

Historic Buildings at Risk in Chelmsford City 2025

This register contains the details of historic buildings known to be at risk of survival through neglect or decay, and those vulnerable to future deterioration.

The primary aim of the register is to highlight the plight of these buildings to current owners and local communities and encourage immediate care for their future conservation.

In some cases long term conservation may be instigated by a new owner, however inclusion on the register does not imply that a building is for sale. Buildings are not open to the public unless stated.



May 2025

Historic Buildings at Risk in Chelmsford City

There are many reasons for a building to be at risk of damage or loss. Occasionally owners let their buildings fall into disrepair through lack of upkeep. Changes in agricultural and industrial practices also mean that buildings become redundant and neglected. The key to the future of Chelmsford city's rich heritage is continuing use and regular basic maintenance. Some buildings are so historically sensitive they cannot sustain any alteration without damaging their special character. However, the majority of buildings can accommodate a suitable use sensitive to their character to sustain their future. For most buildings, their original function or an associated use is the best.

Even in the short term, basic maintenance is important to prevent rapid deterioration of historic fabric, which in the long term can lead to expensive repairs or collapse. Ensuring roofs are weather tight, rainwater goods are working properly and claddings are secure can help prevent extensive repairs in the future.

Unfortunately, grants are few and far between, particularly for privately owned buildings. Organisations such as Historic England and Essex County Council do occasionally offer grants for repairs.

Historic England and Essex County Council also produce registers of buildings at risk. The Historic England register contains registered parks and gardens, scheduled monuments, grade I, II* listed buildings and conservation areas. Both these registers are primarily updated by information from the district councils.

This register seeks to maintain an up to date record of the buildings at risk within the city to inform owners, the Council and other interested parties. It is produced annually and enables the other registers to be updated periodically. In addition to listed buildings, historic buildings in conservation areas and registered parks and gardens, buildings of local value are also included.

The number of buildings at risk in Chelmsford has been relatively low in the past, with a few buildings remaining for many years and others being added and removed as repairs are carried out. The exact number of buildings truly at risk is difficult to establish. There are 1012 listed buildings and 25 conservation areas in Chelmsford. The condition of all these buildings is difficult to monitor accurately. The 2025 register includes 12 entries: 4 which are grade II* listed; 3 which are grade II listed; 3 which are unlisted but within Conservation Areas, 1 of local interest and 1 Registered Park and Garden. 66-68 High Street, Greak Baddow has been successfully repaired, now removed from the at risk register.

66-68 High Street, Great Baddow, before and after.



The Council will work proactively with owners to enable suitable and sensitive repair and/or re-use of historic buildings at risk. Where necessary, formal powers can be used to ensure adequate measures are taken so that protected buildings are not neglected. Over the past year, the LPA has served repair and untidy site notices, granted listed building consents, provided grants for repairs and facilitated works with advice and guidance.

If you have up to date information on any of the buildings included or wish to recommend another building is considered for inclusion on the list, please contact the Chelmsford City Council conservation officer.

Criteria for inclusion - condition and prioritisation

Buildings are considered to be at risk due to their physical condition, and in some cases, their use and occupancy. Priority depends on the rate of decay and potential loss of significant fabric. For instance, a masonry building whose roof has collapsed many years ago is less of a priority than a timber framed building whose roof has recently failed.

Priorities

- | | |
|----------|---|
| A | Immediate risk of further rapid deterioration. No solution agreed. |
| B | Immediate risk of further rapid deterioration. Solution agreed but not yet implemented. |
| C | Slow decay. No solution agreed. |
| D | Slow decay. Solution agreed but not yet implemented. |
| E | Under repair or in fair condition, but no user identified; or under threat of vacancy with no obvious new user. |
| F | Repair scheme in progress or to be implemented imminently. |

Condition

- | | |
|-----------------|--|
| Good | Structurally sound, weathertight, no significant repairs required at present. |
| Fair | Structurally sound, but needing minor repairs or lacking general maintenance. |
| Poor | Deterioration of building fabric, ineffective rainwater goods, vandalism. |
| Very bad | Structural failure, instability or loss of significant area of roof covering leading to major damage to the interior. Significant damage due to major fire or flood. |

Designations

Listed Buildings are buildings on the statutory list due to their national architectural or historical interest. Buildings are graded I, II* and II, as an indication of their relative importance. Around 93% of listed buildings are grade II. All listed buildings have statutory protection and listed building consent is required for any alteration works internally and externally. Listed building status extends to any ancillary structure within the curtilage built before 1st July 1948.

Scheduled Monuments are also of national importance. Any works usually require Scheduled Monument Consent. The majority of Scheduled sites or buildings are not capable of occupation.

Conservation Areas are designated areas of special architectural or historic interest. Additional planning controls apply for demolition, extension and external alteration and works to trees.

Registered Gardens are designated for their national interest and like listed buildings are grade I, II* and II. Any works affecting a registered garden or its setting is a material planning consideration.

Local interest other buildings that have historic or architectural interest are also included where they are of definite value and are at risk.

