

Shoebury Garrison Conservation Area Appraisal

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Southend-on-Sea: Shoebury Garrison Conservation Area Appraisal

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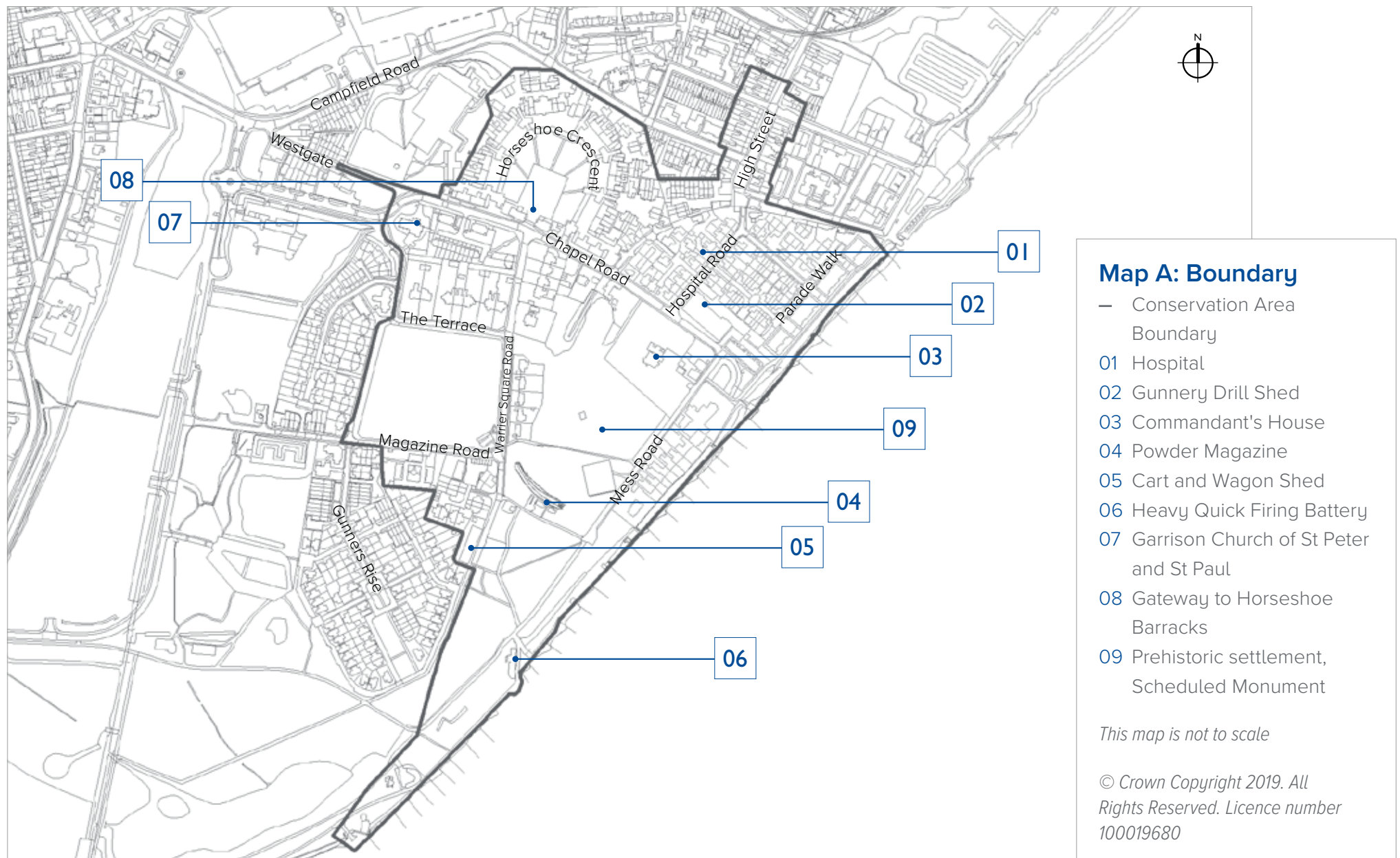
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Introduction



Introduction

1.1 What is a Conservation Area?

Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance', which is defined in the **Planning (Listed Buildings and Conservation Areas) Act 1990**.

- 1.1.1 The designation of a Conservation Area recognises the unique qualities of an historic place which make it special in terms of its architecture and history, as well as its role in defining local distinctiveness. Contributing to this are individual or groups of buildings, streetscape and public realm, scale and massing, open spaces and street pattern, and landscaping.
- 1.1.2 As the aim is to conserve and enhance the significant qualities of a Conservation Area so that owners, occupiers and visitors to the place can experience a high-quality historic environment, designation extends planning controls over certain types of development, principally the demolition of unlisted buildings and works to trees, although an area's status as a Conservation Area is a material consideration for all planning applications. Southend Borough Council, as the Local Planning Authority (LPA), also has policies within its *Core Strategy* (December 2007) and *Development Management*

Document (July 2015) that seek to conserve the character of its Conservation Areas. The emerging Local Plan, which will review the *Core Strategy* and *Development Management Document*, will set out a policy approach to managing the historic environment.

- 1.1.3 However, it should be recognised that designation does not prevent change from occurring within Conservation Areas, and over time they will be subject to many different pressures (both positive and negative) that could impact upon their character and appearance. LPAs have a duty to conserve and enhance their Conservation Areas and will consider this when determining planning applications.
- 1.1.4 Southend Borough Council (SBC) will also review each Conservation Area from time to time to monitor its condition and ensure that it has an up to date Conservation Area Appraisal which sets out its special architectural or historic interest.

Introduction

1.2 Aims of the Conservation Area Appraisal

1.2.1 This Conservation Area Appraisal:

- Identifies the area's special interest;
- Reviews existing Conservation Area boundaries;
- Assists the preparation of the emerging new Local Plan and Neighbourhood Plans, if these are brought forward, and forms part of their evidence base; and
- Provides a basis for implementing policies, making informed development management decisions, and preparing management proposals for the area.

1.2.2 The character analysis in Section 5.0 will inform a management plan for the area (see Section 6.0), which will:

- Assess the need for enhancements to public spaces, highways and private property;
- Review the need for Article 4 Directions to limit permitted development rights;
- Assess buildings at risk;
- Assess the need for enforcement action; and
- Establish a programme and procedures for implementing and monitoring proposals.

1.3 Background and Methodology

1.3.1 The Conservation Area Appraisal for Shoebury Garrison updates the former document from 2004. It has been prepared by Purcell, a firm of specialist heritage consultants, on behalf of Southend-on-Sea Borough Council. The research and fieldwork for the Appraisal was carried out in October 2019. The methodology for the work was based on Historic England's *Conservation Area Appraisal, Designation Management: Historic England Advice Note 1 (second edition)*, February 2019 and also references *The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (second edition)*, December 2017.

1.3.2 The Conservation Area was first designated in 1981 to cover part of the former Shoebury Garrison and part of the High Street in front of its main entrance. The boundary, shown on Map A, was established while the Garrison was in declining military use. It was subsequently made redundant and suffered a long period of neglect with many of its buildings left in deteriorating condition. It was then sold for phased development, subject to an agreed planning brief. Development began in 2000 and has since been completed. Following the 2004 Appraisal, the boundary of the Conservation Area was extended to include land down to the Quick Fire Battery, west to cover the Cricket Ground and east to cover the areas that is now Parade Walk. Two amendments to the boundary have also been adopted as part of the current Appraisal and all maps within this document show the revised boundary. The changes include the removal of a small section of Gunners Rise from the Conservation Area and the inclusion of the 9.2 inch Gun Emplacement and Experimental Casements within the boundary. Details of the changes can be found in paragraphs 6.3.51-6.3.57 and on Map I.

Introduction

1.3.3 All photographs within this report were taken in 2019 unless otherwise stated.

1.4 Overview and Location

1.4.1 Shoebury Garrison occupies an area of former coastal marsh and low-lying land at Shoeburyness, at the mouth of the Thames Estuary where the coastline turns north-eastwards and enters the North Sea. Although low lying, and now behind sea defences, the Garrison is in a prominent location viewed from the sea, adjacent beaches and other open spaces. It acts as the northern gateway to the Thames.

1.4.2 It is the location of an Iron Age camp, of which archaeology still remains, and a Scheduled Monument is designated to cover the main area. An artillery testing and practice facility was established in South Shoebury in 1849. The Crimean War in the 1850s fuelled further development of the facility due to the need to develop new weaponry, led to the first wave of building. The establishment of the School of Gunnery in 1859 led to further building in the late-1850s-1970s with further building in the last two decades of the 19th century. The station played an important role in the late-19th century in artillery development. After service in the First World War then interwar decline, further defensive buildings were constructed during the Second World War, including batteries and searchlight emplacements. In the post-War period the base housed residential artillery units until 1976 when the Garrison HQ was disbanded. The Garrison finally closed in 1998 and the land was sold for development.

1.4.3 The area now consists of well-preserved Garrison buildings which have been predominantly converted to residential use, with several well-designed new housing developments sensitively incorporated between the historic buildings.

Section 2.0

Summary of Special Interest



Summary of Special Interest

- 2.1 The Garrison has a crucial place in national military history for the development and testing of ordnance and for artillery training from the mid-19th to the mid-20th century as the country emerged from the Napoleonic era into the modern era of warfare. It is associated with important events, such as the Crimean War, and people, such as the former Duke of Cambridge, the army Commander in Chief and a frequent visitor to the Garrison.
- 2.2 Many of the Garrison's buildings are listed buildings and have special architectural or historic interest. They have considerable architectural interest through the unique horseshoe barracks design and the range of buildings typical of Victorian military architecture. The site contains a comprehensive group of military architecture, including mess buildings, buildings associated with artillery testing, a drill hall, hospital, residences and a church. These have a consistency in design and materials which give the area visual coherence and contribute to a fine townscape, which is complemented by green open spaces, well-manicured gardens and mature tree planting. The residential buildings reflect the different ranks, positions and marital status of those who occupied them, through their size, both of building and plots, and level of detailing. Modern developments since the decommissioning of the Garrison have been carried out to high quality designs and with good landscaping that integrates well with the historic site. This consistency of character and quality to both the historic and modern buildings is an important aspect of the Conservation Area.
- 2.3 Some of the buildings also demonstrate interesting social innovations for the improvement of soldiers' welfare, such as the provision of separate cookhouses behind the barracks buildings. The area also demonstrates the evolution of military architecture over a period of a century and contrasts with the compact civilian architecture nearby. Several of the ordnance testing and training buildings which are located on the site, such as the Heavy Quick Firing Battery, are rare and survive relatively well. Modern development on the site has been well-designed and integrates sympathetically into the site. The Garrison played an important role in the development of the area, as it initiated the early development of Shoebury. Its military presence also lives on in the collective memory of local residents who have past connections with the Garrison, especially at times of reflection, such as Remembrance Day and other military anniversaries.
- 2.4 The Garrison includes much archaeological evidence of significance, principally the remains of an Iron Age settlement, the ramparts of which still partially survive.

Section 3.0

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Planning Framework

3.1 The National Planning Policy Framework

- 3.1.1 The *National Planning Policy Framework* (NPPF) came into effect in March 2012 and was most recently updated in July 2021. It establishes the planning principles that should underpin both plan-making and decision-taking, including that these: *‘assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’*.⁰¹
- 3.1.2 Section 16 of the NPPF sets the policy framework for conserving and enhancing the historic environment. Paragraph 191 of the NPPF stipulates that, *‘When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.’*
- 3.1.3 Further guidance regarding the implementation of the policies in the NPPF can be found in the chapter on ‘Conserving and enhancing the historic environment’ in the *National Planning Practice Guidance* (NPPG), July 2021: <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

Definitions

In the context of the NPPF for heritage policy, a **‘Heritage asset’** is defined as: *‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’*

‘Significance’ is defined as: *‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only to a heritage asset’s physical presence, but also from its setting’.*

‘Setting’ is defined as: *‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’* Further advice on the assessment of setting can be found in *Historic England, The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (second edition), December 2017.*

‘Historic environment’ is defined as: *‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’*

⁰¹ NPPF, 2021, para.189, p.55

Planning Framework

3.2 Local Planning Policies and Guidance

3.2.1 On a local level, the planning policy which SBC use to determine planning and listed building consents is contained within the **Core Strategy** (2007), **Development Management Document** (2015) and **Southend Central Area Action Plan** (2018). Proposals for development within the Conservation Area or within its setting will need to adhere to the criteria set out in these policies to ensure the conservation of the special interest of the Area. Policies specifically related to the historic environment are listed below and should be referenced when planning change.

3.2.2 Core Strategy (2007)

- Strategic Objective SO14: Deliver high quality, well designed and attractive urban and natural environments which are safe, people friendly and distinctive, and which respect and enhance existing character and local amenity
- Policy KP2: Development Principles
- Policy CP4: The Environment and Urban Renaissance

3.2.3 Development Management Document (2015)

- Policy DM1: Design Quality
- Policy DM4: Tall and Large Buildings
- Policy DM5: Southend-on-Sea's Historic Environment
- Policy DM6: The Seafront

3.2.4 The production of the Southend New Local Plan will provide an opportunity to review the Core Strategy and Development Management Document, and will set out a new suite of planning policies for the Borough, including for the management of the historic environment.

3.2.5 Further supplementary planning guidance is contained within the Council's:

- Design and Townscape Guide (SPD 1) (2009), which sets out guidance on creating high-quality urban design and includes advice on the historic environment in Section 9;
- Planning Obligations: A Guide to S106 & Developer Contributions (SPD 2) (2015), which gives guidance on Section 106 Agreements which can be made to balance out negative impacts of development through other enhancements, such as conserving or enhancing the historic environment; and
- Streetscape Manual (SPD 3) (June 2015), provides guidance about creating high-quality streetscapes, including those within Conservation Areas.

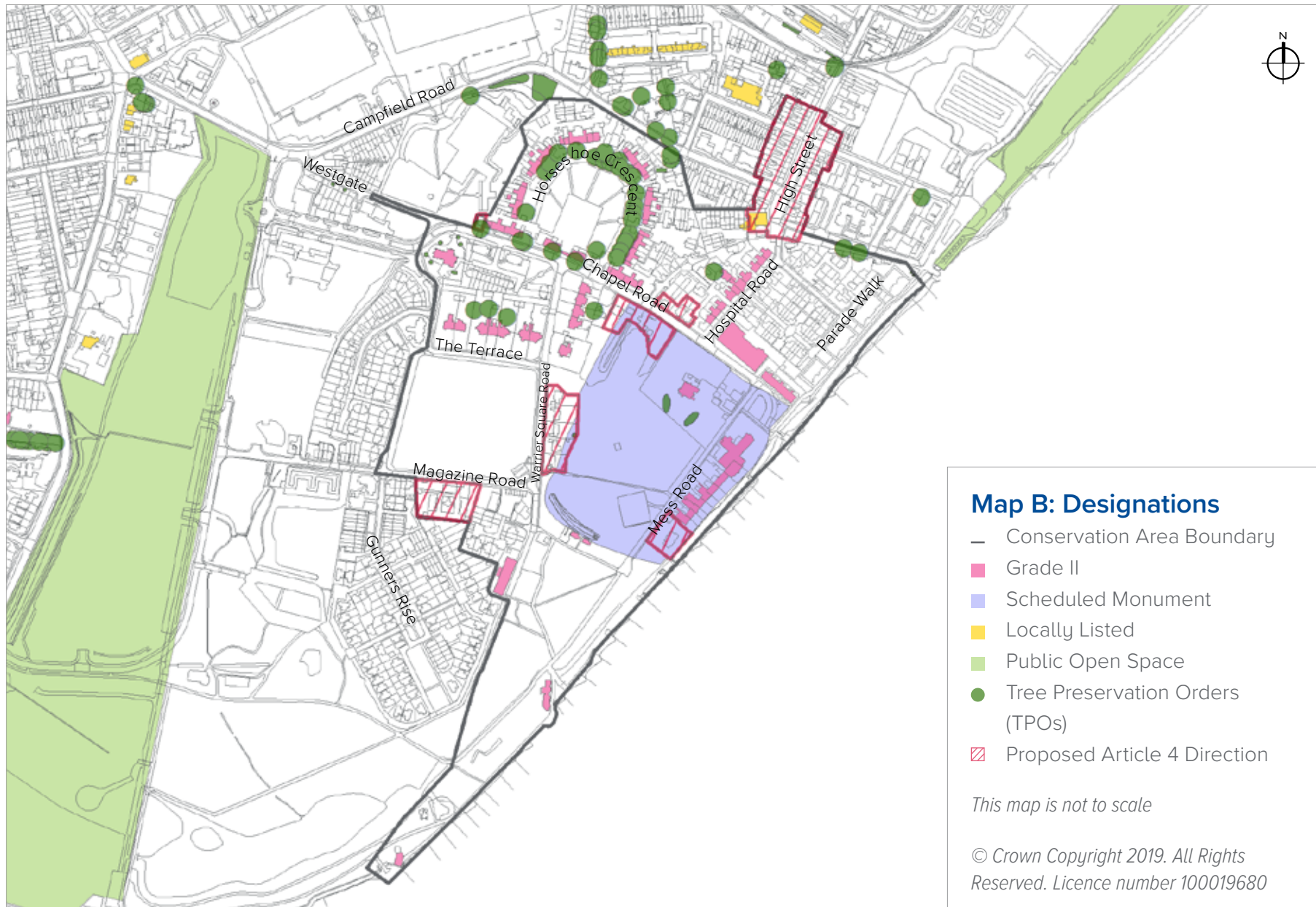
3.2.6 All of these documents can be found on SBC's website, www.southend.gov.uk/planning, and will be reviewed as part of the production of the Southend New Local Plan.

Planning Framework

3.3 Designations

- 3.3.1 As a Conservation Area, Shoebury Garrison is a designated heritage asset in its own right. It also contains other designated heritage assets including 29 nationally Listed Buildings and non-designated heritage assets including one Locally Listed Building.
- 3.3.2 Further information on Southend's listed and locally listed buildings can be found on the Council's website www.southend.gov.uk/planning.

Planning Framework



Planning Framework

Listed Buildings

3.3.3 There are 29 Listed Buildings within the Conservation Area, which are shown on Map B:

Address	Listing
East Powder Magazine, Shoebury Garrison Beach Road	Grade II
West Powder Magazine, Shoebury Garrison Beach Road	Grade II
A and B Barracks, Horseshoe Barracks, Chapel Road (now Nos.58-72 Chapel Road and Nos.1 and 3 Horseshoe Crescent)	Grade II
C and D Barracks, Horseshoe Barracks, Chapel Road (now Nos.5-21 Horseshoe Crescent)	Grade II
Cook house to rear of block CD Horseshoe Barracks, Chapel Road	Grade II
E and F Barracks, Horseshoe Barracks, Chapel Road (now Nos.23-37 Horseshoe Crescent)	Grade II
Cook house to rear of block EF Horseshoe Barracks, Chapel Road	Grade II
Blocks K-M, Shoebury Garrison	Grade II

Address	Listing
G and H Barracks, Horseshoe Barracks, Chapel Road (now Nos.65-71 Horseshoe Crescent)	Grade II
J and K Barracks, Horseshoe Barracks, Chapel Road (now Nos.80-94 Horseshoe Crescent)	Grade II
Cook house to rear of block LM Horseshoe Barracks, Chapel Road	Grade II
N and O Barracks, Horseshoe Barracks, Chapel Road (now Nos.8-22 Horseshoe Crescent)	Grade II
P and Q Barracks, Horseshoe Barracks, Chapel Road (now Nos.38-52 Chapel Road and Nos.2-4 Horseshoe Crescent)	Grade II
Garrison Church of St Peter and St Paul, Horseshoe Barracks, Chapel Road	Grade II
Gateway, offices & guard house, will walled exercise yard, Horseshoe Barracks, Chapel Road (now Nos.54 and 56 Chapel Road)	Grade II
Long Course Officer's Quarters and attached railings, Horseshoe Barracks, Chapel Road, (the 'Stack')	Grade II

Planning Framework

Address	Listing
Gunnery Drill Shed, Chapel Road	Grade II
Blocks E-H, Hospital Road (now Nos.30 Chapel Road and Nos.18-22 Hospital Road)	Grade II
Blocks K-M, Hospital Road (now Nos.2-6 Hospital Road)	Grade II
Hospital, attached Blocks I-J and attached front walls, Hospital Road (now Nos.8-16 Hospital Road)	Grade II
Commandant's House, Horseshoe Barracks, Mess Road (now No.2 Mess Road)	Grade II
Officers' Mess, Proof and Experimental Establishment, Horseshoe Barracks, Mess Road	Grade II
Nos.1-4 (consec) Blocks A-D, Horseshoe Barracks, Warrior Square (now Nos.1-7 (odd) Warrior Square Road)	Grade II
No.5 (Clerk of Works House), Horseshoe Barracks, Warrior Square (now No.9 Warrior Square Road)	Grade II
Carriage/Wagon Shed, Horseshoe Barracks, Warrior Square	Grade II

Address	Listing
A and B The Terrace, Horseshoe Barracks, Warrior Square (now No.12-14 The Terrace)	Grade II
C, D and E The Terrace, Horseshoe Barracks, Warrior Square (north side) (now Nos.6-10 The Terrace)	Grade II
F and G The Terrace, Horseshoe Barracks, Warrior Square (now Nos.2-4 The Terrace)	Grade II
Old Ranges Former Light Quick Firing Battery Proof and Experimental Establishment	Grade II
Old Ranges Former Heavy Quick Firing Battery Proof and Experimental Establishment	Grade II

3.3.4 Listed Building Descriptions can be found via the National Heritage List for England: <https://historicengland.org.uk/listing/the-list/> and for Shoebury Garrison these have been included in Appendix A of this report.

Planning Framework

3.3.5 Buildings of special architectural or historic interest are designated as Listed Buildings by the government under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. Listing ranges from Grade I (the highest level of protection) through II* to II. Listing also applies to freestanding objects and structures within the building's "curtilage" (i.e. its grounds) which have been there since before 1st July 1948, for example, a wall attached to a Listed Building or a garden building where the main house is listed.

3.3.6 Protection is provided through the Listed Building Consent procedure, which is required by owners or developers when they apply for change to their property, including alterations, additions or demolitions. Work to a Listed Building should conserve and enhance the building's special architectural or historic interest.

Locally Listed Buildings

3.3.7 There is one Locally Listed Building within the Conservation Area, the Shoeburyness Hotel on the High Street, and two in close proximity to the Conservation Area, Hinguar Primary School on Hinguar Street, and the Sergeants' Married Quarters (known as the 'Birdcage') off Rosewood Lane. These are shown on Map B.

3.3.8 Southend has a wide range of historic buildings and structures. For those which do not meet the criteria for national listing, the Council can identify them as 'Locally Listed'. These are non-designated heritage assets. The purpose of the Local List is to identify buildings, structures and monuments of local architectural or historic importance and to take action as far as possible to conserve them.

3.3.9 SBC's criteria for the designation of Locally Listed Buildings requires buildings to:

- Demonstrate the Borough's history, particularly during its main period of growth. This includes buildings important for its social history such as schools, churches, public buildings, leisure, entertainment and commercial buildings.
- Have architectural interest - be designed by a well-known architect, be a good example of a particular style or period, contain good architectural features or be important for the townscape.

3.3.10 Change to Locally Listed Buildings needs to be carried out in a sympathetic manner. A building's Locally Listed status will be a material consideration for all planning applications affecting it and, as with Listed Buildings, applications involving loss or harm to a Locally Listed Building will normally be resisted although a balanced judgement will be made, having regard to the scale of any harm or loss, the significance of the asset and any public benefits.

Planning Framework

Article 4 Directions

3.3.11 An Article 4 Direction removes the right of householders to undertake some minor forms of development, such as alterations to windows or the installation of hardstandings, which would normally be classed as permitted development under the planning legislation and therefore would not require planning permission. The Article 4 Direction is needed to ensure that minor alterations to the appearance of the houses are not made in a way which would be out of character and harmful to the Conservation Area.

3.3.12 There is currently no Article 4 Direction in place for Shoebury Garrison but one is proposed as part of this Appraisal. See Section 6.3.44-6.3.49 and Maps B and I for more details. For buildings that have been divided up into flats the Article 4 Direction should cover the alteration of boundaries and the rendering/painting of walls. This includes the following properties:

- Nos.3-9 (odd) High Street;
- No.15 High Street;
- Nos.23-29 (odd) High Street;
- No.35 High Street; and
- Nos.2-28 (even) High Street.

Other changes are already controlled by the removal of permitted development rights for flats.

3.3.13 Single dwelling houses should also have controls over the alteration or installation of windows, doors, porches, roofs and driveways. These properties include those single dwellings on the High Street and historic buildings within the garrison site that have no restricted permitted development rights or are not listed buildings:

- No.11 High Street;
- No.13 High Street;
- Nos.17, 19 and 21 High Street;
- Nos.31 and 33 High Street;
- 32, 34, 36, 74, 76 and 78 Chapel Road;
- 15-23 (odd) Warrior Square;
- The Pavilions, 1-3 Magazine Road; and
- Beach House, Mess Road.

3.3.14 For the Shoeburyness Hotel the Article 4 Direction should cover the painting of external walls. Other changes for this use of building are already controlled by the removal of permitted development rights.

Planning Framework

3.3.15 The removal of permitted development rights should include:

Dwelling houses:

- The alteration of any window or door which fronts a highway.
- *The enclosing of recessed porches which front a highway.*
- *Re-roofing with different materials.*
- *The installation of hardstanding for vehicles.*

All Buildings:

- *The alteration or demolition of any means of enclosure which fronts a highway (walls, gates, fences, etc.)*
- *The rendering or painting over of any brickwork which fronts a highway (other forms of cladding already require planning permission).*

Scheduled Monuments

3.3.16 The Shoebury Garrison Conservation Area contains one Scheduled Monument: the 'Defended prehistoric settlement at Shoeburyness, known as the Danish Camp'. Scheduled Monuments are designated under the Ancient Monuments and Archaeological Areas Act of 1979. Scheduling gives sites or structures protection through Scheduled Monument Consent for alterations, additions or demolitions. The Danish Camp lies in the eastern part of the Conservation Area, on the edge of the shoreline. It includes the remains of a hillfort from the late Bronze Age or early Iron Age.

3.3.17 The Scheduled Monument description for the Danish Camp is included at Appendix B and the area the designation covers is shown on Map B. Further detail on archaeology and Scheduled Monuments can be found on the Council's website: www.southend.gov.uk/planning.

Other Designations

3.3.18 Map B also shows tree protection orders (TPOs) in green, which are placed to prohibit works to cut down, lop, uproot or damage important trees. All trees within conservation areas, whether they have a TPO or not, are protected and consent must be given by SBC prior to works being carried out so that the Council have sufficient time to decide whether a designation of a TPO is needed.

3.3.19 There are two areas close to the Shoebury Garrison Conservation Area that are designated as public open spaces in local planning policy: Gunners Park and East Beach Park. These are shown in green on Map B.

Planning Framework

Permitted Development Rights

3.3.20 For some of the recent housing built within the Garrison site certain permitted development rights have been removed in order to safeguard the character and appearance of the area and the buildings, particularly with regard to the Conservation Area and listed buildings within their setting. Therefore planning permission may be required for changes to these buildings and advice should be sought from the Planning Department before work is undertaken. This applies to the following buildings:

- Nos.1-4 Anchor Close;
- Nos.1-18 Chapel Place;
- No.36 Chapel Road;
- Nos.1-13 Hospital Walk;
- Nos.2, 4, 6-16 (even), Nos. 18, 20, 1-15 (odd) Chesterman Road;
- Nos.1-25 Parade Walk;
- Rifle Lodge, Parade Walk;
- Nos.1-16 Hale Way;
- Nos.4-6 Mess Road;
- Nos.24-44 (even), 39-63 (odd), Nos.64-70 (even) and No.96 Horseshoe Crescent;
- Nos.2-4 Warrior Square Road;
- Nos.1-3 (odd), Nos.2-12 (even) Brigadier Way; and
- Garages and Nos. 1-16 Magazine Mews.

