



## PLANNING POLICY AND LOCAL PLAN COMMITTEE

**DATE:** Tuesday, 19 October 2021  
**TIME:** 6.00 pm  
**VENUE:** Council Chamber - Council Offices,  
Thorpe Road, Weeley, CO16 9AJ

**MEMBERSHIP:**

|                                    |                        |
|------------------------------------|------------------------|
| Councillor Turner (Chairman)       | Councillor I Henderson |
| Councillor Fairley (Vice-Chairman) | Councillor S Honeywood |
| Councillor Allen                   | Councillor Newton      |
| Councillor Bush                    | Councillor Scott       |
| Councillor Chapman                 | Councillor Winfield    |
| Councillor C Guglielmi             |                        |

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For further details and general enquiries about this meeting, contact Ian Ford on 01255 686584.

DATE OF PUBLICATION: Tuesday, 5 October 2021

## AGENDA

### **1 Apologies for Absence and Substitutions**

The Committee is asked to note any apologies for absence and substitutions received from Members.

### **2 Minutes of the Last Meeting (Pages 1 - 6)**

To confirm and sign as a correct record, the minutes of the meeting of the Committee, held on Tuesday 29 June 2021.

### **3 Declarations of Interest**

Councillors are invited to declare any Disclosable Pecuniary Interests or Personal Interest, and the nature of it, in relation to any item on the agenda.

### **4 Questions on Notice pursuant to Council Procedure Rule 38**

Subject to providing two working days' notice, a Member of the Committee may ask the Chairman of the Committee a question on any matter in relation to which the Council has powers or duties which affect the Tendring District **and** which falls within the terms of reference of the Committee.

### **5 Public Speaking (Pages 7 - 10)**

The Council's Public Speaking Scheme for the Planning Policy & Local Plan Committee gives the opportunity for members of the public and other interested parties/stakeholders to speak to the Council's elected members on the Planning Policy & Local Plan Committee on any specific agenda item to be considered at that public meeting.

### **6 Report of the Acting Director (Planning) - A.1 - Updated Housing Supply Position and Housing Trajectory (Pages 11 - 20)**

To report to the Planning Policy and Local Plan Committee:-

- the number of new homes built in the District of Tendring during the 2020/21 financial year and the up-dated year-by-year 'trajectory' for future housebuilding; and
- the current housing land supply position (the 'five-year' supply).

### **7 Report of the Acting Director (Planning) - A.2 - Conservation Area Character Appraisal and Management Plans and Criteria for Local Listing of 'Non Designated Heritage Assets' (Pages 21 - 336)**

To report to Planning Policy and Local Plan Committee the first five in a series of 'Conservation Area Appraisal and Management Plans' prepared for the Council by Essex Place Services, as well as the proposed criteria for the inclusion of buildings and structures on a 'Local Heritage List'; and for the Committee to agree a recommendation to Cabinet that they be published for consultation and that proposals for a Local List of non-designated heritage assets be invited.

### **8 Updates from the Acting Director (Planning)**



The Committee will receive an oral update from the Acting Director (Planning) on the progress of the Local Plan and the work on the Colchester / Tendring Border Garden Community.

### **Date of the Next Scheduled Meeting**

*The next scheduled meeting of the Planning Policy and Local Plan Committee is to be held in the Council Chamber - Council Offices, Thorpe Road, Weeley, CO16 9AJ at 6.00 pm on Thursday, 11 November 2021.*

## **Information for Visitors**

### **FIRE EVACUATION PROCEDURE**

There is no alarm test scheduled for this meeting. In the event of an alarm sounding, please calmly make your way out of any of the fire exits in the hall and follow the exit signs out of the building.

Please heed the instructions given by any member of staff and they will assist you in leaving the building and direct you to the assembly point.

Please do not re-enter the building until you are advised it is safe to do so by the relevant member of staff.

Your calmness and assistance is greatly appreciated.

**MINUTES OF THE MEETING OF THE PLANNING POLICY AND LOCAL PLAN  
COMMITTEE,  
HELD ON TUESDAY, 29TH JUNE, 2021 AT 6.00 PM  
IN THE PRINCES THEATRE, TOWN HALL, STATION ROAD, CLACTON-ON-SEA,  
CO15 1SE**

|                       |   |
|-----------------------|---|
| <b>Present:</b>       | Councillors Turner (Chairman), Fairley (Vice-Chairman), Chapman, C Guglielmi, S Honeywood, Newton, Scott and Winfield   |
| <b>Also Present:</b>  | Councillors P Honeywood and White   |
| <b>In Attendance:</b> | Lisa Hastings (Deputy Chief Executive & Assistant Director (Governance) and Monitoring Officer), Gary Guiver (Assistant Director (Strategic Planning and Place)), Ian Ford (Committee Services Manager), Paul Woods (Planning Officer) and Matt Cattermole (Communications Assistant) |

**1. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were submitted on behalf of Councillors Allen (with no substitute), Bush (with no substitute) and I J Henderson (with no substitute).

**2. CHAIRMAN'S OPENING, INTRODUCTORY & CLOSING REMARKS**

The Chairman of the Committee (Councillor Turner) made the following opening remarks:-

*“Good Evening Fellow Members, Officers, Members of the Public and the Press.*

*It is nearly six months since we last met and agreed that that Part 1 of our Local Plan can go forward to our Full Council for consideration. I am pleased to report that it was adopted unanimously. A great accolade to this Committee for all the work it has put in.*

*I have once again invited the Planning Committee to join us and in line with previous meets I will invite Councillor White to bring to our attention any comments that he and his colleagues might like to make prior to us going to the vote.*

*Tonight's Agenda is another 300 page document and has 2 items for us to decide.”*

At the appropriate juncture in the meeting, the Chairman made the following introductory remarks in relation to report item A.1:-

*“A.1 on pages 13 -278 is made up of the main modifications that the Inspector has made to Part 2 of our Local Plan 2013-2033 and beyond Publication Draft first submitted for Public Consultation 4 years and 2 weeks ago.*

*Main modifications are amendments that the Inspector, in conjunction with the Council and other interested Parties, agreed would make our Plan Sound and Legally Compliant. If we agree this part of our Agenda it will then go out for a final Public Consultation for six weeks. We will then await the Inspector's final letter. That will come before this Committee sometime in early Autumn.*

*Any member of the public including our good selves can submit comments to the Inspector for changes, observations, clarity etc. during the final six week Consultation period.”*

At the appropriate juncture in the meeting, the Chairman made the following introductory remarks in relation to report item A.2:-

*“A.2 - There I was thinking that this would likely be the penultimate meet of this Committee. Wrong. Before us we have The Local Development Scheme. In plain English a forward work plan is being presented for our comments and agreement. We will be gainfully employed - in the sense of to use - until the end of this Council.”*

At the end of the proceedings the Chairman made the following closing remarks:-

*“As always I want to thank Mr Guiver now Acting Director of Planning and his excellent team for all their support and work and you the members of this Committee for your considerations, interest and insights.”*

### **3. MINUTES OF THE LAST MEETING**

It was moved by Councillor Fairley, seconded by Councillor S A Honeywood and:-

**RESOLVED** that the Minutes of the last meeting of the Committee held on 11 January 2021 be approved as a correct record and be signed by the Chairman.

### **4. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made at this time though later on in the meeting during the consideration of report item A.1 (Section 2 Local Plan: Modifications Stage), Councillor G V Guglielmi declared a personal interest insofar as he was Chairman of Essex County Council’s Development and Regulation Committee and also insofar as he was a Tendring District Council representative on the Tendring / Colchester Borders Garden Community Steering Group.

### **5. QUESTIONS ON NOTICE PURSUANT TO COUNCIL PROCEDURE RULE 38**

On this occasion no Councillor had submitted notice of a question pursuant to Council Procedure Rule 38.

### **6. PUBLIC SPEAKING**

Pursuant to the provisions of the Council’s public speaking scheme for the Planning Policy & Local Plan Committee, no member of the public had registered to ask at this meeting a question or make a statement regarding the items contained in the report of the Assistant Director (Strategic Planning & Place).

### **7. REPORT OF ASSISTANT DIRECTOR (STRATEGIC PLANNING & PLACE) - A.1 - SECTION 2 LOCAL PLAN: MODIFICATIONS STAGE**

During the consideration of this item, Councillor G V Guglielmi declared a personal interest insofar as he was Chairman of Essex County Council’s Development and Regulation Committee and also insofar as he was a Tendring District Council

representative on the Tendring / Colchester Borders Garden Community Steering Group.

The Committee had before it a comprehensive report (and appendices) of the Assistant Director (Strategic Planning & Place) (A.1) which:-

- a) reported the recommendations of the Planning Inspectors as to the 'modifications' required for Section 2 of the Council's new Local Plan in order to meet the requirement for legal compliance and 'soundness'; and
- b) sought the Committee's agreement to proceed to the next stage of the plan-making process which would be to publish the modifications for a six weeks public consultation.

### Key Points

It was reported that, following virtual examination hearings in February and March 2021, the Government-appointed Planning Inspectors for Section 2 of the Council's Local Plan had issued a letter confirming the recommended 'main modifications' required to make the plan both legally compliant and sound.

Members were informed that the majority of those modifications reflected, broadly, those already put forward by the Council itself in the run up to the examination hearings and those discussed during the hearing sessions themselves. All were aimed at improving the soundness of the plan, responding to representations received during the previous consultation and ensuring that the plan was kept up to date, reflecting the latest evidence.

The Committee was advised that there were no radical or unexpected changes of approach being introduced through the proposed modifications and, importantly, the Inspectors were not asking for any additional land to be allocated in the plan for housing.

Members were made aware that the 'main modifications' recommended by the Inspectors must be published for consultation before the Inspectors could write their final report and the Plan could be adopted. It was proposed that consequential changes to the Local Plan maps and 'additional modifications' of a minor/factual nature were also published for consultation. Progression to this next stage of the process would make it possible that the Council could be in a position to formally adopt the new Local Plan, in full, by the end of 2021.

### Background

Members recalled that, in January 2021, the Council had formally adopted Section 1 of Local Plan which set out the overarching strategy for North Essex including policies setting the overall housing and employment requirements and the policies relating to the Tendring / Colchester Borders Garden Community.

The Committee was aware that Section 2 of the Local Plan contained more specific local policies and proposals relevant and applicable only to the District of Tendring. Like Section 1, before Section 2 of the Local Plan could be formally adopted, it must first be examined by a Government-appointed Inspector whose job it was to check that: 1) the

plan had been prepared in line with various legal requirements; and 2) that the policies and proposals in the plan complied with the 'tests of soundness' contained within the National Planning Policy Framework (NPPF).

Examination hearings for the Section 2 Plan had taken place in February and March 2021, 'virtually' via Microsoft Teams and the two appointed Inspectors had now written to the Council recommending a series of 'main modifications' that that were considered necessary to ensure Section 2 of the Plan was made 'sound' and for it to thereafter proceed towards formal adoption. Some of the notable modifications being proposed included a full update of the housing figures and protected employment sites, consequential adjustments to the settlement development boundaries to reflect grants of planning permission, the deletion of any unnecessary or redundant policies and the simplification of certain policies.

The Committee was advised that, as part of the statutory process, the 'main modifications' (which the Inspectors considered necessary to make the Local Plan sound) had to be published for six weeks consultation alongside an updated 'Sustainability Appraisal' and 'Habitats Regulation Assessment' for the Section 2 Local Plan. Modifications to the Local Plan Maps (most of which came as a consequence of main modifications or were otherwise consequential changes resulting from the grant of planning permission or physical changes on the ground) and a series of 'additional modifications' which were minor and factual in nature were also recommended, by Officers, for consultation alongside the Main Modifications, in the interest of transparency and completeness.

#### Next steps

It was suggested by Officers that the public consultation ran from mid-July 2021, which would allow the Inspectors time to see, and if necessary comment, on the updated Sustainability Appraisal and Habitats Regulation Assessment that had been prepared.

Members were informed that, following the consultation, all the responses would be sent to the Inspectors who would then consider the need for any further changes before producing a final report confirming whether the Council could proceed to adopt Section 2 of the Local Plan. It was hoped that the Council could be in a position to adopt the Section 2 Plan by the end of 2021, possibly as early as the autumn.

The Committee also had before it an Update Sheet which had been circulated to Members prior to the commencement of the meeting. The Update Sheet contained a proposed sentence to be added into Main Modification MM33.1 in respect of paragraph 7.4.3. The wording of that proposed sentence had been agreed by Officers with the Inspectors.

At the invitation of the Chairman, Councillor White, present at the meeting in his capacity as Chairman of the Planning Committee, addressed Members and asked a question to which the Assistant Director (Strategic Planning & Place) responded.

Having duly considered and discussed the contents of the report and its appendices, together with the Update Sheet:-

It was moved by Councillor Turner, seconded by Councillor Fairley and:-

**RESOLVED** unanimously that the Planning Policy and Local Plan Committee –

- a) notes the Planning Inspectors' letter dated 19 May 2021 (attached as Appendix 1 to item A.1 of the Report of the Assistant Director (Strategic Planning & Place)); the recommended 'Main Modifications' (Appendix 2 to the aforesaid report); the 'Additional Modifications' (Appendix 3 to the aforementioned report); and the associated 'Modifications to the Local Plan Maps' (Appendix 4 to the above report), together with the Update Sheet;
- b) following agreement with the Leader of the Council, agrees that Officers can proceed to publish the Main Modifications (including the additional wording to Main Modification MM33.1 contained in the Update Sheet), Additional Modifications and Modifications to the Local Plan Maps for six weeks public consultation, alongside an updated Sustainability Appraisal and Habitats Regulation Assessment, in accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and for any responses to be forwarded to the Planning Inspectors to enable them to reach final conclusions on the legal compliance and soundness of Section 2 of the Local Plan; and
- c) authorises the Assistant Director (Strategic Planning and Place), in consultation with the Chairman of the Planning Policy and Local Plan Committee and the Planning Inspectors, to decide the dates of the aforementioned public consultation period.

**8. REPORT OF ASSISTANT DIRECTOR (STRATEGIC PLANNING & PLACE) - A.2 - LOCAL DEVELOPMENT SCHEME 2021 - 2024**

The Committee had before it a detailed report (and appendix) of the Assistant Director (Strategic Planning & Place) (A.2) which sought its agreement to publish a new 'Local Development Scheme' (LDS) in order to update the proposed timetable for preparing planning documents including the Local Plan and the Development Plan Document (DPD) for the Tendring / Colchester Borders Garden Community.

Members were reminded that every Local Planning Authority must prepare and maintain a LDS in accordance with section 15 of Planning and Compulsory Purchase Act 2004 (as amended). The LDS was the Council's rolling project plan (often covering a period of three years) for producing its Local Development Documents and set out a timetable for their delivery. The LDS must also identify:

- which of their Local Development Documents were local plans or supplementary planning documents;
- the subject matter and geographical area to which any local plan related;
- which local plans (if any) were to be prepared jointly with another Council or Councils; and
- the timetable for the preparation and revision of the local plans.

Local Planning Authorities were expected to revise their LDS at such time as they considered appropriate and make available to the public the up-to-date text and a copy of any amendments made and published on the Council's website, together with up-to-date information showing compliance (or non-compliance) with the timetable.

In relation to Tendring District Council's LDS it was reported to the Committee that the update to the Local Plan timetable had a provisional adoption date of Autumn/Winter 2021 for Section 2, this reflected current progress with the Main Modifications and projected timeline for Consultation, as had been reported to Members earlier in the meeting.

The Committee was informed that the revised timeframe for the Tendring / Colchester Borders Garden Community DPD was outlined in the LDS with a draft DPD scheduled for Members' approval in Winter 2021/22 with the Draft DPD consultation to follow shortly thereafter.

Members were made aware that the LDS also set out the broad timescales for the following Supplementary Planning Documents (SPDs):

- Hartley Gardens SPD;
- Jaywick Sands Design SPD;
- Open Space SPD; and
- Climate Change SPD.

Having duly considered and discussed the contents of the report and its appendix:-

It was moved by Councillor G V Guglielmi, seconded by Councillor Scott and:-

**RESOLVED** unanimously that the Planning Policy and Local Plan Committee approves the updated Local Development Scheme 2021-2024, as attached as Appendix 1 to item A.2 of the Report of the Assistant Director (Strategic Planning & Place), for publication on the Council's website.

The meeting was declared closed at 7.08 pm

**Chairman**



# *Tendring* **District Council**



## **PUBLIC SPEAKING SCHEME – PLANNING POLICY & LOCAL PLAN COMMITTEE**

**JANUARY 2016**

### **GENERAL**

The Public Speaking Scheme (“the Scheme”) is made pursuant to Council Procedure Rule 40 and gives the opportunity for a member of the public and other interested parties/stakeholders to speak to the Council’s elected members on the Planning Policy & Local Plan Committee on any specific agenda item to be considered at that public meeting.

The Scheme covers both questions and statements to the Committee on a particular agenda item. Any individual wishing to speak must contact Committee Services (see details below).

### **NOTICE OF QUESTION**

If an individual wishes to ask a question, at the Planning Policy & Local Plan Committee meeting, prior notification of that question must be received. The principle is to provide the Chairman (or an Officer, if the Chairman decides appropriate) the ability to fully answer questions, which have been received in advance.

**Notice of a question is received by delivering it in writing or by email to Committee Services on [democraticservices@tendringdc.gov.uk](mailto:democraticservices@tendringdc.gov.uk), by midday on Thursday 14 October 2021.**

At the meeting, you will be given an opportunity to read out your question to the Committee and an answer will be provided. Supplementary questions are not permitted and there is no debate by the Committee at this stage.

### **STATEMENTS**

Advance notification of the content of a statement on specific agenda items is not required, but to assist the running of the agenda, notification of wishing to speak should

be given prior to the meeting. Please contact Committee Services (email [democraticservices@tendringdc.gov.uk](mailto:democraticservices@tendringdc.gov.uk) or telephone 01255 686584).

## **NUMBER AND TIMING OF QUESTIONS**

At any Planning Policy & Local Plan Committee meeting an individual is limited to asking one question **or** making a statement per agenda item. On each agenda item, no public speaker may speak for longer than three minutes.

Consistent with the Council Procedure Rules, the time allocated for receiving and disposing of questions shall be a maximum 45 minutes. Any question not disposed of at the end of this time shall be the subject of a written response, and published with the minutes of the meeting.

## **SCOPE OF STATEMENTS OR QUESTIONS**

**Please be straightforward and concise and keep your comments to the content of the agenda item. Please be courteous and do not make personal remarks. You may wish to come to the meeting with a written statement of exactly what you wish to say or read out, having checked beforehand that it will not overrun the three minutes allowed.**

Any question or statement which is not directly related to an agenda item for that meeting of the Committee will be rejected. For questions, any rejection will be communicated in advance of the meeting by Officers, and for statements made at the meeting, this will be confirmed by the Chairman.

The Council also reserves its right to reject questions or statements if in its opinion the content is defamatory, frivolous or offensive or requires the disclosure of confidential or exempt information.

## **PLANNING POLICY & LOCAL PLAN COMMITTEE MEMBERS & POINTS OF CLARIFICATION**

No public speaker can be questioned by the Committee however, through the Chairman, relevant points of clarification arising out of the public speaking can be requested at the specific agenda item, before the debate commences. Points of clarification can be given by Officers, with the Chairman's permission.

## **WHO DO I CONTACT FOR MORE INFORMATION**

The Council's website will help you access documents (web: [www.tendringdc.gov.uk](http://www.tendringdc.gov.uk))

If you have a query with regard to public speaking, or wish to register to speak, please email [democraticservices@tendringdc.gov.uk](mailto:democraticservices@tendringdc.gov.uk) or telephone 01255 686584.

If your query is in relation to the Local Plan, please contact:

Tendring District Council, Planning Services, Council Offices Thorpe Road, Weeley,  
Essex CO16 9AJ Tel: 01255 686177 email: [planning.policy@tendringdc.gov.uk](mailto:planning.policy@tendringdc.gov.uk)

**Monitoring Officer, Tendring District Council, in consultation with Head of  
Planning and Chairman of the Planning Policy & Local Plan Committee**

**(Council Procedure Rule 40)**

**(January 2016)**

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## PLANNING POLICY AND LOCAL PLAN COMMITTEE

19 OCTOBER 2021

### REPORT OF THE ACTING DIRECTOR (PLANNING)

#### A.1 – UPDATED HOUSING SUPPLY POSITION AND HOUSING TRAJECTORY

(Report prepared by Gary Guiver and Paul Woods)

#### PART 1 – KEY INFORMATION

##### PURPOSE OF THE REPORT

To report to the Planning Policy and Local Plan Committee:-

- The number of new homes built in Tendring during the 2020/21 financial year and the up-dated year-by-year ‘trajectory’ for future housebuilding; and
- The current housing land supply position (the ‘five-year’ supply).

##### EXECUTIVE SUMMARY

###### Key Points

- The adoption of Section 1 of the Local Plan confirms the District’s housing requirement as 550 dwellings per annum, and there is now no need to use the higher figure (calculated using the Government’s ‘standard methodology’) when determining our five-year housing land supply.
- 646 new homes were built in the 2020/21 financial year, meaning that the housing requirement has been achieved for the fourth year running – however, the COVID-19 coronavirus outbreak (and the temporary closure of many building sites in the spring of 2020) means that delivery has seen a slight downturn compared with recent years. However, more homes were completed in 2020/21 than we predicted in last year’s SHLAA – which demonstrates that the impact of the pandemic on housing delivery was not as severe as it could have been.
- There is sufficient land allocated for housing development in the emerging Local Plan, or with planning permission, to comfortably achieve the district’s housing requirement up to 2033 without the need for any additional sites.
- The Council can demonstrate a 6.66 year supply of deliverable housing sites against the government requirement to demonstrate a 5 year supply. This puts the Council in a strong position to resist speculative and unplanned for development.

### Housing Requirement

Following successful examination, Section 1 of the Local Plan was adopted by full Council on 26 January 2021. Section 1 sets out the 'objectively assessed housing need' (OAN) for Tendring of 550 homes a year, and the housing requirement for the period of the Local Plan 2013-2033 is therefore 11,000 homes. With approximately 4,300 homes already built between 2013 and 2021, the remaining requirement between now and 2033 stands at approximately 6,700.

### Housing Completions and Future Trajectory

In the period 1 April 2020 to 31 March 2021, a net total of 646 new homes were completed in Tendring. This means that the housebuilding target of 550 homes a year has now been achieved for a fifth year in succession. However, COVID-19 and the associated lockdowns (particularly at the start of the pandemic) had an impact on housing delivery as many building sites were forced to close. The impact was not as severe as expected however, and delivery last year was stronger than our estimates in the 2020 SHLAA. In fact, many developers are expecting to see strong delivery this year and build out rates on some of the larger sites in the District appears strong.

Officers have updated the Council's 'Strategic Housing Land Availability Assessment' (SHLAA) which contains a trajectory for future housing building, and information from developers as well as Officers' own monitoring of building sites have informed our predictions for the coming years.

### Five Year Housing Supply and Decision Making

The Government requires Councils to demonstrate an ongoing 'five year supply' of deliverable housing sites to ensure that they are well placed to meet their future housing needs. Following the adoption of Section 1 of the Local Plan in January 2021, the Council's local housing need has been confirmed as 550 homes per year.

Taking into account the future trajectory set out in the SHLAA, the Council can demonstrate a 6.66 year supply of deliverable housing sites. Around 4,000 homes are expected to be built within the five years 2021/22 – 2025/26, against a five year requirement of about 3,000 homes.

## **RECOMMENDATION**

**That the Planning Policy & Local Plan Committee endorses the content of this report and the new Strategic Housing Land Availability Assessment (SHLAA) (linked as a background document) to demonstrate an up-to-date housing land supply position for the purposes of determining planning applications and contesting planning appeals.**

## **PART 2 – IMPLICATIONS OF THE DECISION**

Maintaining and demonstrating an ongoing five-year supply of deliverable housing sites is key to the Council's ability to control the pattern of housing growth across the District and to determining planning applications in line with the policies of the Local Plan.

## **RESOURCES AND RISK**

The annual housing survey, the five-year housing land supply calculation and the updated housing trajectory have all been undertaken by the Council's Strategic Planning and Place Team within the agreed 'LDF Budget'.

The main risk to the housing supply calculations is a challenge to the figures by third-party developers promoting their sites through the planning appeal process. To minimise this risk, Officers have generally taken a cautious/conservative approach to the expected delivery of housing on sites to make it difficult for developers to successfully challenge the figures on the basis of them being too optimistic.

The main risk to housing delivery and achieving and maintaining an ongoing five-year supply of housing land is the housing market in the District. If the market is not buoyant, insufficient completions will be achieved, adding to the shortfall that has to be recovered. In addition, the trajectory of future housing delivery would have to be adjusted to reflect longer lead-in times and/or slower build-out rates.

The COVID-19 coronavirus outbreak in particular was expected to have a significant impact on housebuilding in future year, although the conservative estimates made in the previous year's SHLAA have been exceeded in reality. Wherever possible, Officers' assumptions about housing delivery on certain sites have been reached in consultation with relevant landowners or developers and through the application of reasonable judgement.

## **LEGAL**

The new National Planning Policy Framework (NPPF) published in July 2018 requires Councils to boost, significantly, the supply of housing by identifying sufficient land with their Local Plans to meet their housing requirements. They are also required to identify and update, annually, a supply of specific 'deliverable' sites sufficient to provide five years' worth of housing against their housing requirements, plus an appropriate buffer. Updates to the NPPF in February 2019 have clarified that housing supply has to be measured against a 'local housing need' figure derived using the government's 'standard method' unless adopted Local Plan housing policies are less than five years old.

From November 2018, housing delivery has also had to be measured against a new 'Housing Delivery Test' which looks at the number of homes constructed, against housing requirements, over the previous three years.

In the event that a Council is unable to demonstrate a five-year supply of deliverable housing land, its policies for the supply of housing cannot be considered up to date. Councils are then expected to grant planning permission for housing developments (even if they are contrary to the Local Plan) unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, or specific paragraphs in the NPPF indicate that development should be restricted.

#### **OTHER IMPLICATIONS**

**Area or Ward affected:** All wards.

**Consultation/Public Engagement:** None – although the assumptions about housing delivery set out in the SHLAA have been informed through consultation with a number of landowners and developers. Officers will keep the assumptions under continual review and will produce updated versions of the SHLAA on an annual basis, or more frequently if required.

### **PART 3 – SUPPORTING INFORMATION**

#### **Housing requirement**

For a number of years, there has been much debate and argument about how many new homes are required in Tendring to meet the needs of a growing population and therefore how much land is required for housing development. The issue of housing numbers and housing development has undoubtedly been the most challenging issue the Council has had to address through the Local Plan process – particularly given the high level of public objection to major housing developments and the very unusual problem that Tendring has in interpreting projections for future population and household growth.

The ‘objectively assessed housing need’ (OAN) for Tendring, as set out in the adopted Section 1 of the Local Plan, is 550 homes a year – or 11,000 homes over the period 2013 to 2033. This figure makes an adjustment for ‘Unattributable Population Change’ (UPC) which arose from errors in either the 2001 or the 2011 Census and/or the government’s population projections (particularly in their assumptions about migration). UPC has a significant effect on housing projections for Tendring compared to vast majority of local authorities across the country and Tendring is therefore considered to be an exceptional case where a bespoke approach has been required.

The Planning Inspector for the Section 1 Local Plan examination agreed with the Council, and following his report of 10 December 2020 (which found that Section 1 of the plan was sound with his recommended main modifications) Section 1 was adopted by full Council in January 2021 – confirming that the District’s housing need is 550 dwellings per annum.

#### **Housing completions**

Earlier this year, Officers undertook the annual survey of housing completions for the period 1 April 2020 to 31 March 2021. This involved updating records of sites with planning permission for housing and recording the number of dwellings that had been created on each of those sites over that 12



month period. This was achieved through a combination of site visits, information requested from and provided by developers and use of building control completion data.

The 'net dwelling stock increase' (or housing completions minus losses) for the 2020/21 financial year is recorded as **646**. This 'net' figure takes into account demolitions and other losses of existing homes. This exceeds the housing requirement for Tendring of 550 homes a year.

In each of the first three years of the plan period (2013/14, 2014/15 and 2015/16), actual completions fell short of this requirement with just 204, 267 and 245 completions respectively – amassing a total shortfall of 934. However, the achievement of 658 completions in 2016/17, 565 completions in 2017/18, 915 completions in 2018/19, 784 completions in 2019/20 and 646 completions in 2020/21 has helped to reduce the shortfall to just 116.

The significant improvement in house building in the last four years reflects improvements in housing market conditions (up until very recently) since the 2008 economic downturn, the increase in the number of housing sites gaining planning permission and continued strong progress on some of the District's larger housing developments including Finches Park in Kirby Cross, Hamford Park in Walton, Lawford Park in Lawford, River Reach in Mistley, Colne Gardens in Brightlingsea, Avellana Place in Ardleigh, Staunton Gate in Alresford, Fusiliers Green in Great Bentley, Henderson Park in Thorpe le Soken and Milers Green in Weeley Heath.

Of the 784 completions recorded for 2019/20, 500 took place on larger development sites of 10 or more dwellings with 156 on smaller developments of 9 or fewer.

### **Strategic Housing Land Availability Assessment (SHLAA) and Housing Trajectory**

A Strategic Housing Land Availability Assessment (hereafter referred to as a 'SHLAA') is an essential part of the 'evidence base' that is needed to inform and underpin decisions on allocating sites for housing in Local Plans. The primary purpose of the SHLAA is to:

- identify sites and broad locations with potential for housing development;
- assess their housing potential; and
- assess their suitability for development and the likelihood of development coming forward.

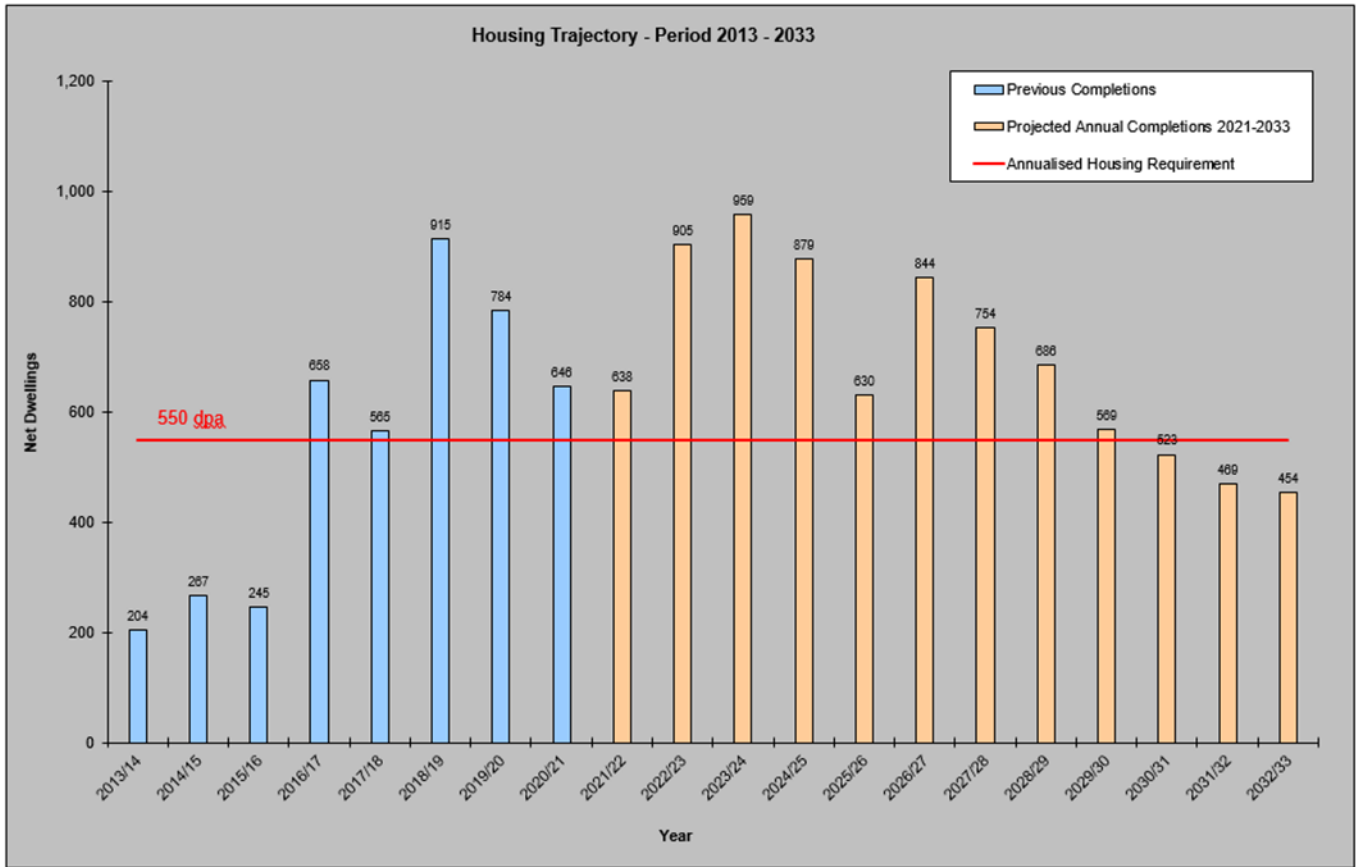
The assessment (linked as a background document) has been updated to a 1<sup>st</sup> April 2021 base date in order to reflect the latest available information on housing developments in the District, including planning decisions and appeal decisions which have a significant bearing on the assumptions on housing delivery currently set out in the Local Plan.

This assessment identifies that through a combination of dwellings completed since 2013, large sites with planning permission for housing development, small sites and windfall sites and sites specifically allocated in the emerging Local Plan, the objectively assessed requirement to deliver 11,000 homes between 2013 and 2033 can still be met and comfortably exceeded, by around 1,600 homes.

This 'headroom' was useful in demonstrating to the Local Plan Inspector examining Section 2 of the Local Plan that even if certain sites do not come forward for development in the timescales envisaged, there is still a reasonable prospect that the district's housing requirements up to 2033 will be achieved. For example, the largest and most complex residential and mixed-use developments in the emerging Local Plan are the Tendring Colchester Borders Garden Community and the Hartley Gardens development in north west Clacton. If either one of these developments were delayed, or failed to come forward at all during the remainder of the plan period to 2033, there is still sufficient headroom in the overall supply to meet the housing requirement. Because of this additional flexibility and headroom, the Inspector has not required the Council to include additional sites in the Local Plan.

The National Planning Policy Framework requires Councils to ensure their Local Plans meet the full objectively assessed needs for market and affordable housing. As well as identifying and updating a supply of specific deliverable sites to provide five years' worth of housing (plus the appropriate buffer), Councils need to identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15. The expected rate of housing delivery has to be illustrated through a 'housing trajectory' for the plan period.

The updated information contained within the new SHLAA has been fed into an overall trajectory for housing growth over the plan period which is set out below:



The trajectory shows the low level of housing completions in the years 2013/14 to 2015/16 followed by significant improvement in performance recorded for 2016/17 to 2019/20. Delivery fell in 2020/21 due to the pandemic and the closure of building sites for several months, and the current financial year is also expected to see lower delivery. However stronger delivery is anticipated from 2022/23 as several large sites with outline permission are expected to obtain detailed permission and commence development.

Stronger performance is expected to continue through the next four years, dropping slightly in year five, and then a further increase in delivery is expected in the later part of the plan period once sites allocated in the Local Plan have obtained planning permission and commence building.

### **The Five Year Supply and implications for determining planning applications**

#### **Requirements under the updated NPPF**

A new version of the National Planning Policy Framework (NPPF) was published in July 2018. It requires Councils to boost, significantly, the supply of housing. Councils still have to identify and update, annually, a supply of specific 'deliverable' sites sufficient to provide five years' worth of housing against their housing requirements. It also requires Councils to include an additional 'buffer' of either:

- a) *"5% to ensure choice and competition in the market for land; or*
- b) *10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply."*

From November 2018, as well as having to demonstrate a five-year supply of deliverable housing sites, Councils have also needed to demonstrate that they are meeting the new 'housing delivery test' (HDT) in the NPPF. It requires housing delivery over the previous three financial years to be measured against the housing requirement and where delivery is 'substantially below the housing requirement', the 'tilted balance' is engaged.

The Council's performance in housing delivery over the last three years has been very strong when measured against the requirement of 550 homes a year in the Local Plan and has also been fairly strong against the government's higher figure of 865. The Council is therefore currently allowed to apply the lower 5% buffer in its housing supply calculation – although this may have to be reviewed again in November 2021 when the next round of HDT figures are published.

In determining whether a five year supply of deliverable housing sites can be demonstrated, the NPPF in Annex 2 includes clear guidance on what can and cannot be considered a 'deliverable site'. It states: *"To be considered deliverable, sites for housing should be available now, offer a suitable*

*location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”.*

Critically if a Council cannot identify a five-year supply of deliverable housing sites (plus the appropriate buffer), its policies for the supply of housing cannot be considered up to date and the ‘presumption in favour of sustainable development’ applies. This requires Councils to consider all housing development proposals on their merits, even if they are contrary to the Local Plan. There is an expectation that planning permission will be granted unless the adverse impacts significantly and demonstrably outweigh the benefits. This is now commonly referred to as the ‘tilted balance’.

#### Updating the figures

Officers have re-run the housing supply calculation to a 1<sup>st</sup> April 2021 base-date, measured against the requirement of 550 homes a year as set out in the adopted Section 1 of the Local Plan.

The updated calculations are based on the evidence and assumptions contained within the new SHLAA. The calculations within the SHLAA (chapter 6) give a housing supply position of **6.83** years. These calculations are set out in the following table:

| <b>Five Year Requirement and Supply</b> | <b>Local Plan OAN of 550 homes a year</b> |
|---|---|
| Requirement 2021/22 – 2025/26           | 2,750 (550 x 5)                           |
| Shortfall 2013/14 – 2020/21             | 116                                       |
| Sub-Total                               | 2,866                                     |
| 5% buffer                               | 144                                       |
| <b>Total Requirement</b>                | <b>3,010</b>                              |
| Supply from large site commitments      | 3,398                                     |
| Supply from emerging allocations        | 0   |
| Supply from small windfall sites        | 613                                       |
| <b>Total supply of Homes – Units</b>    | <b>4,011</b>                              |

|  |                                      |             |  |
|--|--------------------------------------|-------------|--|
|  | Total five- year supply of Homes - % | 133.3%      |  |
|  | <b>Total supply of Homes – Years</b> | <b>6.66</b> |  |

**APPENDICES**

None.

**Background Documents**

[Strategic Housing Land Availability Assessment \(SHLAA\) \(October 2021\)](#)

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## PLANNING POLICY AND LOCAL PLAN COMMITTEE

19 OCTOBER 2021

### REPORT OF THE ACTING DIRECTOR (PLANNING)

#### **A.2 CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLANS AND CRITERIA FOR LOCAL LISTING OF 'NON-DESIGNATED HERITAGE ASSETS'**

(Report prepared by William Fuller)

#### **PART 1 – KEY INFORMATION**

| <b>PURPOSE OF THE REPORT</b>   |
|--|
| <p>To report to Planning Policy and Local Plan Committee the first five in a series of 'Conservation Area Appraisal and Management Plans' prepared for the Council by Essex Place Services, as well as the proposed criteria for the inclusion of buildings and structures on a 'Local Heritage List'; and for the Committee to agree a recommendation to Cabinet that they be published for consultation and that proposals for a Local List of non-designated heritage assets be invited.</p>  |
| <b>EXECUTIVE SUMMARY</b>   |
| <p>Tendring contains a wealth of 'heritage assets' which include over 900 listed buildings, 20 Conservation Areas, four Registered Parks and Gardens and a variety of scheduled monuments for which the Council has a duty to preserve or enhance through its decision making as the Local Planning Authority.</p> <p>Following consideration by the Planning Policy and Local Plan Committee, the Cabinet agreed to formally adoption the Council's 'Heritage Strategy' in March 2020. This Strategy contains a number of recommended actions for the Council and its partners which included reviewing and updating Conservation Area Appraisals and preparing a 'Local List' of non-designated heritage assets within the District.</p> <p>Officers have worked with Essex Place Services to review and update the Conservation Area Appraisals and Management Plans for all 20 of the District's Conservation Areas and it is proposed that these are published for consultation before being finalised and formally adopted by the Council.</p> <p>The first five of the new Conservation Area Appraisal and Management Plans proposed for publication relate to:-</p> <ul style="list-style-type: none"><li>• Clacton Seafront Conservation Area;</li><li>• Dovercourt Conservation Area;</li><li>• St Osyth Conservation Area;</li><li>• Thorpe-le-Soken Conservation Area; and</li></ul> |

- Thorpe Station and Maltings Conservation Area.

These Conservation Areas have been put forward for consideration and publication first because they are identified on Historic England's register of Conservation Areas at risk. It is proposed that the appraisals undertaken for the remainder of the District's Conservation Areas will be presented to the Committee and, subject to Cabinet approval, published for consultation in batches over the course of the next 12 months.

Throughout the District there are also many historically important buildings which are not 'Listed' i.e. protected through their formal identification on Historic England's national List'. However, Local Planning Authorities do have the power to prepare their own 'Local Heritage List' of 'non-designated' heritage assets which gives them a level of protection through the planning system when they are the subject of, or affected by, development proposals.

The first stage of preparing a Local List is to agree a set of Criteria against which all proposed Locally Listed buildings and structures are assessed against. It is proposed that these criteria are published for consultation before the Council begins compiling the Local List, for which suggestions from the community will be invited in due course.

This report therefore presents details of the above mentioned Conservation Area Appraisals as well as the criteria Locally Listed buildings will be set against. The Committee is asked to consider these and to agree a recommendation to Cabinet to publish them for consultation.

## **RECOMMENDATIONS**

**That the Planning Policy and Local Plan Committee:**

- 1. considers the new Conservation Area Appraisal and Management Plans for Clacton Seafront (Appendix 1); Dovercourt (Appendix 2); St. Osyth (Appendix 3); Thorpe le Soken (Appendix 4); and Thorpe Station and Maltings (Appendix 5); as well as the proposed Criteria for assessing buildings and structures for inclusion on a 'Local Heritage List' of non-designated heritage assets (Appendix 6);**
- 2. recommends to Cabinet that the above documents (forming Appendices 1-6) be published for consultation with the public and other interested parties;**
- 3. recommends to Cabinet that a six-month exercise to invite suggestions from the community and other interested parties for structures to include on the Local Heritage List of non-designated heritage assets; and**
- 4. notes that Conservation Area Appraisal and Management Plans for the District's other Conservation Areas will be brought before the Committee in due course over the next 12 months.**



## PART 2 – IMPLICATIONS OF THE DECISION

### DELIVERING PRIORITIES

The Conservation Area Appraisals and Local List will support the Corporate Plan 2020-24 (aligned with the core themes of Tendring4Growth and Community Leadership) through delivery of interventions aimed at:

- Delivering High Quality Services
- Community Leadership Through Partnerships
- Building Sustainable Communities for the Future
- Strong Finances and Governance
- A Growing and Inclusive Economy

### RESOURCES AND RISK

**Resources:** TDC Officers are leading on this project with the input of Essex County Council Place Services under a service level agreement.

Adoption of the Conservation Area Appraisals and Local List will assist in attracting external funding for heritage related activity in the District. Potential sources of funding include:

- National Heritage Lottery Fund
- Heritage Action Zones (Historic England)
- Section 106 Agreements
- Partnership Schemes in Conservation Areas with Historic England

**Risks:** The adoption of the Conservation Area Appraisals and Local List supports the Council's duties to maintain and enhance heritage assets and so reduces the risk of the district's heritage assets being diminished or lost.

### LEGAL

National Planning Policy Framework (February 2019), paragraph 185 states:

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- (a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) Opportunities to draw on the contribution made by the historic environment to the character of a place.

Consideration of any legal implications of actions proposed in the strategy will be needed in due course.

## **OTHER IMPLICATIONS**

**Crime and Disorder:** Heritage assets are, unfortunately, vulnerable to crime. Having a strategy for promoting heritage assets in the district should contribute positively to their maintenance.

**Equality and Diversity:** The recommendations in this report are aimed at benefitting all who live, shop, work and visit the District.

**Health Inequalities:** There is a growing wealth of evidence that demonstrates the role heritage plays in improving mental wellbeing and physical health. People who visit heritage sites reported higher life satisfaction and happiness scores, as well as lower anxiety (Department for Culture Media and Sport 2015). Across Essex there are a number of schemes and organisations to encourage and support healthy activity, such as Active Essex and Healthy Life Essex. Tendring's heritage provides a positive platform to encourage people to enjoy the outdoors and take positive steps for their personal health and wellbeing. Heritage Trails, for example, are already established in Harwich and Dovercourt, Frinton-on-Sea, Clacton-on-Sea, Jaywick Sands and Walton-on-the-Naze encourage walkers to take routes through the historic environment. Promoting these to new groups and partnering with healthy organisations can open heritage to new audiences and increase wellbeing.

