



Proposed Works at Gatehouse Farm Tiptree  
Assessment of Significance.



MELVILLE DUNBAR ASSOCIATES

PLANNING URBAN DESIGN ARCHITECTURE

The Mill House Kings Acre Coggeshall, Essex CO6 1NY

Tel: 01376 562828 Email: info@melvilledunbarassociates.com

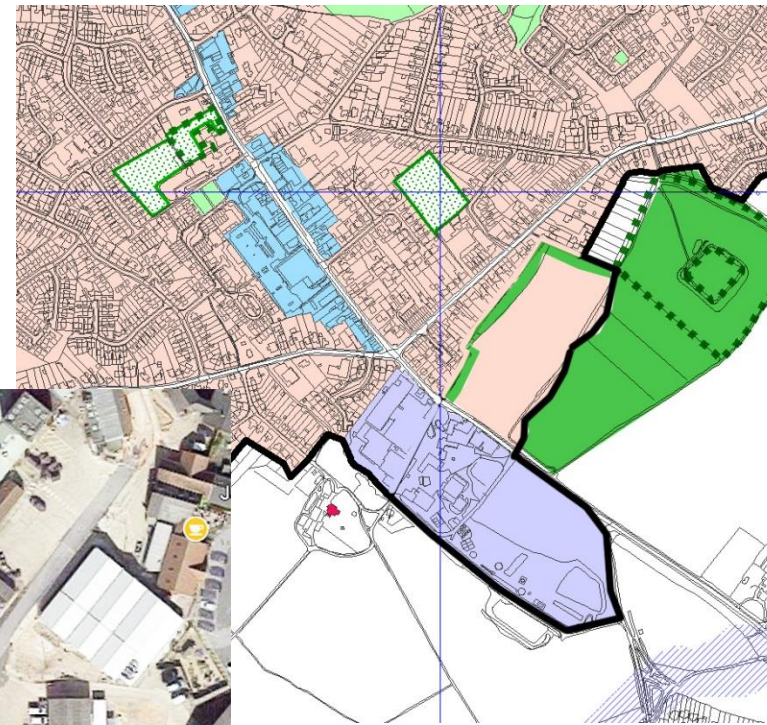
Fax: 01376 561437 Web: www.melvilledunbarassociates.com

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Title: 30,01,2018.  
Project: Gatehouse Farm  
DWG No: 1458-Report 01.



Gatehouse of Cherry Chase Tiptree.  
Former farm house for Gatehouse farm.  
Has been lived in by directors & managers of the  
Wilkin & Sons company for 100 years, as part of  
the fruit growing and Jam making business.



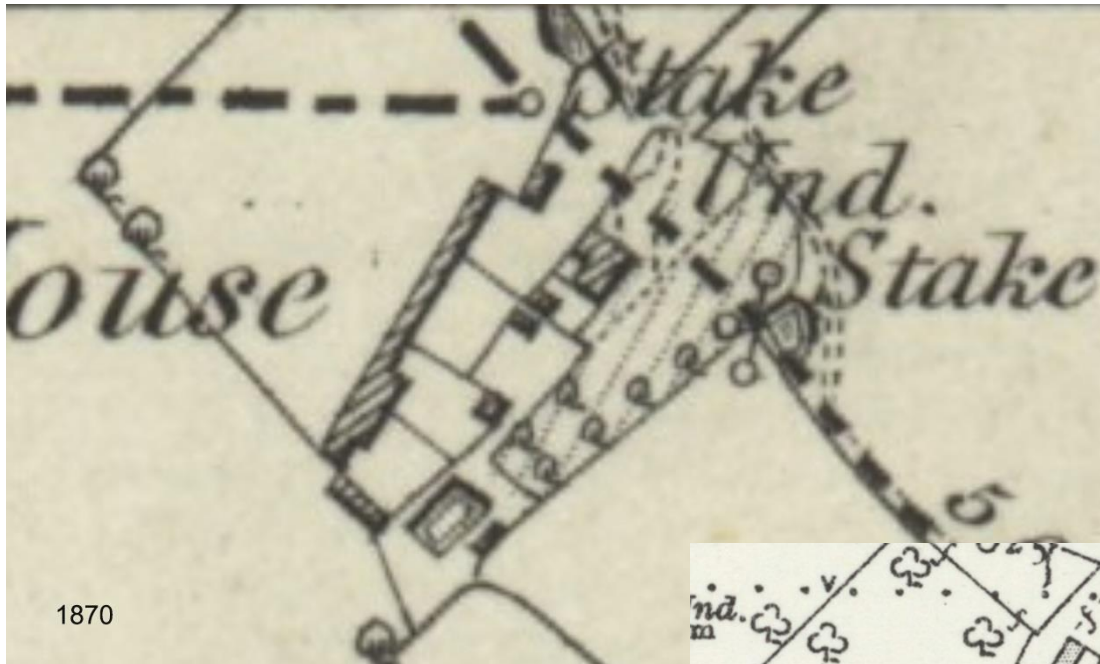
Setting: Just South of  
the settlement  
boundary of Tiptree.  
Within the Wilkin &  
Sons fruit farm, related  
to the Jam factory.  
Not a listed heritage  
asset or within the  
setting of listed heritage  
asset. Not a tied  
agricultural dwelling.





Original farm house much extended and gentrified. Original 3 storey core of 150m<sup>2</sup>, progressively extended to over 300m<sup>2</sup>. Sits within 2 acre enclosed garden with access along the west side into the original farm yard with a range of barns.