3.3.21 The types of development that are restricted are typically defined by the Town and Country Planning (General Permitted Development) Order 1995. Restricted development varies between each group of properties but often includes items such as:

- The enlargement, improvement or other alteration of a dwellinghouse;
- The enlargement of a dwellinghouse consisting of an addition or alteration to its roof;
- Any other alteration to the roof of a dwellinghouse;
- The erection or construction of a porch outside any external door of a dwellinghouse;
- The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure;
- The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such;
- The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil for domestic heating;

Planning Framework

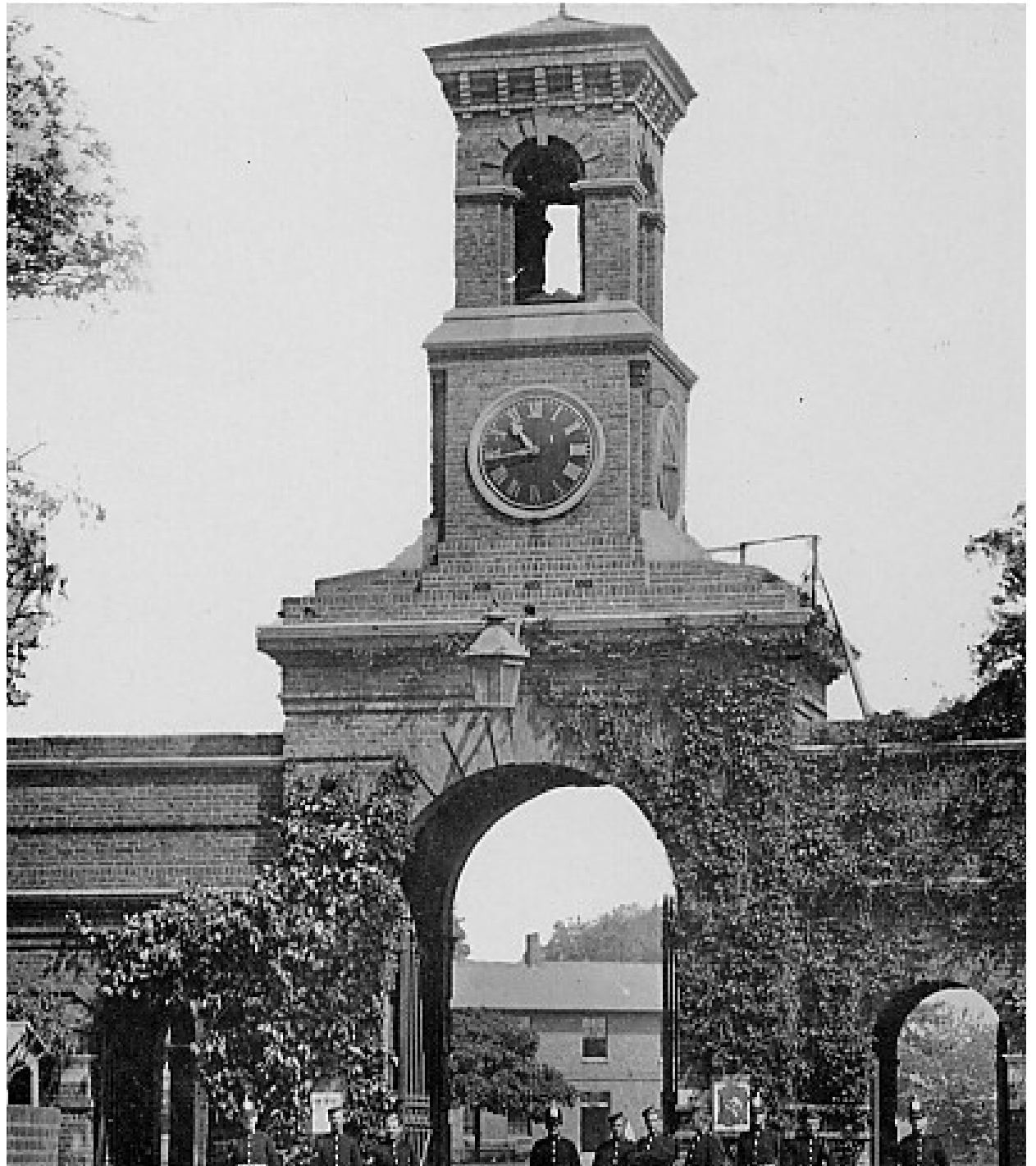
- The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse;
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure;
- The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road;
- The painting of the exterior of any building or work;
- The replacement of windows in certain materials and opening types, such as timber sashes; or
- The replacement of garage doors in a particular material, such as timber.

Property owners are advised to check with the Local Planning Authority before undertaking any works.

Section 4.0

History and Archaeology

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History and Archaeology

4.0.1 Dates of buildings within the Conservation Area are shown on Map F: Building Ages.

4.1 Archaeological Interest and Early History

4.1.1 Shoebury's position at the mouth of the Thames estuary has given it strategic importance since prehistoric times and as a result it has had a long association with defensive and military activity.

4.1.2 Archaeological evidence suggests that ramparts in the Garrison site protected an Iron Age settlement. It is believed that the ramparts were originally 40ft wide and 12ft high and possibly formed a semi-circle, open to the sea, and protecting a settlement. Parts of the ramparts survive, together with evidence of human activity within them, including round houses, ditches and post holes (SMR references 23053, 23054, 23055). The ramparts and much of the enclosed area are now protected as a Scheduled Monument.

4.1.3 Evidence for earlier prehistoric activity has also been found within the settlement in the form of Mesolithic, Neolithic and Bronze Age stones and Beaker pottery (e.g. SMR record 23020 recording an early Bronze age storage pit).

4.1.4 The Romans also built a fortified settlement at the Ness, known as Essobira, which was attacked by the British in AD50 under Caractacus and later by Boadicea's rebels. It is thought to have survived in some form into the 4th century. Its exact position is unknown but the evaluation prior to the early-21st century development at the Garrison suggests the possibility of a Roman building in the vicinity of the former Officer's Mess.

4.1.5 In the 6th century, Saxon invaders re-established a settlement at Shoebury, called Scoebyrig (the town in the "shaw" or wood). Shoebury later became a base for the Danes who sought to overrun the Saxon kingdom. In 894AD, after defeat by King Alfred in the Battle of Benfleet, the Danish forces retreated to Shoeburyness. The Danes may have used the earlier Iron Age ramparts for protection but no evidence has been found to verify this.

4.1.6 Through the medieval and post medieval periods the area remained relatively isolated and rural with marsh fringing the coast and scattered farmhouses and small cottages for labourers and fishermen. To the west of the Conservation Area, the 12th century parish church of St. Andrew is on slightly higher ground. Close to the Church is South Shoebury Hall, a medieval timber framed house with an 18th century brick frontage and other alterations.

4.1.7 Other data recorded on the Sites and Monuments Record relate to military activity, mainly from the Second World War, including air raid shelters, coastal batteries, spigot mortar emplacements, pillboxes and roadblocks, which are all now destroyed.

History and Archaeology

4.2 History of Shoebury Garrison

- 4.2.1 Chapman and André's Map of Essex of 1777 shows the area with the church and Hall to the east, with the line of what is now the B1016 leading north and a spur off to the east along what is now Elm Road. 'Pigs Farm' is located on the coastline around the location of the Garrison's Officer's Mess, with a parsonage around where Grove Walk is today. Otherwise the area was open land except for a pond to the north-east of the Hall and Church, with a channel leading down to the sea that had two distinctive sharp bends in it. This pond and channel are still in evidence today (outside the Conservation Area boundary).
- 4.2.2 A signal station was erected in 1797-8 at the start of the Napoleonic Wars to communicate with Sheerness in the event of a French invasion. It was replaced by a coastguard station and six cottages in 1825 which were later absorbed in the Garrison's Officers' Mess. Part remains in the Mess and is the only pre-Garrison structure surviving in the Conservation Area.
- 4.2.3 During the 1840s the artillery ranges at Plumstead Marshes, near Woolwich, became increasingly difficult to use for testing and practice firing of weaponry owing to greater distances needed and their proximity to the heavily used shipping route along the Thames. The Board of Ordnance, which was responsible for testing and procuring weapons, decided Shoeburyness was the best option for a new testing and practice Station. It offered an isolated site, extensive land and foreshore for firing, easy access by river from Woolwich and a coastal location for the transport of heavy artillery. Land began to be purchased in stages from 1849 and for the next five years Shoeburyness and its foreshore were used as a temporary Station during summer months. The former coastguard station became officers' quarters with an extension built in 1852 for the Mess and servant's quarters; temporary wooden buildings were erected for personnel, stores, etc., to the north; and the Station's first brick building, one of the powder magazines, was erected in 1851.
- 4.2.4 The first civilian development stimulated by the new Station was the Shoebury Tavern, built in 1852 at the Station's gates. This was rebuilt in 1899 and is now the Shoeburyness Hotel. Housing development was planned on nearby land to the west but the Board purchased the land to safeguard its own use of the site. Nevertheless, other development soon took place along Rampart Terrace (all now demolished) and the east side of the High Street.

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4.2.5 The consequences of the Crimean War in 1854 were fundamental for the Station's subsequent development. The War ended 40 years of relative stagnation in weaponry development and led to Shoebury becoming a permanent Station with investment in new buildings and testing facilities. Buildings erected include:

- The Commandant's House (1854);
- Beach House for the second officer (c.1856);
- The Hospital (1856) which was possibly the most advanced barrack hospital at that time and believed to have been visited by Florence Nightingale before the Royal Sanitary Commission on Health in the Army in 1857. It included separate fever, casualty and general wards and an isolation ward and an internal kitchen;
- Sergeants' quarters attached to the Hospital (1856); and
- The second powder magazine (c.1856).

4.2.6 Other works included the construction of Chapel Road (c.1857), which extended to Ness Road, to make road access to the Station more usable, an unloading pier close to the first battery, to assist seaborne transport, and additional artillery batteries.

4.2.7 The War and its aftermath led to a rapid expansion in the amount and type of testing and practice firing carried out for both the army and navy. With the adoption of rifled guns and the commissioning of armoured ships, a 'battle' developed to find more powerful guns on the one hand and more effective armour and coastal defences on the other. This 'battle' was '*largely fought on the Marshes at Shoeburyness, and from 1890 in the New Ranges.*'⁰¹

4.2.8 The Crimean War also highlighted the need for a dedicated School of Gunnery for the Royal Artillery to standardise training and procedures for the new weaponry. The first school had been established in 1778 at the Royal Military Repository, Woolwich, but had a restricted curriculum. On the recommendation of the Army Commander in Chief, the Duke of Cambridge, the new School of Gunnery was established in 1859 at the Shoebury Station.

4.2.9 This additional use of the Station led to further land purchase, increasing the area from 45 to 200 acres, and building construction which included:

- Gatekeeper's Lodge (1859, a Locally Listed Building), Chapel Road (now No.107 Ness Road);
- Gunnery Drill Shed (1859), which also served as the Garrison Church before the Chapel was built and a theatre until 1886 when a separate theatre was erected close to East Gate (now demolished);

⁰¹ Hill, p.39

History and Archaeology

- Artillery Barracks with barrack blocks, sergeants' mess, Garrison School, clock tower gateway with flanking guardroom, cells and offices (1859-1862). It was built to a unique design and semi-circular layout which enclosed the parade ground;
- Clerk of Works House, No.135 Ness Road (1861, a Locally Listed Building);
- Garrison Church (1866);
- NCO quarters in Hospital Road (1858-9);
- Married Officers' quarters in The Terrace overlooking the cricket square (1866-1871);
- Single Officers' quarters at Nos.1-7 in Warrior Square Road (1860 and c.1870);
- Long Course Officers' quarters, Chapel Road (1871);
- Carriage and Wagon Shed, Warrior Square Road (c.1860);
- The Officers' Mess was extended 1852, 1861-2 and 1898; and
- Royal Engineers' offices and quarters, Warrior Square Road (1874).



Nos.1-7 Warrior Square Road and the clock tower gateway in the late-19th century



A memorial service parade for His Late Majesty King Edward VII, 30th May 1910, on the horseshoe barracks parade ground



The clock tower gateway in the early-20th century



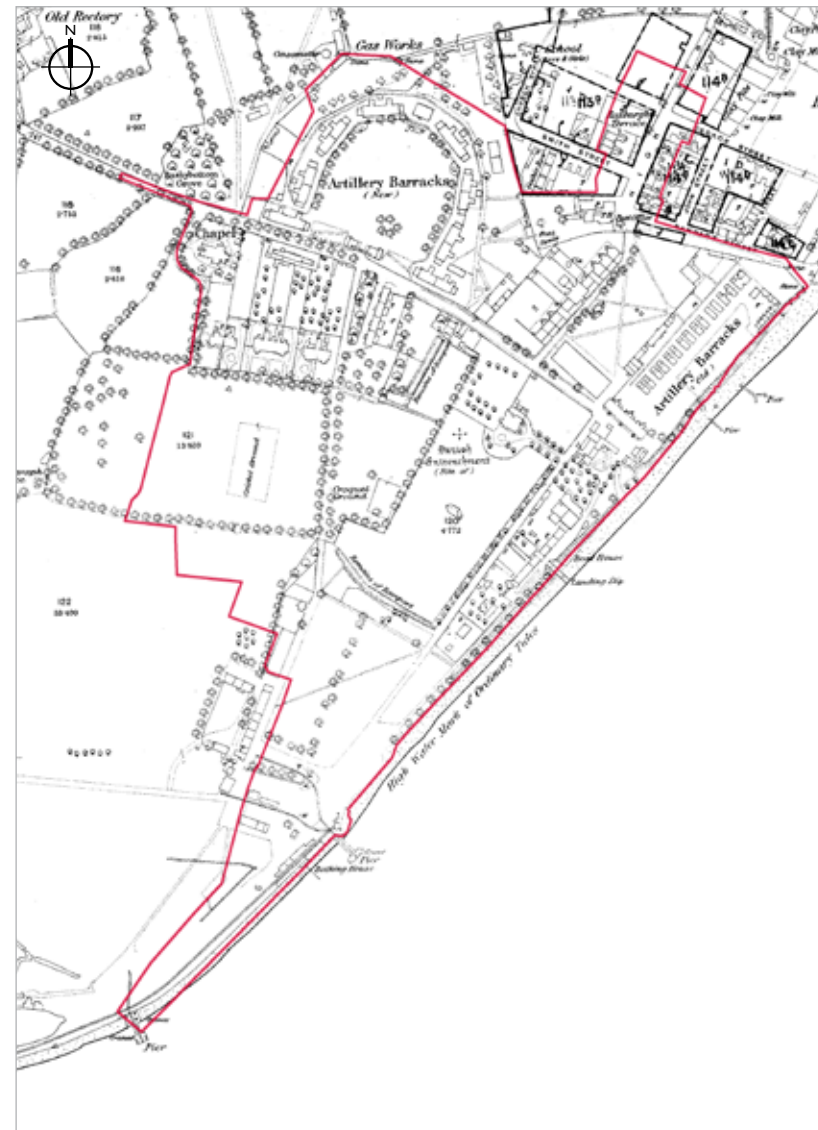
The east side of the Officers' Mess c.1880

History and Archaeology

4.2.10 By the early 1870s, the Station had been substantially completed. It is shown on the 1874 OS map (Map C). The distinctive horseshoe barracks are a key feature of the site plan, with the Chapel and houses on The Terrace and Warrior Square Road visible to the north of the cricket ground. The Commandant's House, Hospital, Gunnery Drill Shed, Carriage and Wagon Shed, and Mess buildings are all seen on the map. Old barracks buildings consisting of small huts were located on the site of Parade Walk today and further small buildings were located to the south of the Carriage and Wagon sheds, likely associated with the use and keeping of horses. Buildings on the High Street had started to be developed, including the Shoeburyness Hotel.



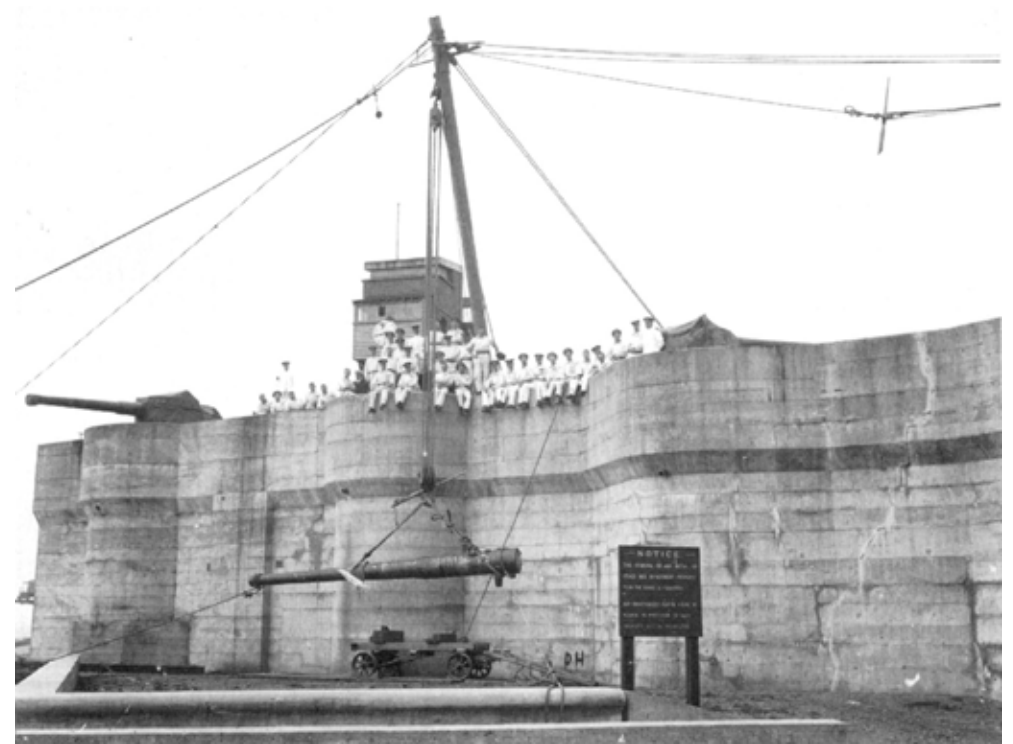
No.2 High Street seen on the left, with the north entrance to the barracks to the right



Map C: Ordnance Survey map 1874 © Crown Copyright 2019. All Rights Reserved. Licence number 100019680

History and Archaeology

- 4.2.11 From 1865 the Station was used also by the National Artillery Association as an annual competition range with well over 1000 military competitors. Tented accommodation to the rear of the Barracks was provided and the area became known as Campfield. This was the last land to be purchased, in 1886, and enabled the construction of Campfield Road, at that time a military road within the Station and not for public use, and the Sergeants' Married Quarters (nicknamed the 'Birdcage', now Ash Court and Beech Lodge, Rosewood Lane), Locally Listed Buildings north of the road. Additional terraces were built at the rear in the early-20th century (now 'The Cottages').
- 4.2.12 Offices, workshops, stores and quarters were built south of Magazine Road over the latter part of the 19th and into the 20th century, and echoed much of the architecture elsewhere at the Garrison but had no overall plan for their layout.
- 4.2.13 Artillery training and experimental use of guns, rockets and explosives, and the testing of armour and defensive casements continued to grow up to the end of the century. Experimental casements and an adjacent new pier were built in 1872-3. The casements were adapted into the Light Quick Firing Battery twenty years later. The Heavy Quick Firing Battery which still exists was also an adaptation of a previous structure (the Old Battery). There is substantial archaeological evidence of former structures, particularly close to the shore.



The Heavy Quick Firing Battery seen in 1914

History and Archaeology

4.2.14 The Station played a central role in artillery development such as rifled barrels, breach loading, Hale's war rockets, Captain Boxer's shrapnel, quick firing weapons including machine guns and the replacement in the 1890s of gunpowder with cordite. It had close links with William Armstrong whose company became one of the main armaments innovators and manufacturers and many of that company's weapons were tested at Shoebury.

4.2.15 There was an inherent danger in the work at the Station and an accidental explosion in 1885 killed seven. A new Married Soldiers Hospital (now a public house) was built on Campfield Road in 1898 from public subscription to commemorate those who had been killed.

4.2.16 The continuous improvements led once more to the need for greater distances for firing ranges and purchase of the New Ranges, north of the present East Beach, extending eventually to Foulness, began in 1889. Experimentation and testing activities were increasingly carried out on the New Ranges, whilst the Old Ranges continued with various forms of training. It also led to the extension of the railway to Shoebury in 1884, the construction of Shoebury railway station and the construction of lines into both the Old and New Ranges.

4.2.17 The Station had connections with many well-known people of the day who either trained there or were involved in testing weapons. These included:

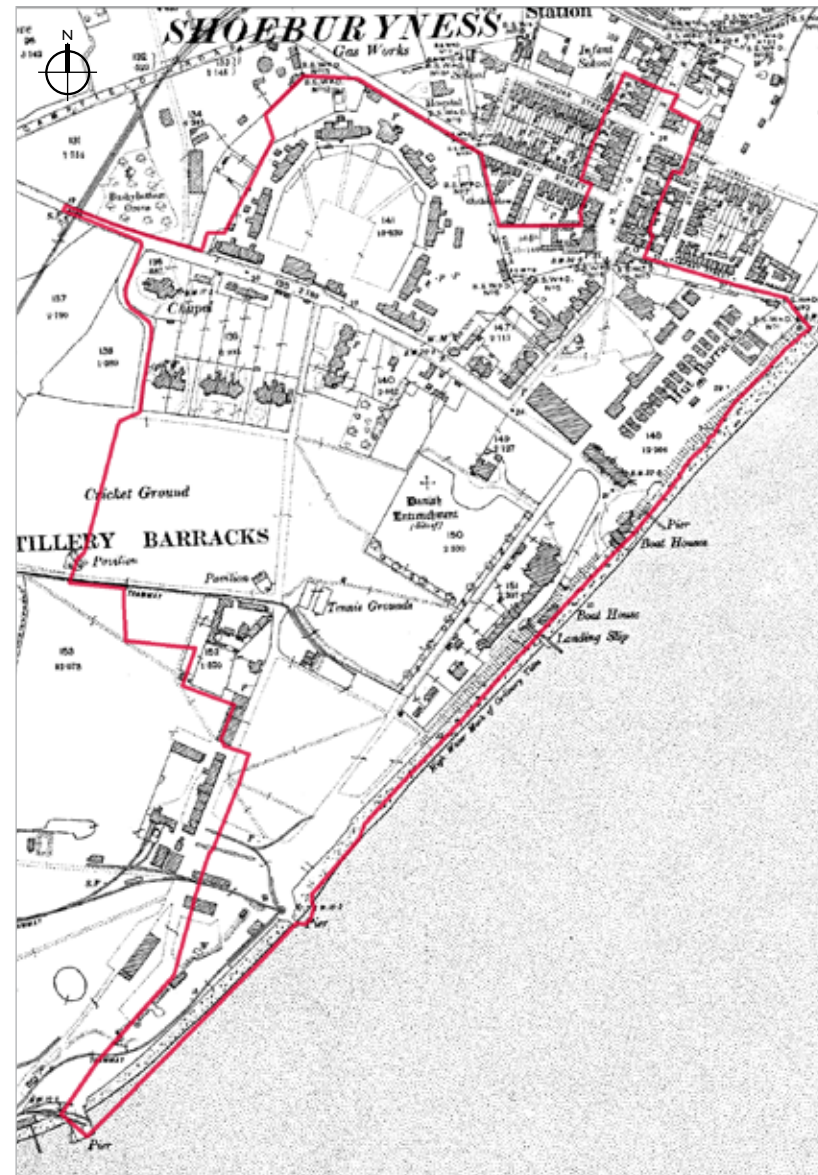
- The (former) Duke of Cambridge, the army Commander in Chief and a frequent visitor with foreign dignitaries;
- Louis Napoleon Prince Imperial of France, son of deposed Emperor and great grandson of Napoleon, who was stationed there as an officer;
- Godfrey Rampling, athlete and gold medal winner at the 1938 Berlin Olympics; and
- George Carpentier, world heavyweight boxing champion, and Bombardier Billy Wells, who both trained at the Shoebury Hotel in the early 1900s.

4.2.18 The Garrison's development had a profound impact on Shoebury and transformed it from a small scattered rural community with a population in 1851 of only 350, into a Garrison town. Development was in two distinct areas: in the High Street/Rampart Terrace/Hinguar Street area at the East Gate and in Cambridge Town at the West Gate in Chapel Road/Ness Road.

History and Archaeology

4.2.19 Development around the High Street entrance followed construction of the Shoebury Tavern, but on a fairly small scale until the arrival of the railway. St. Peter's Church, Hinguar Street, was originally built in the 1870s as a school, believed to be Shoebury's first non-Garrison school, and was replaced by Hinguar Street School in the 1890s. Mid- to late-Victorian houses were mostly small and terraced but were larger on the more prominent and prestigious High Street.

4.2.20 The OS map from 1895 (Map D) shows the extent of the Garrison and nearby development by about 1895. Since the 1874 map further small buildings had been constructed to the north of the Carriage and Wagon shed and the cricket ground had gained two pavilions (the one to the south-east still survives). The development around the High Street is seen, with many more rows of terraced houses and the Hinguar Street School added. The railway extension to Shoebury is also shown on the map.



Map D: Ordnance Survey map 1895 © Crown Copyright 2019. All Rights Reserved. Licence number 100019680

History and Archaeology

- 4.2.21 Development of Cambridge Town started in 1883 and effectively created slum conditions for its residents without made-up roads, sewers or water supplies. Married soldiers could only go on the list for married quarters at the Garrison when they were aged 26 or older and so often had to find rented accommodation in the area.
- 4.2.22 Shoebury Urban District Council was formed in 1895, in part to provide improved roads and living conditions, and continued until absorbed within Southend in 1933. Campfield Road and part of Chapel Road was passed to the Council as a public road in the 1920s and a new West Gate created at the west end of the present Chapel Road. No.101 Campfield Road, built in 1934, is believed to have been the new gatehouse.
- 4.2.23 The First World War saw increased activity at Shoebury including a new School of Anti-Aircraft instruction and a War Dog School to train dogs for use in the War. The interwar period saw the final separation of experimentation and testing from artillery training at Shoebury and re-emphasised the different functions of the Old and New Ranges. The period was one of relative decline until rearmament commenced in 1936. But from then and through the Second World War, the Garrison saw significant structural work on new defences including air raid shelters, command posts, new batteries, searchlight emplacements, and so on. Surviving features are identified in the Survey of World War II Defences in the Borough of Southend-on-Sea.
- 4.2.24 Outside the Appraisal area but visible from it are two related features: the Cold War Defence boom at East Beach, which replaced the 1939-40 timber boom, and the wreck of the Mulberry Harbour, which had been built for the D Day landings in France. Both are now Scheduled Monuments. On the east horizon are forts built at the entrance to the estuary.
- 4.2.25 The 1939 OS map (Map E) shows the changes to the site in the early-20th century. The Heavy Quick Fire Battery is seen at the southern end of the Conservation Area, with several other buildings to the west of that (which are no longer there today). The old hut barracks have been demolished and replaced with a series of small buildings. The theatre (no longer extant) is also marked at the north end of Hospital Road. Nos 1-3 The Pavilions on Magazine Road are also now shown, having been built in the late-19th/early-20th century.

History and Archaeology



Map E: Ordnance Survey map 1939 © Crown Copyright 2019. All Rights Reserved. Licence number 100019680

4.2.26 World War II brought a permanent artillery Regiment (No. 22) to the Old Ranges. Of the many soldiers who passed through for war-time training, well known characters included Frankie Howerd, who started his entertainments career in the Garrison's theatre and spent time in the guardhouse!

4.2.27 Post-War, the Garrison continued to house residential artillery units, the last was the Duke of Edinburgh's Royal Regiment, until 1976. Accommodation on site remained inadequate and many families had to be housed elsewhere. Despite proposals for housing development on the Old Ranges, the only ones built were the five officer's houses facing the east side of the cricket pitch, and similar houses in Ness Road, in the early 1950s. Following the departure of the last residential unit, the Garrison HQ was disbanded in 1976, properties in the vicinity of the West Gate and Campfield Road were sold and many non-residential structures were demolished. Gunners Park was formed and the rest of the site eventually sold in 2000.