**Area or Ward affected:** All, with a focus on those area where Conservation Areas are being reassessed.

**Consultation/Public Engagement:** See 'consultation and adoption' section below.

## **PART 3 – SUPPORTING INFORMATION**

### **BACKGROUND**

Members will recall that the Council's Heritage Strategy was considered by the Planning Policy & Local Plan Committee on 29<sup>th</sup> October 2019. At that meeting it was resolved that the Committee noted the Strategy and comments made by Members at the meeting.

On the 20<sup>th</sup> March 2020 Cabinet agreed to formally adopt the Council's Heritage Strategy. This Strategy contained a number of actions which were envisaged to be carried out by the Council and its partners throughout the lifetime of the Strategy. Two of these actions were for Officers to update Conservation Area Appraisals and prepare a 'Local List' of non-designated heritage assets within the District.

Officers have worked alongside Essex County Council (ECC) Place Services to identify five Conservation Areas to be assessed. These Conservation Areas are:

- Clacton Seafront Gardens,
- Dovercourt Conservation Area,
- St Osyth Conservation Area,
- Thorpe-le-Soken Conservation Area and,
- Thorpe Station and Maltings Conservation Area.

These Conservation Areas were prioritised as they are indicated on Historic England's Heritage at Risk Register. The details of this can be found later in this report.

Officers intend to review all of the Council's Conservation Areas and the next set have already been commissioned from Place Services. These will follow in due course.

## **CONSERVATION AREA APPRAISALS**

Each year the Council reports which Conservation Areas are at risk within the District to Historic England. Due to the pandemic details were not submitted in 2020 but in 2019 the areas at risk were:

- Clacton Seafront Gardens,
- Dovercourt Conservation Area,
- St Osyth Conservation Area,
- Thorpe-le-Soken Conservation Area and,
- Thorpe Station and Maltings Conservation Area.

Officers intend to reassess each of the District's 20 Conservation Areas over the next few years. We already have the next series of Appraisals in late drafts, these will also come before the Planning Policy and Local Plan Committee in due course.

### **Context and General Character**

Each of the five Conservation Area Appraisals share a broadly similar structure. At the start of each Appraisal a section detailing the context and general character of the Conservation Area and the evolution of the Conservation Area is given.

The following areas of assessment are specific to each Conservation Area so have their own section headings.

### **Proposed Changes to the Con Area,**

For Clacton reductions are made up of a reduction of the area in the east, to exclude modern development on the south side of Church Road which makes a negative or neutral contribution to the Conservation Area's character and appearance.

To extend parts of the area to the east, to include a consistent row of well-preserved historic dwellings of architectural interest on the north side of Church Road and north side of Holland Road, and the opposite side of the street on Church Road to reflect the symmetry of the tree lined street.

To extend the eastern boundary on the seafront to include the pavilion, which terminates the view on St Paul's Road and contributes to the seaside character of the Conservation Area.

To extend the area to the north to include a greater portion of the town centre; this will incorporate additional parts of the historic planned seaside resort, as well as areas and buildings which contribute to our understanding of the development of Clacton-on-Sea, therefore making a positive contribution to the character and appearance of the Conservation Area. This addition also includes part of Station Road which connects the station with the main town, forming the principal approach to the town centre and terminating with the public square on Pier Avenue. This addition links key historic components of the town.

At Dovercourt there are a number of proposed additions (and no reductions) to the Conservation Area:

246-250 and 252 High Street; This twentieth century stone building is of architectural and historic value, built in the 1930s. The former chapel next door (1874) makes a positive contribution to the historic character of the area, with the later shopfront additions and original painted signage on gable end adding interest to the street scape

The Library and 33-45 Kingsway; The Library building is of communal, architectural, and historic value, its former use as a bus station is legible in its architectural style and tall apertures. The adjacent buildings have preserved some historic shopfront details.

54 - 60 Kingsway; The Wetherspools and mid-century shopfronts are of historic and architectural value and make a positive contribution to the streetscape, having retained many original architectural features, and therefore enhance understanding of the development of this street throughout the twentieth century.

Within the St Osyth it is proposed to rationalise the boundary of the Conservation Area by reducing it in two main locations:

On Mill Street and Point Clear Road it is proposed to remove all properties which are included to the south eastern side of the roads with the exception of the following properties: Numbers 20, 22, 52, The Old Bakery 54, Mill Street, 11 and 31 Hill House, and Point Clear Road. The buildings in this area to be removed are not considered to be of special architectural or historic interest or contribute to the significance of the Conservation Area. It is also proposed to remove the eastern part of Mill Dam Lake up to the Mill Dam that is currently included within the Conservation Area Boundary. Whilst the lake is an important contributor to the setting of the Conservation Area, it is not considered to be a contributor to its significance as a historic settlement, within which there are many buildings of architectural and historic merit.

It is also proposed to remove the properties at Old School Close, a twenty first century new-build cul-de-sac to the south west of the St Peter and St Paul Parish Church. Although sympathetic to their location and appropriate in design and scale, these buildings are not of significance. Also proposed for removal are the properties at Numbers 37, 90, 94, and 98 Clacton Road, these make a neutral contribution to the character of the Conservation Area and are of no historic or architectural value.

The proposed additions to the St Osyth Conservation Area include two areas comprised predominantly of early and mid-twentieth century housing, with some earlier structures and later infill development.

On Clacton Road it is proposed to extend the boundary of the Conservation Area to the east, to include residential dwellings which reflect the development of the village within the nineteenth and twentieth century. The five pairs of semi-detached houses at Numbers 47-65 (odd numbers only) are contemporary with those at 1-6 The Bury (already within the Conservation Area) and are similar in overall character, being of a vernacular revivalist style. The Old Parsonage is also proposed to be included in this boundary extension; the building is of historic interest due to its previous usage and is of architectural value.

On Spring Road, it is proposed to extend the Conservation Area boundary as far as Number 90 Spring Road, including the pairs of semi-detached houses and verges that line the street from Numbers 67-86, 88, and 90 Spring Road. Also included within this proposed extension are two pairs of mid-twentieth century semi-detached houses, Numbers 60, 62, 64, and 66 Spring Road, these differ from those semi-detached houses to their east, however as a grouping retain a character of post Second World War housing. Number 81 Spring Road, a listed building, is also proposed to be added to the Conservation Area.

At Thorpe le Soken the Appraisal proposes to extend the boundary to the north west to include the dwelling of Culver House and the Coach House and adjacent property boundary. These nineteenth century buildings are located on the periphery of the historic settlement, on the point of transition from the village to the countryside. Both buildings have an aesthetic value that would be a beneficial contribution to the character of the Conservation Area and the brick-built boundary wall fronting the Colchester Road also contributes to the character of the area. Culver House retains its original sash windows and door surround, while the Coach House, though modified, has decorative barge board and a timber louvered lantern on its slate roof.

It is also proposed that the boundary to the north should extend a short distance along the west side of The Crescent to include Bloomfield Lodge. This property retains its original architectural features and its inclusion within the boundary would make a positive contribution to the character of the Conservation Area. The building is early twentieth century in date and probably represents the initial stages of the New Town expansion that was proposed for Thorpe-le-Soken, but never fully realised. The bungalow has an aesthetic quality and a highly crafted joinery to its front porch and windows

To the south of the High Street and to the west of Mill Lane, it is proposed to consolidate the boundary to follow the rear boundaries of the properties along the High Street down to the bowling green and to remove the triangular piece of agricultural land, so the boundary follows the existing plot edges. The open green fields from within the Conservation Area boundary have been removed as they make a significant contribution to the setting of Thorpe-le-Soken as an isolated, rural settlement, but lack the special historic interest and character deserving of Conservation Area status.

The removal of the modern housing development at Oak Close is proposed, these properties are of little historical significance and make little contribution to the area's special interest. The alterations to the boundary of the Conservation Area will provide a more definitive and rational boundary. It will create a robust Figure 14 The Lifehouse Spa car park conservation area boundary and improve an understanding of its setting. Figure 15

The boundary of the Thorpe Maltings Conservation Area was intended to include the buildings and spaces associated with the maltings and station and their late-Victorian setting. A review of the Conservation Area and public consultation was carried out by Tendring District Council in 2005 2006 and an Appraisal document was produced in March 2006. Within the Appraisal there was a proposal to reduce the boundary of the Conservation Area in the south to exclude the semidetached cottages on Edward Road.

The opinion expressed in the 2006 appraisal was that Edward Road was visually divided from the rest of the area by the railway and that the setting around Edward Road was unattractive and compromised by the industrial estate to the east on Harwich Road. The appraisal stated that the appearance of the houses had been too heavily altered for the application of an Article 4 Direction, which may return some visual integrity to the houses, to be worthwhile. The proposed boundary reduction was not supported by the Parish Council at the time and was subsequently not adopted.

The houses on Edward Road are likely to have a direct historic association with the Conservation Area as they were built as railway and workers' cottages. They may have provided accommodation for workers at the maltings or the brick manufacturing kilns which were once located to the south of the Conservation Area. They may also have provided accommodation for agricultural workers and it is this evidence for a combination of industrial manufacturing within a rural setting that embodies the character and special interest of the Conservation Area.

Roughly half of the Edward Road cottages have been rendered and painted, whilst the remaining buildings retain their exposed brick exteriors. Many of the original timber windows have been replaced with modern glazing, though some remain. Despite these alterations a substantial amount of the original, late nineteenth to early twentieth century character remains, to an extent that they contribute to the character and appearance of the Conservation Area, furthermore their physical and historic relationship to the maltings can still be perceived. It is therefore recommended that Edward Road be retained within the Conservation Area.

However, it is proposed that the small area to the south of Edward Road is excluded from the Conservation Area. This area is mainly covered with undergrowth, while some parts are used as parking spaces for the road's residents. This scrub area lacks the historic interest, shared by the rest of the Conservation Area and can therefore be excluded. This exclusion represents a minor adjustment to the Conservation Area boundary and will result in the area becoming part of the Conservation Area's setting.

### **Designated Heritage Assets**

The appraisals unsurprisingly make note of the listed buildings, scheduled monuments and registered parks and gardens in each Conservation Area.

### **Proposed Non-designated heritage assets**

Members will note that there is some overlap between these appraisals and the Local List project later in this report. Each of the Conservation Area Appraisals proposes a number of buildings to be considered on the Council's Local List.

These buildings have been identified as they are either considered to be good examples of their type or architectural style, are prominent local landmarks, demonstrate use of local materials or design

features, or are connected to local historical events, activities or people, and are all relatively complete in their survival.

For Clacton:

- Pair of coastguard cottages, Tower Road
- Edwardian detached dwelling, No. 2 Alton Road
- The Sandrock, Penfold Road
- The Pier
- The Royal Hotel, Marine Parade East
- Lloyds building, Pier Avenue
- Natwest building, Pier Avenue
- Post Office building, High Street
- Old Lifeboat House, Carnarvon Road
- Row of gault brick cottages, Church Road
- Arts and Crafts style dwelling, 15 Church Street

For Dovercourt:

- 230 High Street (TSB Bank)
- 153 – 155 High Street
- 42 – 46 Kingsway
- Dovercourt Station
- Cliff Park

For St Osyth

- War Memorial c.1921, The Bury/Mill Street
- Social Club, Church Square
- Methodist Church, Chapel Lane/Spring Road
- Red Lion, Clacton road.
- Dukes Bistro, 9 Clacton Road.
- St. Osyth Almshouses, 21-27 Clacton Road.
- The Old Parsonage.
- The Cage, 14 Colchester Road.
- 67-86, 88, and 90 Spring Road.
- 47-65 Clacton Road.
- 1-6 The Bury.

For Thorpe le Soken

- Coolmore Lodge, High Street
- Vistan, High Street
- The Rose and Crown Public House, High Street
- Cottage Pye and Aston, High Street
- Holbys Row, High Street
- The Dutch Gable, High Street
- Orchard Cottages, High Street

- The Limes, High Street
- The Furze, High Street
- Suffolk House, High Street
- Red House, High Street
- Primary School, High Street
- Harry's Bar, High Street
- Langley House, High Street
- Thatch Cottage, Mill Lane
- Remains of Old Mill, Mill Lane
- Kirk View and Donnington Cottage, High Street
- Rolph House, High Street
- Three Steps, Landermere Road
- 23 Landermere Road
- Ivy House, High Street
- Charfield, The Square
- Ashtree and No. 1-10, Station Road
- Field Mouse Cottage, Abbey Street
- 1 and 2 Ivy Cottages, Abbey Street
- Bell Cottage and Lynton, Abbey Street
- Wild Goose Studio, Abbey Street

#### For Thorpe Maltings

- The King Edward VII public house
- Thorpe-le-Soken Station Master's House
- Thorpe-Le-Soken Signal Box
- Harwich Road Railway Bridge

#### **Heritage at Risk**

As has been stated above, these first five Conservation Areas are at risk from losing their heritage asset status. The reasons why this might be is given for each Conservation Area:

A 2017 report on the risks to the Seafront Conservation Area highlights that the key areas within the Conservation Area which are currently at risk are the Martello Tower, the pier and Pier Avenue, the historic seafront hotels (including the Esplanade Hotel), and Anglefield Junction.

The Lower Dovercourt Conservation Area has been included on Historic England's Heritage at Risk Register as being in 'very bad' condition and has been identified as 'deteriorating significantly'.<sup>1</sup> A study which assessed four coastal Vulnerable Conservation Areas (Essex County Council, 2015) identified key issues facing the Lower Dovercourt Conservation Area which contribute to it being at risk. These were as follows:

- The Condition of Station Building and its environs;
- The Site of the Former Victoria Hotel, Kingsway;
- Site of the former Park Hotel, Orwell Road;
- 1 Orwell Road;
- Underlying concerns over finance and perception of the area;
- Use of unsuitable materials and loss of architectural features;



- Loss of Boundary Treatments;
- Poor quality of new signage; and
- Inclusion of the Scheduled Monument within the Conservation Area boundary.

Within the Conservation Area, the Scheduled Monument Beacon Hill Fort is also included on Historic England's Heritage at Risk Register with 'extensive, significant problems' and in need of management.

St Osyth Conservation Area is currently on the Historic England's Heritage at Risk register. It is described as being in poor condition, with medium vulnerability and a deteriorating trend in condition.

The scheduled monument, St Osyth's Priory, is also on the Heritage at Risk register and includes the listed buildings within the scheduled monument's boundary. The Priory is described as being in poor condition and in priority category F (repair scheme in progress and [where applicable] end use of user identified; or functionally redundant buildings with new use agreed not but not yet identified).

The Thorpe-le-Soken Conservation Area is also on the Heritage At Risk Register. This has identified the overall condition of the area is fair, however, the area is highly vulnerable and with a deteriorating trend. Negative impact can have an adverse effect upon the way the community experience and how they feel about the area. By identifying and redressing the main threats to the Conservation Area it will help protect their historic and architectural character<sup>3</sup>.

The Thorpe-le-Soken Station and Maltings Conservation Area is on the Historic England Heritage at Risk register and its condition is considered to be 'very bad', while Its vulnerability is listed as 'high' and the trend is towards 'deteriorating significantly'.

Being a Grade II Listed building, rather than Grade II\* or Grade I, the maltings building is not included on Historic England's Heritage at Risk register. Yet the building is a unique heritage asset of significance and is in a very poor condition.

The Conservation Area is facing a number of issues, the most pressing of which is dereliction. The maltings, the King Edward VII Public House and its curtilage buildings are in a poor condition and unoccupied. A large proportion of the Conservation Area is therefore underused, although there still remains the potential for buildings and areas to be brought back into use.

## **Archaeology**

Throughout these Conservation Areas there is the potential for a multitude of below-ground heritage assets yet to be discovered. In general the appraisals promote a cautious approach to development which might disturb or destroy these assets.

## **Assessment of significance**

A detailed assessment of significance of each of the Conservation Areas is then presented. Many of the Conservation Areas are split into distinct character areas. This assessment considers the following features:

- Layout
- Building materials and boundary treatments
- Listed buildings and non-designated heritage assets

- Other buildings
- Landscaping and open spaces
- Views

A summary is given of the significance of each Conservation Area below:

For Clacton, the special interest of the Conservation Area principally derives from its design as a seaside resort, built around a formal street pattern which is still discernible today. The Victorian and Edwardian architecture is of varied condition throughout the town, however many of the principal facades have been retained. High quality architectural features highlight the vision of Peter Bruff and subsequent planners for Clacton's development as a fashionable seaside town. The stretch of the seafront, including the Pier and the Martello Tower, makes a positive contribution to the character and appearance Conservation Area; it is this coastal setting which gave rise to Clacton-on-Sea's built environment, reflective of its strategic location and consequential development as part of a defensive network and later seaside resort.

The significance of Lower Dovercourt Conservation Area is predominantly influenced by its coastal location, which has given rise to its historic use as a defensive site and its origins as a nineteenth century seaside resort, master planned by John Bagshaw along with architect W.H Lindsey. The Conservation Area is formed of three very distinct parts, which each have their own character and make a positive contribution to the overall special interest of the Conservation Area. These are the recreational and residential seaside development of Orwell Road and Cliff Park, the commercial core and gateway comprising of the High Street, Station and connecting roads, and the defensive Beacon Hill Fort to the south east.

The special interest of St Osyth Conservation Area is primarily drawn from its legibility as a small historic settlement closely associated with St Osyth's Priory and the retention of much of its post medieval character. Despite the relatively small size of St Osyth village in modern terms, the Conservation Area is large and encompasses three distinct parts, the Priory, the Creek and the village.

The special interest of Thorpe le Soken Conservation Area is derived from its development as a medieval village with its ribbon development along the High Street still evident today, its high density of quality historic buildings of different periods, and rural village character. Within the Conservation Area, a substantial amount of the village's built heritage has survived and evolved through complex growth and regeneration. Its historic buildings make an important contribution to the character, significance and special interest of the Conservation Area.

The overall distinctive historic character of the Thorpe-Le-Soken Station and Maltings Conservation Area is as a nineteenth century railway and industrial complex, but within a rural setting. The Conservation Area encompasses a distinctive collection of nineteenth and early twentieth century buildings. These embody the commercial and social changes resulting from the opening of the railway over a hundred and fifty years ago. The railway connected the village of Thorpe-le-Soken (situated approximately 700m to the north), with Colchester and the coast at Frinton-on-Sea and Walton-on-the-Naze. As was the case with many railway ventures, the construction of the line and its various stations through this part of rural Essex was a speculative development. As a result, the station was modest in size and built to an established pattern adopted by the Tendring Hundred Railway and intended to serve a rural community.

The most prominent of the buildings within the Conservation Area is the maltings, which was constructed at this location to take advantage of the opportunities offered by the Tendring Hundred Railway, for supply and distribution. The Thorpe-le-Soken Maltings were innovative in that two types of malt were produced on an industrial scale, within the purpose-built building. No other maltings showing the double use of crystal and pale malt so distinctively are known to survive<sup>21</sup>. The maltings are also significant due to their connection with Robert Free who formed Free Rodwell and Company Ltd and by the end of the nineteenth century, the company had seven maltings. Together with Thorpe-le-Soken Maltings, they represented the technological peak of the malt production industry. The railway continued to provide the impetus for development within the Conservation Area into the early twentieth century. The opening of the King Edward VII Public House in 1901 is evidence for the extent to which visitors were traveling by rail to Thorpe-le-Soken, many of who came to visit the market that was held on the area of open land to the east of the public house. The area around the maltings became a popular destination and in particular the market and the pub were once a focal point for the local community. The pub is a local landmark and is still fondly remembered within the local area. The workers cottages on Edward Road represent the continued growth and prosperity of the maltings and the immediate locality. The character of the Conservation Area is therefore typified by mid to late Victorian era railway, industrial and domestic architecture, within a rural setting. Together, the stock of differing buildings within the Conservation Area forms an interconnected and unified group.

### **Opportunities for Enhancement**

This section identifies the issues facing the Conservation Areas which have been reviewed. Many of the issues are common to all of the Conservation Areas, but where they are unique, that is also highlighted.

Many of the Conservation Areas could benefit from enhancement to car parking including planting trees and a review of hard landscaping to ensure its historic appropriateness.

For Clacton, Dovercourt, St Osyth and Thorpe le Soken, on-street parking detracts from the historic character of the Conservation Area

All of the Conservation Areas apart from St Osyth and Thorpe Maltings suffer from inappropriate shop frontages, signage and illumination.

For Clacton the number of vacant plots which promote unsympathetic gaps within the Conservation Area are an issue and Clacton, Dovercourt and St Osyth suffer from empty properties. Specifically in St Osyth the Kings Arms and White Heart are mentioned.

Within the Clacton Conservation Area enhancement of upper floor fenestration and detailing is noted as an issue. All the Conservation Areas suffer from the loss of or inappropriate use of architectural detailing such as UPVC windows and doors, rainwater goods and external paintwork. In Thorpe le Soken, the number of satellite dishes and solar panels were specifically mentioned.

The public realm in general was noted as being an issue for all of the Conservation Areas. An inconsistency to street furniture such as benches, bins and street lighting was noted. Many of the Conservation areas could use improvements to areas of public open space, tree planting and management.

Many of the Conservation Areas suffered from poor interpretation and lack of wayfinding. This is particularly true for Clacton between the station and seafront and Dovercourt between the station and highstreets.

In terms of area-specific issues, in Clacton the seafront shelters require attention. At Dovercourt the Beacon Hill fort has multiple owners and requires a clear development strategy. Within the St Osyth Conservation Area the benefits are given for interpretation of the registered park and garden (the Priory) at the Bury, and in Thorpe a heritage trail around the village and gardens is also proposed.

### **Management Proposals**

As outlined above, there are a wide range of issues facing each of the five Conservation Areas, many of which share common themes. This section recommends management proposals which address these issues in both the short and long term.

- The preparation a Local Heritage List of non-designated heritage assets is suggested for all Conservation Areas. More detail on this project can be found in the next section of this report.
- With the exception of Thorpe Maltings, each of the Conservation Areas would benefit from bespoke shopfront design guidance
- The Council is encouraged to use its enforcement powers to prevent inappropriate development within each of the Conservation Areas.
- Joint working between different Council departments to promote public realm improvements is also suggested.
- The monitoring of trees and addition to tree planting within public open space is recommended.
- Publishing guidance for homeowners and businesses in Conservation Areas could help owners identify appropriate alterations to their properties within Conservation Areas.
- At vacant shops, the introduction of information boards and QR codes could show the past of an area in a more immersive manor.
- The timely renewal of these Conservation Area Appraisals could help to monitor change within the Conservation Areas more accurately.
- For Clacton on Sea the appropriate development of opportunity Sites including car parks and vacant sites could improve the character.
- Wayfinding, particularly in Clacton and Dovercourt between the station, town centre and seafront could help with legibility.

### **Funding Opportunities**

- Heritage lottery fund
- Heritage Action zones
- S106 Agreements
- Partnership Schemes in Conservation Areas

## **PREPARATION OF A LOCAL LIST**

Within both the Council's adopted Heritage Strategy and the above mentioned Conservation Area Appraisals it is recommended for the Council to identify non-designated heritage assets within the District.

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets. A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.

There are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes and conservation area appraisals and reviews. In Tendring, the Conservation Area Appraisals (see above) have identified around 60 non-designated heritage assets. Also Alresford Parish Council, in their emerging Neighbourhood Plan have also identified a number of non-designated heritage assets.

But these are only small areas of the District. Officers intend to open a 'call for sites' for non-designated heritage assets. Parish and Town Councils, heritage groups and members of the public will all be encouraged to submit buildings and structures which they consider have historic merit. The consultation period for this will be an extended period of time (a minimum of six months) to gather the widest level of interest for this initial call for sites. A draft template form for submitting buildings is attached at Appendix 6.

Once gathered, the non-designated heritage assets will need to be assessed. It is important that the decisions to identify sites and structures as non-designated heritage assets are based on sound evidence. Officers therefore commissioned Place Services to prepare a criteria to which these building can be assessed (also see Appendix 6).

Each of the proposed non-designated heritage assets will be assessed using a standardised survey form completed by Place Services (at the back of Appendix 6). Each nomination assessment form will include:

#### Section A

- Photograph
- Entry Name
- Unique Identification Number (composed of year assessed and chronological number, for example 2019001, 2019002)
- Site Address (including postcode or grid reference)
- Conservation Area (where appropriate)
- Parish
- Original use and current use (where known)
- Site accessible (yes/no)

## Section B

- Brief Description
- Assessment against criteria (see below)
- Notes (including any concerns)
- Overall condition
- Date assessed

The criteria used to assess the nominated buildings, monuments, sites, places, areas or landscapes has been informed by the criteria and methodology used by Historic England. This approach ensures that the output is consistent with similar surveys at both a local and national level. For inclusion in the Local List an asset must demonstrate significance under at least one of the values below.

**Rarity** - Appropriate for all assets, as judged against local characteristics.

**Group Value** - Groupings of assets with a clear visual design or historic relationship.

**Age** - The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.

**Asset type** - Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.

**Authenticity** - Buildings should be recognisably of their time, or of a phase in their history. If they have been unsympathetically altered, the change should be easily reversible. A building which is substantially unaltered, or retains the majority of its original features, qualifies under this criterion.

**Architectural and Artistic Interest** - The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.

**Archaeological Interest** - The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

**Historic Interest (Including Social and Communal Interest)** - Landmark/Townscape Status A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities

derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.

**Designed Landscape** - The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history.

**Landscape/Townscape Status** - An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene

Once assessed by Place Services, the 'short list' of non-designated heritage assets will come back to the Planning Policy and Local Plan Committee before adoption.

## CONCLUSION

Taking into account the discussion had at this meeting, Members of the Planning Policy and Local Plan Committee are asked to recommend to Cabinet that the five Conservation Areas to be put to a six week public consultation and for a 'call for sites' for non-designated heritage assets to be carried out for at least six months.

## APPENDICES

- Appendix 1 - Clacton Seafront Conservation Area Appraisal
- Appendix 2 – Dovercourt Conservation Area Appraisal
- Appendix 3 – St Osyth Conservation Area Appraisal
- Appendix 4 – Thorpe le Soken Conservation Area Appraisal
- Appendix 5 – Thorpe Station and Maltings Conservation Area Appraisal
- Appendix 6 – Local Heritage List

## BACKGROUND DOCUMENTS

None

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# Clacton Seafront Conservation Area Character Appraisal and Management Plan

**Tendring**  
District Council



Client:  
Tendring District Council

Date:  
April 2019

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# 1.0 Introduction

## 1.1 Summary

This Appraisal and Management Plan will provide an overview of the Clacton Seafront Conservation Area, outlining its designation history, alterations to the boundary, and highlight its special interest. The appraisal will also consider those buildings, spaces, and features which contribute to its character.

Conservation Area designation gives broader protection than the listing of individual buildings, as it recognises all features within the area which form part of its character and ensures that planning decisions take the enhancement and preservation of the quality of the area into consideration.

The special interest of the Clacton Seafront Conservation Area is predominantly derived from its coastal location and characteristic seaside architecture. Most notably this includes the formally master planned street pattern, reflecting the area's development as a coastal resort from 1871 following the creation of the Pier Gap which provided access to the seafront and new pier,<sup>1</sup> and the Victorian and Edwardian buildings which form the dominant streetscape. The Grade II Registered Park and Garden Clacton Seafront Gardens, open spaces, and important landmark structures such as Martello Tower F, the pier and pavilions also make positive contributions to the special interest of this Conservation Area, enhancing its coastal character and offering quality examples of seafront architecture which are particularly important when considered holistically.

## 1.2 Conserving Clacton's Heritage

Tendring District Council appointed Place Services to prepare a Conservation Area Appraisal for Clacton Seafront; this document is provided as baseline Conservation Area Appraisal and Management Plan. This information is also produced for applicants to consider when

<sup>1</sup> The Victoria History of the County of Essex: volume XI, Clacton, Walton and Frinton. North-East Essex Seaside Resorts (ERO Ref LIB/942.67 VCH11) 2012

designing or planning new development in Clacton which may affect the special interest of the conservation area, including its setting.

This appraisal provides an assessment of the historic development and character of the Conservation Area and outlines its special interest. This does not include medieval Great Clacton, which is located to the north of the seafront and is designated as a separate Conservation Area. The appraisal will consider the significance of designated and non-designated heritage assets and the contribution that these, along with their setting, make to the character of the conservation area. The understanding of significance will be used to assess the vulnerability of the character areas and the potential impact of new development, highlighting key assets of importance.

The National Planning Policy Framework (NPPF) highlights good design as one of twelve core principles of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context. This appraisal provides an outline of the elements composing the special interest of the conservation area which, in turn, make up the context of sites and buildings within the area and can be used to inform good design.

This assessment follows best practice guidance, including Historic England's revised Historic England Advice Note 1 for *Conservation Area Appraisal, Designation and Management* (2019) and Historic Environment Good Practice in Planning Advice Note 3: *The Setting of Heritage Assets* (2017).

## 1.3 Purpose of Appraisal

This document outlines the special interest of the Conservation Area, and should be used as a baseline to inform future development and design with regard to the sensitivities of the historic environment and the unique character of the Clacton Seafront Conservation Area.





It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in the bibliography of this appraisal.

Applications that demonstrate a genuine understanding of the character of a Conservation Area are more likely to produce good design and positive outcomes for agents and their clients. This Conservation Area Appraisal will enhance understanding of Clacton-on-Sea and its development, informing future management and development.

#### 1.4 Planning Policy Context

The legislative framework for conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular Section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposals for the preservation and enhancement of these areas. National planning policy in relation to the conservation and enhancement of heritage assets is outlined in chapter 16 of the Government's National Planning Policy Framework (DCLG 2018).

The Clacton Seafront Conservation Area is located within Tendring District. Local planning policy is set out in the Tendring District Council Local Plan (2007). Saved policies which are relevant to heritage assets include:

- QL9 – Design of New Development
- QL11 – Environmental Impacts and Compatibility of Uses
- ER29 – Amusement Centres
- EN1- Landscape Character
- EN17- Conservation Areas
- EN18- Fascia and Shop Signs in Conservation Areas
- EN18 (a) and (b)- Advert Control within Conservation Areas
- EN20- Demolition within Conservation Areas
- EN21- Demolition of Listed Buildings
- EN22- Extension and Alterations to Listed Buildings
- EN23- Development within the Proximity of a Listed Building
- EN25- Satellite Dishes on Listed Buildings and in Conservation Areas
- CL3- Tourist Related Facilities along Clacton Seafront
- CL5- Amusement Centres
- CL17- The Gardens Area of Special Character



## 2.0 Clacton Seafront Conservation Area

### 2.1 Context and General Character

Clacton-on-Sea is located within Tendring District, situated south of Great Clacton on the coast stretching approximately 4 miles from Jaywick in the west to Holland-on-Sea at the east.<sup>2</sup> The town is the largest developed area within the Tendring peninsula, and historically evolved as a seaside resort which still attracts high volumes of tourism during the summer months. Facing south east over the channel, the ground slopes up to the north with high points on Pier Avenue at around 70 ft above sea level.

The Conservation Area stretches along the seafront between Martello Tower F and a historic hotel called 'The Towers'. At the centre of the area is Clacton Pier including its adjacent strip of beach. The designation extends to include some of the planned resort between Marine Parade, Church Road and High Street, and the roads immediately north of Marine Parade West. The Conservation Area was identified in the Conservation Areas at Risk Register for 2015 by Historic England, and while it is noted to be 'improving', there is opportunity for further enhancement to the setting of heritage assets within the area, particularly the Grade II listed and Scheduled Monument Martello Tower F, the Pier, and the Grade II listed Roman Catholic Church of Our Lady of Light and St Osyth.

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<sup>2</sup> Ibid., VCH

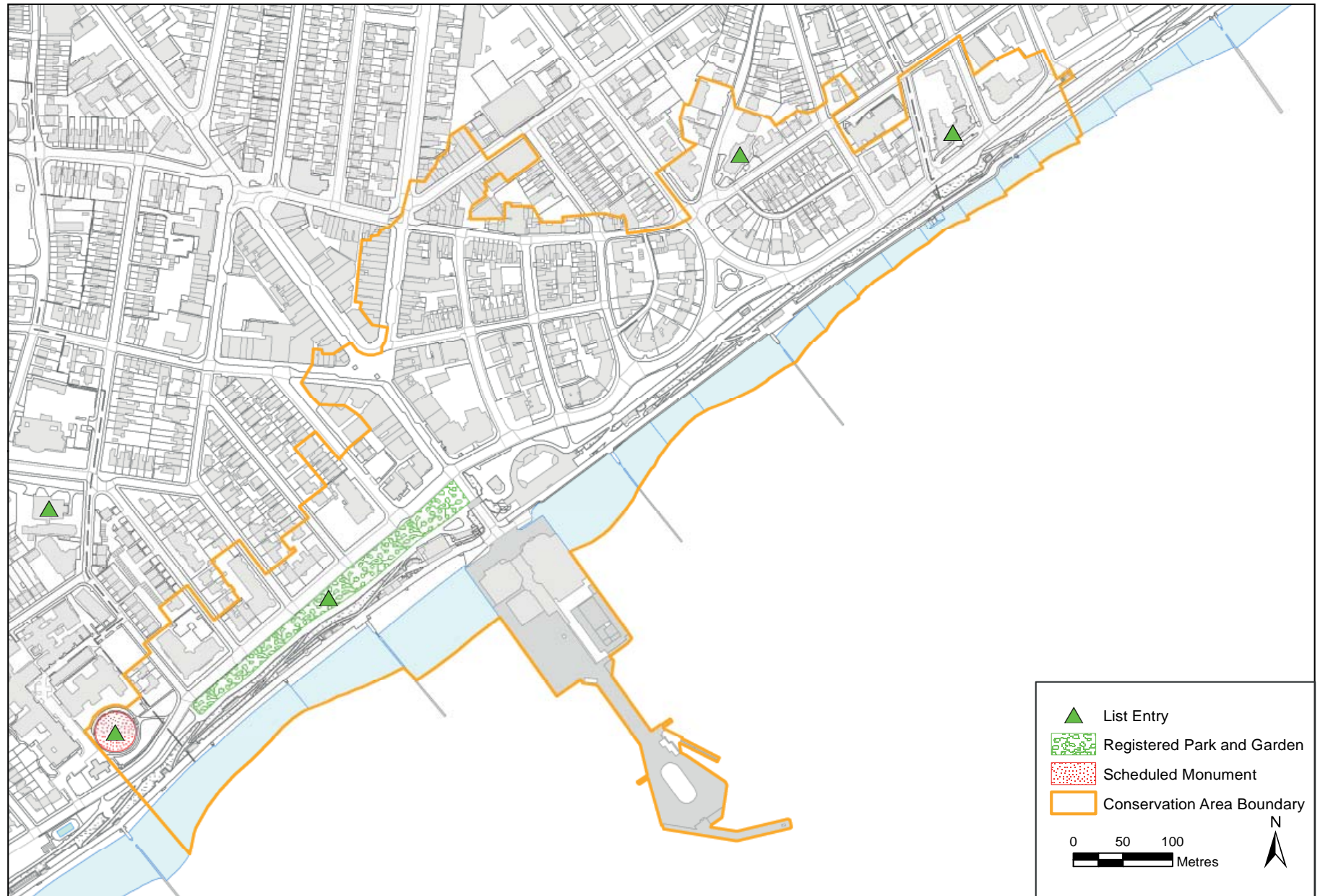


Figure 1 Clacton Seafront Conservation Area within its wider context ©OS Maps



## 2.2 Origin and Evolution

The following section provides an overview history of Clacton Seafront and its surrounding landscape. The principal settlement in the Clacton area was Great Clacton village, located north of the seafront, with which Clacton-on-Sea shares its name. The name Clacton derives from Early Saxon settlement in this area and its toponymy relates to the Saxon chieftain 'Clacc'. The area of Great Clacton is listed as 'Clachintuna' in the Domesday Book (1086) and was occupied by forty-five tenant farmers and fifty small holders living in cottages. The area of Clacton-on-Sea was largely undeveloped until the eighteenth century, and the agricultural landscape of scattered farmsteads and manors were replaced by Peter Braff's designed seaside town from the mid-nineteenth century.

### Prehistory

Evidence for settlement and activity in the area has been demonstrated from the earliest of prehistoric periods. The 'Clactonian' flint working industry is named after Palaeolithic artefacts that have been recovered from the area around the foreshore and town. In addition to the worked flints and tools, a rare wooden spear dating to c.400,000 years BP was discovered in a foreshore exposure of Pleistocene sediments. Mammal remains including horse, deer, rhinoceros and bos have been recovered from the Pleistocene sediments which also yielded the Palaeolithic flint tools (HER reference Nos. 2854, 2855, 2865, 2866). Further north east on the beach, located closer to the Pier, both Palaeolithic and Neolithic implements have been found (HER reference Nos.2878, 2879).

Iron Age activity is evidenced by the large quantities of finds from the Bull Hill pottery industry and the 'Clacton hoard' of gold coins found on the beach. Roman remains in the town include two Roman urns (HER reference No. 2880), which were found during construction of the former Grand Hotel, with others reputedly unearthed on the site of the Palace Theatre, Holland Road, Vista Road and near Little Holland Hall.

There is little evidence for settlement or activity from the early to late medieval period. The Chapman & Andre map of 1777 depicts a single road set back from the coast linking dispersed

isolated houses and farmsteads. A Martello Tower was erected between 1809 -12 as part of the defences against Napoleon (HER 5). The area was also of strategic military importance during both World War I and II. A WWI Royal Navy Air Service seaplane station was sited on the West Beach, between two former piers, with the station Head Quarters in the nearby Martello Tower (HER 19348). Much of the seafront was covered in defensive structures during WWII (HER 21179) and many roads leading from the promenade had road barriers erected.

### The early environment of the area

Prior to its development as a seaside resort, the area of Clacton was an agricultural landscape with dispersed farmsteads connected by historic lanes. This arrangement is illustrated on the Chapman and Andre map of 1777 which is the earliest cartographic source to depict the area in detail (Figure 2).

The principal route from the settlement of Great Clacton to the seafront followed south from the village through Magdalen Green and The Wick (named Wash Farm on the 1874 First Edition Ordnance Survey and evident in existing street names). Tangential roads connected this with the smaller farmsteads towards the coast; these lanes are still evident in the street pattern today, the most notable on the Chapman and Andre map connecting Little Holland with the farmsteads to the south of Great Clacton, which survive now as Old Road, Rosemary Road and Holland Road.

Due to its proximity to the coast, the area now known as Clacton-on-Sea became a key area for sea defence; elements of its maritime history are evident in the town today, with the Martello Tower F forming a landmark building within the Conservation Area. With the east coast of England under threat of invasion during the Napoleonic Wars, signal stations were established on the Clacton Cliffs and Jaywick, forming a line of communication with the barracks at Colchester to warn of an enemy attack. Three gun batteries were also constructed, and another was added during the renewal of hostilities in 1803. The battery installed in 1803 at Clacton provided the outer defence of for the Martello Tower until it was destroyed in 1883 due to coastal erosion. Clacton's Martello Tower F, constructed within a moat in 1808 with finishing guns installed in 1812, is a significant landmark. The tower forms part of a network of





Figure 2 Chapman and Andre Map 1777

forts constructed to defend the south and east coast of England from Sussex to Suffolk, and when constructed stood in isolation on the coastline at Clacton. In order to provide military access to the beach, gaps were cut into the cliffs. The grounds of the tower later became a popular site for visitors and parties through the nineteenth century, as shown in the depiction of the site in 1880 in Figure 3.

The site stayed in use, unlike others in the defensive line, and remained Crown property until 1904.

At the turn of the nineteenth century, Clacton-on-Sea began to gradually expand to accommodate a steady rise in visitors to the area. These early visitors made use of the beach, a useful respite spot for passing ships due to the fresh water stream, and the cliff gaps cut by the military providing access to overnight accommodation that began to be provided by the local farms and two private houses, Osborne House and Verandah Lodge. While Clacton-on-Sea was starting to rise in popularity, there was no large scale development impact on the area at this time, with the built environment limited to dispersed farms and some converted lodges and guesthouses.

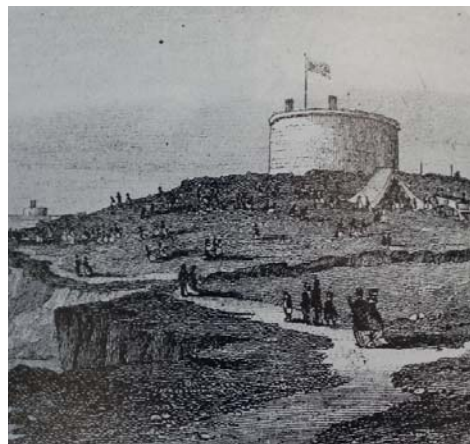


Figure 3 Martello Tower F 1880 (Britain in Old Photographs 1995)

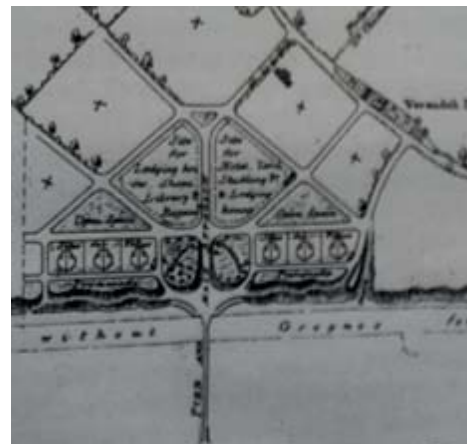


Figure 4 Resort original scheme by Bruff 1871 (VCH, 2012)

### Seaside resort

The first substantial development of the area began during the 1860s, with the sale of Cliff Lands following the lapse of a trust fund, which had prevented earlier sale. Civil engineer Peter Bruff acquired the land along the seafront after it became available. Nicolas Pevsner notes in his Essex edition of *The Buildings of England* series that 'it is at Clacton that [Bruff] made the greatest impact. He purchased land in 1864, drew up a scheme for laying out the town in 1870, the pier opened in 1871, and the Royal Hotel in 1872. The arrival of the railway in 1882 ensured the resort's continued success'.<sup>3</sup>

<sup>3</sup> J. Bettley and N. Pevsner, *Essex* (Pevsner Architectural Guides: Buildings of England), (Yale University Press) 2007, p237

Bruff's vision for the seaside resort was made possible by his immediate action in acquiring support for the construction of a railway to Clacton-on-Sea, and to build a pier. Clacton grew steadily throughout the late nineteenth century, with development overseen by Bruff and two additional development companies, which later merged into the Clacton-on-Sea General Land, Building and Investment Co Ltd. The Company controlled development and bought Bruff's remaining holdings to the west of Pier Avenue; it also stimulated the continued growth of the resort through the promotion of steamboat and railway connections, creating a high-class image for Clacton-on-Sea. The railway and steamer continued to bring high numbers of day-trippers to Clacton, and this growth also resulted in increase to the residential population.<sup>4</sup>

Bruff's original plan (Figure 4) highlights the intended development of the seafront, which would be dominated by large hotel buildings overlooking the greens, cliff and sea with the Pier forming the centrepiece.

The First Edition Ordnance Survey (OS) Map (Figure 5) depicts development which took place to the east of Pier Avenue. This included a number of villas and hotels on Marine Parade, set within large plots and bounded by streets orientated on the coastal views to the south, and others fronting Rosemary Road. The Pier is prominent, although not yet central to the development, with few seafront buildings to the west of the area.

<sup>4</sup> Allan Brodie, *The Seafront* (Historic England) 2018



Figure 5 Ordnance Survey Map 1874



Late nineteenth century illustrations of Clacton-on-Sea depict the open character of the seafront, the prominent focus being the grand Royal Hotel building and the Pier (Figure 6). The Pier was open in character, and used for promenading with a band playing three times a day for holidaymakers.<sup>5</sup>

Historic images show the creation of formal gardens surrounding the Pier Gap, including the sunken Pavillion and band stand to the east. They also depict the additional facilities to the pier, including the entrance shops constructed in 1885, and further growth of the built town to the north and west.<sup>6</sup>

The resort continued to grow in popularity, with historic sources and imagery at the turn of the twentieth century illustrating the attractive seaside town flooded with visitors and typical seaside amusements (Figures 7 and 8).

