

Fobbing Conservation Area



Character Appraisal

March 2007





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Introduction

Fobbing Conservation Area was designated in 1978 and its boundary extended in 1980.

The designation of a conservation area should not be seen as an end in itself. It is important that conservation areas are regularly reviewed and the preparation of a character appraisal is a part of this process. An appraisal should be regarded as an opportunity to re-assess a conservation area and to evaluate its special interest and significance. It is the defining of special interest that is the main purpose of the appraisal. The appraisal should also provide a basis for making sustainable decisions about the future of the conservation area through the development of management considerations.

The core of the appraisal is the definition of the special interest of the Fobbing Conservation Area and this is intended to provide a vivid, succinct picture of how it is today together with an evaluation of its key characteristics.

Reference is made to the relevant national and local planning policy framework. An outline is provided of the steps that have been taken to involve the local community and other interested parties in the preparation of the appraisal.

A boundary change is described and an indication of management considerations provided.

It is emphasised that no appraisal can ever be fully comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.



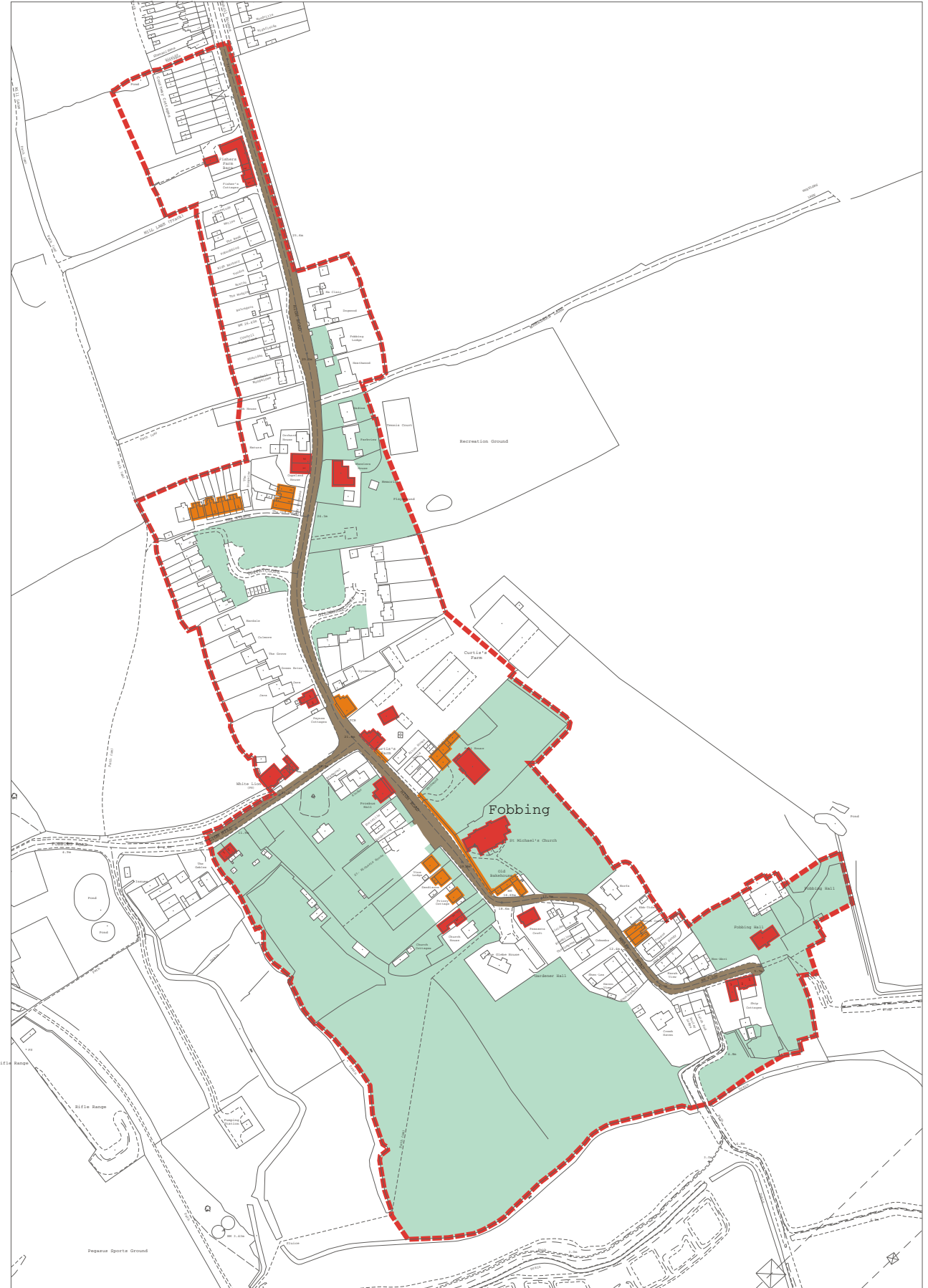
Planning Policy Framework

A conservation area is an 'area of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance' (*Planning (Listed Buildings and Conservation Areas) Act 1990*). Designation places certain duties upon local planning authorities. They must review the 'special interest' of their areas from time to time and also consider whether new conservation areas should be designated

The Adopted Thurrock Borough Local Plan 1997 forms part of the development plan for Thurrock and provides the basis for decisions on land use planning. It contains policies regarding the designation, review and enhancement of conservation areas, together with guidance relating to the control of development within them. These Local Plan policies are outlined in Appendix 1.

The Council is currently preparing its *Local Development Framework*. This will be a range of documents containing policies and proposals to guide the future development and use of land in Thurrock up to 2021, including those relating to conservation areas. It will form part of the statutory development plan and will replace the Local Plan.

With regard to the control of development within conservation areas the *Town and Country Planning (General Permitted Development) Order 1995* requires that planning applications be made for certain types of development which are elsewhere considered to be 'permitted development'. This includes various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; and the installation of radio masts and antennae. The size of house and industrial extensions that may be carried out in conservation areas without a specific grant of planning permission is also more restricted.



Legend:

- Significant open space
