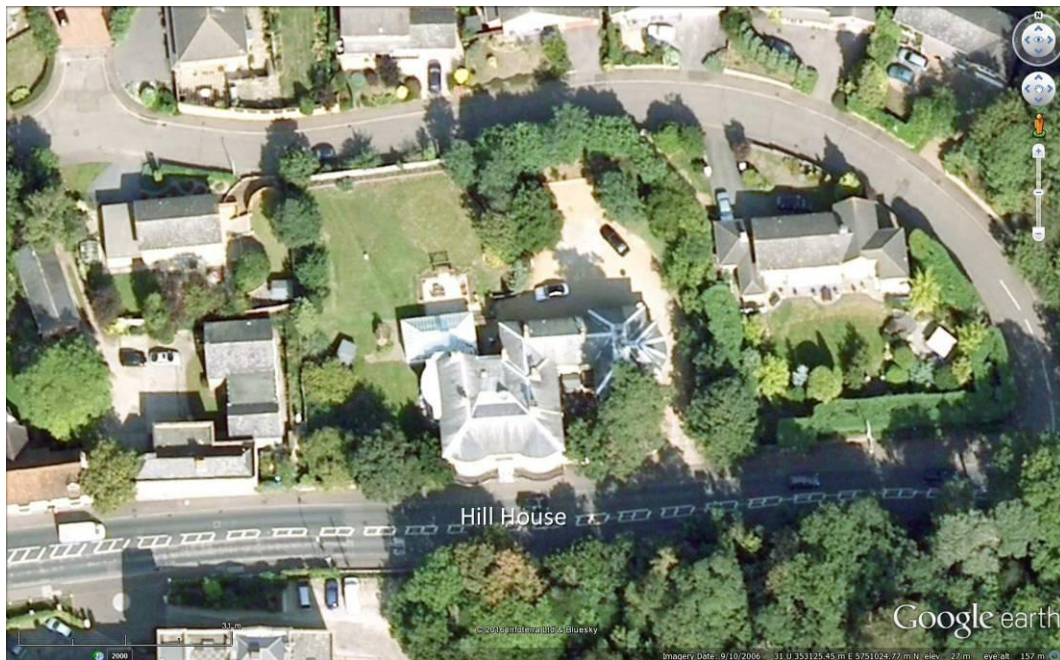


Hill House Care Home, 183 Lexden Road, Colchester. CO3 3TE.
Heritage Statement for the house. Surveyed 03 05 2016.



2006 Google earth. Location of Hill House, Lexden.



2006 Google earth. Detail of the site showing the building under study.

Location

Hill House Care Home, 183 Lexden Road, Colchester. CO3 3TE. The house is situated on the north side of the main road.

Listing



© Mr Robert Farrow

IoE Number: 117058. Location: HILL HOUSE, 183 LEXDEN ROAD (north side)
COLCHESTER, COLCHESTER, ESSEX. Photographer: Mr Robert Farrow.
Date Photographed: 01 August 2004. Date listed: 24 February 1950
Date of last amendment: 24 February 1950
Grade II

1. LEXDEN ROAD
995 (North Side)
TL 9725 SW 3/146 No 183 (Hill House)
24.2.50.
II

2.
Late C18, double bow-fronted house, grey gault brick, 2 storeys, the roofs of slates. The front has double hung sashes with glazing bars, Doric porch, panelled reveals, 6-panel door, rectangular fanlight. A complete and unaltered example of its date.

Listing NGR: TL9728525213

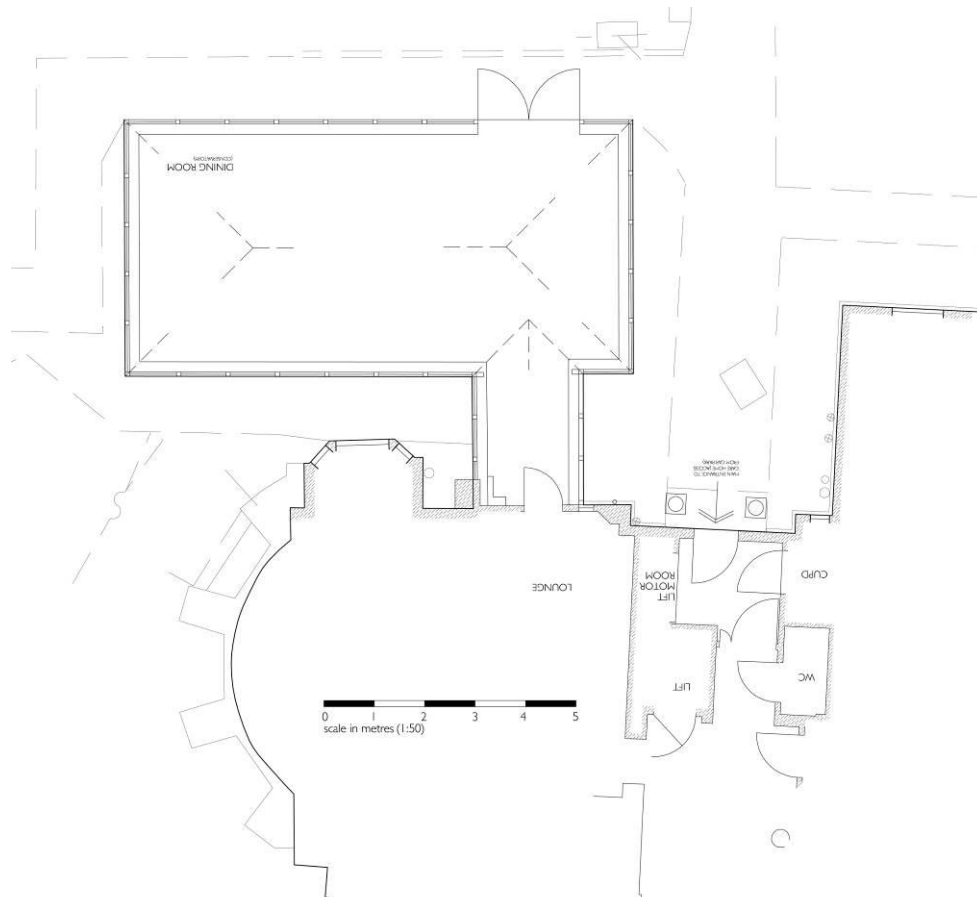
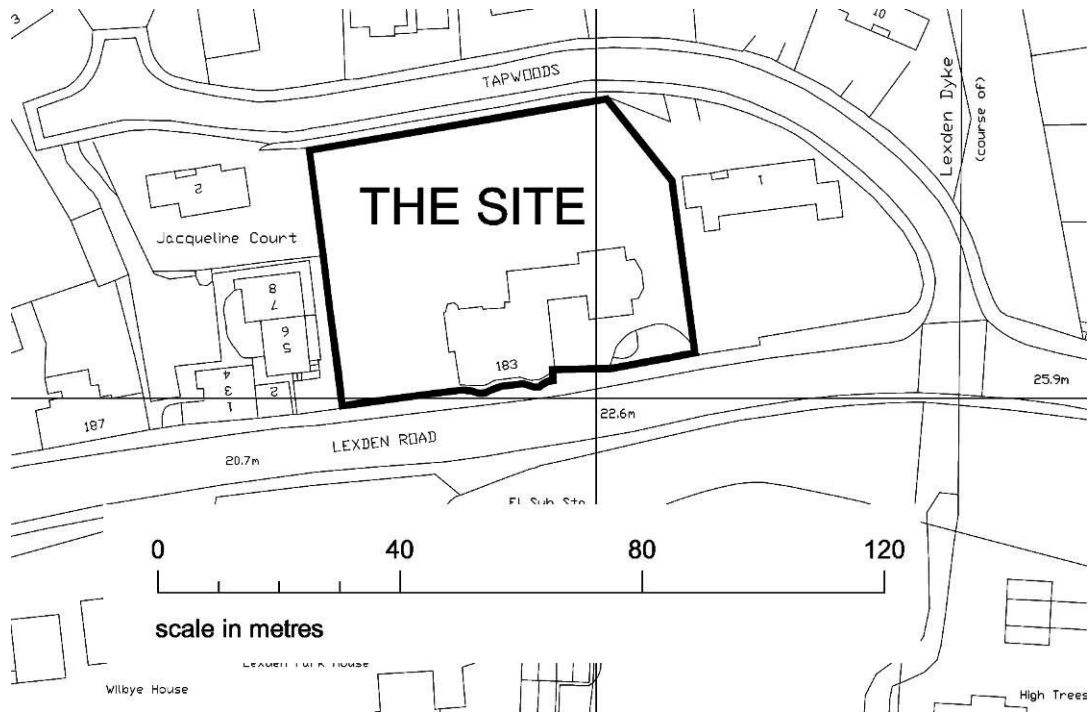
Scope of this Report