Figure 9 illustrates this further, providing an example of the railway advertisement posters which championed the English seaside holiday, of which Clacton-on-Sea was heavily represented. This particular poster illustrates the close link between the sea and beach, and the expansive glass fronted pavilion and bandstand, catering to a crowd of stylish visitors. Entertainment halls and theatres across the town were also well attended by fashionable audiences, and hotels and villas, such as the Osbourne Hotel, advertised assembly rooms which could accommodate up to 600 guests.<sup>7</sup>

The residential population of the town rose at this time by 811% between 1871 and 1911 to 10,000 inhabitants, and by the end of the Edwardian era Clacton's image had also shifted somewhat, with the wider accessibility of cheaper transport and increasing popularity of the town.<sup>8</sup>

By the outbreak of World War One Clacton's predominant character as a resort shifted, as it

<sup>5</sup> VCH, op. cit.

<sup>6</sup> VCH, ibid.

<sup>7</sup> VCH, ibid.

<sup>8</sup> VCH, ibid

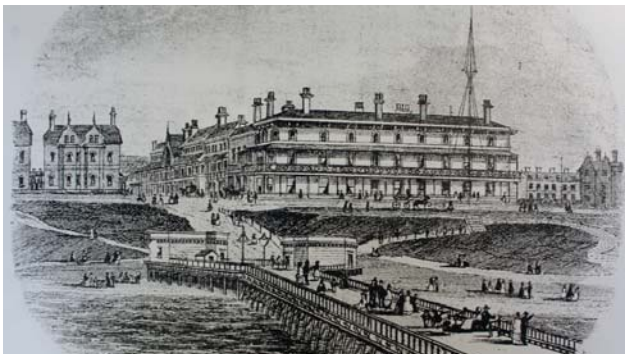


Figure 6 Royal Hotel and Pier 1880 (Britain in Old Photographs 1995)



Figure 7 Pavillion. 1920 (Britain in Old Photographs 1995)



Figure 8 Sunken Band Stand Clacton on Sea c. 1916 ERO D/DU 1464/137



Figure 9 LNER Poster for Clacton-on-Sea 1926 (Science Museum Group Ref: 10173764)



became a strategic location for military defence and operations. The coastal settlement had been previously used for Naval and Military manoeuvres as shown in (Figure 10), which increased during World War One. The outbreak of World War Two in 1939 resulted in the construction of pill boxes and further trenches were cut into the cliffs. The settlement received fewer visitors during time of conflict.<sup>9</sup>

The 1939 OS Map (Figure 11) depicts the addition of the Butlin's resort in the West Clacton Estate. This was established in 1936 and opened as a park in 1938. In its heyday it was a great success, attracting large numbers of holidaymakers to the area.<sup>10</sup> However, the outbreak of war resulted in its repurpose, initially as an internment camp and later as a training site for Pioneer Corps. After it reopened in 1946, the holiday camp returned to its former success; however, it was closed in 1983 after changing trends gave way to package holidays, and the Butlin's holiday camp fell out of fashion.

The outbreak of war impacted the town with air raids damaging a number of buildings including the prominent corner plot bank development on Rosemary Road in 1941 and Ernest Johnson's auctioneer offices opposite completely destroyed (Figure 12).

Post war development of Clacton was consistent and steady, with increasing residential development and infill largely linking the towns of Clacton-on-Sea, Great Clacton and Little Holland (now Holland-on-Sea).



Figure 10 Clacton on Sea Naval and Military Manoeuvres 1904 ERO I/Mp 86/1/5

9 ERO D/DU 1464/13 7

10 <https://www.clactonhistory.co.uk/the-butlin-s-story/>



Figure 11 Ordnance Survey Map 1939



Figure 12 Air Raid Damage 1941 (Britain in Old Photographs 1995)



### 2.3 Designation of the Conservation Area

The Clacton Seafront Conservation Area was first designated in 2001. Tendring District Council prepared Conservation Area Character Appraisals for each of its Conservation Areas in 2005 based on earlier, but unadopted, reports from designation in 2001.

Consultation for the original appraisals involved town and parish councils and local amenity bodies. The results of the consultation exercise were reported to the Council's Planning Portfolio Holder when the document was formally considered for adoption as Council planning policy. Based on the results of this consultation, the appraisal was amended and updated to reflect changes which had taken place since 2001. Much of the descriptive material used in the consultants' report of 2001 was retained.

A survey of Conservation Areas carried out by Historic England in 2015 identified Clacton Seafront as a vulnerable but 'improving' Conservation Area. The Conservation Area was included on the Heritage at Risk Register for 2015. Forty Conservation Areas were identified in total, four of which were coastal areas (Dovercourt, Clacton Seafront, Cromer and Felixstowe South). These areas shared common issues, and in 2017 a report was produced to consider the Clacton Seafront Conservation Area further and highlight its key vulnerabilities and strategies for enhancement.

As a result, the Conservation Area has been updated in order to reflect changes in the area since 2005 and the findings of the Clacton Seafront Vulnerable Conservation Area report of 2017.

### 2.4 Revisions to the Boundary

As part of this review, the Conservation Area boundary has been revised to reflect changing methodologies of good practice and provide a clearer strategy which better acknowledges the characteristics of Clacton Seafront's unique built environment.

#### Necessary Reductions

To reduce the area in the east, to exclude modern development on the south side of Church Road which makes a negative or neutral contribution to the Conservation Area's character and appearance.

#### Additions

To extend parts of the area to the east, to include a consistent row of well-preserved historic dwellings of architectural interest on the north side of Church Road and north side of Holland Road, and the opposite side of the street on Church Road to reflect the symmetry of the tree lined street.

To extend the eastern boundary on the seafront to include the pavilion, which terminates the view on St Paul's Road and contributes to the seaside character of the Conservation Area.

To extend the area to the north to include a greater portion of the town centre; this will incorporate additional parts of the historic planned seaside resort, as well as areas and buildings which contribute to our understanding of the development of Clacton-on-Sea, therefore making a positive contribution to the character and appearance of the Conservation Area. This addition also includes part of Station Road which connects the station with the main town, forming the principal approach to the town centre and terminating with the public square on Pier Avenue. This addition links key historic components of the town.



## 2.5 Designated Heritage Assets

The designated heritage assets within the Clacton Seafront Conservation Area include:

### Listing

Grade II Martello Tower And Brick Lined Moat, List Entry No. 1111520

Grade II Clacton-on-Sea War Memorial, List Entry No. 1448050

Grade II Lych Gate at Our Lady of Light and St Osyth, List Entry No. 1420919

Grade II Roman Catholic Church of Our Lady of Light and St Osyth, List Entry No. 1271909

Grade II Colchester Institute Main Building, List Entry No. 1380565

Grade II Row Of 16 Street Lights South Side Of Esplanade Between Beach Road And West Road, List Entry No. 1111519

### Scheduled Monument

Martello tower F, Marine Parade West, Clacton-on-Sea, List Entry No.1016555

### Registered Parks and Gardens

Grade II Clacton Seafront Gardens, List Entry No. 1001626

## 2.6 Non-Designated Heritage Assets

There is currently no list of buildings of local historical and/or architectural interest in the District. Buildings within the Conservation Area which should be considered for inclusion are identified below. These buildings have been identified as they are either considered to be good examples of their type or architectural style, are prominent local landmarks, demonstrate use of local materials or design features, or are connected to local historical events, activities or people, and are all relatively complete in their survival.

### Local List

- Pair of coastguard cottages, Tower Road
- Edwardian detached dwelling, No. 2 Alton Road
- The Sandrock, Penfold Road
- The Pier
- The Royal Hotel, Marine Parade East
- Lloyds building, Pier Avenue
- Natwest building, Pier Avenue
- Post Office building, High Street
- Old Lifeboat House, Carnarvon Road
- Row of gault brick cottages, Church Road
- Arts and Crafts style dwelling, 15 Church Street



## 2.7 Heritage at Risk

In the 2017 report on Vulnerable Conservation Areas: Clacton-on-Sea, the Conservation Area was described as:

*“The core Clacton Seafront Conservation Area is made up of a comparatively large series of inter-related heritage assets, including a Scheduled Monument, a Registered Park and Garden and several Listed Buildings. However these heritage assets are currently not being exploited to the optimum potential, with significance often obscured or degraded by surrounding development. This is compounded by a series of insensitive and damaging works, on both a large scale- such as unsuitable modern development- and on a more localised scale- such the replacement of traditional features in modern designs and materials. In order to secure a more positive future for the Conservation Area the issues facing key buildings and open spaces need to be addressed. Most significantly these are the Martello Tower at the western end of the Conservation Area, the Pier which is at the centre of the Conservation Area and the associated road Pier Avenue opposite, the Esplanade Hotel on Marine Parade East and the Junction of Anglefield at the eastern end of the Conservation Area.”*

The report highlights that the key areas within the Conservation Area which are currently at risk are the Martello Tower, the pier and Pier Avenue, the historic seafront hotels (including the Esplanade Hotel), and Anglefield Junction.

### **Martello Tower F**

Martello Tower F (Figure 13 and 14) is a significant heritage asset and prominent feature within the Conservation Area. Its significance is derived from its architectural and historic values, and its relationship as part of a wider military defensive network across the east and south east coast of England. It is also significant as the only remaining moated example on the Essex coast, creating its unique setting.<sup>11</sup> In its current condition, foliage detracts from the appreciation of the site, and tall impervious fencing prevents the site from being seen or

<sup>11</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1016555>

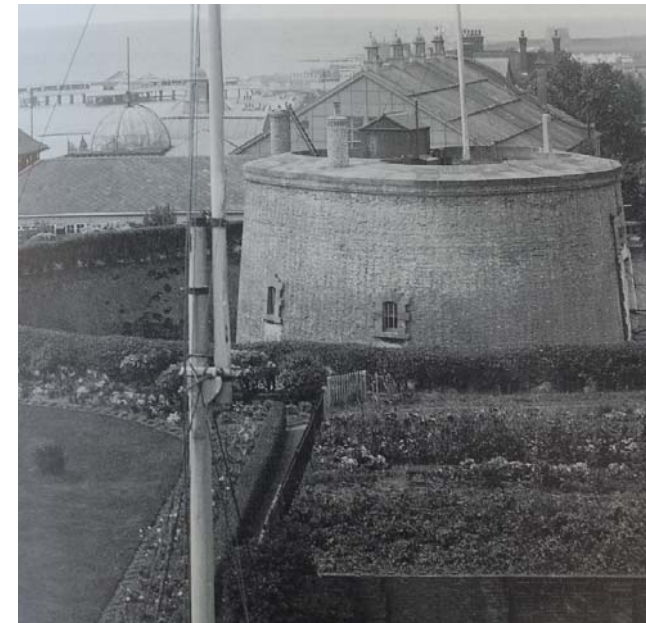


Figure 13 The Martello Tower (Britain in Old Photographs 1995)

readily accessed. The twentieth-century coastguard tower, located on the tower, is currently vacant and in a poor condition. This forms a visually dominant feature of the Martello Tower, which detracts from our appreciation of it.

The Tower would historically have been the most dominant feature on the Clacton seafront, however its prominence is now reduced. Established planting which currently surrounds the site impacts on the visibility of the Tower itself and obscures the moat which is a key and unique feature of the asset.

### The Pier

The Pier is the central focus for the historic planned seaside resort, utilising the Pier Gap to connect the beach with the settlement. It is a prominent feature within the Conservation Area, clearly visible from the Grade II Clacton Seafront Registered Park and Garden, and it makes a positive contribution to our understanding of the development of Clacton-on-Sea. Currently, the Pier is negatively impacted by modern features and inappropriate additions within its setting which often overpower its historic character. The Pier itself includes a number of modern amusement arcades, stands and rides, and its principal façade is dominated by a large LED screen, signage, and amusements through which the Pier itself is accessed. These modern features reflect its importance as a key source of seaside entertainment, and reflect its continued use by visitors to Clacton-on-Sea; however, these features also impact its aesthetic and architectural values as a promenade public walk, and landing point for vessels (Figures 15, 16 and 17).

Some elements of the Pier detract from its significance as they divert attention away from the significance of the structure. While arcades and modern rides contribute to the seaside character of the Conservation Area, other features of the Pier which are kinetic and create noise pollution, such as the LED screen, are not in keeping with its historic character and are harmful to the appreciation of the Pier as a heritage asset.

### Hotels and guesthouses

The seafront comprises of a number of key buildings of heritage value, including the Esplanade Hotel, and the continuous line of seafront development positively contributes to the character of the Marine Parade. However, some elements of this frontage are not in keeping with the historic hotel retreats and the grandiose corner plot developments typical of seaside resorts. The Westcliff Hotel, Premier Inn and those buildings on the western side of Anglefield Junction introduce new materials, colours and massing to the Conservation Area and are aesthetically intrusive. There are also examples of inappropriate signage and the introduction of a dark colour palette for prominent seafront buildings, which prevent there from being a continuous and harmonious visual rhythm to the street scape and obscure architectural details (Figure 18).

The Anglefield Junction is a noteworthy area of green space within the Conservation Area, and forms part of the key views of significant buildings such as the Roman Catholic Church of Our Lady of Light and St. Osyth, the United Reform Church and the former Lifeboat Station. It also provides inter-visibility



Figure 14 The Martello Tower



Figure 15 Clacton Pier, ERO I/MP 86



Figure 16 Clacton Pier, ERO I/MP 86

between these buildings and the seafront, enhancing their setting. The junction, however, is negatively impacted by the uncharacteristic development to the west (Figure 19). The twentieth century infill is uncharacteristic in terms of its material and massing and negatively impacts upon the attractive row of terraced housing to the east and the designated Church of Our Lady of Light and St. Osyth to the north east.

As highlighted throughout the Vulnerable Conservation Area Report, the Clacton Seafront Conservation Area has suffered considerable harm from the gradual, and in some cases irreversible, loss of architectural details which contribute to the town's unique and distinctive character. The general repair of buildings in the Conservation Area is deteriorating at present, with numerous buildings in a poor state. The Conservation Area as a whole is at risk from further cumulative deterioration through inconsistent boundary treatment, and the inappropriate replacement of doors and windows, which particularly affects the residential development to the west of the area. The majority of dwellings located off Marine Parade have lost their original boundary treatment to make way for paved front garden spaces to provide parking. This has led to the deterioration of these residential streets, and any further loss would be detrimental to the character of the area.

The architectural detailing of buildings (decorative balustrades, prominent turrets and bay windows etc.) is one of the defining characteristics of Clacton Seafront. Few modern developments have embraced this aspect of the built environment and do not incorporate decorative detailing in either a modern or traditional style, lacking the architectural interest and quality of the more historic buildings. This creates disconnect between modern development



Figure 17 View of Clacton Pier



and the historic buildings of Clacton, and these features have been significantly reduced throughout the area as a result of their gradual loss and lack of maintenance.

Roof extensions are also widespread throughout the residential areas of the Conservation Area, many of which are considered intrusive to its character and appearance. In particular, the variation in their design disrupts the continuity of the planned streetscape and detracts from the architectural quality of some of the buildings.

## 2.8 Archaeological Potential

Much of the area has been developed and there is likely to be disturbance to archaeological deposits caused by building foundations, cellars etc. However, much of the archaeological potential of the area lies in the geological deposits that underlie the area and are exposed along the foreshore and these are unlikely to have previously been significantly impacted upon.

The Pleistocene sediments, from which both human and mammalian remains have previously been recovered, underlie the area and are recorded at surface level. These deposits represent the former courses of the Rivers Thames and Medway and are recognised as being geological sediments of international importance and are protected in places as a SSSI (Site of Specialist Scientific Interest). Although some areas have been developed, there is high potential for the survival of further Palaeolithic remains including

Pleistocene faunal remains within the gravels and interglacial fine grained sediments within the Conservation Area that may be impacted by future development. These remains will also be present in the cliffs, and may be exposed in the foreshore at times, so any work in these areas may impact upon the erosion of the Pleistocene deposits.

Within the Conservation Area the historic street layout is still discernible, including the earliest road noted on the Chapman & Andre map of 1777. As such, there is potential for the survival of below ground remains of former houses/ farmsteads in areas that have not been heavily developed.

The Martello tower is surrounded by a moat or ditch and the area around the Tower has remained undeveloped. There is potential for archaeological remains to be preserved and palaeoenvironmental deposits to survive within the deeper deposits of the ditch or moat.

Little of the WWI defences are likely to survive and all WWII defences have been destroyed. There is some possibility that the bases of these structures may survive below ground in undisturbed areas.



Figure 18 Example of inappropriate signage and paint colour on West Marine Parade



Figure 19 Uncharacteristic development at Anglefield Junction



## 3.0 Assessment of Significance

### 3.1 Summary

#### Introduction

The special interest of the Conservation Area principally derives from its design as a seaside resort, built around a formal street pattern which is still discernible today. The Victorian and Edwardian architecture is of varied condition throughout the town, however many of the principal facades have been retained. High quality architectural features highlight the vision of Peter Bruff and subsequent planners for Clacton's development as a fashionable seaside town. The stretch of the seafront, including the Pier and the Martello Tower, makes a positive contribution to the character and appearance Conservation Area; it is this coastal setting which gave rise to Clacton-on-Sea's built environment, reflective of its strategic location and consequential development as part of a defensive network and later seaside resort.

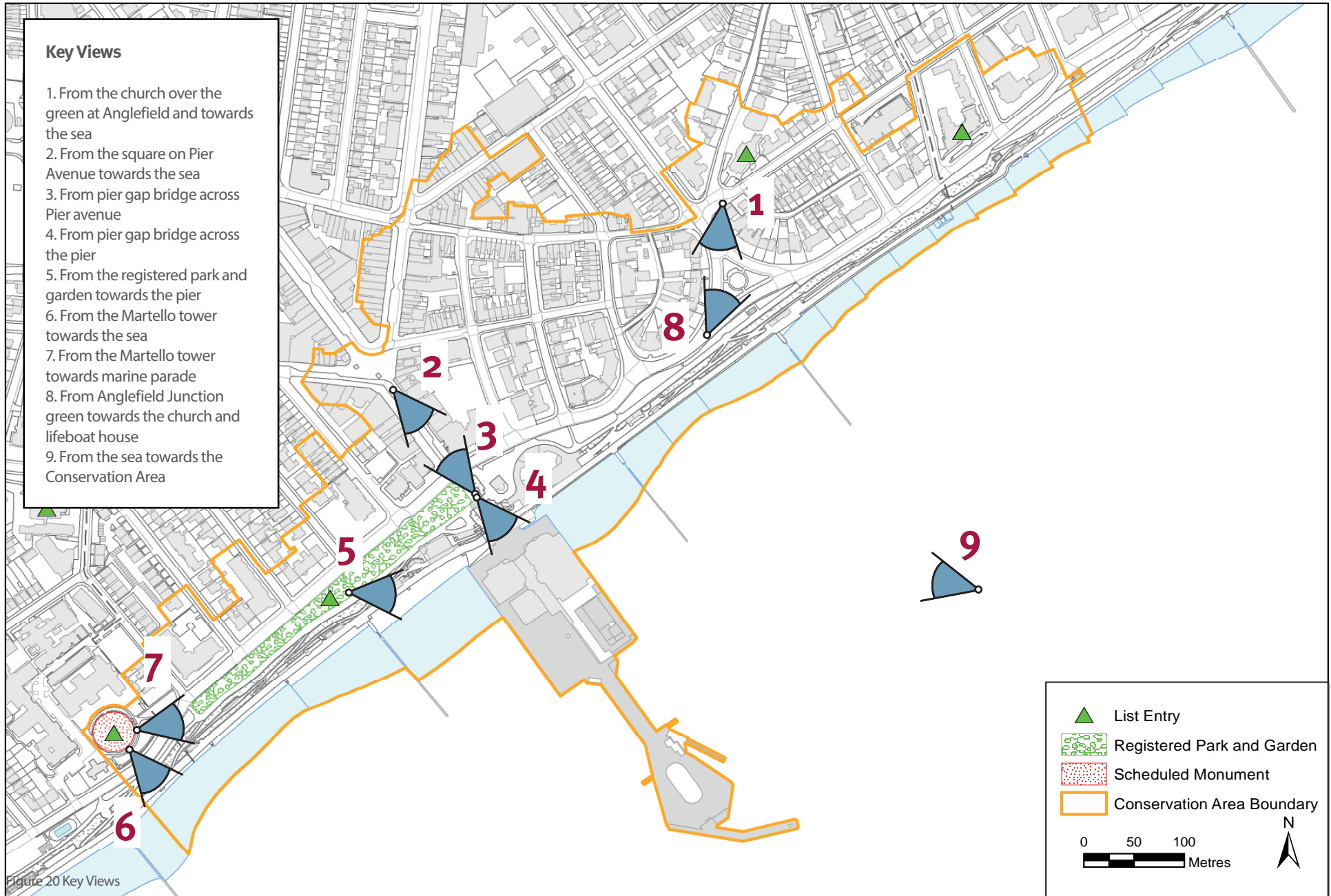
#### Land Usage

The Conservation Area predominantly comprises of commercial, residential and hotel buildings. There are also significant areas of open green space which are recognised in Tendring District Council's Local Plan (2007) along the seafront, including the Grade II Registered Park and Garden and the triangular green at the Anglefield Junction. There are areas of public parking towards the commercial town centre, and surrounding the hotels and guesthouses on the seafront.

The commercial centre of the town within the Conservation Area includes Pier Avenue, Station Road, Rosemary Road and the High Street.

#### Key Views

Key views are identified on Figure 20 . Note the views included are a selection of key views; this list is not exhaustive and there may be other views of significance. Any proposals for development within the conservation area, or its environs, should consider the views below and any others which may be relevant or highlighted as part of a bespoke assessment of that proposal.





### Landscaping and Open Spaces

There are several key areas of public realm within the Conservation Area, particularly along Pier Avenue where considerable recent refurbishment includes the creation of a pedestrianised plaza at the junction of Pier Avenue and Station Road. This makes a positive contribution to the Conservation Area, creating a space where buildings at this junction can be appreciated. Planting also enhances the character of the area but, although this is not extensive, in places it has been badly sited and impacts on the view towards the Pier Gap from the square which would have historically been a long view down the avenue towards the seafront. Street furniture here is modern in design and appearance, but well maintained.

The public realm surrounding the Pier Gap is a key contributor to the character of the Conservation Area and enhances our understanding of its historic development and the significance of the seafront. The west of the Pier Gap comprises of a Registered Park and Garden, this includes a series of formal gardens connected by a walkway and unified by high quality street furniture, planting, and pavilions. To the east of the Pier Gap is an area of modern seaside amusements, which have contributed to the continued development and use of Clacton seafront as a seaside resort, but do little to enhance or preserve its historic character. These two sides of the Pier Gap would benefit from a consistent approach particularly regarding quality of street furniture and planting to unify the Registered Park and Garden to the west with the amusements and open space to the east, as well as the area forming a more attractive entrance to the Pier.

The Anglefield Junction comprises an area of a green which has historically provided an area of significant public realm space, characteristic of seaside development. The area once included substantial formal planting, shrubs, trees, and benches, and a cannon providing a connection with the area's maritime history. Currently, this space includes some benches, shrubs, and tree planting, but due to the current sparsity of planting it makes a limited contribution to the area and does not enhance the character of the seafront.

The green surrounding the Martello Tower also contains some shrub and tree planting, with two dominant trees to the north east of the Tower, and some street furniture and information boards.

The Conservation Area is currently lacking in private front garden landscaping, which means that front boundary treatments which contain planting and landscaping make a positive contribution to the area. Good examples exist on Tower Road, Agate Road, Church Road and south side of Orwell Road where the retention of front gardens and green boundary treatments enhance the streetscape.

The tree lined avenues on Station Road and Church Road enhance the character of the Conservation Area; Station Road planting marks the route of the central street which contributes to way finding between the Station and Pier. Church Road planting provides symmetry to the residential street, enhancing vistas to the east and west.

### Traditional/Local Building Materials and Details

Many properties and boundary treatments across the area make a positive contribution to the character of Clacton-on-Sea through their use of traditional building materials; these typically enhance the seaside character of the town, and provide clear indication of its creation as a polite retreat for nineteenth and early twentieth century society.

Buildings are predominantly constructed in red brick with some gault brick in places, typical of Georgian and Victorian development, with some rendered and painted in a light but varying colour palette, archetypal of seaside towns. Larger corner plot developments and commercial arcades, such as the Operetta, include stone and plaster decorative detailing. Some properties include architectural details reflective of their contemporary style, such as clinker brick boundary walls and timber framing on arts and crafts style buildings.

Architectural details including decorative brick, stone, plasterwork and carpentry, turrets, balconies, and bay windows etc., are some of the defining characteristics of Clacton-on-Sea. While few modern developments appear to have embraced these aspects of the built environment and fail to incorporate decorative detailing in either a modern or traditional style, it still exists in properties across the Conservation Area and is worth preserving and enhancing.



Key architectural features evident across the Conservation Area include gables, predominantly found in the residential areas of the Conservation Area. These make a positive contribution with Dutch gables particularly reflective of its coastal character. Balconies, often accompanied by decorative iron balustrades and sometimes recessed with arches, are also reflective of the seafront character of the area, largely orientated to allow for sea views to the south east. Turrets are also a feature found across the area, and are clear indicators of the coastal character of the area. Turrets vary in their architectural style, however all make a distinctive combined contribution.



### 3.2 Character Analysis

The Conservation Area is divided into three character areas reflecting the predominant land use, location and historic development of the town. The three character areas which comprise the Conservation Area are the Commercial Centre, and Residential Area and Seafront.

#### The Commercial Centre

This area is characterised by its dense urban streetscape with prominent shop frontages. Some roads have been largely pedestrianised and enhanced with planting and street furniture.

The built environment is characterised predominantly by nineteenth and twentieth century development. Development is typically formed of two to three storey terraces constructed in brick. Some buildings are painted, usually in light pastel colours evocative of the seaside setting with some in darker uncharacteristic colours, but the majority are unpainted with visible brick banding detail on the upper floors. The street level is dominated by modern shop fronts and signage, however some historic architectural details are visible in places, particularly along the High Street where pilasters and decorative capitals have been retained and add character to the shop fronts.

Pier Avenue is characterised by its dominant shop frontages particularly those of the gaming arcades which, although garish, are typical of the twentieth century development of seaside resorts. Views of the Pier Gap to the south are terminated by Pier Gap Bridge (Figure 21) and to the north by the central square (Figure 22). Buildings here are three storeys tall, with balconies at first floor on the western side of the avenue. The wide paving of the avenue and the square provides a distinct pedestrian setting to surrounding buildings.

The square itself enhances the character of the commercial centre, providing an aesthetic setting to the surrounding buildings, and creating a sense of place within the commercial core. Buildings here are varied in height with smaller neo-Georgian buildings on West Avenue, including the Lloyds Bank building built in 1920s in a classical style (Figure 24), and taller four storey buildings to the west and east. The Lloyds Bank building has a prominent stone façade in contrast to the brick elevations of the other buildings on West Avenue, although the stone dressings of the building at nos. 4 - 10 provide some coherence in the use of materials, if not stylistically.



Figure 21 Pier Gap Bridge (looking South)



Figure 22 Pier Avenue (looking North)

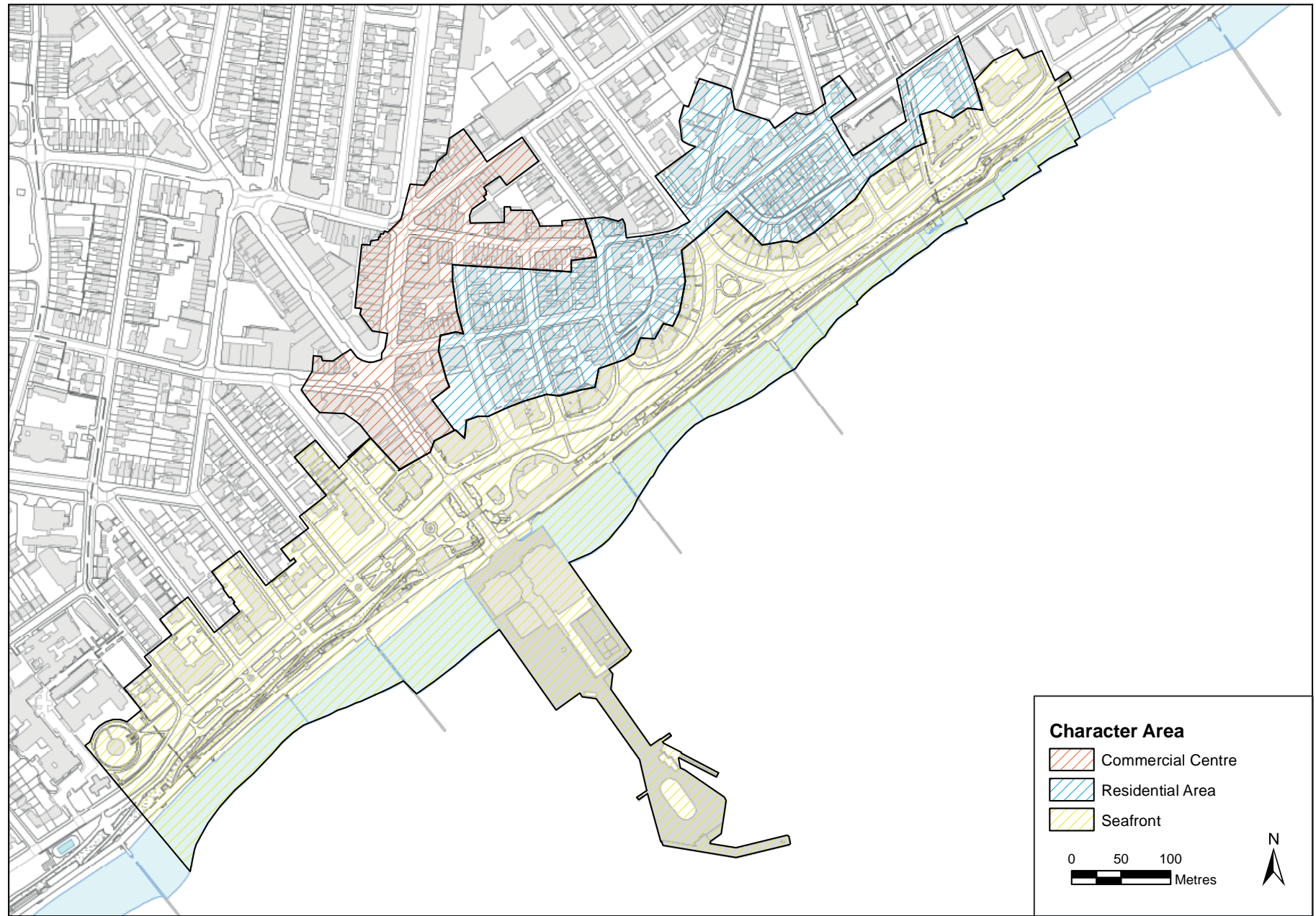


Figure 23 Character Areas Map





Figure 24 Lloyds Bank Building



Figure 25 Natwest Bank Building



Figure 26 High Street



Figure 27 The Operetta

Pallister Road joins the intersection between Pier Avenue and Station Road at its western end, forming the northern side of the central square. The large corner plot development, currently Natwest Bank, was built 1898-9 of red brick with sandstone dressings and overlooks the square (Figure 25). This building makes a positive contribution to the character of the area due to its high quality Victorian architectural detailing and its prominence in the street scene. Some buildings at the north west end of Pallister Road make a positive contribution to the Conservation Area drawn from their simple nineteenth century architectural form and detailing; however, at ground floor level the historic character of the street is negatively impacted by inappropriate, modern signage. In addition, poor quality window replacements and a general lack of maintenance to the building stock means there is opportunity for enhancement here. Further east, on the north side of the street, a row of Victorian terraced housing forms a residential street-scape of a nineteenth century character. These buildings have largely retained their front boundary treatments, porches, and bay windows; however the majority have had inconsistent loft conversions and roof extensions, which impact the historic form of the row.

The High Street retains a historic town centre character, with consistent brick terraced buildings forming a strong and rhythmic vista. Buildings are decorated with simple architectural details, including parapets, gauged brick lintels and decorative stone banding, with some buildings being more elaborately decorated with faience and stone dressings. Some buildings are in a poor condition and have been negatively affected by inappropriate signage and window replacement (Figure 26).

Rosemary Road retains its historic character similar to that of the High Street. It includes smaller buildings to the south, typically of two storeys, and three storeys to the north. A large nineteenth century red brick building, the Operatta, dominates the western end of the north side of the road and occupies the full plot between Rosemary Road and High Street, with a frontage on both. It is an imposing building, decorated with faience dressings and classical-style details, including a central pediment round-headed first floor windows with keystone detailing, and the prominent first floor leaded bow window. Originally constructed as a Theatre and known as Operetta House, the modern shopfronts and signage now detract from its architectural quality and grandeur (Figure 27).

Station Road, a wide arterial route through the commercial centre, is characteristically of a grander scale than the smaller commercial streets to the east. This road forms the approach to the town centre and Pier Avenue from the station. It comprises of a tree lined and largely pedestrianised street. To the south of the street many buildings have lost their original balconies, have had poor quality window replacements and are dominated by intrusive signage which detracts from the facades of the buildings. Some shop units have expanded over three buildings which has resulted in some loss of smaller frontages more typical of historic plots.

The intersection of Station Road, Rosemary Road and High Street is now a busy road junction dominated by pedestrian crossings, traffic lights and road signage. However, well designed and attractive nineteenth and early twentieth century buildings purposefully dominate the corner plots between the roads and made a positive contribution to the area. It also forms the northern extent of the Commercial Centre Character Area, and the boundary of the Conservation Area. Either side of Station Road, on the south side of Rosemary Road, are a pair of neo-Georgian three storey red brick buildings with slate roofs behind parapets and sash windows with simple stone surrounds. The ground floors are dominated by modern shop signage and the sash windows to the upper floors are later replacements but the buildings, with their chamfered corners, create a gateway leading the eye south along Station Road and into the core of the Conservation Area. The corner plot between Rosemary Road and High Street is occupied by the former Town Hall; an early twentieth century building of three storeys, also neo-classical in design. The prominent Flemish-bond red brick elevations are complemented by stone cladding below the ground floor cills, a stone band and keystones. The round-headed arched windows to the ground floor add interest to the building, and a large doorway with stone surround on the chamfered corner creates a focal point, particularly combined with the clock tower above. The building located at the corner of High Street and Station Road has a characterful apsed end facing south east with an attractive historic shopfront, curved first floor window with a deep stone band above, terminating in a prominent copper-clad cupola (Figure 28). These buildings form an interesting and characterful group marking the boundary to this part of the Conservation Area.



Figure 28 Corner building of Station Road and High Street





Figure 29 Parking on Orwell Road



Figure 30 Orwell Road

The Commercial Centre Character Area is impacted by the lack of maintenance of some key buildings, particularly along High Street and Rosemary Road. Apertures on first and second floors are generally in a poor condition, detracting from the aesthetic contribution they would otherwise make.

### Residential Area

Many of the streets, particularly those within Bruff's original plans, are orientated to provide terminating views of the sea and open space, often with pavilions located in view. The area is generally characterised by small-scale development with rows of terraced housing towards the west and some larger semi-detached properties at the east, with detached dwellings on corner plots. These streets exist today as they were originally laid out in the original master plan, and therefore relate historically, visually and in function to the seafront.

Rosemary Crescent is perhaps the most uncharacteristic street within this character area as it provides access to the rears of the buildings fronting Anglefield and Beach Road and is dominated by parking areas, garaging and the untidy back elevations of some of the buildings.

The north of Orwell Road comprises Victorian terraced dwellings. These have been much altered by the re-cladding of roofs, window replacements and loss of front boundary treatments. This, along with the open parking to the north west of the street, has a negative impact on the character of the area (Figure 29). To the south of the street, boundary treatments are mostly well preserved and often planted, with rendered terraced housing painted in pastel colours typical of seaside development. This makes a positive contribution to the character of the residential character area (Figure 30).

Beach Road is also characterised by its terraced Victorian development, many of which are painted in a 'seaside colour palette' and have also retained their front boundary treatments. Inconsistent roof extensions, window replacements and modern infill development have, however, been intrusive to the quality of the streetscape. Modern infill to the south west and east of the street are sympathetic in their generous front boundary treatments, however they are uncharacteristic in their scale and massing, relative to earlier buildings within the street.



Figure 31 Church of Our Lady of Light and Saint Osyth



Figure 32 Rosemary Road



Rosemary Road comprises dense residential development fronting the street pavement. These buildings typically two storeys high and rendered with modern alterations and several roof extensions. Much of the development makes little contribution to the character of this part of the conservation area with unsympathetic alterations to roofs and ad hoc alterations to fenestration resulting in a loss of building form and a disjointed appearance. There are two buildings of note including the building at the south east of the street which was most recently in use as a restaurant and, while currently vacant and in poor condition, retains some architectural features of interest including a prominent Dutch gable. A modern infill development of note at 5 Rosemary Road is broadly Art Deco in style and makes best use of its corner plot with Rosemary Crescent incorporating a turret and 'watchtower' reflective of the seaside character of the town (Figure 32).

The United Reformed Church and the Church of Our Lady of Light and Saint Osyth are located on the junction of Holland Road and Church Road (Figure 31). The Church of Our Lady of Light and Saint Osyth is Neo-Norman with randomly coursed Kentish ragstone elevations and square corner turrets with pyramidal stone caps. The church is set back slightly from the road behind a half height wall with hedge. The churchyard is entered to the west through the 1925 Arts and Crafts style Grade II listed Lych Gate. The United Reformed Church is situated opposite, constructed in the late nineteenth century in red brick with stone dressings. The churches are set within large plots and are prominent features of the large junction, which is open to the south, creating a wide street scene with vista down to the sea which is enhanced by the prominent church buildings. Two well preserved 1901 detached houses opposite the church on Holland Road also make a positive contribution to the area. These have retained characteristic features such as their decorative rendered gable ends, Arts and Crafts style brackets, clay tile roofs with crested ridge tiles, prominent bay windows and brick boundary walls.

Church Road, Harold Road, Thoroughgood Road and Vista Road are characterised by their residential building stock. Church Road comprises of a tree lined avenue, terminating with the Church of Our Lady of Light and Saint Osyth at the west. Rows of terraced housing line the street with some larger corner plots. Buildings are typically two storeys in height, rising up to four storeys on the streets closer to the seafront, and constructed in brick with some rendered

and painted in a pastel colour palette. Some historic character has been lost, due to window replacements and loss of front boundary treatments as well as modern infill within the former boundary of the conservation area which now has a negative impact on its character.

However, the overall sense of the tree lined residential development is preserved, with many dwellings of architectural merit and aesthetic views to the west towards the church and south to the seafront.

### Seafront

The Seafront forms the backbone of the coastal resort settlement. It is characterised by its elements of seaside architecture and landscape, including the Pier, Martello Tower, the beach and cliffs, open space along the cliff ridge, and historic hotel streetscape along Marine Parade.

The character area terminates at the Martello Tower F, a scheduled monument and listed building, located on high ground at the west (Figure 33). This building separates the Conservation Area from modern development further along the coast. The area terminates to the east at a guesthouse named The Towers, a substantial corner plot building with prominent turrets. The area includes some buildings to the north of Marine Parade, which predominantly comprise of guesthouses and hotels, and extends south of Marine Parade to include the cliffs, beaches and Pier.

The topography in this area is varied, with steep slopes down to the sea. This topography affords the buildings on Marine Parade views over the sea, as well as views from the open spaces and Registered Park and Garden on the cliff top towards the sea and Pier below.

Much of this area has been historically designed for hotel and guesthouse use, which gives the built environment of the seafront its grandiose character. Hotels are typically located within larger plots and are orientated to benefit from sea views. They are also characterised by their larger massing than buildings in the residential streets to the north, and are predominantly three storeys in height with some four storey development in the south west. Their facades are broken-up by architectural details including turrets, gable ends, and bay windows. The Grade II Listed Colchester Institute Main Building is a key example of these hotel buildings;





Figure 33 Martello Tower



Figure 34 Colchester Institute (Grade II Listed)



Figure 35 Marine Parade West, Premier Inn



Figure 36 Registered Park and Garden

constructed in 1892-97, the red brick building is three storeys with a dormer attic, symmetrical in its design with prominent single polygonal turrets at the North and South ends, with bays with shaped gables inside these, and 2 central canted window bays in the centre of the building. The architectural features are of a high quality, including decorated string coursing, cast-iron balconies, entrance doorways with pediments raised over shaped aprons, and elaborate Jacobean style timber chimneypieces (Figure 34).

While there is variety in building forms along the seafront, with differences in massing, rooflines, material and boundary treatment, the character of built development is consistent and makes a positive contribution to the coastal street scene. The variety of architecture creates an interesting vista down Marine Parade (Figure 37 and 38). Some buildings, however, are unsympathetic additions to the streetscape and do not reflect the prevailing characteristics. The Premier Inn, for example, introduces a new building material with the use of engineering bricks and an expansive massing which is dense and unbroken by any architectural features which would create some harmony with its surroundings (Figure 35). The Westcliff Hotel, Rosebank Court and buildings fronting Anglefield Junction are intrusive in terms of their modern features, materials, colour palettes and roofline.

This character area is enhanced by its open green spaces which allow for views towards the Pier and sea. The Seafront Registered Park and Garden is formal in its design and comprises of distinct areas which are linked by a public walk. High quality street furniture and planting brings cohesion to the gardens (Figure 36). This enhances the character area and celebrates key views. The open space to the east of the area, and on Anglefield Junction, is simpler in its use of planting and street furniture, with substantial areas of seaside amusements to the immediate east of the Pier Gap, which are characteristic of the settlement's historic development as a seaside resort.

The west of the character area comprises of some residential development perpendicular to the seafront. This is characterised by its smaller scale hotel buildings and variety of residential development, orientated towards seaward views to the south which are often terminated with pavilion buildings.





Figure 37 Marine Parade West, Imperial Court



Figure 38 Marine Parade, The Towers

North east of the Martello Tower is a group of well-preserved coastguard cottages; these buildings and their large front gardens make a positive contribution to the character of the seafront, and are reflective of the history of the tower which was used as a coastguard lookout in the late nineteenth century (Figure 39).

On Alton Road residential buildings of interest include: Alton Lodge, a three storey semi-detached property, now converted to flats and set with a fairly large paved plot with three bays, two bay windows and central balcony with decorative railing; and number 2, a well preserved Victorian detached dwelling with a well-kept front garden and rendered dwarf wall.

Penfold Road extends north to include The Sandrock, a detached two and a half storey guesthouse with an Arts and Crafts inspired red clay tile roofline, in red brick with recessed porch under a segmental arch with columns, a recessed first floor balcony with balustrade, and well maintained front garden planting. This building makes a positive contribution to the character of the area; originally constructed as a private residence, the dwelling has been sympathetically converted to hotel use in the late twentieth century and more recently to guesthouse use (Figure 40).

Agate Road has an open character due to the predominant car parks at its southern end, with rows of terraced dwellings beyond. Collectively, the car parks make a negative contribution to the character of the area, breaking the rhythm of the built form within the streetscene and allowing for unintended views to the rear of properties along Pier Avenue. There are, however, some buildings of merit. The terraced houses are of two and a half storeys, constructed in brick with some simple banding detail, and some on the south west side are painted in pastel colours. Those on the south west side have retained some interesting architectural features, such as their first floor recessed balconies with arched heads, however many features have been impacted by cumulative changes, such as loss of front boundary treatments, the unsympathetic replacement of windows and roof cladding, and porch extensions (Figure 41). The terraced dwellings to the north east of Agate Road are notable for their unusual Dutch gables facing the street (Figure 42). These dwellings are reflective of the Victorian development of the seaside resort, and therefore make a positive contribution to the area's character.



Figure 39 Coastguard Cottages



Figure 40 The Sandrock



Figure 41 Agate Road (looking West)



Figure 42 Agate Road (looking East)



### 3.3 Contribution by Key Non-Listed Buildings

Although not recognised by listing designations, there are several key buildings of interest located throughout the Conservation Area, particularly along the seafront and within larger corner plot development. These buildings are significant to the Conservation Area as they are often prominent in street scene vistas, have retained their historic architectural form and details, and are good quality examples of the nineteenth and twentieth century development of Clacton Seafront.

Substantial corner plot developments on Marine Parade are particularly important to the character of the Conservation Area and are typical of seaside development. The most prominent and significant of these are the Royal Hotel and former hotel The Towers. The Royal Hotel (Figure 43) forms a prominent part of Bruff's planned resort and was among the first buildings constructed within the resort in 1872. The building features in historic images of the Pier, prominently located within views from the Pier Gap and the seafront. The ground floor has undergone some alteration which has altered the main façade and detracted from its symmetry, however the first and second floor remain fairly intact and the thick iron veranda and roofline are still discernible and important features of the building. This building makes a positive contribution to the area and our understanding of its development and intended purpose as a resort. The former hotel building named The Towers (Figure 38) marks the boundary of the Conservation Area, and is another significant example of one of the early seafront developments of Clacton with well-preserved Victorian architectural features. Its decorative finials, tower, porches, decorative brickwork and balcony have all survived and contribute to the character of the Conservation Area.