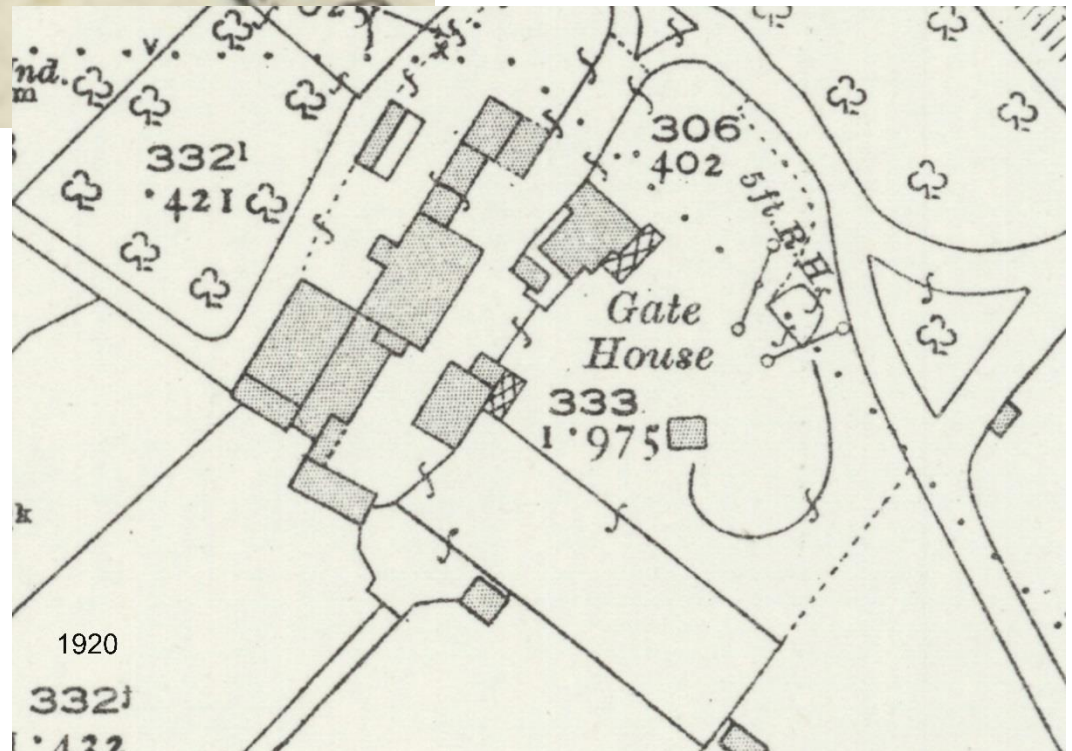




Documented record of the property is limited to the OS record from 1870 and the early 20 century.

Unlike other farm buildings in the estate, Gatehouse does not appear to be designed as a composed, model farm group.

The 1870 OS indicates a sheltering range of farm buildings along the west side, incorporating the 18 century oak frame barn. Only the front and middle sections of Gatehouse exist and the garden is to the south east. By 1920, the brick barns have been added, but the house remains similar in footprint.







The location of the property close to the jam factory, which has been in production for over 130 years. Gatehouse has been the residence of a number of the members of the Wilkin Family and extended by successive generations. Some of the details bear testament to previous occupants.



Window grille with initials & dates of members of the Wilkin family.



Panel over the cellar stairs, commemorating the alteration of the original stair in 1977.



Early 20c garden house constructed by member of the Wilkin family.



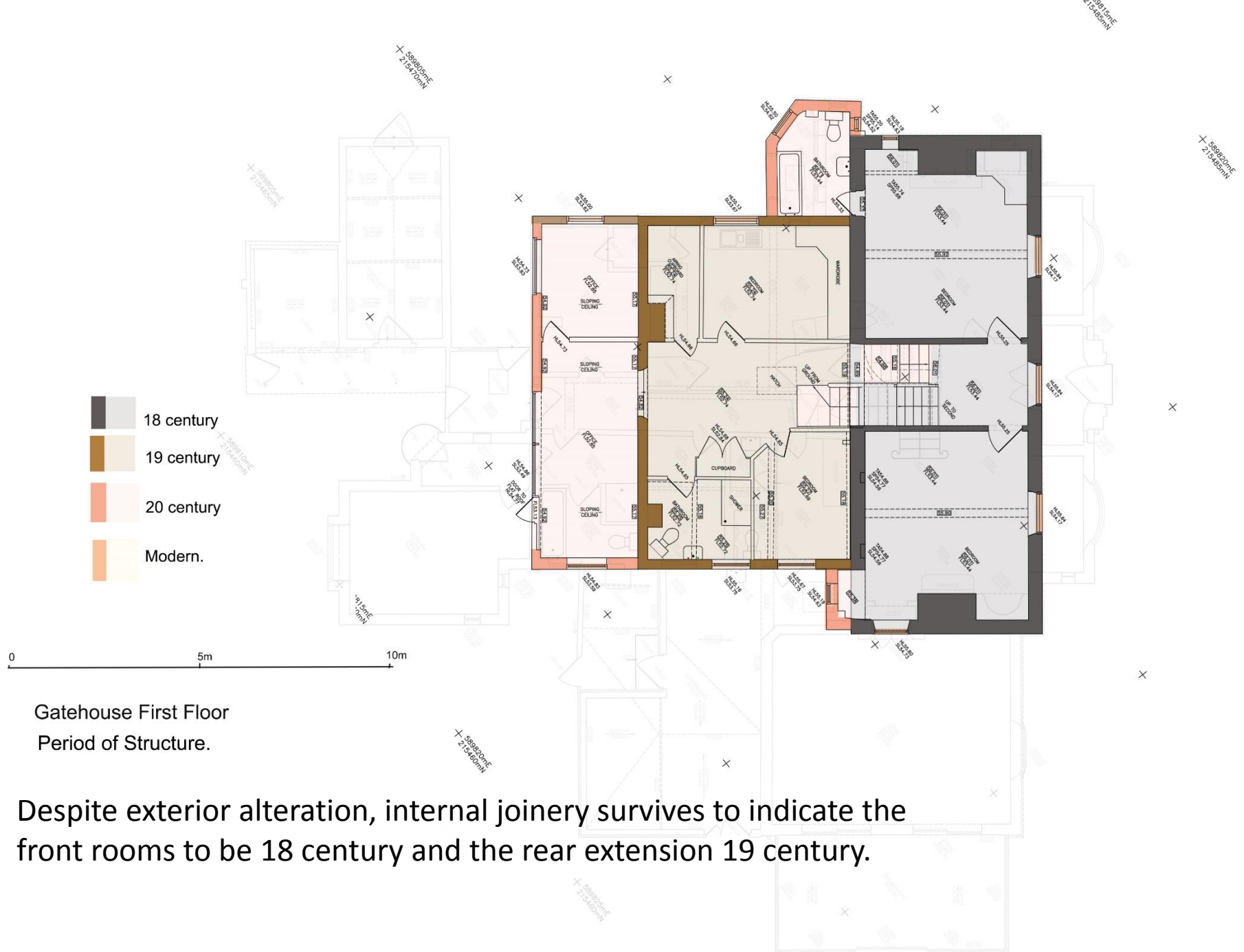


1920 OS plan overlaid on survey plan, showing the extent of additional works post 1920 & providing evidence for dating 20 century works, despite stylistic appearances.













Although in a poor condition, much of the attic floor remains original 18c structure, although original lath and plaster has been replaced with fibre board and the original timber windows have been replaced by modern upvc.





Assessment of Age: North Elevation.

Although “Georgian” in character, much is later extensions from 1960s & 70s in a debased style.