- Listed Building
- Significant physical/built form
- Highways of historic significance
- - - Conservation area boundary



n.b. detailed information regarding listed buildings should be verified separately

Special interest of Fobbing

1. Origins and historic development

Fobbing is situated towards the end of an elevated ridge that projects into the marshes. Evidence has been found of a human presence in the vicinity for a considerable time, including tools dating from the Mesolithic and Neolithic periods. It is likely that a Saxon settlement was established in the 5th century, probably in the general vicinity of St Michael's church.

In the Medieval period, Fobbing had a market and fair (dating from the 13th century) and it was a thriving port exploiting the marshland grazing and the fishing and trading opportunities provided by direct access to the Thames. Although the principal part of the historic village was at the higher level, a more detached element evolved in the vicinity of Fobbing Wharf including the manor of Fobbing Hall. At the upper level, the Medieval village extended from St Michael's church as far as Paynes Cottages.



19th century map of Fobbing



Chapman & Andre map (1777)

By the 18th century, development at Fobbing was still confined to the end of the elevated ridge with a physically separate grouping in the vicinity of Fobbing Wharf. However, by this time development had begun to gradually spread north along High Road. The Chapman & Andre Map of 1777 shows that a mill existed at the northern extremity of the village to the west of High Road, in the vicinity of what is now Mill Lane.

The 1882 Ordnance Survey provides an accurate picture of Fobbing. It shows buildings, roads, plot boundaries, paths, water features and trees. The historic village is not extensive comprising of sporadic and largely frontage development to High Road that continues for a short distance down Fobbing Hill (Lion Hill). Development at the level of Fobbing Wharf is still distinctly separated.

During the late 19th century and early 20th century there was only minimal physical growth of the village including The Avenue and Bay Cottages, off High Road and Brick Cottages on Wharf Road.

In the inter-war period new development remained limited being confined to sporadic plots and some infill within the historic core. Although development continued to be limited, the first direct growth of the principal historic part of the village took place including the infilling of previously undeveloped land.

Fobbing Creek was dammed in 1953. The tidal creek eventually dried and Fobbing Wharf became redundant.

A distinguishing feature of Fobbing is the amount of new development that took place in post-war years. In the 1960's cottages in the vicinity of Fobbing Wharf were demolished and replaced. Parcels of land adjacent to the historic village were randomly built on but it was not until the 1970's that the remaining gaps were utilised resulting in the creation of the very distinctive linear form stretching along both High Road and Wharf Road that is evident today.

The historic routes of High Road, Wharf Road and Lion Hill (formerly Fobbing Hill) have not been significantly altered in their widths or alignments.