The Coastguard Cottages on Tower Road (Figure 39) are unique examples of seaside residences. Constructed in 1888, these cottages once formed a row of detached properties for the coastguard after the relocation of their station. The two surviving cottages have retained much of their architectural detailing. Constructed in red brick under a plain tile roof with rendered gable ends and decorative string course brickwork, they are significant as a pair as they reflect the variety of late Victorian residential development in the area and unique functions associated with its coastal location.



Figure 43 The Royal Hotel



Figure 44 The United Reformed Church

The United Reformed Church on Carnarvon Road is located at a prominent position on the junction of Holland Road, Church Road, Rosemary Road and Anglefield. The Church was constructed in 1886 in a neo-Gothic style with brick elevations and stone dressings. Its tower is visible in views north east from the Anglefield Green. Due to its location and architectural merit, the church makes a positive contribution to the Conservation Area (Figure 44). The Church also shares a close relationship with Our Lady of Light and St Osyth, a Grade II listed church to its east, which collectively further enhance the Conservation Area as the prominent ecclesiastical buildings.

The row of gault brick terraced cottages on Church Road is unique within the Conservation Area, as this building material is not seen elsewhere in residential buildings. These dwellings are noteworthy for their proximity to and visual harmony with Our Lady of Light and St Osyth, their architectural merit, pronounced front boundary treatments, and the positive contribution that they make to the street scene.

A grouping of buildings of historic merit is located on the square on Pier Avenue. These include: the Natwest building, built in brick with stone dressing in 1898; its neighbour the bank chambers, built shortly after in 1900 with panels of decorative plasterwork; and the Lloyds Bank, constructed in 1922 as a single storey stone building in the classical style. These buildings are significant in their own right, as good quality examples of late nineteenth and early twentieth century architecture, but they also collectively provide focal points for the square, enhancing the historic character of the Conservation Area.

The building occupying the corner plot between High Street and Station Road makes a positive contribution to the character of the Conservation Area. Its prominent rotunda tower and apsed elevation forms the principal view of the building from the south of Station Road and its red brick elevations with stone detailing harmonise with surrounding buildings. The building has retained much of its historic character, and benefits from sympathetic signage and a historic shopfront at ground floor level.



The former Lifeboat House, located on Carnarvon Road, was constructed in 1878 in red brick with pedimented entrances and a central pedimented projection (Figure 45). The parapet is topped with ball finials and an ogee capped tower with small dormer windows which dominate the composition. The building has since been converted to pub use and flats and has undergone some consequent alteration; however the building still makes a positive contribution to the historic character of the area and strengthens our understanding of the historic development of the seafront and its previous function as Clacton's lifeboat station.

### 3.4 Significance of Buildings

The Conservation Area comprises of buildings which make a positive contribution to the character of the area, with key examples highlighted in section 3.3; there are also a number of buildings which make a positive contribution due to their historic and architectural merit, and their quality. There are also some which are considered to be neutral in their significance, although may have the potential to be positive with some maintenance, and some which are negative. These are highlighted below in Figure 46.



Figure 45 The Old Lifeboat House

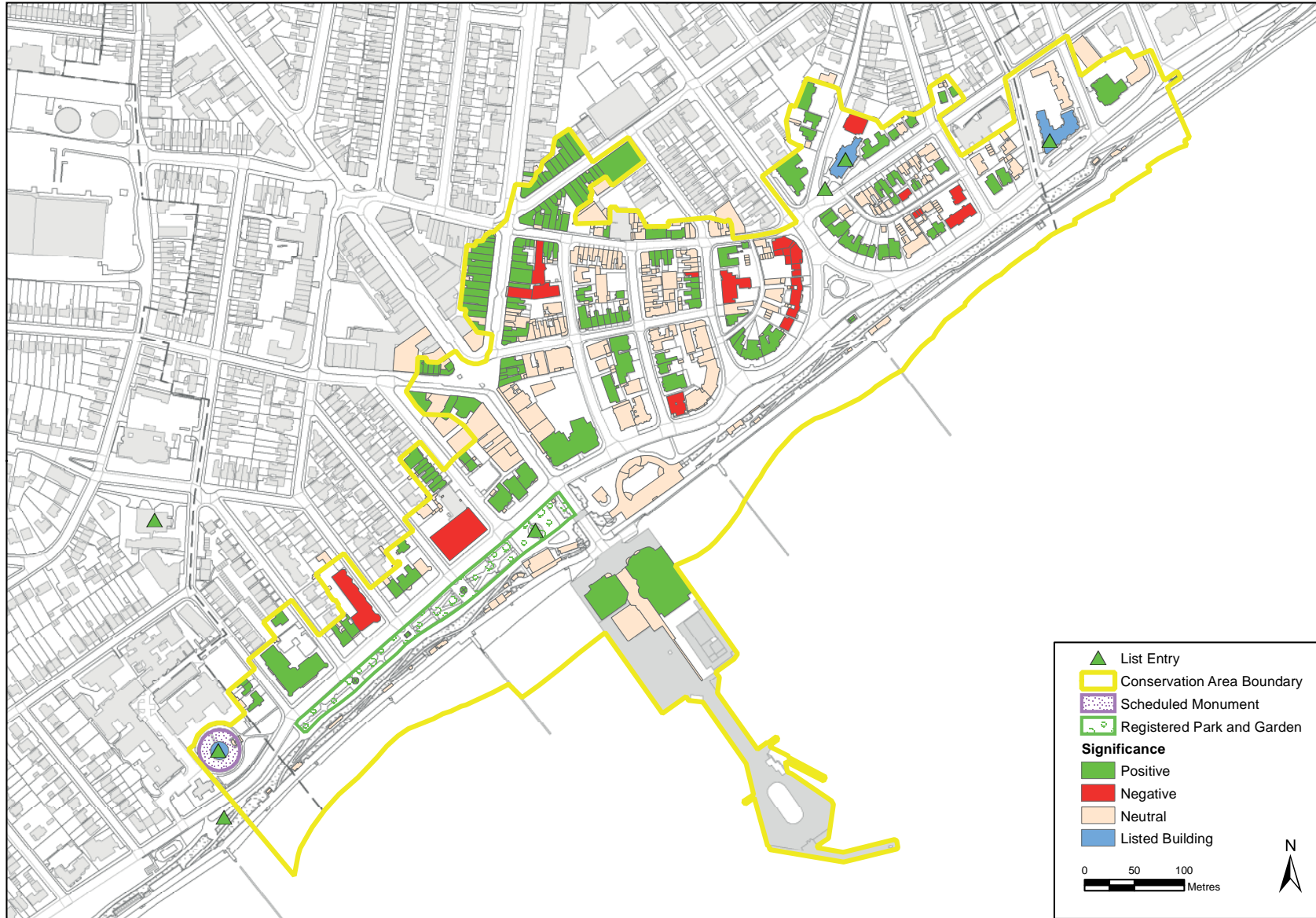


Figure 46 Significance Map



### 3.5 Beyond the Conservation Area Boundary

The Conservation Area also draws its significance from key features outside of its boundary, most notably from the sea itself to the south east. The seafront buildings and residential side streets are deliberately orientated towards the sea, to afford the best views of the coast and to create a pleasant resort. The Pier currently provides a focal point to these views and the open views of the sea undoubtedly enhance the special character of the Conservation Area.

Development at Clacton-on-Sea also draws historic significance from the settlement core, Clacton, located to the north. Whilst Clacton-on-Sea originated in the nineteenth century as a planned seaside resort, the area was previously connected with Clacton town, evident through prehistoric finds and the medieval farmsteads that were located in the Conservation Area which grew surrounding the town. Both settlements have become connected and coalesced over the late twentieth and twenty-first centuries, with development filling the open land between the two. They are currently connected physically through the built environment, and historically as evidenced in the town's development pattern.



Figure 47 View of the Sea from Clacton Seafront Conservation Area (looking South West)

The seafront extends beyond the Conservation Area and is notable for the contribution that it makes to the significance of the area. Large residential and guesthouse buildings extend along the seafront and are interspersed with areas of greenery. The grade II listed Moot Hall further to the north east and a group of 5 grade II listed street lights dating from c.1912 to the north east of the Conservation Area also contribute to the historic context and setting. These street lights were installed along with the grade II listed street lights along Marine Parade West, and are a rare survival in Essex; they make a positive contribution to the seafront setting, however, the lamps have been removed from the columns, impacting their heritage value. Buildings along the seafront outside of the Conservation Area are largely sympathetic in terms of their height and massing, and also mirror key architectural features in places.

The train station, located to the north of the seafront, forms a key historic connection with the Conservation Area (Figure 48). The arrival of the railway line in the nineteenth century, secured by Bruff after the successful sale of the land, gave rise to the success of the seaside development of Clacton-on-Sea. As such, the railway has a strong relationship with the resort. The station is located on Station Road at the junction with Carnarvon Road, and is fronted by a green space to its south. The route from here to the Conservation Area is a noteworthy one due to the historic relationship between the two and the footfall that exists between them. The road has the potential to make a positive contribution to our understanding of the Character Area, through methods of wayfinding etc. which will be discussed in the next section in greater detail.

The tree lined Station Road and Carnarvon Road highlight the routes towards the sea and commercial centre of Clacton-on-Sea, and the grade II listed Town Hall is located on Station Road outside of the Conservation Area. These all make a positive contribution to the Conservation Area as they create a sense of place as visitors enter the area.

The Martello Tower, located in the western end of the Conservation Area, forms part of a wide reaching network of forts constructed from Sussex to Suffolk to defend the south and east coast of England. The Tower's significance is derived from its architectural form and its relationship between these forts beyond the Conservation Area; their connection provides an appreciation of our maritime history, and their survival enhances the historic character of the stretch of coastland.

Some previous modern interventions within the Conservation Area have not given due regard to its character and appearance, often appearing to be more ad hoc and reactive to prevent the deterioration of buildings, rather than proactive to improve and enhance buildings and their surroundings. The following key issues have been identified and are summarised below in brief. The list is not exhaustive and neither are the issues identified unique to Clacton Seafront, with many being shared with other similar Conservation Areas.



Figure 48 The Station



## 4.0 Opportunities for Enhancement

### 4.1 Car Parking

Adequate public car parking is considered necessary to sustain the town's tourist trade; however, creation of parking spaces within the Clacton Seafront Conservation Area is often harmful to the character of the area. Aside from the negative visual impact of the parked vehicles, the sites are often in prominent locations and feature poorly maintained boundary and surface treatments with minimal positive landscaping.

Agate road in particular is at risk from the open car parks towards its southern end (Figure 49 and 50). These open tarmac expanses create uncharacteristic breaks in the street scene to the east and west and create unintended views towards the rears of buildings on Pier Avenue and Penfold Road. Car parks could be enhanced through the use of planting, or other sympathetic screening, methods to provide a visual barrier to the rear entrances of buildings and to create a more enclosed character to these areas of the street front.

Similarly, Colne Road is currently characterised by its use as service entrances to commercial buildings on Rosemary Road and Station Road, and as a public car park. The open car park permits views towards the rear access to buildings on Pier Avenue, and creates an uncharacteristic break in development of the building line; this area would also be enhanced by the use of planting or other sympathetic screening methods.

Church parking on Holland Road and private parking along Rosemary Crescent and Orwell Road also present opportunities for enhancement. These areas are currently inconsistent in their boundary treatment, and often in a poor state of repair, creating uncharacteristic and unappealing vistas within the street scene. Consistent boundary treatments and considered planting or other visual enhancements would reduce the adverse impact these areas make on the Conservation Area.

Private parking on a smaller, residential scale also impacts the Conservation Area through the cumulative effect of the prevalence of on-street parking, the loss of front boundary treatments, the loss of front gardens and the creation of areas of hardstanding. There is scope



Figure 49 Parking on Agate Road (looking East)



Figure 50 Parking on Agate Road (looking West)



Figure 51 Signage on Station Road

for enhancement in this regard, and the potential for the use of an Article 4 Direction to remove Permitted Development rights for the removal of boundary treatments and the laying of hardstanding. The majority of buildings on the streets set at right angles to Marine Parade have lost their original front boundary treatments, and these have been either completely lost or replaced with a wide variety of materials and designs, often to different scales and in varying states of repair. This creates an untidy and discordant streetscene, detracting from the intended harmonious master plan of the settlement. Cumulatively this erodes the historic character and appearance of the Conservation Area and these areas would benefit from the reintroduction of sympathetic boundary treatment and planting.

#### 4.2 Shop Frontages

Many shop frontages within the Conservation Area are out of character with the historic town. High volumes of inconsistent and overly large fascia signage in modern materials adorn the shops and arcades along the main retail streets. These are far removed from the refined and smaller signage which would be more traditional and sympathetic to Bruff's original master plan. Some historic shop frontages survive behind later signage but are in various states of repair across the area, with many in poor condition. The loss of historic shopfronts through lack of maintenance or replacement, together with erratic approaches to signage, has impacted the visual cohesion of the street scene and its historic character (Figure 51). There is scope to enhance the character of the commercial centre through the production of a design guide for shopfronts and signage to create a clearer approach to the design of new shop frontages and management of historic ones.

#### 4.3 Vacant Premises

A large vacant plot located on the Rosemary Road and Orwell Road junction is a key area for enhancement. The plot was the site of the former Osbourne Hotel c.1871 which was one of

the earliest buildings constructed in the new seafront resort and incorporated the first pair of villas to be built in the town. The site is currently empty after its demolition and is fenced off for sale. This site would benefit from a sympathetic development sensitive to the character and appearance of the area and the former villa which was once located here, to continue the pattern of building along the street and obscure open views to the rear of buildings on High Street from Rosemary Road.

The former restaurant on Rosemary Road and Rosemary Crescent is currently vacant, and would be greatly enhanced through reinstating a use (Figure 52). The building faces onto Rosemary Road, its façade features a Dutch gable, plasterwork detailing surrounding windows and decorative banding at first floor level. There is potential for the building to make an enhanced contribution to the street scene and Conservation Area, after reinstating its fenestration and cleaning or repainting the facade.

#### 4.4 Vacant Upper-Floors

There are no vacant upper floors noted within the area, although some external elevations of upper floors are in poor condition. This impacts on the overall appearance of the historic building stock and our ability to appreciate them as heritage assets, particularly as many of the ground floors of these buildings have undergone modern interventions leaving the upper floors as the only reminder of a building's age and former quality. For example, The Operetta, which forms a substantial building with frontages onto the High Street and Rosemary Road, has a number of damaged and deteriorating windows with broken panes and unpainted frames, with others that are boarded. This detracts from the aesthetic value of the building and the contribution it makes to the Conservation Area which would be enhanced with small scale remedial work to repair damaged windows and other fittings, particularly where prominent on the main façade of the building.



Figure 52 Vacant property on Rosemary Road



#### 4.5 Access and Integration

The stretch of road and development between the Station and the commercial town centre on Pier Avenue, and from Pier Avenue to the Pier itself, would be greatly enhanced through the introduction of a cohesive method of wayfinding. Currently, the station feels detached from the Clacton Seafront Conservation Area, separated by Station Road and the busy crossing of Carnarvon Road. The lack of a clear and defined pedestrian crossing or a continuous sense of direction severs the station from the main town and seafront. A safe and appropriate crossing near the station, clear signage, and other wayfinding methods such as consistent street furniture, public art, and planting would enhance the experience of visitors to the area, and create a strong sense of character throughout the Conservation Area and its setting. There is scope for these enhancements to also generate a greater bond between the Pier and seafront area, the retail core, and the station, bringing harmony between the character areas within the Conservation Area while promoting the key features within it.

#### 4.6 Inappropriate Modern Development

A widespread concern within the Conservation Area is the volume of windows, doors, roofs and other architectural elements which have been replaced with those of inappropriate design and materials. In the majority of cases, these replacements do not pick up on traditional detailing and profiles, glazing pattern, palette of materials or design. This has a particularly negative impact on older Victorian boarding houses where modern plastic windows, in particular, impact the visual appearance and our understanding and experience of the historic buildings. The level of visual intrusion caused by these alterations is more dominant in residential areas as these streets are often characterised by terraced rows and pairs of semi-detached houses where modern interventions appear more apparent. In many instances one of the pair has been unsympathetically altered, whilst the other has retained its original features, highlighting the inconsistency between appropriate traditional materials and inappropriate modern interventions. The character of the Conservation Area is defined by the relatively limited palette of materials used, and this piecemeal loss of fabric can



Figure 53 Development on the west side of Anglefield Junction

cumulatively have a more significant impact on the character and appearance than any of the other concerns. There is scope to enhance these features, and reinstate them wherever possible, while protecting those which are still existing. An Article 4 Direction to remove Permitted Development rights for alterations to the front elevations of buildings could provide a framework in which to better manage the loss of original architectural features and the sympathetic replacement of those already lost.

The introduction of an inappropriate modern colour palette is also considered to be a concern within the Conservation Area. Some buildings located in prominent areas have been painted in darker colours which are inconsistent with the area and uncharacteristic of the seaside resort. The Kassaba restaurant on Marine Parade, McDonalds on Pier Avenue and Romolo's restaurant on Rosemary Road would all be enhanced through the introduction of a lighter colour palette as they currently are uncharacteristic of the wider area and visually domineering in the street scene.



Key areas of larger scale inappropriate modern development are apparent on the west side of the Anglefield Junction (Figure 53). There is opportunity for enhancement of the streetscape here through planting of the visible private gardens, or by instating a front boundary treatment which is characteristic of the area, to better integrate the building with its surroundings.

#### 4.7 Neutral Contributors

A significant proportion of buildings are currently considered to make a neutral contribution to the character and appearance of the conservation area. The historic buildings that fall into this category still contribute to the area's character and appearance, and their contribution should not be underestimated and certainly should not be considered negative. The majority of these historic buildings have the potential to make a positive contribution but due to the loss of original architectural details, front boundaries, and unsympathetic additions, are considered to be neutral contributors which can lead to an underwhelming and indistinctive overall character. Through small scale improvement works, such as reinstating boundary treatments, planting, appropriate replacement windows, more traditional signage and use of colour, and preventing further loss of architectural form and features, these buildings would be enhanced and their positive contribution realised. Similar interventions to the more modern neutral buildings could help to better integrate them into the area.

#### 4.8 Public Realm

At present the Conservation Area lacks a consistent style of street furniture with a varied mix of styles, ages and upkeep. The area contains some street furniture of high significance, including those features associated with the Registered Park and Garden and the grade II listed streetlights on Marine Parade West, and there is scope to enhance the area by reflecting this high quality throughout.

Street furniture that would benefit from a consistent approach includes lampposts, benches, signage, bins, bike stands, bollards and railings. The Conservation Area benefits from areas of quality public realm, predominantly the areas of the Registered Park and Garden and the stretch of Pier Avenue. However, the wider Conservation Area would be enhanced if these features were aesthetically unified and consistent.

There is currently a range of signage across the Conservation Area, with those of a more historic character in cast iron towards the seafront and a modern, chrome style within the town centre. This is reflective of the distinct character areas within the Conservation Area, however this is not reflected across the wider Conservation Area. A coherent approach to public realm features, either to introduce consistency across the area or with distinct character areas, may enhance the sense of place within each, improve understanding of the area, and limit long term costs of maintenance.

#### Hard Landscaping

Inconsistent quality of paving, particularly along Marine Parade and surrounding the Registered Park and Garden, detracts from the sense of grandeur intended along the seafront and throughout the planned resort and would benefit from consistent maintenance.

This is also apparent where substantial areas of private front gardens have been paved over in a piecemeal approach, and are inconsistent with their neighbours and adjoining paving.

#### Open Spaces

As previously considered, the open and green spaces across the Conservation Area provide great scope to make a positive contribution. The Anglefield Junction is situated in a prominent, seafront location, at a junction of a number of historic routes through the town. It is also overlooked by an appealing row of terraced dwellings, former lifeboat house, and the churches of Our Lady of Light St Osyth and the United Reformed Church on its eastern side. There is scope to enhance the area, and restore it to its historic glory as a more densely planted setting for the surrounding heritage assets. Figure 54 highlights historic planting on Anglefield Green, and shows that the garden once contained typical coastal memorabilia; a

canon. The hedge borders and clumps of shrub and floral planting provided a more enclosed garden, which is currently stark and open within its built surroundings. Further consideration of this area would help to create a unified approach to the open spaces in the Conservation Area, such as an appropriate schedule of maintenance for the upkeep of planting and trees. The area is currently planted with scattered trees; however it appears sparse and would benefit from shrub planting and flowerbeds, as well as the maintenance of existing trees, to emanate the historic sense of the resort (Figure 55).

The Martello Tower would similarly benefit from further, smaller scale planting, and the appropriate reduction of its trees, which currently compete with the tower for dominance. Planting within the immediate setting of the Martello Tower needs to be sympathetic to the qualities which give the tower its unique significance, particularly its moat. Overgrown planting currently obscures this and distracts from the tower itself, which would have once stood as the dominant feature along the whole stretch of the seafront. In its current state, it would benefit from a rethought landscaping scheme.

#### Additional interventions

Notable features of a Victorian seaside resort are the shelters along the promenade, of which Clacton Seafront Conservation Area benefits from 5. These buildings form an important part of the townscape, often providing residential streets with terminating views, and offering the opportunity to rest and enjoy views over the sea for visitors and residents alike. They are typical of seaside architecture, and make a positive contribution to the Conservation Area. However, in some cases their present state indicates a lack of maintenance and investment, and they would be enhanced through small scale repairs.

Features such as blue plaques, community projects, public art, and other place making methods particularly on main routes through the area (particularly from the station to the Pier), would also provide scope for enhancement. Not only would these additions enhance the visual streetscape of the town and our understanding of the unique historic significance of Clacton-on-Sea, but they would allow for community involvement in the conservation and enhancement of the historic town, working to ensure its long term celebration and preservation.



Figure 54 Anglefield Postcard ERO D/DU 1464/13 7



Figure 55 Anglefield green currently



## 5.0 Management Proposals

As outlined in the previous chapter, there are a wide range of issues facing the Clacton Seafront Conservation Area, many of which share common themes. This chapter recommends management proposals which address these issues in both the short and long term.

### 5.1 Positive Management

The first set of proposals relates to positive management and focuses on good practice and improved ways of managing change and development. These are generally low cost and can be implemented within a short time-frame, typically within one or two years.

#### Local Heritage List

Clacton-on-Sea would benefit from adopting and maintaining a comprehensive Local List in order to preserve its historic environment from further deterioration. A Local List identifies buildings and structures of local architectural and/or historic interest, and these are considered to be 'non-designated heritage assets' under the provisions of the NPPF.

In recent years, the demolition of the Osbourne Hotel, conversion of buildings such as the Lifeboat House, and the poor maintenance of buildings such as the Operatta, indicates that a Local List may be beneficial to ensure the upkeep of buildings which are significant to Clacton-on-Sea's history and character. The exercise would also facilitate a greater understanding of the area and could be utilised as a public engagement strategy to improve awareness and understanding.

There are a number of buildings within the Conservation Area which are of sufficient quality to be considered for local list status, as highlighted in Section 2.6.

#### Shop Frontages

A predominant concern throughout the Conservation Area is the use of inappropriate signage and the loss or alteration of traditional shopfronts. Signs are often dominant in views, concealing architectural details on the buildings they adorn, and therefore negatively impacting our ability to read the historic character of the town. A review of the town's approach to signage and shopfronts, perhaps through a design guide, might allow for some cohesion across the Conservation Area, and reinstate a rhythm to the shop frontages intended in the original master plan.

#### Enforcement

Where the necessary permission has not been sought for alterations, such as advertising signage and building alterations which are not contained within the General Permitted Development Order, the Local Planning Authority's powers of enforcement should be considered. This could assist in reinstating any lost character or architectural features whose loss may have a negative cumulative effect on the Conservation Area, as well as avoiding a precedence being set for similar, uncharacteristic works.

#### General Maintenance: Public Realm and Highways

Replacing all inappropriate street furniture is an optimum solution; however it is acknowledged that this is an expensive project to undertake. There are numerous other short-term solutions to this problem which can be achieved through positive working interdepartmental relationships to improve the public realm and highways.

Through the agreement of a standard good practice within the Conservation Area between relevant Local Authority teams and other landowners, long term goals can be set to promote good design within the public realm, such as avoiding excessive road markings or signage and



agreeing a standard street furniture to ensure consistency over time as elements are introduced or replaced. This will have a long term positive impact on the Conservation Area.

### Heritage Statements

Paragraph 189 of the NPPF states that where proposal development could impact on the significance of heritage assets or their settings, applicants must describe the significance of any heritage assets affected, including any contribution made by their setting, and assess the impact of the proposal on this significance. *The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.* This information is usually contained within a Heritage Statement.

All applications within the Conservation Area and immediate setting require an appropriately detailed Heritage Statement in order to understand the impact of a proposed development on the area. Any application without a Heritage Statement should not be validated.

The key views analysed within this document are in no way exhaustive. The impact of any addition to, alteration to or removal of a building, structure, tree or highway within any of the key views should be considered to aid decision making. This includes development outside the conservation area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: *The Setting of Heritage Assets* (2017). Applications which fail to have assessed any impact upon views and setting should not be validated.

### Tree Management

In line with Tendring District Council's policy, all trees in Conservation Areas which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground, may not be felled or

lopped unless six weeks written notice has been given to the Council.

It is also considered that any prominent trees, street trees, and trees with amenity value on private land throughout the Conservation Area should be monitored and maintained appropriately. This will ensure the symmetry along tree lined streets and visual rhythm, as well as maintain the green character of the area. Any tree that makes a positive contribution to the area should be retained, maintained and, if felled (only if dead, dying or dangerous) replaced with an appropriate new tree.

### New Development

There are numerous opportunities within Clacton-on-Sea and its setting for new development which would make a positive contribution to the Conservation Area. To date there has been a lack of high quality modern architecture which respects the local character. To be successful, any future development needs to be mindful of the local character of the Conservation Area, while at the same time addressing contemporary issues such as sustainability.

In accordance with guidance published by CABI and Historic England Building in Context: New Development in Historic Areas, 2001, successful new development should:

- Relate to the geography and history of the place and the lie of the land;
- Sit sympathetically in the pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respect the scale of neighbouring buildings;
- Use materials and building methods which as high in quality of those used in existing buildings; and
- Create new views which add to the variety and texture of their setting.





Development should therefore be guided in a positive manner in the following ways:

- Engage with developers at an early stage through the Pre-Application Process to ensure modern development is high quality in design, detail and materials;
- Ensure medium-large scale development schemes are referred to Design Review (or similar) to ensure that new buildings, additions and alterations are designed to be sympathetic with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it is appropriate to a conservation area; and
- Seek opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

### Neutral Elements

As discussed in paragraph 4.9, the dilution of positive buildings amongst those which are neutral can lead to an underwhelming and indistinctive overall character.

The quality of design within the area must not be 'averaged down' by the neutral and negative elements of the built environment and, wherever possible, neutral buildings should be enhanced through the reinstatement of lost architectural details or alterations which better respect their context. Given the Conservation Area is 'at risk', in part due to inappropriate modern development, the Local Planning Authority must where possible seek schemes which enhance the built environment and not allow previous poor quality schemes to become precedents.

### Public Facing Resources: Improved Understanding and Awareness

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An

introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a Conservation Area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. A single Good Practice Design Guide on standard alterations such as signage, shopfronts, windows, doors, rainwater goods, boundaries and roof extensions will ensure inappropriate development does not continue to be the accepted norm. Forming partnerships with local societies may also help to increase awareness.

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of Clacton-on-Sea's built heritage.

At present there is no widespread interpretation (information boards, signage, interactive QR Codes, for example) within the Conservation Area aimed at improving understanding and awareness. This would be an effective way to improve the awareness and re-establish the identity of Clacton-on-Sea as a unique seaside settlement. Vacant shop units, vacant buildings and hoardings around development sites could be utilised to temporarily display historic images of the town. This would serve to improve their appearance in the short-term as well as improving public understanding and awareness.

### 5.2 Positive Management: Longer Term

The second set of proposals are also focussed around positive management but either take longer to implement or are better suited to a longer time frame.

### Character Appraisal and Management Plan and Boundary

The Conservation Area and its boundary have been revised within this appraisal in accordance



with the NPPF (2018) and Historic England Advice Note 1 *Conservation Area Appraisal, Designation and Management* (2019). The boundary now excludes areas of no special interest, and include areas of historic significance, which improve our understanding of the original purpose and growth of the settlement.

The Conservation Area should be reviewed every five years to monitor change and inform management proposals. The boundary should be assessed as part of this review to ensure it is robust and adequately protects the significance of the area.

### Interpretation

A considered and more consistent approach to aspects of the public realm would enhance the overall character of the Conservation Area; features such as street furniture, pavilions, signage, information boards, planting and railings are recommended for consideration. The high quality of the features within the Registered Park and Garden currently juxtapose with the rest of the Conservation Area, and a variety of styles of street furniture exist across the area. Due to this variety of approaches, a high-level overview or design guide to ensure a consistent maintenance and design approach would be beneficial. This approach can prove cost effective in the long term maintenance of the spaces, saving dispersed review.

## 5.3 Council-Led Projects

### Opportunity Sites

As discussed above in Section 4, there are a variety of opportunity sites across the Conservation Area. These are chiefly comprised of the car parks on Agate Road, which currently create a cumulative negative impact on the character of the street, and the vacant plots on Rosemary Road. These sites would benefit from further consideration for sensitive

redevelopment or works to mitigate and enhance the visual impact they make on the Conservation Area.

### Access and Integration

Clear wayfinding can be considered between the three main areas of significance within the town; the station, the commercial centre, and the Pier and seafront. Fluidity between these areas would improve visitor experience, and strengthen the sense of place in Clacton-on-Sea, encouraging all to move between the three areas and experience the Conservation Area within its wider setting.

### Grant Funding Schemes

#### Shop Frontages

There is substantial scope for improvement to shop frontages to enhance the character and appearance of the historic streetscape. In addition to tightening controls, small grant funding schemes would provide an incentive to encourage private property owners to carry out works to enhance their property and thereby the wider conservation area.

The council should consider utilising existing powers to intervene where any unit has been vacant for over three months so that it does not detract from the areas character and appearance.

#### Upper Floors

Small grant funding schemes would provide an incentive to encourage private property owners to carry out works to enhance their property and thereby the wider conservation area.



## Design Guides

### Shop frontages

There is also scope to enhance the character of the commercial centre through the production of a design guide for shopfronts and signage, which will create a clearer approach to the design of new shop frontages and management of historic examples.

Vacant shop units can be enhanced creatively at a low cost and should be considered a 'blank canvas' for improvement. This could include public art or information on the area, as noted in paragraph 5.1.0.

### Car Parking

This should begin with a car parking survey to establish the need for car parking across the area. Once the level of necessary car parking has been established a landscape strategy should be created by the Local Planning Authority in conjunction with local stakeholders.

### Public Realm

The first opportunity to enhance the character and appearance of the conservation area is through investment to improve the wider public realm. This can be achieved through continuing to improve and rationalise existing street furniture.

## 5.4 Funding Opportunities

There are four main funding opportunities which would assist in the execution of these plans:

### Heritage Lottery Fund

The Heritage Lottery Fund is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements

change overtime, for up-to-date information on HLF schemes Tendring District Council should consult their appointed Heritage Specialist.

### Heritage Action Zones (Historic England)

Heritage Action Zones are intended to help unlock the economic potential of an area through investing in heritage, making them more attractive to resident, businesses, tourists and investors.

### Section 106 Agreements

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon Clacton. These agreements could be used to fund public realm or site specific improvements.

### Partnership Schemes in Conservation Areas (Historic England)

Partnership Schemes in Conservation Areas is a programme run by Historic England to target funding for the preservation and enhancement of conservation areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area. This would be suitable to preserve and enhance either the shop frontages or the architectural detailing.



## 6.0 Appendices

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#### *Archives*

- Essex Record Office (ERO)

## 6.2 Legislation and Planning Policy

| LEGISLATION/POLICY/GUIDANCE | DOCUMENT  | SECTION/POLICY  |
|-----------------------------|---|---|
| Primary Legislation         | Planning (Listed Buildings and Conservation Areas) Act 1990   | 66: General duty as respects listed buildings in exercise of planning functions.<br>72: General duty as respects conservation areas in exercise of planning functions.  |
| National Planning Policy    | National Planning Policy Framework (2018) DCLG  | Section 16;<br>Annex 2  |
| National Guidance           | National Planning Practice Guidance (2014) DCLG   | ID: 18a   |
| National Guidance           | Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets |   |
| National Guidance           | English Heritage (2019) Conservation Principles, Policies and Guidance.   |   |
| Local Policy                | Tendring District Council Local Plan (2007)   | QL9 – Design of New Development<br>QL11 – Environmental Impacts and Compatibility of Uses<br>ER29 – Amusement Centres<br>EN1- Landscape Character<br>EN17- Conservation Areas<br>EN18- Fascia and Shop Signs in Conservation Areas<br>EN18 (a) and (b)- Advert Control within Conservation Areas<br>EN20- Demolition within Conservation Areas<br>EN21- Demolition of Listed Buildings<br>EN22- Extension and Alterations to Listed Buildings<br>EN23- Development within the Proximity of a Listed Building<br>EN25- Satellite Dishes on Listed Buildings and in Conservation Areas<br>CL3- Tourist Related Facilities along Clacton Seafront<br>CL5- Amusement Centres<br>CL17- The Gardens Area of Special Character |

### 6.3 Glossary (National Planning Policy Framework)

| Term                               | Description   |
|------------------------------------|---|
| Archaeological interest            | There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. |
| Conservation (for heritage policy) | The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.  |
| Designated heritage asset          | A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.  |
| Heritage asset                     | 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).                                    |
| Historic environment               | 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.   |
| Historic environment record        | Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.   |
| Setting of a heritage asset        | 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.                                 |
| Significance (for heritage policy) | The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.  |

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# Lower Dovercourt Conservation Area Character Appraisal and Management Plan



Client:  
Tendring District Council

Date:  
June 2020

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# 1. Introduction

## 1.1 Summary

This Appraisal and Management Plan will provide an overview of the Lower Dovercourt Conservation Area, outlining its designation history, alterations to the boundary, and describe its special interest. The appraisal will also consider buildings, parks, spaces, and features which contribute to its character and appearance.

Conservation Area designation provides broader protection than the listing of individual buildings as it recognises all features within the area which form part of its character and ensures that planning decisions take the enhancement and preservation of the quality of the area into consideration.

Dovercourt's significance is predominantly derived from its historic value most closely associated with the early development of Harwich as a seaside resort, centred on a core of historic terraced streets, and the open space of the park and Beacon Hill Fort which are historic in their origins and enhance our understanding of the development of the Conservation Area. Its significance also derives from the architectural interest of the nineteenth and early twentieth century buildings which make up the core of the Conservation Area. The historic and architectural significance of the Conservation Area has been damaged by the loss of key buildings of historic and architectural significance, and the current condition of other important buildings.

## 1.2 Conserving Tendring's Heritage

Place Services prepared this Conservation Area Appraisal for Tendring District Council. The document is provided as baseline information for applicants to consider, when designing or planning new development in Dovercourt.

This report provides an assessment of the historic development and character of Dovercourt and its special interest. The appraisal will also consider the significance of heritage assets and the contribution that these, along with their setting, make to the character and appearance of the area.

This assessment will consider how different Character Areas within Dovercourt came to be developed, their building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities can be used to assess the key characteristics of each area, highlighting potential impact future developments may have upon the significance of heritage assets and the character of Dovercourt. This assessment is based on information derived from documentary research and analysis of the individual character areas.

The National Planning Policy Framework (NPPF) highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, the immediate and larger character of the area in which new development is sited.

This assessment follows best practice guidance, including Historic England's revised *Historic England Advice Note 1 for Conservation Area Appraisal, Designation and Management* (2019) and *The Setting of Heritage Assets* (2017).





### 1.3 Purpose of Appraisal

This document should be used as a baseline to inform future development and design with regard to the sensitivities of the historic environment and its unique character.

It is expected that applications for planning permission will also consult and follow the best practice guidance, some of which is outlined in the bibliography.

Applications that demonstrate a genuine understanding of the character of a Conservation Area are more likely to produce good design and good outcomes for agents and their clients. This Appraisal will strengthen the understanding of Dovercourt and its development, informing future change.

### 1.4 Planning Policy Context

The legislative framework for conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation and enhancement of these areas. National planning policy in relation to the conservation and enhancement of heritage assets is outlined in chapter 16 of the Government's National Planning Policy Framework (DCLG 2019).

The Dovercourt Conservation Area is located within Tendring District. Local planning policy is set out in the Tendring District Council Local Plan (2007). Saved policies which are relevant to heritage assets include:

- QL9 – Design of New Development
- QL11 – Environmental Impacts and Compatibility of Uses
- EN1- Landscape Character
- EN17- Conservation Areas
- EN18- Fascia and Shop Signs in Conservation Areas
- EN18 (a) and (b)- Advert Control within Conservation Areas
- EN20- Demolition within Conservation Areas
- EN21- Demolition of Listed Buildings
- EN22- Extension and Alterations to Listed Buildings
- EN23- Development within the Proximity of a Listed Building
- EN25- Satellite Dishes on Listed Buildings and in Conservation Areas
- HAR 12 – Dovercourt Town Centre Regeneration Area
- HAR 14 – The Market

The Lower Dovercourt Conservation Area was designated in 1986, and extended in 1992 to the west and in 1995 to the east.





Figure 1 Map showing Lower Dovercourt Conservation Area Boundary



## 2. Lower Dovercourt Conservation Area

### 2.1 Context and General Character

Dovercourt is located in the north east of Tendring District and Essex County, on the peninsular which also contains Harwich. Dovercourt is a historic settlement which appears in the Domesday Book of 1086 and is rich in maritime history, linked historically and economically to its neighbouring settlement, Harwich. It is bounded to the north by a railway line and the south by the coast.

The Dovercourt Conservation Area covers the area known as 'Lower Dovercourt', to the south east of Dovercourt Station. This area was originally developed by John Bagshaw, an entrepreneur and MP for Harwich, who planned the seaside resort of 'New Dovercourt' surrounding his villa (demolished in 1911 and formerly set within Cliff Park). While only Orwell Terrace was built from Bagshaw's masterplan, the remainder of the settlement grew to the west and a defining feature of the Conservation Area is the consistent survival of this mid nineteenth and early twentieth century development.

To the east of the Conservation Area is Beacon Hill, a Scheduled Monument comprising of predominantly twentieth century defence structures of considerable archaeological and landscape value. It is situated on a vantage point over the coastline and has been recognised as an important defensive site for centuries, with archaeological finds suggesting the site was occupied as early as the Bronze Age.

### 2.2 Origin and Evolution

The following section provides an overview of the history of Dovercourt and the surrounding settlement.

#### Prehistory

Evidence of human occupation is found in Dovercourt from early prehistory. Historic gravel extraction in Upper Dovercourt has yielded a large collection of Palaeolithic flint tools and faunal remains of elephant, rhinoceros and deer. The remains were recovered from sediments on the higher ground to the west along Main Road, a small outcrop of these gravels lie within the Conservation Area. The area's location on the coastline, with resources, including a freshwater spring would have provided an ideal place for occupation for early settlers. Neolithic pottery has been recovered from Dovercourt Bay just beyond the Conservation Area's extent.

#### Late Iron Age and Roman

Historic sources suggest there is some evidence for permanent settlement during the Roman period, possibly within the Conservation Area near Cliff Park where remains of a tessellated pavement and earthworks were recorded. Septaria stone was used by the Romans for construction and was extracted from the Dovercourt area to be used at strongholds, like the town walls at Colchester.

### Medieval

In the early medieval period, the area appears to be largely open and undeveloped. The Conservation Area lay either side of the main road between the historic medieval port and town at Harwich and the small settlement, known as Dovercourt, to the west. Saxon burials close to All Saints churchyard suggest there may have been an earlier precursor to the Norman church at Upper Dovercourt. The earliest known evidence of substantial activity within the Conservation Area dates to the late medieval period when Beacon Hill was used for military activity as a defensive point. This is evident on a map from 1534 showing the proposed fortifications, the building of which commenced in 1539.

### Post Medieval

The 1777 Chapman and André map shows a small settlement named Dover Court centred around All Saints Church and the junctions of Fronk's Road with Manor Lane and Hall Lane but depicts little evidence of any activity within the Lower Dovercourt Conservation Area. A windmill is shown standing at the place where Orwell Road and Marine Parade meet today, located outside of the Conservation Area.

There was a necessity in the early nineteenth century to fortify Harwich due to its strategic position at the Orwell and Stour estuaries. The Beacon Hill continued as a promontory fort into the Napoleonic period (1799-1815) with barrack blocks and a small gun battery known to have existed in 1811; a military barracks, arsenals and a hospital followed on the site by the mid nineteenth century. These were accompanied by a large practice ground. Some of the barracks were located within the Conservation Area. The fort was replaced by the existing battery in 1860. In 1863 the Harwich lighthouses

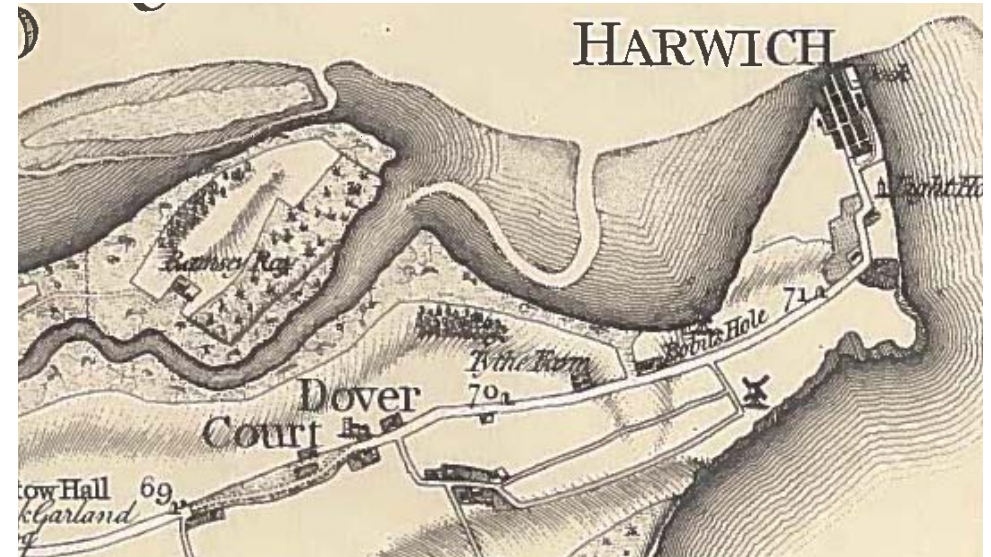


Figure 2 Chapman and Andre Map of 1777

were superseded by the Dovercourt Lights. Buildings and features associated with the expansion of the military complex during the nineteenth century have been identified during excavations adjacent to the Conservation Area at Barrack Lane.