History and Archaeology

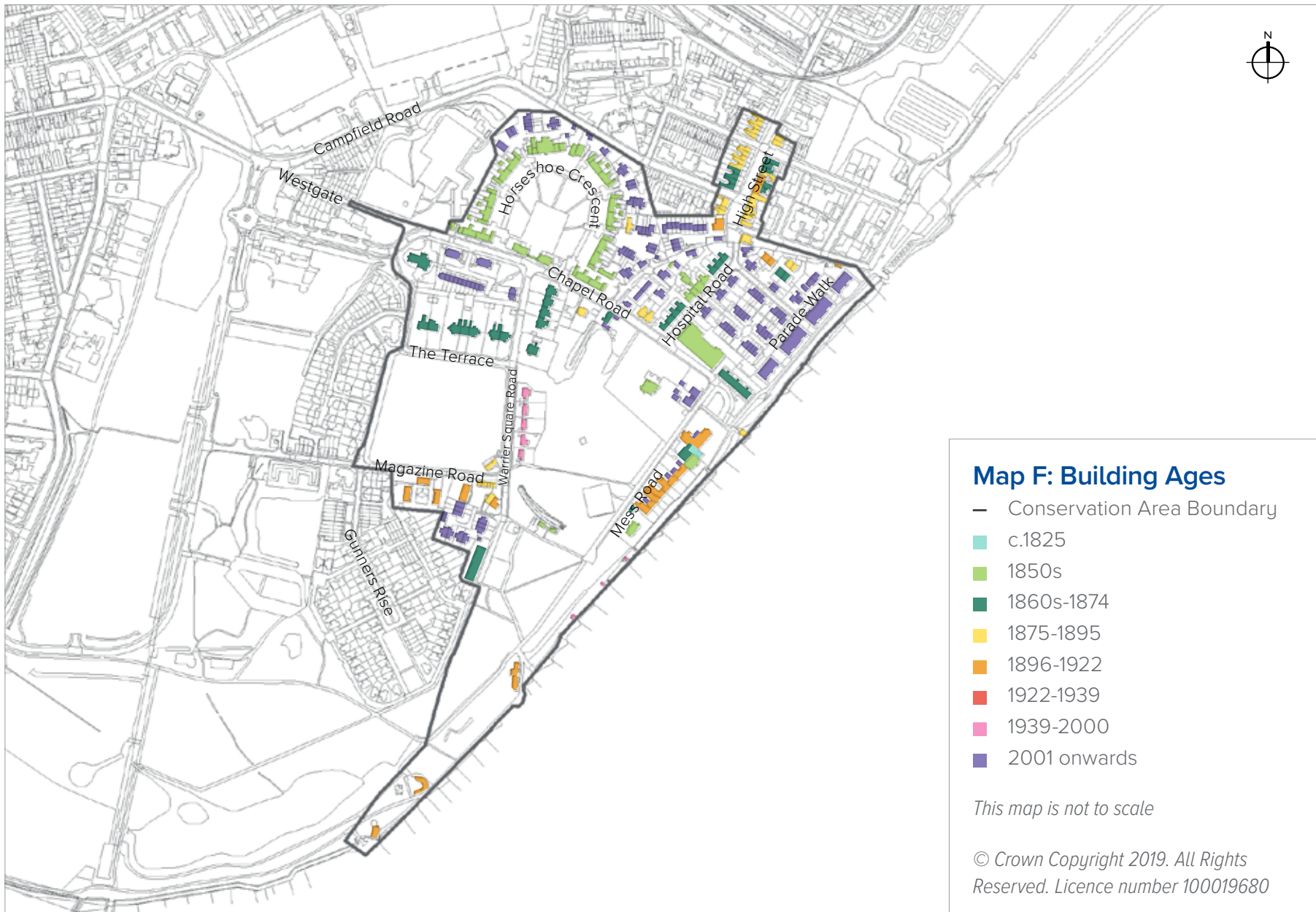
4.2.28 Phased development within the former Garrison was completed in the early-21st century in accordance with an agreed planning brief and an outline planning permission for the site. It included:

- Renovation of the historic buildings, mostly for use as housing but also commercial uses for the Gunnery Drill Shed;
- New housing:
 - to the rear of Horseshoe Barracks and the former Hospital;
 - at 'North Camp' to the east of Hospital Road, including large timber clad flats/apartments on the sea front by architects Hawkins Brown;
 - at 'Chapel Quarter' to the south of Chapel Road and west of Warrior Square Road and to the west of the cricket pitch; and
 - to the south of the cricket pitch on Gunners Rise;

- Mixed employment development south of Westgate Road; and
- Realignment and enlargement of Gunners Park, including a new cycle track, heritage centre in the Carriage and Wagon Shed on Warrior Square Road and maintenance of the existing Local Nature Reserve.

4.2.29 The Carriage and Wagon Shed is being converted into a heritage centre with cafe and community spaces. The Chapel is currently vacant and awaiting a suitable new use.

History and Archaeology



Section 5.0

Character Analysis

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Character Analysis

5.1 Architecture

Overview

5.1.1 Architecture in the Conservation Area is predominantly military with a mix of residential and functional buildings. The majority of the buildings date from the early years of the Station's development. As a result, they established consistent architectural themes which set the pattern for later development and are characteristic of the area:

- Consistent materials: stock brick for elevations and boundaries (the exception being the ragstone church), gauged brick flat arches for wall openings, slate for roofs;
- Usually, tall storey heights and consequently tall windows and external doors;
- Pitched roofs and prominent chimney stacks;
- A general simplicity of elevational detailing and external joinery but with increased detailing the higher the status of the use or occupant;
- Large sliding timber sash windows subdivided with glazing bars and small panes; and
- Other windows (fanlights and door lights) subdivided into small panes.

5.1.2 Within this general consistency three influences are evident which have produced architectural variations and interest throughout the area. First, variations between broadly Gothic and Classical styles are evident. There is no indication that this was transitional, from one style to the other over time, and it may reflect more the preferences of the designer and the uses of the buildings than any deliberate military policy on style. Second, the quality of design and detail and the size of the building reflect the status of the use or user and the need for servants. In general, the higher the rank of occupant or the more important the building's function, the more detailed and imposing the building. Third, in the case of the Horseshoe Barracks and the Hospital, architecture reflected innovative design aimed at improving military conditions.

5.1.3 The contrast to the above factors are the defensive buildings to the south of the residential area, including the Heavy Quick Fire Battery, Experimental Casements and 9.2 Inch Gun Emplacement, machine gun emplacement and searchlight emplacements. These are naturally more utilitarian in character and robust structures, with thick walls in concrete or brick with, where they survive, metal doors and structural supports.

Character Analysis

Materials Palette: Garrison Buildings



Character Analysis

Materials Palette: Defensive Buildings



Character Analysis

Windows



Character Analysis

Doors



Character Analysis

Key Buildings

5.1.4 The above factors set the framework for the Garrison's architecture. Key examples of the Garrison's architecture are outlined below:

5.1.5 **Horseshoe Barracks and Gatehouse/Clock Tower, 1859-1860**, has two storey barrack blocks built to a unique innovative design and layout which provided relatively spacious and uncrowded accommodation for soldiers in eight separate rooms (12 men per room) arranged around two entrances and staircases. Two storey extensions to the rear of each staircase provided washrooms and detached cookhouses were built to the rear of each block, now converted as part of the houses. Single storey sergeants' accommodation was attached to both flanks of each block. The front elevations have simple and symmetrical classical designs in stock brick with two window ranges on either side of each entrance and a minimum of detail. Letters are painted above each door to distinguish the buildings from each other. Entrances to the sergeants' accommodation are on the flanks and have slightly more distinction with arched openings beneath a gable with prominent eaves (they are similar in terms of the level of detail and size to the sergeants' quarters on the flank of the Hospital.) In contrast to this simplicity, the gatehouse and clock tower were designed in an Italianate style to act as a monumental entry to the parade ground and reflect its importance in the functioning of the Garrison.



The Gatehouse and clock tower



Formerly detached cookhouse range



Horseshoe Barracks



An example of one of the barracks blocks, with single storey sergeants' accommodation to the side

Character Analysis

5.1.6 Single storey **non-commissioned officers' (NCO) quarters** (Nos.2-6 and 18-22 Hospital Road and No.30 Chapel Road), built c.1860-1870, are similar in style to the neighbouring sergeants' quarters with minimal detailing, simple boarded entrance doors with four-pane fanlights and simple sliding sash windows. Each has a small front garden bounded by a stock brick burr wall with low timber gate.



Row of NCO's quarters (No.30 Chapel Road and Nos.18-22 Hospital Road)



Example of an NCO's quarters (No.22 Hospital Road)

Character Analysis

5.1.7 This contrasts with the increasing scale and detail of officers' quarters according to rank and position. The terrace of **single officers' quarters** at Nos.1-7 Warrior Square Road, reflects the simple frontage design of the Horseshoe Barrack blocks but have four entrances with projecting porches and brick pilasters. Five **married officers' quarters in The Terrace** (blocks C-E and F-G), facing the cricket pitch and built in 1866, show a much grander level of detail within a gothic design. They include gables and parapets, gabled dormers to F and G, bays, a double string course, a prominent dentil course below the eaves, arched heads to openings with the ground floor arches having projecting key bricks and tripartite windows above bays. These houses have large formal front gardens surrounded by hedges and containing mature trees. These sizable gardens reflect the status of the properties.



No.7 Warrior Square Road, an example of single officers' quarters



Nos.3 and 5 Warrior Square Road, examples of single officers' quarters



Nos.2 and 4 The Terrace, married officers' quarters



Nos.6-10 The Terrace, married officers' quarters

Character Analysis

5.1.8 The **'Birdcage'** (now Ash Court and Beech Lodge, Rosewood Lane, outside the Conservation Area but Locally Listed), c.1900, built as married soldiers' quarters, without the innovation of the earlier Horseshoe, but with the same simplicity of design and detail. They comprise two blocks of two-storey buildings with a walkway at first floor, covered by a projection of the pitched roof and with simple iron columns, stairs and metal balustrade (from which the nickname derives). Each block has a symmetrical frontage with individual boarded doors to each unit and sliding sash windows with small panes.



The 'Birdcage', former married soldiers' quarters

Character Analysis

5.1.9 Ascending the scale of detached accommodation for individual positions are:

- The **Schoolmaster's House** (No.36 Chapel Road) c.1870s, a small house in stock brick with red brick headers, rough window arches with brick on end, and gable front, but little other detail.
- The **Gatekeeper's Lodge** (No.107 Ness Road, outside the Conservation Area but a Locally Listed Building) 1859, a small gothic building with gables and a canted bay in stock brick but with regular red brick headers, red brick quoins, and moulded brick square hood over the door and first floor front window.
- The **Warrant Officer's Quarters** (No.76 Chapel Road), c.1870s(?) a slightly larger gothic house in stock brick and red headers, with similar moulded red brick square hoods, but a two storey tower with pyramidal roof over the entrance. It has recently been extended to the side.
- The **Surgeon's House** (B, now renumbered No.12, The Terrace), c.1866, originally detached with a symmetrical plain frontage of three window range, but with tripartite windows on both sides of the central window, and side entrance.
- The **Clerk of Works' House** (No.135 Ness Road, outside the Conservation Area but a Locally Listed Building, derelict) c.1861, a substantial house in a gothic design, with gables, gablets and bays.
- The **Major's House** (No.9 Warrior Square Road), c.1895 another substantial gothic design with some tripartite windows.
- **Beach House** (the White House), Mess Road, built for the assistant superintendent, c.1856, in an imposing position overlooking the seawall, a smaller version of the Superintendent's House, with two two-storey flat roofed bays on either side of the central entrance, a hipped roof with a gable to one side. It has been substantially altered.
- The **Superintendent's House** (the Commandant's House), c.1854, built in a slightly gothic style, double depth with four window range, large porch, canted bay and gables.

Character Analysis



The Surgeon's House



The Major's House



Beach House



The Commandant's House

Character Analysis

5.1.10 **Single Officer's Quarters** for the British School of Gunnery (now Gunnery House), 1871. A yellow stock brick range of 21 windows wide of uniform appearance. Three double doors accessed up steps and a long roofline punctuated with three large chimney stacks. To the rear are three attached ablutions towers.



Gunnery House

Character Analysis

5.1.11 The **Officers' Mess** 1852, extended 1861-62, and accommodation range, 1898, is built in the typical style of the Garrison buildings. It has a large dining/ballroom range at the north end, articulated with tall windows. The accommodation block unusually faces out to sea, with the rear of the buildings facing onto Mess Road where there have been several high-quality 21st century extensions added to convert the buildings for private residential use.



Rear of the accommodation range with modern extensions



Dining/ballroom range in the Officers' Mess



Accommodation range facing out to sea

Character Analysis

- 5.1.12 The **Drill Shed**, c.1859, built for indoor gunnery drill, although also used for other purposes (e.g. the Garrison church and theatre before these were built). It covers a large floor area with an early example of a free span north light roof. The Chapel Road elevation has a high level of detailing with stock brick with pale yellow and red brick detail, red brick pilasters and capitals, supporting a brick cornice and separating brick panels with red brick arched openings.
- 5.1.13 The two-storey **Hospital** built in 1856 to a classical design in stock brick with stucco detail and a hipped slate roof. It has a symmetrical frontage with projecting centre section comprising an entrance porch with stucco pilasters and cornice, a Venetian window to the first floor with stucco surround, gauged brick arch and key stone and a pediment formed by the projecting eaves and brackets. The Hospital has two window ranges on both sides of the centre.
- 5.1.14 The **Carriage and Wagon Shed**, c.1860s, is located towards the south of the site and contrasts in style to the residential buildings. It is more functional in appearance, using a cast-iron frame with wrought-iron trusses and a corrugated roof. The sections between the columns have been infilled in the mid-20th century and timber sliding doors added, with a modern glazed door in the centre.
- 5.1.15 Two brick **powder magazines**, 1852-53, are located close to the Carriage and Wagon Shed. These are stock brick with stone dressings and low pitched bitumen roofs. There is little detailing to these functional buildings. They are some of the first brick buildings built at the Garrison and the only two magazines surviving on the site.

Character Analysis

- 5.1.16 The **Garrison Church of St. Peter and St. Paul**, 1866, contrasts in style and materials from the other Garrison buildings. It is ragstone, with ashlar dressings, and uses a Gothic style. The steeply pitched roof has a slender cupola. It was designed by J. Egan Roper and was built as a combined church and school building.
- 5.1.17 The **cricket pavilion**, c.1880s, is a small one-off building (though there were originally two, shown on old OS maps). It has horizontal timber cladding, painted green and white, with bitumen roof supported on a veranda with simply moulded posts. A gable to the north-west side has decorative barge boards. There is also a small scoring pavilion to the north.



Drill Shed



The Hospital

Character Analysis



Carriage and Wagon Shed



Powder magazines



Garrison Church of St. Peter and St. Paul



Cricket Pavilion

Character Analysis

5.1.18 The **Heavy Quick Firing Battery**, 1898, is now disused but was originally used for training in firing from elevated positions and fire-fighting training. The building is two storey, built from concrete and has four curved bastions on the east side facing out to sea. There are no openings on this side, with only a few on the west side, which are now boarded up. Stone lintels are over the few windows and doors, with the word 'Store' carved above one door.



East elevation of the Heavy Quick Firing Battery



West elevation of the Heavy Quick Firing Battery

Character Analysis

5.1.19 Two **searchlight emplacements and a machine gun emplacement** dating from the 1930s and Second World War survive to the south of Beach House. These are concrete and the searchlight emplacements have distinctive curved open elevations looking out to sea, supported on iron beams and columns.



Searchlight emplacement



View looking out of a searchlight emplacement

Character Analysis

New Buildings

5.1.20 Five detached houses on the east side of the cricket ground were built in the mid- to late-20th century, presumably as further officers' quarters. These are neo-Georgian in style, in stock bricks with ashlar quoins, dressings and columned porches.



Mid- to late-20th century house on the east side of the cricket ground

Character Analysis

5.1.21 Several new housing developments have been incorporated into the Conservation Area since the implementation of the masterplan in the early 2000s. They have been located discreetly or appropriately to follow existing road patterns and formal layouts around existing and new public spaces, as well as being high-quality designs with good-quality materials that reflect the existing architecture of the Garrison. They are good examples of how new design can be integrated successfully into historic areas.

5.1.22 More traditional designs are located to the rear of Horseshoe Crescent, on Magazine Mews, Brigadier Way, Hale Way and Chesterman Road. These are all stock brick with slate roofs and generally referencing Georgian style details, such as timber sash windows and panelled doors. Some of the longer blocks on the Hale Way/Chesterman Road development reflect the plan of long accommodation ranges of the Garrison. These all have well-landscaped and manicured gardens and public spaces. A traditional design is also used for houses on Gunners Rise adjacent to the south end of the Conservation Area. These houses are generally larger scale than other new builds within the Conservation Area and incorporate balconies to take advantage of views.



Houses on the Chesterman Road/Hale Way estate



House on Magazine Mews

Character Analysis



Flats to the rear of Horseshoe Crescent



House to the rear of Horseshoe Crescent



Gunners Rise

Character Analysis

5.1.23 A modern approach to designs has been taken on Ashes Road to the west of the cricket ground (outside the Conservation Area), the south side of Chapel Road, Anchor Road to the rear of the Shoeburyness Hotel and Parade Walk on the waterfront. On Ashes Road a much more stylised version of Neo-Georgian has been used, with pared back and more contemporary designed detailing, such as grey windows with large panes of glazing and simple timber doors. Similarly design houses are on Chapel Road. Both these developments take reference from the plan form of the barracks blocks across the site, with long ranges and smaller set back blocks at either end, mirroring the sergeants' accommodation on the barracks blocks on Horseshoe Crescent.

5.1.24 The houses to the rear of the Hotel are more contemporary still, utilising red brick on the ground floors (taking reference from the Hotel itself) and black weatherboarding to the upper floors. The buildings and their details have sleek modern proportions. The most contemporary buildings in the Conservation Area are the four large blocks of flats on Parade Walk, designed by Hawkins Brown. These are two storeys, all clad in vertical timber boards, with a brick plinth. There are large windows and glazed balconies on the east side of the buildings. Despite their size, their location means that they are set discreetly within the Conservation Area and do not conflict with the historic Garrison buildings.



Houses on the Ashes Road development



House on the corner of Chapel Road/Warrior Square Road, with smaller set back wings

Character Analysis



Longer range of houses on the south side of Chapel Road



Houses on Anchor Road to the rear of the Shoeburyness Hotel



One of the four Hawkins Brown blocks on Parade Walk

Character Analysis

Civilian Buildings

- 5.1.25 Outside the military area, civilian architecture relates to a relatively small part of the Conservation Area and comprises predominantly Victorian houses and shops adjacent on the High Street. This gives a representation of the civilian buildings which grew up around the Garrison and supported it during its military use.
- 5.1.26 The Shoebury Hotel is the key building outside the Garrison, rebuilt in 1899 in an Arts and Crafts design, and therefore unique in the Conservation Area. It is a Locally Listed Building, constructed mainly in red brick with a tiled gable, tiled roof with flat dormers, and a distinctive green tiled ground floor with attractive signage and multipaned windows. It has a prominent position in the townscape right outside the Garrison gates.



Shoebury Hotel

Character Analysis

5.1.27 Buildings directly to the north of the Hotel and on the east side of the High Street were all originally shops, though many are no longer in this use and have been converted to residential. Most have lost any historic shop fronts, though some have fascias of the right proportions and decorative corbels marking the end of each shop. Otherwise the remaining shop fronts have generally had unsympathetic alterations (discussed in more detail in Section 6.3.14-6.3.20). A few historic features survive on the upper floors of shops or shops converted to residential use, such as sash windows, but generally there has been a large amount of loss of historic character.

5.1.28 On the west side of the High Street are rows of terraced houses, which have survived in better condition, though not without alteration. They represent typical late-Victorian domestic architecture and are two storey with stock brick walls and red brick detailing, timber sash windows, bays, recessed porches and timber doors featuring stained-glass. Their small front gardens enclosed by boundary walls almost all survive, though there are some inappropriate replacements, such as close boarded timber fences.



High Street looking north



Late-Victorian terraced housing on the High Street

Character Analysis

Materials and Details Palette: Civilian Buildings



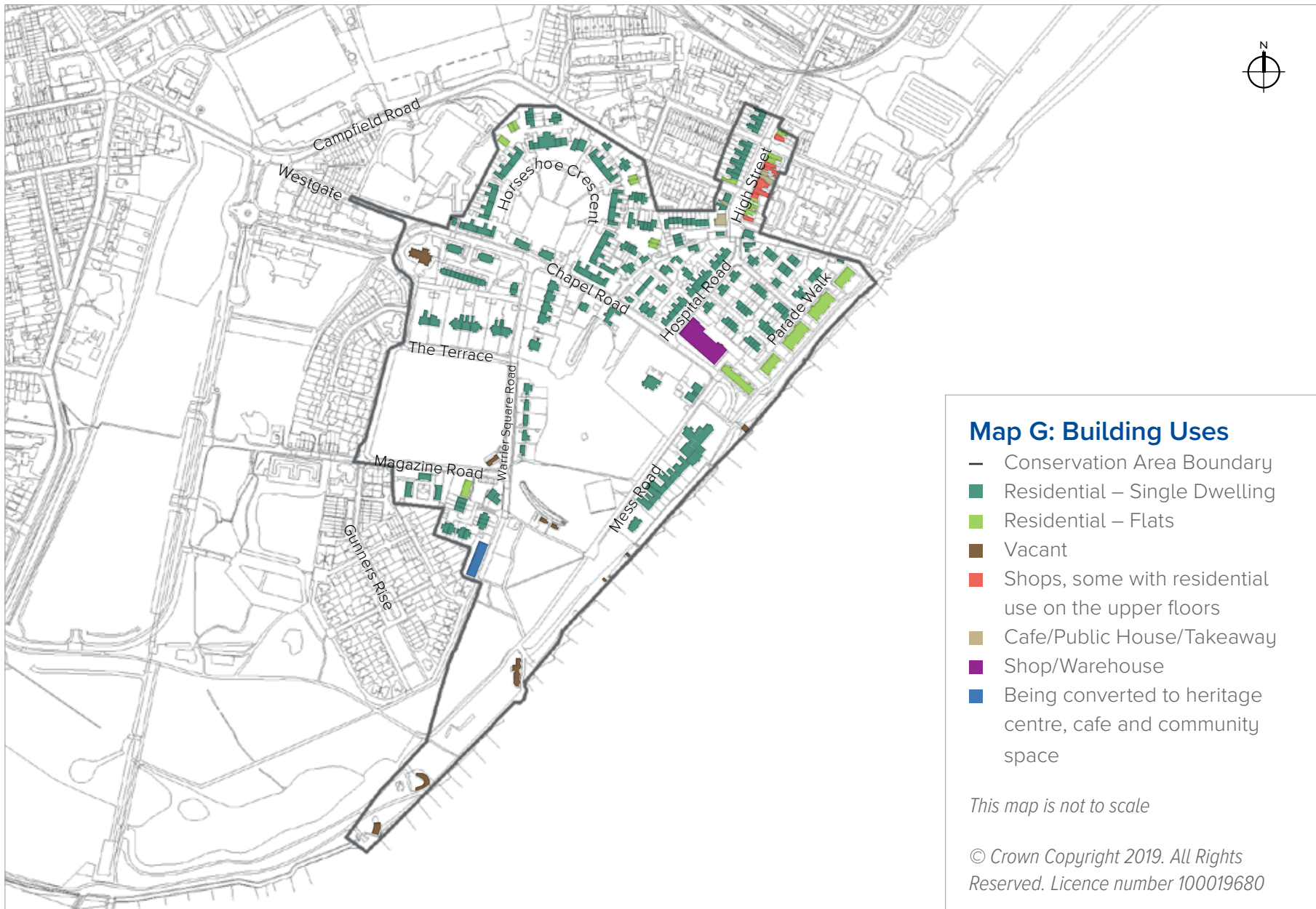
Character Analysis

5.2 Uses

Uses are shown on Map G: Uses.

- 5.2.1 The buildings within the Conservation Area are now mostly residential: either purpose built modern houses or flats, or converted from the historic military buildings. On the High Street are a few shops and cafes, as well as the Shoeburyness Hotel which now operates as a public house. Other former shops have been converted to residential use. The Drill Hall within the Garrison now also operates as outlet shops, offices and a warehouse. At the time of writing the Carriage and Wagon Shed was being converted into a heritage centre, cafe and community space.
- 5.2.2 Lastly there are a few buildings within the Conservation Area which are vacant. The cricket pavilion, a boat house on the waterfront and the Garrison Church are currently not in use, though in a reasonable state of repair. The Garrison Church has been vacant for some time and would benefit from a suitable use to ensure its continued conservation. The powder magazines too are in good condition but with no use, while the Heavy Quick Fire Battery and the searchlight emplacements are also vacant but in a deteriorating condition. The Experimental Casements and Gun Emplacement are also in a similar state. In 2020 planning permission was granted for temporary art installations at the heavy Quick Fire Battery, Old Power Magazines and Experimental Casements.

Character Analysis



Character Analysis

5.3 Townscape

Townscape features are shown on Map H: Townscape.

Street and Plot Patterns

- 5.3.1 Road (and sea wall) alignments set the framework for the area's townscape and are intimately associated with the Garrison's historic development.
- 5.3.2 Within the Garrison, development was not subject to a coherent long-term plan and the layout and alignment of roads tended to be on an ad-hoc basis. However, there is a clear formality to the layout of the roads and spaces, with hierarchy displayed through the use of larger buildings and gardens, with grander open spaces adjacent. The parade ground is also a clearly formal space for drills and ceremonies. The resulting mix of alignments and junctions, with long straight sections, bends and curves in roads, combined with a widely spaced pattern of different buildings, open spaces and trees, enables a varied townscape full of visual interest. Chapel Road/Westgate is an important spine road within the Conservation Area, being the main entry for much of the Garrison's history and connecting key buildings down to the waterfront. However, the historic West Gate now feels somewhat detached from the Garrison site within modern housing development.
- 5.3.3 New housing developments have increased the density of building within the former Garrison but have been set discreetly behind historic buildings or particular attention has been paid to the design when they front main streets. New roads have been designed to include formal arrangements around open spaces to reference the character of the former military architecture. The new buildings and spaces therefore integrate well, preserving the historic road layout.
- 5.3.4 Plot sizes vary depending on the seniority of the officers who occupied the buildings and their marital status. The most senior officers had detached houses set in large plots, in particular the Commandant's House. Married officers had larger semi-detached houses on The Terrace with large individual gardens, while single officers were in slightly smaller terraced houses on Warrior Square Road with slightly smaller gardens, though still generous. NCOs were in small terraced bungalows on Hospital Road with small gardens, while regular soldiers were housed in the communal barracks blocks with no garden space.
- 5.3.5 In contrast, road alignments in the civilian area were on a fairly regular grid pattern typical of the late-19th century. Shops fronted directly on to the street, while the terraced houses each had small front and rear garden. The alignment of the High Street fronting the secondary East Gate is a minor exception, having a wider and less regular frontage which allows the Shoeburyness Hotel to act as a focal point.

Character Analysis

Open and Closed Spaces

5.3.6 The townscape character of the Garrison area is dominated by openness. Whilst there is a substantial amount of building in the area and some enclosed spaces, the Garrison has the dominant appearance of its buildings being set in open space (both within and outside of the Conservation Area). Trees and vegetation also play a key part in creating the character of the open spaces in the Conservation Area (see Sections 5.3.13-15 below for more details). Factors which produce this character include:

- The Garrison's setting on the coast with expansive sea views;
- The openness of the old ranges, now Gunners Park, which wrap round Garrison's south and west sides;
- The substantial open spaces, such as the cricket ground, parade ground and Commandant's park, surrounded by well-spaced buildings;
- Buildings often well set back from road frontages;
- Varied building alignments;
- Large mature trees providing screens and backdrops to buildings and reinforcing the appearance of open spaces; and
- Long views along the Garrison's roads.

5.3.7 Formal enclosures are limited but give important contrasts within the townscape. Horseshoe Barracks and the Gatehouse/Clock Tower is the most important with the large open space of the former parade ground being enclosed by the 'horseshoe' of buildings. Entry from the openness of Chapel Road into the large but enclosed Horseshoe produces a markedly different townscape. The arrangement of the space reflects the design for marching drills and exercise areas. Other enclosures are provided by relatively small courtyards, for example, at the Royal Engineers' quarters and regimental offices, Magazine Road, or in the small square to the south of Gunnery House, and by high brick walls to some street frontages.

