Baring was an unlikely banker whose main interests were nature and classical scholarship. Even in times of financial crisis, he could be found in his office reading Homer. He created an important collection of English and Oriental ceramics. Lutyens designed an unexecuted art gallery for Baring's ceramics at 42 Cheyne Walk and also fitted out Grange Court for the ever-growing ceramics collection. While working in New York at Kidder Peabody & Co from 1887 (an enterprise associated with Barings), Cecil fell in love with Maude, the wife of a colleague, Tommy Suffern Tailer. The resulting divorce scandal meant that Cecil had to temporarily leave Barings employment. But he eventually married his lover, Maude Lorillard (1876-1922), daughter of Pierre Lorillard V in 1902. The Lorillard's were the oldest and one of the richest American tobacco families.

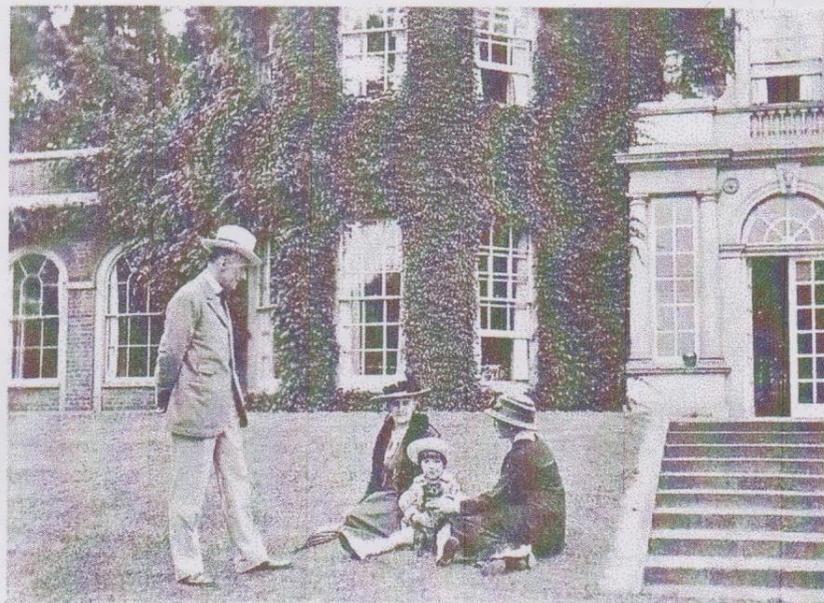
5.03 The couple bought Lambay Island, near Dublin where they could indulge their love of flora and fauna on the unspoilt island. When Cecil returned to work at Barings 1902, he then had the funds to commission Edwin Lutyens to restore and extend Lambay Castle and to allow Maude to layout the gardens according to designs by the great Gertrude Jekyll. By 1915, with Lutyen's work complete on the castle, the couple spent most of their time on the Irish island. Lutyens and the Barings were close friends. Lutyens was godfather to Rupert, Cecil and Maude's son.

5.04 Lutyens designed the ground floor vaulted passage and the grand neo-Georgian staircase at Grange Court. Lutyen's work at Grange Court is remembered in the privately published memoir "I Remember, I remember" by Daphne Pollen (1904-1986), daughter of Cecil Baring:

During the winter, 1911-12, Grange Court underwent its share of Lutyenisation. In May, after mothers operation, we all moved to Chigwell and found that the chocolate paint, gasoliers and stained glass had disappeared and the windows facing the garden had been re-Georgianised. The three "best" bedrooms had never lost their panelling and were now connected by "powder closets". I slept in the centre room. On hot summer evenings, it was filled with the scent of a wisteria growing up the house, mingled with that of

acacia from a nearby tree and with the sound of a thousand bees infesting the mauve and white trusses of bloom.

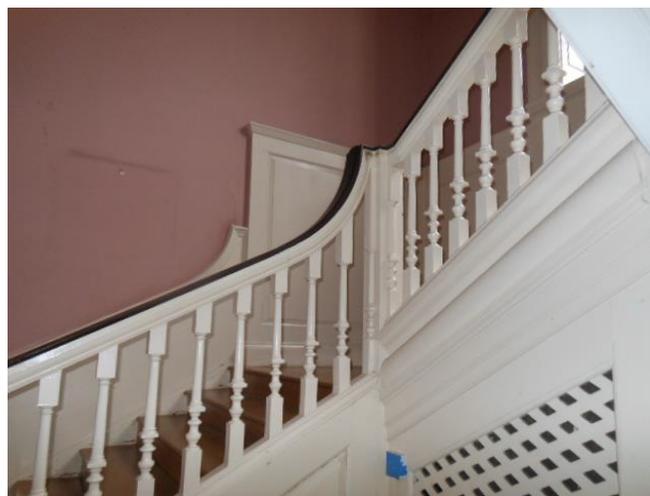
*As well as the great lawn with its five or six immensely tall cedars of Lebanon, bare trunked like huge umbrellas, its walnuts and ilexes, its giant beech and spreading chestnut, there was a rosy brick-walled kitchen garden crammed with all kinds of fruit and vegetables and bisected by a grass walk flanked with herbaceous borders. In spite of its weedless and well-ordered condition, this garden especially in early spring, embodied for me the magic of that favourite book *The Secret Garden*, as did the wilder areas surrounding the far end of the lawn.*



Cecil Baring, Aunt Susan (Lady Reid), Rupert and Maude Baring, at the remodelled Grange Court, Chigwell c1915

5.05 Lutyens work was a major intervention, altering the balance and relationship of the main rooms. The new grand scale classical staircase and the wide central vaulted passage are imaginative but

untypical of 18th century planning in terms of the relatively modest size of the house and the stair position on the ground plan. The staircase and the vaulted passage were probably Lutyens' response to what had been a dark central area of the house. However, especially on the first floor landing, there is evidence of unresolved design issues where new and old ceiling mouldings are not harmonious.