The then called 'Lower Dovercourt' settlement, along with Harwich, grew in the nineteenth and twentieth centuries as sea bathing became popular. Two large



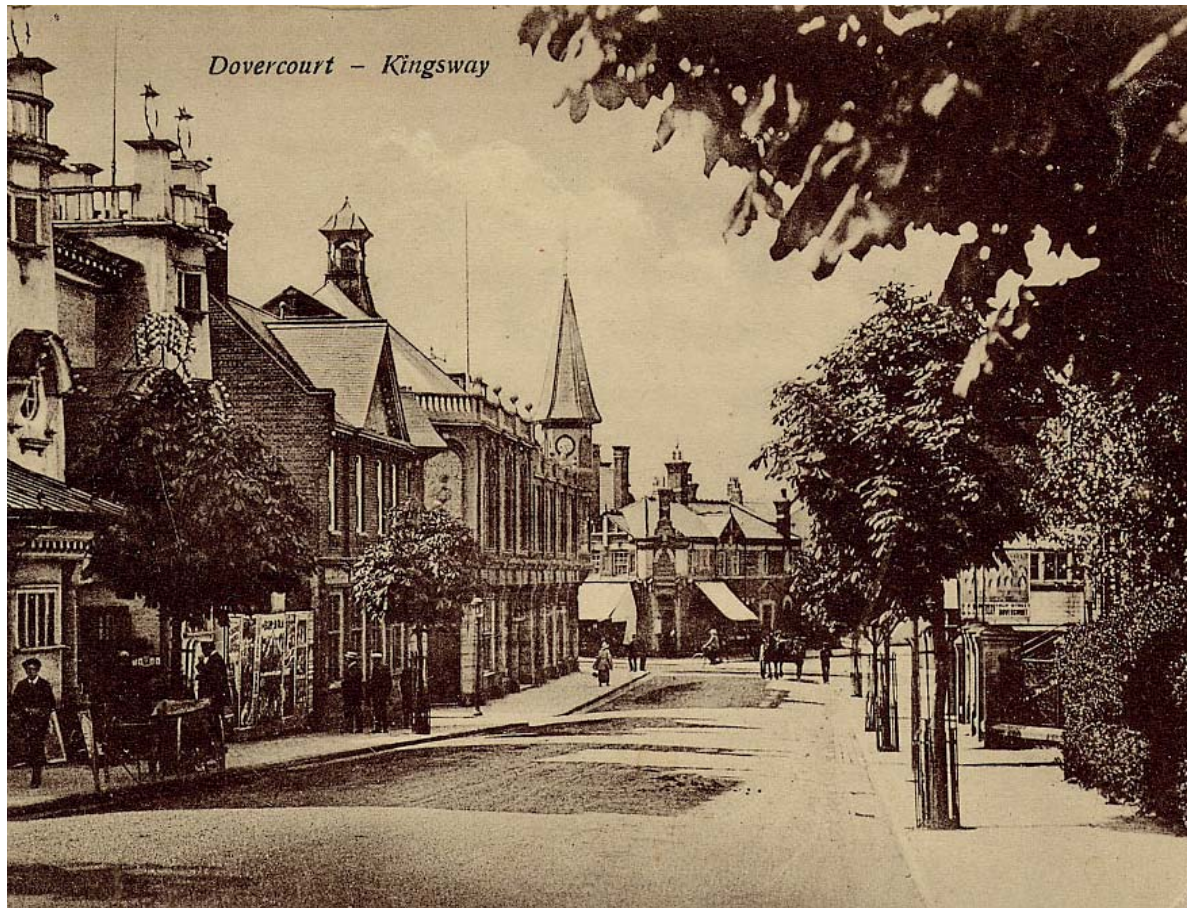


Figure 3 Postcard of view along Kingsway

country houses were established within the Conservation Area; Cliff House, the residence of John Bagshaw, was built in 1845 within the Cliff Park Gardens and Holly Lodge, and the house of politician John Attwood was located in grounds on the west side of Kingsway (Figure 3). Bagshaw, an entrepreneur and politician, acquired land in lower Dovercourt where he planned to build a new seaside resort along with the London architect W.H Lindsey. In 1854 John Bagshaw opened Cliff House as a spa and pump room and completed the development of Orwell Terrace. The extent of his masterplan can be seen in (Figure 4), however only a small portion of this was ever realised in Orwell Terrace.

Dovercourt became known as a spa resort. The opening of the Harwich branch of the Eastern Union Railway in 1854 also encouraged the expansion of the settlement.

The eastern development of Lower Dovercourt, which grew as a linear settlement along the main road to Harwich, is evident on the First Edition Ordnance Survey Map of 1876 compared to the earlier Tithe Map (Figure 5 and Figure 7). The area within the Conservation Area comprised largely of holiday residences, hotels and inns which facilitated the tourist industry. The two terraces of residential housing along Victoria Street and Orwell Road (Figure 6) are also evident and some of the surviving buildings are now listed. A small area of gravel extraction and an unknown earthwork are recorded within the north of the Conservation Area.

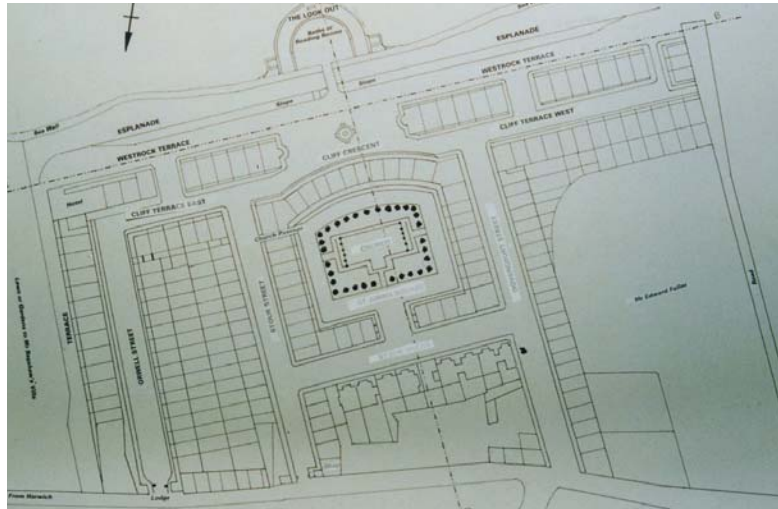


Figure 4 Masterplan for Dovercourt seaside resort



Figure 6 Orwell Terrace and Slopes, Dovercourt 1873 (ERO X172-19 Imp 120-1-3)

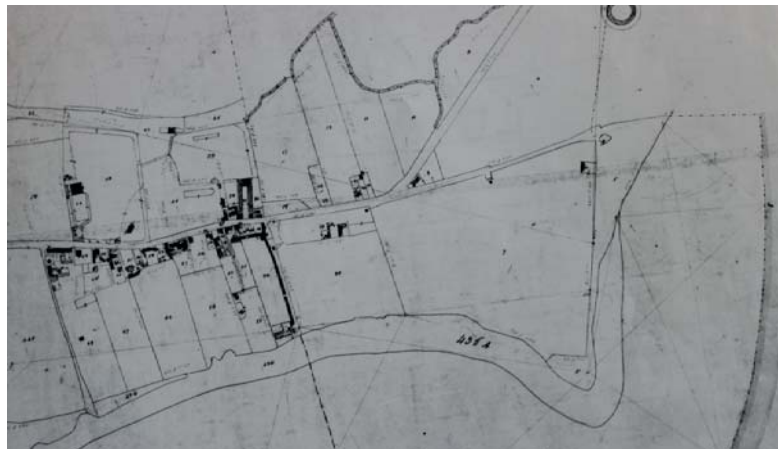


Figure 5 Tithe Map of Dovercourt, 1840



Figure 7 Ordnance Survey Map 1876. The Spa and spring are visible at Cliff House



**Modern**

Dovercourt continued to grow as a seaside resort into the twentieth century. Cliff Gardens were opened to the public in 1909 and other areas of public realm, including the promenade, were improved. Cliff Park opened in 1911 as part of the Borough's Coronation celebrations (Figure 8). The park was formed of John Bagshaw's private gardens following his bankruptcy.

The town was to play an important role as a naval base in both the First and Second World Wars. Beacon Hill Fort was remodelled during First World War; the defensive area was enlarged outside of the Conservation Area and Dovercourt was temporarily closed as a seaside resort.

Between the First and Second World War visitor numbers increased after the reopening of the resort, with most tourists travelling by rail. By the 1920s the centre of new Dovercourt was expanding along newly built streets, including Kingsway, located within the Conservation Area. Following the declaration of the Second World War in 1939, Dovercourt was closed to holiday makers and many large buildings, such as those in Cliff Road, were used to accommodate naval personnel. The Essex Regiment had the task of protecting Harwich and Dovercourt using Beacon Hill Fort; the site was re-adapted in the Second World War including the construction of a hexagonal radar tower and extensive barracks. Aerial photographs taken in 1946 and 1948 show that eight barrack accommodation huts stood around the southwest of Barrack Field with four large buildings grouped to the northwest. Four buildings survive along the boundary or within the Conservation Area including the Air Raid Wardens Post, a Barracks, the practice battery vavasseur gun emplacement and a probable former concrete defensive structure. The core area of the fort was scheduled and this scheduling was later extended along the coastal path; the vavasseur gun is also protected as a Scheduled Monument.



Figure 8 The Avenue in Cliff Park, 1911



Figure 9 Dovercourt Seaside Resort



Figure 10 Dovercourt Aerial Photograph 10th May 1946



Figure 11 Dovercourt High Street 1935





Despite damage during cliff subsidence in 1970, Lower Dovercourt Conservation Area remains largely in its original plan, legible as it was during Dovercourt's heyday as a seaside resort. However, with the decline in popularity of English seaside holidays in the later twentieth and early twenty first centuries, Dovercourt too saw a decline in its local economy. This impacted the condition of its historic buildings and areas of public realm, resulting in the loss of architectural details, traditional building materials, elements such as historic buildings and street trees, and even in some cases the loss of listed buildings. This, along with developments such as land reclamation and the building of the A120 as a new approach to Harwich, have drawn vehicular and pedestrian traffic away from Dovercourt.

### 2.3 Designation of the Conservation Area

The Dovercourt Conservation Area was first designated in 1986, and further extended in 1992 and 1995. Tendring District Council prepared Conservation Area Character Appraisals for each of its Conservation Areas in 2005 based on unadopted reports on each.

### 2.4 Revisions to the Boundary

As part of this review, the Conservation Area boundary has been revised to reflect changing methodologies of good practice and provide a clearer strategy which acknowledges the practicalities of Dovercourt's unique built environment, in line with the NPPF guidance on Conservation Areas (paragraph 186).

#### Additions

- 246-250 and 252 High Street

This twentieth century stone building is of architectural and historic value, built in the 1930s. The former chapel next door (1874) makes a positive contribution to the historic character of the area, with the later shopfront additions and original painted signage on gable end adding interest to the street scape

- The Library and 33-45 Kingsway

The Library building is of communal, architectural, and historic value, its former use as a bus station is legible in its architectural style and tall apertures. The adjacent buildings have preserved some historic shopfront details.



Figure 12 Map showing boundary changes

- 54 - 60 Kingsway

The Wetherspoons and mid-century shopfronts are of historic and architectural value and make a positive contribution to the streetscape, having retained many original architectural features, and therefore enhance understanding of the development of this street throughout the twentieth century.

## 2.5 Designated Heritage Assets

There are five designated heritage assets within the Conservation Area boundary, comprising of four grade II listed buildings and features and one scheduled monument.

### Scheduled Monument

- Beacon Hill Fort: A late nineteenth and twentieth century coastal artillery fortification (List Entry ID: 1018958).

### Grade II listed buildings and features

- The Convent (1-13, Orwell Road) (List Entry ID: 1298462);
- Market Hall and Railings on South East and South West Sides (List Entry ID: 1187913);
- Garden House (List Entry ID: 1281237); and
- 101 And 103, Main Road (List Entry ID: 1187917).

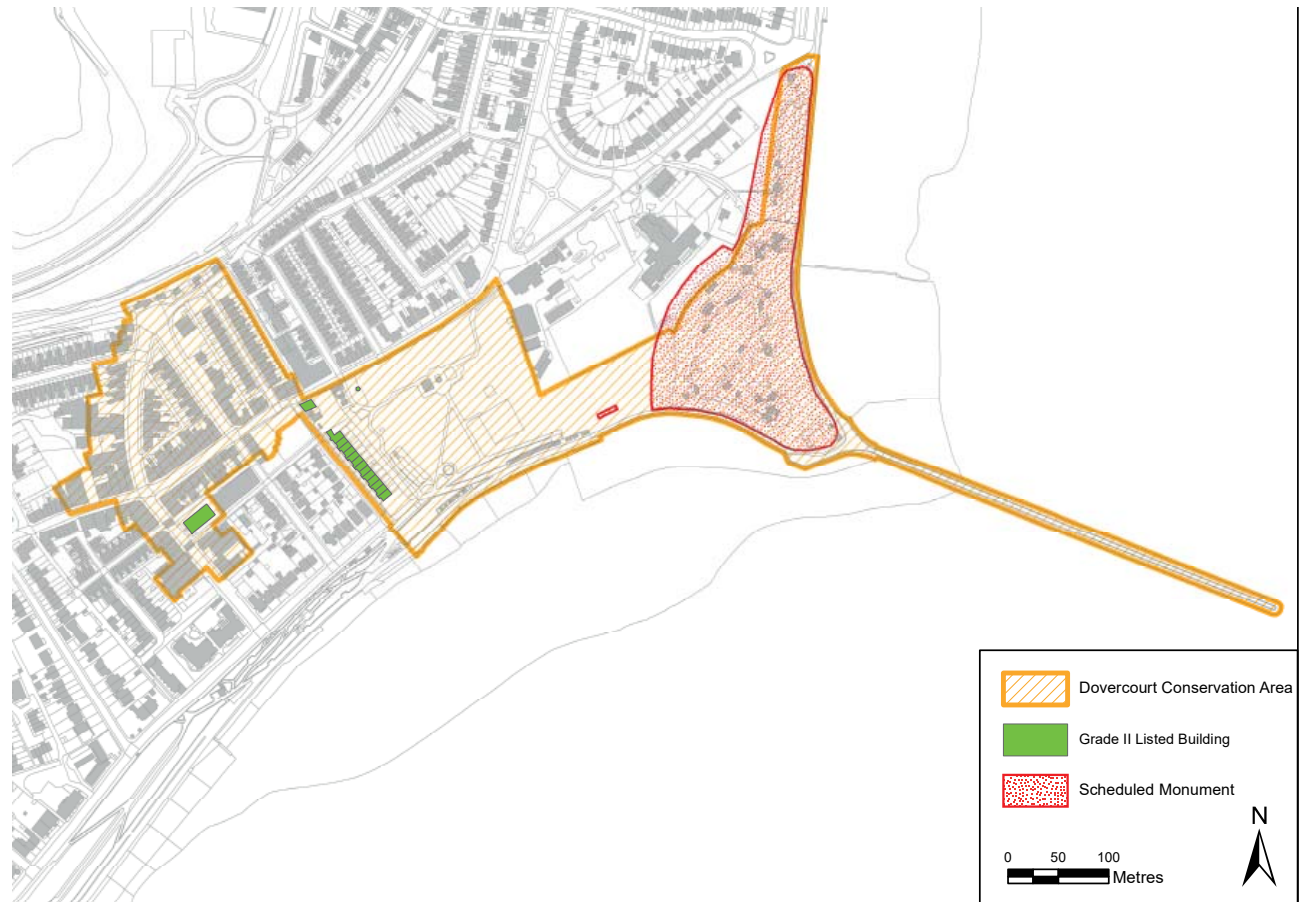


Figure 13 Map showing designated heritage assets



## 2.6 Non-Designated Heritage Assets

There is currently no list of buildings and features of local historical and/or architectural interest in Tendring District. Buildings within the Conservation Area which should be considered for inclusion are identified below and are buildings and features of townscape merit. These have been identified as they are either considered to be good examples of their type or architectural style, are prominent local landmarks, demonstrate use of local materials or design features, or are connected to local historical events, activities or people, and are all relatively complete in their survival. Further information on their contribution to the Conservation Area can be found in Section 3.6 and 3.7.

- 230 High Street (TSB Bank)
- 153 – 155 High Street
- 42 – 46 Kingsway
- Dovercourt Station
- Cliff Park

## 2.7 Heritage at Risk

The Lower Dovercourt Conservation Area has been included on Historic England's Heritage at Risk Register as being in 'very bad' condition and has been identified as 'deteriorating significantly'.<sup>1</sup> A study which assessed four coastal Vulnerable Conservation Areas (Essex County Council, 2015) identified key issues facing the Lower Dovercourt Conservation Area which contribute to it being at risk. These were as follows:

1. The Condition of Station Building and its environs;
2. The Site of the Former Victoria Hotel, Kingsway;
3. Site of the former Park Hotel, Orwell Road;
4. 1 Orwell Road;
5. Underlying concerns over finance and perception of the area;
6. Use of unsuitable materials and loss of architectural features;
7. Loss of Boundary Treatments;
8. Poor quality of new signage; and
9. Inclusion of the Scheduled Monument within the Conservation Area boundary.

<sup>1</sup> <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/5582>



These issues are addressed in greater detail within Sections 3, 4 and 5 of this Conservation Area Appraisal and Management Plan.

Within the Conservation Area, the Scheduled Monument Beacon Hill Fort is also included on Historic England's Heritage at Risk Register with 'extensive, significant problems' and in need of management.<sup>2</sup>

There are a number of vacant sites and properties throughout the Conservation Area which, although not included on the Historic England Register, are also considered to be at risk of deterioration and make a negative impact on the Conservation Area.

## 2.8 Archaeological Potential

Although archaeological fieldwork has been undertaken around Dovercourt, little has been undertaken within the Conservation Area itself. Mesolithic tools and Neolithic settlement activity have been identified on Dovercourt beach; this indicates a potential for Prehistoric archaeology within the area. The archaeology of the Conservation Area is likely to comprise of mainly post medieval features, structures and finds. Defensive structures dating to the Napoleonic period were identified during trial trenching on Barrack Lane (Phase 2 Evaluation; Trial Trenching (Archaeological Intervention. Ref: 880). There has been some historic quarrying within the urban area which may have caused localised disturbance to any archaeological deposits.

The trial trenching at Barrack Lane has indicated there is the potential for preserved archaeological remains within the Conservation Area. This may include waterlogged deposits which can be anticipated within clayey soils and probably survive in deeper features such as wells and cess-pits. Soil-conditions are variable, the London Clay allows for the preservation of faunal remains whilst the gravels are acidic and faunal survival is poor. Artefacts such as ceramics, building materials and metal survive on both soil-types, albeit in better condition on the within clay.

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2 <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/26408>



### 3. Assessment of Significance

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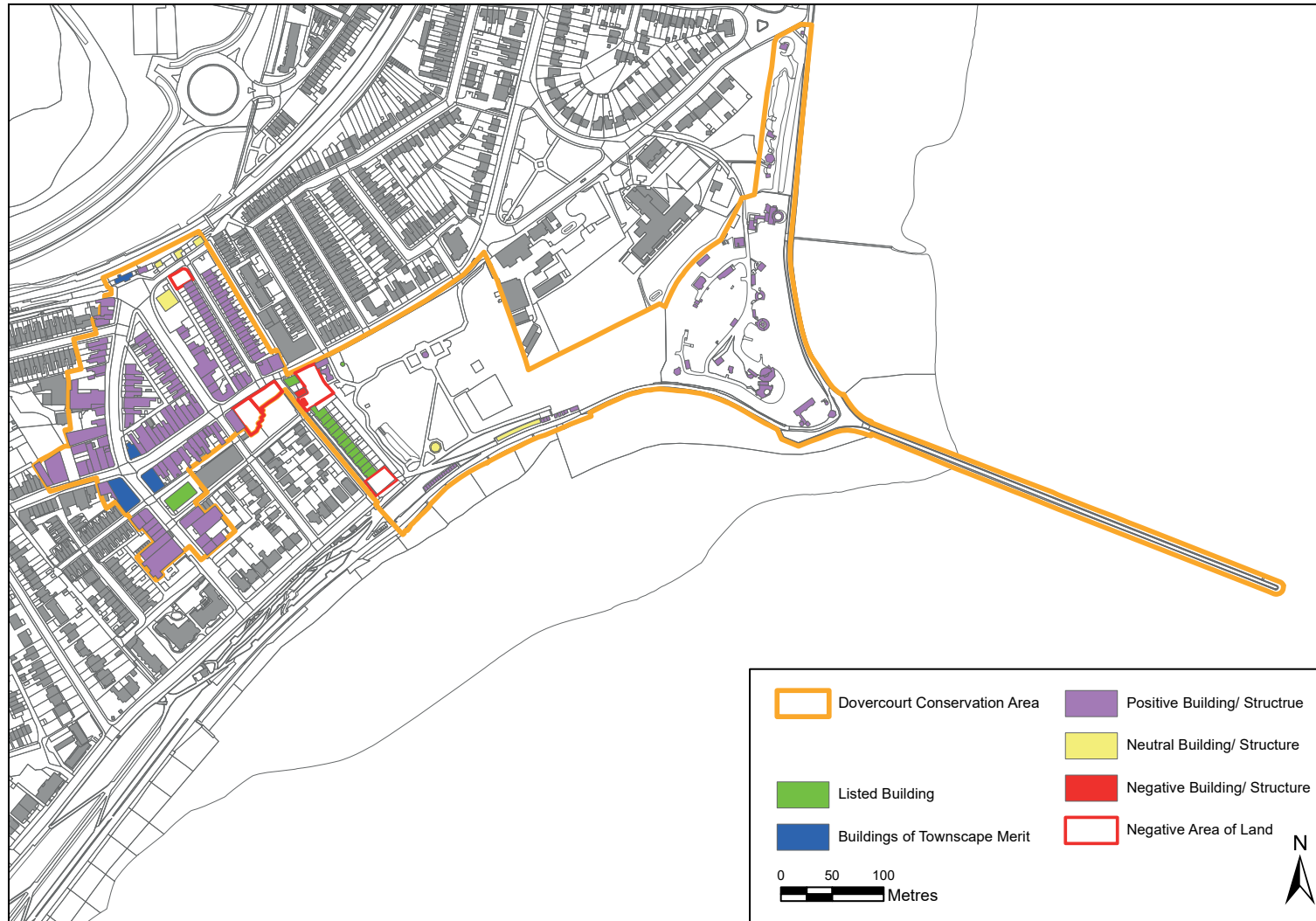


Figure 14 Map showing significance of buildings and features in the Conservation Area - note that many features are in need of urgent repairs to prevent them declining and impacting their significance. The map demonstrates the potential of buildings within the Conservation Area, rather than current condition



### 3.1 Summary

The significance of Lower Dovercourt Conservation Area is predominantly influenced by its coastal location, which has given rise to its historic use as a defensive site and its origins as a nineteenth century seaside resort, master planned by John Bagshaw along with architect W.H Lindsey. The Conservation Area is formed of three very distinct parts, which each have their own character and make a positive contribution to the overall special interest of the Conservation Area. These are the recreational and residential seaside development of Orwell Road and Cliff Park, the commercial core and gateway comprising of the High Street, Station and connecting roads, and the defensive Beacon Hill Fort to the south east.

Lower Dovercourt Conservation Area is notable as the majority of buildings within it are historic in origin, and there has been very little modern development within the Conservation Area boundary. This contributes to the significance of the area, as its historic character has been retained, with many original features surviving. This significance has, however, been impacted by gradual decline of the condition of the building stock, and incremental changes such as inappropriate fascia, window, door and boundary replacement. Figure 14 highlights the significant buildings, spaces and features within the Conservation Area.

### 3.2 Land Usage

The land within the Conservation Area is comprised of commercial, residential, recreational and heritage sites. Commercial buildings are predominantly clustered along the High Street and Kingsway, with shopfronts, cafes, public houses and restaurants at ground floor level and residential above. Residential buildings are found in greater density to the north of the High Street and east of Kingsway, and along Orwell Terrace. These are predominantly comprised of terraced housing with small front garden plots and narrow rear garden plots. The largest area of recreational space is located within Cliff Park, which is comprised of a variety of recreational uses such as a children's playground, walks, outdoors gym, and bandstand. The defensive fort at Beacon Hill is currently in use as a heritage and educational site, with the defensive buildings and complex open to group bookings and managed by a volunteer group.

### 3.3 Views

Key views are identified on Figure 15. The views included in this assessment are a selection of key views; this list is not exhaustive and there may be other views of significance. Any proposals for development within the Conservation Area, or its environs, should consider the views below and any others which may be relevant or highlighted as part of a bespoke assessment of that proposal.

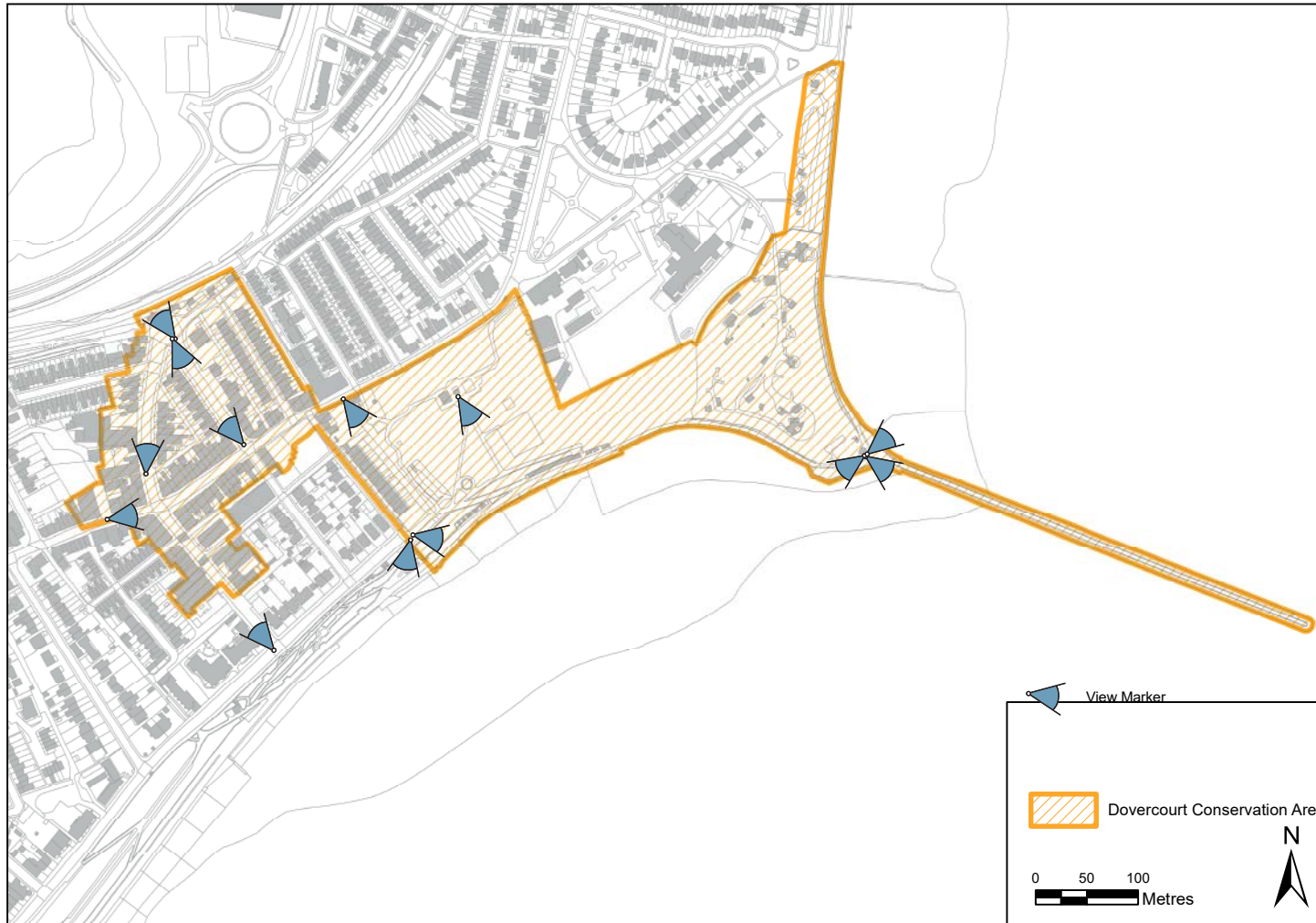


Figure 15 Map showing key views within the Conservation Area

### Views from and towards the Station

These views towards the Station building are significant in demonstrating its prominent position in terminating views, and the street plan which is comprised of wide roads which lead towards the Station.

### Views from and towards Beacon Hill Fort

These views are key in demonstrating why the fort was positioned here on the peninsular, with commanding views over the Harbour and sea.

### Views Along the High Street, Kingsway and Orwell Road

These views encompass the built heritage of Dovercourt, demonstrating the high density of twentieth century development as well as designated and positive buildings.

### Views from Cliff Park

These views allow for appreciation of the Conservation Area and its setting, and provide key points from which to view both the historic park and the setting. They allow us to appreciate the reasons for the original development of the seaside resort here.



Figure 16 View along the High Street (east)



Figure 17 View towards Dovercourt lights in the setting of the Conservation area

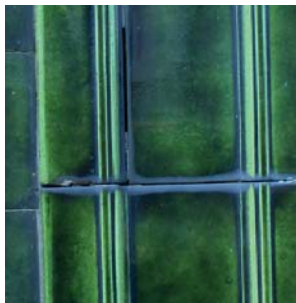
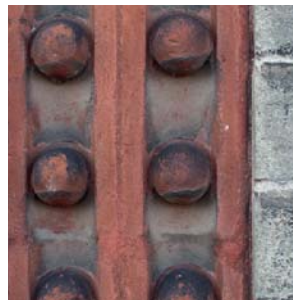


Figure 18 View towards Beacon Hill Fort from Cliff Park



Figure 19 View towards the Station





### 3.4 Local Building Materials and Details

The predominant building material within the Conservation Area is red brick, with gault brick, brown brick, plaster and stone detailing contributing to the architectural interest and character of the building stock. Corner plot developments in particular are grandiose, with details including turrets, decorated gables, keystones, and brick detailing. As well as red brick, buildings are often painted or rendered and painted, typically in bright whites, creams or pastels characteristic of seaside towns. Orwell Road, for example, is characteristically bright due to its cream, Roman cement rendered frontages on the eastern side, and a high number of houses on Victoria Street are painted in bright traditional seaside pastel colour palette.

Throughout the Conservation Area windows are typically sash, although some have been replaced with uPVC particularly along the High Street. A high proportion of original doors, railings and shopfronts have been retained across the area.

Paving materials vary across the Conservation Area and are often unsympathetic, predominantly due to incremental changes. Notably, however, Crown Lane has a central paved band of Scoria Bricks, a clouded light blue brick which can also be found throughout towns in the Tendring District.

### 3.5 Landscaping, Open Spaces and Public Realm

The key area of open space within the Conservation Area is Cliff Park, located in the centre of the Conservation Area with wide reaching views to the south towards the coast. There are small areas of public realm elsewhere within the Conservation Area, however these are typically in need of maintenance and are currently unwelcoming to pedestrians.



### Cliff Park

Cliff Park is a large formal garden, created in 1911 from the former grounds of Cliff House, the Villa of John Bagshaw. The park is verdant in character, with elements of its original designed landscape, including the formal gardens and avenue to the west evident and mature and specimen trees, scattered throughout. The low boundary wall to the north and the wide views to the south across the sea contribute to its open character and allow the park to provide a pleasant point to view the Conservation Area and its setting.

The park has been developed throughout the twentieth and twenty-first centuries, and now contains a large area of open grassed lawn, with a restored bandstand to the north, children's park, outdoor gym and public restrooms to the south, and playing field to the east. Interpretive boards highlight the park's association with Cliff House, and the footprint of the demolished house is outlined on the grass in yellow brick.

These areas of the park are connected by red concrete walkways, and the promenade to the south is also laid in red concrete pavers. To the south along the promenade the land falls away towards the sea, where a line of beach huts and changing pavilions overlook the beach and timber groynes. These make a positive contribution to the coastal character of the park.

To the west the prominent building, the Grade II Listed 1-13 Orwell Road overlooks the park, with large mature trees set on a grassy slope to create a walkway along western side of the park.



Figure 20 Cliff Park



Figure 21 Station Forecourt

### Station Forecourt

To the south of the Station is a large forecourt, formed at the junction of three routes to the Station: Kingsway, Station View and Station Road. Currently its overriding character is derived from its function and expanse of tarmac, where the wide Kingsway road meets Station Road. There is little in the way of coherent public realm to distinguish the road from the Station gateway, and the corner plots which overlook the Station are also predominantly occupied by parked cars. There is a small gravelled area immediately east of the Station with some benches and young planting, and opposite the Station is a triangular area marked by large concrete planters and advertisement boards. These advertisement boards dominate the space and are unsympathetic in their scale, colour, and material, and form the first impression for many of the Conservation Area. Enhancement of this space is an opportunity to provide a stronger sense of place and identity as a key place and gateway to the Conservation Area. The signage installed by the Harwich Society here is a good example of sympathetic street furniture and enhances the character and functionality of this gateway.

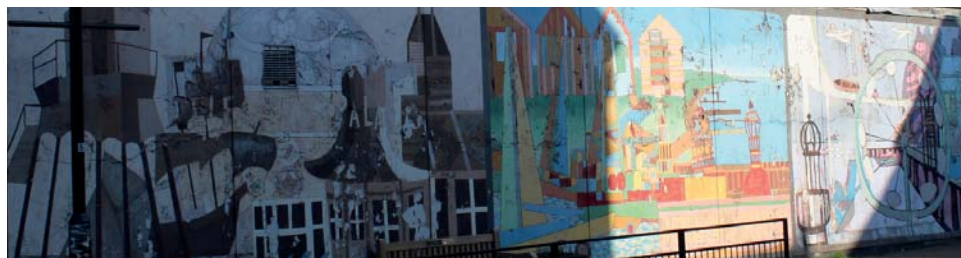


Figure 22 Kingsway Mural

### Kingsway Mural

Along the western façade to Numbers 153-155 of the High Street is a large mural depicting features within Dovercourt, with a public bench beside it. This mural makes a positive contribution to our understanding of the Conservation Area and creates a sense of place. It would benefit from maintenance to restore areas where the paint has been weathered and damaged.

## High Street

Throughout the High Street, cast iron lampposts with decorative brackets and finials line the street and make a positive contribution to the historic character of the area. They are sympathetic in design and allow for hanging baskets, which also make a pleasant contribution to the densely built High Street providing a welcome element of greenery. The High Street also provides space for the Dovercourt Market, which is held every Friday; during the market a section of the High Street is pedestrianised, and the road is populated by a range of stalls. This temporary use as public realm makes a positive contribution to the character of the area, strengthening its sense of place and preserving traditions for the local community.

### 3.6 Contribution by Key Un-Listed Buildings

Although not recognised by listing designations, there are several key buildings of interest located throughout the Conservation Area:

#### 230 High Street (TSB Bank)

Built in 1902, the bank is a landmark building at the junction of the High Street and Kingsway, due to its ornate architectural style and its prominent position. The building is two-storey with an additional attic floor in the steeply pitched roof. The ground level banking floor is given prominence with a greater floor to ceiling height than adjacent buildings and by extending out in front of the upper floors with a stone balustrade. The street-fronting gable ends facing, are distinctive features with curved stone detailing.



Figure 23 Dovercourt High Street



### **Barclays Bank**

This red brick Queen Anne style building, constructed in 1902 with projecting bay at first floor, pediments, red brick quoins and Ionic pilasters is of architectural value and makes a positive contribution to the streetscape. It marks the southern border of the Conservation Area boundary. Its eastern frontage and entrance are ornate, its arched porch with finials and panelled door reflecting the former use of this building as a bank.

### **The Cabin Bakery**

This two-storey red brick building, located on the north-western corner of the junction with Kingsway, dates from circa 1900. The upper floor elevations have remained largely unaltered and retain the original red and gault brick detailing and windows. There is a notable chimney stack on its eastern elevation, with arched brick detailing. The shop front has been replaced and extended along the Kingsway façade.

### **153 – 155 High Street (now Superdrug)**

This three-storey building is dominated by its large windows at first and second floor level with stone string course, cornicing and keystone details, ornate carved inserts, rustication, and projecting quoins all adding interest and texture to the façade. Its north eastern corner, which fronts onto the junction of the High Street and Kingsway, is a prominent octagonal bay topped with a spire and weathervane. Its ground floor is dominated by the overly large and unsympathetic signage of Superdrug to the north, and to the west a large mural depicting scenes of Dovercourt.

### **42 – 46 Kingsway (Former Co-Operative Society Stores now Tofts)**

This building is dominant in the street scape and visible in views along Kingsway and the High Street, the rear of the building also grand in architecture highlighting its former use as a concert hall. It is notable for its large and unique windows, with circular glass planes and curved first floor bays supported by ornately carved semi-circular corbels. The building boasts a turret and spire topped with a weathervane.



Figure 24 Barclays Bank



Figure 25 153 – 155 High Street (now Superdrug)



Figure 26 Dovercourt Station



### Dovercourt Station

Built in 1854, the main part of the Station building, in red brick with yellow brick decorative features, is two storeys high with a pitched slate roof. It has unfortunately lost its original pedimented archway at roof level which has been replaced with the central pediment, but otherwise the building remains unchanged. The original single storey attached buildings remain. Early pictures also show a pedestrian bridge at the Station, presumably demolished when electrification of the railway took place. Access to the platform is through a gate on the west side of the building. Windows on the first floor of the building are boarded and the Station building appears to be unused.



Figure 27 The Library



### The Library

The library building is of architectural and communal value, due to its historic function as a bus shed which is still legible in the architectural style of the building and its generous forecourt, and its current function as a library to serve Dovercourt and Harwich.



### 3.7 Character Analysis

There are three distinct areas within the Lower Dovercourt Conservation Area which form separate character areas, as shown on Figure 28. These are:

Character Area 1 - Built Core

Character Area 2 - Cliff Park

Character Area 3 - Beacon Hill Fort

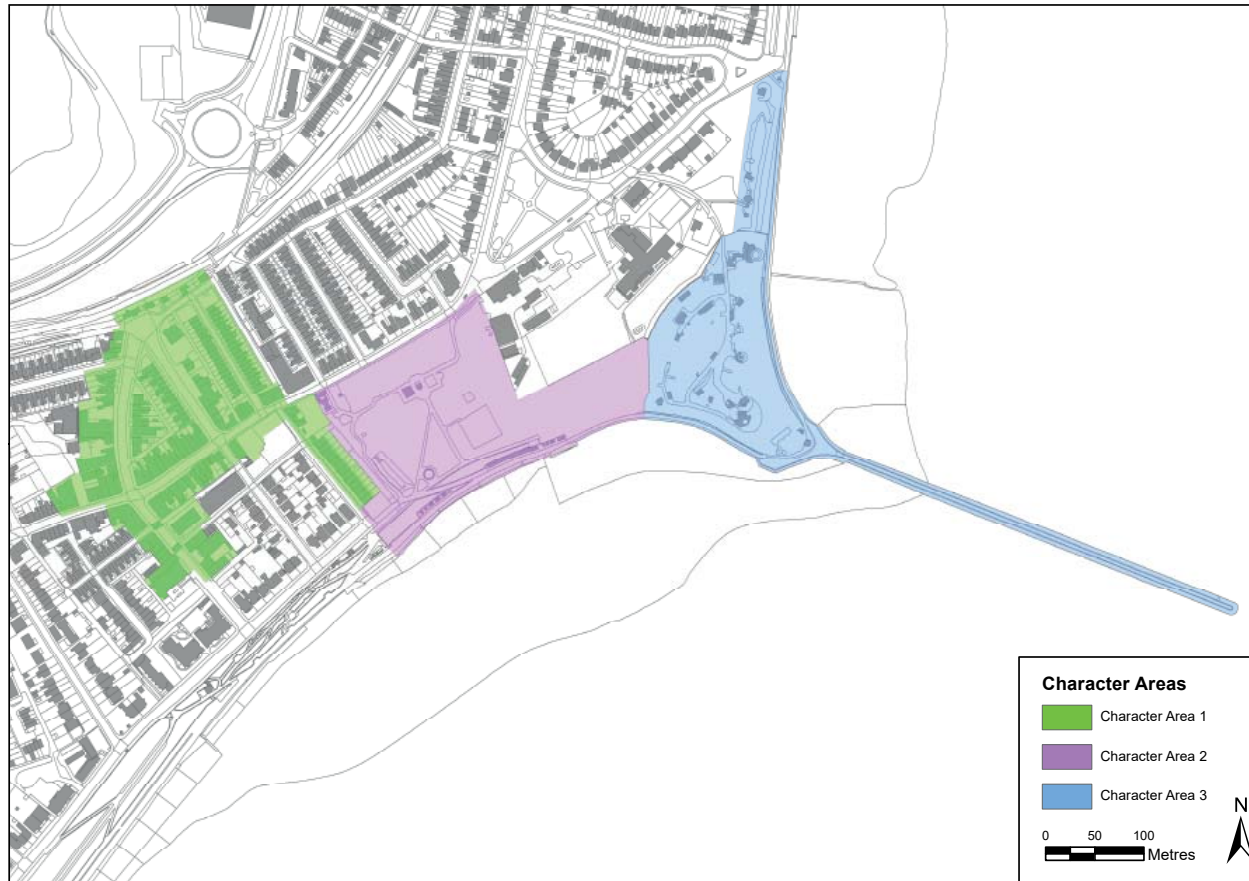


Figure 28 Map showing Character Areas

### Area 1 – Built core

The built core of the Lower Dovercourt Conservation Area is located to the west of the area, comprising the principal roads of High Street and Kingsway along with the streets which intersect these to the north and south. It is enclosed in character, with buildings predominantly between two and three storeys in height lining the pavements, and the streetscapes are dominated by these buildings which contribute to the historic built character of the area.

#### High Street

To the west of the High Street, the Conservation Area boundary is marked by a narrow, decorated building which was formerly a chapel and repurposed in the twentieth century as a shop. Its recognisable former uses make a positive contribution, with the intricate red and yellow brickwork with central lancet windows and the twentieth century blue tiled shopfront with original painted signage contributing to its historic and aesthetic value. Further east, the large stone fronted building is currently dominated by the overly large signage of Iceland, however, makes a positive contribution to the historic character of the area and notable for its mass and material. It is separated from the buildings to the east by Holly Close, a track which is varied in its paving material and provides rear access to buildings on the High Street and Kingsway. This area is generally in need of maintenance and unkempt in



Figure 29 Former Chapel on High Street

character, however, is not a prominent route within the Conservation Area.

To the east of Holly Close a stretch of two and three storey red brick buildings line the High Street to the north and south. These buildings are of architectural interest, particularly as a group, with the red brick punctuated by lighter stone detailing such as banding, keystones, quoins and pediments, with bay windows to the first floor on the south side of the road. Some features of the historic shopfronts have been preserved, such as the consoles, pilasters and cornicing, however the fascia and windows have often been unsympathetically altered.

At the junction of Kingsway and the High Street, a group of four prominent buildings overlook the crossing. They are each distinct in architectural style: the bakery (at



Figure 30 Shopfronts on the High Street

the north west of the junction) is of a modest scale with red and gault brick detailing and decorated chimney stacks; the bank (at the north east of the junction) is in red brick with Dutch gable ends, stone trimming, and ground floor pilasters; the south east building is three storey and a dark red brick with heavy black metal guttering and an octagonal tower with spire, creating a striking and prominent building in the streetscape; to the south west, a two storey red brick building with corner turret and spire is notable for its variety of window styles, including the unusual circular window pane inserts. This group makes a positive contribution to the historic built character of the area and marks the crossing of the two main routes within the area.

Further east on the High Street, the street scape is dominated by red brick buildings, with some bright white

and cream painted facades, which are predominantly three storeys in height with a strong rhythm in apertures to the north side and a characteristically varied frontages to the south. Many windows have been replaced with UPVC, and the ground floors are dominated by incoherent and unsympathetic fascia signs, however many buildings have retained their historic character. Some shopfront details have been retained and make a positive contribution, such as the green tiled pilasters and consoles between Numbers 212 – 218.

To the east of Station Road, the north of the High Street is built up in character, with typical red brick and cream painted render buildings of three storeys. These buildings have typically retained their historic architectural details; however, many are in need of



Figure 31 Green tiled console at the top of a pilaster

repairs and regular maintenance to enhance their aesthetic and ensure they make a positive contribution to the area. These currently overlook an empty plot to the south where recent demolition has taken place, which leaves an uncharacteristic break in the streetscape.

### Kingsway

The south of Kingsway is at a high point, which permits long views to the north along the road and contributes to its built-up character. The buildings here are a range of materials, massing, and height, which contributes to an interesting streetscape. To the south east are two twentieth century buildings with some architectural details of interest including the original tiling of Numbers 37 – 39 and the chimney stacks of Numbers 41 – 45 Kingsway. Further north, the former Co-operative Society (now a Wetherspoon public house and hotel), is a grand building with large front windows to the main façade and two storey columns with fine detailing. Opposite this, the Harwich Library is a building of note, with a large triangular gabled front and arched window set back slightly from the street by a paved courtyard, its former use as a bus station discernible in its architectural style. A mature street tree in front of the library building contributes to the character of this area, an example of the trees which once lined Kingsway and formed an avenue along this key street. Adjacent to the

Library is Number 31, a building of unusual massing comprising of one storey, two storey and three storey sections which step back from the street and lead the eye to the unusual stepped gable with decorative fanlight windows and stone detailing.



Figure 32 Market Hall

Between Milton Road and Bagshaw Road are the large Grade II Listed Market Hall and Railings on South East and South West Sides. This building, a former church in Italianate style, is dominant due to its size and central tower with decorative corning and circular windows, topped with a weathervane. The building, which is in a poor



state of repair, now functions as an indoor market. Opposite the market hall a row of well-preserved pre and post-war shops are notable for their original shopfront detail including entrance tiling, pilasters, iron brackets and covers. Further north, the buildings are red brick with rendered ground floors and fine detailing. The Dovercourt Mural makes a positive contribution to the area and illustrates attractions within the town.