2. Character analysis

General character and settlement form of Fobbing

Wharf Road

The former wharf and tidal berth is located at the rear of the 15th century listed building (LB) Ship Cottages, which are located on the edge of Wharf Road. The 16th century hall house, Fobbing Hall (LB), is to the east, set within a large garden with farmland beyond. There are footpaths from Wharf Road, which lead south and east across the former marsh.



Fobbing Wharf, Ship Cottages & Fobbing Hall

The narrow lane of Wharf Road rises through a group of late 19th and 20th century houses. On the east side with small front gardens, is the late 19th century terrace, Brick Cottages, which is of interest. Parking on the narrow lane is a problem.



Rear of properties in Wharf Road from the marshes

At the top of the hill, the late 16th century, Peasants Croft (LB), (formerly Hillcrest Cottages), is set in a large garden with mature trees close to the road. Opposite, behind a low wall, is the former 19th century Old Bakehouse, which encloses a small yard to the road.



Old Bakehouse

High Road – east side

At the crest of the hill on the east side of the High Road is the 11th century St. Michael's church (LB), with its late 15th century three-stage west tower with a parapet and a stair turret, set within the church yard, behind a low retaining wall. The nave and chancel walls are of ragstone, rubble, with flint septaria. There are a number of mature trees within the churchyard. There is also a young 'specimen' oak to the east, which is already of interest. Next to this behind a high red brick wall is the large garden, with substantial mature trees, of a former rectory, the 17th century red brick and 19th century gault brick mansion, Pell House (LB).



St Michael's church & churchyard looking east

After the small front gardens of four 20th century houses, set on the edge of High Road and framing the farm entrance is the 18th century nos. 1 and 2 Curtis Farm (LB), now the single dwelling Curtis's Farm. Set back, within the farmyard entry, stands a 18th century weatherboard granary (LB) on staddle stones.



High Road Fobbing (1967)

High Road – west side

At the crest of the hill on the west side, there is a wide off-road turning area in front of the unassuming Gardener Hall and a 20th century house (The Glebe House) within a hedged garden. There is a field entrance between The Glebe House and Church House that leads to the steeply sloping Vineyard land beyond.

On the west side of the High Road, with a large front garden, there is a terrace, once three, but now two 18th century attached weatherboard dwellings, nos. 1 and 2 Church View Cottages (LB). Facing the church, with small front gardens, are several close-spaced 20th century houses. The dwellings on the former Hurst's Builder's Merchants site are 21st century.



High Road – west side

Close to the High Road with a small front garden is the 18th century symmetrical two storey red brick façade of Probus Hall (LB). This projection narrows the wider space of the High Road and helps contain the space of the High Road.

The junction with the steeply descending lane of Lion Hill has weak corners -

- i. The southwest corner originally contained a terrace facing Lion Hill but has been redeveloped with two 20th century houses, and
- ii. The northwest corner has also had a building removed and the current roughly surfaced White Lion PH car park has a low ranch fence at the front edge.

Lion Hill

As Lion Hill descends, hedgerows and sloping fields on both sides frame it. On the north side sitting close to and above the road is the early 15th century hall house, the White Lion PH (LB). Farther down on the south side and slightly set back is the 15th century house nos. 1 and 2 Lion Hill (LB).



Lion Hill

High Road – north of Lion Hill

Set back on both sides of the road, with large gardens, are 20th century housing. The estates around Tripat Close to the west and Gildborne Close to the east have communal green open spaces. Adjacent to the latter is the recreation ground, within one of the few remaining historic hedged fields in Fobbing. Close to the road front, but now behind a high hedge is Wheeler's House (LB), a 15th century timber frame 'Wealden' hall house (H-plan but single over-sailing rectangular roof). There are two slightly further set back, similarly sized 20th century houses to the north.



Recreation ground

On the west side of the High Road, the former non-conformist chapel and the adjoining Bay Cottages form a fine two storey brick walled and slate roofed group. These have small garden widths in front. On the north side of The Avenue are a number of 19th century two storey brick terraced cottages. This group frames the north side of the green at Tripat Close.



Green at Tripat Close with former chapel & Bay Cottages beyond

To the north, set on the road edge, is the 14th century timber framed Copeland House (LB). Close by is a similarly located 20th century house, Orchard House, with a gable towards the road. The protrusion of these houses on the bend contains the High Road before it opens out to the north. There are 20th century houses, with large plots to the east, backing onto the fields. To the west, houses have smaller, even set backs and plot widths to High Road. Wheeler's Lane to the east leading down the escarpment and Mill Lane to the west interrupt this development.