Sir Edwin Lutyens' corridor and staircase

5.06 The next owner of Grange Court was **Sir William Guy Granit G.B.E.** (1867-1943) Trained as a barrister; he became a noted railway administrator, rising from General Manager of the Midland Railway (1905) via successful Great War organisation of military railways, to being Chairman of London, Midland & Scottish Railways.

5.07 Sir William sold Grange Court by auction in 1927. The auction details provide interesting information (see appendix 1). The estate grounds ran to 14 acres, with decorative gardens, a vegetable garden and paddocks. The gardens, memorably described by Daphne Pollen above, were highly regarded. Lutyens and Gertrude Jekyll may have had a hand in their design. These gardens were among the first to be opened to the public under the National Garden Scheme to raise money for the District Nurses Organisation in memory of Queen Alexandra, founded in 1927.

5.08 The out buildings were very different to those that exist today. Part of these service buildings have been sold off (by the school??) and the remaining buildings were in garage use or staff accommodation. The present cupola-crowned building with the Venetian windows appears to have been part of the Lutyens scheme and appears on the auction particulars of 1927.

5.09 The last notable resident of Grange Court was **Sir Colin Thornton-Kemsley** (1903-1977). Educated at Chigwell School and Wadham College Oxford, he was a leading light in the Epping District Conservative Party. A strong supporter in the 1930s of Prime Minister Neville Chamberlin, Thornton-Kemsley attacked Winston Churchill for Churchill's critical stance against appeasement. Thornton-Kemsley sought to obtain a Conservative Association censure of Churchill for "disloyalty" to the Prime Minister Chamberlin.

Six weeks after the outbreak of war, Thornton-Kemsley wrote to Churchill apologising and admitting that Churchill was right. During the war, Grange Court was requisitioned by the **Irish Fusiliers** who used it for training and administration.



Sir Edwin Lutyens outbuilding

5.10 In 1948, the Old Chigwellian Lodge (No.6648) of Freemasons was formed for old boys and previous school staff, including the headmaster Dr Robert James CBE (1939-1946). The Lodge resolved to buy Grange Court in memory of old boys killed in the two World Wars. The building was used as flat accommodation for staff, boys' dormitories and classrooms. The school sadly sold of the extensive gardens for development as well as some of the service buildings, to the great detriment of the historic setting of the house.

6 Use and Change at Grange Court

6.01 Grange Court has had a variety of uses in its life. Built as a family home and used as such by several owners, it has also been a boy's school (Rev. William Earle 1856-69), a wartime military training centre (Irish Fusiliers 1939-1946) and again a boy's school, hostel and staff flats (Chigwell School 1948-2015). It has not been in single residential use for some 75 years.

6.02 The variety of uses has meant that the building and the site has undergone a number of significant, often detrimental changes. The majority of the original 14 acre grounds have been sold off for housing development (much to the detriment of the house's setting) as have some of the original service buildings.

6.03 Internal alterations to the house (mostly removed in the recent approved strip out of later interventions) include the insensitive division of the entrance hall/library by two stud partitions. This entrance hall/library is a major historic feature of the house. The room is now restored to its two window wide scale, with the original cornice, joinery and chimneypiece retained.



Entrance hall



Lutyens bookcase



Entrance hall chimney piece

6.04 Later cladding of original first floor wall panelling has been removed as well as modern partitions for various staff flats, kitchens and bathrooms. 12 kitchens, bathrooms and shower rooms were recently removed from the school subdivision of the house, a relic of the C2 use for the school.



6.05 Taken as a whole, these later additions and alterations to the building interior had a major detrimental effect on the historic character of the house.

7 Historic Character and Features of Significance

This section of the report seeks to highlight the details and features of heritage significance.

THE EXTERIOR

7.01 The 17th century origins of Grange Court are still evident in the soft red English bond brickwork visible in the south west and

north east end elevations. The late 18th century rebuilding of the house is faced in Flemish bond stock brick with stucco dressings.

7.02 The 1774 rebuilding of the house produced a five window wide three storey Palladian house built in stock brick with stucco and stone dressings. The entrance elevation has a central front door with a stuccoed Doric portico added in the mid-19th century. The timber 6 over 6 paned sash windows have gauged brick arches over. The central first floor window has a moulded architrave and pediment. There is a modillion stucco cornice and an attic storey altered to present form in the early 20th century.

7.03 The main elevation is flanked by single storey wings (the left hand wing raised by an extra added storey) with blind concave recesses and Gibbs surrounds.

7.04 The service buildings to the north east are now much altered and some of the buildings were sold off in 20th century. Remaining of interest is the square-planed stock brick building with Venetian windows and an open roof cupola. Dating from the early 20th century, this building appears to be part of Lutyens work for Cecil Baring. To the rear, some 17th/18th century wall survives as an external wall to the school shower block accommodation.

7.05 The rear garden elevation has a central stone feature of unexpected elaboration. There is a central ground floor pair of French windows flanked by slim sash windows set within Doric piers with a frieze and cornice above. Over this is a central sash window with architrave and pediment flanked by draped urns and a central balustraded apron.