To the north of High Street, the road curves slightly to the east towards the station, affording views which are framed by the historic buildings. On street parking also lines the roads and creates some visual clutter, exacerbated by the curve of the road. Buildings here are typical of the materials used in the character area, ranging from red brick with some that have been rendered painted white or cream, and details such as stone quoins, brick banding, and keystones frequenting. On the east side, Numbers 5-17 form a pleasant group of red brick Victorian terracing, with recessed arch porches, two storey bays and small front garden plots creating consistency to the character on this side of the road. On the western side of the road, there is a greater variety of architectural styles, massing and alignment. Numbers 36-38 have been heavily altered, the historic shopfront replaced with UPVC fascia, windows and doors. Number 32-34 is a rendered 1930's Art Deco style facade providing interest to the street, although



Figure 33 Numbers 5-17 Kingsway

currently vacant and in need of maintenance to restore its historic character. Further north, buildings are typically red brick with stone detailing or rendered. The northern end of Kingsway opens out with buildings set back from the wide road and pavements; there are views towards the backs of properties, and a variety of boundary treatments and paving creates an incoherent character here, which is inconsistent with the built streetscape of Kingsway. Parking here is informal, with cars utilising the on-street parking as well as the large areas of paving, this detracts from the open character of the street which was originally planned as a grand, tree-lined avenue and approach to the Station.

### Station Forecourt

The junction of Kingsway and Station Road forms the forecourt of the Station. The overriding character here is derived from the expanse of tarmac roads, wide pavements, and front gardens plots which have been paved for private parking. This area is predominantly occupied by parked cars. There is a small gravelled area immediately east of the Station with some benches and young planting, and opposite the Station is a triangular area marked by large concrete planters and unsympathetic advertisement boards. The Station forecourt provides an opportunity to promote a stronger sense of place and identity as a gateway to the Conservation Area.

### Station Road

Opposite the Station, a long vista to the south stretches from Station Road to Bay Road. This open view enhances appreciation of the coastal location of the Conservation Area and understanding of its development. The buildings on Station Road are predominantly residential Victorian terracing to the west and larger commercial buildings to the east. These are all characteristically red brick or rendered with gault brick detailing. To the west, some buildings have retained their timber windows, and all have retained their small front garden plots with boundary

treatment separating the houses from the pavement. To the east, the large commercial buildings are set back from the pavement however they have lost their boundary treatment to allow for parking; this detracts from the historic character of the buildings and street scape. To the south east of the road, some historic shopfront details have been retained, which make a positive contribution to the area.

### Station View

Station View forms the northern boundary of the Conservation Area and is disparate in character. It connects a series of lanes and streets with the High Street and is dominated by these junctions and the



Figure 34 Empty plot on the site of the demolished Victoria Hotel

empty plot of the demolished Grade II Listed Victoria Hotel. This vacant plot is overgrown and enclosed by a high fence, which makes a negative contribution to the street scape due to its neglect. Three twenty-first century dwellings to the north of the road make a neutral contribution, sympathetic in their building material and style, and overlook the junction of each street.

### Crown Lane

Crown Lane is a narrow alley connecting the High Street to Station Road; it is paved with a central band of scoria bricks, typical of Tendring District's vernacular. The character of this lane is drawn from views to the rear of the tall buildings which line adjacent streets, and the rear gardens bounded by high close board fencing. It is enclosed in character but impacted by the unsympathetic and inconsistent boundary treatment and condition of property boundaries.



Figure 35 Scoria bricks on Crown Lane

### Victoria Street

Victoria Street comprises Victorian terraced dwellings, colourful in character, with the majority of red brick buildings painted in a bright seaside palette. Many buildings have retained original features such as timber windows, doorways with circular panel details, iron railings and consistent chimney stacks which create a characterful roofscape. Some buildings are in need of maintenance to preserve their historic character and architectural details, and the western side of the street in particular is adversely impacted by satellite dishes.

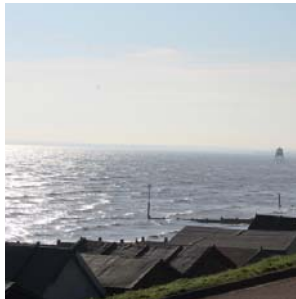
### Orwell Road

Orwell Road includes a number of prominent buildings. The Grade II Listed 101 and 103 Main Road and Grade II Listed The Convent (known as Orwell Terrace). These rendered buildings, painted in bright cream, are grand in their architectural style and reflect the aspirations of Bagshaw and his seaside resort. Numbers 1 – 13 are particularly prominent, its northern end is five storeys in height, the remainder of the building is punctuated by porches supported by pilasters and decorated with corncicing, with quoins, pedimented windows, and parapet adding architectural interest. The iron railings to the ground floor and first floor windows also enhance the historic character. The northern end of the building has been lost, which detracts from the symmetry of



the building. The empty plot here, and the empty plot to the north of the building where the former Grade II Listed Park Hotel once stood (since demolished), detracts from the grand character of this street and are overgrown and unkept. Views towards the sea, to the north, from this street enhance appreciation of the character area.





### Area 2 – Cliff Park

Cliff Park's character is drawn from the garden and park areas, their associated features, and its panoramic views to the south of Dovercourt Bay and the North Sea. The north west of the park comprises of formal gardens which surround the Grade II Listed Garden House. Mature planting to the south and northern boundaries of the park provide a screen from surrounding buildings and contribute to its verdant character, and recent bulb planting along the northern boundary of the park provides a colourful garden character.

The bandstand is a focal point in the park, surrounded by shrub planting and benches. The bandstand has been recently refurbished and has retained historic details and decorative brackets which make a positive contribution to the park. To the north of the bandstand, interpretive boards and bricks outlining the original floorplan of Cliff House contribute to the understanding of the historic origins and subsequent development of the park.

Further south, the park is open in character, with large lawns and open views to the south contributing to its character. It is comprised of separate areas, linked by red paved walks, including the modern outdoor gym, children's play area, public toilets and café, seafront and playing field. These modern elements make a neutral contribution to the historic character and appearance of the park and are of communal value.



### Area 3 – Beacon Hill Fort

Beacon Hill Fort is a Scheduled Monument located on the eastern side within the Conservation Area. It is situated on the protruding land which overlooks Dovercourt Bay and the North Sea. The area is defined by historic military use, comprising of a range of buildings which survive from 1860 onwards which are associated with the defensive site. It is also green in character with two distinct areas of flora and fauna; to the east is a stretch of low shrubland which stretches to the foreshore and to the west the trees are mature and denser.

The surviving buildings are dispersed throughout the area, with a central route connecting the entrance to the site in the north with the World War One 6in gun emplacements to the south. High ground to the east allows for the key buildings to have the best vantage point, with underground structures located between them and to the west. The buildings are constructed in concrete and brick, functional in design and large in their scale and mass. The topography and planting within the area screens some buildings from view, adding to the interest of the site as features reveal themselves as visitors move through the area. The site is accessed from the north via a driveway and gate and is traversed by the main road through the centre of the

site and a network of wood chip nature trails, which connect the features and provide signage.

There are a variety of boundary treatments across the area (the site is under three separate ownerships) each with differing treatments ranging from high modern metal fencing and wooden fencing throughout. This has impacted the condition of the buildings and features within the site, as some areas have been subject to substantial vandalism due to penetrable fencing and subsequent trespassing.

The site has recently been cleared of considerable vegetation and revealed that buildings and features throughout the site are in various states of repair. The majority have been affected by vandalism and overgrown vegetation, with many in need of works to conserve them. Of the surviving buildings many have been altered, some quite radically during later modifications to the fort and particularly during World War Two, and the legible development of these buildings enhances our understanding of the history of the area. No evidence survives of the fortifications dated prior to 1889 at Beacon Hill as most of them, such as the original seventeenth century blockhouse, have been lost to coastal erosion.





### 3.8 Beyond the Conservation Area Boundary

Setting is described in the glossary of the National Planning Policy Framework as being “the surroundings in which a heritage asset is experienced... 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”. In paragraph 013 of the Planning Practice Guidance, it is stated that all heritage assets have a setting. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as sensory experiences and our understanding of the historic relationship between places. For example, sites that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

This section discusses attributes of setting to the Lower Dovercourt Conservation Area, and how setting contributes to the significance of the Conservation Area as a heritage asset.

The sea shares a strong visual and historic and functional relationship with the Conservation Area and is the reason why the historic settlement developed here. Its coastal location provided an ideal vantage point for the defences at Beacon Hill Fort and inspired Bagshaw to create his seaside resort on the cliffs. The North Sea is visible from key points within the Conservation Area, including Cliff Park, Beacon Hill Fort, and Orwell Road; this experience enhances the appreciation, experience and understanding of the Conservation Area. Not only is the sea visible from the Conservation Area, it also contributes to our sensory experience of the area, through sounds, smells and climate.

To the north, wide views over the River Stour can be seen from high points within the Conservation Area, notably from Bay Road and from the Station platform itself, which also make a positive contribution to the setting of the character of the area and highlight its unique topography and location.

The Grade II Statue of Queen Victoria terminates the view south along Kingsway and contributes positively to the setting of the Conservation Area. The statue is located along Marine Parade, where views towards the coastline



Figure 36 Statue of Queen Victoria

to the south and Conservation Area to the north can be appreciated. Those who walk the parade can experience the character and qualities of the Conservation Area which contribute to its special interest, such as through glimpsed views of the Conservation Area, and appreciate its close relationship with the sea.

The setting of the built core of the Conservation Area has some adverse impact on its significance. Russell Rise, the Telephone Exchange, and the Multi-Storey car park for example, are unsympathetic in their scale, mass and building materials, appearing intrusive and detracting from views of the traditional building stock within the area. The Telephone Exchange is of an inappropriate height and character, and is prominent in views along Kingsway, adversely impacting the setting of the Conservation Area through its dominant and unsympathetic appearance.



Figure 37 Setting of the Conservation Area to the south west



## 4. Opportunities for Enhancement

The following key issues have been identified and are summarised below in brief. The list is in no way exhaustive and neither are the issues identified unique to Dovercourt, with many being shared with other Conservation Areas.

### 4.1 Access and Integration

There is scope for enhancements to generate a more coherent flow between the elements of the Conservation Area including the Station, commercial High Street, Cliff Park and seafront. The Station acts as a gateway to the Conservation Area and forms the first impression of the area for many; currently, the Station and Station forecourt are lacking in place-making, and there is little wayfinding or design elements which create a sense of identity within the forecourt. By reinstating features which work to identify key routes, such as street trees, street furniture, sympathetic signage, and paving, and by encouraging pedestrian access through consolidation of parking, pedestrians can be encouraged to navigate the Conservation Area with greater ease and understanding of its significance.

### 4.2 Beacon Hill Fort

Beacon Hill Fort comprises a significant portion of the Conservation Area and is a designated heritage asset of high significance. It is currently included on Historic England's Heritage at Risk Register with 'extensive, significant problems' and in need of management.

A Draft Action Management Plan of Beacon Hill Fort by Tendring District Council in 1989 highlighted the opportunity to restore and develop the area into a museum/heritage site. The site is complex, with elements of the site owned by Essex County



Figure 38 An example of good, sympathetic signage within the Conservation Area, which could be introduced throughout the area



Figure 39 An example of vandalism at Beacon Hill Fort

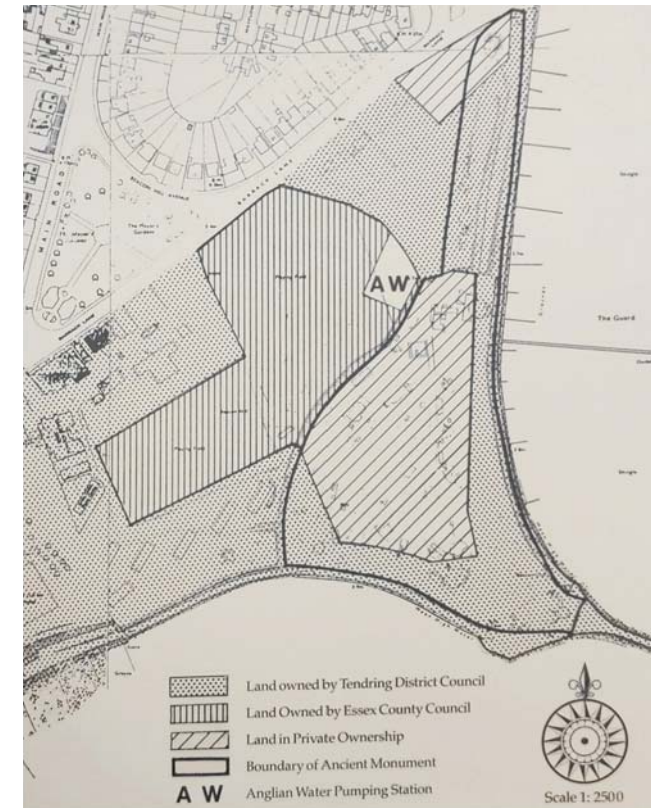


Figure 40 Map demonstrating ownership of Beacon Hill Fort (Source Tendring District Council)

Council, Tendring District Council, and privately, the boundaries of which can be seen on Figure 40. This means that collaboration between all owners and stakeholders is required to ensure it is appropriately and effectively conserved. Its designation as a Scheduled Monument also requires the early engagement of Historic England.

It is considered that there is opportunity for collaboration between owners of the site to ensure the site is secure and to produce a formal management plan. There is also opportunity to continue to engage the local community and utilise the group of dedicated volunteers who have undertaken the clearance of vegetation to the site and to continue to develop it into a heritage attraction.

### 4.3 Car Parking

Within the built core of the Conservation Area there is an excessive amount of on-street parking and tarmacked plots which are used for commercial and private parking. The most notable area of parking is outside of the Station. This area is dominated by parked cars due to the informal parking outside the station, the on-street parking which lines Kingsway and Station View, and the commercial parking at the car dealership opposite the station. The high number of vehicles which use this road and the density of parked cars detracts from the historic character of the buildings here and is not reflective of the original design of the space. Historic images show this area to be a wide tree-lined avenue which leads to the grand station building; small bollards, streetlights and a stone drinking fountain demarcate the station forecourt and create an aesthetic space and gateway to Dovercourt. The prioritisation of cars within this space now detracts from the visitor's experience and appreciation of the special interest of the area.



Figure 41 Examples of parking areas close to the Station and Station Forecourt

#### 4.4 Inappropriate Modern Development

Within the Conservation Area there are very few modern developments, and the majority of buildings are of historic origin. A small, one storey concrete, development on a vacant plot on Orwell Road is inappropriate in its building material and architectural style and does not appear to have received planning permission for its construction. Other than this structure, modern inappropriate development is found within the setting of the Conservation Area, such as the Telephone Exchange, Russell Rise, and two-storey car park on Bagshaw Road.

#### 4.5 Neutral Contributors and Maintenance

A number of buildings make a neutral contribution to the character and appearance of the Conservation Area, due to their current condition. The dilution of positive buildings amongst those which are neutral impacts overall character, particularly in Dovercourt where almost the entirety of its building stock is of historic origin. However, due to maintenance and condition of these buildings there are many which would have a positive impact but are instead considered to be neutral. There is scope to enhance these buildings to restore them and conserve historic features, this would result in their enhancement as heritage assets and their contribution to the Conservation Area.



Figure 42 Examples of maintenance issues across the Conservation Area

#### 4.6 Public Realm

##### Street Furniture

Many areas of the Conservation Area, particularly those which have received grant funding in the past, have high quality street furniture. Along the High Street, for example, the lampposts are sympathetic to the historic character of the area and are black painted metal with decorative brackets and finial with hanging baskets. Introducing these throughout the Conservation Area would have a positive impact and enhance the street scape.

There is currently some signage throughout the area, including a map outside the Station, a Harwich Society funded post, and a sign to the Harwich Redoubt in Cliff Park which are good examples of signage which is sympathetic to the historic character of the area. There are a high number of benches throughout the Conservation Area, which enhance how we can experience the area and in particular they provide spaces within the park to appreciate the historic landscape. These benches should be regularly inspected and maintained, as there are some which are in need of repairs.

##### Hard Landscaping

Surface treatment is a concern within the Conservation Area. There is scope to consolidate and dramatically enhance road treatments throughout the Conservation Area and particularly within the core. Historic images of the High Street show that scoria bricks once paved the gutter (Figure 43) and pedestrian crossing points. These bricks can still be found on Crown Lane but have been lost throughout the rest of the Conservation Area. To reintroduce them in the Conservation Area would be an enhancement.



Should this Conservation Area be a receipt of funding, it is considered that the creation of a shared surface on the High Street between Station Road and Kingsway, or demarcation of this space with scoria brick bands, may enhance the character of this commercial core and reflect its use as a weekly market.

### Trees and Planting

Historic images of the Conservation Area illustrate the contribution that trees once made to its character and appearance. The characteristically wide streets were once tree lined avenues, creating impressive streetscapes and breaking up the densely built up character with welcome greenery (Figure 44).

The reintroduction of these trees, and the maintenance of those which do survive, would be beneficial to the character of the area. It would reinstate the former design of the avenues and integration of trees into the planned resort.

Inspection and maintenance of the mature and specimen trees in Cliff Park is also considered to be beneficial to ensure that they continue to make a positive contribution to the character of the area. This could be achieved through a maintenance plan for the trees within the area.

### 4.7 Shop Frontages

There are a number of overly large and unsympathetic fascia signs which are prevalent along the High Street and Kingsway. These signs detract from the historic character of shopfronts in the area, many of which retain other historic features such as pilasters, tiles, entrance porches and cornicing. There are also examples of alterations to signage and shopfronts which have been made without consent, resulting in harmful additions to the Conservation Area.



Figure 43 Scoria bricks visible lining the gutters along the High Street (1920)



Figure 44 Trees along Station Road, 1910



There is opportunity to enhance these features through the replacement of unsympathetic signs and the reinstatement and conservation of historic architectural features which would cumulatively benefit the Conservation Area. The replacement of the Superdrug sign on the High Street in particular would be a key improvement to undertake, as this currently makes a negative impact to the junction of Kingsway and the High Street. The Iceland building on the High Street is also a notably large and unsympathetic treatment to a historic building.

#### 4.8 Vacant Premises

The high number of vacant premises and plots have been identified as a key concern for the Conservation Area. They make a negative contribution to the character of the Conservation Area and pose a threat to its continued decline.

Lack of maintenance and subsequent piecemeal demolition has resulted in a number of large vacant plots across the Conservation Area. Notably, these are located where the following buildings stood prior to their demolition: The Grade II Listed Victoria Hotel, the Grade II Park Hotel, the southern wing of the Grade II Orwell Road terrace, and the row of buildings on the High Street which included the Queens Hotel. These buildings were all historic in character and made a key contribution to our appreciation of Dovercourt as a planned seaside resort; however, due to lack of maintenance and regeneration they have been lost. The empty plots which they have left have fallen into further neglect, particularly on the site of Victoria Hotel where the vegetation is now causing damage to the adjacent building on Victoria Road and threatening its condition. These sites provide opportunity for enhancement to either maintain the spaces and prevent their further decline by finding an interim use for them prior to their development, or through redevelopment to reinstate their former built character. Any development should be bespoke high quality development which enhances

or better reveals the significance of the Conservation Area, in line with the NPPF paragraph 200.

There are also a number of vacant buildings and upper floors throughout the Conservation Area. At the time of assessment (Feb 2020), these included:

- 252 High Street;
- 180-182 High Street;
- 32-34 Kingsway;
- 37-39 Kingsway;
- Station building; and
- 20 Victoria Street.

It is considered that vacant buildings are at risk of deterioration and there is opportunity to bring these sites back into use and occupation, this would ensure their sustainable conservation.

If there are examples of vacant upper floors within the area, and many external elevations of upper floors are in poor condition. This impacts on the overall appearance of the historic building stock and the ability to appreciate them as heritage assets, particularly as many of the ground floors of these buildings have undergone modern interventions to their historic fascia leaving the upper floors as the predominant reminder of a building's age and historic quality.





## 5. Management Proposals

There are a wide range of issues facing the Lower Dovercourt Conservation Area, many of which share common themes. This chapter seeks to recommend management proposals which address some of these issues in both the short and long term.

### 5.1 Positive Management: Short Term

The first set of proposals relate to positive management and focus on good practice and improved ways of working with the local planning authority. These are generally low cost and can be implemented within a short timeframe, typically within one or two years.

- Provide guidance on appropriate design and materials for windows and doors and encouraging the retention or reinstatement of historic glazing patterns and door designs and the use of appropriate materials.
- Provide guidance on the traditional form of boundary treatments and encourage their reinstatement where they have been removed or compromised. This is especially important in relation to the east side of Station Road.
- Provide guidance on traditional roofing materials and encouraging the reinstatement

of good quality slate and the removal of unsympathetic modern materials such as interlocking concrete tiles.

- Provide and update guidance relating to signage. This should address appropriate size and design, the extent and amount and associated lighting. All further planning applications and advert consent applications should be required to comply, where possible, with this standard, designed to help to restore the character and appearance of the Conservation Area.

#### Condition Assessment

The entire Conservation Area would benefit from the completion of a condition assessment of the positive buildings within it, as many are in need of repairs. The condition assessment would allow for the creation of a prioritised plan for repairs, to prevent the further decline of buildings that are most at risk.

#### Enforcement

Where the necessary permission has not been sought for alterations, such as advertising signage and building alterations which are not contained within the General Permitted Development Order, the Local

Planning Authority's powers of enforcement should be considered. This could assist in reinstating any lost character or architectural features whose loss may have a negative cumulative effect on the Conservation Area, as well as avoiding a precedence being set for similar, uncharacteristic works.

#### General Maintenance: Public Realm and Highways

The maintenance and consolidation of street furniture would be beneficial to the Conservation Area; in particular, the introduction of sympathetic lampposts as found on the High Street and the regular maintenance of benches would enhance how the area is experienced.

Planning and Highways should work together to agree standard good practice within the Conservation Area such as avoiding excessive road markings and where necessary using narrow road markings as well as looking for opportunities to reinstate local features such as scoria bricks.

#### Heritage Statements

In accordance with the NPPF (Para.189), applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient



to understand the potential impact of the proposal on their significance.

**All** applications within the Conservation Area and immediate setting require an appropriately detailed Heritage Statement. Any application without a Heritage Statement should not be validated.

The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, tree's or highways on key views should be considered to aid decision making. This includes development outside the conservation area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: *The Setting of Heritage Assets* (2019). Applications which fail to have assessed any impact upon views and setting should not be validated.

### Improved Understanding and Awareness

There is currently interpretation within the Conservation Area aimed at improving understanding and awareness. This is predominantly through information boards and some heritage interpretation within Cliff Park.

Existing interpretation should be assessed and

maintained, and opportunity for further interpretation explored. Increasingly, digital awareness can contribute to our understanding of a place; the webpage for the Scheduled Monument Beacon Hill Fort, run privately and by volunteers, is an example of a method of improving awareness online. Other methods of improving understanding through signage, leaflets, talks or events could also be an effective way to improve the awareness and re-establish the identity of Dovercourt as a historic settlement.

### Local Heritage List

Dovercourt would benefit from adopting and maintaining a comprehensive Local List in order to preserve its historic environment from further deterioration. A Local List identifies buildings and structures of local architectural and/or historic interest, and these are considered to be 'non-designated heritage assets' under the provisions of the NPPF.

In recent years, the demolition of the Queens Head Hotel, the alteration of historic shopfronts on the High Street and Kingsway, and the poor maintenance of buildings, indicates that a Local List may be beneficial to ensure the upkeep of buildings which are significant to Dovercourt's history and character. The exercise would also facilitate a greater understanding of the area and could be utilised as a public engagement

strategy to improve awareness and understanding.

There are a number of buildings within the Conservation Area which are of sufficient quality to be considered for local list status, as highlighted in Section 2.6.

### Neutral Elements

The dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character.

Tendring District Council should not allow for the quality of design to be 'averaged down' by the neutral and negative elements of the built environment. Given the Conservation Area is at risk in part due to maintenance of buildings, Officers must where possible seek schemes which enhance the built environment and look to conserve and reinstate historic features. It is also considered that poor-quality or unsympathetic schemes should not be allowed, both within the Conservation Area and its setting.

### New Development

There are numerous opportunities within Dovercourt, and its setting, for development which makes a positive contribution to the Conservation Area. To be successful, any future development needs to be mindful of the



local character of the Conservation Area, while at the same time addressing contemporary issues such as sustainability.

**Successful new development may:**

- Relate to the geography and history of the place and the lie of the land;
- Sit harmoniously in the pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respect the scale of neighbouring buildings;
- Use materials and building methods which are as high in quality of those used in existing buildings; and
- Create new views and juxtapositions which add to the variety and texture of their setting.

**Tendring District Council should guide development in a positive manner by:**

- Engaging with developers at an early stage

through the Pre-Application Process to ensure modern development is high quality in design, detail and materials.

- The choice of materials and the detailed design of building features are important in making sure it's appropriate to a Conservation Area.
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

**Public Facing Resources**

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a conservation area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. A single Good Practice Design Guide on standard alterations such as signage, shopfronts, windows, doors, rainwater goods, boundaries and roof extensions will ensure

inappropriate development does not continue to be the accepted norm.

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of Dovercourt's built heritage.

**Shop Frontages**

A particular concern throughout the Conservation Area is the use of inappropriate signage and the loss or alteration of traditional shopfronts. Signs are often dominant in views, concealing architectural details on the buildings and therefore can negatively impact our ability to read the historic character of the town. In the short term, a review of the town's approach to signage and shopfronts, perhaps through a design guide, might allow for some cohesion across the Conservation Area and reinstate a rhythm to the historic frontages.

An initial focus on Superdrug's signage would be beneficial, as it is located on a prominent junction and on a landmark building. This currently overwhelms the streetscape detracting from its historic character.



## Tree Management

In line with national guidance and Tendring District Council's policy, all trees in Conservation Areas which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground, may not be felled or lopped unless six weeks written notice has been given to the Council.

It is also considered that any prominent trees, street trees, and trees with amenity value on private land throughout the Conservation Area should be monitored and maintained appropriately. This will ensure the symmetry along tree lined streets and visual rhythm, as well as maintain green spaces of the area. Any tree that makes a positive contribution to the area should be retained, maintained and, if felled (only if dead, dying or dangerous) replaced with an appropriate new tree.

It is also considered that the reintroduction of street trees where possible would enhance the historic character of the area.

### 5.2 Positive Management: Long Term

The following proposals are also focussed around positive management but either take longer to implement or are better suited to a longer time frame.

## Access and Integration

Local Authorities are increasingly updating their access strategies, to reflect a better understanding of pedestrian movement, desire lines and existing barriers. The Lower Dovercourt Conservation Area would benefit from a similar approach to ascertain how pedestrians travel between the key elements within the area; the Station, High Street, Cliff Park, seafront and Beacon Hill Fort. This can inform future schemes and create a hierarchy of streets and spaces across the area.

### Car Parking

This should begin with a car parking survey to establish the need for car parking. Once the level of necessary car parking has been established a landscape strategy should be created by Tendring District Council in conjunction with local stakeholders.

## Character Appraisal and Management Plan

The Conservation Area and its boundary have been revised within this appraisal in accordance with the NPPF (2019) and *Historic England Advice Note 1 Conservation Area Appraisal, Designation and Management* (2019). The boundary now includes areas of historic significance which improve our

understanding of the development of the Conservation Area in the twentieth century.

The Conservation Area should be reviewed every five years to monitor change and inform management proposals. The boundary should be assessed as part of this review to ensure it is robust and adequately protects the significance of the area.

## Opportunity Sites

As discussed above in Section 4, there are a variety of opportunity sites across the Conservation Area. These are chiefly comprised the vacant plots of the former Victoria Hotel, Queens Hotel, and Park Hotel. There is also the opportunity to reinstate the south side of Grade II Listed terracing on Orwell Road, which is currently also a vacant plot and detracts from the character of the listed building and street. These sites would benefit from further consideration for sensitive redevelopment, and steps should be taken to mitigate the damage they currently cause to neighbouring properties and negative impact they have on the character and appearance of the Conservation Area.

The Station forecourt is considered to be an area for opportunity and would benefit from a considered and coherent approach to parking and the conservation or addition of features which contribute to its status as



a key site and gateway into the area, such as street furniture, planting, and interpretation.

### Public Realm and Interpretation

The first opportunity to enhance the character and appearance of the Conservation Area is through investment to improve the wider public realm. This can be achieved through continuing to improve and rationalise existing street furniture.

A considered and more consistent approach to aspects of the public realm would enhance the overall character and appearance of the Conservation Area; features such as street furniture, signage, information boards, planting, paving, and railings are recommended for consideration. The high quality of the features on the High Street currently juxtapose with the rest of the Conservation Area, and a variety of styles of street furniture exist across the area. Due to this variety of approaches, a high-level overview or design guide to ensure a consistent maintenance and design approach would be beneficial. This approach can prove cost effective in the long-term maintenance of the spaces, saving dispersed review.

### Shop Frontages

There is substantial scope for long term improvement to shop frontages to enhance the character and appearance of the historic streetscape. In addition to tightening controls, small grant funding schemes would

provide an incentive to encourage private property owners to carry out works to enhance their property and thereby the wider Conservation Area.

Vacant shop units can be enhanced creatively at a low cost and should be considered a 'blank canvas' for improvement. This could include public art or information on the area. The council should consider utilising existing powers to intervene where any unit has been vacant for over three months so that it does not detract from the areas character and appearance.

There is also scope to enhance the character of the commercial centre through the production of a design guide for shopfronts and signage, which will create a clearer approach to the design of new shop frontages and management of historic examples.

### 5.3 Funding Opportunities

There are three main funding opportunities which would assist in the execution of these plans:

#### National Lottery Heritage Fund

The National Lottery Heritage Lottery Fund is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and

understanding. Grant opportunities and requirements change overtime, for up-to-date information on NLHF schemes Tendring Council should consult their appointed Heritage Specialist.

#### Section 106 Agreements

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon Dovercourt. These agreements could be used to fund public realm or site-specific improvements.

#### Partnership Schemes in Conservation Areas (Historic England)

*Partnership Schemes in Conservation Areas* is a programme run by Historic England to target funding for the preservation and enhancement of conservation areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area. This would be suitable to preserve and enhance either the shop frontages or the architectural detailing.





## 6. Appendices

### 6.1 Bibliography

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<http://www.harwichanddovercourt.co.uk/harwich-history/>

#### Archives

Essex Record Office (ERO)



**6.2 Legislation, Policy and Guidance**

| LEGISLATION/POLICY/GUIDANCE | DOCUMENT  | SECTION/POLICY   |
|-----------------------------|---|--|
| Primary Legislation         | Planning (Listed Buildings and Conservation Areas) Act 1990   | 66: General duty as respects listed buildings in exercise of planning functions.<br>72: General duty as respects conservation areas in exercise of planning functions.   |
| National Planning Policy    | National Planning Policy Framework (2018) DCLG  | Section 16;<br>Annex 2   |
| National Guidance           | National Planning Practice Guidance (2014) DCLG   | ID: 18a  |
| National Guidance           | Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets |  |
| National Guidance           | English Heritage (2019) Conservation Principles, Policies and Guidance.   |  |
| Local Policy                | Tendring District Council Local Plan (2007)   | QL9 – Design of New Development<br>QL11 – Environmental Impacts and Compatibility of Uses<br>EN1- Landscape Character<br>EN17- Conservation Areas<br>EN18- Fascia and Shop Signs in Conservation Areas<br>EN18 (a) and (b)- Advert Control within Conservation Areas<br>EN20- Demolition within Conservation Areas<br>EN21- Demolition of Listed Buildings<br>EN22- Extension and Alterations to Listed Buildings<br>EN23- Development within the Proximity of a Listed Building<br>EN25- Satellite Dishes on Listed Buildings and in Conservation Areas<br>HAR 12 – Dovercourt Town Centre Regeneration Area<br>HAR 14 – The Market |

### 6.3 Glossary (National Planning Policy Framework)

| Term                               | Description   |
|------------------------------------|---|
| Archaeological interest            | There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. |
| Conservation (for heritage policy) | The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.  |
| Designated heritage asset          | A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.  |
| Heritage asset                     | 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).                                    |
| Historic environment               | 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.   |
| Historic environment record        | Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.   |
| Setting of a heritage asset        | 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.                                 |
| Significance (for heritage policy) | The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.  |

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# St Osyth Conservation Area Character Appraisal and Management Plan



Client:  
Tendring District Council

Date:  
June 2020

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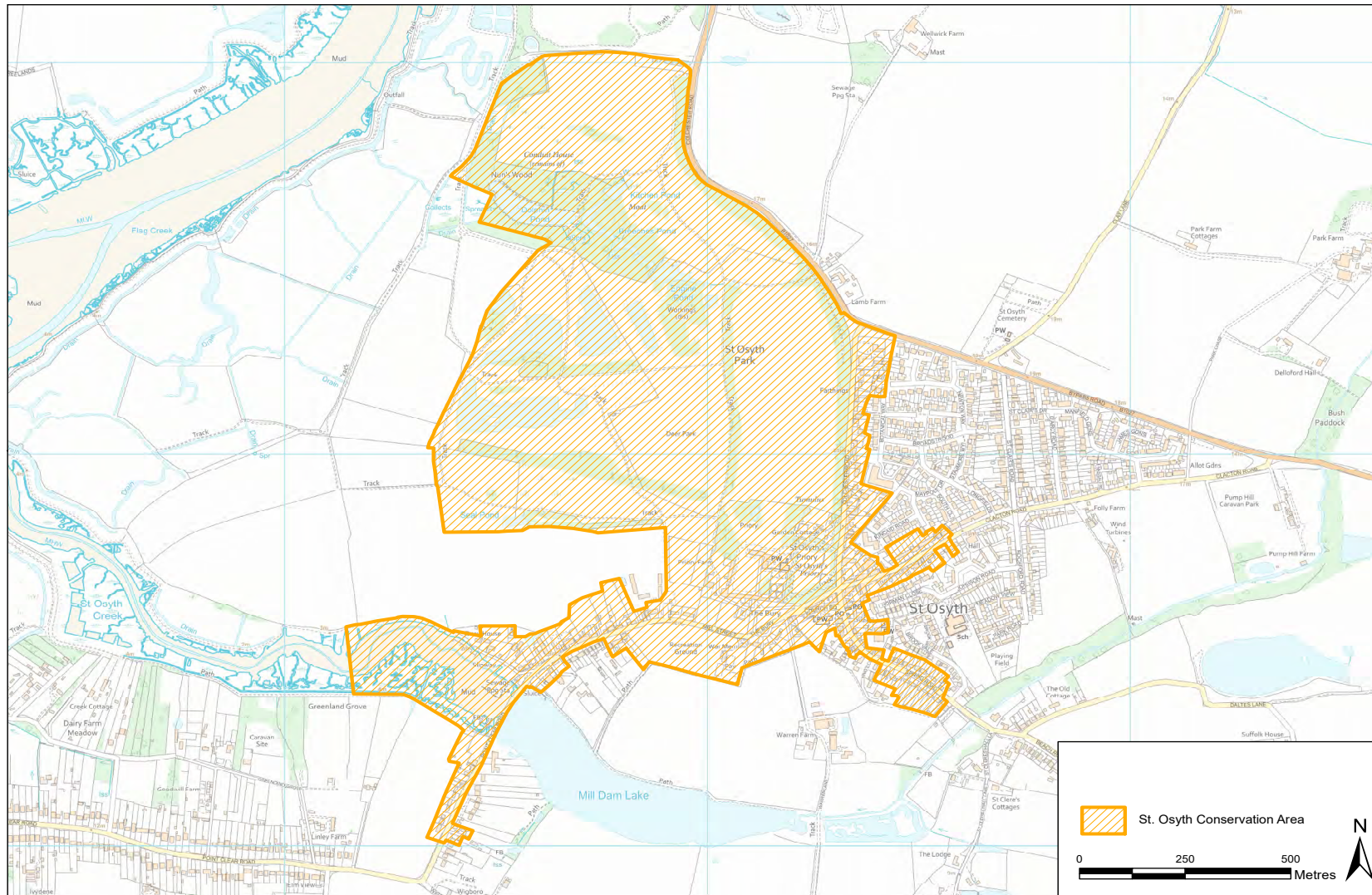


Figure 1 Map of St Osyth Conservation Area



# 1. Introduction

## 1.1 Summary

St Osyth Conservation Area was first designated in 1969 and was amended in 1982, 1988 and 2010. It was last reviewed in 2010. It is a large and diverse Conservation Area, comprised of three distinct areas which each have their own character: St Osyth Priory, St Osyth village and St Osyth Creek. The Conservation Area draws much of its significance from St Osyth's Priory, which throughout the twelfth to sixteenth century was one of the largest religious houses in Essex until its dissolution as part of the larger suppression of the monasteries led by King Henry VIII in 1539. Much of the Priory remains, although ruinous in parts. The Priory, and its associated parkland, make up a considerable portion of the north western section of the Conservation Area.

The Priory's parkland is enclosed by urban development on its eastern and southern edges, with the centre of the St Osyth village concentrated toward the Priory's southern entrance, highlighting the strong interrelated development of the village and the Priory. The urban development within the Conservation Area focusses upon the historic core of the village which is located at the south eastern corner of the Priory's park, where Colchester Road and The Bury/Clacton Road intersect. St Peter and St Pauls Church is the focal point in this part of the Conservation Area and it is the location of former marketplace, which is reflected in its current usage and character - the village's commercial outlets are mostly located in this area.

The Conservation Area extends to the west to encompass St Osyth Creek and the surrounding marshland, once a busy port. Although much of the industry which dominated the estuary in the eighteenth and nineteenth centuries no longer exists in this area, the Creek retains a quay and a maritime appearance. Ribbon development leads along Mill Street from the Creek to the centre of the village, past the imposing Priory Gatehouse located on The Bury.

Despite modern development, the Conservation Area retains much of its historic character, the three distinct areas contribute to the legibility of the village's development from a religious centre, serviced by its estuarine location, to the village it is today.



Figure 2 View of St Osyth Creek



Figure 3 The Gatehouse, St Osth Priory



Figure 4 St Peter and St Paul Church

The Conservation Area's historic building stock of cottages and houses, some of which are converted industrial buildings, typically date from the seventeenth century through to the late nineteenth century, interspersed in places with late medieval homes, creating an attractive, eclectic mix of architectural styles and contributing to the historic character of the Conservation Area which has, in part, not changed since the sixteenth century.

## 1.2 Conserving Tendring's Heritage

Tendring Council appointed Place Services to prepare a Conservation Area Appraisal for St Osyth. The document is provided as baseline information for applicants to consider when designing or planning new development in St Osyth and provide additional context when assessing locations for potential allocations through the Local Plan.

This report provides an assessment of the historic development and character of St Osyth and outlines its special interest. The appraisal will also consider the significance of heritage assets and the contribution that these, along with their setting, make to the character of the area. The understanding of significance will be used to assess the susceptibility of the Character Areas to new development, highlighting key assets of importance.

This assessment will consider how different Character Areas within St Osyth came to be developed, their building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities can be used to assess the key characteristics of each area, highlighting potential impact future developments may have upon the significance of heritage assets and the character of St Osyth. This assessment is based on information derived from documentary research and analysis of the individual Character Areas, as well as site visits undertaken in 2019 and 2020.

This assessment follows best practice guidance, including Historic England's revised Historic England Advice Note 1 for *Conservation Area Appraisal, Designation and Management* (2018) and *The Setting of Heritage Assets* (2017).





### 1.3 Purpose of Appraisal

A character appraisal defines the special interest of a conservation area that merits its designation and describes and evaluates the contribution made by the different attributes of its significance.

This document should be used as a baseline to inform future development, land allocations and design with regard to the sensitivities of the historic environment and its unique character.

It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in the Legislation, Policy and Guidance appendix.

Applications that demonstrate a genuine understanding of the character of a Conservation Area are more likely to produce good design and good outcomes for agents and their clients. This Appraisal will enhance understanding of St Osyth Conservation Area and its development, informing future design.

### 1.4 Planning Policy Context

The legislative framework for the conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular Section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and Section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation and enhancement of these areas. National planning policy in relation to the conservation and enhancement of heritage assets is outlined in chapter 16 of the Government's National Planning Policy Framework (DCLG 2019).

The area of St Osyth is covered by Tendring District Council. Local planning policy is set out in the Tendring Local Plan (2007). Policies which are relevant to heritage assets include:

- Local Plan Policy EN1: Landscape Character
- Local Plan Policy QL9: Design of New Development
- Local Plan Policies EN17-20: specific to conservation areas
- Local Plan Policies EN21-25: Importance of listed buildings and the protection extended to them

Additional specific local policies relevant to the St Osyth Conservation Area include:

- EN29: Archaeology
- EN30: Historic Towns
- Policy ER31: Town Centre Hierarchy and Uses
- RA4: Housing Development within Defined Boundaries
- Policy EN27: Enabling Development
- Policy EN27a: St Osyth Priory

## 2. St Osyth Conservation Area

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Figure 5 St Osyth as shown on the 1777 Chapman and Andre Map of Essex



Figure 6 St Osyth Creek

### 2.1 Context and General Character

The village of St Osyth is situated within the County of Essex and located in Tendring District, the easternmost district within the county. St Osyth is located in the south west of Tendring District, approximately three kilometres inland from the coast. Surrounded on three sides by the estuaries of the River Stour, River Colne and the North Sea, the village has a close relationship with maritime industries and transportation, which influenced its development.

St Osyth Creek, a tributary of the tidal estuary of Brightlingsea Creek, is partially included within the Conservation Area boundary, giving the south western part of the Conservation Area a maritime character.

The village is located south east of the historic settlement of Colchester and to the west of the nineteenth century seaside resort town of Clacton-on-Sea, the nearest large town by road. Although significantly closer geographically, the town of Brightlingsea has avoided close associations with St Osyth due to its separation by the tidal estuary of Brightlingsea Creek located between them. The village is largely sited on land raised above sea level, with St Osyth Creek bounding the settlement to the south, flowing westward to the sea. At the point where the settlement spans the Creek at Mill Dam, it is at sea level with a tidal barrier at the dam forming the substantial Mill Dam Lake.





Figure 7 Clacton Road, looking toward the junction with Colchester Road and the Priory boundary walls



Figure 8 Cottages on Spring Road

The Conservation Area includes four historic routes, which remain the principal entrances to St Osyth, in three instances the routes are named after the road connections they afforded. Colchester Road leading north out of the village continues to be the route to Colchester and onward to London. Clacton Road leads eastward to Clacton-on-Sea. Point Clear Road and Spring Road (a continuation of Colchester Road) lead west and south respectively to small coastal settlements developed in the twentieth century and low-lying coastal farmland.

Overall, the character of the Conservation Area reflects its development from an important ecclesiastical centre in the medieval period, through to a thriving market and coastal hub in the eighteenth and nineteenth century, to the tranquil village it is today. Built form and the pattern of development within the village reference not only the history and fortunes of St Osyth but country wide rises and falls in religious and agricultural affluence. Whilst St Osyth Priory occupies much of the Conservation Area's boundary, the Conservation Area encompasses more than the Priory's remains, showcasing fine examples of vernacular and formal architecture and a large number of designated and non-designated heritage assets, one of the highest concentrations in the district.

Whilst this appraisal focuses upon the area defined within the Conservation Area boundary it is important that consideration is given to St Osyth's relationship with those aspects of the wider environs and setting which contribute to its significance.

## 2.2 Origin and Evolution

The following section provides an overview of the history of St Osyth and the surrounding settlement. St Osyth was largely established in the medieval period, however archaeological evidence for prehistoric occupation has been identified in and around the settlement.

### Prehistory: Palaeolithic to Iron Age (c.10,000 BC to 100 BC)

St Osyth's location would have been attractive for early settlers with access to the coast via waterways including St Osyth Creek which extends into the Conservation Area. Neolithic pottery has been recovered from within St Osyth's Priory, indicating some early prehistoric activity within the Conservation Area.



Figure 9 St Osyth depicted on a stained glass window in the parish church, St Peter and St Paul.

Photo Credit: Andreas Moran, <https://pravoslavie.ru/sas/image/103276/327646.p.jpg?mtime=1571412771>

Cropmark analysis has identified Neolithic causewayed enclosures just north of the Conservation Area, including a possible cursus, a classification of monument which resemble ditches or trenches and are thought to have been constructed for ritualistic or ceremonial purposes. Other cropmarks identified also indicate the presence of potential long and mortuary enclosures and a circular monument, suggesting the area surrounding and including St Osyth may have formed part of an important ceremonial landscape.