Character Analysis



Gunners Park to the west of the Heavy Quick Firing battery



Open space to the south of the Commandant's House



Open space of the cricket ground



Open space of the parade ground at Horseshoe Barracks

Character Analysis

- 5.3.8 Archaeological remains also feature within the open spaces in the Conservation Area. The area of open land which features the powder magazines contains part of the outer bank/rampart of the Iron Age settlement running east-west then turning north at the west end. These are the only visible remains from this period as other banks were removed during the construction of the Garrison.
- 5.3.9 From more recent times, the open space to the south of the Commandant's House features a raised area topped with concrete, possibly a former ammunitions store. To the south of the Heavy Quick Firing Battery are four concrete circles in the ground, which denote where drill gun pits were previously located. These were built in c.1910 and used for laying and loading training by the School of Gunnery.
- 5.3.10 Adjacent to the Carriage and Wagon Shed is a car park and toddler's play area, both fairly functional in appearance though set away from the principal open spaces and buildings of the Garrison.
- 5.3.11 At the south end of the Conservation Area the open space becomes less formal, with the landscape transiting into scrubland around the battery and emplacements. The area is crossed by public footpaths and further south there is a lake, which was formerly used by the Gunnery School to teach battlefield handling of guns across water. This area forms Gunners Park and is an important community asset enjoyed by many for walking and exercising.
- 5.3.12 In the civilian area, the south end of the High Street forms the most important enclosed space, having the character of a small, irregular shaped town square. In contrast, the streets leading off it to the west have a more compact nature of development giving a general sense of enclosure.



Raised bank from the Iron Age settlement



Raised ammunitions store(?) on land south of the Commandant's House

Character Analysis



Concrete rings denoting the location of drill gun pits



Well-planted front gardens on the High Street



Open setting adjacent to the water

Character Analysis

Trees and Planting

- 5.3.13 Individual and groups of large mature trees are an important component of the townscape in much of the Garrison. Planting reinforces the appearance of open spaces, forms the backdrop for many of the area's buildings and helps to visually link buildings with open spaces. Some trees act as focal point in townscape.
- 5.3.14 More formal planting is evident along some road frontages adjacent to open spaces (around the cricket ground, Mess Road and Horseshoe Crescent reinforced with new planting) which helps emphasise the road alignment. Private gardens are also well planted and contribute to the green appearance of the Conservation Area. Those on The Terrace are particularly large and have a formal character which is important to the setting of the Listed Buildings and the Conservation Area in general.
- 5.3.15 In the civilian area, apart from mature planes in Rampart Street which form a backdrop to the Garrison boundary wall, trees are limited to small ornamental species and conifers in gardens. Additional planting would enhance the High Street, such as planting within private gardens or street trees.



Trees lining Warrior Square Road and the edge of the cricket ground



Trees and hedges in gardens to the front of The Terrace

Character Analysis

Views, Vistas and Focal Points

5.3.16 The openness of the Garrison, its wide roads, alignments and trees, and the position and design of its buildings enable many different views, vistas and focal points which contribute to its character and highlight historic features, enabling the groupings of historic buildings to be appreciated. The civilian area also has views and focal points, although on a lesser scale.

5.3.17 Aspects of particular importance include:

- Wide and long views across green open spaces within the Conservation Area, which reinforce the Garrison's open character;
- Views along the sea wall and towards sea and horizon. They also reinforce the Garrison's open character and provide visual links with military features within and beyond its boundaries such as the Mulberry harbour, Heavy and Light Quick Firing Batteries, the Cold War Defence Boom and forts guarding the mouth of the Thames;
- Long views along some roads, notably Chapel Road, and northwards along Mess Road closed by the Drill Shed and Long Course Officers quarters.
- Focal points, including:
 - The Gatehouse/Clock Tower which closes the view north in Warrior Square Road and is important from a number of other viewpoints;
 - The Garrison Church, views along Chapel Road and some more distant views from New Barge Pier Road to the south, Warrior Square Road and The Terrace;
 - Garrison Hospital. Although relatively small scale, it is important in the street scene and its classical frontage is a focal point in views looking west from Hale Way;
 - Heavy Quick Firing Battery from various points along the sea front and in Gunners Park;
 - Shoeburyness Hotel at the end of views from the High Street and Rampart Street; and
 - The Officers' Mess from various points on Mess Road, including from the northern end of Mess Road and the green area to the north looking towards the dining/ballroom. Positive views of the building are also gained through gates and railings along Mess Road.
- Views into the Garrison from outside: from the sea and beaches, over the Garrison wall in Campfield Road, and southwards along the High Street towards the East Gate (leading into the Garrison via Hospital Road); and
- Views both ways between the Horseshoe Barrack blocks, which are partly closed by new buildings to the rear and include views through to the subscription hospital in Campfield Road (The Old Garrison pub).

Character Analysis



View of the Heavy Quick Firing Battery from the south



View over the open space of the cricket ground



View of the Clock Tower from within the parade ground



Views out to sea are important features of the Conservation Area

Character Analysis



Garrison Church has been preserved as a focal point between new houses. It is currently vacant and would benefit from a suitable new use.



View of the former dining/ballroom of the Officers' Mess from the northern end of Mess Road



The Clock Tower is a focal point in views looking north up Warrior Square Road



View of the rear of the Officers' Mess from Mess Road

Character Analysis

Road and Other Surfaces

5.3.18 Surfaces are mostly of tarmac, which is functional in appearance but well maintained. However, the redevelopment of the Garrison included landscaping and the addition of good quality surface treatments in places provides an attractive public realm. Original and modern surface treatments include:

- Original granite kerbs give visual textures;
- Original granite setts and clay pavers survive in some gutters and forecourts, giving texture to the surface;
- Various sizes and textures of setts in the area around the Clock Tower;
- Setts used on speed bumps;
- Loose or bound gravel for some pathways and on the parade ground; and
- Concrete surfaces with embedded iron and other features survive in areas close to the sea wall and on the ranges to give archaeological evidence of past uses and structures at the Garrison.

5.3.19 There are a few more utilitarian speed bumps of rubber on Mess Road, which are less sympathetic.

5.3.20 On the High Street the quality of the surfaces is less good, with a variety of concrete paving slabs, sometimes cracked, and tarmac.

Character Analysis

Surface Treatments



Character Analysis

Street Furniture

5.3.21 Within the Garrison, street furniture is good quality, much of it having been installed with the recent redevelopment. In general, it contributes to the character of the area. Examples include:

- Cast iron lighting columns along some roads, either original or modern replicas;
- Simple road name boards;
- Original iron gates to the East Gate with modern lanterns in a traditional style topping gate piers;
- Original wrought iron gates with Art Nouveau motifs to the 1920s West Gate;
- Solid metal bollards in traditional styles;
- Timber bollards and some low timber post and rail fences;
- Concrete post fence connected with chains around the cricket pitch and in the square outside Gunnery House (though the condition of the posts could be improved);
- Various bench designs around the Conservation Area, some of which are basic in design or unsympathetic composite materials, though there are some more elegant benches off Mess Road.

5.3.22 Military paraphernalia has been used in several places in the former Garrison as public art/memorials. Three canons are located adjacent to the church, in the parade ground and in a new public garden opposite the Clock Tower, while a six inch shell is used as a memorial in the square to the south of Gunnery House.

5.3.23 There are several interpretation boards around the site, which cover both the historic of the Garrison and wildlife. These would benefit from some cleaning and maintenance.

5.3.24 In the civilian area, street furniture is unexceptional and does not contribute to its historic character, for example concrete and metal light columns, telegraph poles and traffic signs.

Character Analysis

Street Furniture



Character Analysis

Boundary Treatments

5.3.25 Within the Garrison, historic boundaries are an important townscape element, identifying the separation of uses and buildings within the Garrison and between the Garrison and the civilian area, and contributing to the historic appearance. Features which contribute to the area's character are:

- Stock brick walls, often high and with panels, are the predominant form of boundary enclosure. This includes the Garrison wall which surrounds the site on the north side;
- Stock brick burrs: over-burnt bricks from nearby brickworks, which were used throughout the Borough in the early-20th century for boundary walls. Some exist at the Garrison and give local distinctiveness;
- Simple iron railings, gates and gate posts survive in front of buildings and some modern powder-coated ones have been added, such as at the Officers' Mess, which are beneficial as they maintain views of Listed Buildings, an important element of the character of the Conservation Area;
- The elegant wrought iron West Gates on Westgate are also an attractive feature marking the historic west entrance to the site; and
- Hedges used to demarcate some gardens, such as the low hedges at the Terrace, which can be very effective where other boundary treatments would be inappropriate.

5.3.26 In the civilian area, original street boundaries were mostly brick walls.

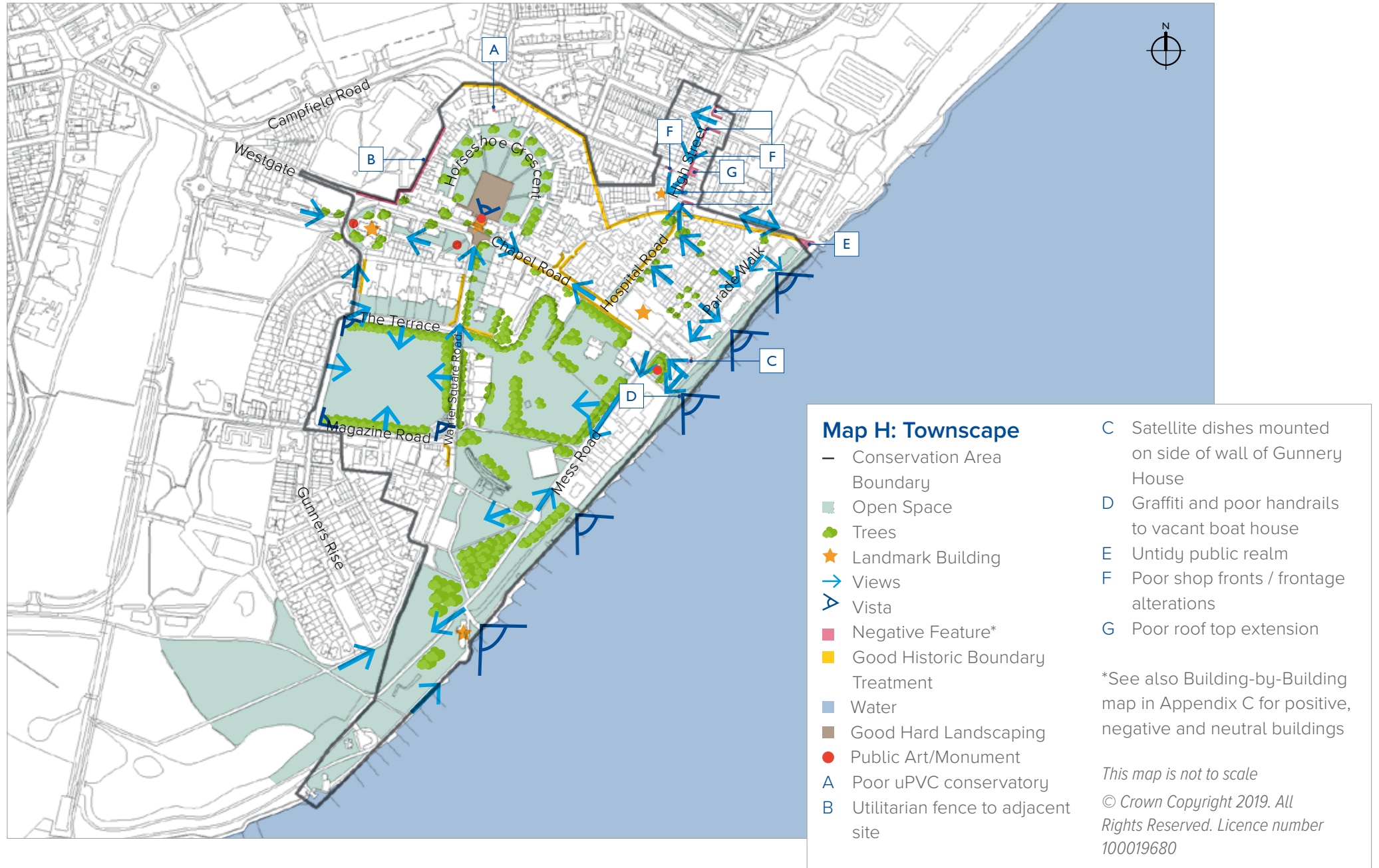
Many of these have been replaced but mainly in brick so there is some sense of coherency. A small number of boundary enclosures in the Conservation Area have been lost with the formation of hard surfaces in place of planted front gardens which has harmed the character of the locality.

Character Analysis

Boundary Treatments



Character Analysis



Character Analysis

5.4 Setting

- 5.4.1 To the south of the Conservation Area the open spaces continues southwards to the end of the peninsula, then continues westwards along Thorpe Esplanade. The open land is now Gunners Park, with scrub land, groups of trees, a lake and a channel (seen on mapping as early as the 1777 map). The area is now a popular place for walkers and part of it is designated as part of the Foulness Site of Special Scientific Interest (SSSI). The open land also includes the 9.2 Gun Emplacement and Experimental Casements, similar in nature to the Heavy Quick Firing Battery. Out to sea, the Cold War anti-submarine boom is another military feature which is visible from within the Conservation Area, stretching out from the end of Blackgate Road and into the estuary.
- 5.4.2 Wrapping around the south-west and west sides of the Conservation Area is new housing on Gunners Rise and Ashes Road, as well as the new Hinguar Primary School on New Garrison Road, with further land for housing development marked out by incomplete roads to the west of Ashes Road.
- 5.4.3 To the north, off the High Street, there is typical late-Victorian terraced housing on Hinguar Street and a mix of 19th and 20th century housing on other adjacent streets and extending north up the High Street. On Hinguar Street the former primary school has been converted into housing, while St. Peter's Church at the west end of the street provides a focal point when looking west from within the Conservation Area.
- 5.4.4 Other buildings associated with the Garrison are located on Campfield Road and Ness Road, in between other development, such as the Gatekeeper's Lodge and Clerk of Works' House. Nos.1-18 Ash Court and Nos.1-18 Beech Lodge (the 'Birdcage'), off Rosewood Lane, for example, are married soldiers' quarters with first floor walkways. There is a mix of buildings on Campfield and Ness Roads, including retail, churches, an Art Deco style former cinema (rebuilt as a shop and flats) and several large warehouses or industrial units. These are not visible from the Conservation Area so do not directly affect its setting.

Character Analysis



Anti-submarine boom seen in the distance in the estuary



View looking west down Hinguar Street towards St. Peter's Church



Scrubland and lake to the south of the Conservation Area

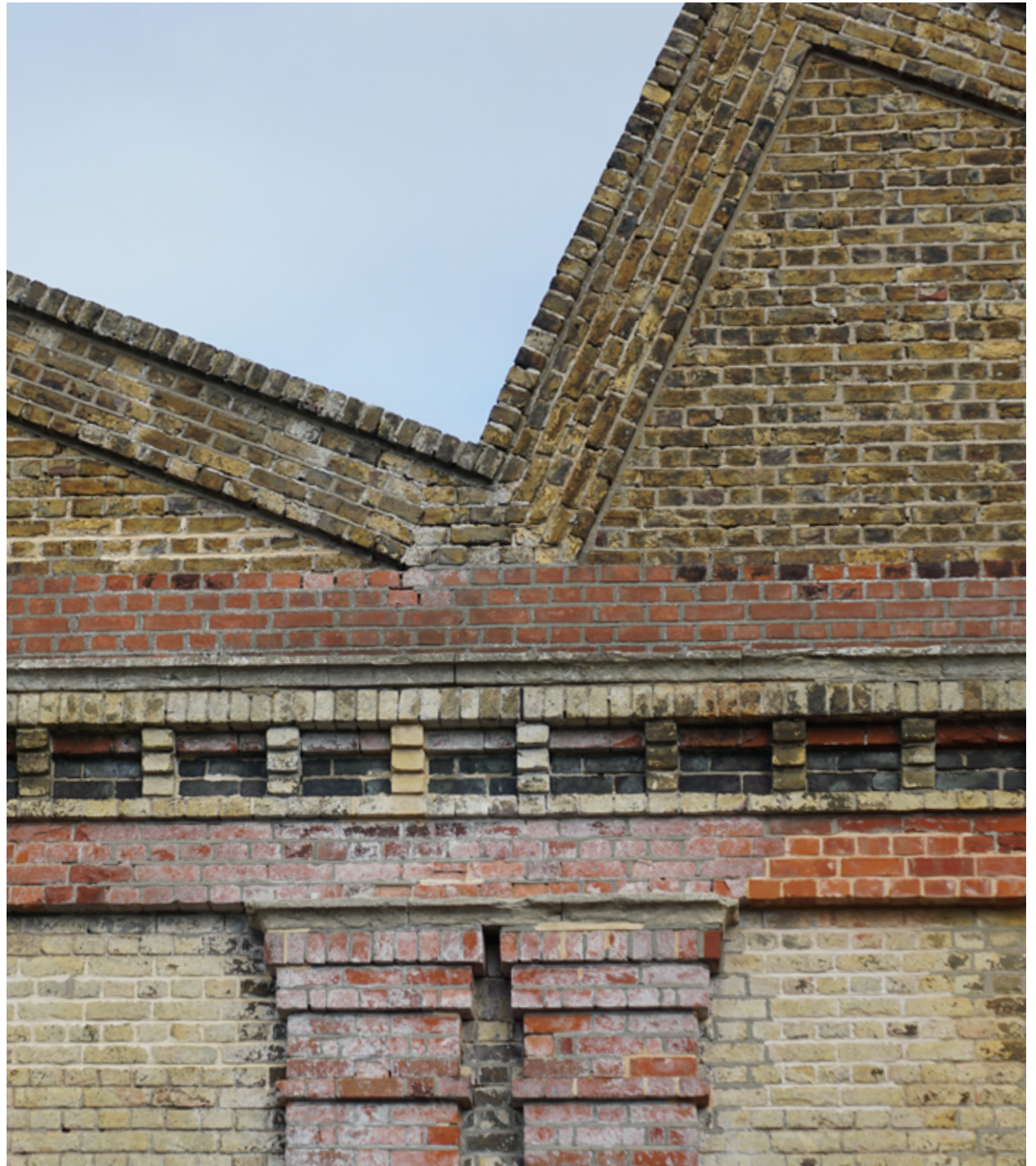


The 'Birdcage', former married soldiers' quarters off Rosewood Lane

Section 6.0

Management Plan

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Management Plan

6.1 Introduction

6.1.1 This section highlights issues and threats within the Shoebury Garrison Conservation Area, as well as opportunities to enhance its special historic and architectural interest. It begins with a Conservation Vision, summarising the aims for the future of the Conservation Area. Issues and opportunities are described, and recommendations provided for the reduction or removal of threats to the Area's special interest. The section concludes with guidance on how to go about the sensitive repair and alteration of materials, details and features characteristic of the Conservation Area. Alterations, repairs or new development should follow this guidance to help preserve the special interest of individual properties and the Conservation Area.

6.2 Conservation Vision

- 6.2.1 The historic character and special interest of the Shoebury Garrison Conservation Area will be conserved and enhanced, making it an appealing and attractive place for people to live, work, spend leisure time and visit.
- 6.2.2 The Area will be predominantly residential within the former Garrison site, with a few complementary retail and community uses. On the High Street, a mix of retail, food and residential uses will give a vibrancy to the street.
- 6.2.3 Where possible, new uses will be found for vacant buildings which complement the other uses within the Area. For the former batteries, emplacements, etc. where new uses may be difficult to integrate, the priority will be on maintaining the buildings to ensure their condition is stable and fabric is not lost.
- 6.2.4 The buildings will be in good condition, with inappropriate alterations reversed and traditional materials and details used for features such as walls, roofs, windows and doors. A key focus for positive alterations will be on the High Street, where buildings have been subject to more change than within the Garrison site.
- 6.2.5 Any new development in or within the setting of the Conservation Area will be of a scale and form, with materials and details, which respect its characteristics.
- 6.2.6 The public realm and green landscaping, including important trees, within the Conservation Area will be retained and will remain attractive and well-kept, making a positive contribution to the setting of the buildings. Private gardens will also contribute positively to the Area. Boundary walls will be retained and front gardens not converted to parking.
- 6.2.7 Views of key landmark buildings, across open spaces, along roads and out to sea will be preserved.

Management Plan

6.3 Issues, Opportunities and Recommendations

Condition

- 6.3.1 Within the Garrison site the condition of most buildings is excellent, having been recently refurbished or newly built. The exceptions are the Heavy Quick Firing Battery, gun and search light emplacements and casements, though some remedial work has been carried out to the former. These buildings have not been in use for many years and, though the buildings are very robust, the concrete is breaking up in some places where metal elements have rusted and expanded, blowing off sections of the concrete. There is also salt and water staining visible, demonstrating issues caused by their exposed location. Vegetation is growing in places, which is a sign of water ingress.
- 6.3.2 The cricket pavilion, which appears little used, also has some rotting woodwork and peeling paint.
- 6.3.3 The condition of buildings on the High Street is also less good. There are some buildings in poor decorative condition, with peeling or dirty paintwork on walls and joinery.

Recommendations

- 6.3.4 Keeping buildings in good condition will ensure the area is an attractive and desirable place to live and work, and to ensure their continued stability in the case of the military emplacements etc.
- 6.3.5 Undertake regular maintenance and checks to prevent problems from occurring and protect original features. This will also ensure small problems do not become bigger, more costly issues to fix.
- 6.3.6 Follow guidance in Section 6.4 to ensure repairs and alterations are carried out in an appropriate manner.

Management Plan



Salt and water staining, and cracked concrete to the Heavy Quick Firing Battery (some remedial work has been carried out to this structure)



Joinery in poor decorative condition on the High Street



Deteriorating woodwork on the cricket pavilion

Management Plan

Uses and Vacant Buildings

- 6.3.7 The best use for an historic building is usually the one it was originally designed for. Some changes in use in the Conservation Area have led to inappropriate alterations, for example ground floors which have been converted to residential with the removal of shop fronts on the High Street, which are of a poor scale and design.
- 6.3.8 There are a few vacant buildings within the Conservation Area. Vacant buildings look unattractive and give an air of neglect to the Conservation Area. Vacancy can also lead to issues with condition as without regular inspections of the building small problems go unnoticed and can turn into larger issues. Vacant buildings can also be a target of vandalism. As well as the buildings mentioned in the previous section which have issues with condition, the Grade II Listed Garrison Church and a boat house are currently vacant. These, however, appear in sound condition, though their vacant nature detracts from the area and these have the potential for viable uses which contribute to the community and will see their continued conservation.
- 6.3.9 Due to their nature as solid defensive buildings, it may be difficult to find new uses for the batteries and emplacements. However, they are features of the landscape which are of interest to visitors and are highly important historically. They should therefore be maintained to ensure they are not lost or damaged. There may be opportunities to enhance the heritage offer of these buildings, potentially through tours. The current interpretation boards, both by these buildings and across the Garrison site, are informative though would benefit from cleaning and maintenance.

Recommendations

- 6.3.10 Changes of use should be appropriate to the building in which they are housed and should not result in inappropriate alterations to the building.
- 6.3.11 Maintain the defensive buildings in good condition.
- 6.3.12 Welcome opportunities to enhance the heritage offer of the defensive buildings.
- 6.3.13 Refurbish the interpretation panels within the Conservation Area.
- 6.3.14 Encourage the re-use of the Grade II Listed Garrison Church and the Boat House with suitable uses that will see the continued conservation of these buildings.



Graffiti on vacant boat house

Management Plan

Inappropriate Alterations

6.3.15 Within the Garrison there are very few inappropriate changes to buildings. This is due to the protection provided by listing designations and because new build developments on the Garrison site have had various permitted development rights removed in order to maintain a consistent character across the site (see sections 3.3.17 and 3.3.18 for more details). This consistent character to both the historic and modern buildings is an important aspect of the Conservation Area which should be preserved. A satellite dish is visually intrusive on the east elevation of Gunnery House and there is an inappropriate uPVC conservatory on the rear of one of the barracks blocks. Other than this, however, there have been no obvious changes that are intrusive to the character of the site due to the recent refurbishment and construction of many of the buildings. The high quality preservation of the site should engender a feeling of pride in buildings which will help prevent inappropriate changes, though incremental changes should not be allowed to build up, causing an ad-hoc and inconsistent appearance which would harm the character of the Conservation Area.

6.3.16 On the High Street there has been a much greater level of inappropriate change which has eroded its character and appearance. Historic photographs, show how the character of buildings can be changed dramatically by such alterations. These changes reduce the coherency of appearance of rows of terraced houses/shops or can be detrimental to the condition of the building in the long-term. The replacement of these features with designs and materials which reflect the historic form of the building would enhance their appearance.



No.2 High Street from the late-19th/early-20th century



Appearance of No.2 High Street today, with door and shop window removed, render added over brickwork and timber sash windows replaced since the last Appraisal in 2004 with uPVC top hung units

Management Plan

Examples of other inappropriate changes include:

- uPVC doors and windows, especially where they are of a different design to the original, such as timber sash windows being replaced by uPVC windows with top-hung casements. As well as being visually out of proportion with the historic façades, uPVC limits the breathability of historic buildings. This is an important trait of historic buildings, where original materials are more permeable than modern materials, ensuring that moisture does not get trapped within walls, which would cause issues with damp;
- Shop fronts and facias in garish colours or with ad-hoc or plastic signage;
- The conversion of shop fronts to residential with the resulting designs being out of scale and proportion with the existing building;
- Changes to roofing materials, for example slate to artificial slate or concrete tiles;
- The large glazed rooftop extension to No.10 High Street is particularly out-of-keeping with the historic character of the street;
- Painting or rendering of historic brickwork;
- Cement pointing replacing lime mortar. This is another modern material which lacks breathability and can lead to the erosion of surrounding stone or brickwork as moisture evaporates through the masonry rather than the pointing; or

- The loss of boundary treatments, very occasionally in this Conservation Area to be replaced with hardstanding for car parking, or replacements of boundary treatments with inappropriate materials, such as close-boarded fences.

Recommendations

- 6.3.17 Take opportunities to enhance properties when considering alterations, for example by restoring any missing historic features and improving poorly designed alterations of the past.
- 6.3.18 Follow guidance in section 6.4 to ensure repairs and alterations are carried out in an appropriate manner.
- 6.3.19 Retain or reinstate boundary enclosures to front gardens.
- 6.3.20 The Council will not approve applications for alterations which detract from the special interest of the Conservation Area.
- 6.3.21 The Council will use enforcement powers where necessary to prevent or reverse inappropriate alterations.
- 6.2.22 New properties within the Garrison site may have restricted permitted development rights (see sections 3.3.17 and 3.3.18 for more details) and therefore it is recommended that owners contact the Planning Department to check before undertaking any works.

Management Plan

Inappropriate Alterations



Inappropriate uPVC conservatory to the rear of one of the barracks blocks



Pebbledash render and uPVC windows to a house on the High Street



Out-of-keeping glazed rooftop extension, plus uPVC windows on buildings on the High Street



Domestic door and window added into former shop front



Inappropriate uPVC shop front



Loss of front garden and boundary for parking, plus uPVC windows and concrete roof tiles

Management Plan

New Development

- 6.3.23 Within the Conservation Area all obvious spaces for new development have been filled, either tucked discreetly behind historic buildings or with well-designed buildings on principal roads. Opportunities for new buildings within the Conservation Area are therefore extremely limited. Opportunities for major extensions are also limited as the intact nature of the buildings, often built symmetrically, means that side or rooftop extensions would be very detrimental to the character of the area. Limited rear extensions may be permissible if they are not visible from the street, although this would need to be determined on a case-by-case basis.
- 6.3.24 Within the setting the open landscape to the south and south-west should be mainly preserved. However, there is land earmarked from development to the west of Ashes Road/Gunners Rise, which is a continuation of the new pattern of development and is out of view from within the Conservation Area. Development here would be acceptable. The quality of new development in the setting of the Conservation Area has been high, which is appropriate to its setting. The standard of design should therefore continue to be high in these redeveloped areas. Buildings should not be tall enough to be seen from within the Conservation Area.
- 6.3.25 Given the early origins of Shoebury, with its iron age settlement all sites in the Conservation Area that are unaffected by deep building foundations or other excavation have archaeological potential. Redevelopment of sites provides opportunities for archaeological work to explore the history of the area.