CHELMSFORD

Signal Box, Chelmsford Station, Duke Street, Chelmsford

Designation: Chelmsford West End Conservation Area and Local Register

Priority:

C

Condition: **Poor**

Date registered: 2013

Ownership: Company
For Sale: No

Summary: Timber framed and weather boarded signal box, built upon two brick arches which abut the station platform. Constructed in c.1890. Unused and in a poor condition, lacking maintenance.



Shire Hall, High Street, Chelmsford

Designation: Grade II* listed, Central

Priority:

E

Condition: **Fair**

Date registered: 2018

Ownership: Local Authority (ECC)
For Sale: Yes

Summary: Public building and court house opened in 1791, designed by John Johnson. Redundant since the relocation of the courts c.2012. Extensive repairs carried out c.2014. No end user identified.



Writtle Wick, Chelmsford

Designation: Grade II listed

Priority: **D**

Condition: **Fair**

Date registered: 2018

Ownership: Private
For Sale: Yes

Summary: Timber framed and brick building originating from the seventeenth century. Former nursery, now redundant.



Chelmsford West End Conservation Area

Designation: Conservation Area

Priority: **C**

Condition: **Fair**

Date registered: 2018

Ownership: Mixed
For Sale: N/A

Summary: Urban conservation area with a mixture of building types and forms, predominantly developed since the arrival of the railway in 1843. Loss of character through alterations, redundancy, lack of maintenance and public realm.



DANBURY/SANDON

The Brick Barn, Brick Barns Farm

Designation:	Grade II Registered Park and Garden
Priority:	C
Condition:	Fair
Date registered:	2018
Ownership:	Mixed ownership, part Local Authority (ECC) and part private
For Sale:	No

Summary: Mid C19 gardens created for the Bishops of Rochester, focused on the early C19 Danbury Palace and set within a C16-C18 landscape park developed by the Mildmay, Fytche and Round families from an earlier medieval deer park. The site is divided between multiple owners, resulting in discordant management, obstructed views and fragmentation of the designed landscape. Numerous features, such as the icehouse, ha-ha, lakes, and Lime Avenue are deteriorating. A historic landscape survey exists, but a shared vision and strategy for improved management across the whole site is required.



DANBURY

Wickham House, Runsell Green, Danbury

Designation:	Local interest
Priority:	A
Condition:	Very bad
Date registered:	2007
Ownership:	Private
For Sale:	Unknown

Summary: Mid nineteenth century former public house. Empty and in a poor condition.



GREAT WALTHAM

The Cottage, Hyde Hall Lane, Great Waltham

Designation: Grade II listed

Priority: **A**

Condition: **Very Bad**

Date Registered: 2022

Ownership: Private
For Sale: No

Summary: Early nineteenth century cottage. Long term lack of maintenance. Extensive structural repair required.



LITTLE BADDOW

The Manse, Church Road, Little Baddow

Designation: Grade II listed

Priority: **C**

Condition: **Fair**

Date Registered: 2025

Ownership: Church
For Sale: Unknown

Summary: Early nineteenth century manse, attached to congregational chapel. Redundant and lacking maintenance.



MASHBURY

Mashbury Church, Mashbury Hall Chase, Mashbury

Designation: Grade B (II*) listed

Priority: **C**

Condition: **Fair**

Date registered: 1986

Ownership: Private
For Sale: No

Summary: Small flint and stone church, originating from the mid twelfth century. Redundant and lacking maintenance.



STOCK

Stock Windmill, Mill Lane, Stock

Designation: Grade II* listed

Priority: **D**

Condition: **Poor**

Date registered: 2023

Ownership: ECC
For Sale: No

Summary: Early nineteenth century brick tower mill. Storm damaged with extensive repairs required.



Rectory Hall, Stock Road, Stock

Designation: Conservation Area

Priority: **D**

Condition: **Poor**

Date registered: 2020

Ownership: Church of England

For Sale: Yes

Summary: Nineteenth century church hall within the Stock Conservation Area. Unused and lacking maintenance.



The Barn at the Bear Public House, The Square, Stock

Designation: Grade II listed, Stock Conservation Area

Priority: **B**

Condition: **Very Bad**

Date registered: 2020

Ownership: Private

For Sale: No

Summary: Mid nineteenth century stable block and haylofts, a curtilage structure to The Bear Public House. Unused and in a dilapidated condition.



Further information

Council Planning Contacts

Michael Hurst

01245 606294

Advice on listed buildings and conservation areas

Duty officer / general planning enquires

01245 606826

Building Control

01245 606431

Chelmsford City Council

www.chelmsford.gov.uk/planning

Essex County Council

www.essex.gov.uk

The Institute of Historic Building Conservation

www.ihbc.org.uk

Society for the Protection of Ancient Buildings

www.spab.org.uk

Georgian Group

www.georgiangroup.org.uk

Victorian Society

www.victorian-society.org.uk

Twentieth Century Society

www.c20society.org.uk

Historic England

www.historic-england.org.uk

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Please call 01245 606330

Economic Development and Implementation Team

01245 606294

michael.hurst@chelmsford.gov.uk