This report forms a heritage statement to support the replacement of a modern conservatory. The house is now a care home and has been highly altered and extended since the Listing entry.

The report adheres to English Heritage Level 3 as outlined in English Heritage. Understanding Historic Buildings – A guide to good recording practice. 2006. Page 14.



Barry Hillman-Crouch
Design & Recording Services



Description – External



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Hill House from the SE. The original house is to the LHS. The 1988 extension is to the RHS.



The original Hill House. Southern elevation.

Hill House is composed of three distinct buildings. The original building, described in the Listing has a LC18th style white gault brick bow fronted facade. The bow fronts have 3 pairs of 6/6 unhorned sash windows, under gauged brick lintels and are ranged symmetrically about the handsome doorcase which has fluted Doric columns with a flat hooded porch. The house is fronted by elegant wrought iron railings with rounded stone steps and built in boot scrapers all of which appear original to the LC18th.



Detail of the porch with Greek detailing.



Detail of the lantern built into the elegant door light.

The lead roofed porch is decorated with tryglyphs and guttae (droplets) set in rectangular fields. The capitals of the fluted columns are a Tuscan / Doric hybrid. There are flat pilasters around the doorframe which has deeply recessed fielded panels and an original six panel (now half glazed) front door with two blocked letter boxes. Above is a magnificent lantern set into the batwing like fanlight.



The southern elevation of the Victorian extension.



Detail of the rear door.

The second unit of the house extends for the NE corner of the original and is executed in 70x110x230mm yellow and buff bricks set in plain pointed lime mortar. The main southern and western facades have 65x105x220mm bricks set in sandy beige lime mortar, tuck pointed in white. The service side facing east has 65 x11 x225mm yellow /orange bricks set in a lime mortar tempered with crushed flint. The back door case has a MC19th style timber cowl and large pane plain fanlight.



The 1988 extension.

An extension executed in 1988 has been tastefully added in 60x100x210mm London Stock replica bricks and continues the design cues of the earlier builds, continuing the brick plat bands and mimicking the rooflines and fabric of the grey slates.



Eastern elevation of the original house

Eastern Elevation

The service side of the original house is intentionally of lower status than the two facades. However, it still has 6/6 unhorned sashes under gauged brick lintels. There is a much larger sash with side sashes which appears inserted under a wider lintel of different coloured bricks. A former doorway has been bricked up and the doorway to the cellar is sunken down some steps from the yard.



The eastern elevation of the 1988 extension.



The eastern and northern elevations of the 1988 extension.

The details of the 1988 extension remain constant. The eastern elevation has a large bow fronted bay with a two storey set of sash windows to light the spiral staircase within. Either side are more conventional 6/6 unhorned sashes. To the rear of the house the extension has a range of 3 pairs of sash windows.



The northern elevation of the Victorian extension.



Detail of the Victorian brick work marked WG.

Northern Elevation

The northern elevation of the Victorian extension is of painted brickwork of which a single column of yellow and buff bricks marks the limit. This column has much graffiti included the well carved initials WG, EH, GT, GT and Law carefully scribed. These are likely to be the workmen who built the extension.

This part of the building has been altered with some unattractive large pane windows which are likely LC19th style C20th replacements for the sash frames. A doorway has been bricked up and a C20th smaller casement inserted. This may explain why the wall has been painted.



The northern elevation of the original house.



The conservatory from the NW.

The rear of the original house is now obscured by the conservatory which is used as a dining room. It was put up in 1988 and occupies the site of a Victorian greenhouse taken down between 1969 and 1973 according to the Ordnance Survey. Standing on a modern brick plinth it is of timber and glass construction.

The rear of the house has been enhanced with the addition of a two storey canted bay window added between 1931 and 1951. (OS).



The porch to the rear door.



Detail of the rear porch.

There is a porch to the rear door of a similar but less grand design than the front door. There are two fluted pillars with Tuscan capitals, flat pilasters against the panelled door frame, tryglyph and guttae decoration and lead covered roof. A recent timber frame and corrugated plastic shelter has been added.