7.06 This central feature has two storey canted stock brick bays either side rising to a modillion cornice. Above is a sheer brick attic storey, rebuilt in the 20th century from the original shaped gable design with a different window rhythm.

7.07 The main house garden elevation is flanked by single storey early 19th century wings with round headed arched openings with sash windows and stucco aprons.

7.08 The whole external ensemble of Grange Court forms a picturesque amalgam of domestic architecture from the 17th to the 20th centuries. The house composition has developed over time, rather than being a single cohesive design and regrettably much of the original garden park setting has been lost. However, many of the surviving principal elements of the group are of high quality and of heritage significance.

7.09 THE INTERIOR - GROUND FLOOR

(i) The front door is a poor quality modern replacement. The entrance hall has now been restored to its original form by the recent removal of the two cross axial stud partitions that formed school offices. This room was an entrance hall/library in the original house and has an original dentil cornice and a fine quality 18th century chimney piece and grate. A moulded dado rail survives in part. The original architraves and skirting survives. The entrance end of the room is defined by two fine Doric columns carrying an entablature with triglyphs and metopes. The 6 over 6 sash windows have original panelled shutter boxes. The small corner shelving feature to the right of the chimney piece is probably a Lutyens design.

(ii) The room to the left of the entrance hall has a dentil cornice and similar original joinery detail to the entrance/library. There is an original late 18th century chimney piece and grate. A modern six panelled door leads into the service area and kitchen. This kitchen area is greatly altered and of low heritage significance.

(iii) Leaving the entrance hall by an 18th century 6 panelled door with the original architrave, one enters the central corridor created in circa 1915 by Sir Edwin Lutyens. Running the length of the house axially, it is a shallow-vaulted passage giving access to the rooms at the front and rear of the house. To the south west end, the corridor has a wide pair of French doors with semi-circular fanlight giving access to a small paved garden. To the north of this end of the corridor is a small plain room with a large semi-circular headed

window to the walled garden. This leads to a small room, enriched with a cornice and oval glazed roof lantern.

(iv) The central corridor has a heavily moulded cornice and door architraves, with a typically distinctive Lutyens detail merging the functions of the cornice and the architraves. At the north east end of the corridor is a grand middle 18th century style timber stair installed by Lutyens, lit by a semi-circular half landing window

(v) A passage to the side of the staircase leads to the service and kitchen area to the north east. The stone flagged passage and the original service entrance with its covered porch to the yard both survive.

(vi) The rooms facing the rear garden are accessed from the central corridor. Starting from the north east end is the single storey early 19th century garden room. The semi-circular sash windows have astragal-moulded shutter boxes and a reeded frieze cornice. Externally, the windows have a stucco apron and a Soanic fret surround.

(vii) The next room to the south west is part of the original 18th century house, with a canted bay window and fine 18th century chimney piece. There are panelled shutter boxes and original architraves and plaster cornice.

(viii) The next room is situated behind the grand centrepiece on the garden front. There are central French doors, flanking sash windows with panelled shutter boxes. There is a fine quality 18th century chimney piece.

(ix) The next room is similar to room (vii) but lacks a chimney piece.

(x) The last room is the south western garden room and is similar to garden room in (vi). There are some variation to the early 19th century design, e.g. in this case the windows do not have aprons or broad stucco surrounds.

7.10 THE INTERIOR - FIRST FLOOR

(i) The grand staircase arrives at a landing with a door to the south eastern room. There is an 18th century chimney piece, cornice and wall panelling. The eccentric position of the ceiling beam is an indication of changes made to accommodate Lutyen's grand stair. There is a canted bay window with panelled shutter boxes and original architraves and skirtings.

(ii) The next room to the south east has raised and fielded panelling, box cornice and an 18th century chimney piece.

(iii) The last garden front row has a canted bay with panelled shutter boxes and original architraves and skirtings. The room has raised and fielded panelling, an 18th century chimney piece and a moulded cornice.

(iv) Returning to the stair landing, the room to the north east is fully panelled with a dado and reeded frieze cornice. This room has been altered (perhaps early 20th century), forming a corridor to link with the floor added to the originally single storey north east wing. An awkward angled opening in the original external wall with a panelled timber finish gives access to this early 20th century addition. This added room is of low heritage significance.

(v) To next area is occupied by the 20th century staircase to the second floor. This staircase is plainly designed and of low heritage significance.

(vi) Behind this 20th century staircase is a small room with reeded frieze cornice, a 19th century chimney piece and panelled shutter boxes to the sash windows. There are original architraves, skirtings and dado rails. This rooms has possible been truncated to allow space for the modern staircase to the second floor.

(vii) The last room at the south west end has panelled shutter boxes to the sash windows, original architraves, skirtings and dado rail.

There is a reeded frieze cornice and a chimney piece, both of an early 19th century design.

7.11 THE INTERIOR - THE SECOND FLOOR

(i) The second floor was comprehensively altered in the 20th century. The external attic walls were reconstructed and a new more open stair constructed from the first floor. This floor was used as staff flats when the Chigwell School occupied the building. The partitioning, bathrooms and kitchen associated with this modern use have now been stripped out. The interior of this floor is of low heritage significance.

8 Heritage Significance

8.01 Grange Court has heritage significance as part of the wider historic environment recognised by the designation of the Chigwell Village Conservation Area. It contributes to the ensemble of historic buildings that form the special character of the area.