Copeland House & Orchard House

As it runs off High Road, Mill Lane is a track. To the north of Mill Lane and set close to the pavement edge is a group of former farm buildings. This includes the 15th century thatched hall house of Fishers Farm Cottages (LB); a 17th century thatched Barn (LB), now a dwelling; a 17th century thatched granary (LB) and a 17th century thatched cart lodge (LB). There is a recent 20th century terrace, Courtway Cottages, set back immediately to the north.



Fishers Farm Cottages

Opposite on the east side of the road, there is a wide grass verge with unlimited views over the fields to the east out across the Thames estuary as it passes Canvey Island and Southend.

Building materials and details in Fobbing

Although the village's timber frame buildings and oldest plan forms date from the Medieval period, the present external appearance of many of these earlier original buildings owe their external surface character from the later agriculturally prosperous 18th and 19th centuries. Although retained, these alterations hid a wealth of earlier historic fashion and detail. The later use of render or re-facing in brick, the raising of roofs and the alteration of doors, porches and windows took place.

The basic building forms with later detail changes give Fobbing Conservation Area its varied sense of historic detail, with the exception of the majority of the 20th century buildings and additions. The use of locally sourced materials and skills unites the character of the historic vernacular structures to give them their special interest.

In addition to the historic building forms, walls, roofs, doors and windows, the materials and details also have special interest.

St. Michael's church appears to be the only ragstone, septaria or flint structure in the village. Timber frame was commonly used with all pre-17th century buildings and subsequently rendered or clad with brick walls.

Timber frame

The Medieval buildings in Fobbing are constructed in timber frame with timber external walls. Here, these are not only farming related buildings, which indicates other commercial activity. There are five 15th century or earlier buildings known, Fisher's Cottage, Wheeler's House, Copeland House, nos. 1 and 2 Lion Hill and Ship Cottages. Given the link of Fobbing with the 'Peasants Revolt' this display of yeoman wealth appears to be more than coincidence. Two are unusual, Wheeler's House and Copeland House, which suggests external design or construction influence in those cases.

The farmyards had large functional barns which were usually of at least five bays with a central threshing floor, constructed in timber frame with a thatched or tiled steep dual pitch roof and horizontal weatherboard walls. Only the converted barn at Fishers Farm remains.

Within residential plots, the ancillary functions and buildings were clustered or attached to the rear and were smaller than the principal building.

However, the other structures were constructed from the same range of locally available materials. If not originally attached to the main structure there would be a free standing structure, close to the brick lined well, which would house the kitchen.

In a similar manner, farm and farmyard outbuildings are constructed in contemporary traditional forms and materials. The granaries were smaller and notably stood on saddle stones. Two remain in the village at Fishers Farm and Curtis's Farm.

From the 17th century, many buildings were plastered over and lime washed, concealing much of their framing. Plaster ornamentation develops from the 17th century onwards in the form of pargetting (incision or moulding of plaster).

Weatherboarding is also in use on farm buildings and as a later cladding for house external walls. This is usually painted white on the front or other important elevations and black or tarred on the sides or rear.

Brick

Hand made bricks come into use, apart from early chimneystacks, as external walling in the 18th century (red brick) and in the 19th century (yellow stock or grey gault brick). There is an unusually large 16th century gable stack at the rear of Probus Hall. Until the later 19th century lime mortar was used in brickwork.

In the 20th century, re-pointing and repair often uses detrimental cement based mortar. Its use can often be seen in combination with the use of unsuitable protruding and thickened cement.

20th century

In the late 19th and early 20th century, cement and machine made bricks became available as a walling material.

Although previously lime render and weatherboard had been used to reduce the penetration of damp on traditional buildings, with the availability of expanded metal lath some buildings were encased in cement render.

Industrially produced materials such as asbestos and concrete tiles also came into use in the 20th century. Due to their interlocking, lower pitched roofs than before were constructed.

All of these forms contribute to the interest and character of Fobbing Conservation Area, although not all are externally visible. Earlier buildings are often upgraded with new features such as lime washed render, sash windows or Victorian chimney stacks attached to the sides, rising from the ridge or parapet gables.