The western elevation of the conservatory.



The western elevation of the original house.

Western Elevation

The western elevation of the original has a single large bow fronted bay with full height large pane sash windows either side of timber half-glazed French doors. The upper windows are 6/6 sashes to match the rest of the house. The brickwork matches the front facade and is tuck pointed but repointed in grey cement in places.

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Description – Internal

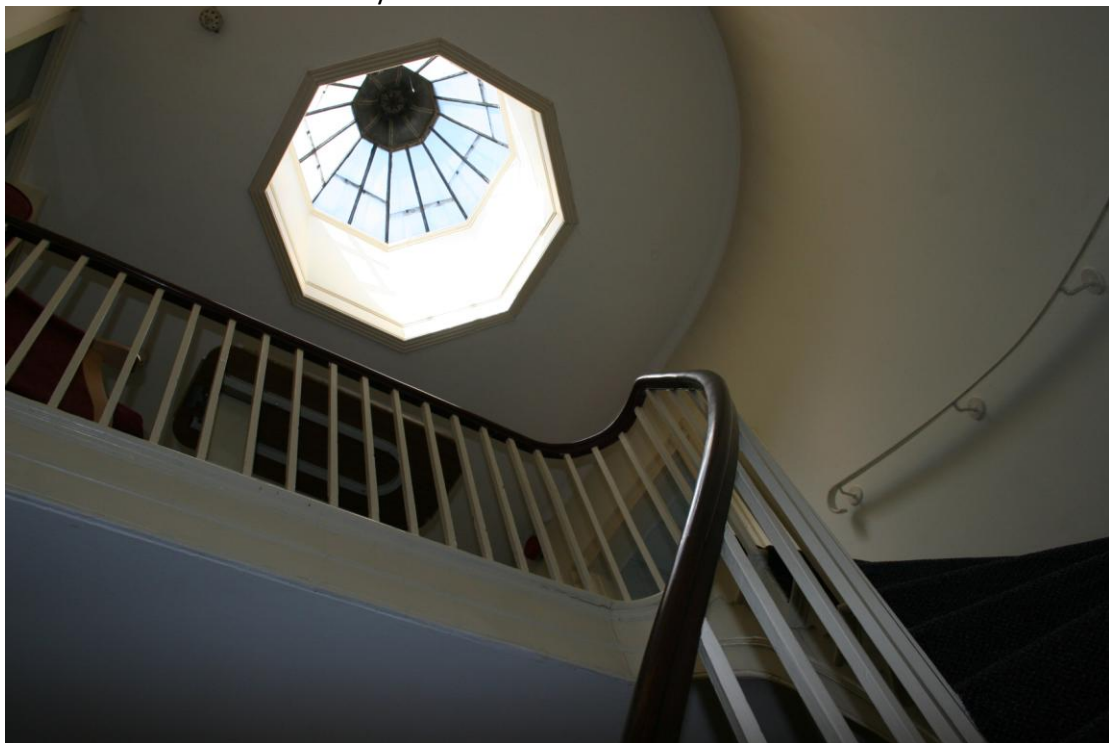


Looking N from the front door in the Entrance Hall.



The curtail staircase and ornate doorcases.

Very little of the original decor or of the Victorian redecoration remains in the building which is not to be altered. The hallway has attractive doorcases with shelves for ornaments.



Looking up the staircase to the lantern.



Decorative doorcase and modillioned plasterwork.

The staircase has stick balusters with a curtail step, decorated open treads and curved elegantly upwards. This simple form was only popular between 1800 and 1830. There is a lantern above. The hall ceiling has modillioned covings and ornate mouldings.



The Front Living Room looking N. The fireplace is a replacement.



Detail of the plasterwork ceiling.

The Front Living Room in the SW corner of the original house retains some fine plasterwork on the ceiling in good and original looking condition. The fireplace was put in about 15 years ago.



The Rear Living Room looking NW.



Detail of the ceiling plasterwork.

The Rear Living Room is on the NW corner of the original house. Only the plasterwork on the ceiling is original decor. The ornate fireplace was put in during the care home renovations.



The Rear Living Room Fireplace.



The Front Living Room fireplace.

The two fireplaces are interesting and attractive pieces within themselves but they are recent additions to the building. (Staff Manageress – pers comm). The Rococo style surround is French and out of period for the house. The other is cast iron and a curious mix of Victorian and Georgian designs including an eared border, ornamented bulls eyes, central plaque and mantel shelf. Neither are functioning.



The Front Bedroom.



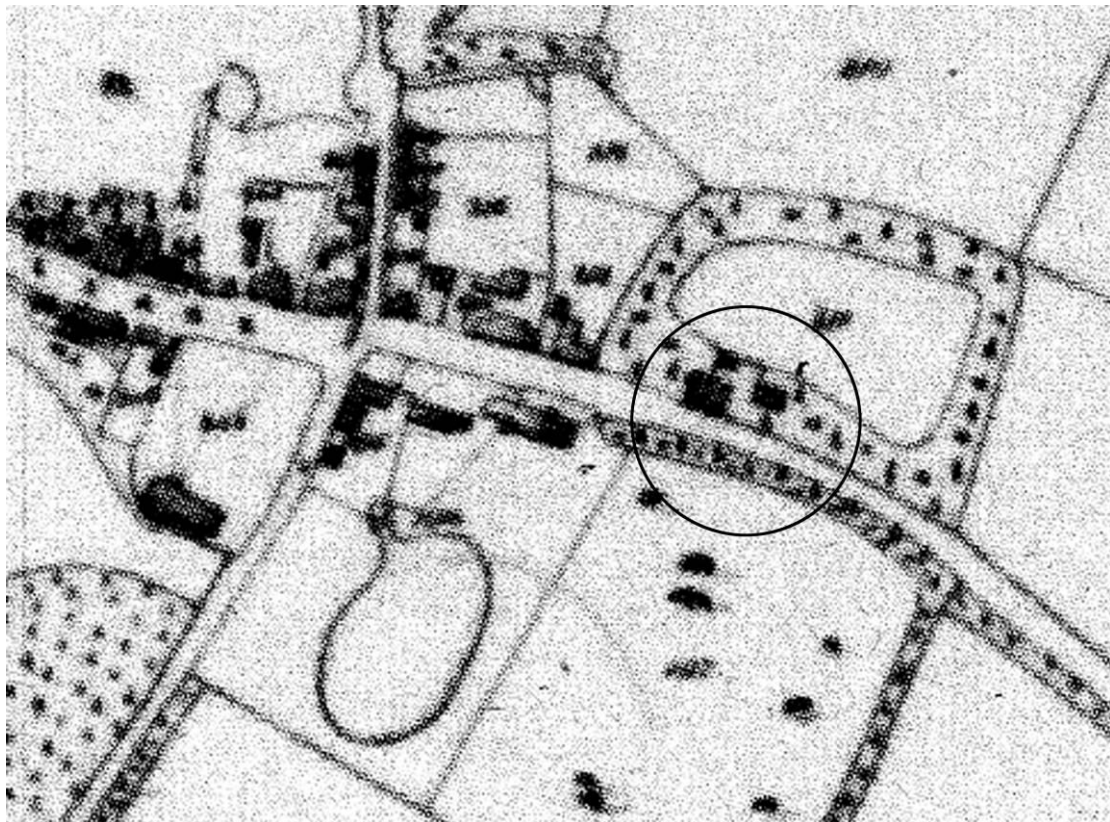
The Office.