8.02 Grange Court is also intrinsically of significance as a medium sized late 18th century villa. Externally, the house has a formal Palladian quality, particularly as regards the flanking wings on the entrance elevation with blind recesses and Gibbs surrounds. The stone decorative central feature to the garden elevation is also particularly elaborate, complemented by the two storey flanking canted bays.

8.03 Internally, the house has many high quality features in the principal rooms, including panelling, chimney pieces and cornices. A unique attribute however, is the intervention by Sir Edwin Lutyens for Cecil Baring in 1915. The central vaulted corridor, small walled garden and grand staircase are an inventive and imaginative response to the issue of opening and brightening an otherwise dark and conventional interior. Lutyens design altered the balance and hierarchy of the spaces within the house. This change was further

emphasised by the construction of the 20th century stair from the first floor to the second floor, opening up what would originally have been limited servant accommodation.

8.04 There can be little doubt that Grange Court deserves its Grade II Star appellation, given the overall quality of the architecture and the internal features of interest. The listing is very early in date and no reference is made to the interior. Listing descriptions are not meant to be comprehensive, but it is clear that the house is worthy of Grade II Star listing on external evidence alone. However, to inform decisions about possible reuse of the building, it is necessary to be more precise about what constitutes the particular significance of this building and its' interior.

8.05 The genesis of Grange Court in 1774 as a classical design was to some degree compromised by the fact that the house rebuilt and incorporated elements of an earlier house. Thus the slightly awkward relationship between the front entrance range of rooms and the rear garden range, with a dark central core. It is not clear where the original staircase was positioned. It cannot be said of Grange Court that it is a sophisticated example of a thoroughly rational classical plan. It is something of a compromise, albeit a charming one.

8.06 The chequered history and variety of uses has resulted in detrimental changes to Grange Court. The loss of the once much admired 14 acre garden has had a severely detrimental effect on the buildings setting and the ensemble of the original building/landscape heritage asset. Similarly, many of the service buildings have been sold or demolished and Chigwell School turned the remaining outbuildings into a school kitchen and shower and changing rooms. The most invasive interior partitions and alterations (many recently removed) demonstrates the long term multiplicity of uses of the building: school rooms, office/studies, staff flats, dining hall, pupil dormitory.

8.07 The variety of uses at Grange Court and the series of additions and alterations throughout its history produces a heritage asset where significance is concentrated in the individual features and

rooms rather than in any original cohesive classical plan of significance. The original rooms and the features of various dates, together with the external elevations and their features are where the heritage significance lies.

9 Policy Context

9.01 Government guidance for managing change in the historic environment is given in the National Planning Policy Framework (NPPF). Section 12 concerns *Conserving and enhancing the historic environment*. Paragraph 128 states;

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.....

Paragraph 131 further advises;

In determining planning applications, local planning authorities should take account of:

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

On the subject of possible harm to a heritage asset through proposed works of change or alteration, Paragraphs 133-134 advise:

Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or any or all of the following apply:

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

Paragraph 134

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

It is therefore essential to demonstrate that proposals at Grange Court do not cause substantial harm to the heritage asset without substantial public benefit. If the harm is less than substantial this too must be weighed against public benefit including securing an optimum viable use. The NPPF Technical Guidance is helpful in this regard;

How to assess if there is substantial harm

...In general terms, substantial harm is a high test, so that it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of development that is to be assessed....works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all.

9.02 Epping Forest District Council have planning policies designed to appropriately manage change in the historic environment:

Policy HC7 -Development within Conservation Areas

Within conservation areas, all development and materials will be required to be of a particularly high standard to reflect the quality of the environment. Development should:

(i) be sympathetic to the character and appearance of the conservation area in terms of scale, density, massing, height, layout, building line, landscape and access;.....

Policy HC10 - Works to Listed Buildings

The Council will not give consent for works to the interior or exterior of a listed building which could detract from its historic interest or architectural character and appearance.

Policy HC12 - Development Affecting the Setting of Listed Buildings

The Council will not grant planning permission for development which could adversely affect the setting of a listed building.

Policy HC13 - Change of Use of Listed Buildings

The adaptation or conversion of a listed building to a new use may be permitted where:

(i) this can be shown to be the only way to retain the special architectural or historic interest of the building; and

(ii) any proposed alterations respect and conserve the internal and external characteristics of the building and do not diminish its special architectural or historic interest; and

(iii) the immediate and wider landscape settings of the building are respected.

10 The Proposals

10.01 The proposals involve returning Grange Court to residential use as a series of spacious apartments. The accommodation is disposed over the main house including new mansard storeys on the single storey wings, conversion and rebuilding of the existing service buildings and a new extension of the service building range.

10.02 The conversion and extension of the building would be planned as:

(i) the main house -	7 units
(ii) conversion and rebuilding of service building	4 units
(iii) new extension of service buildings	3 units

	14 units

10.03 The proposed conversion would include the full renovation and restoration of the building and the re-landscaping of the front and rear gardens.

11 Commentary on the Proposals

11.01 LOCAL AUTHORITY ADVICE

The central issue in this case is the imperative to secure a sustainable and sympathetic use for this Grade II Star listed building. Chigwell School first sought a pre-application consultation with Epping Forest District Council before marketing the building for sale. On 18 January 2015, the Council wrote to Strutt & Parker, the Schools' agent with the following advice:

The site is located within a residential area adjacent to a busy road. Furthermore, the need for housing in the District is high and it is particularly important to maximise the use of large buildings within sustainable areas. Therefore its change of use into residential accommodation of either a single dwelling house or apartments is acceptable in principle.....

