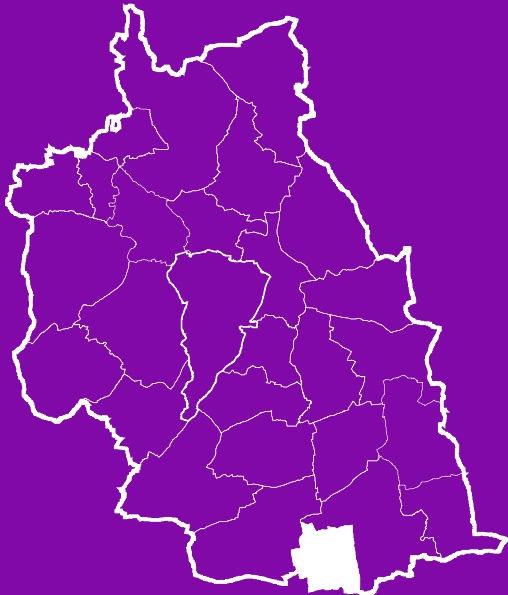


Register of Buildings of Local Value in Runwell

Status:
Planning guidance



 Runwell Parish

Design and conservation
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Register of buildings of local interest Runwell parish



WWII pillbox 0.5km east of Southlands Farm (TQ 7690 9430)

Pillbox, c.1940. Hexagonal form with gun apertures. Standard Ministry of Defence Type FW3/24 unit. Constructed of concrete and brick with 600mm thick walls. Internal anti-ricochet Y pillar. 5 loop holes. Faces east towards former anti-tank ditch.

Significance

Part of the GHQ defence line which ran the length of the borough. An important remaining feature of Chelmsford's WWII defences, of historic interest. Group value with the other remaining GHQ line defences.



Runwell Hospital Boiler House and Hospital Administration Block, Runwell Chase

Runwell hospital was commissioned by a joint committee from the Boroughs of East Ham and Southend-On-Sea in 1928. The 500 acre site was obtained by compulsory purchase of former agricultural land. The site was chosen due to its rural location, with a sheltered, south-facing aspect selected to give light and fresh air so that the hospital resembled a sanatorium rather than an institution.

Runwell was built as a psychiatric hospital between 1933 and 1937, accommodating 1,032 patients. The designs were undertaken by architects Elcock and Sutcliff and built by J. Mowlem and Co. Ltd.

The hospital layout was basically symmetrical, with detached wards and villas, based on the colony principles developed for treatment of 'mental deficient' since the early C20. This system uses a central core of administrative, service and communal facilities, with wards and other facilities on the outer edges.



Admin block

The main administration block is built in an eclectic Mediterranean style (similar to the St Lukes chapel, which is grade II listed), with Art Deco detailing, and housed the superintendent's office, committee rooms and general offices.

It takes the form of a central core, with staggered projecting wings and single storey elements to the front elevation. The front façade has a stone plinth, white brick walls and hipped roofs clad in pantile. The roof has a large central, copper clad clock tower. The main entrance

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has an Art Deco stone surround. Internally the central corridor remains and some original features. Extended and converted into apartments 2016-2018.

Significance

Runwell was one of a last large mental health hospitals constructed. Its design was influenced by the Mental Health Act 1930, which placed emphasis of treatment rather than custodial care. Elcock and Sutcliffe are renowned architects, particularly known for their hospital designs in the 1930s and Runwell represents a good example of their work. The administration block is a prominent remainder of the hospital, which is of social significance to the area. It is a rare and distinctive Art Deco structure and has group value with the Chapel of St Luke.



Running Well, Warren Road

The Running Well is a natural spring thought to have been a water source and meeting place, possibly used for millennia. Possibly the source of the parish's name. Concrete steps lead down to the well edge where there is a level platform; these features were constructed in the 1920s by the Mallison Family of Flemings Farm, but may replace earlier structures. Various archaeological artefacts have been recovered from the well dating from the Mesolithic period through to modern day, a record of which is held at Southend Museum.

Significance

A natural spring harnessed as a water source of immense social significance to the parish.



Quart Pot, Runwell

Public House. Eighteenth century block set back from the road with a hipped plain tile clad roof. Early-mid nineteenth century block adjacent the road with a hipped slate clad roof. Various twentieth century additions. Nineteenth century sash windows to the front elevation. Identified as 'The Pot' on a map of 1777.

Significance

A prominent public house with eighteenth century origins. Architectural, historic and social interest.

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Lyford Farm, Runwell Road

Farmhouse. Mid nineteenth century. Two story with a gabled roof clad in tiles. Front façade of red brick with gault brick quoins. Central doorway with three window ranges of cast iron casements with arched heads. End wall chimney stacks. Decorative barge boards.

Significance

A mid nineteenth century farmhouse with a fine façade, a fragment of the areas rural origins, of architectural and historic interest.



Toby Carvery (formerly Runwell New Hall), Runwell Road

Small country house, now restaurant and hotel. Mid nineteenth century. Red brick. Triple roof range, with gables on the east and west side. Canted two storey bay window on the roadside. Casement windows. Large octagonal chimney stacks in groups of threes. Red brick detached coach house on the east side, with a clock tower.

Significance

A prominent small county house, architectural, historic and townscape interest.



Church Cottages (numbers 3 and 4), Runwell Road

A pair of early nineteenth century timber framed cottages. Tiled roofs. Horizontal sliding sash windows with small panes to number 3.

Significance

A rare group of humble cottages, of group value with the St Mary's Church and Old School House. Historic and townscape interest.

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Old School House, Runwell Road

Mid nineteenth century single storey school room, now a house. Steep tile clad roof. Brick walls, now painted. Tall chimney to the south end. Twentieth century extensions to the rear.

Significance

Social significance as a reminder of the parish's history. Group value with the St Mary's Church and Church Cottages. Historic and townscape interest.