Most of the rooms are equipped as modern bedrooms and have no historical fabric or decor. The Office retains a small EC19th timber fire surround with a later Victorian tiled cast iron fireplace. All the other rooms are decorated to a standard implemented about 15 years ago.

Topographical Survey from Historic Maps

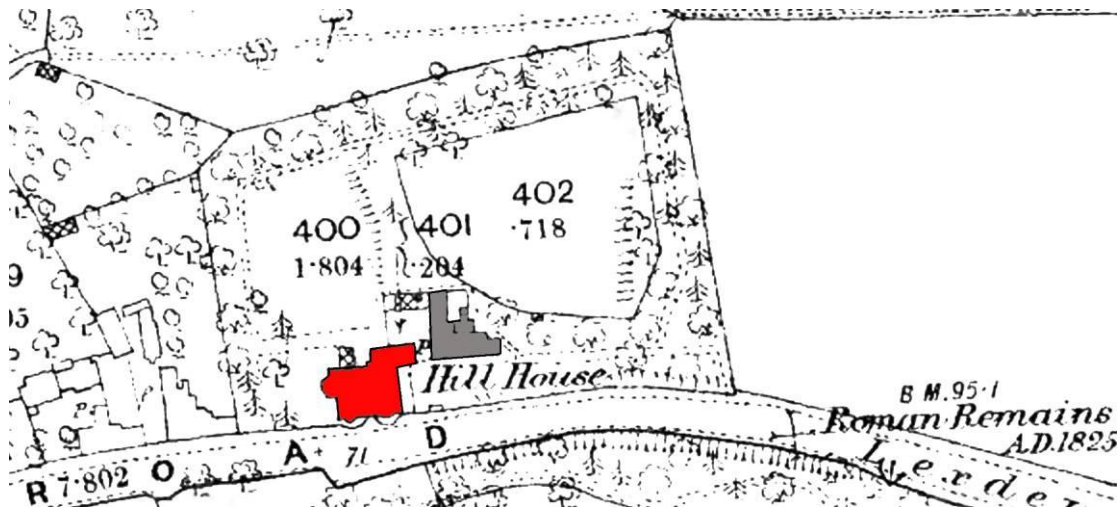


1777 Chapman and Andre Map of Essex.

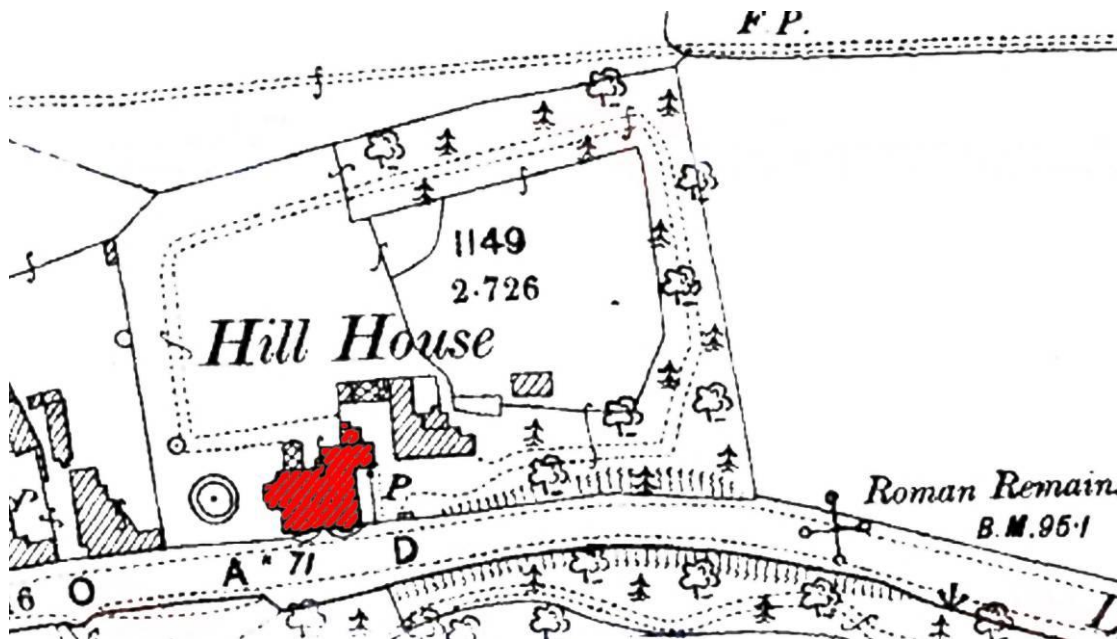


1838 Tithe Award for Lexden

By aligning with the large pond it can be seen that Hill House was not depicted on the 1777 Map of Essex. It is shown on the 1838 Tithe Award where it is described as House and Pleasure Grounds, owned and occupied by John de Horne. He died Jan 5 1845 aged 74 and so is not in the usual directories. Although a poor copy, the three bay windows are evident.