The letter goes on in the section "Heritage Issues" to confirm that:

.... the question was raised to whether it would be acceptable for the building to be subdivided into several apartments and in principle this would be acceptable.

In a conclusion, the local authority offered the view that;

The conversion of Grange Court is acceptable in principle as it does not appear to obviously contravene either local or national policy.....

11.02 MARKETING EXERCISE

The applicant will provide particulars concerning the marketing of Grange Court, showing that the poor condition of the building, together with the high cost of refurbishment was a major disincentive to potential buyers. Another important point was disappointment with the extremely truncated nature of the garden. Those interested in a sizable historic houses seek a building in reasonable condition with sizable grounds to provide an appropriate setting.

This is a critical characteristic of viable historic country houses. If they are to have a long term future, the considerable expense of skilled repair and maintenance must be economically justified in the longer term.

11.03 PLANNING THE PROPOSALS.

In the absence of a sustainable single house use, a sensitively planned flat conversion of the building, (as suggested by the local authority), would be appropriate in this case. It is notable that with the exception of some larger modern family homes, there are no large historic houses in single family use in Chigwell Village Conservation Area. Some four hundred yards south west of Grange Court is the listed Brook House, now greatly extended and divided. Church House is now a boarding house. Just outside the village conservation area is Chigwell Hall, a large listed 19th century house, now used as a sports club and event venue.

11.04 The proposed conversion has been carefully planned so as to retain the principal rooms undivided. Extra space is obtained by giving the single storey garden rooms a mansard storey, which is an appropriate type of early 19th century roof form for these buildings.

Even where en-suite bathrooms are introduced into a historic room, this can be achieved using stud frame structure which is a reversible alteration. Bathrooms should also be treated as “pods”

and not be full height allowing the full dimension of a room and its cornice to be appreciated. Kitchens can be treated as free-standing bar fittings.

It should be remembered that no less than 12 modern kitchens and bathrooms have been removed. These would be replaced by only 8 kitchens and bathrooms in important historic rooms, carefully designed to fit more harmoniously with the architecture. This means that a considerable amount of invasive, obsolete or poorly fitted electrical and plumbing services will be renewed and replaced with less intensive service equipment.

11.05 The layout of the proposed flats have been planned so as to provide spacious flats that respect the layout of the house with the minimum of subdivision. (G1-3, 1-1 and 1-2, 2-1 and 2-2) This proposal allows for the proper repair of historic joinery, plasterwork and chimney pieces and the removal of inappropriate modern fittings and intrusions.

11.06 THE PROPOSED EXTENSION

The extension to the main house would contain seven flats. It is composed of the renovation and conversion of the Lutyens cupola building as a 2-bed flat (G-4) and three flats on the rebuilt site of the existing shower block (G-5, 1-3 and 2-3), retaining an original red brick wall on the western elevation. A new extension would contain a further three flats (G-6, 1-4 and 2-4).

The design of the extension is of a scale and mass to be clearly subservient to the main house. As the rear garden slopes downhill, it is possible for the extension height to be generally be no more than first floor level of the main house, with the set-back roof pavilion being no higher than the roof of the single storey garden rooms.

The elevation design aims to take a modern counterpoint approach. Modern design motifs are used with sufficient incident and variety with mostly traditional materials to produce a

contextual design that respects the historic context. This is achieved without pastiche which would tend to challenge and devalue the historic work. About half of the extension is on the site of the existing shower block. The 17th/18th century wall to the garden elevation would be incorporated.



12 Detail Issues

12.01 It is recommended that a number of issues which are not matters of principle but rather questions of detail treatment should be covered by conditions on any consent and planning permission granted to the current applications:

(i) The house contains a variety of timber panelled doors, some are 18th century, others date from Lutyens scheme and some are modern fire doors. The historic doors should be identified in a

schedule for retention with new doors made to match where necessary. Historic architraves, skirtings, shutter boxes and dado rails should be retained or reinstated as required.

(ii) Historic plasterwork and cornices should be retained, repaired or made good where they are damaged.

(iii) Panelling, doors and other joinery should be finished with flat oil paint in a colour scheme appropriate to the period of the room.

(iv) Details of proposed landscaping should be prepared showing a design and planting schedule to the front and rear gardens appropriate to the architecture of the listed building and enhancing its setting.

13 Conclusion

13.01 Grange Court needs a new use. A single residential use has proved unobtainable, highly influenced by the high costs of the repair, renovation and restoration. The local planning authority has indicated in pre-application consultation that the principle of flat conversion is acceptable, subject to an appropriate scheme.

13.02 This house has been divided and altered to some extent in the past throughout its chequered history. It does not have a cohesively designed classical plan being the product of successive building campaigns and changes of use. Yet any proposal to divide the house into large apartments may be held to cause some level of harm to the heritage asset. The question here is what degree of harm is caused and what is the public benefit of the proposal?

13.03 In these circumstances, the current proposals represent a sensitive approach to a measure of internal space division while maintaining and restoring the rooms and features of heritage significance. All of the internal proposals are reversible without

harm to the heritage asset. The converted house and the extension will provide the funding for the proper restoration of the listed building as well as its future sustainable maintenance.