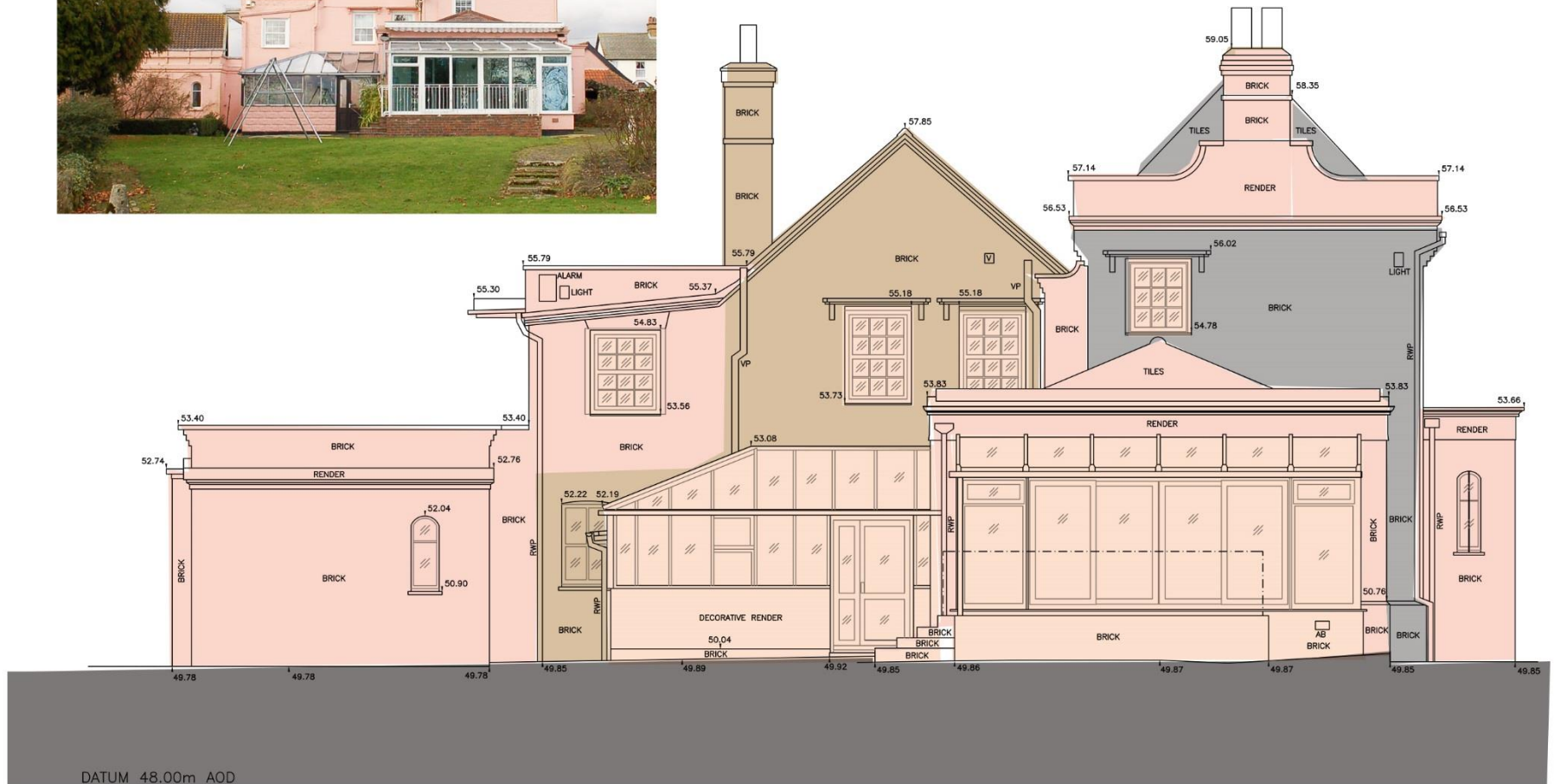
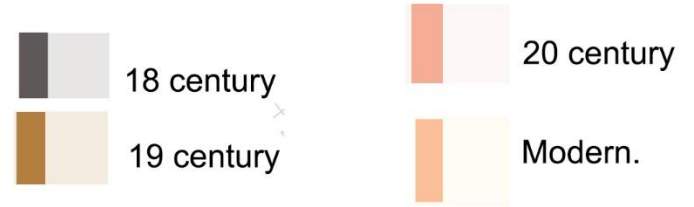




SOUTH WEST ELEVATION.

Low quality gallery, conservatory and plastic windows mar character of the original building.





SOUTH EAST ELEVATION

Assessment of Age. East Elevation. Garden elevation masked by poor quality conservatories and extensions.

Basement shows footprint and structure of the original house.

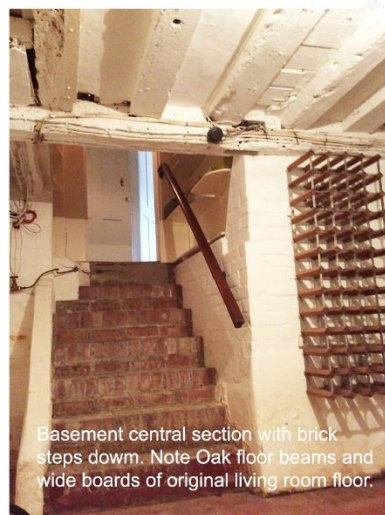
# Gatehouse Basement Significant Features.



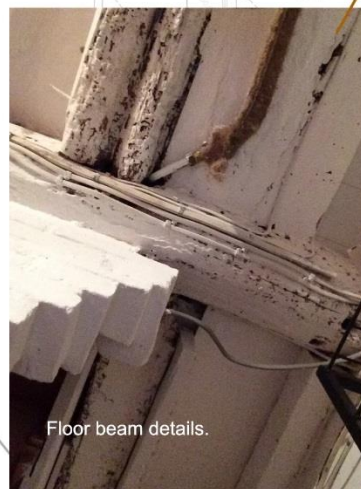
Void below dining room showing timber structure of floor & brick of perimeter wall. Note larger format bricks of 18C.



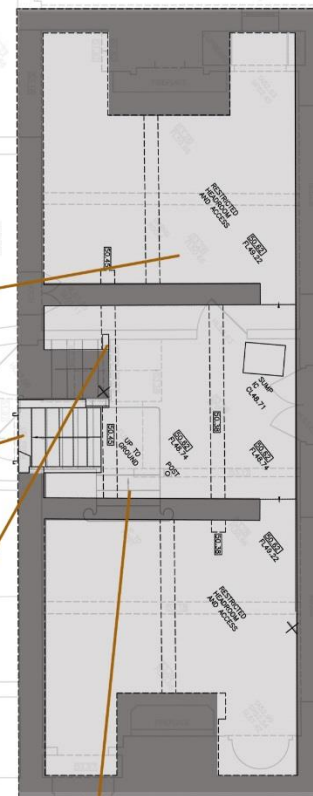
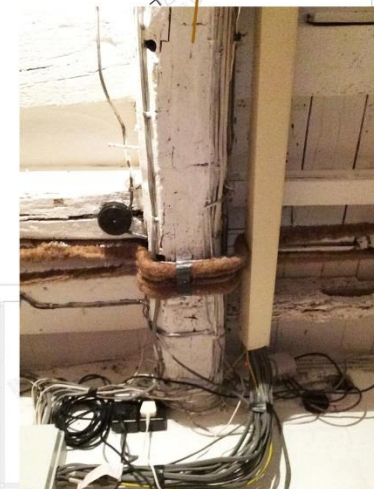
Inscription below rebuilt stairs to living room recording changes made in 1977. Modern SW.