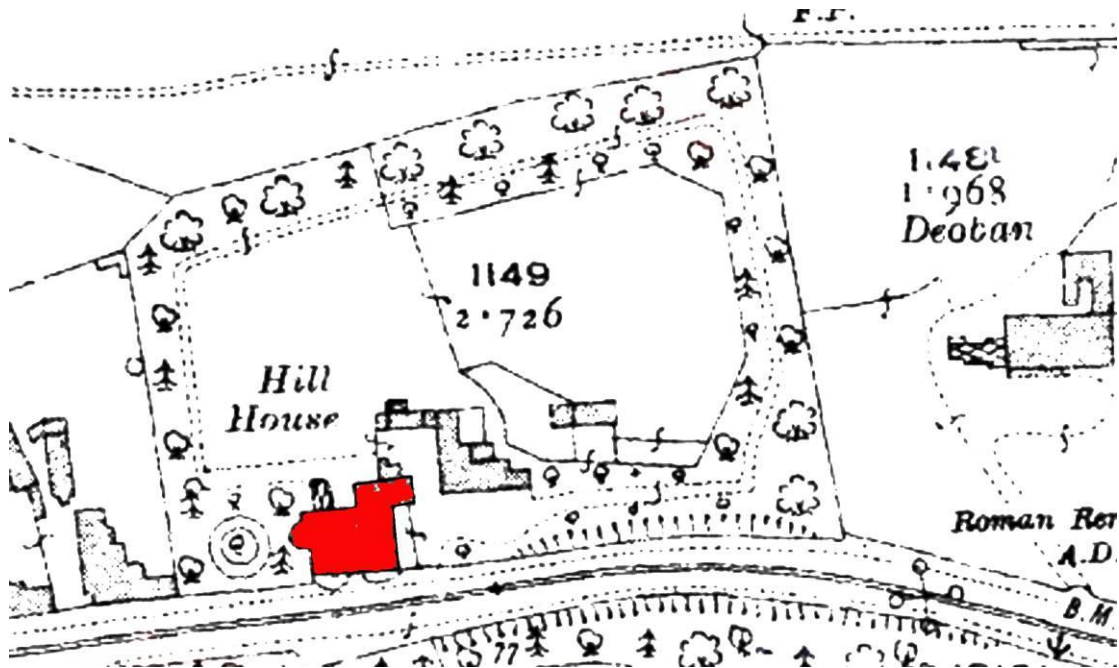
1877 First Edition Ordnance Survey Map.



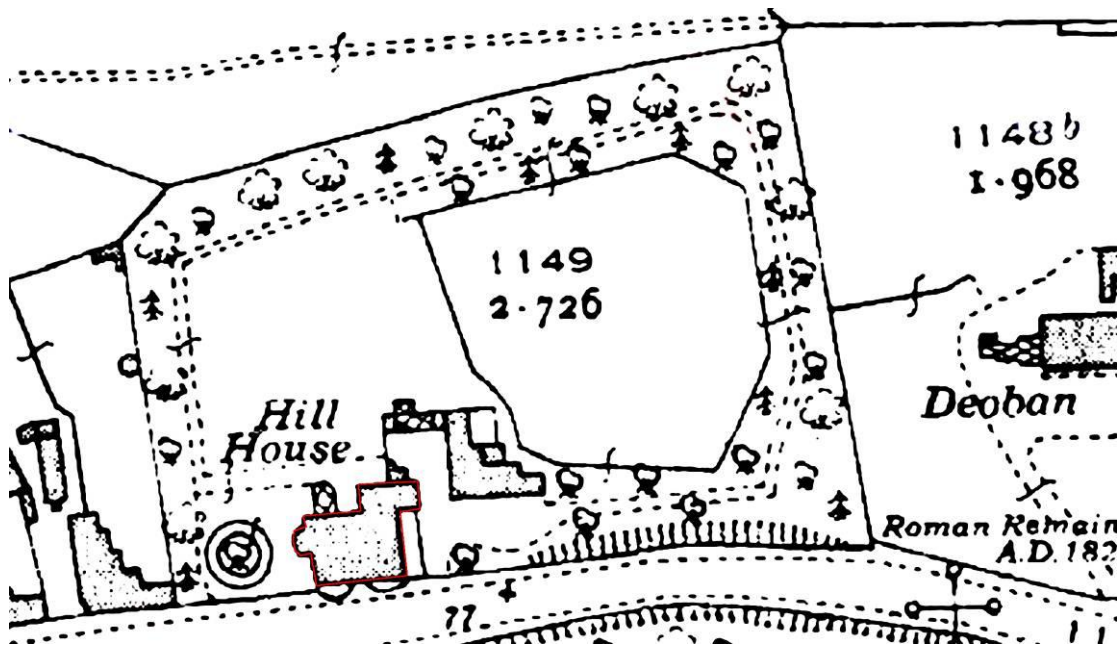
1897 Ordnance Survey Map.

Between 1838 and 1877 the rear of the house was extended and the service buildings were added to. There were two glass houses, one occupying the site of the present conservatory.

By 1897 more small additions were added to the back of the house and a circular pond built in the garden.