13.04 Any harm that may be caused to the heritage asset is, at most, of a less than substantial level. To balance against this is the provision of much-needed housing and a sustainable future for the listed building. This proposal represents the best chance for a positive future for this important building.

Appendix 1

Auction Particulars for Grange Court July 1927

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Grange Court,
Chigwell, Essex.

1927.

Solicitors:

Messrs. BEALE & Co.,
16, Great George Street,
Westminster, S.W.1.

Solicitors:

Messrs. LANE, SAVILLE & Co.,
10, Carlos Place,
Grosvenor Square, London, W.1.



A114



PARTICULARS
of
Grange Court,
CHIGWELL, ESSEX.

The property, which comprises a gentleman's residence, with the complete offices, outbuildings and grounds, is erected in brick, with stone dressings, is a perfect

Early Georgian House

is situate adjacent to the village of Chigwell, with a frontage of about 237 feet to the road leading from Woodford to Chipping Ongar.

It is entirely enclosed therefrom by a mellowed brick wall, the whole length of the frontage.



It is entered therefrom by double and single doors to a

CIRCULAR CARRIAGE SWEEP

ornamented by conifer and other trees leading to the main entrance through handsome

COLUMNED PORTICO,

and the accommodation of the residence is briefly as follows :—

LOUNGE HALL, 5 RECEPTION ROOMS, 12 BEDROOMS, 4 BATHROOMS, FULL OFFICES AND SERVANTS' HALL, LAUNDRY, ETC.,
as follows :—

The entrance from the above referred to portico leads to a

Spacious Lounge

(measuring about 30ft. 2in. by 20ft. 2in.), handsomely columned and being fitted around with bookcases. This apartment is fitted with steel grate in marble mantel, and 2 radiators. Leading therefrom to the east is the

Dining Room

(measuring about 24ft. 5in. by 20ft. 2in.), fitted steel grate in marble mantel, 2 radiators, and with panelled dado and door to servery and butler's pantry.

Also gained from the lounge is a handsome

Domed Gallery and Staircase Hall

(measuring about 62ft. in length), heated by 3 radiators, and leading therefrom is

Inner Hall

with side door and marble floor, also

Garden or Flower Room, fitted glazed sink (h. and c.), stove and radiator.

On the south of the above is CLOAK ROOM, with tiled floor, fitted marble lavatory basin (h. and c.), pedestal W.C. and radiator.

Leading from the staircase hall and having wide southern aspect are the remainder of the reception rooms, and they all have prospect across the handsomely timbered lawns and gardens; they comprise:—

Music Room

(measuring about 30ft. by 12ft. 6in.), and lighted by four windows, and fitted stove in marble mantel.

Leading therefrom is the

Drawing Room

a lofty room (measuring about 24ft. 9in. by 17ft. 8in.), having parquet floor, basket grate in marble mantel and ornamental painted cornice.

This room is also entered from the

Garden Lounge

(measuring about 20ft. 10in. by 13ft. 7in.), which faces south, having French doors to gardens, and has large open fireplace in marble mantel—walls and floors decorated en suite.

Leading therefrom is a

Panelled Boudoir

(measuring about 18ft. 5in. by 16ft. 7in.), fitted stove with ornamental mantel and beyond is a

Study

(measuring about 24ft. by 13ft. 5in.), fitted throughout with bookshelves, hob grate, lighted by 4 large windows, and heated by 3 radiators.

THE DOMESTIC OFFICES

are entirely shut away from the entertaining portion of the house, although communicating at the necessary convenient points. They are gained by a side entrance through double and single doors and comprise:—

LARGE LIGHT KITCHEN,

fitted double ovened range, gas cooker, 2 cake ovens, dressers and cupboards, and leading therefrom is the SCULLERY, fitted sink (h. and c.), and beyond and having separate entrance are THREE EXCELLENT LARDERS, all white tiled and fitted slate shelves.

Opening and gained from the corridors and a small flight of stairs is

THE SERVANTS' HALL

(measuring about 24ft. by 15ft. 11in.), and heated by 2 radiators.

Arranged between the kitchen and adjacent to the dining room is the **BUTLER'S PANTRY**, fitted sink (h. and c.), cupboards and shelving, and radiator, and **BUTLER'S BEDROOM**.

Below the house are extensive cellars for stores, wines, etc., and here is situate the hot water and heating installation for house.

The Principal Bedrooms

are approached by a

Handsome Wide Galleried Staircase

with ebonised rail, to Large Open Landing, and they comprise, to the South front, a

LARGE BEDROOM, measuring about 18ft. 2in. by 27ft. 5in., panelled throughout, and fitted stove and anthracite stove. Communicating therewith is the

BATHROOM, with glass tiled floor, enclosed enamelled bath, pedestal W.C., and marble lavatory basin, the former and the latter with h. and c. supplies. Heated towel ailer. Also communicating with the principal bedroom is a

DRESSING ROOM, measuring about 16ft. by 19ft. 10in., panelled throughout and fitted portable anthracite stove, and beyond is a

HANDSOME BEDROOM, measuring about 17ft. 8in. by 17ft. 10in., panelled throughout and fitted stove and marble mantel.

Also situate on this floor and gained from the principal landing is a suite of Bed and Dressing Rooms, at present arranged as

Day and Night Nursery

they comprise :—

NIGHT NURSERY, measuring about 16ft. 7in. by 14ft. 9in., panelled throughout, fitted stove and radiator.

BEDROOM, measuring about 12ft. 2in. by 15ft. 6in., similarly fitted.