Community involvement

Involving the local community and raising public awareness has been an integral part of the process of preparing the character appraisal.

This took the form of sending consultation letters to all residents and occupants in the Conservation Area requesting views on the following-

- What features are important to Fobbing Conservation Area and make it special
- What adds to the character
- What takes away from the character

Included with the consultation letter was a questionnaire together with a plan of the Conservation Area and a summary of the considered character and possible issues.

In addition, the entire public consultation process took place online on the Council's website. Notice of the public exhibitions was given in the local press.

Corringham & Fobbing Community Forum was consulted, as were local ward members, the MP and other interested parties.

An exhibition with historic maps, photographs and documents was held on 25th and 26th October 2006 at Gardener Hall where Officers were available to talk through issues and answer questions.

Consultation responses affirmed the following issues:

- The importance of the designated Conservation Area
- The possible expansion to include other areas of special interest
- Involvement of the public in the process of character appraisals
- Involvement of the public in the production of management proposals
- The preservation and management of the special issues
- Any new proposal should respect and not detract from the existing character

Boundary changes

An important aspect of the appraisal process is the consideration of where the boundary of the Conservation Area should be drawn. The appropriateness of current boundaries should be regularly reassessed, perhaps on a five-year cycle (*Guidance on conservation area appraisals – English Heritage 2006*).

A boundary change to Fobbing Conservation Area has taken place to the east of Fobbing Hall. This is in order to make the Conservation Area boundary here follow more clear and easily recognisable features.

Management considerations

Conservation Areas are living environments, which are inevitably subject to change and evolution. The original character of some buildings in the Fobbing Conservation Area has already been altered, through for example replacement windows and concrete roof tiles. It is important to try and prevent erosion of the essential character of the Conservation Area as a result of changes and alterations such as this. Exposed and prominent boundary treatments in the Conservation Area are important and their alteration has the potential to be a problem. The Council will consider the production of design guidance with regard to matters of the nature outlined to assist residents and landowners in their choices. It is the intention of the Council to prepare management proposals for Fobbing Conservation Area.

Once a conservation area is designated, additional planning controls can be introduced by limiting permitted development rights through the issue of an Article 4(2) direction under the *Town and Country Planning (General Permitted Development) Order 1995*. Planning permission would then be required for the works that are specified. There is no intention at this stage to consider use of an Article 4 direction. Nevertheless the Council reserves the right to consider use of a direction in the future if it is deemed necessary and appropriate to control serious loss of character. In the event that such a decision is taken, there would be a formal process of notification and opportunity for those affected to support or object to the proposal.

It is intended to produce Management Proposals for Fobbing Conservation Area. The Management Proposals will outline general and specific issues relevant to the Conservation Area and may include recommendations for action.

Appendix 1 – Thurrock Borough Local Plan 1997 – Conservation Area policies

BE22 – Conservation Areas – Designation, Review and Enhancement

'The Council will regularly review conservation area boundaries, amend them when necessary and examine the need to designate new conservation areas using the following broad criteria to assess the special interest of areas:

- (i) The origins and development of the topography of the area;*
- (ii) Archaeological significance and potential;*
- (iii) Prevalent building materials, character and hierarchy of spaces;*
- (iv) The quality and relationship of buildings in the area including the contribution of unlisted buildings;*
- (v) The contribution made by trees and other green features.*

Using the above criteria, the Council will also formulate and publish proposals for the preservation and enhancement of conservation areas'.

BE23 – Development affecting Conservation Areas

'Development proposals within, adjacent to, or affecting the Borough's conservation areas will be expected to preserve and enhance their character or appearance. The Council will not permit any development that would be in conflict with this objective.

In this regard, special attention will be paid to the following:

- (i) The retention and protection of all buildings, whether listed or not, trees and any other features which are important to the character or appearance of that area;*
- (ii) The position of new buildings, which should enhance the character and appearance of the area and be in scale and harmony with the adjoining buildings and the area as a whole;*
- (iii) The use of materials, which should be appropriate to the area and sympathetic to adjoining buildings.*

The desirability of preserving or enhancing the area will also be taken into consideration by the Council in the handling of development proposals which are outside the area but would affect its setting, or views into or out of the area.'

BE-23A-Demolition in Conservation Areas

'The Council will not grant consent for the total or substantial demolition of a building in a conservation area unless it can be shown to their satisfaction that the building is wholly beyond repair; incapable of reasonably beneficial use; or where its removal would enhance the character or appearance of the area.