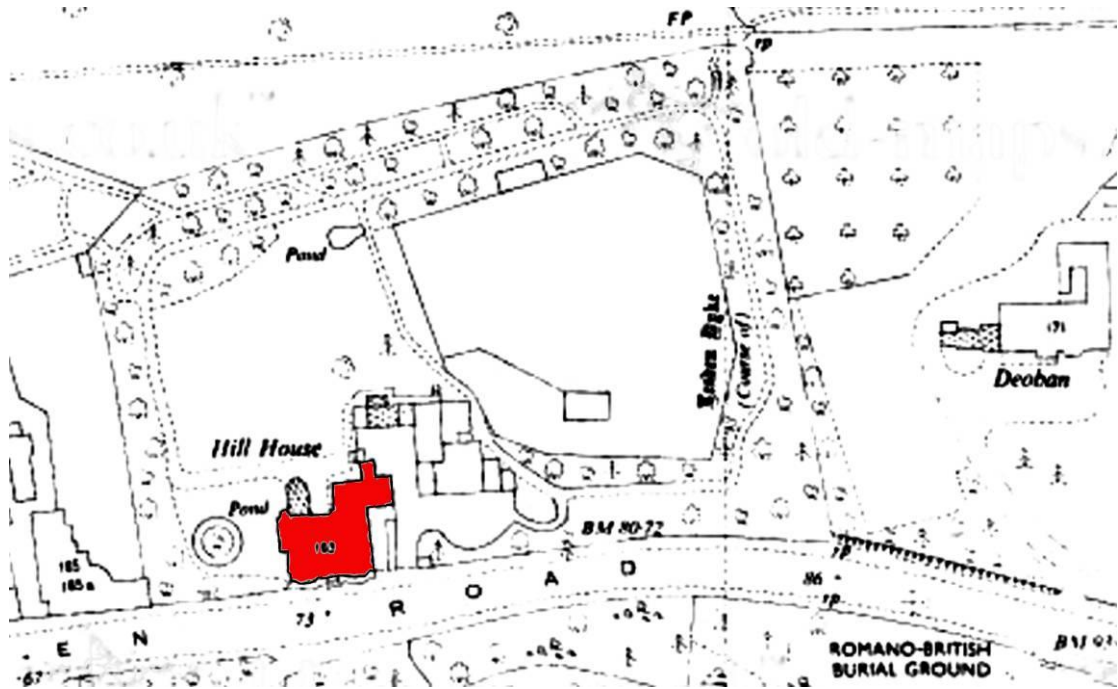


1920 Ordnance Survey Map.



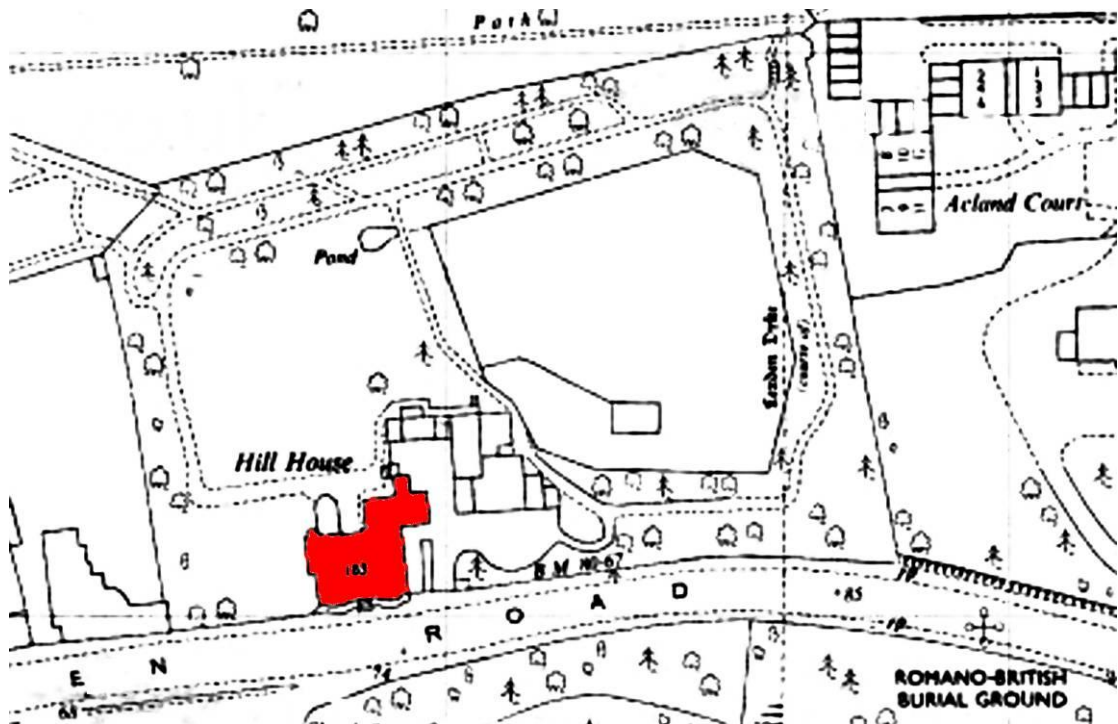
1939 Ordnance Survey Map.

Between 1939 and 1951 the rear two storey canted bay window was added.