A large **LIGHT DAY NURSERY**, measuring about 20ft. 7in. by 24ft., and fitted 2 radiators, and leading therefrom is a small **SERVICE ROOM**, fitted shelves and cupboards, and sink with h. and c. supplies.

BATHROOM, fitted enamelled bath with h. and c. nickel supplies, W.C. and lavatory basin (h. and c.). Heated by radiator. This room is also fitted with a stove.

ON THE SECOND FLOOR is arranged a

LARGE BEDROOM, measuring about 16ft. 2in. by 12ft. 10in., fitted large cupboards and radiator.

A DITTO, measuring about 19ft. 3in. by 20ft. 6in., fitted range and 2 radiators.

BATHROOM, with glass tiled floor, enclosed bath, W.C., lavatory basin with marble top and h. and c. supplies.

Also arranged on this floor are the Servants' Bedrooms, including

TWO LARGE BEDROOMS, measuring respectively 23ft. by 15ft. 10in., and 20ft. 3in. by 19ft. 6in., both fitted ranges, etc.

A DITTO (measuring about 18ft. 4in. by 17ft.) fitted stove.

A DITTO (measuring about 19ft. by 11ft.), fitted stove, and approached through ante-room, fitted large hanging and clothes cupboards.

BATHROOM, fitted bath (h. and c.), and lavatory basin.

Housemaid's Cupboard, with h. and c. supplies.

A LINEN ROOM, fitted throughout with cupboards and drawers.

Outside and arranged adjacent to the Domestic Offices are the

Fitted Laundries

comprising :—

WASH-HOUSE, fitted 2 large coppers and washing butts, with h. and c. supplies and drained to gulleys.

LARGE IRONING AND AIRING ROOMS, centrally fitted with iron heating stoves, etc.

WOOD, COAL and other STORES, etc., etc.

The house is heated practically throughout by hot water radiators, with the exception of the southern Reception Rooms, the hot water being supplied by a "Robin Hood" Boiler providing ample heat throughout the house. The domestic hot water supply, sinks, baths, etc., is supplied by an "Ideal" furnace, situate in the cellars in the stoke-hole accommodating the other heating furnace.

The house is lighted throughout by gas provided by the gas company, and the electricity company's mains pass down the road adjacent to the property, and company's water is supplied, in addition to which there is spring water available. The drainage on the property is to the main sewer.

Adjacent to the domestic quarters, but well removed from the house, is the Stabling and Garages. These comprise

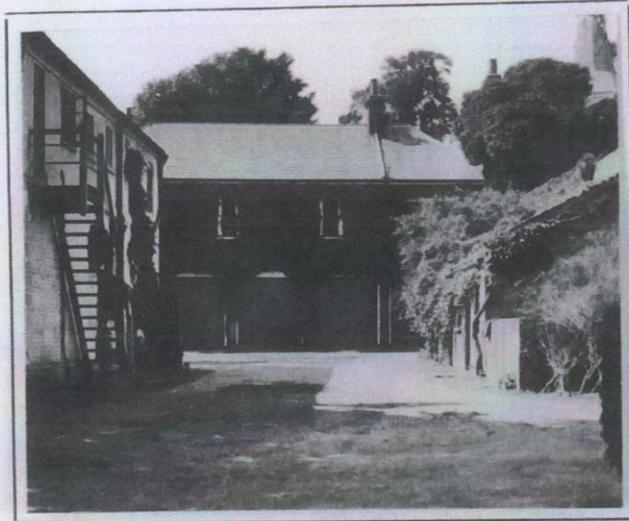
**THE BRICK-BUILT & SLATED RANGE OF
FIVE SEPARATE GARAGES**

each large enough to accommodate a full-sized car. And above and gained by separate entrance is

THE GARDENER'S COTTAGE,

comprising 2 BEDROOMS, LIVING ROOM, KITCHEN, W.C. AND BATH ROOM, with gas geysers.

(One of the garages below has been fitted as a wash-house and store for this cottage.)



Outside are brick and cement drained wash-up spaces. The stabling, which is brick built and slated, is fitted with modern stable fittings, brick paved floor and drained, and comprises :—

**STABLE WITH THREE STALLS AND TWO BOXES,
A DITTO WITH THREE STALLS,**

and adjoining is a HARNESS ROOM, fitted with range and harness racks. Above is a

CHAUFFEUR'S COTTAGE,

comprising 2 BEDROOMS, LIVING ROOM, SCULLERY, W.C., BATHROOM with geyser.

Nearby is a brick-built and tiled building, originally built as a cow house for 6, but now used as a store. A range of two brick-built and tiled pig styes and a range of old stabling, comprising 2 stalls, now used as store.

The Gardens and Grounds

are a feature of the property, and it would be exceedingly difficult to suggest improvements which would add to the beauty of the property and yet not entail any further expense of upkeep.



To the south of the house are

WIDE AND EXTENSIVE LAWNS,

studded with fine CEDAR and other CONIFERS, WALNUT, ILEX OAKS, etc.

There is ample space upon these lawns for several tennis courts and to the south there is a small SUNK GARDEN, with fish and lily pond.



Further to the south is a range of herbaceous borders and rose walks. A smaller ROSE GARDEN, enclosed by well-grown YEW HEDGE. Lily pond.



THE KITCHEN GARDEN,

which is entirely walled around, extends to nearly two acres, and is in a very high state of cultivation, and is very well stocked indeed with young and thriving fruit trees, both bush, standard and wall, including peaches and nectarines, with glass canopies over and protective curtain fittings, pear, apple and cherry trees are in profusion, also bush soft fruits.