A limited number of large-scale excavations have been conducted within the St Osyth Conservation Area, however excavations at Old School Chase in the south of the Conservation Area have shown the potential for Late Bronze Age/Early Iron Age features, indicating occupation during this period. The Channel 4 documentary 'Time Team' featured the village in an episode titled 'Lost Centuries of St Osyth' in 2005, which focussed on a series of mysterious upstanding timbers buried in the mud and sand of the Creek and the medieval appearance of St Osyth. Remains of Iron Age pottery has been found within the Conservation Area boundary, in the north of the area, in the Priory grounds, and beneath the Priory buildings. There are two possible tumuli (raised mounds of earth and/or stones placed above graves, also known as barrows or burial mounds) and aerial photographic evidence of a ring-ditch within the grounds of the Priory, however there is no dating evidence for these features.

Outside the Conservation Area to the south-east, an Iron Age settlement has been identified at Lodge Farm. Excavations revealed a large settlement of nineteen round houses and post-hole structures, as well as evidence of occupation from the Neolithic period, suggesting the Lodge Farm site was in continual use for much of the pre-historic age.

## Roman

To the north of the Conservation Area, within the Priory grounds, is a potential Roman villa site with tessellated pavement which was discovered in 1962 near Nun's Wood. Evidence for Roman activity has also been revealed during gravel extraction within the Priory parkland, revealing a Roman ditch and burial urns. Further finds include Roman coins, recovered near St Clair's Road

## Saxon and Medieval

St Osyth's Priory, village and Creek all take their name from St Osyth, a Christian martyr who is reported to have been brutally murdered by Danish marauders in 653 AD. Abbess Osyth (also spelled Osgyth, Sythe or Othith) was the daughter of the Mercian King Frithwald, the first Christian King of Essex.

Osyth's husband Sighere, King of the East Saxons, granted her the permission to establish a nunnery at Chich, of which she was the Abbess. It was here she met her fate, reportedly dying on the steps of the chapel. The site of Osyth's convent is unconfirmed, however it is believed to have been located in what is now the St Osyth's Priory's grounds, a section of which is still named Nun's Wood, north of the surviving Priory buildings.

Her death resulted in a sainthood, and there are many legends and miraculous tales associated with Osyth. Now she is mostly commemorated in the name of the village and Priory. Prior to its renaming, and in Osyth's time, the settlement was named Chich or Chicc and this is how it was recorded in the Domesday Book of 1086. Chich is thought to derive from an old English word which meant 'bend', referencing the navigation of the Creek.



The Domesday Book records three manors in the modern-day St Osyth (one of which was owned by the Bishop of London) and a mill, probably located close to the Creek. There is no mention of a religious community at St Osyth in the Domesday book, however the records do suggest it was a thriving settlement at this stage.

The Priory was founded by Richard de Belmeis, the Bishop of London, c.1121 and became an Abbey in 1150. It was dedicated to St Peter and St Paul as well as St Osyth, which is referenced by the name of the village's parish church, St Peter and St Paul, located south of the Priory on Church Square. The church is contemporary with the founding of the Priory, dating from the twelfth century although later heavily altered and extended.

St Osyth's Priory flourished in the four centuries following its foundation, growing to be one of the most important and powerful Abbeys in the county, owning land and a number of churches across the county and in neighbouring Kent. The Abbey complex within the Conservation Area benefited from the taxes collected by the Prior and grew accordingly, the imposing flint and stone Gatehouse marking the entrance to the Priory dates from the fifteenth century.

The Gatehouse remains largely intact and is the only section of the Priory, apart from its boundary walls and tower, that is fully visible within the public realm. The remains of the Priory are largely shielded from public view, masked by tree cover and the extensive, high boundary walls that encircle the Priory's parkland. Priory Farm, at the south western edge of the parkland, is visible as a series of ancient barns, which can be seen from Mill Street, the barn roofs visible above the site's historic flint and brick boundary wall.

The Priory and its grounds are designated as a scheduled monument and partially included within St Osyth's Priory registered park and garden; the registered parkland excludes The Bury (the road and section of green space south of the Gatehouse) and Priory Farm.

Several outbuildings and the former Priory brewhouse are included within the scheduled monument, which is Grade I listed, as well as the Gatehouse and surviving Priory buildings. The scheduling and listing grade indicate the high historic and architectural value of St Osyth Priory. The Gatehouse is considered to be one of the finest examples of monastic buildings in the country, featuring a highly decorative and intricate chequer-board pattern of ashlar, septaria and flint on its imposing, street-facing southern elevation. This chequer-board motif features across the Priory buildings, including the prominent Darcy Tower, north of the Gatehouse.

High quality materials were used in the construction of the Priory with exceptional skill, highlighting the wealth and status of the complex. Following the dissolution in the mid sixteenth century, the adaptation of the Priory buildings and their continual evolution also provides architectural and historic interest. Their intactness and survival, despite centuries of use and adaptation, also highlight how the Priory buildings have continued to be esteemed and held in high regard, even once their ecclesiastical function was removed.



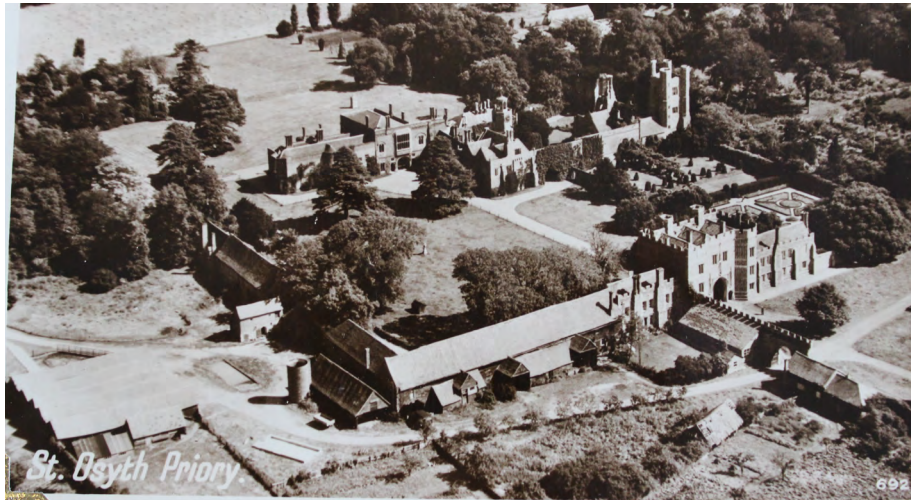


Figure 10 St Osyth Priory from above c. 1953 (Essex County Archives, D/DU 14647)



Figure 11 The Priory Tower, c. 1922 (Victoria County History: <https://www.british-history.ac.uk/rchme/essex/vol3/plate-101>)

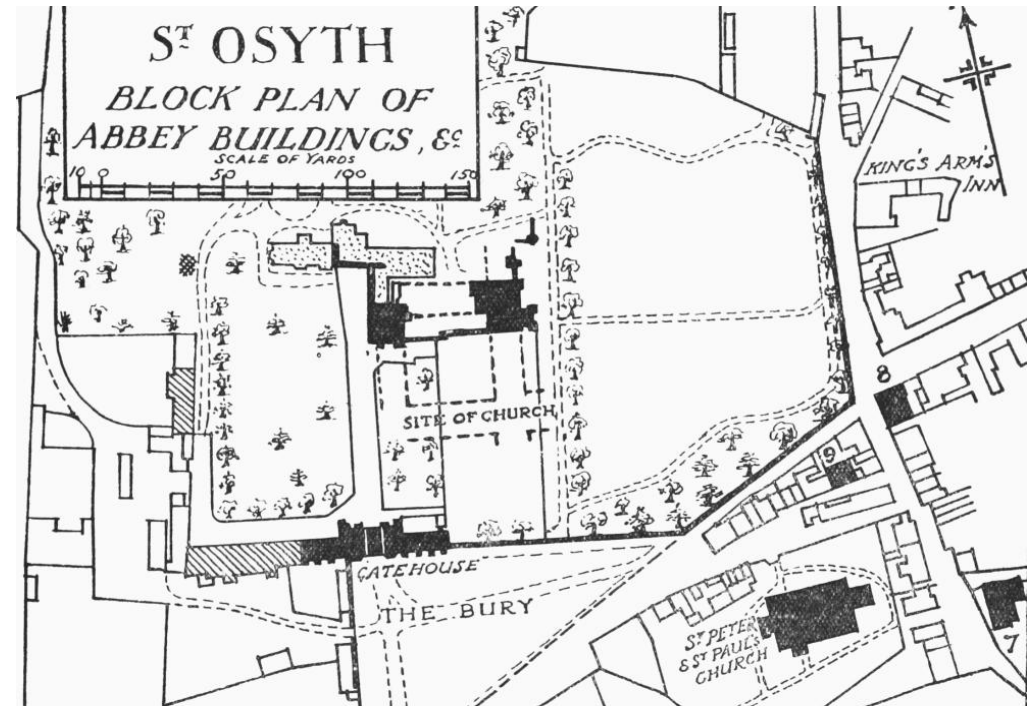


Figure 12 Block Plan of the Priory Buildings  
(St. Osyth', in An Inventory of the Historical Monuments in Essex, Volume 3, North East (London, 1922), pp. 195-206. British History Online <http://www.british-history.ac.uk/rchme/essex/vol3/pp195-206> [accessed 19 May 2020].



There is an undated medieval charter which records the granting of a fair and market to the Abbey; dated records indicate there has been a market in St Osyth since at least 1189. The shape and layout of Church Square suggests it once framed a triangular marketplace, typical in layout of other medieval towns. During the medieval period the village and Priory would have been interconnected; the economy of medieval St Osyth appears to have centred on the Priory and the village's function as a market-centre for the eastern end of the Tendring peninsula. The Lay Subsidy returns of 1524 indicates St Osyth was an affluent settlement, rating in the top third of Essex settlements in terms of taxable value and the village seems to have been booming in the early 1500s, prior to the dissolution of the monasteries

Archaeological evidence suggests that the medieval town extended west of the existing village, towards the Creek. This would have given medieval St Osyth two focal points, one of which centred on the cross-roads, St Peter and St Paul's Church and the Priory, with a second focus at the quay. The quay and St Osyth Creek would have been used for a small fishing industry and archaeological finds, such as pottery shards, suggests there was domestic use of this area during the medieval period. Excavations, including those conducted by Time Team, have also identified a timber wharf probably in use between the late fifteenth and early sixteenth centuries. Pottery shards from non-local sources recovered within the Conservation Area, and Merovingian coins just to the south, also indicate that St Osyth could have been an important connection for wider sea-based trading networks. Oyster fishing is known to have formed an important part of the local economy.

St Osyth continued to grow through the late medieval period, although documentary sources indicate that the village was less prosperous in terms of monetary income following the suppression of the Priory. Many houses in the village date from the later medieval period, including the small terrace at Numbers 8-14 Spring Road, part of which has been identified as the village's former Guildhall hidden behind the houses' deceptive weatherboard and brick elevations. The houses are Grade II listed and thought to date from c.1500, featuring impressive timber framing on the interior.

Meetings and village events would have been held at the Guildhall, which would have acted as an important focal point for village life in the medieval period.

Witch-hunting was undertaken in St Osyth village in 1582 and resulted in the deaths of four women. Ursula Kemp was trialled and found guilty of witchcraft at the county court in Chelmsford, of which the punishment was death by hanging. Kemp, described as a 'cunning woman', a type of a local midwife who also sold 'potions' or herbal remedies, was accused of using witchcraft to cause illness and the death of three St Osyth residents, two of whom were children. As with many of the other trials concerning witchcraft in the sixteenth century, Kemp is said to have confessed her crimes solely to the judge, Justice Brian Darcy, whom she told about the 'spirits' she commanded to kill people. Ursula's story was revived in the 1921, when two skeletons were discovered within the garden of what is now 37 Mill Street in the southern section of the Conservation Area. Despite reburial, one of the skeletons was acquired in the 1960s by the Witches Museum, in Boscastle, Cornwall where it was displayed as Ursula Kemp's skeleton. Recent forensic research concluded the skeleton does date from the sixteenth century and 'Ursula' was reburied in the village in 2011.





Figure 13 The Cage, St Osyth

Photos Credit: Google: <https://www.rightmove.co.uk/news/britains-most-haunted-house/>



Figure 14 Exterior Sign on The Cage, Colchester Road

The Cage, 14 Colchester Road is reported to have been the holding cell for Ursula Kemp after she was arrested for suspected witchcraft. The house remains a prominent part of the urban mythology within the village; there have been numerous accounts of paranormal activity within its walls. Dating from the 1500s, the building is timber framed and features a cellar under a trap door in the dining room. A plaque on the building's exterior states the building was in use as a prison until 1908, which may be part of the reason it is referred to as 'one of the most haunted buildings in Britain'. The prison cell was accessed separately, the door shown on Figure 13, at the side of the building. The main entrance to the dwelling is on the road.

### Post Medieval and Modern

The Priory use ended in 1539 as a result of the Dissolution. The land was granted to Thomas Cromwell and later bought by Lord Thomas Darcy in 1553 after Cromwell's attainder (forfeit of land following his sentencing for treason). Many medieval structures were demolished around the time when the Priory was dissolved, including the large Abbey church. Lord Thomas Darcy was granted the title of 1st Baron of Chiche and took over the role as the main patron of the village. He was a prominent Tudor politician, holding the position of Lord Chamberlain for King Edward VI from 1551-53. Following Thomas Darcy's death in 1558 the Priory estate was left to his son John de Vere, 2nd Baron Darcy of Chice. The Priory remained in the ownership of the de Vere family until 1714, by which point it was in a ruinous state.

The Darcy family remodelled the Priory buildings once they took ownership of the estate, the red brick house currently on the site was built in the 1600s when the Priory buildings were converted into a private home. Thomas Darcy extended Abbot Vyntoner's house (the Bishops Lodging, a wing which projects west), retaining the great vault and adding the tower now known as Darcy's tower at the north-eastern corner of the cloister. Subsequent owners of the Priory both built and demolished houses within the Priory's grounds, including the 3rd Earl of Rochford, Frederic Zulestein de Nassau who built a large house on site in the eighteenth century. By 1857 the estate fell once more into decline, when two thirds of Rochford's house was demolished; the estate has remained in a state of partial disrepair since this period despite subsequent attempts by various owners to restore and care for the Priory. From 1948-1980 the Priory was in use as a convalescence home; the Gatehouse was converted to a separate residence by Somerset de Chair who bought the estate in 1954. In 1999 the Priory estate was sold to City and Country.

The Priory parkland was heavily landscaped in the eighteenth century when the Priory belonged to William Henry Nassau de Zulystein, Fourth Earl of Rochford. During the Rochford period the northern access to the park and lodges, ha-ha and pleasure grounds were all added. By the late nineteenth century the grounds had dramatically changed again, gravel extraction began in this period and continued into the twentieth century.



Figure 15 The Old Mill (Essex County Archives, D/DU 14647)

St Osyth village continued to be dominated by the oyster fishing and trade following the dissolution of the Priory, although the fortunes of the village did decline following the loss of the ecclesiastical centre. The Creek continued to be a focal point of the village, and archaeological evidence for industrial activity has been discovered close to the quay which suggests that brick and tiles may have been produced at the site and transported elsewhere. Further evidence also suggests the quay contained a small boat-building yard and a lime kiln.

It is unknown when the land to the west of the Priory stopped being a densely populated section of the village, as suggested by the discovery of archaeological finds in this area, however it is thought that a large storm of 1663 may have been a factor in this. The storm may have caused the destruction of the wharf investigated by Time Team. A tidal corn-mill was constructed in 1730 on the causeway across the creek, forming a mill pond on the eastern side (Figure 15).





Figure 16 1898 Ordnance Survey Map



Figure 17 St Osyth from above (Essex County Archives, D/DU 14647)

The earliest map to illustrate the village in detail is the Chapman and André map of 1777 (Figure 5). The village is shown as consisting of the priory, the buildings along the cross-roads and the area around the quay.

The development of the village stalled in the eighteenth century, with little development occurring during the latter half of the century. In the late nineteenth century St Osyth village developed east along Clacton road, likely encouraged by the establishment of Clacton as a seaside resort in 1870, as shown in the 1898 Ordnance Survey Map (Figure 16). Further development at the eastern edge of the settlement occurred during the twentieth century, including the construction of five pairs semi-detached properties in the inter-war period on Clacton Road, which are good examples of their type, displaying decorative plasterwork on some of the properties, marked with the date of construction. These properties are shown on Figure 17, an aerial photograph of the village circa 1940s-50s (source: Essex County Archives, ref: D/DU 14647).

Ribbon development has also occurred along Mill Street, towards the western edge of the Conservation Area, shown on the 1923 OS map (Figure 18). Properties along Mill Street are varied in age and appearance, contributing the eclectic architectural mix which characterises this section of the Conservation Area. Further development post WW1 is shown on Figure 19 and Figure 20, the OS maps from 1936 and 1958.

Recent small-scale additions and developments within the Conservation Area boundary have been largely sensitive, reflecting the historic character of the village. The most significant development of the twenty first century is the development of the Priory parkland by City and Country, which, once completed, will create 73 new homes set within the Priory's grounds, as well as creating a wedding venue, restaurant and holiday accommodation.





Figure 18 1923 Ordnance Survey Map



Figure 19 1936 Ordnance Survey Map



Figure 20 1958 Ordnance Survey Map





### 2.3 Revisions to the Boundary

The Conservation Area boundary has extended since its designation in 1969, and was amended in 1982 and in 1988 to include the full extent of St Osyth Priory Registered Park and Garden. As part of this review, the Conservation Area boundary has been revised to reflect changing methodologies of good practice and provide a robust boundary which includes the important aspects of St Osyth's unique built environment and landscape.

#### Reductions

It is proposed to rationalise the boundary of the Conservation Area by reducing it in two main locations:

On Mill Street and Point Clear Road it is proposed to remove all properties which are included to the south eastern side of the roads with the exception of the following properties: Numbers 20, 22, 52, The Old Bakery 54, Mill Street, 11 and 31 Hill House, Point Clear Road. The buildings in this area to be removed are not considered to be of special architectural or historic interest or contribute to the significance of the Conservation Area. It is also proposed to remove the eastern part

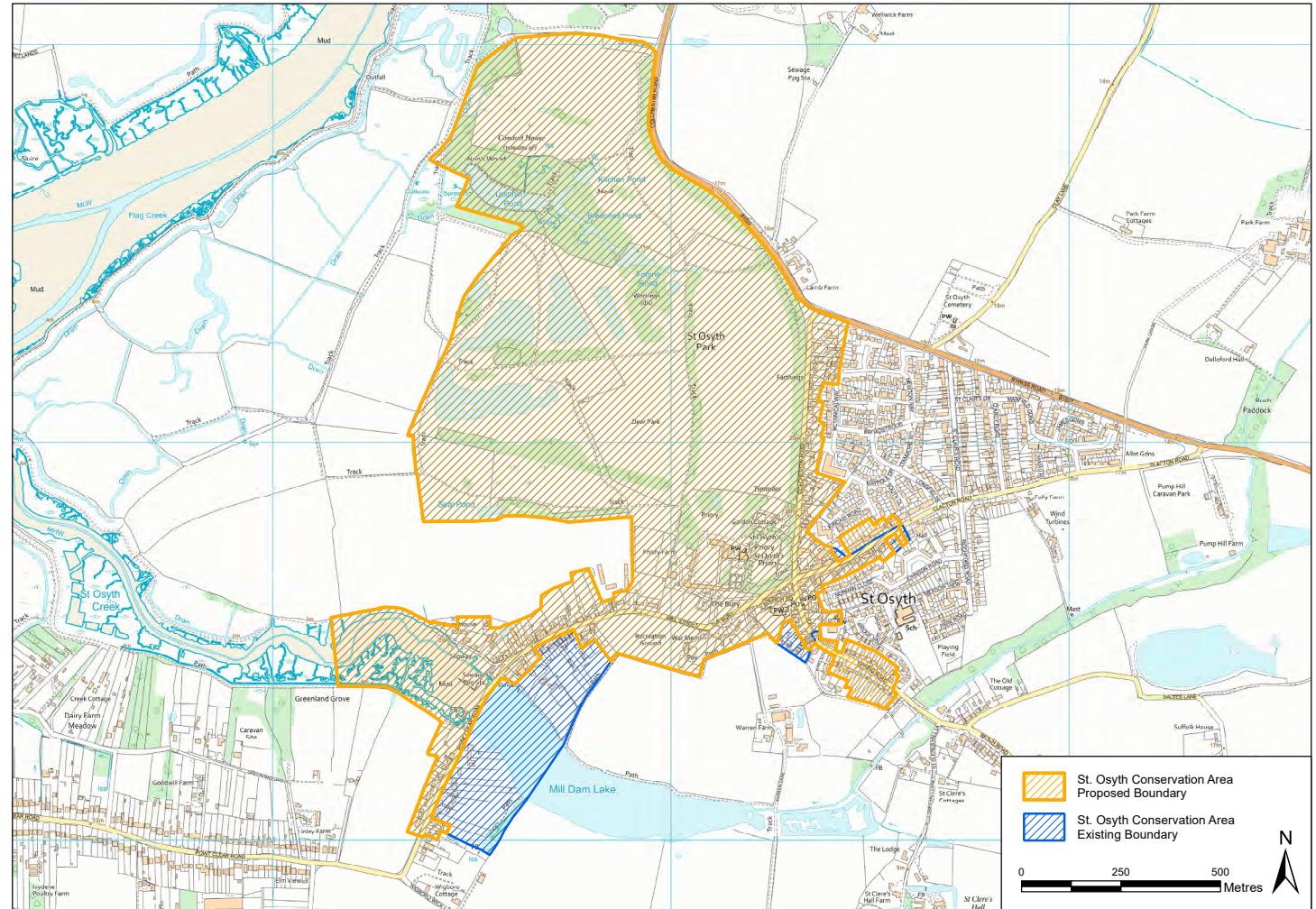


Figure 21 Map showing Boundary Revisions



of Mill Dam Lake up to the Mill Dam that is currently included within the Conservation Area Boundary. Whilst the lake is an important contributor to the setting of the Conservation Area, it is not considered to be a contributor to its significance as a historic settlement, within which there are many buildings of architectural and historic merit.

It is also proposed to remove the properties at Old School Close, a twenty first century new-build cul-de-sac to the south west of the St Peter and St Paul Parish Church. Although sympathetic to their location and appropriate in design and scale, these buildings are not of significance. Also proposed for removal are the properties at Numbers 37, 90, 94, and 98 Clacton Road, these make a neutral contribution to the character of the Conservation Area and are of no historic or architectural value.

### **Additions**

The proposed additions to the Conservation Area include two areas comprised predominantly of early and mid-twentieth century housing, with some earlier structures and later infill development.

On Clacton Road it is proposed to extend the boundary of the Conservation Area to the east, to include residential dwellings which reflect the development of the village within the nineteenth and twentieth century. The five pairs of semi-detached houses at Numbers 47-65 (odd numbers only) are contemporary with those at 1-6 The Bury (already within the Conservation Area) and are similar in overall character, being of a vernacular revivalist style. The Old Parsonage is also proposed to be included in this boundary extension; the building is of historic interest due to its previous usage and is of architectural value.

On Spring Road, it is proposed to extend the Conservation Area boundary as far as Number 90 Spring Road, including the pairs of semi-detached houses and verges that line the street from Numbers 67-86, 88, and 90 Spring Road. Also included within this proposed extension are two pairs of mid-twentieth century semi-detached houses, Numbers 60, 62, 64, and 66 Spring Road, these differ from those semi-detached houses to their east, however as a grouping retain a character of post Second World War housing. Number 81 Spring Road, a listed building, is also proposed to be added to the Conservation Area.

These proposed additions recognise the significant contribution made by early twentieth century housing to the character and significance of the Conservation Area, whilst also defining a clear entrance point into the Conservation Area from the west and south.





## 2.4 Designated Heritage Assets

There are 56 designated heritage assets within the Conservation Area, including one scheduled monument and one registered park and garden. A large proportion of the listed buildings within the Conservation Area are located on The Bury, Spring Road and Colchester Road, surrounding and including St Osyth's Priory.

St Osyth's Priory is a Grade II listed registered park and garden and makes up a large portion of the Conservation Area. Within the southern section of the park are the remains of St Osyth's Priory and the ruinous sections of a mid-sixteenth century mansion, which are designated as a scheduled monument, individual elements of surviving Priory buildings are listed, including the Gatehouse and its flanking wings, which are Grade I listed.

A full list of the designated heritage assets is included in appendix 2.1, where they are listed according to location. The listed structures within the Conservation Area include buildings, a K6 Telephone Box, estate walls to the Priory, a water pump and a milestone.

A map of the designated images is included as Figure 22.

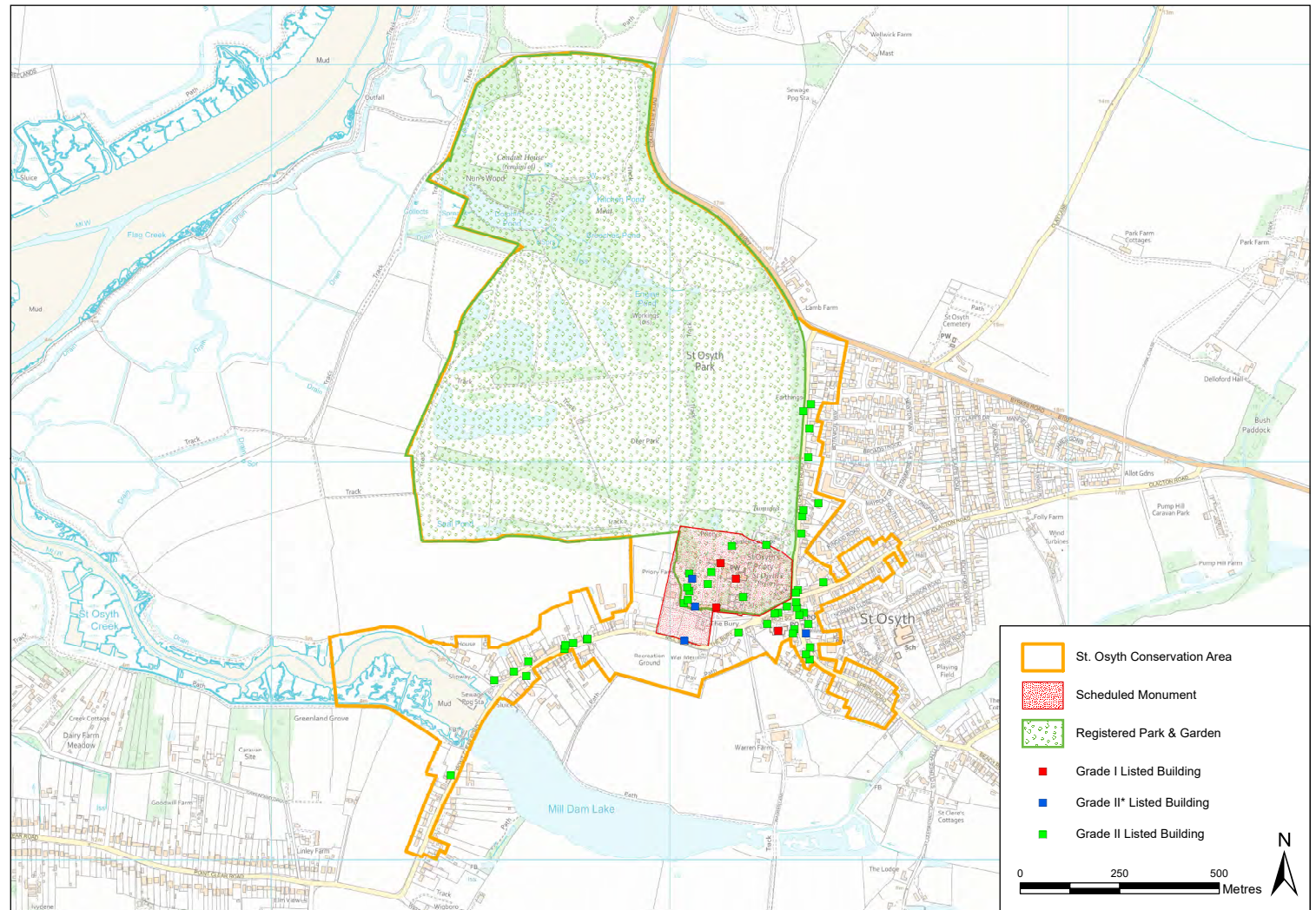


Figure 22 Map showing Designated Heritage Assets

## 2.5 Non-Designated Heritage Assets

There is currently no list of locally listed buildings for Tendring District, however there are a number of undesignated buildings within St Osyth which contribute positively to the Conservation Area. The buildings and structures listed below have been identified as candidates for inclusion in a future local list. The buildings and structures identified were found to meet one or more the following criteria: a good example of their typology or architectural style, a demonstrator of local design features, relatively complete in their survival or indicative of the history of the settlement. These are considered non-designated heritage assets with regard to the National Planning Policy Framework.

The buildings and structures proposed for local listing are highlighted within each Character Area, these are also identified below:

### The Bury/Mill Street

- War Memorial c.1921, commemorating the First World War and marking the entrance to the public recreation ground on the southern side of Mill Street.

### Church Square

- Social Club. Presented to the community by Sir John Johnson, owner of the Priory, and dated 1911. The building is a prominent feature of Church Square and The Bury, located on the junction of the two roads. Designed by H.P.G Maule, the Social Club presents an eclectic application of the Arts and Crafts style, featuring prominent crow-stepped gables.

### Chapel Lane/Spring Road

- Methodist Church. Dating from 1855, the church is a relatively simply designed building, featuring large attractive Lancet (Gothic) arched windows.



Figure 23 St Osyth Social Club





Figure 24 The Red Lion

#### Clacton Road

- Red Lion, Clacton road. Visually prominent on Clacton Road, The Red Lion public house features an attractive and architecturally ambitious, highly decorative nineteenth century frontage. The rear ranges of the building appear to be older, possibly from the seventeenth or eighteenth century.
- Dukes Bistro, 9 Clacton Road. The building features an attractive nineteenth century shop front which includes the same arched fenestration as that found at the adjacent (listed) Waterloo House. At first floor there is a central Juliet balcony with an unusual scalloped timber canopy.
- St. Osyth Almshouses, 21-27 Clacton Road. Restored in 1897 and 1937, the terrace of four cottages are of historic interest, estimated to be about 400 years old. Two central plaques describe the terrace's restorations.
- The Old Parsonage. Formed of two distinct parts, the left-hand side of the building is Georgian in appearance with a symmetrical façade and two projecting ground floor bays. The right-hand side of the property is more vernacular in style, with the first floor oversailing the ground floor supported by two slender pillars. The house is painted white with blue shutters and doors creating a sense of cohesion between the two sections; it is surveyed on the first edition OS map as a Vicarage.

#### Colchester Road

- The Cage, 14 Colchester Road. Last used as holding cell in 1903, the house is of historic and local interest. Ursula Kemp was imprisoned here before being hanged for witchcraft in 1582.

Further important buildings and building groupings:

- 67-86, 88, and 90 Spring Road. A ribbon development of semi-detached houses to both sides of Spring Road dating from the early twentieth century. Five buildings are to the north east and six to the south west. The buildings feature two central gabled wall dormers and are a good example of post war construction and design.
- 47-65 Clacton Road. Built c.1921, a ribbon development of two-story semi-detached houses in a vernacular revival style to the north side of Clacton Road.
- 1-6 The Bury. A crescent development of six semi-detached properties built c1923 by Tendring Rural District Council. The block plan of the houses responds to the shape of The Bury and Priory Gatehouse opposite and features a central semi-circular area of grass, upon which is an iron village sign, marked with the insignia of the Priory. The sign shows features four insignia which represent aspects of the village St Osyth (pictured as a cephalophore, holding her dis severed head), the gatehouse, the sign of St Peter and St Paul (Paul's sword crossed with Peter's key) and a crow.

## 2.6 Heritage at Risk

The Heritage at Risk Register includes historic buildings and sites at risk of being lost through neglect, decay or deterioration. It includes all types of designated heritage assets (although only Grade I and Grade II\* listed buildings are assessed), including conservation areas, and the aim of the Register is to focus attention on those places in greatest need.

St Osyth Conservation Area is currently on the Historic England's Heritage at Risk register. It is described as being in poor condition, with medium vulnerability and a deteriorating trend in condition.

The scheduled monument, St Osyth's Priory, is also on the Heritage at Risk register and includes the listed buildings within the scheduled monument's boundary. The Priory is described as being in poor condition and in priority category F (repair scheme in progress and [where applicable] end use of user identified; or functionally redundant buildings with new use agreed not but not yet identified).



Figure 25 St Osyth Village Sign





The Conservation Area's inclusion within the Heritage at Risk register indicates there are likely many areas and issues which need to be addressed in order to prevent the further decline of the area and to rectify existing issues. Further details regarding the opportunities for the enhancement of the Conservation Area and the Scheduled Monument are included in section four of this document, section five seeks to present short and longer term management proposals to ensure the significance of St Osyth Conservation Area is not only retained but enhanced.

## 2.7 Archaeological Potential

Within the St Osyth Conservation Area, excavations have revealed the potential for prehistoric, Roman and medieval preserved remains. Some prehistoric finds and potential monuments have been found throughout the Conservation Area and these earthworks are particularly evident in cropmarks. The archaeological potential of the Conservation Area is high, due to the age of the settlement and presence of the Priory.

The discovery of a major prehistoric site at Lodge Farm, just south of the Conservation Area, indicates that St Osyth could once have been occupied as part of an extensive prehistoric landscape. Whilst settlement evidence is more likely to be sited along the street frontage, the backyard areas and open areas have proved to contain preserved archaeological remains from the Bronze Age and later.

The north of the Priory grounds has revealed good preservation of Roman remains including burials and a tessellated pavement; Roman activity has also been identified close to St Osyth Creek. This has been subject to some quarrying activity. Within St Osyth's Priory it is thought that the foundations for the priory buildings and the early post-medieval mansion probably survive within the area of the existing gardens and this is supported by aerial photographic evidence (CUCAP:- BXT 22-3, 21/6/76); St Osyth's Priory is protected as a Scheduled Monument (SAM 24 & EHER 4) and a Registered Park and Garden (EH 1145: Grade II).

Work by the Time Team in 2004 revealed a quay or similar structure on St. Osyth Creek, datable to the late fifteenth or sixteenth century, indicating that the area around the creek has the potential for good preservation of waterlogged remains and paleoenvironmental deposits. Good preservation of medieval stratigraphic deposits have been found at The Bury and post medieval remains at Mill Street.



## 3. Assessment of Significance

### 3.1 Summary

The special interest of St Osyth Conservation Area is primarily drawn from its legibility as a small historic settlement closely associated with St Osyth's Priory and the retention of much of its post medieval character. Despite the relatively small size of St Osyth village in modern terms, the Conservation Area is large and encompasses three distinct parts, the Priory, the Creek and the village. Within these three parts the Conservation Area can be further divided into five character areas, which are described in the following section.

The Priory is central to the significance of the Conservation Area, its presence and operation dictating the fortunes of the surrounding settlement throughout its history. The Priory's Gatehouse, Darcy Tower and surrounding boundary walls are imposing visual features within the Conservation Area, their survival ensuring that the visual relationship between the village, Priory and Creek has hardly altered since the sixteenth century. Both the settlement and Priory site also feature many other high-quality buildings of historic and architectural merit, showcasing both medieval craftsmanship and the later development of the village following the decline of the Priory.

Statutorily listed and locally listed buildings make an important contribution to the character and significance of the Conservation Area, of which there is a particularly high density. There are also other buildings which contribute positively to the overall character of the Conservation Area, enhancing the street scenes by reflecting the building materials, designs and scales of the historic properties and adding a sense of cohesion to the Conservation Area's five Character Areas.

St Osyth Conservation Area's estuarine setting and proximity to the coastline is another important contributor to its significance, historically allowing for trade and travel and now providing an important visual contrast to the urban density at the core of the village. Built form close to the Creek, along Mill Street, reflects the development of the village in the eighteenth to nineteenth century, intermixed with more recent additions.

Despite development and expansion of the village in the late twentieth century, east of the Conservation Area boundary, the character and understanding of the St Osyth Conservation Area is still dictated by the medieval core of the settlement, which radiates out from the Priory's southern entrance. The narrow streets which surround the Priory, St Peter and Pauls Church and tightly built centre of the village all combine to provide a strong visual indicator of St Osyth's heritage and importance as a prosperous medieval market town and thriving pre-dissolution religious community.

### 3.2 Land Usage

St Osyth Conservation Area is comprised of three key land usages, broadly matching the three distinguishing areas, Priory, Creek and Village which roughly translate to park, maritime and residential/urban land usage.

Shops and public amenities are located at the centre of the historic village core, located predominantly on Clacton Road, at the southernmost end of Colchester Road, and the northernmost end of Spring Road. Public amenities outside this area include the vacant White Hart public house on Mill Street and St Osyth Social club on Church Square.

The Church of St Peter and St Paul, and its associated graveyard, as well as The Bury, are the only substantial open spaces in the urban core of the settlement, while the Recreation Ground and Mill Dam lake provide important recreational space for exercise, with a water sports centre located at the Mill Dam Lake.

At Mill Dam there is also a small triangle of grass dividing the main road from the short access road leading westward along St Osyth Creek. To the west and south west of this triangle of grass is a large tidal marina with a variety of boats berthed, many of them permanently. These include houseboats and barges converted to residential use, some recreational sailing vessels, and fishing boats. These are serviced by a workshop and industrial yard and slipway on the northern bank of St Osyth Creek.

To the north of the residential and farm buildings of St Osyth Priory is the substantial parkland, featuring fishing ponds, banks of tree plantation, and open grazing for deer and other livestock. This land use continues today, though a large part of the gardens at the west and north have been used for aggregate extraction. Although the Priory has not been home to a religious community for almost five hundred years, the land use within the park and distribution of built form within its boundary remains much the same as it did when the Priory was operational as an ecclesiastical centre, with all buildings in the parkland clustered at the park's southern edge, close to the village.



Figure 26 The churchyard



### 3.3 Character Analysis

The Conservation Area has been divided into five Character Areas determined by their predominant land usage, environmental experience, building layout and building ages. These attributes create a distinct atmosphere and appearance to each area. There is an overarching character to St Osyth Conservation Area, however, identifying these five Character Areas assists in thoroughly assessing and understanding the significance.

Key elements of each Character Area have been identified and are described in the following section, including designated and non-designated heritage assets, as well as those buildings that are considered to make a positive contribution to the character and appearance of the Conservation Area, enhancing its significance.

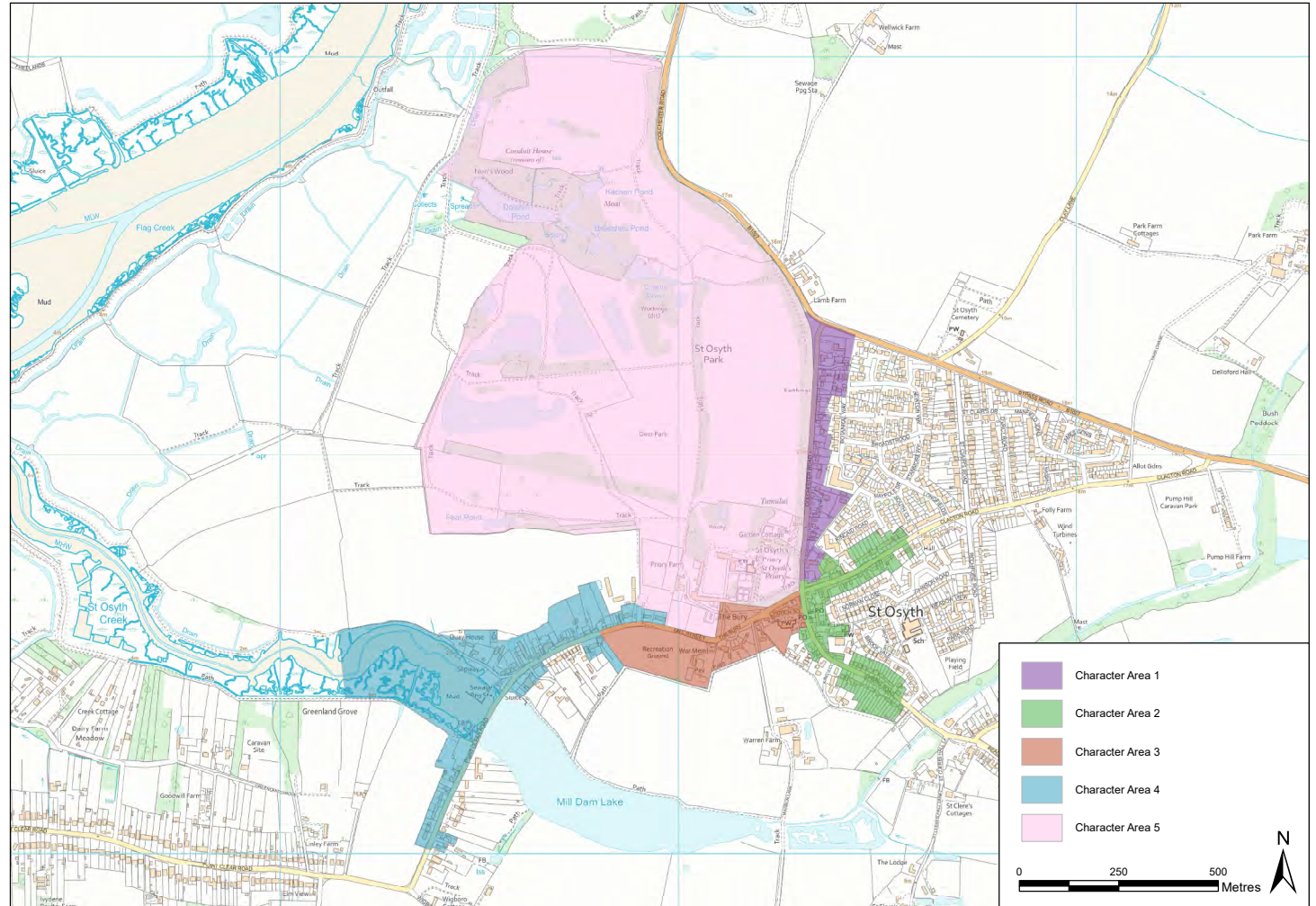


Figure 27 Character Areas within St Osyth Conservation Area



**Character Area One: Colchester Road**

This area encompasses Colchester Road, which runs north from the centre of the village to meet the B1027 bypass and route to Clacton. Character Area One adjoins the Priory parkland to the west and forms the Conservation Area’s north eastern boundary. The area is suburban in character, featuring ribbon development on the eastern side of the road, consisting of historic properties mixed with more recent infill. The contrasting image of the first edition Ordnance Survey (OS) map and the present-day map of the village show how the village has expanded to the east in the twentieth century, enclosing this section of the Conservation Area. Development to the rear of Colchester Road, beyond the Conservation Area boundary, can be seen through incidental views between properties and is largely sympathetic to the character of the area, reflecting the scale and mass of dwellings on Colchester Road.