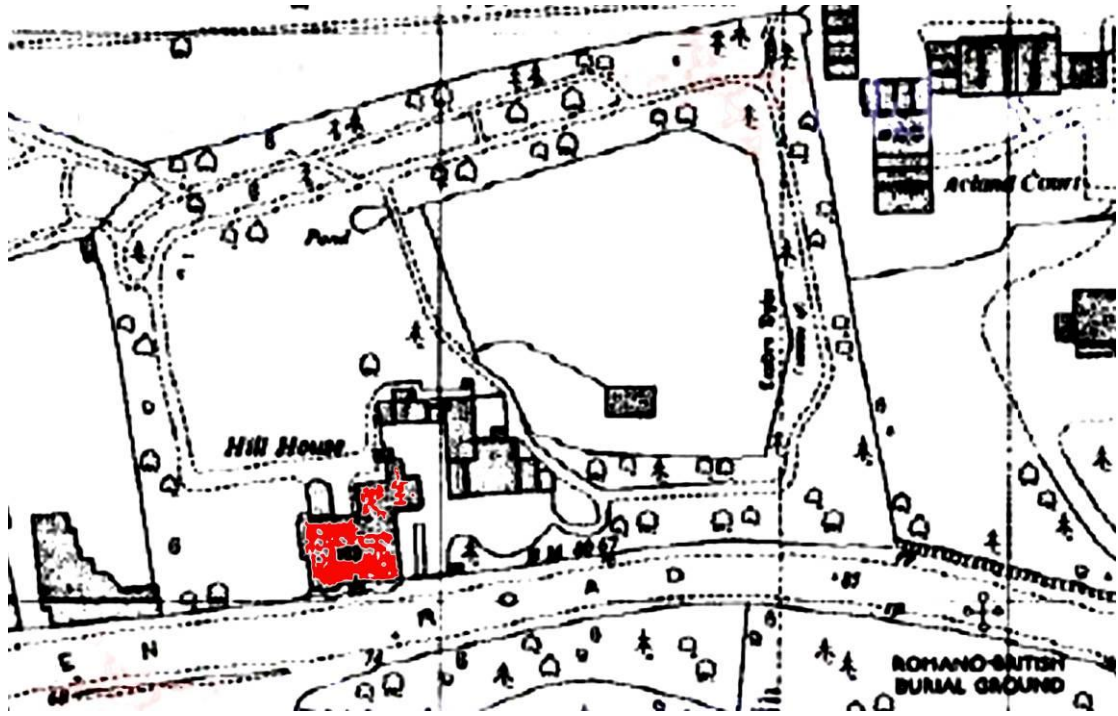


1951 Ordnance Survey Map.

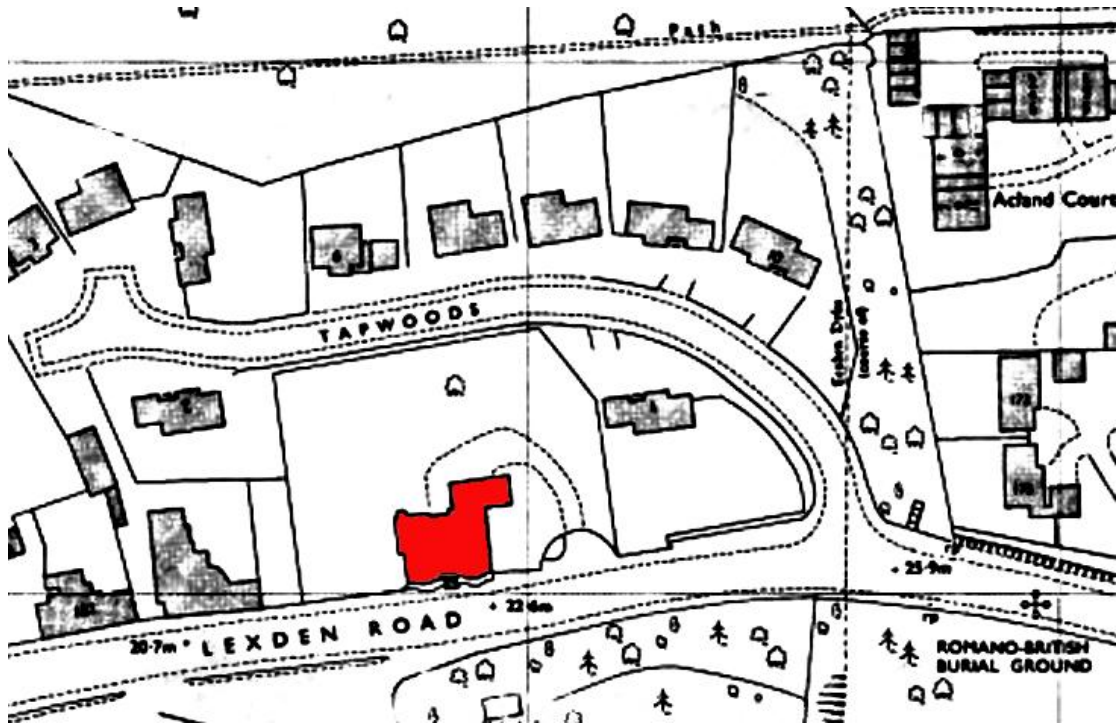
Between 1939 and 1951 the rear two storey canted bay window was added.



1960 Ordnance Survey Map.

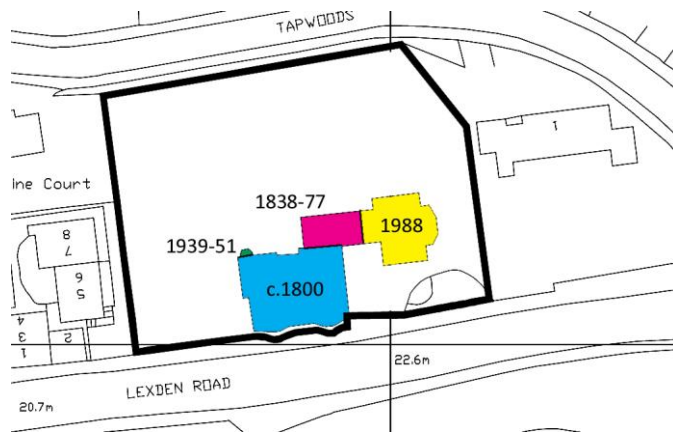


1969 Ordnance Survey Map.



1973 Ordnance Survey Map.

Between 1969 and 1973 the service buildings were removed and the garden divided up for an access road for new dwellings.



Phasing and Discussion

C.1800. The original house.

The original house is not shown on the 1777 map of Chapman and Andre but is in place in its present plan by the Tithe Award of 1838. The bow fronted form with large pane unhorned sash windows and the Regency style porch all indicate a build date around AD1800. The decor in the hall, especially the curtail step stick baluster stem staircase is not likely to be much earlier than this and the fashion for stick balusters in the display staircases died out by the time of Victoria.

1838 – 1837. The rear extension.

The mapping indicates that the rear extension was added between 1838 and 1877. The brickwork, windows, gauged lintels and the doorcase all coincide with this period. There is also a larger inserted rear window most likely for the new kitchen put into the original eastern wall of the old house. This room, now the Office also has a small Victorian fireplace.

1988. The new accommodation block.

The building was converted into a care home and a new accommodation block added. This has been tastefully executed in similar coloured brick and mimics the style of the original house. Most of the present interventions, such as blocking doorways, altering windows, adding fire protection and access all date to this time.