Recommendations

- 6.3.26 New buildings within or in the setting of the Conservation Area should be appropriate in materials, scale, detail and massing to the street on which it is located and should conserve important views.
- 6.3.27 New buildings should reflect the character of the street on which they are located. A bespoke approach should be taken to development as an appropriate design for one street may not be on another.
- 6.3.28 The high standard of design for new buildings set within or in the setting of the Conservation Area should be maintained.
- 6.3.29 The Council will not approve applications for new developments which detract from the special interest of the Conservation Area.
- 6.3.30 The Council will use enforcement powers where necessary to prevent or reverse inappropriate new development.
- 6.3.31 Heritage Impact Assessments should be undertaken for new development in the Conservation Area.
- 6.3.32 The development of sites should include programmes of archaeological desk-based assessment and below-ground investigation to contribute to the understanding of the history of Shoebury.

Management Plan

What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process used when proposals are put forward for change to the historic environment. It is usually a requirement of listed building consent or planning consent for proposals within a Conservation Area. It identifies what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the 'significance' of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any identified negative impacts.

Management Plan

Public Realm

6.3.33 The standard of public realm within the Garrison area is mainly very good and this standard should be maintained and enhanced. There are a few small negative features in this area which could be improved, including:

- Provision of further benches to make the most of open spaces and views, in a co-ordinated design and materials sympathetic to the character of the Conservation Area;
- Better screening or locations for commercial bins;
- Better quality speed bumps on Mess Road;
- Refurbishment of concrete posts to the fence around the cricket pitch;
- Use of a more traditional style bin than the blue plastic bins found on site and cleaning/maintenance of existing dirty bins; and
- Maintenance of deteriorating signage at the cricket pitch.

6.3.34 The public realm on the High Street is basic and in some places needs maintenance, such as the painting of Belisha beacons. The paving here is a mixture of concrete paving slabs, sometimes cracked, and tarmac. There are some historic style lampposts on the High Street, on the section up to Hinguar Street, but beyond this they are stainless steel and of a basic design.

Recommendations

6.3.35 Maintain public realm features in good condition.

6.3.36 Where possible, replace utilitarian or out-of-keeping public realm features with better quality versions more in keeping with the historic character of the area, with reference to SPD 1: Design and Townscape Guide and SPD 3: Streetscape Manual.

6.3.37 If the opportunity arises, renew the pavement surfacing on the High Street in a co-ordinated high-quality scheme.

6.3.38 There should continue to be no road markings within the Garrison site. Road markings on the High Street should be the minimum required for safety. Yellow lines should be narrow 50mm standard for Conservation Areas and in primrose.

Management Plan

Poor Public Realm



Utilitarian speed bump on Mess Road



Decaying signage at the cricket pitch



Blue plastic bin and dirty dog waste bin



Unattractive commercial bin



Utilitarian public realm features on the High Street, including Belisha beacon in need of replacing

Management Plan

Green Spaces and Trees

6.3.39 One of the key features of the Conservation Area is the extent of wide open green spaces and mature tree planting which greatly enhance the setting of the historic buildings. These should be maintained and enhanced wherever possible. Private gardens also contribute positively. New development within the Conservation Area has successfully included landscaping and private gardens to enhance the schemes.

6.3.40 On the High Street most of the small front gardens to the terraced houses have been retained, including their boundary enclosures. A small number have been lost at the northern end of the Conservation Area. These would benefit from the provision of some planting and the reinstatement of the boundary enclosure to enhance the coherency of the terrace. If parking is still required and is deemed appropriate, parking can be incorporated more sensitively with the provision of side boundary walls between properties, enclosing part of the frontage with a boundary, planting to soften the appearance of cars and a high-quality surface treatment for the driveway.

Recommendations

6.3.41 Retain and maintain the green spaces and trees within the Conservation Area.

6.3.42 Landscaping should be included in new development.

6.3.43 Front gardens and their boundary enclosures should be retained or reinstated if possible where lost.

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Article 4 Directions

6.3.44 An Article 4 Direction removes the right of householders to undertake some minor forms of development, such as alterations to windows or the installation of hardstandings, which would normally be classed as permitted development under planning legislation and would not require planning permission. The Article 4 Direction is required to ensure that minor alterations to the appearance of the houses are not made in a way which would be out of character and harmful to the Conservation Area.

6.3.45 At present the buildings within the Garrison are generally in good condition and since the redevelopment of the site there has been very little inappropriate change. All changes, internal and external, to Listed Buildings require Listed Building Consent and are therefore subject to checks on their suitability for the character of the Listed Building and Conservation Area. Other new buildings within the Garrison site are protected through the removal of certain permitted development rights (see section 6.4.13), meaning changes to the external appearance of properties are also regulated. However, there are a few older properties on the site from the time the Garrison was in use which are not Listed and are not subject to any restrictions on permitted development rights. Features on these buildings therefore have the potential to be altered unsympathetically, for example the changing of timber windows to uPVC. Changes like these would spoil the consistent character of the Garrison site and therefore an Article 4 Direction would be appropriate for these buildings.

6.3.46 On the High Street there has been a much greater level of change than within the Garrison site and an Article 4 Direction could assist in gradually reversing inappropriate changes and restoring the historic character of the street.

Recommendations

6.3.47 An Article 4 Direction should be considered on the High Street to control inappropriate development and encourage restoration of historic features. For buildings that have been divided up into flats the Article 4 Direction should cover the alteration of boundaries and the rendering/painting of walls. This includes the following properties:

- Nos.3-9 (odd) High Street;
- No.15 High Street;
- Nos.23-29 (odd) High Street;
- No.35 High Street; and
- Nos.2-28 (even) High Street.

Other changes are already controlled by the removal of permitted development rights for flats.

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6.3.48 Single dwelling houses should also have controls over the alteration or installation of windows, doors, porches, roofs and driveways.

These properties include those single dwellings on the High Street and historic buildings within the Garrison site that have no restricted permitted development rights or are not Listed Buildings:

- No.11 High Street;
- No.13 High Street;
- Nos.17, 19 and 21 High Street;
- Nos.31 and 33 High Street;
- 32, 34, 36, 74, 76 and 78 Chapel Road;
- 15-23 (odd) Warrior Square;
- The Pavilions, 1-3 Magazine Road; and
- Beach House, Mess Road.

6.3.49 For the Shoeburyness Hotel the Article 4 Direction should cover the painting of external walls. Other changes for this use of building are already controlled by the removal of permitted development rights

6.3.50 The removal of permitted development rights should include:

Dwelling houses:

- *The alteration of any window or door which fronts a highway.*
- *The enclosing of recessed porches which front a highway.*
- *Re-roofing with different materials.*
- *The installation of hardstanding for vehicles.*

All Buildings:

- *The alteration or demolition of any means of enclosure which fronts a highway (walls, gates, fences, etc.)*
- *The rendering or painting over of any brickwork which fronts a highway (other forms of cladding already require planning permission).*

6.3.51 These Article 4 Directions are recommended but their designation lies outside the scope of this appraisal.

Management Plan

Boundary Review

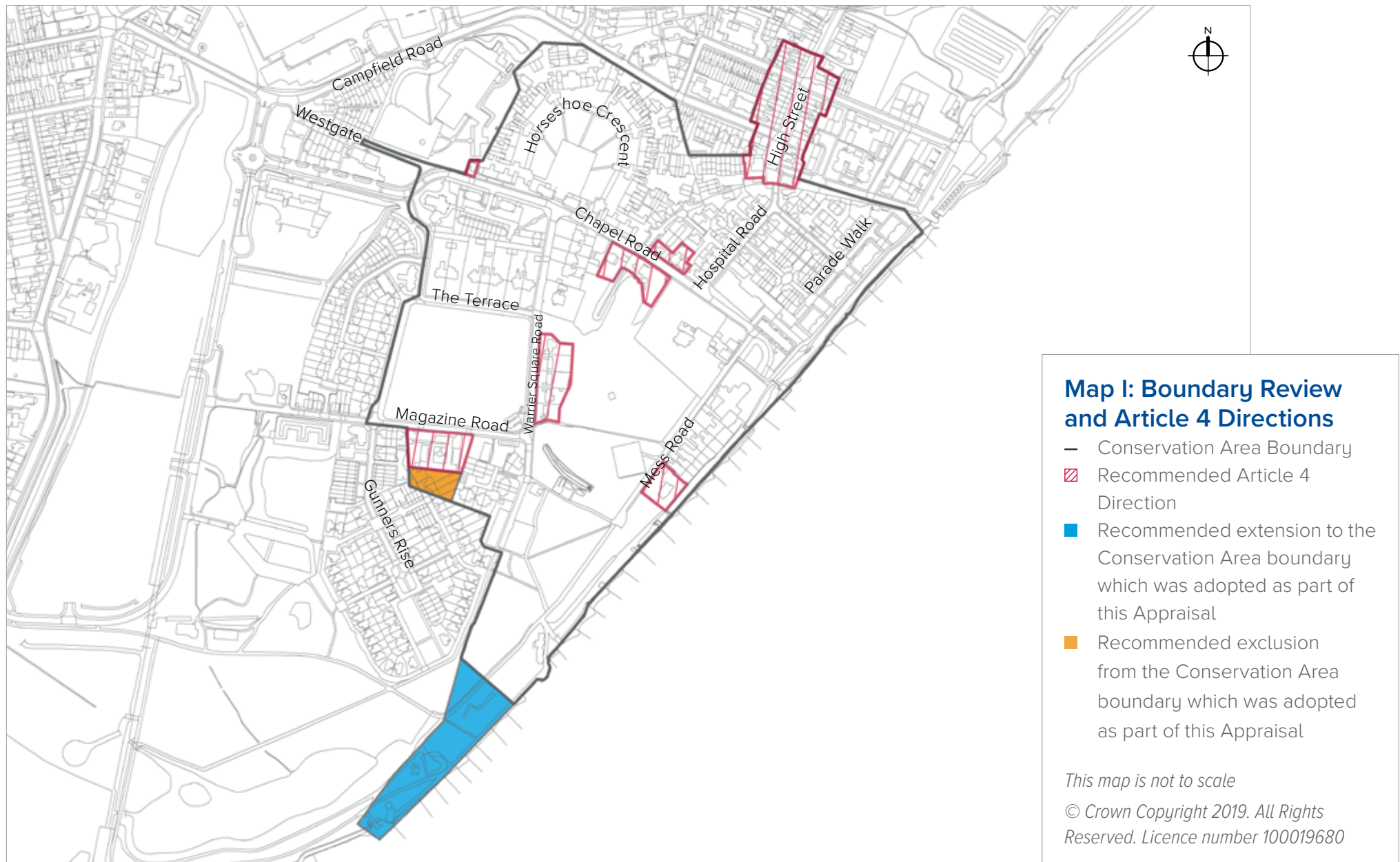
- 6.3.52 Councils have a duty to review the boundaries of Conservation Areas every so often to ensure that the special interest is not devalued by the inclusion of areas which are not of special interest. The interest can change over time as negative alterations take place or as more understanding is gained of the importance of areas adjacent to the boundary that were not previously recognised as having special interest.
- 6.3.53 To the north of the Conservation Area on the High Street, Campfield Road and the surrounding streets, there are some other military buildings and civilian buildings of interest, such as the officers' quarters off Rosewood Lane and St. Peter's Church on Hinguar Street. However, these are often separated from the CA boundary by buildings of little interest or which do not have a particular relationship with the Garrison. A logical extension to the boundary to the north therefore does not easily present itself.
- 6.3.54 The land to the west is open land which is likely to have new development on it in the future and is therefore also not suitable for extension of the Conservation Area Boundary.
- 6.3.55 To the south of Nos.1-3 The Pavilions, the Conservation Area boundary currently cuts across a few new buildings constructed since the drawing of the boundary. These are modern houses of no historic value. A more logical boundary should be drawn to exclude these new buildings.

- 6.3.56 The 9.2 Inch Gun Emplacement and Experimental Casements to the south of the Conservation Area are key defensive and training buildings that were part of the Garrison. They are similar in nature to the Heavy Quick Firing Battery and it seems an anomaly that these are not within the Conservation Area boundary as key components of the group of military buildings.

Recommendations

- 6.3.57 As part of the Appraisal process the boundary of the Conservation Area has been updated to exclude the small section of Gunners Rise from the south-western part of the Conservation Area, which consists of parts of the plots on Nos.22-28 (even) Gunners Rise.
- 6.3.58 The boundary has also been altered to include the 9.2 inch Gun Emplacement and Experimental Casements within the Conservation Area.
- 6.3.59 All maps within this Appraisal document show the new boundary. The changes that have been made are illustrated on map I.

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Management Plan

6.4 Guidance on Alteration and Repair

6.4.1 The following advice applies to features of particular importance to the character of the Shoebury Garrison Conservation Area, where they are visible to the public. Those with properties in the Conservation Area should follow this guidance when considering changes to help keep individual properties and the area special.

Key Principles for Guiding Change

6.4.2 **Maintenance:** regular maintenance is needed to protect original features. But if more extensive work is found necessary, repair rather than replacement should be the first option and will often be better value.

6.4.3 **Materials and Designs:** when considering alterations or repairs to the property, original materials and designs should be respected.

6.4.4 **Enhancement:** take the opportunity to enhance properties when considering alterations, by restoring any missing features and improving poorly designed alterations of the past.

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Windows

6.4.5 Traditional windows, especially timber sliding sashes, are vital for the character of the Conservation Area. Original windows can be given a new lease of life by overhauling them and installing draught proofing brushes in sash rebates. Secondary glazing may also be acceptable if it is unobtrusive. Advice should be sought from the Council's Planning Department.

6.4.6 If replacement or reinstatement is necessary, purpose-made windows to match the original materials and external appearance should normally be installed and advice sought from the Council's Planning Department before undertaking any works, should planning permission be required. For some buildings, double glazing is acceptable if the external appearance is unaltered, and the metal frames and seals are not visible. If deemed appropriate, this will need to be demonstrated in planning application drawings including existing and proposed large scale sections of key elements. However, double glazed windows would not usually be acceptable for the listed buildings within the Garrison site. Non-traditional materials, especially plastic, cannot match traditional timber windows and are not normally acceptable.

6.4.7 To safeguard the building's character, new windows should normally:

- Be of good quality softwood;
- Be painted (not stained);
- Copy the original pattern of glazing bars and horns, if any;

- Glazing bars should be built into the window and not stuck on to the glass;
- Use the original method of opening;
- Retain or restore the dimensions of the original window opening and the position of the frame within the opening. Most openings are well-proportioned and most frames in older brick buildings are well set back from the face of the wall to give weather-protection, shadow and character;
- Give adequate ventilation which is not visible (e.g. trickle vents); and
- Retain decorative surrounds.

6.4.8 For good quality softwood, Historic England's recommendation of slow grown Scots Pine or Douglas Fir should be followed. This has greater durability than other softwoods. However, chemically modified and stabilised softwood can also offer the same durability.

6.4.9 Where uPVC replacement windows already exist, the Council may consider replacement with uPVC provided that there is an enhancement to the character and appearance of the Conservation Area, for example an improved design which better reflects the original detailing.

6.4.10 For further guidance, see Historic England's guidance on the maintenance and repair of historic windows: Traditional Windows, Their Care, Repair and Upgrading, <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>

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Doors and Porches

- 6.4.11 Doors to buildings within the former Garrison have distinctive designs which denote hierarchy. Those to higher status buildings are more traditional designs, of timber with moulded panels, while those to lower status cottages or barracks buildings are plainer and more utilitarian, though still of good quality. These doors to the smaller cottages, such as those on Hospital Road, have four small rectangular glass panes to the top section. Most doors have fanlights above. Other than on the highest status houses on The Terrace, Warrior Square Road and to the Hospital which are painted shades of grey, white or black, doors are a consistent dark green colour which brings an important consistency to the appearance of the Conservation Area that should be maintained.
- 6.4.12 Original front doors of the Victorian and Edwardian buildings on the High Street would have been well proportioned with good detailing. Doors from this period tend to be larger than standardised modern doors, sometimes have a fanlight or leaded/stained glass panels, and help to give the property distinction. Original front doors, whether within the former Garrison or on the High Street, should normally be retained and repaired when necessary. If this proves impossible, the new door should be solid timber, painted not stained, similar in design and dimensions to the original and should not have an over emphasis on glass. Original decorative surrounds to porches and doors should be retained.
- 6.4.13 Recessed porch areas give shadow and interest to the front of many buildings and should not normally be enclosed with doors, gates or new porches. New porches will only be acceptable where they complement the original design of the façade and use traditional materials. Where a house is being converted to flats, the original entrance door should be retained or restored. Entrance doors to individual flats should be contained within the building behind the original entrance, unless they are a discreetly located basement flat entrance.

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Outside Walls and Decoration

- 6.4.14 Yellow or brown stock brick and soft red brick are typical local materials and give attractive 'warm' tones and texture to façades. They are sometimes combined for decorative effect.
- 6.4.15 Facing brickwork, should not normally be rendered or painted. If it suffers from damp, dirt or deterioration, alternatives should first be considered, such as cleaning with an appropriate solvent and repointing. Cement-based render and non-porous masonry paints might increase problems of damp by trapping moisture within the brickwork. If brickwork has already been painted, it may be possible to clean it off, and in such instances discussion should be had with the Council's Conservation Officer in the first instance before undertaking any works to ensure that the proposed method will not damage the face of the bricks.
- 6.4.16 Repointing also needs care. It should match the colour and style of the original and not extend over the face of bricks or make joints appear wider. To achieve this it may need to be slightly recessed. The mortar mix needs to include lime and be the right strength for the bricks. Too strong a mix will force damp into the bricks and damage their surface.
- 6.4.17 Decorative features, like brick arches to openings, mouldings to window and door surrounds, string courses, friezes, cornices and stone panels, which add interest to buildings should be retained.

Roofs and Chimneys

- 6.4.18 The main roofing material in the Conservation Area, both within the former Garrison and on the High Street, is Welsh slate, with a small number of red clay tiles, such as on the Shoebury Hotel. Some on the High Street have now been replaced with unsympathetic concrete tiles. Slate and red clay tiles are natural materials which weather well to produce attractive roof surfaces. They give unity to terraces or semi-detached buildings and help establish the character of the Area.
- 6.4.19 Re-roofing should reinstate the original materials and designs. For slate roofs, it may be possible to re-use some of the existing slates to help keep costs down. In some cases, Spanish slate may be an appropriate cheaper alternative to Welsh slate.
- 6.4.20 Stacks and pots in brick usually emphasise the roofline and, in most cases, should not be removed. Some stacks have moulded detailing which adds to the character of the property and should be retained. Chimneys are an important part of the character of the buildings and should not be removed.

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Hardstandings and Boundaries

- 6.4.21 Front gardens should be maintained as planted areas wherever possible. The appearance of a very small number of properties has been eroded by the loss of traditional front boundaries, usually brick walls. Their restoration would enhance Conservation Areas and is encouraged.
- 6.4.22 Hardstandings and driveways in front gardens harm the appearance of individual properties and the Area's character if badly designed. They will only be acceptable if there is adequate space in the garden to allow a good design incorporating a suitable surface, landscaping and partial enclosure of the frontage with a traditional boundary wall or railings and no reasonable alternative to parking is possible. It should not involve the loss of or harm to the roots of mature trees.
- 6.4.23 The appearance of some properties, particularly on the High Street, has been eroded by the loss of front and side boundaries, often owing to the provision of driveways. The original boundaries, low hedges, brick or scalloped burr walls, low walls topped with railings, railings, with metal railing gates or oak gates, should be retained and where missing, their restoration would greatly enhance the Conservation Area. The type of boundary that is appropriate will depend on the location within the Conservation Area and the context of other boundary walls adjacent to the property. See section 4 for details.

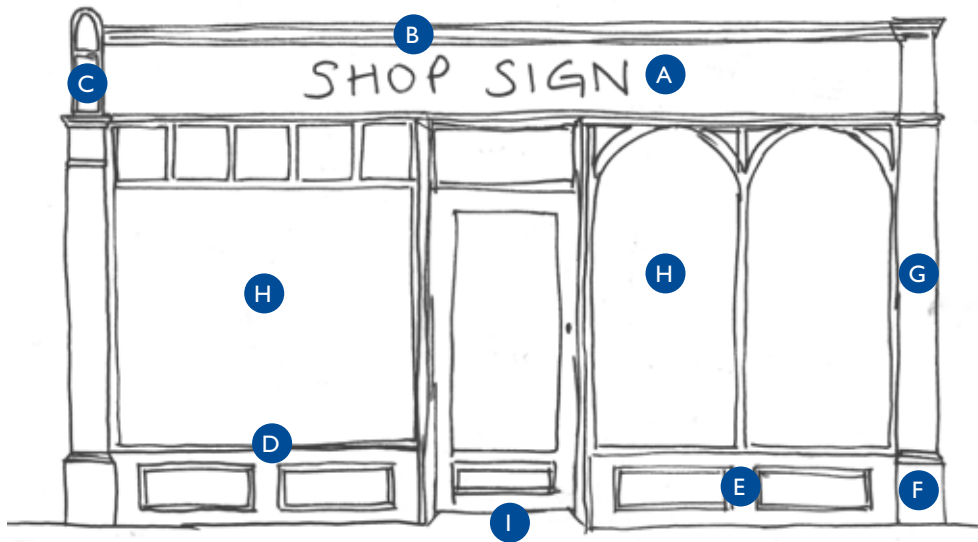
Management Plan

Shopfronts

6.4.24 Shop fronts are an integral part of traditional retail buildings and play an important role in creating a sense of place, particularly at the pedestrian scale. The nature and style of buildings may vary from one property to another and as a consequence each shop front may need to be designed individually.

6.4.25 Shop fronts are composed of a number of elements; all of which have important practical and visual functions. Details on historic shop front terminology and how each element should be treated are provided below.

Shop Front Terminology



A Fascias

6.4.26 Fascias are often the predominant element of a shop front, utilised to promote the name of the shop. The size of the fascia should be in proportion to the rest of the shop front and the whole building, so that it is not too dominant. The top of a fascia should be positioned below the cill of the first floor windows and should not obscure any existing architectural features or decoration. The fascia should form an integral part of the design of the shop front surround, rather than be a separate board superimposed upon the building. They should not extend across two or more individual shops or beyond the shop front surround (demarcated by the pilasters or uprights at the outer edges of the shop front). This applies even where a single retail store extends across two or more shop fronts. Signs should be timber, with a frame around them and lettering should preferably be hand-painted. Paints used should usually be low-sheen to avoid an unnecessary plastic appearance.

B Cornice

6.4.27 The cornice, which was often elaborate and decorative in traditional shop fronts, projects out above the fascia to throw rainwater away from the shop. It also provides a horizontal divide between the shop front and the upper floors.

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C Console/Corbel

6.4.28 Located immediately above pilasters, corbels (curved brackets) support the cornice flashing and protect the end of the fascia. Corbels often contained and protected the ends of blinds and shutters, which were located above the shop front.

D Sill

6.4.29 Traditional shop front sills were usually significantly deeper and more substantial than domestic ones, often incorporating decorative moulding and occasionally they were metal coated. They were designed to throw water away from the stall-riser which it sits atop.

E Stall-Riser

6.4.30 The stall-riser, below the shop 'stall', helps to protect against the damp and raises the goods display to eye level. It also forms a solid base to the shop front, providing it with balanced proportions. Often prone to being damaged or becoming dirty, it is generally constructed of durable materials.

F **G** Plinths and Pilasters

6.4.31 Pilasters, or half-columns, provide vertical framing to the shop front and provide visual support to the fascia and upper floors. Traditional pilasters were often ornately designed in order to enhance the elegance of the shop front and were designed with a base (plinth) and capital (corbel).

H Windows

6.4.32 Windows, glazing bars, mullion bars and transoms should be designed to be in proportion with the shop front and the rest of the building. They should reflect the design and architectural style of the building. The number of windows and divisions of the shop front should relate well to the upper floors of the property. Large plate glass windows are rarely appropriate and should usually be subdivided with mullions.

I Recessed Doorways

6.4.33 Recessed doors were common within historic shop fronts as they allowed for an increased window area and a larger display. Again, the location, size and style of the door and doorway should reflect the proportion and character of a building. More ornate buildings may require appropriate doorways and entrances that may need to include additional features such as recessed doorways and transom windows.

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Awnings and Canopies

6.4.34 In order to protect goods on display in the shop window from sunlight and offer protection to window shoppers from inclement weather, some shop fronts incorporated an awning or canopy. These usually consisted of a blind box with a sprung roller that housed a retractable canvas awning. The Dutch canopy was commonly seen from the 1950s but is not appropriate for this area because of its curved form. Unlike the traditional retractable awning, these canopies are not fully hidden when not in use as they only fold back flat against the shop front. A glossy plastic finish is often used for modern awnings which is unsympathetic. Awnings should be canvas and fully retractable.

Security Features

6.4.35 It is recognised that many shopkeepers and businesses wish to install security measures to protect both their premise and stock. Features should not detract from the vibrancy of the street scene. Roller shutters, for example, can appear very off-putting. Alternative options which cause less harm would help to enhance the street scene, such as shatterproof, toughened laminated glass, internal shutters and grilles or decorative external grilles. Grilles and shutters should only cover the glazed elements of the shop front and the shutter box should not protrude from the fascia or beyond other architectural features.



Shops on the High Street in the early-20th century, showing retractable canvas awnings, timber framed shop fronts with painted fascia boards and timber sash windows



The same shops in 2019 with unsympathetic replaced shop windows and signage or shop fronts removed, and inappropriate uPVC windows

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Appendices

A: List Descriptions

B: Scheduled Monument Description

C: Building by Building Descriptions



Appendix A

List Descriptions

East Powder Magazine Shoebury Garrison Beach Road Shoebury Garrison Grade II

Date Listed: 28.04.86 GV

Description:

Powder magazine. 1852-3. Stock brick, stone dressings and bitumen roof. Square plan with lean-to porch to east containing C20 iron door facing north. EXTERIOR: position of three cast iron ventilator grills, some with wooden shutters, on two sides, indicates cavity wall and solid vault. Blocked opening in west wall. Low pitched hipped roof. INTERIOR: not inspected. HISTORY: one of only two surviving magazines at the Establishment and one of the first brick buildings built there. Included as an important functional element within the former British School of Gunnery.

West Powder Magazine Shoebury Garrison Beach Road Shoebury Garrison Grade II

Date Listed: 28.04.86 GV

Description:

Powder magazine. 1852-3. Stock brick, stone dressings and bitumen roof. Square plan with lean-to porch to east containing C20 iron door facing north. EXTERIOR: position of three cast-iron ventilator grills, some with wooden shutters, on two sides, indicates cavity wall and solid vault. Blocked opening in west wall. Low-pitched hipped roof. INTERIOR: not inspected. HISTORY: one of only two surviving magazines at the Establishment and one of the first brick buildings built there. Included as an important functional element within the British School of Gunnery.

List Descriptions

A and B Barracks Horseshoe Barracks Chapel Road Shoebury Garrison Grade II

Date Listed: 06.03.84 GV

(now Nos.58-72 Chapel Road and Nos.1 and 3 Horseshoe Crescent)

Description:

Barrack block at British School of Gunnery. 1859, drawing signed by Cpt J Inglis RE. Yellow stock brick with rubbed brick heads, gable and axial stacks and slate roof. Single depth plan with rear service wings. EXTERIOR: two storeys; ten window range with single storey; one window end blocks. A symmetrical front with plat band and overhanging eaves, rubbed brick flat arches, to entrances three bays from the ends with three pane overlights and double doors with six raised panels, and to 6/6 pane sashes; end blocks have round arched doorways in the gables with radial fanlights and double six panel doors. The rear has similar fenestration, with two storey service wings two bays deep with outer segmental arched doorways and small rear gable stacks. INTERIOR: not inspected but reported to contain dogleg stairs from the entrances with metal balusters, and heated barrack rooms. HISTORY: one of a group of eight barracks arranged round a circular parade ground. In its use of smaller separate buildings, a unique example of reformed barracks planning.