If necessary, the Council will impose a condition on the grant of any consent providing that any development shall not take place before a contract for carrying out the works of redevelopment on the site has been granted for the development for which the contract provides.'

BE24-Article Four Directions in Conservation Areas

'In exceptional circumstances, including where there are real and specific threats to the character of the conservation area, and subject to approval by the Secretary of State, the Council will make direction under article 4 of the General Development Order to restrict permitted development rights in conservation areas.'

Appendix 2-Listed Buildings in the Fobbing Conservation Area as shown in the 17th list of Buildings of Special Architectural or Historic Interest (as at January 2007)

HIGH ROAD

Church of St Michael Grade I

C11, with extensive alterations in C14 and C15. Ragstone rubble, with flint, septaria, and Reigate dressings. Red plain tile roofs. C11 Nave, has 2 C14 windows in north wall with cinquefoiled ogee lights, and a blocked C11 window with round head. C14 north doorway has moulded jambs and 2 centred arch. Late C15 rood loft staircase. Lower door has 2 centred head and upper door has 4 centred head. C14 south arcade of 4 bays, part rebuilt circa 1500. Arches are 2 centred of 2 chamfered arches, columns are octagonal with moulded bases and capitals. C14 south aisle has 3 late C15 windows, of 3 cinquefoiled lights in a square head. Late C15 south doorway has moulded jambs and 2 centred arch. West wall has late C15 window. C14 chancel has C15 east window of 3 cinquefoiled lights in 2 centred head. North wall has re-set C13 lancet and late C15 window. South wall has C19 window and early C14 arcade with 2 centred arches of 2 hollow chamfered orders. Early C14 chancel arch, 2 centred and of 2 chamfered orders. C14 south chapel has C19 east window and C19 south doorway. South window is early C14, of 2 lights in 2 centred head. West wall has C14, 2 centred arch of 2 hollow orders.

Late C15 west tower of 3 stages with an embattled parapet and stair turret. Two centred tower arch, with attached shafts, moulded capitals and bases. West window is 3 pointed lights with plain tracery and west doorway had moulded jambs and 2 centred arch. Second stage has windows with 4 centred lights.

Bell chamber has pointed and transomed lights in 4 centred heads. Late C15 south porch, is timber framed, 4 centred arch with foliated spandrels. Carved and cusped bargeboards. Crown post roof with moulded wall plates. Nave roof is 7 cants with crown posts. Chancel and south chapel also 7 Cants.

North and south doors are C15 or earlier. Monument to Thomas de Crawedene circa 1340. C13 font and C18 pulpit and benches in south aisle. Prominent site overlooking Thames marshes. (RCHM 1).

HIGH ROAD (east side)

Pell House (formerly listed as The Rectory) Grade II

Late C17 house, with possibly earlier origins. Red and black brick, red plain tile hipped roof. Two storeys and attics. Five window range C19 casements. Two hipped dormers. Parapetted front with band. C19 gabled porch with C18, 6 raised and fielded panelled, door. Large C19, 2 storey extension to south. (RCHM 2).

HIGH ROAD (east side)

Curtis Cottages (Nos 1 and 2) Grade II GV

C18 house, in plastered brick. Red plain tile roof. Double range plan. Three window range modern metal casements. One window range, single storey extension to north. Central doorway and central chimney stack. Stop chamfered bridging joists internally

HIGH ROAD (east side)

Weatherboarded Granary at Curtis's Farm Grade II GV

C18 timber framed and weatherboarded granary on staddle stones. Hipped red plain tile roof. Four bays of elm frame, with original seed bins.

HIGH ROAD (east side)

Wheeler's House Grade II

C15 wealden hall house, extensively altered in C16. Timber-framed and weatherboarded. Red plain tile roof. Two storeys. Former crosswings oversailed, but original jetties remain. Jettied extension to south. Four window range C19 casements. C16 red brick chimney stack with 4 diagonal shafts. (RCHM 3).

HIGH ROAD (west side)

Fisher's Cottage (formerly listed as Fishers Farm) Grade II GV

C15 hall house, timber-framed and plastered. Part weatherboarded. Thatched hipped roof. Two storeys. H-plan, with 2 jettied crosswings. Four window range C19 casements. Crosswings are hipped to front. C16 inserted first floor in hall. Red brick chimney stacks. Original frame remains internally. (RCHM 4).