Arranged along the north wall of the kitchen garden, well open to the sun from dawn to sunset, are the **Range of Modern Glass Houses** including HEATED MELON HOUSES and HEATED TOMATO HOUSES, THREE VINERIES and TWO PEACH HOUSES, all planted with thriving vines or trees. The heating is supplied with modern "Robin Hood" boiler, situate in the stoke-hole, adjacent to the glasshouses.

Company's water is laid on to standards in convenient spots in the kitchen garden. There is also a deep underground tank supplied with natural water by gravitation from a pond adjacent, the overflow of which supplies running water to the fish pond in the sunk garden before referred to. The kitchen garden walks are hedged throughout by well-grown box hedging, in perfect condition, thus combining the utility of a kitchen garden with the order and beauty of pleasure grounds.

There is also a range of potting sheds, with cold frames and an abundance of store houses, etc. Situate to the south of the gardens is a **Paddock of Good Turf, of about 4 Acres**, with brick-built and tiled pony shelter erected thereon and situate opposite the residence, across the road, is a further **Paddock of Old Turf of about 3 Acres**, thus protecting the residence from being built in to the front of the house.

THE WHOLE PROPERTY extends to an area of about

14 Acres,

and to anyone requiring a residence close to London, yet with all the charm of rural surroundings, this property is to be strongly recommended. It is in excellent condition throughout from a decorative, structural and general point of view, and is to be sold with possession on completion of the purchase.

The following is the

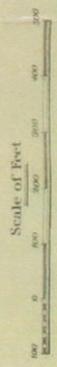
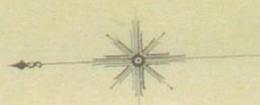
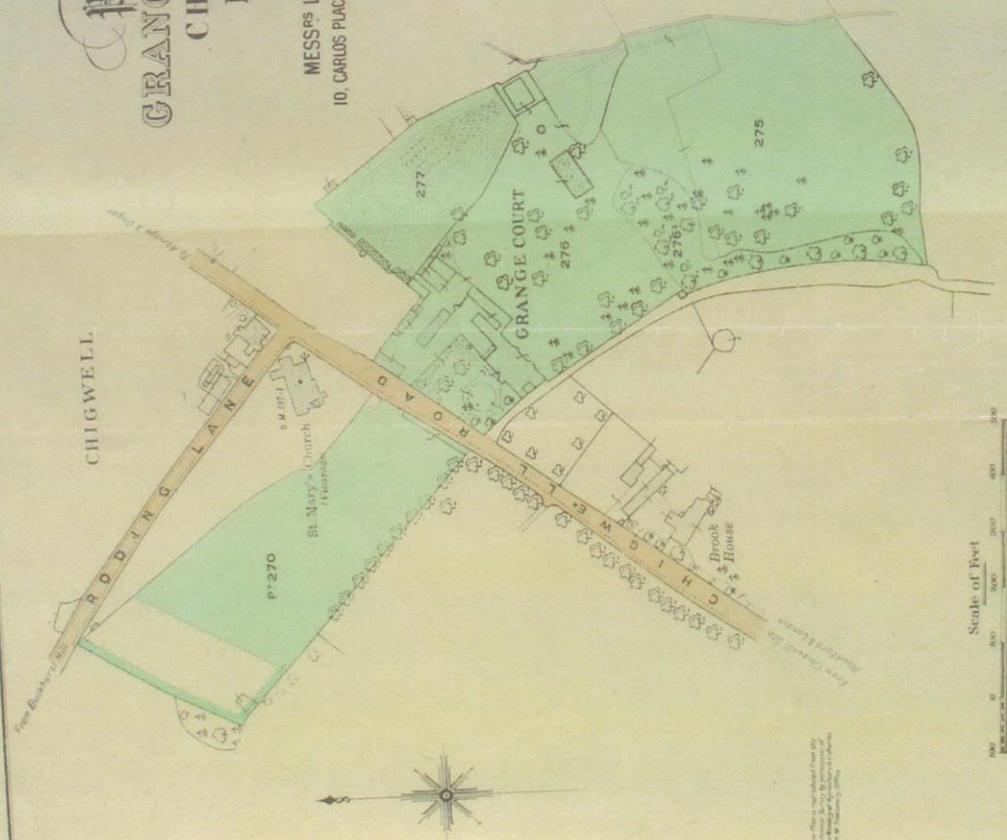
SCHEDULE OF THE PROPERTY.

<i>No. on Plan.</i>	<i>Description.</i>	<i>Ordnance Area.</i>
Pt. 270	Pasture	3.000 abt.
275	Grounds	4.341
276	Grange Court, etc.	4.333
276A	Grounds907
277	Kitchen Garden	1.452
TOTAL ...		ACRES 14.033

OUTGOINGS.—Tithe (commuted value) about £3 3s. 7d. Land Tax
about £6 13s. 4d.

Plan of
GRANGE COURT,
CHIGWELL,
ESSEX.

For Sale by
MESSRS LANE SAVILLE & CO.
 10, CARLOS PLACE, GROSVENOR SQUARE, LONDON W.1.
 1927.



NOTE: The plan is published by permission of the Registrar of Land and is subject to the provisions of the Land Registration Act, 1925.

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LEVINGS & REYNOLDS, 3, BOWDOIN STREET, E.C.4.