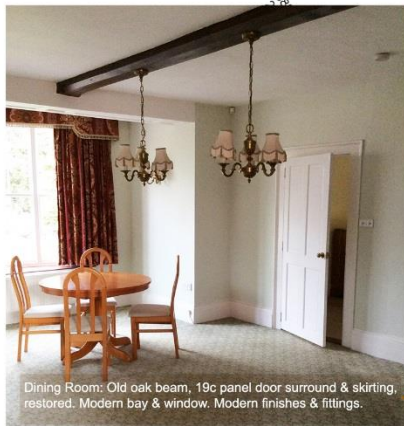
Basement central section with brick steps down. Note Oak floor beams and wide boards of original living room floor.



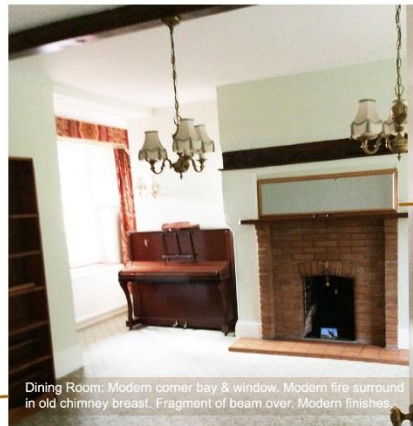
Floor beam details.



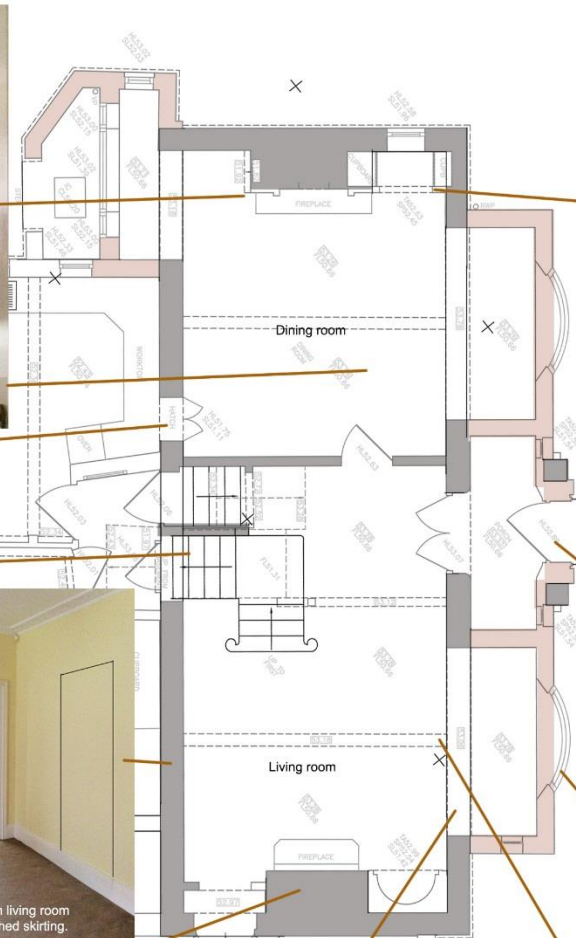




Dining Room: Old oak beam, 19c panel door surround & skirting, restored. Modern bay & window. Modern finishes & fittings.



Dining Room: Modern corner bay & window. Modern fire surround in old chimney breast. Fragment of beam over. Modern finishes.



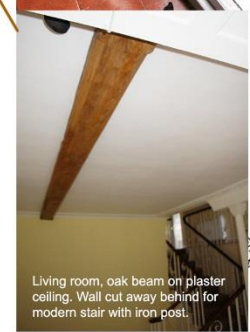
Dining room 1960s whimsy UPVC lunette window.



19c panel door in extended porch with 20c lights cut into panels.



1960s curved timber sash window in extended bay with quarry tiles.



Living room, oak beam on plaster ceiling. Wall cut away behind for modern stair with iron post.



Reduced door to kitchen in wall of dining room now hatch. Note the difference in floor level.



Gate leg stair & curly iron balustrade inserted into living room in 1978.



Boxed in door from living room evidenced by patched skirting.