HIGH ROAD (west side)

Thatched and Weatherboarded Barn at Fisher's Cottage Grade II GV

C17 timber-framed and weatherboarded barn, with thatched roof.

HIGH ROAD (west side)

Thatched and Weatherboarded Granary at Fisher's Cottage Grade II GV

C17 timber-framed and weatherboarded granary with thatched roof.

HIGH ROAD (west side)
Thatched and Weatherboarded Cart Lodge at Fisher's Cottage
Grade II GV

C17 timber-framed and weatherboarded cart lodge with thatched roof.

HIGH ROAD (west side)
Copeland House
Grade II* GV

House. C14, with later alterations. Mid/late C19 weatherboard over timber frame; gabled old tile roof; C17 brick ridge stack. Inline open-hall house with cross passage and service end. One storey and attic; 2-window range. Two mid/late C19 plank doors and C20 casements; mid/late C19 gabled dormer with 2-light casement. Two plank doors and mid/late C19 raking dormers to rear; mid C20 flat-roofed extension to rear left. Interior: notable for retention of rare C14 timber frame, finished to high standard of carpentry. Two-bay former open hall has moulded wall plates, arch-braced cambered moulded tie beam and 4-way bracing to octagonal-shafted crown post with moulded capital and base. Virtually unique A-framed wall with vertical studding between cross passage and service bay which retains joisting to original floor and mortices to soffit of centrally-placed lateral beam indicating its original division between buttery and pantry; 2 original doorways to cross passage. Only one other example of an 'A' frame construction has been recorded in Essex.

HIGH ROAD (west side)
Paynes Cottages (Nos 1 and 2)
Grade II

Late C17 pair of cottages. Timber-framed and weatherboarded with red plain tile roof. Two storeys. Two window range modern casements. Central red brick chimney stack.

HIGH ROAD (west side)
Prosbub Hall
Grade II

Early C18 house in red brick with flared headers. Red plain tile roof. Two storeys. L-shaped plan with earlier timber-framed wing at rear. Five window range double hung vertical sliding sashes with glazing bars and cased frames. Segmental soffit arches to ground floor window. Two gabled casement dormers. Flat moulded canopy on brackets above 6 panelled door. Band between storeys. Roof is parapeted at verges. Rear wing is C16 with original red brick chimney stack. (RCHM 7).

HIGH ROAD (west side)
Church View Cottages (Nos 1 and 2)
Grade II

Late C18 timber-framed and weatherboarded, with grey slate roof. Two storeys. Two window range double hung vertical sliding sashes with glazing bars. One modern bay window. Red brick chimney stack.

LION HILL
White Lion Public House
Grade II

Late C14 or early C15 house, extensively altered. Timber-framed and plastered with modern plain tile roof. Two storeys. Formerly with 2 gabled and jettied crosswings these are now underbuilt with the east wing oversailed. Modern single storey extension at front. Some original framing is visible internally. (RCHM 6).

LION HILL
Nos 1 and 2
Grade II

Late C16 small house timber-framed and weatherboarded, with red plain tile roof. One storey and attics. Two window range C19 casements, one with glazing bars. Gable end windows to attics. Central red brick chimney stack.

WHARF ROAD
Fobbing Hall
Grade II

C16 house, timber-framed and plastered, with red plain tile roof. Two storeys with gabled cross wing at south-west end. Four window range modern casements. Modern gabled porch with red plain tile roof.

WHARF ROAD
Ship Cottages (Nos 1 and 3)
Grade II

C15 or earlier house, now a group of cottages. Timber-framed and plastered with red plain tile gambrel roof. Rectangular plan, originally 4 bays, extended by the addition of one bay at each end in C18. One storey and attics. Five window range modern casements. Four gabled dormers. Chimney stacks rendered and modern extensions at rear. C16 inserted first floor in central bays, and roof raised. Roof rebuilt in C18. Central chimney is C16. One floor joist has carved date "1564".

WHARF ROAD
Hillcrest Cottages (Nos 1 and 2)
Grade II

Late C16 house, timber-framed and weatherboarded, with red plain tile roof. Two storeys. Two bays, with one bay added C17. Rectangular double range plan. Three window range, modern casements. Red brick chimney stack. Internally much of the original frame remains.

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