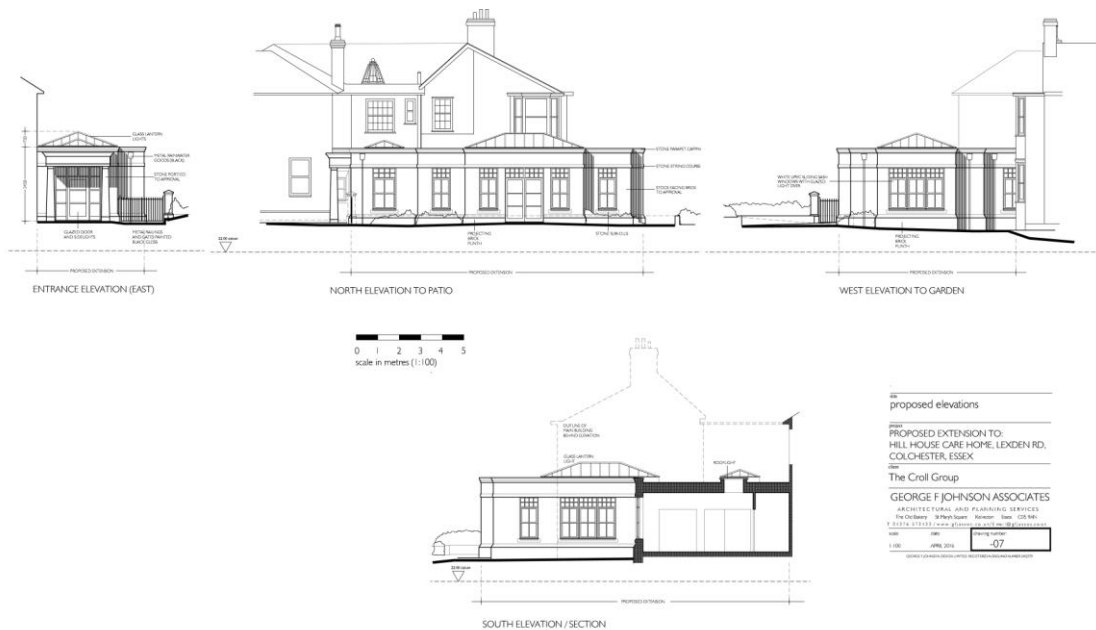
Significance

Hill House is an attractive C1800 Regency style house that has retained its external appearance. It has been extended in the Victorian period to improve the service facilities and remained a family home until the 1970's. It has been tastefully extended to improve the accommodation for a care home for elderly ladies. The interior retains some attractive plasterwork ceilings and a c.1800 regency style staircase with lantern above. However very little else remains of the original decor as one might expect from a building that requires hospital like standards.

Discussion of the proposed replacement of the conservatory.



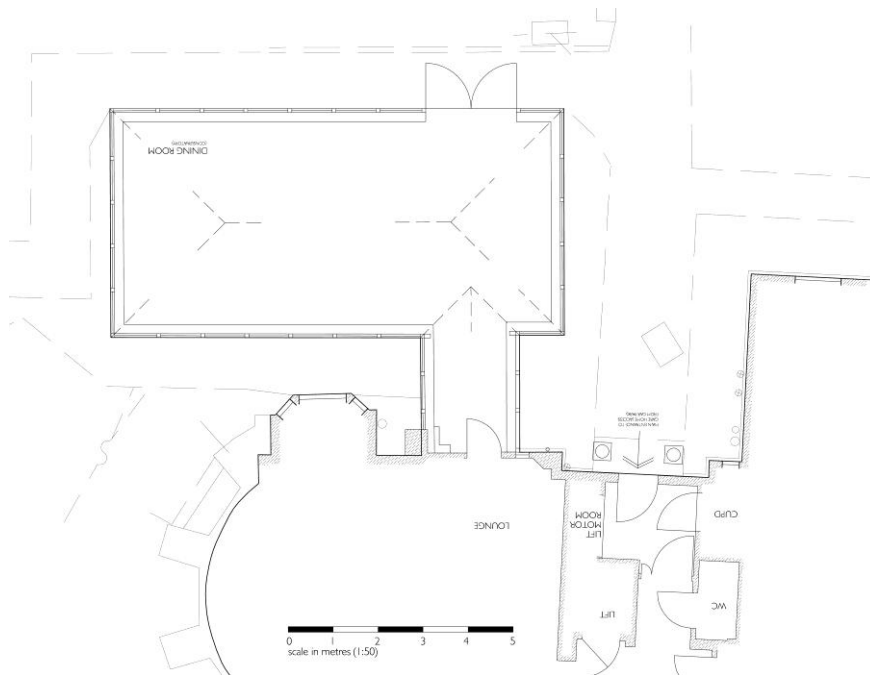
2016. The existing elevations of the conservatory.



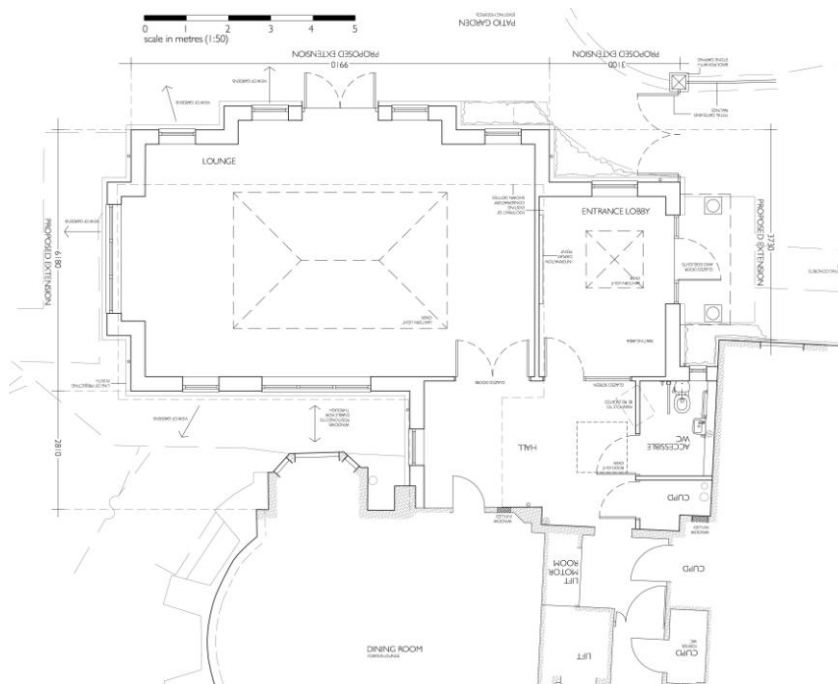
2016. The proposed elevations of the conservatory.

The present conservatory is a building of its time. Erected in 1988 it is now used as a dining room and activity room. Like all greenhouses it is very hot in the summer and cold in the winter neither which are desirable climates for the elderly guests. The building is not double glazed and the glass roof has to be screened with shades and the windows with curtains. It also suffers from condensation needing the windows to be open.

The new building is more Regency in its design and is redolent of the service wings of period houses. The roof is much lower. The ground plan uses an area by the back door that is presently out of bounds to the residents.



2016 Existing Plan.



2016 Proposed plan.

In considering the plan form it can be seen that the new entrance lobby will offer far better access for wheelchair users that the currently confined and dog-legged one. The WC facilities can be improved and separate access in the form of a large hall made to the new building. It is proposed to remove the dining area to the Rear Living Room and to treat the new building as a spacious lounge. This is an advantage to the Kitchen Staff and the residents.



The only effect on the historic fabric is the removal of the rear porch. This can be done in its entirety and replaced at the new entrance such that the historic fabric is retained with the building.

Acknowledgements

I am indebted to Mr Croll for engaging me to record the building and to Graham Mann of George F Johnson Associates for recommending me. The drawings were supplied by George F Johnson Associates.

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Bibliography

Hall, Linda. Period House Fixtures and Fittings 1300-1900. Countryside Books. 2005.