# Ground Floor Living & Dining Rooms Significant Features. Modern features compromise significance.



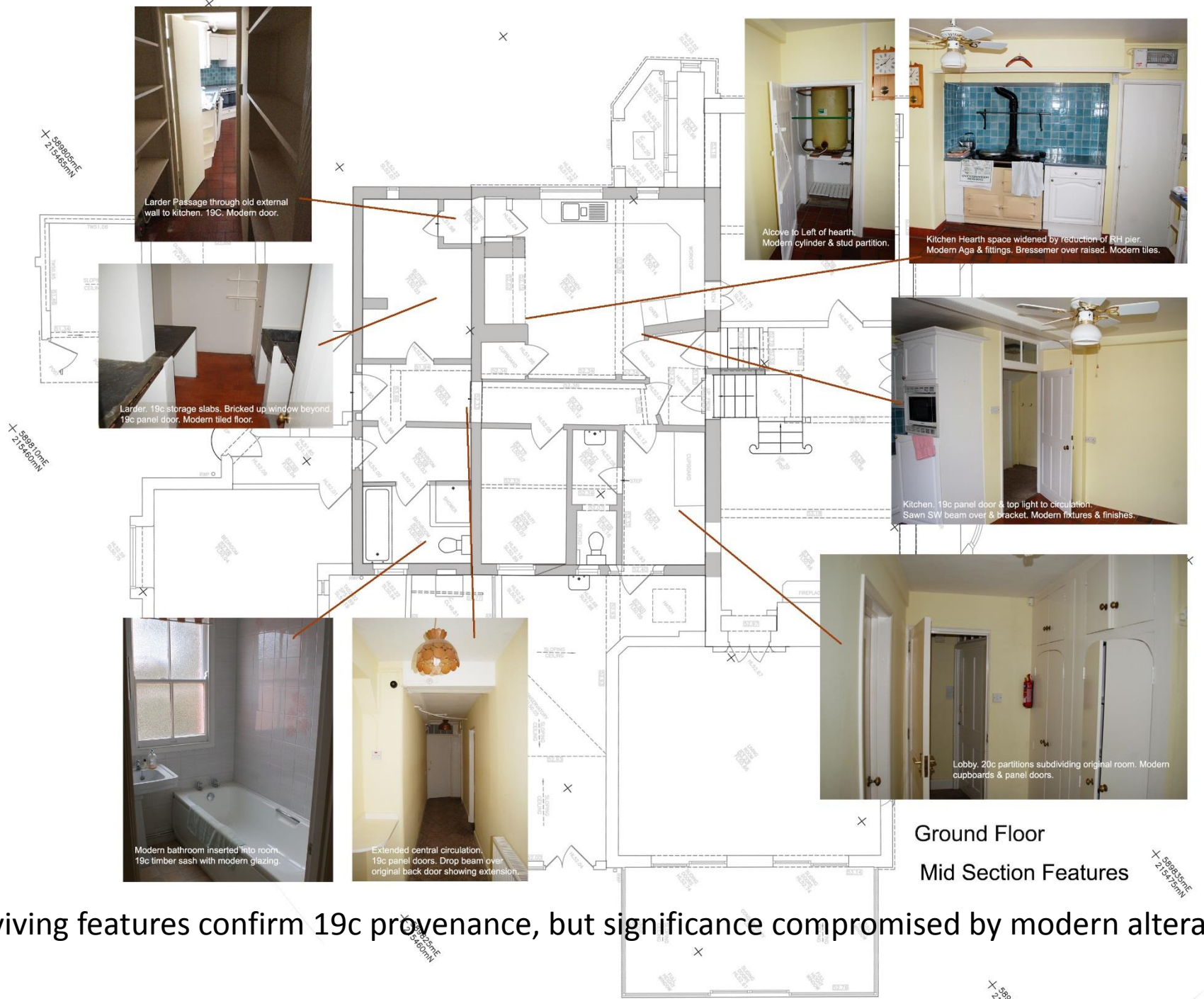
1950s tiling hearth & fire back against 19c fire surround in living room.



Living room. 19c marble fire surround on original chimney breast. Panel infill to left with modern plaster apse. Modern door to garden room to right. Extended window bay.



Living room: Extended window bay & modern window. Plaster & panel embellishments modern. Old oak beam in ceiling above. Room widened by removal of original wall.



Surviving features confirm 19c provenance, but significance compromised by modern alterations.



+ 589000E  
215460N

+ 589000E  
215470N

+ 589000E  
215480N

modern  
log store

Brick store with tile roof.  
Sawn sw  
rafters. No  
sarking.

Modern  
timber  
lobby.

Early 20c flat roof  
extension with  
sash window.

### Gatehouse Ground Floor Later extensions

Conservatory with  
aluminium pat. glazed  
roof & block walls.  
Late 20C. Low quality.

Large brick living room  
extension, mid 20c.  
Parapet walls with  
pitched fibre cement  
slate roof.

UPVC conservatory  
Raised tiled floor  
with under floor heating.  
Raised patio with metal  
balustrade

+ 589000E  
215460N

+ 589000E  
215470N





Modern bathroom extension



Front bedroom RH. 18C door, skirting & beam.  
Modern upvc window

- 18 century
- 19 century
- 20 century
- Modern.



Stairs. Modern lower flight inserted under 18C winder.



0 5m

Gatehouse First Floor

Front Rooms Significance

Surviving significance  
compromised by  
modern extensions &  
alterations.



Bedroom Left. 20C fire & added corner bay window.



Bedroom left. 18c door, beam skirting & beam. Upvc window

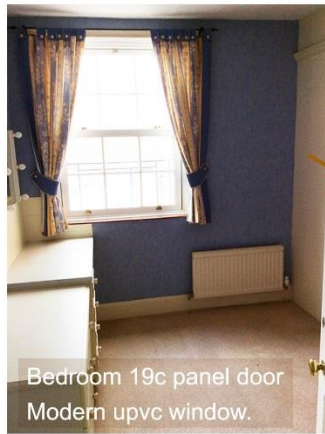


18c doors & surrounds to front bedrooms detail.



Modern upvc window stuck into 18c surround

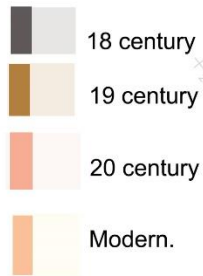




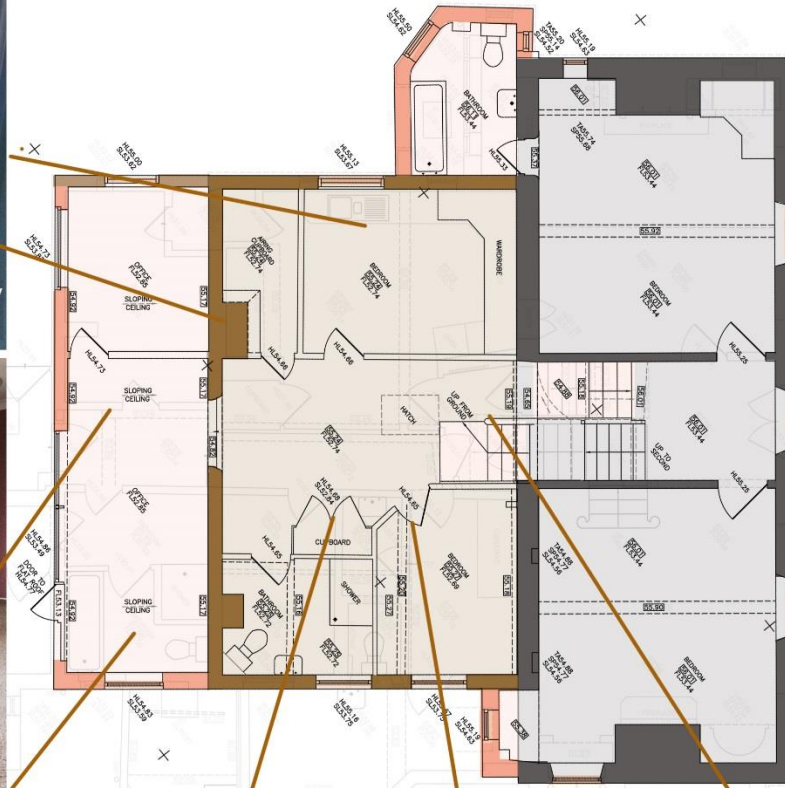
Bedroom 19c panel door  
Modern upvc window.



Store. Bell of kitchen chimney  
from below. 19c panel door.