C and D Barracks Horseshoe Barracks Chapel Road Shoebury Garrison Grade II

Date Listed: 06.03.84 GV

Description:

Barrack block at British School of Gunnery. 1859, drawing signed by Cpt J Inglis RE. Yellow stock brick with rubbed brick heads, gable and axial stacks and slate roof. Single depth plan with rear service wings. EXTERIOR: two storeys; ten window range with single storey; one window end blocks. A symmetrical front with plat band and overhanging eaves, rubbed brick flat arches, to entrances three bays from the ends with three pane overlights and double doors with six raised panels, and to 6/6 pane sashes; end blocks have round arched doorways in the gables with radial fanlights and double six panel doors. The rear has similar fenestration, with two storey service wings two bays deep with outer segmental arched doorways and small rear gable stacks. INTERIOR: not inspected but reported to contain dogleg stairs from the entrances with metal balusters, and heated barrack rooms. HISTORY: one of a group of eight barracks arranged round a circular parade ground. In its use of smaller separate buildings, a unique example of reformed barracks planning.

List Descriptions

Cook house to rear of block CD Horseshoe Barracks Chapel Road Shoe-bury Garrison

Grade II

Date Listed: 08.07.98 GV

Description:

Cook house to barracks, British School of Gunnery. 1859. Yellow stock brick with slate hipped roof. Square single room plan.

EXTERIOR: small ancillary unit to rear of barrack block has 6/6 pane sashes each end and an entrance facing the barrack, with a raised ridge with side louvres.

INTERIOR: Not inspected.

HISTORY: separate cook houses were an innovation at barracks, where food was usually prepared in the men's' rooms. Included as a very rare example of an important functional part of the barracks, itself a unique example of military planning.

E and F Barracks Horseshoe Barracks Chapel Road Shoebury Garrison Grade II

Date Listed: 06.03.84 GV

(now 23-37 Horseshoe Crescent)

Description:

Barrack block at British School of Gunnery. 1859, drawing signed by Cpt J Inglis RE. Yellow stock brick with rubbed brick heads, gable and axial stacks and slate roof. Single depth plan with rear service wings. EXTERIOR: two storeys; ten window range with single storey; one window end blocks. A symmetrical front with plat band and overhanging eaves, rubbed brick flat arches, to entrances three bays from the ends with three pane overlights and double doors with six raised panels, and to 6/6 pane sashes; end blocks have round arched doorways in the gables with radial fanlights and double six panel doors. The rear has similar fenestration, with two storey service wings two bays deep with outer segmental arched doorways and small rear gable stacks. INTERIOR: not inspected but reported to contain dogleg stairs from the entrances with metal balusters, and heated barrack rooms. HISTORY: one of a group of eight barracks arranged round a circular parade ground. In its use of smaller separate buildings, a unique example of reformed barracks planning.

List Descriptions

Cook house to rear of block EF Horseshoe Barracks Chapel Road Shoe-bury Garrison

Grade II

Date Listed: 08.07.98 GV

Description:

Cook house to barracks, British School of Gunnery. 1859. Yellow stock brick with slate hipped roof. Square single room plan.

EXTERIOR: small ancillary unit to rear of barrack block has 6/6 pane sashes each end and an entrance facing the barrack, with a raised ridge with side louvres.

INTERIOR: Not inspected.

HISTORY: separate cook houses were an innovation at barracks, where food was usually prepared in the rooms. Included as a very rare example of an important functional part of the barracks, itself a unique example of military planning.

G and H Barracks Horseshoe Barracks Chapel Road Shoebury Garrison Grade II

Date Listed: 06.03.84 GV

(now 65-71 Horseshoe Crescent)

Description:

Barrack block at British School of Gunnery. 1859, drawing signed by Cpt J Inglis RE. Yellow stock brick with rubbed brick heads, gable and axial stacks and slate roof. Single depth plan with rear service wings. EXTERIOR: two storeys; ten window range with single storey; one window left hand and two storey; two window right hand blocks. A symmetrical front with plat band and overhanging eaves, rubbed brick flat arches, to entrances three bays from the ends with three pane overlights and double doors with six raised panels, and to 6/6 pane sashes; end blocks have round arched doorways in the gables with radial fanlights and double six panel doors. The rear has similar fenestration, with two storey service wings two bays deep with outer segmental arched doorways and small rear gable stacks. INTERIOR: contains a dogleg stair from the entrances with square newel and uncut string metal balusters, and heated barrack rooms. HISTORY: one of a group of eight barracks arranged round a circular parade ground. In its use of smaller separate buildings, a unique example of reformed barrack planning.

List Descriptions

J and K Barracks Horseshoe Barracks Chapel Road Shoebury Garrison Grade II

Date Listed: 06.03.84 GV

(now 80-94 Horseshoe Crescent)

Description:

Barrack block at British School of Gunnery. 1859, drawings signed by Cpt J Inglis RE. Yellow stock brick with rubbed brick heads, gable and axial stacks and slate roof. Single depth plan with rear service wings. EXTERIOR: two storeys; ten window range with single storey; one window end blocks. A symmetrical front with plat band and overhanging eaves, rubbed brick flat arches, to entrances three bays from the ends with three pane overlights and double doors with six raised panels, and to 6/6 pane sashes; end blocks have round arched doorways in the gables with radial fanlights and double six panel doors. The rear has similar fenestration, with two storey service wings two bays deep with outer segmental arched doorways and small rear gable stacks. INTERIOR: not inspected but reported to contain dogleg stairs from the entrances with metal balusters, and heated barrack rooms. HISTORY: one of a group of eight barracks arranged round a circular parade ground. In its use of smaller separate buildings, a unique example of reformed barracks planning.

L and M Barracks Horseshoe Barracks Chapel Road Shoebury Garrison Grade II

Date Listed: 06.03.84 GV

(now 58-62 Horseshoe Crescent)

Description:

Barrack block at British School of Gunnery. 1859, drawings signed by Cpt J Inglis RE. Yellow stock brick with rubbed brick heads, gable and axial stacks and slate roof. Single depth plan with rear service wings. EXTERIOR: two storeys; ten window range with single storey; one window end blocks. A symmetrical front with plat band and overhanging eaves, rubbed brick flat arches, to entrances three bays from the ends with three pane overlights and double doors with six raised panels, and to 6/6 pane sashes; end blocks have round arched doorways in the gables with radial fanlights and double six panel doors. The rear has similar fenestration, with two storey service wings two bays deep with outer segmental arched doorways and small rear gable stacks. INTERIOR: not inspected but reported to contain dogleg stairs from the entrances with metal balusters, and heated barrack rooms. HISTORY: one of a group of eight barracks arranged round a circular parade ground. In its use of smaller separate buildings, a unique example of reformed barracks planning.

List Descriptions

Cook house to rear of block LM Horseshoe Barracks Chapel Road Shoe-bury Garrison

Grade II

Date Listed: 08.07.98 GV

Description:

Cook house to barracks, British School of Gunnery. 1859. Yellow stock brick with slate hipped roof. Square single room plan.

EXTERIOR: small ancillary unit to rear of barrack block has 6/6 pane sashes each end and an entrance facing the barrack, with a raised ridge with side louvres.

INTERIOR: Not inspected.

HISTORY: separate cook houses were an innovation at barracks, where food was usually prepared in the rooms. Included as a very rare example of an important functional part of the barracks, itself a unique example of military planning.

N and O Barracks Horseshoe Barracks Chapel Road Shoebury Garrison

Grade II

Date Listed: 06.03.84 GV

(now 8-22 Horseshoe Crescent)

Description:

Barrack block at British School of Gunnery. 1859, drawings signed by Cpt J Inglis RE. Yellow stock brick with rubbed brick heads, gable and axial stacks and slate roof. Single depth plan. EXTERIOR: two storeys; ten window range with single storey; one window end blocks. A symmetrical front with plat band and overhanging eaves, rubbed brick flat arches, to entrances three bays from the ends with three pane overlights and double doors with six raised panels, and to 6/6 pane sashes; end blocks have round arched doorways in the gables with radial fanlights and double six panel doors. The rear has similar fenestration. INTERIOR: not inspected but reported to contain dogleg stairs from the entrances with metal balusters, and heated barrack rooms. HISTORY: one of a group of eight barracks arranged round a circular parade ground. In its use of smaller separate buildings, a unique example of reformed barracks planning. (PSA Drawings Collection, NMR, Swindon: 1863-: CTR 357-358).

List Descriptions

P and Q Barracks Horseshoe Barracks Chapel Road Shoebury Garrison

Grade II

Date Listed: 06.03.84 GV

(now 38-52 Chapel Road & 2-4 Horseshoe Crescent)

Description:

Barrack block at British School of Gunnery. 1859, by Cpt J Inglis RE. Yellow stock brick with rubbed brick heads, gable and axial stacks and slate roof. Single depth plan with rear service wings. EXTERIOR: two storeys; ten window range with single storey; one window end NCO blocks. A symmetrical front with plat band and overhanging eaves, rubbed brick flat arches, to entrances three bays from the ends with three pane overlights and double doors with six raised panels, and to 6/6 pane sashes; end blocks have round arched doorways in the gables with radial fanlights and double six panel doors. The rear has similar fenestration, with two storey wervise wings two bays deep with outer segmental arched doorways and small rear gable stacks. INTERIOR: not inspected but reported to contain dogleg stairs from the entrances with metal balusters, and heated barrack rooms. HISTORY: one of a group of eight barracks arranged round a circular parade ground. In its use of smaller separate buildings, a unique example of reformed barracks planning. (PSA Drawings Collection, NMR, Swindon: 1863-: CTR 357-358).

List Descriptions

Garrison Church of St Peter and St Paul Horseshoe Barracks Chapel Road Shoebury Garrison

Grade II

Date Listed: 28.04.86 GV

Description:

Chapel and school at the British School of Gunnery, now church. 1866 by J Egan Roper. Polygonal ragstone with ashlar dressings and slate roof. Gothic Revival, in a mixture of Early English and Decorated styles. PLAN: cruciform plan with nave, transepts, chancel and SE vestry. EXTERIOR: moulded plinth all round, and steep gables. East gable has angle buttresses, triple lancets with trefoils over the outer ones, paired trefoil headed north side lights, and a left hand lateral stack; the taller gable of the nave behind has north diagonal buttress, and the south east vestry gable has low right hand paired trefoil headed lights and a small lancet in the top of the gable. North transept gable has a hexafoil light in the tip and lancets either side of an open timber gabled porch on a dwarf wall with arched braces, to a moulded two centre arched doorway with double cross boarded door; three bay nave has two light plate tracery windows with quatrefoils, separated by buttresses. Coped west gable has a cross finial, a gabled stone porch with moulded two centre arched doorway and cross boarded double doors, and lancets either side and above. South side as the north, with no transept porch. Steep nave roof has three louvred dormer vents and a diagonally set square cupola with tall pyramidal roof near the west end. INTERIOR: not inspected but noted as having a collar truss roof with diagonal braces and three registers of

purlins; chancel arch. 1889 reredos, marble font, octagonal pulpit. Memorials include one to an accidental explosion of 1885. Stained glass memorials mostly from 1890s. HISTORY: with the garrison church at Gillingham, this is a good example of a combined church and school, and one of the most architecturally developed of barracks churches at this time (PSA Drawings Collection, NMR, Swindon: 1863-: CTR 357-358; Glennie D: Gunners Town: History of Shoeburyness Civic Publications 1948-).

List Descriptions

Gateway, offices & guard house, wall walled exercise yard Horseshoe Barracks Chapel Road Shoebury Garrison

Grade II

Date Listed: 23.08.74 GV

(now 54 & 56 Chapel Road)

Description:

Gateway, offices and guard house. 1859, drawings signed by Capt J Inglis. Yellow stock brick with paler rubbed brick and stone dressings, brick lateral stacks and slate hipped roof to right hand office and flat roof to left hand guard house. Italianate style. PLAN: double depth plan offices and guard house either side of axially planned gateway. EXTERIOR: single storey; 3:3:4 bay range. Gateway has banded rustication, cornice and parapet, the central section set forward with a square clock tower with clock to each face, chamfered corners and moulded cornice, and a square weather vane; the tall semi circular archway and lower flanking wicket archways have thin impost, blocked rubbed brick voussoirs and keys. The guard house and office have three bay round arched arcades on the inner side of the archway. Guard house has matching cornice and parapet, with small six pane windows in flat headed recesses; the rear elevation has two small matching windows, and a segmental arched garage doors to a rear projecting bay. Office has cornice and parapet, and small rubbed brick flat arches; the rear elevation has rubbed brick flat arches to 6/6 pane sashes. INTERIOR: guard house has cells opening off central corridor leading to walled exercise yard. SUBSIDIARY FEATURES: attached north wall with flat headed recesses

enclosing prisoners' exercise yard to the north. HISTORY: forms the formal entrance to the circular parade ground, built for the first British School of Gunners, this is similar to that at Forton barracks, Gosport, designed by Captain James RE. In its use of smaller, separate buildings arranged in an open ring, Horseshoe Barracks was a unique example of reformed barracks planning. (PSA Drawings Collection, NMR, Swindon; 1863-: CTR 357-358; Glennie D: Gunners Town: History of Shoeburyness: Civic Publications 1948-)

List Descriptions

Long Course Officer's Quarters and attached railings, Horseshoe Barracks Chapel Road Shoebury Garrison

Grade II

Date Listed: 28.04.86 GV

(the 'Stack')

Description:

Single officer's quarters at British School of Gunnery. 1871. Yellow stock brick with brick ridge stacks and slate hipped roof. Double depth plan. EXTERIOR: two storeys and basement; 21 window range. Long symmetrical front articulated by giant pilaster strips, paired to entrance bays, to overhanging eaves, with plat bands to ground and first floors. Doorways to the centre and four bays from the ends, with an inserted entrance in the right hand bay, with rubbed brick segmental arched heads to doorways with three pane overlights and double four panel doors, and 6/6 pane sashes; short bridge steps span the basement area with coped walls; the later right hand doorway has a concrete bridge with iron railings. Rear has three attached ablution towers. INTERIOR: stairs from the entrances have metal balusters and curtains, to altered rooms, originally front and back of a spine wall with fireplaces. HISTORY: the British School of Gunnery opened in 1859, and the Long Course started on 1860. The barracks provided accommodation for the RA involved in testing guns, ammunition and armour for the army and navy. (Glennie D: Gunners Town: History of Shoeburyness: Civic Publications 1948-).

Gunnery Drill Shed Shoebury Garrison Chapel Road Shoebury Garrison Grade II

Date Listed: 28.04.86 GV

Description:

Gunnery drill shed. 1859, lecture room added 1908. Rendered plinth, brick with C20 asbestos covering to original iron framed north light roof. EXTERIOR: single storey; nine bay range, with C20 additions. Coupled red brick pilasters with moulded capitals flank stock brick panels containing tall arched openings with brick keystones. Central tall sliding iron doors to each façade, most bays contain high level large paned windows above blocked former gunposts. Modillion cornice with stone top below asymmetrical gables of the north light roof outlined in projecting brickwork. INTERIOR: single span valley girders composed of bolted plates. HISTORY: purpose designed for gunnery drill and an early example of free span north light roofs. The oak framed gun posts were bricked up in the 1960's. Shoebury was expanded in 1859 as the first British School of Gunnery. One of the earliest indoor drill shed, forming part of a complete mid C19 barracks. (PSA Drawings Collection, NMR, Swindon: RA Barracks and Old Ranges: 1859-: CTR 338-366).

List Descriptions

Blocks E-H Shoebury Garrison Hospital Road Shoebury Garrison

Grade II

Date Listed: 28.04.86 GV

(now 30 Chapel Road & 18-22 Hospital Road)

Description:

Terrace of six NCO houses, one added to left, and now four. 1861, drawings signed by Cpt Sykes, RE, Inspector of Works. Yellow stock brick with brick chamfered square ridge stacks and square end gable stack, and slate roof. Single depth plan with rear service range. EXTERIOR: each a single storey; five bay range, with six window left hand section. Each a symmetrical front with rubbed brick heads to mid C20 doors and overlights, and horned 4/4 pane sashes. Left hand addition has doorway in the left hand end gable. Rear gabled service ranges with attic hatches and 6/6 pane sashes. INTERIOR: altered mid C20, contains flush four panel doors. HISTORY: sergeant's accommodation at the first British School of Gunnery, opened 1859. Included as part of a group with the hospital (qv), within a complete mid C19 barracks. (PSA Drawings Collection, NMR, Swindon: CTR 361; Glennie D: Gunners Town: History of Shoeburyness: Civic Publications: 1948-).

Blocks K-M Shoebury Garrison Hospital Road Shoebury Garrison

Grade II

Date Listed: 28.04.86 GV

(now 2-6 Hospital Road)

Description:

Terrace of six NCO houses, now three. 1861, drawings signed by Cpt Sykes, RE, Inspector of Works. Yellow stock brick with brick chamfered square ridge stacks and square end gable stack, and slate roof. Single depth plan with rear service range. EXTERIOR: each a single storey; five bay range. Each a symmetrical front with rubbed brick heads to mid C20 doors and overlights, and horned 4/4 pane sashes. Right hand guard house with C20 verandah and inserted window. Rear gabled service ranges with attic hatches and 6/6 pane sashes. INTERIOR: altered mid C20, contains flush four panel doors. HISTORY: sergeant's accommodation at the first British School of Gunnery, opened 1859. Included as part of a group with the hospital (qv), within a complete mid C19 barracks. (PSA Drawings Collection, NMR, Swindon: RA Barracks and Old Ranges 1860-: CTR357-358; Glennie D: Gunners Town: History of Shoeburyness: Civic Publications: 1948-).

List Descriptions

Hospital, attached Blocks I-J and attached front walls, Shoebury Garrison Hospital Road Shoebury Garrison

Grade II

Date Listed: 28.04.86 GV

(now 8-16 Hospital Road)

Description:

Hospital and attached staff quarters. Dated 1856, drawings signed by Captain R S Beatson, RE. Yellow stock brick with rubbed brick dressings, brick gable stacks and slate roof. PLAN: double depth plan hospital with rear service and kitchen block, double depth plan wings each side with rear service block attached. EXTERIOR: two storey; five window range, single storey; five bay left hand staff wing. Symmetrical hospital front has overhanging bracketed eaves, a porch with stucco cornice and pilasters, double four panel doors and overhead, and sashes to the sides, a central gable to a first floor Venetian window with stucco surround, and flat headed 6/6 pane sashes. A passage with WCs connects to a rear has a central, square, single storey cook house and ablution block with a louvred ridge lantern flanking a central stack. Staff wing has flat headed 4/4 pane sashes with a mid C20 door and overhead. INTERIOR: not inspected; drawings show central stair hall with wards each side. SUBSIDIARY FEATURES: attached front wall, with capped piers and

metal railings encloses forecourt. Attached buttresses rear wall extends from the hospital enclosing the rear section. HISTORY: one of only two regimental military hospitals in barracks (Fulwood, Preston contains the other) of this period. Beatson was one of the important group of Engineer officers, although the double-depth planning of the wards pre-dates the pavilion plan which dominated hospital design from the 1860's. One of the first buildings at the British School of Gunnery, authorised 1856, for the RA; part of a group with the NCO terraces each side (qv), within a complete mid C19 barracks. (PSA Drawings Collection, NMR, Swindon, 1863-: CTR 130-158; Glennie D: Gunners Town: History of Shoeburyness: Civic Publications: 1948-).

List Descriptions

Commandant's House Horseshoe Barracks Mess Road Shoebury Garrison Grade II

Date Listed: 28.04.86 GV

(now 2 Mess Road)

Description:

Commandant's house. 1851, built by D Nicholson and Sons, Wandsworth, extended 1860 and later. Yellow stock brick with brick ridge and gable stacks, and slate hipped and gabled roof. Double depth plan. EXTERIOR: two storeys; four window range. Rendered porch to left of centre has half glazed door with overlight to right of gabled bay with added conservatory. Projecting eaves are supported on decorative cast iron brackets. INTERIOR: not inspected. HISTORY: one of the first buildings on the site, for the superintendent, Shoebury was expanded in 1859 as the first British School of Gunnery. Included as an important part of a complete mid C19 barracks. (PSA Drawings Collection, NMR, Swindon: RA Barracks and Old Ranges: 1860-: CTR 351-353; Glennie D: Gunners Town: history of Shoebury: Civic Publications 1948-).

Officers' Mess, Proof and Experimental Establishment Horseshoe Barracks Mess Road Shoebury Garrison

Grade II

Date Listed: 11.02.87 GV

Description:

Coastguard station, now included within officers' mess and accommodation. c.1825 coastguard station, library and former dining room 1852, extended to the rear 1861-2, dining room extended and accommodation buildings added 1898. Yellow stock brick, stretcher bond and Portland dressings to 1890s build, with lateral and ridge stacks, and slate hipped roof. PLAN: central double depth library building and right hand L shaped former dining room and dining room extension: single depth axial plan accommodation. EXTERIOR: single storey; one window coastguard station, incorporated within rear of single storey; five window range library with single storey; 3:4 window former dining room, and new dining room to right, and long two storey; 17 window accommodation range to left. Central library building has rubbed brick flat arches to tall ground floor 6/9 pane sashes and first floor 3/6 pane sashes, with two right hand casements, and in the centre a late C19 glazed porch with plinth, mullion and transom windows and half glazed C20 double doors to left, and half glazed doors in entrances to the returns. To the right the former dining room is set back, with a moulded pediment gable containing a keyed lunette, with tall, rubbed brick segmental arched 12/12 pane sashes; three window right hand return has a blind window to the front and a lateral stack. Long right hand dining room with a tall left hand 12/12 pane sash, and one large and two narrower sashes to right of centre with projecting exterior chimneys either side; right hand return has a four light canted bay with hipped roof. To the rear decorative cast iron glazed porch

List Descriptions

and former billiard room, now kitchen. Left hand 1898 accommodation a long symmetrical range with ashlar cill bands and dentil, two window ends set forward, and projecting entrance bays four from each end with semi-circular gables. Segmental arched doorways with four pane overlights, margin lights and double four panel doors, beneath three light mullion and transom first floor windows; rubbed brick heads to ground floor segmental arched and and first floor flat arched horned plate glass sashes. INTERIOR: former dining room has trusses with arch braced canted ties and trefoil-headed spandrel panels, and oak half panelling with fluted Corinthian pilasters to fireplaces; dining room has half-glazed dado doors under broken pediments, three fireplaces, dado rail and panelled dado, and plastered ceiling with principal beam supported on double brackets springing from paired pilasters. Accommodation range has a rear corridor and eared fireplace surrounds in bedrooms. HISTORY: the 1850s mess buildings forms part of the original Horseshoe Barracks, built for the British School of Gunnery which opened in 1856. The later accommodation building is included for its interest in the development of the whole mess complex. (PSA Drawings Collection, NMR, Swindon: RA Barracks and Old Ranges: 1898-: CTR 359-360; Glennie D: Gunners Town: History of Shoeburyness: Civic Publications 1948-).

Numbers 1-4 (consec) Blocks A-D Horseshoe Barracks Warrior Square Shoebury Garrison

Grade II

Date Listed: 28.04.86 GV

(now 1-7 (odd) Warrior Square Road)

Description:

Terrace of four officers' quarters at British School of Gunnery, now houses. 1860, Block D added c.1870, altered 1925. Yellow stock brick with rubbed brick flat arches, brick ridge stacks and slate roof. Late Georgian style. Single depth plan with rear service blocks. EXTERIOR: each a two storey; fine window range. Long symmetrical front with plat band and overhanging roof; each house has a central flat headed 6/6 pane sashes. One window range end gables have a blind attic lunette. INTERIOR: not inspected but noted as having rear dogleg stair from entrance hall. HISTORY: the RA School opened in 1859. Each originally had rooms for four officers to the front and rear servant's quarters. (PSA Drawings Collection, NMR, Swindon: RA Barracks and Old Ranges: 1860-: CT 361-364; Glennie D: Gunners Town : History of Shoeburyness: Civic Publications: 1948-).

List Descriptions

No 5 (Clerk of Works House) Horseshoe Barracks Warrior Square Shoe- bury Garrison

Grade II

Date Listed: 08.07.98 GV

(now 9 Warrior Square Road)

Description:

Officer's house at British School of Gunnery. c.1861. Yellow stock brick with rubbed brick heads, brick stacks, and slate hipped roof. Double-depth plan.

EXTERIOR: two storeys; three window range. Entrance front has projecting coped gable with finial and kneelers one bay from the left, first floor brick string and cill course. Left hand entrance bay set back with a segmental arched doorway with plate glass overlight and four panel door; segmental arched 2/2 pane sashes, with keys on the ground floor, the front gable has a wide shallow parapetted bay with a tripartite window with brick mullions, ground floor tripartite windows to the right, to the first floor over the bay, and the left hand side of the left and return.

INTERIOR: not inspected.

HISTORY: the RA School opened in 1859. (PSA Drawings Collection, NMR, Swindon: RA Barracks and Old Ranges: 1861-: CTR 362-364; Glennie D: Gunners Town: History of Shoeburyness: Civic Publications: 1948-).

Carriage/Wagon Shed Horseshoe Barracks Warrior Square Shoebury Gar- rison

Grade II

Date Listed: 28.04.86 GV

Description:

Vehicle shed at British School of Gunnery, now workshops and stores. c.1860s. Cast iron frame with wrought iron trusses and corrugated iron roof, and mid C20 rendered infill. Iron frame with wrought iron trusses and corrugated iron roof, and mid C20 rendered infill. Iron frame has I-section beams bolted together, with cast brackets supporting the gutter, and curved ends with sunken panels to round posts, on sandstone plinths at the south end where the ground falls. INTERIOR: has wrought iron trusses with round ties and angle iron struts. HISTORY: the School of the RA opened in 1859. Included as an example of a prefabricated store, forming part of a complete mid C19 barracks. Glennie D: Gunners Town : History of Shoeburyness: Civic Publications: 1948-).

List Descriptions

A and B The Terrace Horseshoe Barracks Warrior Square

Shoebury Garrison

Grade II

Date Listed: 28.04.86 GV

(now 12-14 The Terrace)

Description:

Surgeon's quarters (Block B) at British School of Gunnery, instructor's quarter added. 1861-2, altered c.1870. Yellow stock brick with rubbed brick flat arches, brick ridge, right hand gable and left hand lateral stacks and slate roof. PLAN: double depth plan with rear service blocks. EXTERIOR: two storey; six bay range. Pair of three window houses with plat band and coped gabled on corbelled kneelers, left hand cross gable has a canted three window bay with parapet; rubbed brick segmental arched windows with 6/6 pane sashes to the middle of each ground floor and the bay, timber tripartite 4/4 pane ground floor and 2/2 pane first floor sashes, and plate glass central first floor sashes.

C, D and E The Terrace Horseshoe Barracks Warrior Square (north side)

Shoebury Garrison

Grade II

Date Listed: 28.04.86 GV

(now 6-10 The Terrace)

Description:

Terrace of three married officers; houses at the British School of Gunnery. 1861-2. Yellow stock brick with rubbed brick heads, truncated brick ridge, gable and side lateral stacks, and slate roof. Double depth plan. EXTERIOR: two storey 4:5:4 window range. Symmetrical front with projecting coped gables on kneelers one bay from the ends, brick first floor string and cill band and moulded brick eaves cornice; end and central entrance bays, the latter with a small raised gable, have segmental arched doorways with plate glass overlights and four panel doors, the middle house has double half glazed mid C20 doors. Segmental arched windows, keyed on the ground floor with 2/2 pane sashes, brick mullions, and timber tripartite first floor windows. Rear has similar elevation, with the outer gables containing larger 6/6 pane sashes to the stairs, and a central single storey service block. INTERIOR: has a central axial passage, dogleg transverse stairs from the entrance hall with moulded iron balusters and curtails, four panel doors and late C19 fireplaces. HISTORY: the RA School opened in 1859. Contains architectural distinctions reflecting the rang of the occupant. (PSA Drawings Collection, NMR, Swindon: RA Barracks and Old Ranges: 1860-: CTR 357-358; Glennie D: Gunners Town: History of Shoeburyness: Civic Publications 1948-).