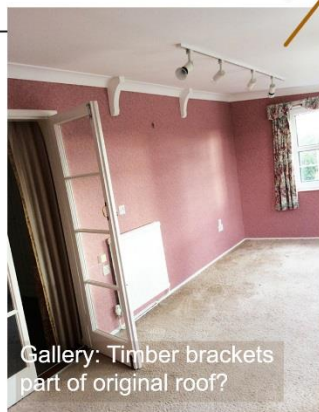
Gallery. Thin 20C wall & flat  
roof. UPVC windows.



0 5m

## Gatehouse First Floor Mid Section Significance

Some 19c joinery  
survives but spatial  
alterations change  
original character.



Gallery: Timber brackets  
part of original roof?



19c panel doors & stores  
in central hallway.



Bedroom: 19c panel door  
& simple skirting.



Hallway cut into by modern  
lower stair & balustrade.



Roof void: unsquared studs with lath marks. 20c panels.



RH bedroom. 20c fibre board lining, services and access.



Fibre board ceiling in place of original lath & plaster.



18c winder stair up to loft with original balusters & mahogany handrail.



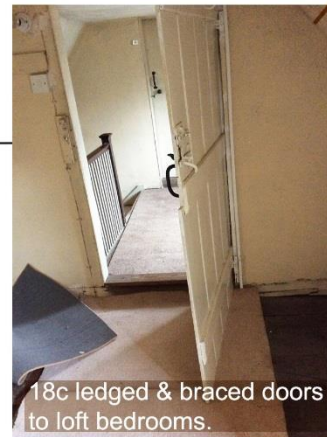
Modern upvc window inserted into old dormer



5m

## Gatehouse Second Floor Significant Features.

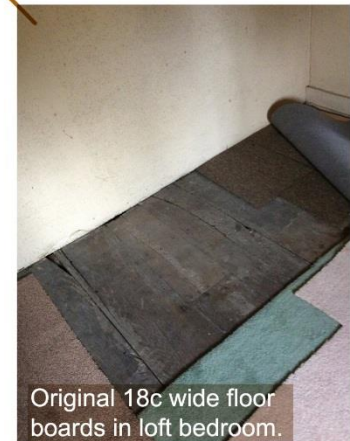
Surviving features  
compromised by new  
windows & wall linings.



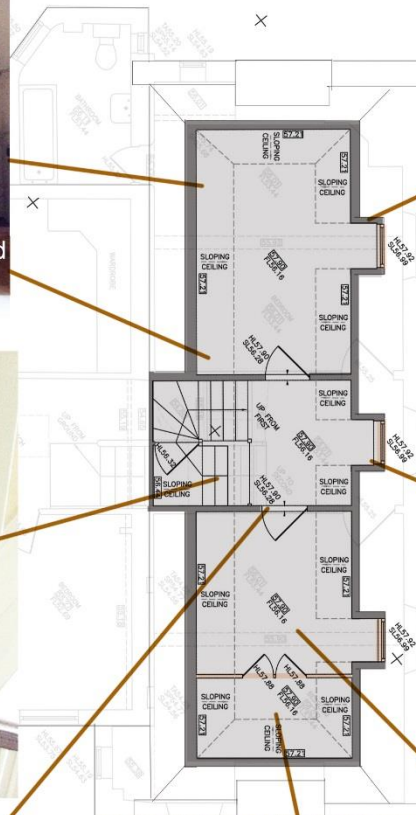
18c ledged & braced doors to loft bedrooms.



Modern stud panel store across end of LH bedroom.



Original 18c wide floor boards in loft bedroom.