List Descriptions

F and G The Terrace Horseshoe Barracks Warrior Square Shoebury Garrison

Grade II

Date Listed: 28.04.86 GV

(now 2-4 The Terrace)

Description:

Pair of semi detached officers' houses at British School of Gunnery. 1861-2. Yellow stock brick with rubbed brick heads, brick central ridge and gable stacks, and slate roof. Double depth plan. EXTERIOR: each two storeys and attic; four window range. Symmetrical front has coped gables with kneelers set forward one bay from the ends, first floor brick string and cill courses, and moulded brick eaves cornice. End entrance bays set back have segmental arched doorways with plate glass overlights and four panel doors; segmental arched 2/2 pane sashes, with keys on the ground floor, mid C20 casements to the inner ground floor windows of G house, and two pairs of gabled dormers with plate glass sashes connected by a parapet; gables have canted, parapeted bays and first floor tripartite windows with plate glass sashes, and flat headed attic 2/2 pane sashes. Returns have gables to the rear, and a gabled dormer toward the front. Rear has single storey service blocks. INTERIOR: not inspected. HISTORY: the RA School opened in 1859. Contains architectural distinctions reflecting the rank of the occupant. (PSA Drawings Collection, NMR, Swindon: RA Barracks and Old Ranges: 1860-: CTR 357-358: Glennie D: Gunners Town: History of Shoeburyness: Civic Publications: 1948-).

Old Ranges Former Light Quick Firing Battery Proof & Experimental Establishment Shoebury Garrison

Grade II

Date Listed: 28.04.86

Description:

Light Quick Firing Battery, now disused, former casemates, 1870s, remodelled early 1890s as Light Quick Firing Battery. Stock brick with iron frame, C20 rendering to upper part. Two chambers set askew. Right part: massive piers with black brick quoins flanking iron frame of three bays. Wooden door frame (door missing) between two upright girders supporting wall plate. Iron clad barrel vaulted roof with mantle rail above blocked casemate. Part of plank floor survives. Left part: Truncated and re-fronted in yellow brick with four-course relieving arches, now demolished. Three bay barrel vaulted roof with brick infill; C20 brick partition. Interesting late example of a casemate and unique because referred to as an 'experimental casemate' in contemporary documents. A photograph (PIB/202) of c.1896-8 shows the arrangement of rifle muzzle loading guns on the pier.

List Descriptions

Old Ranges Former Heavy Quick Firing Battery Proof & Experimental Establishment Shoebury Garrison

Grade II

Date Listed: 28.04.86

Description:

Heavy Quick Firing Battery, now disused. 1898, incorporating part of earlier battery, extended during construction and completed 1900. Mass concrete outer walls in 1:3 Portland cement with broken stone and sand; core of brick burrs. Four semi circular bastions with projecting parapet. Neatly shuttered in horizontal courses. Twin towers of ammunition hoist and single storey structures attached to rear. An early concrete building used for training in methods of firing from an elevated position; the hoist towers also used for training in fire-fighting. The hoist room retains part of the curved ceiling from an earlier battery, possible c.1850.

Appendix B

Scheduled Monument Description

Name: Defended prehistoric settlement at Shoeburyness, known as the Danish Camp

List entry Number: 1017206

Date first scheduled: 01-Nov-1966

Date of most recent amendment: 30-Nov-1999

Reasons for Designation

The defended prehistoric settlement at Shoeburyness, although low-lying, belongs to the class of prehistoric monuments known as 'slight univallate hillforts'. These are fortified enclosures, ranging in size between 1ha and 10ha and surrounded by a single boundary of substantial, but not especially imposing earthworks. Locations vary from hilltops in central southern and south western parts of England to near sea level around the fen margins of East Anglia, and the interpretations of their functions include stock enclosures, redistribution centres, places of refuge and permanent settlements. In general these monuments date between the Late Bronze Age and the Early Iron Age.

The earthworks normally include a rampart and external ditch, while access to the interior is usually provided by one or two entrances comprising either simple gaps or in-turned rampart terminals. Portal gateways have occasionally been revealed by the excavation, although more elaborate

features, like overlapping ramparts and outworks, are limited to only a few examples. Internal features include timber or stone round houses; large storage pits and hearths; scattered post holes, stake holes and gullies, and square or rectangular buildings supported by four or six posts (represented by post holes) normally interpreted as raised granaries. Slight univallate hillforts are rare with around 150 examples recorded nationally, with concentrations in Devon (where they are the major class of hillfort) and in Wessex, Sussex, the Cotswolds and the Chilterns (where they occur alongside other classes). Although particularly rare in south eastern England, the slight univallate hillfort, sometimes (but not invariably) located on elevated ground, is the predominant form of defended settlement. In view of their rarity and their importance in understanding the development of Bronze Age and Iron Age communities, all slight univallate hillforts which survive comparatively well and have the potential for the recovery of further archaeological remains are considered to be of national importance.

The defended prehistoric settlement at Shoeburyness has been denuded by the development of the 19th century military complex, although the southern half of the enclosure has been shown to survive extremely well and to retain significant and valuable archaeological information. The original appearance of the rampart is reflected in the two standing sections, and the associated length of the perimeter ditch will remain preserved beneath layers of accumulated and dumped soil. Numerous buried features related to periods

Scheduled Monument Description

of occupation survive in the interior, and these (together with the earlier fills of the surrounding ditch) contain artefactual evidence illustrating the date of the hillfort's construction as well as the duration and character of its use. In particular, the recent investigations have revealed a range of artefacts and environmental evidence which illustrate human presence in the Middle and Late Bronze Age and a variety of domestic activities in the Middle Iron Age, including an assemblage of pottery vessels which demonstrate extensive trading links with southern central England. Environmental evidence has also shown something of the appearance and utilisation of the landscape in which the monument was set, further indications of which will remain sealed within deposits in the enclosure and on the original ground surface buried beneath the surviving sections of bank. Evidence of later use, or reuse, of the enclosure in the Late Iron Age and Roman periods is of particular interest for the study of the impact of the Roman invasion and subsequent provincial government on the native population; the brief reoccupation of the site in the Anglo-Saxon period, although currently unsupported by archaeological evidence, also remains a possibility.

History

The monument includes the buried and visible remains of the known extent of a defended prehistoric settlement located on the north shore of the Thames Estuary, on the eastern side of Shoebury Ness, a broad promontory at the eastern end of the Southend Flat.

The settlement, which many 19th century antiquarians associated with historical references to a Danish Camp, lay in a rural setting until 1849 when Shoebury Ness was adopted as a range finding station by the Board of Ordnance and later developed into a complex of barracks and weapon

ranges. The visible remains of the Iron Age settlement were probably reduced at this time leaving only two sections of the perimeter bank, or rampart, standing. This bank is thought to have originally continued north and east, following a line to East Gate and Rampart Street, and enclosed a sub-rectangular area of coastal land measuring some 450m in length. The width of the enclosure cannot be ascertained as the south eastern arm (if any existed) is presumed lost to coastal erosion. The surviving section of the north west bank, parallel to the shore line and flanking Warrior Square Road, now lies some 150m-200m inland. It measures approximately 80m in length with an average height of 2m and width of 11m. The second upstanding section, part of the southern arm of the enclosure, lies some 150m to the south alongside Beach Road. This bank is similar in width although slightly lower overall, with some evidence of remodelling associated with two mid-19th century magazine buildings and a blast mound situated immediately to the south. The bank is flanked by an external ditch, now largely buried, which was shown by exploratory excavations in 1876 to be 12m wide and nearly 3m deep. More recent trial excavations (1999) have found pottery assemblages dating from the Middle and Late Bronze Age in association with the rampart.

The area enclosed by these surviving banks, was investigated in 1998 as part of a wider archaeological evaluation of the Shoeburyness Barracks. Trial trenches were excavated to sample approximately 4% of this area and revealed a dense pattern of well preserved Iron Age features, including evidence of four round houses (identifiable from characteristic drainage gullies), two post-built structures, several boundary ditches and numerous post holes and pits. Fragments from a range of local and imported pottery vessels date the main phase of occupation to the Middle Iron Age (around the period 400-200 BC). Within this period, evidence was found to indicate a variety of domestic activities, including spinning, weaving, salt manufacture,

Scheduled Monument Description

cereal processing and butchery. Indications were also found that the interior of the defended settlement was subdivided, with some areas set apart for storage, particular dwellings or communal activities.

Slight evidence of earlier prehistoric activity, dating from both the Mesolithic period and the late Neolithic/Early Bronze Age, was found within the area of the settlement, although such evidence was also found beyond the ramparts and is probably representative of more general utilisation of the marshland which formerly covered the promontory. Evidence was also found of some form of occupation within the ramparts in the Late Iron Age, and of continued use after the Roman invasion. Material related to the demolition of a substantial Romanised structure, which had incorporated wattle and daub walls and a tiled roof, was found amidst later medieval debris in the south western corner of the settlement. Since no traces of such a structure were revealed by the other trenches or by geophysical survey, it is thought that this building may have stood to the east, seaward of Mess Road, where fragments of Roman pottery and Roman coins were discovered in the 1930s during the building work on the 19th century Officers' Mess (a Grade II Listed Building). This area is of interest not only for the location of the Roman structure but also for the continuation of Iron Age settlement activity towards the shoreline. It is therefore included in the scheduling. Trial trenches in the northern part of the settlement (as defined by the putative line of the ramparts to the north of Chapel Road) found considerable modern disturbance and no evidence of surviving Iron Age features. This northern area is therefore not included in the scheduling.

The former interpretation of the monument as a 'Danish Camp' is based on entries in the Anglo-Saxon Chronicles. These record the expulsion of Danish forces from their base at Benfleet in AD 893 and their subsequent

regrouping, under the Viking leader Haesten, at a fort near Shoebury. Although the prehistoric earthwork might have been adopted for this purpose, the evidence for this period currently consists of only two fragments of Anglo-Saxon pottery (found during the 1998 investigation), and cannot be said to support this theory.

A number of features are excluded from the scheduling: these are all buildings, including the Grade II Listed Commandant's House and the Officer's Mess, the Mess range, the houses and garages on Chapel Road, the electricity sub-station at the junction of Mess Road and Chapel Road and the air raid shelters located to east, south and west of the recreation ground, all modern laid surfaces of roads, driveways, paths and tennis courts, and all bollards, railings, fences and boundary walls; the ground beneath all these features is, however, included.

Appendix C

Building-by-Building Descriptions

Descriptions of streets and buildings relate to the situation at the time of survey in October 2019. They are intended to guide decisions on conservation area boundaries, on future development control, and on the need for enhancement. They relate to buildings and other structures adjacent or close to the named streets. They are not necessarily comprehensive and other features not mentioned may nevertheless have value for the character of the area.

The List Descriptions for Listed Buildings are included in Appendix A. The Scheduled Monument Description is included in Appendix B.

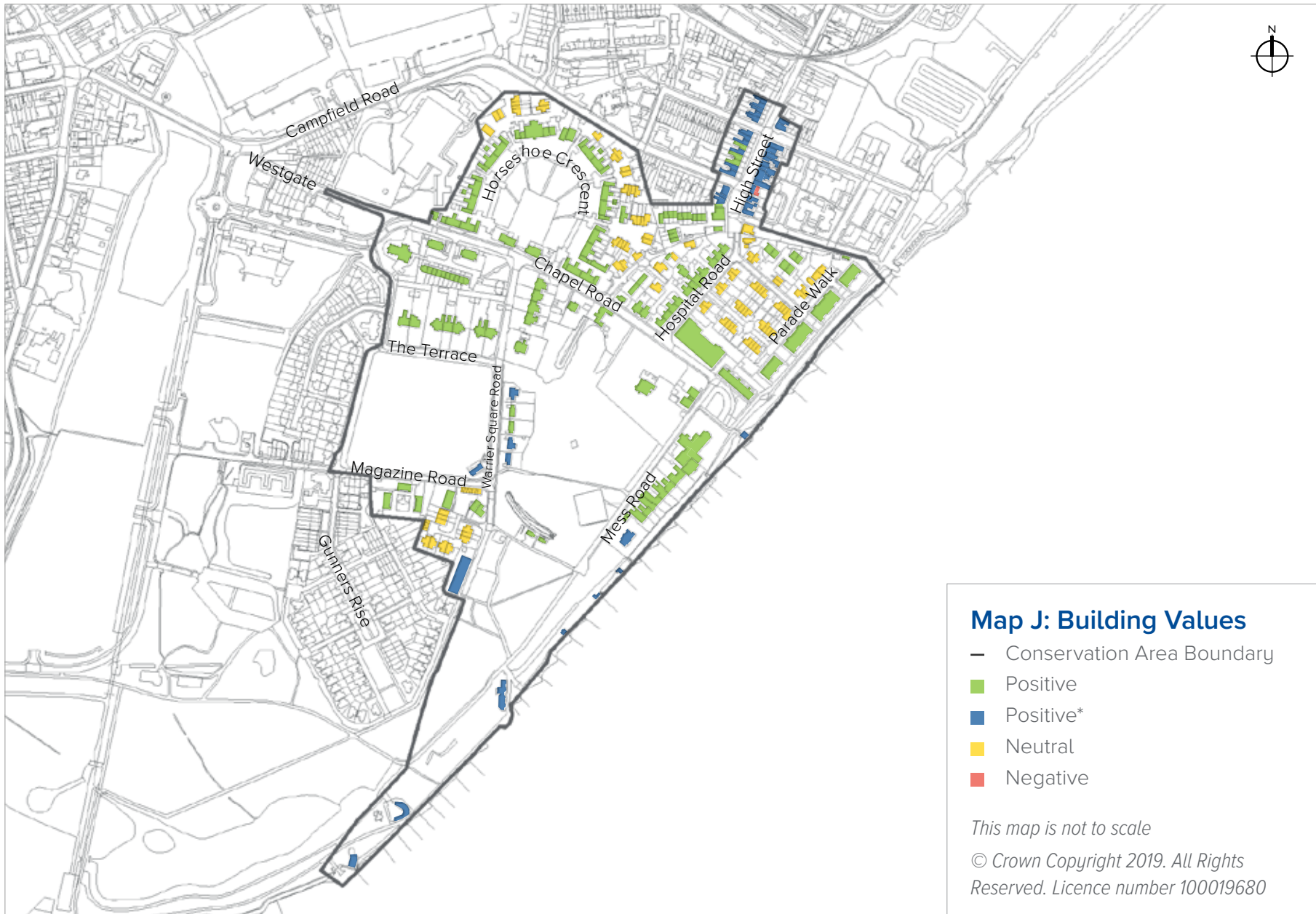
Properties are assessed according to their value to the area's character. Values are:

- positive – it contributes to the area's character
- positive* – the building is potentially positive but needs improvement or restoration. For example, it could be in poor condition or it could have later alterations which are inappropriate to the Conservation Area in terms of materials, design or scale (this list is not exhaustive). Often the rating is given because of the cumulative impact of several inappropriate changes.
- neutral – it neither harms nor contributes to the area
- negative – it harms the area's character.

These values are shown on Map J on the following page.

Buildings can be negative by reasons such as mass, design, materials or siting. Unsympathetic alterations can have the effect of moving a building down a grade. Similarly, reversal of such alterations could restore its original character and move it up a grade.

Building-by-Building Descriptions



Building-by-Building Descriptions

Anchor Close

Recent development of 14 houses in two terraces and one single dwelling, discreetly set on a site to the rear of the Shoeburyness Hotel. Good quality hard landscaping to central courtyard, with grey and red brick setts, and concrete paving slabs, with trees and low box hedges planted between houses. The stock brick boundary wall of the Garrison site forms the south boundary to the development.

Address

1-14 Anchor Close

Value

Positive

Designation

These properties are subject to Permitted Development restrictions and therefore alterations may require planning permission

Description

Red brick ground floor with black weatherboarded first floors. Slate roofs. Black framed windows with large panes and zinc clad dormers. Black timber doors. A good quality example of new development within an historic setting.



Building-by-Building Descriptions

Beach Road

Largely undeveloped with views over adjoining open land to distant buildings and the sea. The openness provides a suitable setting for part of the Iron Age rampart and the Powder Magazines.

Address	Value	Designation
Two Powder Magazines	Positive	Grade II

Description

See list description for further details. 1852-3, one is the first brick building on the Station, yellow brick, bitumen roof. Examples of functional military architecture and important for the Garrison's early history. Some salt staining and vegetation growth on the roof, which would benefit from removal.



Building-by-Building Descriptions

Brigadier Way

Recent development of houses on a cul-de-sac in a traditional design. Laid out on a gently sweeping road which is tarmac and but with good front gardens, unenclosed by boundary walls, and setts to front pathways and driveways. Some interest is added through the incorporation and reuse of historic Garrison buildings and boundary walls. Grass verges and front gardens without boundary treatments, plus planting in private gardens provides interest to the streetscape.



Address	Value	Designation
1, 3 Brigadier Way, 6-12 Brigadier Way (even)	Neutral Single storey building on No.10 : Positive	These properties are subject to Permitted Development restrictions and therefore alterations may require planning permission

Description

Stock brick. Two storeys with pitched slate roofs. White painted timber framed sash windows and some roundel windows on side elevations. Reconstituted stone porches. Timber panelled doors. No.10 incorporates a single storey small building from the Garrison, stock brick with pitched slate roof and two louvered vents on the ridge.



Building-by-Building Descriptions

Address	Value	Designation
2, 4 Brigadier Way	Positive	These properties are subject to Permitted Development restrictions and therefore alterations may require planning permission

Description

Two bungalows adapted from a former Garrison building. Stock brick. Single storey. Timber sash windows and some roundel windows added. Timber panelled doors. Pitched slate roof. A tall, stock brick boundary wall from the Garrison forms the east property boundary to the houses.



Building-by-Building Descriptions

Chapel Place

Recent development of two blocks of flats and a terrace set on a cul-de-sac and with some buildings fronting Chapel Road. The street is well-landscaped, with grassed areas, low hedges (though some beds are starting to look overgrown or worn) and regularly spaced trees. A public garden to the west provides a path and canon as a piece of public art, with views to the east elevation of the church preserved through the development. Traditional style lampposts painted green.

Address	Value	Designation
1-4, 15-18 Chapel Place	Positive	These properties are subject to Permitted Development restrictions and therefore alterations may require planning permission

Description

Two blocks of flats. Two storey. Rectangular on plan with slightly lower smaller wings at either end, mirroring the barracks blocks with smaller sergeants' accommodation at either end. Stock bricks with rendered plinth and stone dressings to parapet and architraves. Grey framed windows with large panes. Upper floor windows have low Juliette balconies in grey metal. Side wings have balconies on south side in the same grey metal. Grey framed doors with large glazed panels. A good quality example of new development within an historic setting.



Building-by-Building Descriptions

Address	Value	Designation
5-14 Chapel Place	Positive	These properties are subject to Permitted Development restrictions and therefore alterations may require planning permission

Description

Terrace of houses. Three storey. Rectangular on plan with slightly lower smaller wings at either end, mirroring the barracks blocks with smaller sergeants' accommodation at either end. Stock bricks with rendered plinth and two slightly projecting double bays. Grey framed windows with large panes. Upper floor windows have low Juliette balconies in grey metal. First floor has a continuous balcony in the same grey metal. Stained timber doors and garage doors to the ground floors. A good quality example of new development within an historic setting.



Building-by-Building Descriptions

Chapel Road

Chapel Road leads westwards to the West Gate. Although the Garrison is generally flat, there is a significant dip in the land between the West Gate (the historic entrance into the Garrison from the west) and the Horseshoe Barrack. Combined with the curvature of the road, it produces a fine townscape which has a semi-rural feel, full of interest and with some buildings acting as focal points. It has well spaced buildings of varied designs but with common features and materials and with historic interest, interspersed with open spaces, substantial mature trees and other planting. It gives long views in both directions. The curved alignment makes buildings on the north side particularly prominent. The security fence to the Cantel Medical site detracts from the character of the west end of the road.

Address	Value	Designation
Gunnery House (Long Course Officers' Quarters)	Positive	Grade II

Description

See list description for more details. 1871, two storey plus basement, burnt rubble brick walls and iron rails to basement area, steps to raised ground floor, stock brick, slate roof, three prominent stacks, rear extensions, sliding timber sash windows, simple panelled timber double entrance doors. Both rear and front elevations are prominent. The side elevations also have interest, with pilaster and string course details in brick. Closes the view northwards from Mess Road and the former Officers' Mess. Converted into flats.



Building-by-Building Descriptions

Address	Value	Designation
Drill Shed	Positive	Grade II

Description

See list description for more details. 1859, early example of free-span north light roof construction. Stock brick with red and pale yellow brick detailing, including pilasters. Timber sash windows. Three door openings on south elevation: east and west openings with timber panelled double doors, central opening with boarding painted green, which would benefit with replacement with a replica door. All elevations prominent, particularly the interesting rooflights on north and south elevations. Important views northwards from Mess Road, open spaces and Chapel Road. Some granite setts evident to Chapel Road gutter. Now in use as outlet shops and a warehouse.



Address	Value	Designation
32-34 Chapel Road	Positive	Proposed Article 4 Direction

Description

Former Assistant Instructors' Quarters, c 1880. Originally four units, converted to a pair of single storey bungalows. Symmetrical frontage, stock brick walls, slate roofs and stock brick chimney stacks, timber sliding sash windows. Projecting flat roofed porches with doors to the sides, which are timber with four panes of glass to the upper quarter of the door. Brick burr boundary wall to street with low timber gates with three open panels to the top, enclosing pleasantly planted gardens.



Building-by-Building Descriptions

Address	Value	Designation
36 Chapel Road	Positive	Proposed Article 4 Direction

Description

Recent rebuild of the former schoolmaster's house, c.1880, which was demolished in 2001. Two storey, yellow brick with regular red brick headers, slate roof, sliding sash windows. Historic brick burr boundary wall to Chapel Road, with low timber gates with three open panels to the top, which transitions to tall stock brick wall with recessed panels that turns on to Brigadier Way and forms the property boundary on these sides of the building.



Address	Value	Designation
38-52 Chapel Road (Including 2-4 Horseshoe Crescent)	Positive	Grade II

Description

See list description for more details. Formerly Block P-Q, Horseshoe Barracks, c.1859, used as the Garrison School and commissariat stores. Part of Horseshoe Barracks, built to the same external design as the Barrack Blocks. Two storeys of stock brick, pitched slate roofs with brick stacks. Single storey wings at either end originally for sergeants' accommodation. Timber sash windows. Timber double doors with fanlight. Painted letters denoting the block above each door. Forms part of the setting of the Gateway/Clock Tower and the Horseshoe layout. All elevations contribute to character of area. Front and flank elevations are important to Chapel Road townscape.



Building-by-Building Descriptions

Address	Value	Designation
54-56 Chapel Road and the Gateway/Clock Tower	Positive	Grade II

Description

See list description for more details. Former regimental offices (54) and guardroom (56) and gateway/clock tower. Italianate design in a roughly symmetrical composition. Together they frame the entry to the Horseshoe. Yellow stock brick with pale yellow brick detail and stone dressings and rusticated banding. Brick arcades to the flank of the gateway. The clock tower projects forwards and forms a focal point. A high stock brick wall frames the former exercise yard to the guard house. Timber windows in variety of designs: sash, top hung casements and fixed panes. The original gates have been removed. Timber panelled door to former guardhouse. Timber double door with glazing to upper halves and side/fanlights. Tall pitched roof to former guardhouse. Roof to regimental offices not visible behind parapet.



Building-by-Building Descriptions

Address	Value	Designation
58-72 Chapel Road (Including 1-3 Horseshoe Crescent)	Positive	Grade II

Description

See list description for more details. Formerly Block A-B, Horseshoe Barracks, c.1859, used as a two storey Barrack Block for 96 soldiers in eight rooms, and with single storey sergeants' accommodation on each flank. The former detached kitchen is at the rear. It forms part of Horseshoe Barracks, built to the same external design as the other Barrack Blocks. Two storeys of stock brick, pitched slate roofs with brick stacks. Single storey wings at either end originally for sergeants' accommodation. Timber sash windows. Timber double doors with fanlight. Painted letters denoting the block above each door. Forms part of the setting of the Gateway/Clock Tower and is part of the Horseshoe layout. All elevations contribute to character of area. Front and flank elevations are important to Chapel Road townscape.



Building-by-Building Descriptions

Address	Value	Designation
74 Chapel Road	Positive	Proposed Article 4 Direction

Description

Former telephone exchange, built between 1938-1960. L-shaped single storey building, yellow brick, slate hipped roof. High windows under the eaves. Slightly set back from the frontage of 58-72 (Block A) and not prominent in the street scene.



Address	Value	Designation
76 Chapel Road	Positive	Proposed Article 4 Direction

Description

Two storey house, c.1870s, stock brick with pitched slate roof and brick stacks. Central entrance bay with pyramidal roof. Right hand bay is set back and has ground floor canted bay window with small window above set in the eaves. Left hand bay is gabled and is further forward than the right hand bay and has a taller canted bay window on the ground floor with a single window above. Timber sash windows, timber panelled door with glazed upper panes. Set behind tall stock brick wall with modern metal gates.



Building-by-Building Descriptions

Address	Value	Designation
78 Chapel Road, Commandant's Stables	Positive	Proposed Article 4 Direction

Description

Former stables converted to residential use. c.1860-1864, single storey, stock brick, gabled slate roof with a central stack, stable doors with fanlights (some may have been converted to windows), sliding sash windows. Conservatory added to west elevation. Part concealed from the road by brick boundary wall and timber gates.



Address	Value	Designation
Garrison Church	Positive - though would benefit from being brought back into an appropriate viable use	Grade II

Description

See list description for more details. 1866, Gothic revival style, polygonal ragstone with ashlar dressings, steeply pitched slate roof with gables, dormer vents and a cupola and tall pyramidal roof, stained glass windows. Vacant, which detracts from its character. The open gardens and planting around the church and enhance its setting.



Building-by-Building Descriptions

Chesterman Road, Hale Way, Hospital Road, Parade Walk

Housing estate set to the east of Hospital Road and north of the Drill Hall and Gunnery House on the site of former timber barracks buildings. Most of the houses are traditionally designed detached, semi-detached or short terraces in stock brick with pitched slate roofs. At the north end of this area there are three blocks converted from former single storey stores or stables of similar materials. In contrast there are four large blocks of flats which are designed to relate mainly to the waterfront, with timber cladding and balconies looking out at the views. Though large in scale, they are located so that they do not impinge on historic buildings or within views from parts of the Conservation Area where groups of historic buildings survive.

Building-by-Building Descriptions

Address	Value	Designation
1-13 Hospital Road, 2, 4, 18, 20, 1-15 (odd) Chesterman Road, 31-34 Parade Walk, 1-16 Hale Way	Neutral	These properties are subject to Permitted Development restrictions and therefore alterations may require planning permission

Description

A recent development of 42 houses. A mix of detached, semi-detached and short terraces. Two storey. Stock brick with pitched slate roofs. Timber sash windows and timber panelled front doors with small canopies over. Some have smaller set back wings which mirror the layout of the barracks buildings with smaller sergeants' accommodation at either end. Some detached single storey garages of same materials. All have well-presented front gardens.



Building-by-Building Descriptions

Address	Value	Designation
6-16 Chesterman Road	Positive	These properties are subject to Permitted Development restrictions and therefore alterations may require planning permission

Description

Three Garrison buildings converted to residential use, dating from between 1860s and 1890s. Possibly former stores, stables or drivers' quarters. Single storey, stock brick with pitched slate roofs, two with continuous ridge vents. Timber sash windows and timber doors, with some roundel windows to end gables. Rooflights added to roof pitches.

No photo

Address	Value	Designation
Rifle Lodge (former rifle shed)	Positive	This property is subject to Permitted Development restrictions and therefore alterations may require planning permission

Description

Former rifle shed converted to residential. Built between 1895-1922. Single storey, stock brick with pitched slate roof and stock brick chimney stacks. Timber casement windows, 3x timber plank doors with fanlights over. Modern conservatory style extension to east in dark grey is sympathetic.



Building-by-Building Descriptions

Address	Value	Designation
1-25 Parade Walk	Positive	These properties are subject to Permitted Development restrictions and therefore alterations may require planning permission

Description

Four three storey blocks of flats built by Hawkins Brown architects in the 21st century. Stock brick plinth with vertical timber cladding above. Principal elevations face out to sea, with large windows and glazed balconies articulated at different heights and depth of projection add interest to the façades. Recessed walls to balconies are pale grey cladding. To the rear, facing Parade Way, the elevations are simpler, with narrower bands of windows and stock brick stair towers. An example of interesting modern design integrated sensitively with the historic environment.