1960s fletton brick wall



Modern stock brick with tree damage Jan 18



1930/50s picturesque stocks clamp failures



1900 stocks with modern repairs & displacement



Close boarded fence



Rail fence & hedge



Wall and Gate to farm yard

# Gatehouse Setting. Boundaries.





Acer, isolated beside shed



Large cypress group close to house



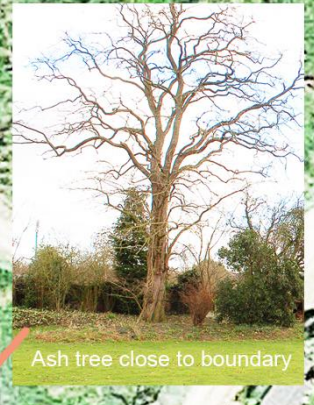
Central Poplar & garden house



Cypress & boundary hedging



Tall cypress hedge



Ash tree close to boundary

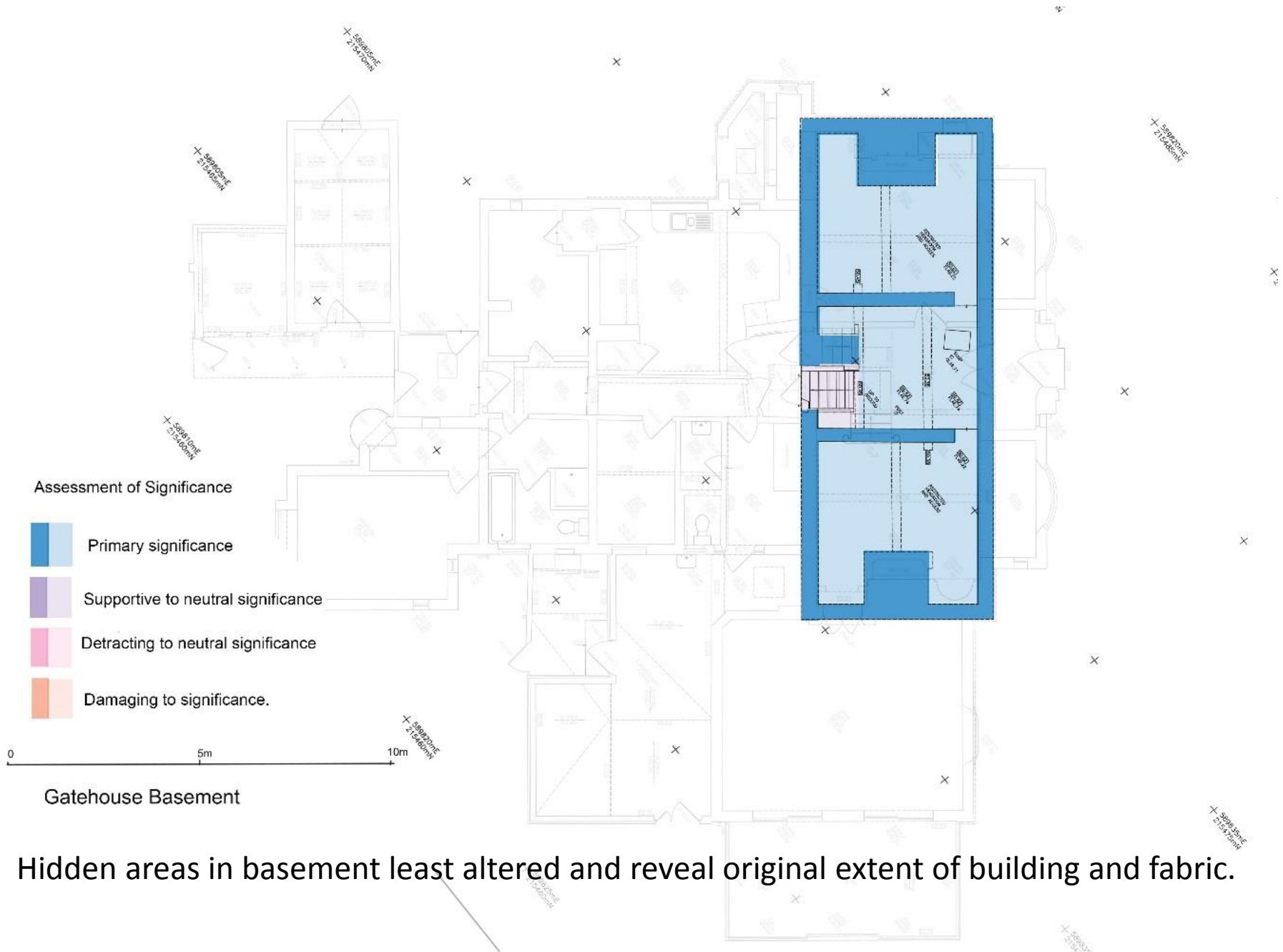


Ornamental specimen tree

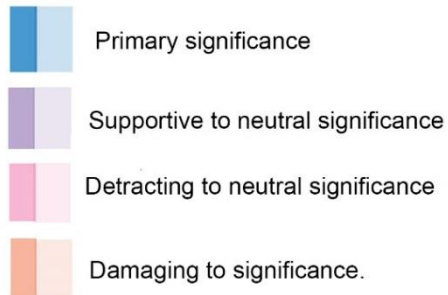


Setting: Key Trees



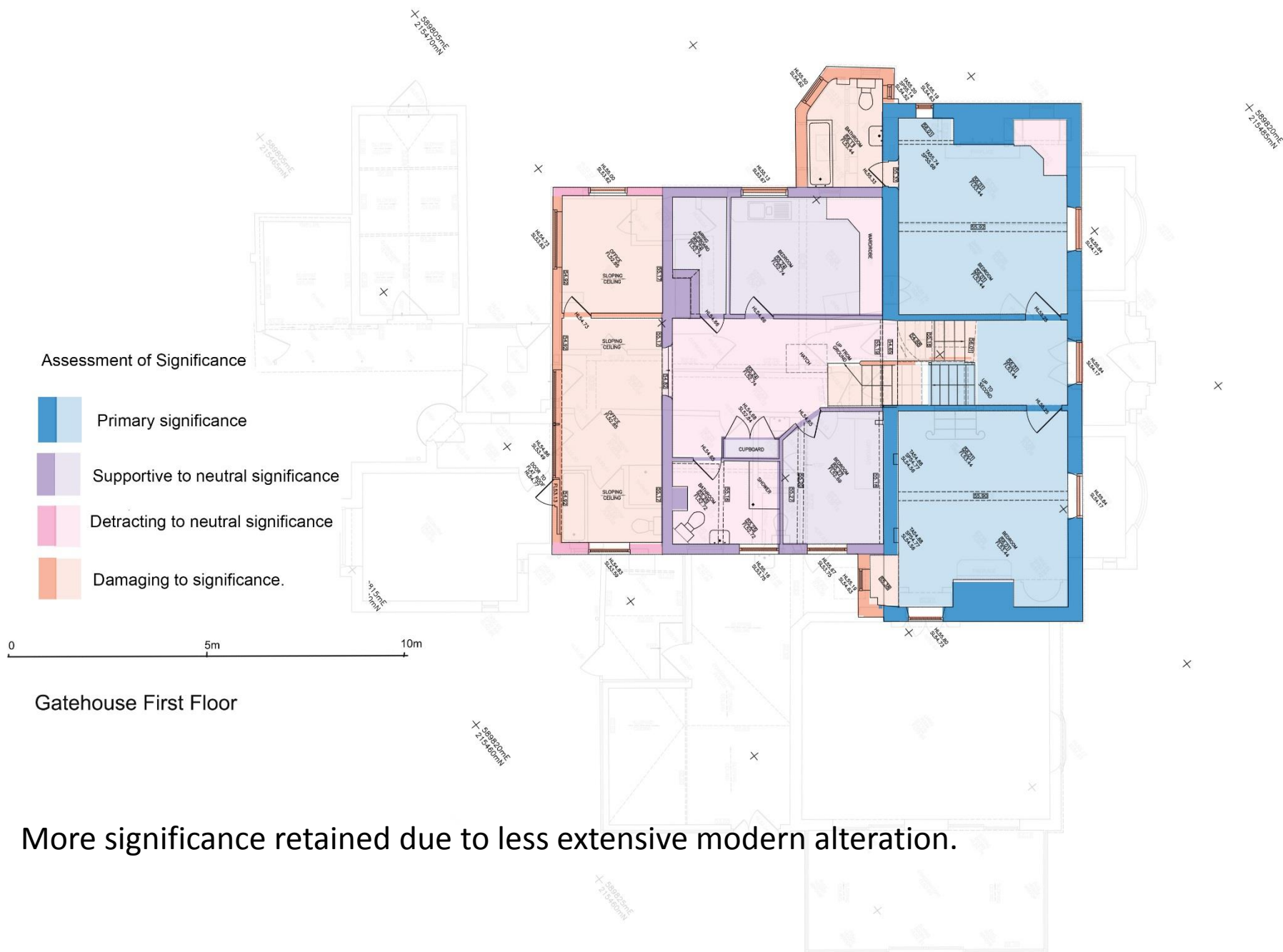


# Gatehouse Ground Floor Assessment of Significance



Much significance lost by later alteration and extension.