Building-by-Building Descriptions

High Street

General character: the width of the road fronting the Garrison gates gives the character of a small square tapering towards George Street/Hinguar Street with mixed Victorian commercial and residential buildings and an appropriate setting for the Garrison entrance. This section of the High Street has scope for enhancement through improved public realm, surfacing and the reversal of inappropriate changes to buildings. North of George Street/Hinguar Street the High Street has a more conventional residential character with mixed designs and fragmented quality.



Address	Value	Designation
Shoeburyness Hotel	Positive	Locally Listed Building

Description

Built c.1899 to replace the former Tavern. Has historic links with the Garrison and forms an important part of the townscape. Arts and Crafts design, first floor red brick with brick pilasters and decorative band, tiled gable, casement small paned windows mostly with arched heads, tiled roof with well detailed chimney stacks. Ground floor is clad in dark green ceramic tiles with fascia above for the hotel's name. Two double doors and one single door in timber with glazing in the top halves and decorative metal signs above. Curved bay to the right which forms a recess under the eastern bay of the building. Bamboo cane screening to smoking area is unsympathetic. Some of the brickwork at ground floor level on south and west elevations is rendered and painted red. The rear wall is stock brick and there is a large metal extraction duct, though hidden from the main street scene.

Building-by-Building Descriptions

Address	Value	Designation
3-7 High Street	Positive*	N/A

Description

c.1870, rendered brick, small two storey buildings, originally terraced shops and houses, though now only No.5 operates as a take away with the others converted to residential. Slate roofs to Nos.3 and 5 but No.7 replaced with unsympathetic concrete tiles. Timber sliding sash windows to Nos.3 and first floor of No.5. Unsympathetic uPVC sash and casement windows to No.7. Large glazed pane for shopfront of No.5 with plastic fascia above, both inappropriate. Satellites dishes unsightly to frontages of Nos.5 and 7. Modern uPVC door to No.7, replacement timber and glazed doors to Nos.3 and 5 are more in keeping. Would benefit from good maintenance of paintwork, the replacement of uPVC windows with timber sashes, the removal of satellite dishes and replacement of modern doors with more traditional designs in timber.



Building-by-Building Descriptions

Address	Value	Designation
9-15 High Street	Nos.9,11: Positive* Nos.13, 15: Positive	N/A

Description

c.1880, terraced two-storey houses, stock brick originally but now No.9 pebble dash render and No.11 smooth render, with decorative banding at eaves and on bay windows. Single storey canted bay windows with pitched slate roofs and slight projection to first floor. Arched recessed porches some with original timber doors with stained glass panels. Timber sliding sash windows with single glazing bar and arched/curved heads and stone(?) lintols, though replaced with unsympathetic uPVC casements to No.9 and first floor of No.11. Slate roofs and brick chimney stacks. Alternate properties have mirrored frontages. Higher storey heights and eaves than adjacent terrace. Enamel name plate between Nos.11/13 'Roxburche Terrace'. Rear elevations visible from Smith Street: No.9 has poor condition single storey extension to rear. Planted front gardens with brick or rendered front walls. Paved garden and damaged boundary wall to No.9 has scope for improvement. Would benefit from replacement of uPVC windows with timber sashes, the removal of pebbledash render and improved condition to some elements.



Building-by-Building Descriptions

Address	Value	Designation
17-25 High Street	Nos.17, 22, 23, 25: Positive* No.19: Positive	N/A

Description

c.1880, terraced two-storey houses, originally stock brick with red brick banding (all now pebble dashed except for No.19), two storey bays to Nos. 17-23, each with precast decorative panel, slate roof and clay finial, No.25 has single storey bay, recessed porches with leaded side and fanlights to doors some with original doors with stained glass upper panels. Timber sliding sash windows with single glazing bar survive to Nos.17, 21, ground floor of No.23, while others are a mix of inappropriate uPVC casements and sash windows, flat heads and precast(?) lintols and columns to bay windows, slate roofs and chimney stacks, finial to party wall. Rear elevations visible from Hinguar Street with single bay rear ranges. Front gardens with mainly low brick boundary walls except No.17 which is a very low stone wall which would benefit from reinstatement to low brick wall. Would benefit from the replacement of uPVC windows with timber sashes and the removal of pebbledash render.



Building-by-Building Descriptions

Address	Value	Designation
27-35 High Street	Positive*	N/A

Description

Similar design to No.25 with single storey bay window and recessed porches. Facing brick with red brick banding remains to Nos.29-33, others have been rendered. Timber sash windows remain to Nos.27, ground floor of No.29, No.31 and ground floor of No.33 which as stained-glass upper panes. All other windows are unsympathetic uPVC casements. Slate roofs to No.27, all others replaced with unsympathetic concrete tiles. Nos.27 and 35 have lost the moulded detail above the recessed porches. Original timber panelled doors with glazed upper panels survive at Nos.29-33 but replaced at Nos.27 and 35 with less sympathetic examples. Low brick walls to Nos.25-29 but boundary treatments lost to Nos.31 and 33 for conversion of front gardens to parking, which is unsympathetic. No.29 is the most complete building but is in need of decorative repairs to the windows and door.



Building-by-Building Descriptions

Address	Value	Designation
2 High Street	Neutral	N/A

Description

c.1860, two storey house formerly with ground floor shop, rendered, slate roof. It is in a prominent position at the Garrison entrance and adjacent to the boundary wall. Unsympathetic alterations (uPVC windows and door, tall red brick boundary wall to rear yard/garden). Has lost all its historic character and there is scope for restoration.



Building-by-Building Descriptions

Address	Value	Designation
4-10 High Street	Positive* with negative glazed rooftop extension	N/A

Description

c.1860, two storey terrace, Nos.8-10 with lower storey heights, originally with similar features, stock brick, now mostly rendered or painted, low pitched slate roofs behind parapets with cornice. They appear to have been originally built as shops with residential accommodation above. Some shops converted to residential with insertion of sash windows to ground floor in place of shop windows, some fascia scrolls and pilasters from the original shop fronts remain but fragmentary. Modern shop windows to Nos.4, 8 and 10, to Nos.4 and 8 these are particularly unsympathetic. Sliding timber sash windows (6 panes per sash) in large openings though many replaced with unsympathetic uPVC. Arched openings to rear access. Entrances originally with fanlights but no original doors remain. The character of the frontage has been unsympathetically eroded by alterations (windows in altered openings, doors in altered openings, poor shopfront conversions, loss of cornice, different decorative treatment). A large glazed rooftop extension across Nos.8-10 is particularly unsympathetic. Scope for improvement through reinstatement of traditional timber shop fronts and signage, uPVC windows with timber sashes and improved condition.



Building-by-Building Descriptions

Address	Value	Designation
12 High Street	Positive*	N/A

Description

c.1890, two storey with gabled half dormer, painted brick, concrete tiled roof, uPVC sash windows to 1st floor and dormer, historic (early-mid-20th century) shopfront to ground with good picture window divided by a single glazing bar, with stained glass fanlights above (though one broken and boarded at the time of survey in 2019) and timber door with small glazed panes on a slightly curved profile to the upper two thirds. Modern plastic fascia is less sympathetic. Originally a similar design to No.20. Would benefit from reinstatement of timber sash windows.



Building-by-Building Descriptions

Address	Value	Designation
14-18 High Street	Positive*	N/A

Description

c.1870. Originally a pair of semi-detached two-storey villas set back from the street frontage. Side gardens developed c.1890 with Nos.12 and 20. Villas extended to street frontage c.1900 with single storey shops. Piers and fascia scrolls remain between modern shopfronts which are somewhat garish but have something of a traditional form with stall risers, windows broken up with glazing bars and fascias above. Former houses behind have hipped slate roofs with brick walls with stone(?) dressings. Brick to No.16 rendered. Windows not visible.



Building-by-Building Descriptions

Address	Value	Designation
20 High Street	Positive*	N/A

Description

c.1890, two storey with gabled half dormer, stock brick with red brick bands, slate tiled roof, sliding sash windows (with single glazing bar) appear to have been replaced with uPVC. Ground floor shopfront between timber pilasters, cornice and fascia scrolls. Awning supports survive at either end. Modern plastic fascia, door and window with large areas of infill are unsympathetic.



Building-by-Building Descriptions

Address	Value	Designation
22, 22a, 24, 24a High Street	Positive*	N/A

Description

c.1860, two storey terrace, rendered, low pitched slate roofs behind parapets. No.24 with an added slate mansard that is somewhat out-of-keeping. They appear to have been originally built as shops with residential accommodation above. Shop still to right hand building (No.22), No.22a and 24/24a converted to residential. Original fascia scrolls, cornice, pilasters and facias survive to Nos.22 and 22a, with awning supports surviving at No.22. Unsympathetic plastic modern fascia imposed on top of historic fascia on No.22 and unsympathetic modern shopfront below. To No.22 the shopfront has been infilled with an additional door and sash window, which is out of keeping. Sliding timber sash windows in large openings, though those to Nos.22 and 22a are possibly uPVC replacements. Rusticated ground floor to No.24/24a with four garage doors inserted on north elevation.



Building-by-Building Descriptions

Address	Value	Designation
26-28 High Street	Positive*	N/A

Description

c.1880, three storey with ground floor shops, No.28 converted to residential. Original fascia scrolls and cornice remain to No.28 but shop window filled in. Stock brick, arched window heads with decorative key stone, three double windows with central column, timber sliding sash windows without glazing bars, painted panel for former shop sign on canted corner. The sash windows added to the ground floor of No.28 during conversion lack the curved arch to the top and therefore are out of proportion. Slate roof with truncated brick stack. To No.26 unsympathetic shop front, doors and curved awning, with temporary shop sign to fascia, though the turning of the shop front around the corner is a positive feature. Rear addition fronting George Street with unsympathetic door, window awning and temporary signage.



Building-by-Building Descriptions

Horseshoe Crescent

A well-ordered formal layout of symmetrical buildings around a large open space maintains the character of the original parade ground and barracks. All converted to residential accommodation. Grassed areas and good hard landscaping in the open space, with trees around the road emphasising the horseshoe layout. Spaces between the blocks give views into and out of the Horseshoe. New dwellings have been added to the rear of the barracks blocks.



Building-by-Building Descriptions

Address	Value	Designation
5-21 Horseshoe Crescent (odd)	Positive	Grade II

Description

See list description for more details. Formerly Block C-D, Horseshoe Barracks, c.1859, used as a two storey Barrack Block for 96 soldiers in eight rooms, and with gabled single storey sergeants' accommodation on each flank, and two storey rear additions for ancillary facilities. It has a simple symmetrical frontage with two double entrance doors (plain six panels) with fanlights, sliding sash windows with glazing bars under flat gauged brick arches, a gabled slate roof and stacks. Double doors to the side entrances in an arched opening with fanlight. Cast iron vents. A painted letter denoting the barracks is over each entrance. The former detached cookhouse is at the rear. The block forms part of Horseshoe Barracks, built to the same external design as the other Barrack Blocks. Forms part of the setting of the Gateway/Clock Tower and is part of the Horseshoe layout. All elevations contribute to character of area. The block has been sub-divided into houses with the addition of rear roof lights, fenced areas for rear gardens and French doors in former window openings on the rear elevation.



Building-by-Building Descriptions

Address	Value	Designation
23-37 Horseshoe Crescent	Positive	Grade II

Description

See list description. Formerly Block E-F, Horseshoe Barracks. As for 5-21. The block has been sub-divided into houses with the addition of rear roof lights, fenced areas for rear gardens and French doors in former window openings on the rear elevation.



Building-by-Building Descriptions

Address	Value	Designation
65-71 Horseshoe Crescent	Positive	Grade II

Description

See list description for more details. Formerly Block G-H, Horseshoe Barracks. As for Nos.5-21. The block has been sub-divided into houses with the addition of rear roof lights, fenced areas for rear gardens and French doors in former window openings on the rear elevation.

In addition, the building was converted into a canteen, c.1877, and became the NAAFI with substantial internal alterations, rear additions, two storey flank additions and a central front porch. These additions are generally in character and reflect its previous use. It has no detached cook house. Nos.65 and 71 were converted into a spa but this is now vacant and permission is being sought (at the time of writing) for conversion into residential use. There is also an unsympathetic uPVC conservatory, though this is hidden from view of the main open space.



Building-by-Building Descriptions

Address	Value	Designation
73-75 Horseshoe Crescent	Positive	Grade II

Description

See list description for more details. Formerly Block I, Horseshoe Barracks, c.1859, used as the Sergeants' Mess, originally with five window range, two storeys but with substantial extensions to front side and rear. With the Gateway/Clock Tower, this block forms the Horseshoe's central axis and closes the view through the Gateway into the Horseshoe. The block has been sub-divided into houses with the addition of rear roof lights, fenced areas for rear gardens and French doors in former window openings on the rear elevation.



Address	Value	Designation
6 Horseshoe Crescent	Positive	N/A

Description

Formerly the Quartermasters' Stores, c.1860-1869. Single storey, yellow stock brick, slate hipped roof, sliding timber sash windows with glazing bars, plain boarded entrance doors, openings have flat gauged brick heads.



Building-by-Building Descriptions

Address	Value	Designation
8-22 Horseshoe Crescent	Positive	Grade II

Description

See list description for more details. Formerly Block N-O, Horseshoe Barracks, c.1859, as for 5-21. In addition, this block was equipped as two-room married soldiers' quarters. It does not have a detached cookhouse. The block has been sub-divided into houses with the addition of rear roof lights, fenced areas for rear gardens and French doors in former window openings on the rear elevation.



Building-by-Building Descriptions

Address	Value	Designation
46 Horseshoe Crescent	Positive	N/A

Description

Former stores, c.1860-1869. Single storey, yellow stock brick, slate pitched roof with brick stacks, timber sliding sash windows with glazing bars, door not visible, openings have flat gauged brick heads.



Building-by-Building Descriptions

Address	Value	Designation
48-62 Horseshoe Crescent	Positive	Grade II

Description

See list description for more details. Formerly Block L-M, Horseshoe Barracks, c.1859, as for 5-21. The block has been sub-divided into houses with the addition of rear roof lights, fenced areas for rear gardens and French doors in former window openings on the rear elevation.



Building-by-Building Descriptions

Address	Value	Designation
80-94 Horseshoe Crescent	Positive	Grade II

Description

See list description for more details. Formerly Block J-K, Horseshoe Barracks, c.1859, as for 5-21. In addition, this block is being sub-divided into houses with the addition of rear roof lights, fenced areas for rear gardens and French doors in former window openings on the rear elevation.



Building-by-Building Descriptions

Address	Value	Designation
24-44, 39-63, 64-70, 96 Horseshoe Crescent	Neutral	These properties are subject to Permitted Development restrictions and therefore alterations may require planning permission

Description

Modern houses and flats built behind the barracks blocks. Similar in design to those on Brigadier Way. Two storey in stock brick with pitched slate roofs. Timber sash windows with some roundel windows. Timber panelled doors, sometimes under reconstituted stone porches. Flats fronting the entrances to the Horseshoe have entrances on the first floor up flanking steps either side, with doors to stores under. Hard landscaping to the front, with rear gardens.



Building-by-Building Descriptions

Hospital Road

The almost symmetrical frontage on the west side with uniformity of design and strong central emphasis of the former Hospital, gives a formal character to the street and provides a terminating focal point to views from Hale Way to the east. New houses on east side (Nos.1-13 (odd) see description for Chesterman Road/Hale Way). Cast iron light columns.

Address	Value	Designation
Gate and gate piers	Positive - though would benefit from more sympathetic signage or relocation of signage off the gate	N/A

Description

The original entry to the Garrison, closes the High Street view southwards and visually separates the Garrison from the civilian High Street. Stock brick with modern lanterns to the piers which are traditional in design. Wrought iron gates. Modern bollards and road signage are unsightly.



Building-by-Building Descriptions

Address	Value	Designation
2-6 Hospital Road	Positive	Grade II

Description

See list description for more details. c.1860, Three former non-commissioned married officers' quarters converted to residential. Single storey, stock brick, sliding timber sash windows with glazing bars, close boarded entrance doors with lights and fanlights, painted letters above doors, slate roofs with gable ends, prominent brick chimney stacks. Brick burr street boundary wall with stock brick piers and copings and timber gates with three open panels to the top.



Building-by-Building Descriptions

Address	Value	Designation
8-16 Hospital Road	Positive	Grade II

Description

See list description for more details. c.1856, originally the Garrison Hospital with attached single storey quarters on both flanks. Single storey ranges as Nos.2-6. The Hospital is two storey with central gabled bay, with large pilastered porch projecting to the front, cast iron brackets to cornice, timber sash windows with Venetian window to central bay at first floor level, timber double doors to porch. Symmetrical design gives it strong visual emphasis in the street scene. Low rendered wall topped with railings in circular pattern.



Building-by-Building Descriptions

Address

Value

Designation

18-22 and 30 Chapel Road

Positive

Grade II

Description

See list description for more details. As Nos.2-6 but with the addition of a fourth unit (No.30 Chapel Road) at the south end, c.1870. This end unit has an added bay to the flank wall. Also, octagonal rather than diamond shaped chimney stacks.



Building-by-Building Descriptions

Magazine Road

Open views across cricket pitch and The Terrace to the north. The Pavilions are inward facing to a courtyard, with brick walls, hedges and railings presenting themselves onto the street. Modern housing (outside the Conservation Area) at the west end.

Address	Value	Designation
Cricket Pavilion	Positive*	N/A

Description

Built between 1872-1895. Single storey, clad in shiplap timber boarding with gables and decorative bargeboards. The pitched roof is covered in felt (unsympathetic material). Timber casement windows with canted bays supported on decorative brackets. Open veranda with timber posts and balustrade. Doors with diagonal boarding. The adjacent score box appears to be contemporary with the pavilion. Appears vacant and decorative condition could be improved.



Building-by-Building Descriptions

Address	Value	Designation
1-3 The Pavilions (Former Regimental Offices)	Positive	Proposed Article 4 Direction

Description

Late-19th/early-20th century, three single storey buildings forming a grassed courtyard with covered verandas facing the courtyard. Stock brick with hipped slate roofs and brick stacks. Timber casement windows. Colonnades to front elevations facing onto the courtyard. Not easily visible from Magazine Road as set behind a high brick wall and hedges, with gated entrance to the courtyard.



Building-by-Building Descriptions

Magazine Mews

Address	Value	Designation
Garages (Former Cart Shed)	Positive	This property is subject to Permitted Development restrictions and therefore alterations may require planning permission

Description

c.1873, single storey, stock brick, pitched slate roof, modern timber garage doors to south and east elevations. Rear brick wall fronts Magazine Road.



Address	Value	Designation
13-16 Magazine Mews (Former Royal Engineers Quarters)	Positive	These properties are subject to Permitted Development restrictions and therefore alterations may require planning permission

Description

c.1873 and extended 1895, converted to flats. Stock brick, pitched slate roof with stock brick stacks, sliding timber sash windows, gable end with barge board and arched window to Magazine Road. Modern timber door to north elevation.



Building-by-Building Descriptions

Address	Value	Designation
1 and 2 Magazine Mews	Positive	This property is subject to Permitted Development restrictions and therefore alterations may require planning permission

Description

Between 1875 and 1922. Former Garrison building (former use potentially associated with horses and stabling) converted to residential accommodation. Single storey, stock brick with pitched slate roof. Timber sash windows with glazing bars, timber stable style door.



Building-by-Building Descriptions

Address	Value	Designation
3-12 Magazine Mews	Neutral	These properties are subject to Permitted Development restrictions and therefore alterations may require planning permission

Description

Modern houses built on a cul-de-sac. Two or three storeys. Stock brick with pitched slate roofs, timber sash windows, timber panelled doors with small canopies over. Single storey garage extensions or detached garages. Small front gardens with no boundary walls.



Building-by-Building Descriptions

Mess Road and continuation south

Enclosed character adjacent to the former Officers Mess and Beach House/White House, trees adjacent to the northern part of the road create the character of an avenue. The buildings here face out to sea but positive views of the listed buildings from Mess Road are enabled through the use of large gates formed of metal railings. Extensive views to the west and south across open land give the southern part an open character and to the east from parts of the road. The Heavy Quick Firing battery acts as a landmark. Trees reinforce the open character. Cast iron light columns.

Address	Value	Designation
3-19 Mess Road (odd) (Former Officers Mess)	Positive	Grade II

Description

See list description for more details. Alterations and additions during the 19th and 21st centuries, the latter for conversion to residential use. A variety of extensions to the rear, facing the street, some of which are very modern in character but good quality. Pitched slate roofs, stock brick, sliding timber sash windows with modern grey framed windows, some fully glazed entrance porches and stair cores. Former dining room at the north end is single storey, though with high floor to ceiling height, with tall windows. Open views of the former dining/ballroom and the terrace generally from the green area to the north and the northern end of Mess Road, showing the building in an open setting, are important to its character. The east elevation facing the sea (not easily visible from public areas) has a more uniform appearance with pairs of sash windows and two projecting curved gabled bays, with a prominent row of stacks. A variety of stock brick walls and railings to Mess Road. The metal railings/gates allow important views of the listed buildings from Mess Road.

Building-by-Building Descriptions



Building-by-Building Descriptions

Address	Value	Designation
Beach House/White House	Positive*	Proposed Article 4 Direction

Description

c.1856, built as the Assistant Superintendent's house, originally stock brick now rendered and painted white, sliding sash windows (possibly in uPVC, with prominent trickle vents) with glazing bars, two double height bays and one single height bay to the east elevation, hipped slate roof with gable to one of the bays. Prominent chimney stacks. Boundary wall to three sides but a prominent frontage to the east behind railing fence.



Address	Value	Designation
Searchlight emplacements and pill box	Positive*	N/A

Description

These are located on the sea wall and are good surviving examples of World War II defences that are important to the history of the Garrison and should be preserved. Concrete construction, parts painted. Searchlight emplacements have curved east elevations with opening supported on cast iron beams and columns. Pill box is part brick with canted top section and small openings. Appearance is rather dirty and could be improved with cleaning.



Building-by-Building Descriptions

Address	Value	Designation
Heavy Quick Firing Battery	Positive*	Grade II

Description

See list description for more details. c.1898, prominent position and monolithic structure make this an important military landmark on the seawall. Important to the history of the Garrison and should be preserved. Concrete construction with four semi-circular bastions on the seaward side. Only a few openings, now boarded. Stone lintels with the word 'store' carved above one door. Archaeological evidence of other military features nearby, such as four circles in the ground to the south where four drill gun pits were located. Condition could be improved.



Building-by-Building Descriptions

Address	Value	Designation
Light Quick Firing Battery/Experimental Casements and loading pier	Positive*	Grade II

Description

See list description for more details. Both structures built 1872-3, the battery was remodelled c.1890. Important to the history of the Garrison and should be preserved. Together, the pier and battery are prominent military structures on the seawall. Brick, with various openings now boarded or fenced off. Concrete wall enclosing concreted pier area. Condition could be improved.



Building-by-Building Descriptions

Address	Value	Designation
9.2 Inch Gun Pit	Positive*	N/A

Description

Sunken area enclosed with concrete walls with low openings in the walls, with metal door frames (doors no longer exist). Important to the history of the Garrison and should be preserved. Condition could be improved.



Address	Value	Designation
Commandant's House	Positive	Grade II

Description

See list description for more details. Built 1851 for the Superintendent, with later additions. Refurbished for private residential. Two storey, stock brick with hipped/gabled slate roof. Cast iron brackets to the cornice (similar to the Hospital building). Timber sash windows, some tri-partite in design, timber panelled entrance door in stone pilastered porch. Single storey canted bay window to north elevation. Large landscaped gardens.



Building-by-Building Descriptions

Address	Value	Designation
4 and 6 Mess Road	Positive	These properties are subject to Permitted Development restrictions and therefore alterations may require planning permission

Description

New houses at the north end of Mess Road. Two storey, stock brick with hipped slate roof and brick stacks. Central archway through to parking to the rear. Flanking this are timber panelled doors. Timber sash windows with some rooflights.



Address	Value	Designation
Boat House	Positive*	N/A

Description

Single storey boat house in stock brick with pitched slate roof. White painted timber double doors facing out to sea and single white painted timber door on south side. Set on a concrete pontoon surrounded by utilitarian tubular metal railings.



Building-by-Building Descriptions

The Terrace

Large spacious houses with gothic features, well separated and set in substantial open space without boundary enclosures to the front and between units. Mature trees along the road boundary create the effect of an open avenue. Long views of the Terrace from across the cricket pitch and across open space to the rear. Flank boundary walls at both ends.

Address	Value	Designation
A-B (Nos.12-14) The Terrace	Positive	Grade II

Description

See list description for more details. Two semi-detached houses. B built c.1866 as the surgeon's house with a simple symmetrical frontage with three window range and side door. A added c.1871 as an instructor's house in a simple gothic style. Two storey, stock brick, slate roofs with prominent brick stacks. Timber sash windows with timber panelled doors.



Building-by-Building Descriptions

Address	Value	Designation
C, D, E (Nos.6-10) The Terrace	Positive	Grade II

Description

See list description for more details. Three attached houses, c.1866 with symmetrical elevations in a simple gothic style. Two storey, stock brick, slate roofs with prominent brick stacks. Dentilled brick cornice. Gabled central and end bays. Timber sash windows with timber panelled doors.



Address	Value	Designation
F-G (Nos.2-4) The Terrace	Positive	Grade II

Description

See list description for more details. A pair of semi-detached houses, c.1866 with symmetrical elevations in a more marked gothic style than the others, with prominent gables and gabled dormers. Stock brick with slate roofs. Dentilled brick cornice. Timber sash windows and panelled timber doors. Single storey canted bays to ground floor.



Building-by-Building Descriptions

Warrior Square Road

A varied road linking buildings of different periods and function but set in open spaces. More polite residential buildings to the north and alongside the cricket pitch, with the functional carriage and wagon shed to the north. The Gatehouse and Clock Tower close the view north. Open spaces to the east and west, plus substantial tree planting add considerably to the character of the street.

Address

1-7 Warrior Square Road

Value

Positive

Designation

Grade II

Description

See list description for more details. Nos.1-5 c.1860, No.7 added c.1870 as single officer's quarters (4 per unit). Each has a uniform symmetrical front elevation in stock brick with central door and porch, slate roofs with prominent stacks, set back behind spacious gardens, mostly with hedging to the road with some modern metal fences and low brick walls.



Building-by-Building Descriptions

Address	Value	Designation
2-4 Warrior Square Road	Positive	These properties are subject to Permitted Development restrictions and therefore alterations may require planning permission

Description

Part of the Chapel Place development. Two storey. Rectangular on plan with slightly lower smaller wings at either end, mirroring the barracks blocks with smaller sergeants' accommodation at either end. Stock bricks with rendered plinth and stone dressings to parapet and architraves. Grey framed windows with large panes. Upper floor windows have low Juliette balconies in grey metal. Side wings have balconies on south side in the same grey metal. Grey framed doors with large glazed panels. A good quality example of new development within an historic setting.



Address	Value	Designation
9 Warrior Square Road	Positive	Grade II

Description

See list description for more details. c.1895, large detached house in a Gothic style, set in gardens, walls to road frontage. Prominent side boundary to adjacent open space. Two storey, stock brick with slate roof, timber sash windows. Prominent gables to south elevation.



Building-by-Building Descriptions

Address

15-23 Warrior Square Road

Value

Positive*

Designation

Proposed
Article 4
Direction

Description

c.1950, five detached houses, similar designs though Nos.17-19 with less detail, typical simple Neo-Classical design for the period, each with a cube-like massing, pitched clay pantiled roof, behind parapets, stock brick, and timber sash windows, flat roofed garages to the sides projecting to the front. Nos.15, 21 and 23 have added quoins, cornice and columned porches which have had a detrimental impact on the group. Low brick walls to the front and side boundaries maintain the open appearance of the group. Important to the setting of the cricket pitch and to the parkland behind and to the north where they are visible from the open space.



Building-by-Building Descriptions

Address	Value	Designation
Carriage and Wagon Shed	Positive*	Grade II

Description

See list description for more details. C.1856, single storey, cast iron frame and wrought iron trusses, rolled metal roof. 20th century concrete infill panels between the columns with timber sliding double doors. Modern glazed double doors to central bay. Being converted into a heritage centre, cafe and community space.



Building-by-Building Descriptions

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