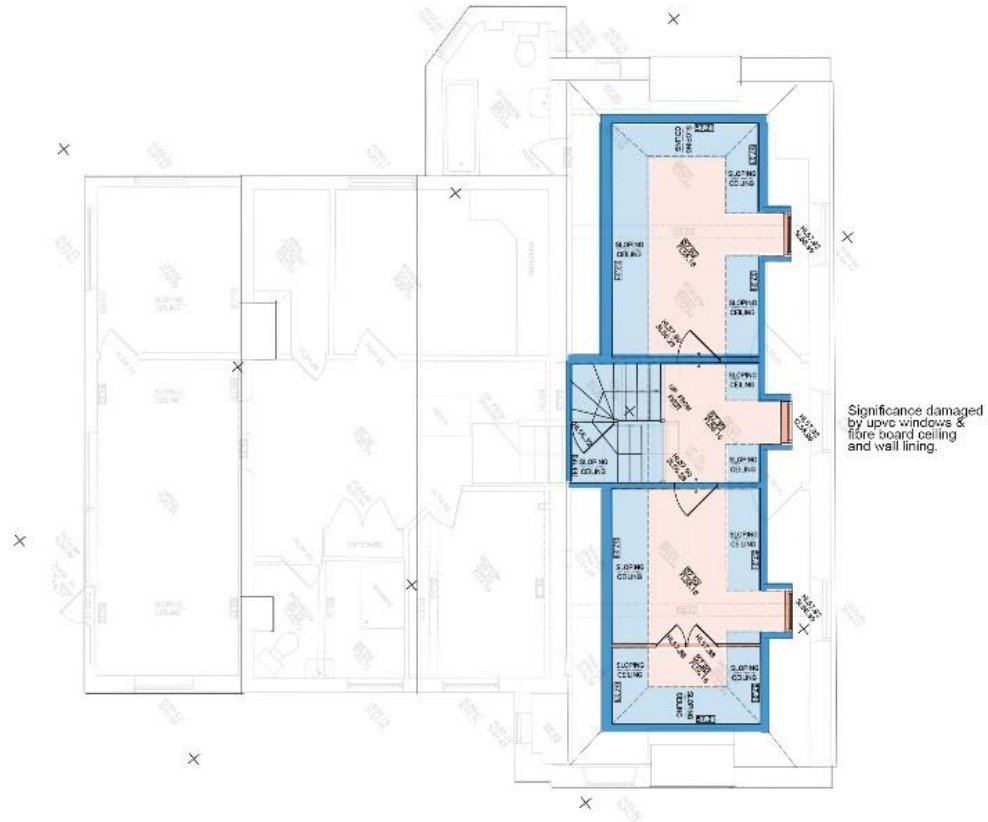


# Assessment of Significance<sup>x</sup>

- Primary significance
- Supportive to neutral significance
- Detracting to neutral significance
- Damaging to significance.

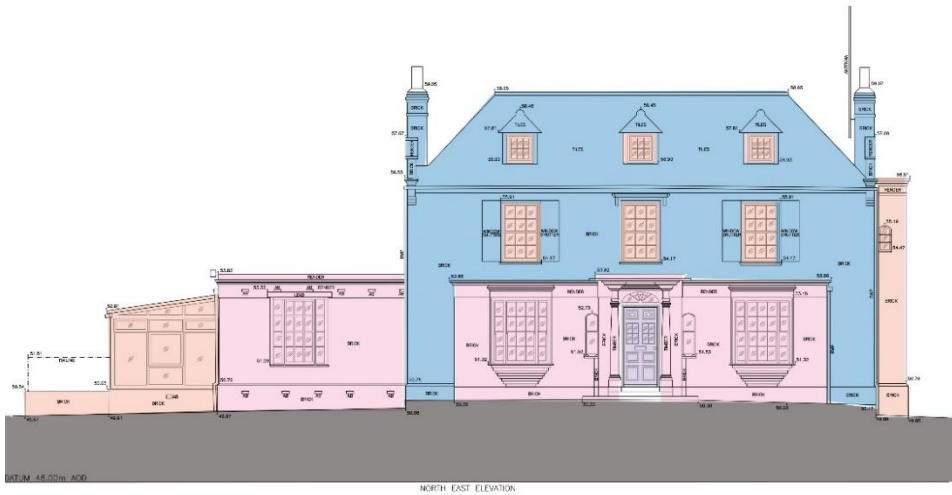
0 5m 10m

Gatehouse Second Floor



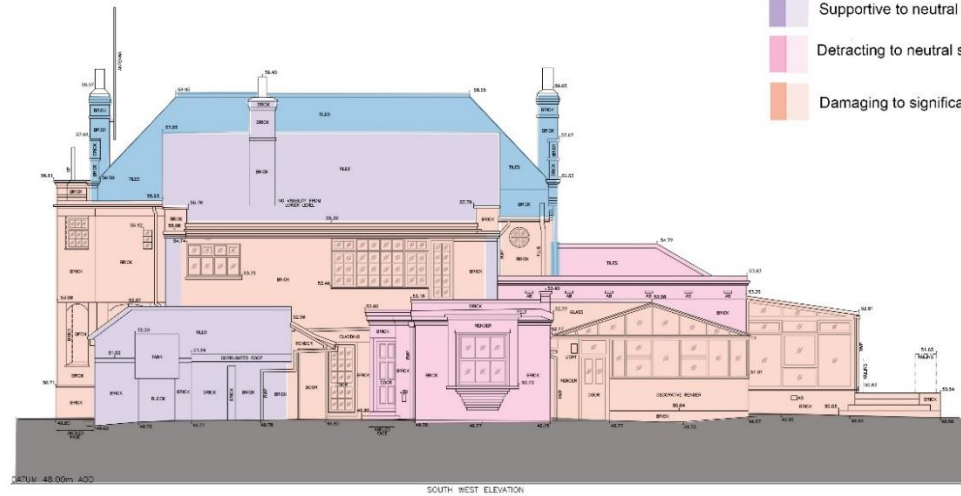
More significance retained due to less use, but modern upvc windows are damaging.





#### Assessment of Significance

- Primary significance
- Supportive to neutral significance
- Detracting to neutral significance
- Damaging to significant



Significance masked and diminished by later extensions, pink paint & upvc windows.

- Conclusions.
- Existing building appears to have no significance by history or association, other than the link to the Wilkin & Sons Jam company.
- Primary significance broadly linked to the age of the surviving parts of the fabric.
- Some reasonable 18c doors & surrounds and well proportioned rooms on the first floor, but most original features, windows, fire places & much of the stair have been lost to later alterations.
- The building was originally a fairly standard 2 bay farm house of the 18 century, built over 4 floors with a central stair & entrance, but has no individual or high quality design or craftsmanship to add to its significance.
- Much of the 20 century alterations and extensions obscure and detract from the original building and reduce its significance.
- Alterations to the ground floor stair, replacement upvc windows & pink render over the original bricks, all damage the fabric and reduce the heritage significance.
- The Garden setting is mostly 20century, although the south wall dates from an enclosed garden of about 1900. The feeling of enclosure provides significance, but most of the planting is not of value. The trees are mainly 1960s planted conifers and the remaining poplar must be considered a liability given the fall of a similar tree recently, with resultant damage to surrounding structures.