**Layout**

Character Area One comprises Colchester Road, an unusually straight road which follows the western boundary of St Osyth’s Priory. The eastern side of the road features residential ribbon development, elements of which are historic. These properties face onto the boundary of the Priory parkland, which

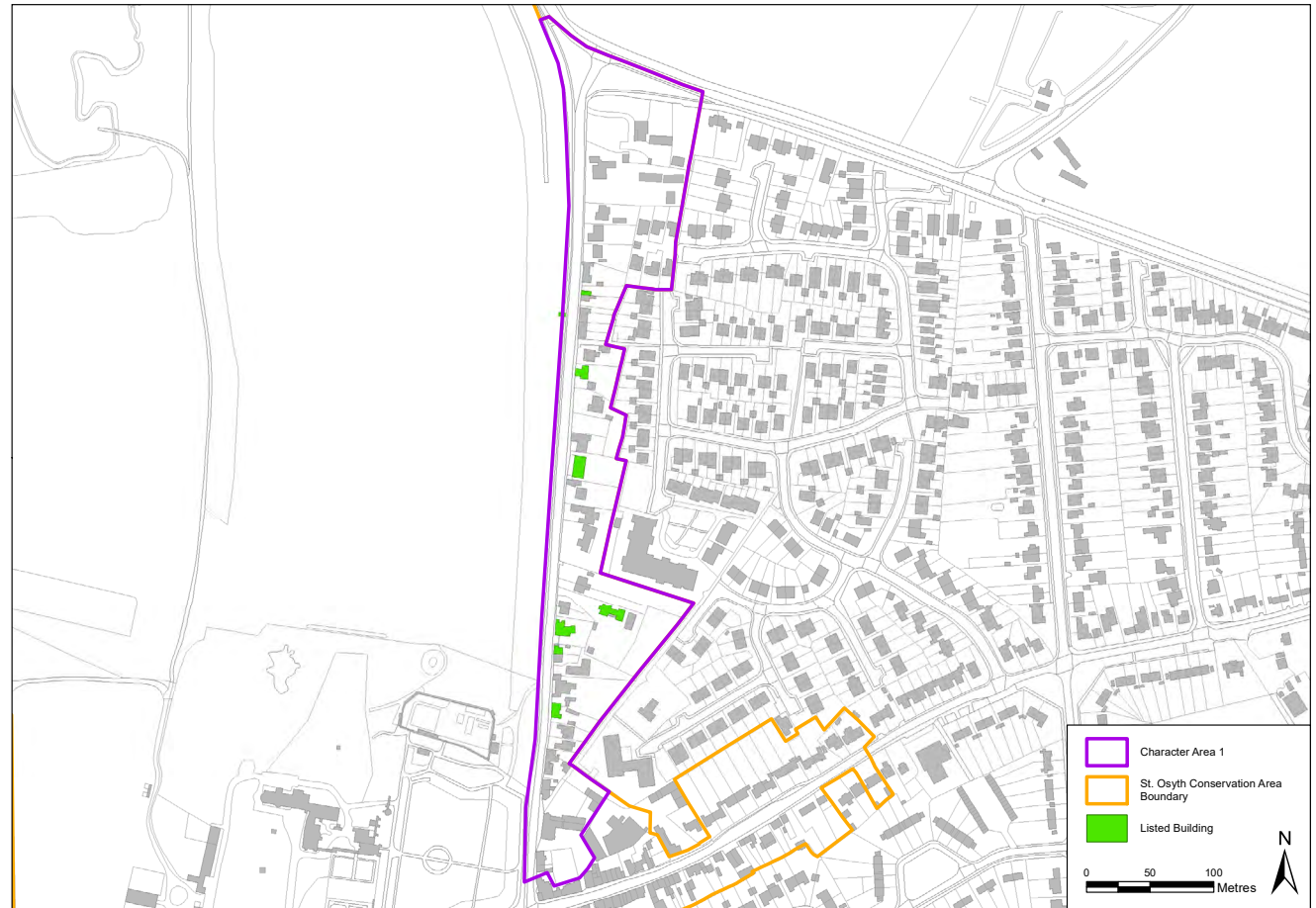


Figure 28 : Map of Character Area 1



is enclosed by a high masonry wall at the southern edge of Colchester Road, and estate fencing, hedgerow and trees for the remainder. Colchester Road marks the northern access point to the village and Conservation Area, where the road adjoins the B1027 bypass road toward Clacton-on-Sea.

Footpaths allow for pedestrian traffic to travel along both sides of the road, although the pavement is limited in places on the eastern (residential) side. This means it is difficult for pedestrians to pass by 34-28 Colchester Road where houses front the street and the footpath narrows or partially disappears. The west (Priory) side of the road features a good footpath/pavement which was replaced and resurfaced in the early 2000s, including the concrete kerb stones.

The grain of development on the eastern side of Colchester Road is narrow. The older properties on the road once occupied larger grounds, which have been subdivided for the construction of modern housing. Older buildings typically front the street, whilst twentieth century properties are typically set back from the road, behind small front gardens or driveways. There is a mixture of terraced, detached and semi-detached properties which adds to the sense of variety in built form in this area.

### **Building Materials and Boundary Treatments**

Properties on Colchester Road feature traditional building materials found elsewhere within the Conservation Area and the wider region. Red brick and render are the dominant building materials, yet there are examples of exposed timber framing, pebble dash and weatherboarding which add variety to the streetscape.

Properties in this Character Area largely feature timber windows and other traditional detailing, such as exposed rafter feet and pentice boards, which reflect the historic character of the area. Some uPVC windows have been introduced, which detract from the character of the street and the buildings.

The scale of buildings in this area is small, all buildings are one to two storeys in height. The road is on a slight incline, toward the town centre, which obscures long views along the road. Roofs are predominantly gabled, with hipped roofs featuring on the more modern properties and garages. Chimneys add variety to the roofscape, which could be improved by the removal of television aerials and satellite dishes. Dormer windows are not a dominant feature in this part of the Conservation Area, where they do feature (for example on 74 Colchester Road, a twentieth century chalet-style dwelling) they are incongruous and disruptive within the overall roofscape of the street. Historic buildings are roofed in natural slate or plain clay tiles; modern properties are roofed in concrete tiles, either pan, Roman or flat shaped. A distinguishing feature of nineteenth century properties is the use of decorative ridge tiles and finials as seen on Well Wick, 100 Colchester Road.

At the southern section of Character Area One, the Priory's boundary wall is prominent feature of the street scene. The wall is a unique feature of the village centre and has an imposing presence, due to its height and material construction. Built partially in stone and flint work, not seen elsewhere in Character Area One, the most southernly section of the wall contrasts with the building materials used on domestic properties, highlighting its importance and different function. Predominantly sixteenth century in date, the wall has been patch repaired in places and is mostly constructed in brick along Colchester Road, excluding the stone section shown in Figure 30. Changes in the wall's height, appearance and detailing suggest it has been altered and rebuilt many times since its initial construction; a long brick section of the wall was rebuilt in 2003.

The northern section of the Priory's boundary is marked by estate fencing, hedgerow and young trees. This allows for glimpsed views into the Priory's parkland and creates a green, soft enclosure to the park, comparative to the masonry wall at the park's south east corner.



Figure 29 Street scene in Character Area 1



Figure 30 Stone section of wall

Masonry boundary treatments on the western side of Colchester Road mimic the Priory’s boundary wall, although there is a greater variety of boundary treatments to the residential properties. Where they survive, older brick walls add character to the street scene and provide an indication of how the road has developed. The brick wall to the front of 50 to 56 Colchester Road, for example, indicates the modern houses behind are built in what was once The Cottage, 60 Colchester Road’s grounds. Modern brick walls are typically lower in height and discernible by the use of a stretcher brick bond and a difference in brick colour.

Railings, timber fencing and hedgerow also feature as boundary treatments on Colchester Road. Where old railings survive, they are attractive additions to the street scene, however their modern counterparts are often lacking in the finesse and fine detailing of old ironmongery. Close boarded garden fencing is not a prominent feature of the Character Area and should be resisted for street facing boundary treatments, where it would detract from the overriding character of the road.

### Listed Buildings and Non-designated Heritage Assets

A full list of the designated buildings, including list entry IDs, is included within the appendix.

The listed buildings within Character Area One reflect the history of St Osyth and include late medieval cottages and post-medieval dwellings. The framing of 72 and 36/38 Colchester Road is exposed, highlighting the age of the properties, both are Grade II listed and date from c.1500.

Although render and brick are the prevailing building material within the Character Area, these frontages often conceal an older timber frame construction which hide the age of buildings along Colchester Road. Thus, other listed buildings contemporary in age to 72 and 36/38 are not as prominent and include Binders, 24 Colchester Road. Although rendered externally, Binder’s jettied first floor provides a visual indication of the property’s age.

Other listed buildings include The Cottage, an eighteenth-century house with an ironic grand symmetrical façade given the house’s humble name. Like many of the older buildings it is set close to the street behind



iron railings (which are included within the house's listing). 32 and 34 Colchester Road are similar in age to The Cottage and present an alternative example of late seventeenth/eighteenth century architecture, the cottages are much smaller, one and half storeys in height, with accommodation in the attic. 32 and 34 are a semi-detached pair and Grade II listed.

The nineteenth century is represented by Freda and Rose Downery Cottages, numbers 84 and 86, a Grade II listed semi-detached pair which form part of a longer terrace. Timber framed and weatherboarded, they are a good example of their type, with intact windows and doors.

On the western side of Colchester Road, approximately two thirds up the road (away from the village centre), is a Grade II listed Milestone. Dating from the nineteenth century, it is inscribed with 'Parish of St. Osyth' on its roadside face. Although now worn, the other faces demark the distances to Clacton and Colchester.

The Kings Arms pub is the only prominent commercial unit on Colchester Road, however it is currently empty. It stands detached on a large plot and is a well-proportioned building with a hipped roof with handmade peg tiles, and a small flat-roofed extension on the north side. Georgian in appearance, despite its sixteenth century construction date, it has sash windows at the first floor and large ground floor windows installed for the use of the building as a public house. To the rear of the buildings is a range of old stable buildings and an extensive car park which is largely screened from the road.

### Contribution by Other Buildings

Set back from the road and now in residential use, The Old Chapel, 30 Colchester Road (Figure 31), makes an interesting contribution to the street scene. The building is marked on the First Edition OS map and features a central first floor stained glass

window, its appearance and design indicating its original function. The building was constructed for use as Swedenborgian Chapel and has been heavily extended to the rear. The extensions are largely concealed, meaning the Chapel retains its relatively small and unimposing appearance within the street scene, whilst ensuring its façade is not detrimentally altered or dominated by the building's conversion to a dwelling.

28 Colchester Road is an eighteenth century building which features a symmetrical façade and reflects the development of the village in this period; number 70, Robins Acre, has an external appearance which suggests it may have an early construction date, it is included on the first edition OS map and features traditional sliding sash windows.

14 Colchester Road, The Cage. Externally rendered and with some exposed brickwork on the ground floor, The Cage is a timber framed building dating from the sixteenth century. Reportedly the holding cell of Ursula Kemp, a convicted witch, the building was a medieval prison and contributes highly to the folklore and character of the Conservation Area.

Overall, the variety of buildings in the Character Area showcases the development of the village and how changing construction methods, fashions and trends have influenced the appearance and design of residential buildings within St Osyth.

### Landscaping and Open Spaces

The open space within the Character Area is limited to a small traffic island and area of green space at the junction of Colchester Road with the B1027, which forms the northern limit of the Conservation Area.

Despite this section of open space and area of soft landscaping, the junction does not form an inviting approach to the Conservation Area. The roads are busy, and the





Figure 31 The Old Chapel 30 Colchester Road

junction is marked by an incoherent abundance of signs, lamp standards, telegraph poles and road markings. Two large stones are located on the eastern side, partially obscured by shrubs which have been planted alongside them, but there are no other features of this green space.

On the west side of the junction, a village sign marks the entrance to the Conservation Area, albeit partially blocked by the street sign demarking Colchester Road.

Although not publicly accessible, the proximity and visibility of the Priory parkland provides a sense of open space and green appearance to the remainder of Colchester Road. In the winter months the parkland is highly visible due to the lack of tree cover, affording wide views in the Priory's deer park and open parkland.

There is limited street furniture within the Character Area, which reflects its character as a residential, but not busy, section of the Conservation Area. The lamp posts and signage are limited and a generic design, with a bench and bus stop located near the town and other bus stops along the road.

### Character Area Two: Clacton Road and Spring Road

Character Area Two encompasses Clacton and Spring Roads and is the most densely built up section of the Conservation Area, featuring the commercial centre of the village. The presence of commercial units gives the area a distinctly busier, visually commercial appearance comparative to the more residential sections of St Osyth. Traffic, both vehicular and pedestrian, can be heavy, which is heightened by the cramped, tight street pattern and layout of buildings which developed around the village's medieval marketplace.

#### Layout

Clacton Road and Spring Road are at right angles to each other, converging at the junction with Colchester Road and the edge of Character Area One, 'Bar Corner'. Commercial units are clustered around this junction, extending part way down both Clacton and Spring Road. As part of this appraisal document, the boundary of the Conservation Area has been extended further along both roads, to include areas of twentieth century residential development which contribute positively to the architectural and historic significance of St Osyth Conservation Area.

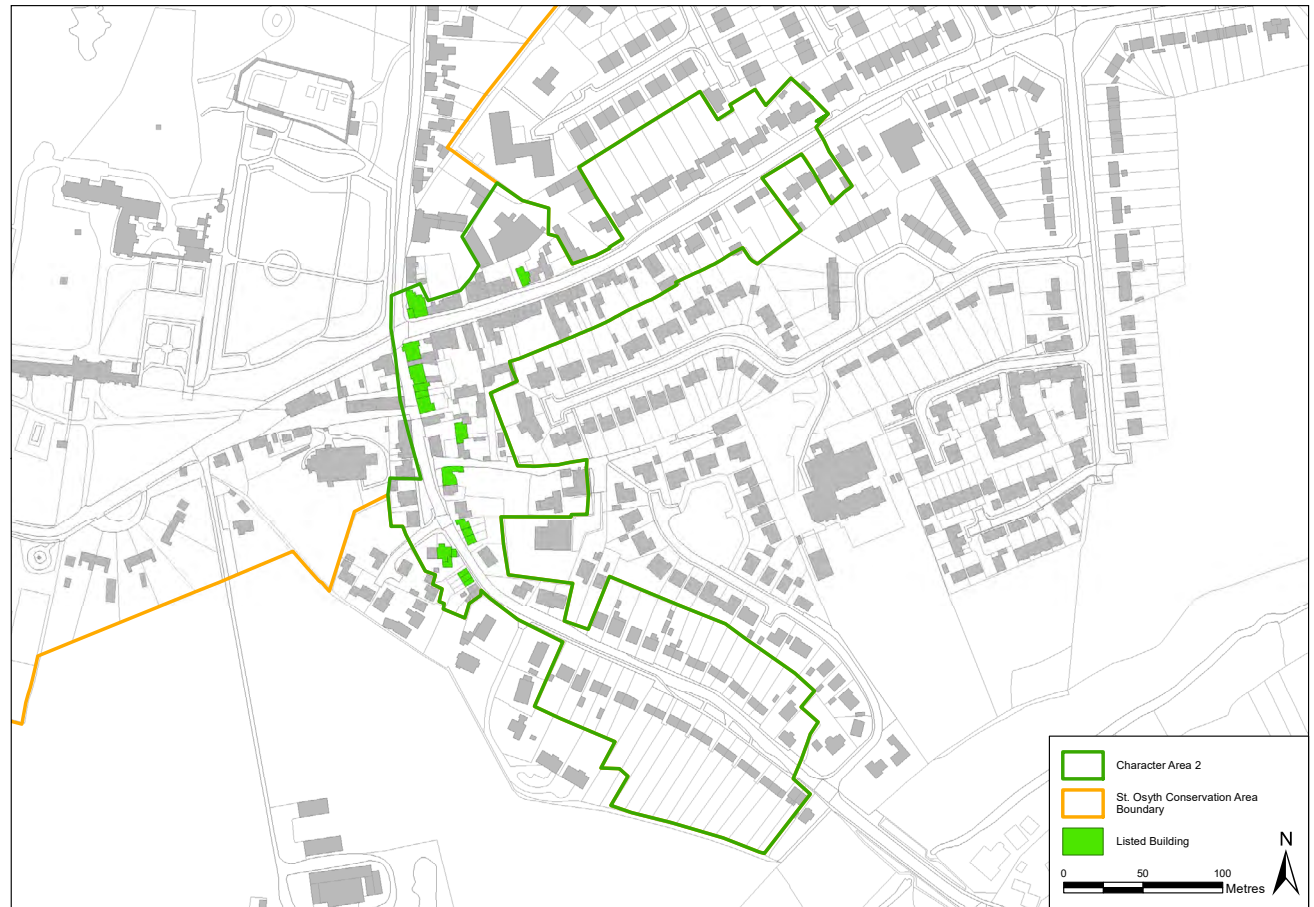


Figure 32 Map of Character Area 2



Residential development in the twentieth century has infilled the area behind these core roads, yet Clacton and Spring Road remain key routes through the village. Situated at the south eastern corner of the Priory's parkland, this Character Area is the most visually detached from the Priory and has a distinctly urban character; only the Priory's boundary wall is visible from the character area. Buildings are tightly packed in the north western section of the Character Area, where the two roads meet, with the grain of development loosening the further away one travels from the centre. The change in building density is indicative of the development of Character Area Two, twentieth century infill has created ribbon development along both Clacton and Spring Road, with older properties interspersed between modern housing. Much of the early twentieth century development is sympathetic to the character of St Osyth, therefore the Character Area and Conservation Area boundary have been extended to include these buildings.

Character Area Two includes the north eastern section of Spring Road only, as this section of the Character Area has a closer relationship with Clacton Road. The north western side of Spring Road (numbers 2 to 16) is included within Character Area Three, as these properties are indicative of the layout of St Osyth's medieval marketplace, clustered around the church.

### **Building Materials and Boundary Treatments**

Buildings are predominantly rendered in this part of the Conservation Area or feature painted brickwork on their street facing elevation. There are no examples of exposed framework, although The Red Lion public house features decorative, surface mounted timber detailing at first floor level.

As in Character Area One, many of the building's rendered and brick facades hide timber framed structures. Where brickwork is left exposed it is typically red in colour,

variation in brick tone provides a visual indication of the mixture of building ages present in the Character Area.

Some brick buildings have been painted and this, coupled with the variation in render colour, provides a visually varied street scene. The colours used across Character Area Two are typically sympathetic, reflecting the age and architectural style of the properties. Pastel colours, creams and whites provide a light and bright variation in tone across the Character Area. Dark and stark colours, greys and deep tones should be avoided for the exterior of properties as they can appear incongruous and dominant within a street scene, detracting from the overall character of the area.

Pebbledash is prominent in the Character Area, both painted and in its original, light brown state. Although often deemed unattractive and painted over, the presence of pebbledash provides an interesting visual link to past, highlighting how building and aesthetic trends have changed. The material was used extensively in the late nineteenth and early twentieth century and reflects the local geology, gravel extraction occurred across the wider Essex region, and as close by as within the Priory's parkland.

Weatherboarding is also a prominent building material within the Character Area, used on both the main façade and side return of dwellings. Often painted black on side returns or outbuildings and white on the main façade of a dwelling, the weatherboarding is typically hardwood and feather edged. Weatherboarding is found only on ancillary or smaller buildings, such as cottages, or modern infill, whilst grander historic houses and buildings are rendered.

Roofs are clad in plain clay tiles and natural slate on older properties, twentieth century properties in this area typically feature concrete pantiles as a roof covering. The roof coverings are often an indicator of a building's age, slate became commonly





Figure 33 Shops on Clacton Road and the northern section of Spring Road



Figure 34 23 Spring Road

used from the nineteenth century, whilst concrete was used from the twentieth century onwards. Gable and hipped roofs are the most common in the Character Area although there are prominent examples of half hipped roofs, such as The Red Lion, and gablet designs on 51 – 53 and 59 – 61 Colchester Road, two identical pairs of semi-detached dwellings. Chimneys are a prominent feature of the roof scape; street facing dormer windows are not a feature of the properties within Character Area Two, with the exception of 11-19 Clacton Road. Where variations or detailing to roof form is present, it is incorporated as an integral feature to the building’s design, as observed on the semi-detached houses on Spring Road which feature small gables on their front elevation.

Shops on Clacton Road and the northern section of Spring Road have large windows, which add further visual variety to the streetscape. Although the number of commercial units within the village has declined in recent years, the retention of shop windows on buildings now in residential use provides a visual indicator of the high street’s history and function, as seen on 7 Spring Road. Bay windows are prominent on Clacton Road and there are many attractive nineteenth century shop fronts, as seen on 9 Clacton Road, Dukes Tea Room and Bistro.

Shops on Spring Road are less sympathetic in appearance to the historic character of the Conservation Area and could be improved. The Post Office/Premier Food Stores features nineteenth century pilastered shop windows which could be better utilised or restored, at present they are obscured by unsympathetic signage. The Balti House (23 Spring Road), is a three-bay single storey building at the junction of Chapel Lane and Spring Road and a visual oddity within the streetscape, featuring an obtrusive extractor fan at the rear and unsympathetic signage. Built in front of 15-21 Spring Road, the single storey height of the building does allow for views toward the terraced cottages behind, which are Grade II listed and date from the eighteenth century, featuring attractive rendered facades and traditional peg tile roofs.

Boundary treatments vary throughout Character Area Two dependent upon the property’s function and location. Commercial units and residential properties located close to the junction of Clacton and Spring Road have no boundary treatments, however further away from the junction homes are typically fronted by a small front garden, demarked by brick walls, fencing, hedgerow or railings. The inconsistency in boundary treatments creates a disorderly appearance to sections of Clacton Road which detracts from the Character Area. However, the presence of hedgerow, front gardens and trees give a pleasant green and suburban character to the Conservation Area when travelling away from the village core.





Figure 35 Commercial units and residential properties located close the junction of Clacton and Spring Road



Figure 36 Little Priory/The Old House

Pedestrian provision is good on Clacton Road, with designated parking bays which prevents excessive on-street parking. Street furniture and signage is obtrusive in places and could be consolidated, the use of timber fascia boards rather than acrylic should be encouraged as part of a gradual programme of upkeep and maintenance of commercial units.

### Listed Buildings and Non-designated Heritage Assets

As with other Character Areas within the Conservation Area, there is a high number of listed buildings. Little Priory/The Old House is the most significant listed building within the Character Area. Grade II\* listed, the building is thought to have been constructed c.1300, although much of the timber framing dates from the late fifteenth century. Now subdivided into two houses, the building is an imposing and dominant presence on Spring Road, featuring two jettied and gabled cross wings. The southern wing of the property is oldest (c.1300) and features a cellar of the same age which is one of the earliest surviving examples of brick work in the country. It is a striking example of vernacular architecture and contributes positively to the Character Area, as well as the significance of St Osyth Conservation Area. The building's irregular fenestration, large roofscape and brick boundary treatment also showcase traditional materials and contribute to the historic appearance of Character Area Two.

At Bar Corner (the junction where Spring Road, Clacton Road and Colchester Road meet) are three listed buildings, 4 Clacton Road on the south side, Waterloo House (2 & 4 Colchester Road) and 5 Clacton Road on the north side. All have commercial units at ground floor level and are prominent buildings on the street corner. Waterloo House has a classical appearance on Clacton Road, featuring a parapet wall, three first floor windows and asymmetric shop fronts. The building's side return on Colchester Road is indicative of its roof structure, featuring a steeply pitched gable.

Number 4 Clacton Road is vernacular and disorderly in appearance comparative to the formally designed Waterloo House. It is still a prominent presence in the street scene. The contrast in building styles is indicative of the buildings' ages, 4 Clacton Road dates from the sixteenth century with later editions whilst Waterloo House is approximately two hundred years younger, dating from the eighteenth-century Georgian period, when classical architecture grew in popularity.

Number 4 Clacton Road's large first floor bay window and complicated roof form are prominent visual features at the junction, providing an indicator of the building's many phases and development.

### Contribution by Other Buildings

The Red Lion Pub on Clacton Road is a large detached building, featuring a highly decorative, nineteenth century, street elevation. The contrasting render, pilastered windows and applied timber framing at first floor level give the building a striking appearance and a strong presence within the street scene. Whilst the front of the building is Victorian in appearance, the rear ranges appear older, suggesting the core of the building may date from the seventeenth/eighteenth century.



Figure 37 The Almshouses



Figure 38 The Methodist Church

St Osyth Almshouses, 21-27 Clacton Road, a short terrace of four houses, are of historic interest, thought to be 400 years old. Restored in 1897 and 1937, two central plaques on the street fronting elevation mark the buildings' history. Rendered, with a large chimney stack on the eastern side and a tiled roof, the Almshouses retain features from the 1937 restoration, such as the windows and doors

When first built, the Methodist Church on Spring Road benefitted from a rural setting, however it is now surrounded by twentieth century housing, which

partially undermines its appearance. The building is now appreciated within an enclosed setting, accessed via a narrow alleyway. Relatively simple in design, the church is a typical example of a Victorian Wesleyan Chapel and was built in 1855. Featuring Gothic details, such as the lancet windows, it is an attractive brick building and an important architectural contrast to the parish church and St Osyth's Priory, providing a historic reference to changes in worship style and ecclesiastical architecture.

The Conservation Area boundary has been extended along Spring Road to include eleven pairs of twentieth century semi-detached houses (Figure 39). Dating from the early twentieth century, the properties are largely unaltered at the front and are good examples of inter-war housing. Although few original windows and doors survive, the retention of front gardens, hedgerow and the original appearance of the vast majority of these properties provide a uniform, orderly appearance to this section of the Character Area (Figure 41). It is hoped that their inclusion within the Conservation Area boundary will encourage a sense of value and appreciation of these buildings, which

represent an important part of the village’s expansion in the early twentieth century.

There are five pairs of semi-detached properties on Clacton Road, built c.1921 in a ribbon formation which showcase a vernacular revival style, built to alternate designs. The second and fourth pairs of dwellings are set further back and feature decorative plasterwork at the centre of the first floor, between the bay windows (Figure 40).

Proposed for local listing, The Old Parsonage is formed of two distinct parts, and appears on the first edition OS map. The building has a varied aesthetic: the left-hand side of the building is Georgian in appearance with a symmetrical façade and two projecting ground floor bays, whilst the right-hand side of the property is more vernacular in style, with the first-floor projecting over the ground floor. It is an architectural outlier within this section of the Character Area and surrounded by modern infill, providing an indication of the village’s development in recent decades.

### Landscaping and Open Spaces

Landscaping and areas of open space are limited within Character Area Two, due to the density of development. The sense of enclosure and density of built form decreases the further away one is from the village core, where commercial units give way to residential dwellings.

The southern section of Spring Road has a greener character than Clacton Road, the presence of grass verges, front gardens and hedgerow providing a gradual transition toward the edge of the village and countryside beyond.



Figure 39 Twentieth century semi-detached houses



Figure 40 Semi-detached properties on Clacton Road



Figure 41 Boundary treatments



### Character Area Three: The Bury and Church Square

Character Area Three consists of The Bury, St Peter and St Paul parish church and Church Square, including the site of the former marketplace. Built form is far less dense comparative to Character Area Two; Character Area Three contains the only publicly accessible areas of large open space within the Conservation Area, the recreation ground, The Bury and the churchyard.

A map of the character area is shown on Figure 42.

#### Layout

Character Area Three follows the southern side of Mill Street and The Bury, extending toward Bar Corner . The Bury, a section of grass which fronts the Priory's southern entrance and Gatehouse is included within the Character Area.

The lack of development within the Character Area gives it an open appearance on its western edge, with the street scene narrowing significantly at Church Square . In this section the medieval street layout of the village is incredibly apparent, the road is narrow and often clogged by vehicular traffic. There is a concentration of listed buildings in the eastern section of the Character Area, including the Grade I listed parish church, which frame the site of the village's medieval market place.

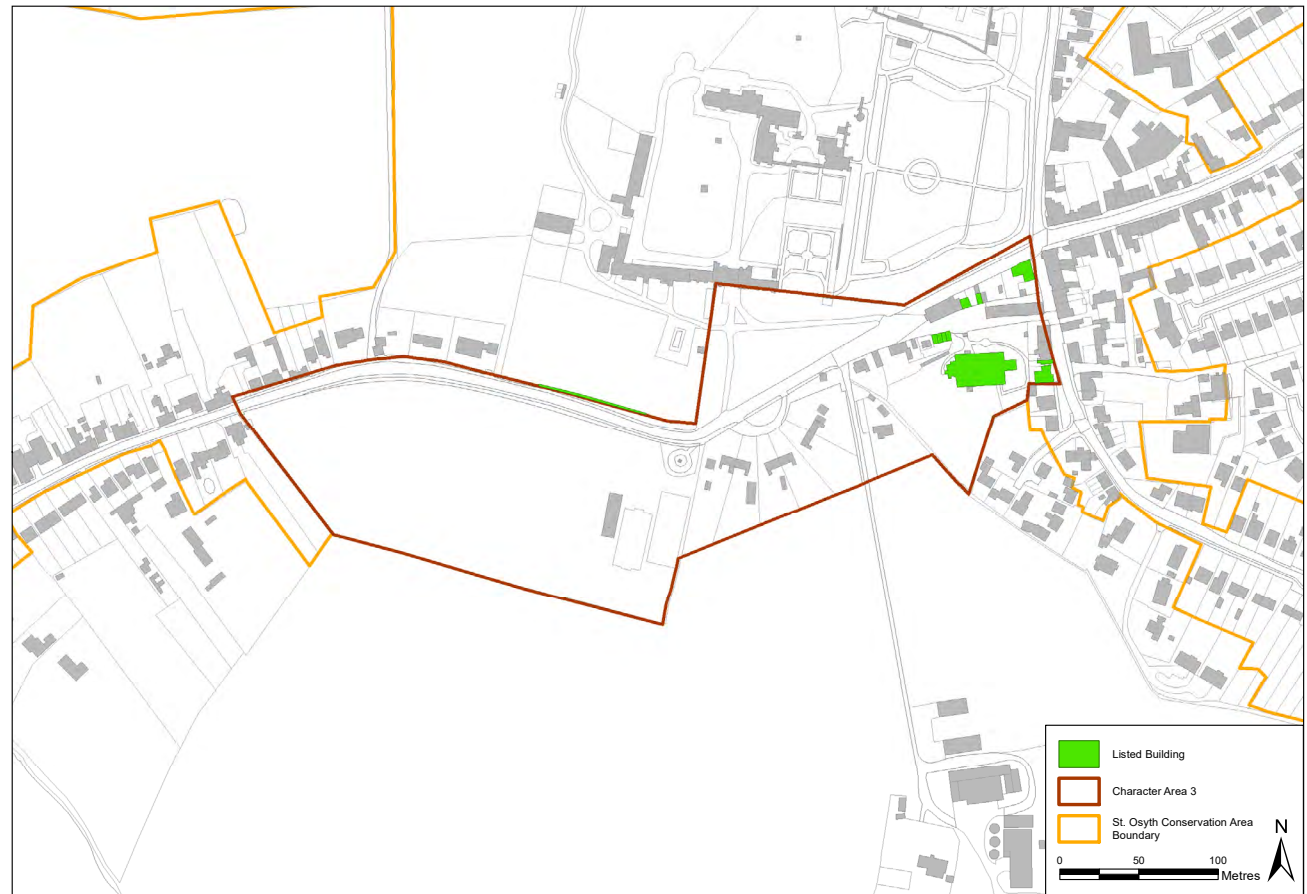


Figure 42 A map of Character Area 3





Figure 43 View towards Bar Corner



Figure 44 Narrow street at Church Square



Figure 45 Glimpsed views towards the Church



Figure 46 Render and weatherboarding



### Building Materials and Boundary Treatments

The Church of St Peter and St Paul is a multi-phased building, which is reflected in its patchwork appearance featuring brick, rubble and flint on the exterior. The variety of materials used on the exterior and their application gives the church a distinctive appearance which is dominated by the heavily buttressed tower. The chancel dates from the thirteenth century, although the church is thought to be twelfth century in origin. The use of flint and septaria in a chequer board pattern on the church's exterior matches the Priory's Gatehouse, highlighting their contemporary build dates – much of the church was rebuilt in the sixteenth century, although older elements survive and are particularly prominent, such as the two centre arched window on the north wall, which dates from the fourteenth century. The interior of the church features unusual brick-built nave arcades, which contrast with the white rendered walls and monuments to the church's many benefactors.

Render and weatherboarding are the dominant exterior building materials for domestic buildings within Character Area Three (Figure 46), although brick is present. Weatherboarding is typically painted white or black, with black used on side or rear elevations although 8 Spring Road is an exception to this rule, painted entirely black. 16 Spring Road, in contrast, features weatherboarding on part of its front and sides elevation, which is painted pink to match the rest of the building. The pastel colour is a visually pleasing contrast to the red brick and white windows on the rest of the property, softening the appearance of the property which features two steeply pitched gable roofs.

Brickwork is present within Character Area Three, although less prominent than in other character areas, used mostly for boundary walls, garages and public buildings. In contrast to the red bricks which dominate the Conservation Area, 10-14 Spring Road feature a buff brick façade, although the building is timber framed and much older than its nineteenth century frontage suggests. Set in front of the church, the use of buff brick on 10-14 Spring Road is an interesting echo of the church behind, which looms between numbers 16 and 14, the gap between the properties providing an important incidental view of the church (Figure 45).

Windows, doors and roofs within Character Area reflect the age of the properties and the former usage of buildings within Church Square, which although no longer commercial, feature large, sometimes projecting, ground floor shop windows.

Boundary treatments within this Character Area are minimal, consisting of historic walls, such as those that surround the church yard and the rear of 4 Spring Road. The Priory's imposing boundary wall is included within Character Area Five. Wooden posts enclose the Bury, which has a wooden gate at its eastern edge. The posts maintain the open character of The Bury, and the western section of Character Area Three, which is further emphasised by the hedgerow and visually permeable railing which enclose the recreation ground.

There are some examples of garden fencing within the Character Area, however these do not detract from the appearance of the area and is largely appropriate. The church's northern entrance is marked by a nineteenth century Lych Gate which has a flint base and is constructed from ornamented timber posts, with a tiled roof.

### Listed Buildings and Non-designated Heritage Assets

Designated heritage assets within Character Area Three are included within Figure 42, some of which are described below.

St Peter and St Paul Church is the most notable listed building within the Character Area, which is reflected by its Grade I designation.

8-14 Spring Road are a relatively unassuming terrace of properties which back onto the church yard. Despite their external appearance, these buildings are highly significant to the understanding of the village and are Grade II listed. Number 8 has been identified as the village's Guildhall, which would have been an administrative and events epicentre within the medieval period. The interior of number 8 reveals its age, featuring heavy timber framing and examples of carpentry techniques which date the property to c.1500 if not earlier.

1-4 Church Square is a small terrace of Grade II listed cottages, originally split into four but now forming two dwellings. Despite the merging of the houses, the terrace retains four front doors, suggesting its street facing appearance remains largely unaltered (with the exception of new windows) since their initial construction c.1500.

A K6 telephone box is located on The Bury which is Grade II listed. Designed in 1935 by Sir Giles Gilbert Scott, the K6's distinctive design is a more streamlined version of Scott's earlier K2 design, upgraded to commemorate King George V's silver jubilee and manufactured by various contractors.

The Social Club, or Johnson Institute, dates from 1911 and was gifted to the village by the daughter of Sir John Johnson in honour of her father, a former owner of the Priory who died in 1909. Built in a variation of Arts and Crafts style, the building was designed by architect H.P.G. Maule and features distinctive crow stepped gables, fine brickwork including brick lintels and mullions and tall flanking (lateral) chimney stacks.



Figure 47 Number 8-14 Spring Road





Figure 48 Semi-detached properties on The Bury



Figure 49 Recreation ground and Memorial

### Contribution by Other Buildings

The three pairs of semi-detached properties on The Bury contribute positively to the Character Area, responding to the shape and layout of the Priory Gatehouse in an early twentieth century interpretation of vernacular architecture. Their semi-circular layout frames the properties' front gardens and a central grassed area, which mimics the section of grass in front of the Gatehouse. An iron sign stands in the centre of this section of grass, flanked by benches on either side. The sign features insignia which demark St Osyth, shown as a cephalopore (a Saint cradling their own head) and the crossed Key and Sword of St Peter and St Paul.

### Landscaping and Open Spaces

The Bury and its associated open space are an important visual reprieve from the urban density and tight junction at the eastern edge of the Character Area. The break in built form gives a greater sense of importance to the Priory's entrance and Gatehouse, highlighting how it is distinct from the high concentration of residential and commercial units which comprise the village centre.

Similarly, the church yard which surrounds the parish church adds a sense of calm and seclusion to the Character Area, removed from the busy streets which surround it. The church yard marks the edge of the village and Conservation Area's envelope, backing onto undeveloped farmland which heightens this sense of seclusion and adds a rural feel, contrasting to the urban appearance of the centre of the village.

The recreation ground forms the western section of the Character Area and is another important break in built form which provides a distinction between the two historic centres of development which formed the medieval St Osyth, the village and the Creek. The undeveloped nature of the recreation ground allows for views towards the Creek, which contributes to the significance and understanding of the Conservation Area as a historic settlement which owes much of its prosperity to its proximity to the Essex coastline.

At the eastern corner of the Recreation Ground is the village's War Memorial (Figure 49).



**Character Area Four: Point Clear Road and St Osyth Creek**

Character Area Four encompasses the ribbon development on Mill Street and Point Clear as they meet at St Osyth Creek. Here the water, valley, marsh and associated maritime activities dominant the appearance of the area.

**Layout**

Water courses are an important feature of St Osyth Conservation Area and its setting . Character Area Four encompasses part of St Osyth Creek and this section of the Conservation Area is dominated by the presence of the Creek and Mill Dam Lake, which separate the village core from the residential ribbon development on Point Clear Road.

Character Area Four follows the line of Mill Street and its transition into Point Clear Road onto the western edge of the Conservation Area. Development is loose, composed of mostly detached houses although the density of development increases on Mill Street at the eastern edge of St Osyth Creek. The topography of the Character Area gradually falls and rises around the Creek , which is located in a slight valley. High points on Mill Street and Point Clear Road afford generous views along the road which gently curves and undulates around the lake and creek.



Figure 50 Map of Character Area 4



Figure 51 St Osyth's water courses



Figure 52 Mill Dam Lake



Figure 53 Topography of the area



Figure 54 Point Clear Road

The presence of the Priory is visible in the eastern section of the Character Area where it meets Area Three and the Priory grounds. New development of the Priory's grounds has altered Character Area Four in recent years. Development of new homes is accessed via an entrance off Mill Street, opposite the recreation ground. The bulk of the new development is located off Westfield Lane, a new road which runs almost parallel to Mill Street, culminating at a new cul-de-sac arrangement of properties close to the Creek's edge, north of the existing properties which flank Mill Street.



Figure 55 New development of the Priory grounds

### Building Materials and Boundary Treatments

Traditional buildings are prevalent in this section of the Conservation Area, although more diluted by twentieth century infill housing than in other areas. The design of buildings in the Character Area is predominantly vernacular, reflecting the age of the settlement. Some formalisation of the architecture has occurred in the eighteenth and nineteenth centuries and there are examples of older buildings which have been re-fronted or altered to have a more symmetrical, classical, outward appearance. An example of this is The White Hart Inn (Figure 56), the eighteenth/nineteenth frontage conceals an earlier sixteenth/seventeenth rear range. Buildings in this Character Area are not as old as those in other sections of the Conservation Area, reflecting how the fortunes of the village changed following the dissolution of the Priory. Buildings in this section of the Conservation Area typically date from the eighteenth century or later, giving it a distinctively modern appearance (Figure 57), comparative to the medieval core of the village.

Weatherboarding, brick and render are the varied exterior finishes, with differences in brick colour tone and bond providing a material differentiation between modern and older properties. Timber boarding features on a number of properties and is painted black or white, with less regularity than in other sections of St Osyth. In Character Area Four black and white paint is used interchangeably for the main and side elevations of properties.

Roofs are predominantly tiled, with a few examples of natural slate. Tiles are typically red, plain, handmade clay on older properties and concrete on more recent properties, either pantiles or interlocking, Roman tiles. Gabled and hipped roofs are typical and are also indicative of a property's age (Figure 59), with hipped roofs appearing on later, nineteenth century dwellings, of which there are a few examples at the eastern edge of the creek on Mill Street. Buildings are typically two storeys



Figure 56 The White Hart Inn



Figure 57 Modern character



Figure 58 Timber boarding



Figure 59 Roofscape



Figure 60 Example of historic walls





Figure 61 Numbers 45-49 Mill Street

in height with central or flanking chimneys. There are two examples of three storey buildings, The Old Mill House (no. 81) and 67 Mill Street, both of which are prominent buildings within the street scape by virtue of their height and design. The white weatherboarding of 67 Mill Street and buff brick of 81 Mill Street add to their prominent appearance, which contrast strongly with the surrounding red brick of neighbouring dwellings.

Where present, uPVC windows detract from the traditional appearance of the Conservation Area, as do satellite dishes and TV aerials.

Boundary treatments within the Character Area are minimal, with historic properties fronting the street and featuring no front boundary treatments. Modern properties are typically set behind front gardens which are demarked by low lying walls or hedgerow. There are some examples of unsympathetic fencing, however its presence is not dominant within the streetscape. Old walls add to the character of the area, marking historic boundaries and reflecting the age of properties within the character area (Figure 60).

Concrete post and rail fencing act as a barrier between the areas of water and the footpath/road. The northern edge of Point Clear Road as it meets Mill Street by the Creek is dominated by boats, which are moored within the Creek. At low tide the creek is marshy and has a

functional appearance, evocative of the area's former industrial use.

### Listed Buildings and Non-designated Heritage Assets

There are nine designated heritage assets within Character Area Four, as shown on Figure 50.

Included within the Character Area Four is a Grade II listed water Hydrant, made from cast iron and ornately decorated. The Hydrant is located in front of 45-49 Mill Street (odds), a small terrace of Grade II listed cottages, formerly a hall house (Figure 61). The core of the terrace dates from the fifteenth/sixteenth century and is timber framed and part weatherboarded with a central jetty to number 47. Although heavily altered, the building's jetty and steeply pitched roof are external clues to its age.

The Old Mill House and Old Mill Cottage (Figure 62) are both located on the northern edge of Mill Street and provide an indicator to the development of this section of the Conservation Area. Located closest to the Creek edge, the Grade II listed Old Mill Cottage , 95 Mill Road is an unassuming although rather grand weather- boarded building, dating from the eighteenth century, two storeys in height and with a traditional roof form and fenestration. In comparison, The Old Mill House, 81 Mill Street, is a large, three storey classical



Figure 62 Old Mill Cottage



structure, built from brick (Figure 63). Although neither are still associated with a mill, which has long been demolished, the names and differing building styles of each house are perhaps indicative of the changing fortunes of the village, The Old Mill House perhaps being built to usurp the original Cottage and to display the architectural fashions of the time.

Hillside, a Grade II listed Georgian house, is an important feature of views towards Point Clear Road from the Creek (Figure 64). Located at the crest of the hill, the property's hipped roof and symmetrical main façade face the Creek, acting as a bookend to the ribbon development to the west on Point Clear Road. The building is a clear marker of the break in residential development in this section of the Character Area, its manicured gardens giving way to the rough, maritime qualities of St Osyth Creek.

### Contribution by Other Buildings

Other buildings which make a positive contribution to the Character Area are located north of Mill Street, by St Osyth Boatyard and the Creek. This area features appreciable architectural interest, showcased by Quay House, Mariners and Summer Cottage. The three properties represent different phases and influences of development in this area and the wider village and are a contrasting group, showcasing traditional Essex

features, such as the gambrel roof Summer Cottage, which contrasts to the simple gable of Mariners. The use of traditional materials on the three properties, coupled with their setting and the functional, rough appearance of St Osyth Boatyard create a visually stimulating and diverse area which contributes positively to the Character Area and overall significance of St Osyth Conservation Area.

The development on Point Clear Road encompasses mostly twentieth century buildings, interspersed with older properties. 20 - 24 Point Clear Road make a positive contribution to the Conservation Area, their appearance and proximity to the road indicative of their age, comparative to twentieth century dwellings which are set back from the road, behind areas of garden space.

31 Point Clear Road marks both the edge of the Conservation Area and the village edge, although development within its grounds has expanded the village envelope slightly in recent years. Marked on the first edition OS map as Hill House, the property appears to have been partially demolished since the OS map was created, which has resulted in its truncated appearance.



Figure 63 The Old Mill House, 81 Mill Street



Figure 64 Hillside

### Landscaping and Open Spaces

The Creek and Mill Dam Lake dominate the central section of the Character Area, altering the diurnal and perceptual qualities of Mill Street and Point Clear Road. The break in residential development, associated infrastructure, smells and sounds of the Character Area's watercourses bring a different feel to the area which contrasts heavily with the density and urban character of Areas One to Three.

Despite the dominance of the open water in Character Area Four, there are few spaces of open land which furthers the sense of seclusion and separation from the rest of the village. Here nature and nautical features dominate, with residential development concentrated on a tight route along the principal route, Mill Street.

Mill Street Car Park, on the eastern edge of the Creek is largely undeveloped and informal, which contributes to the character of the Creek. Formal planting or designated parking bays should be resisted in this area – although next to the waterfront, this section of open space benefits from its rustic, functional and traditional appearance which reflects the vernacular appearance of surrounding properties. Formalisation of this space would be reminiscent of planned Victorian sea fronts and promenades, such as those in neighbouring Clacton and at odds with the historic, informal charm of St Osyth.



Figure 65 Gambrel roof Summer Cottage



Figure 66 Number 31 Point Clear Road



Figure 67 Open space and street furniture

### Character Area Five: The Priory and Park

Character Area Five encompasses The Priory and its Park, the former defined by its prominent boundary walls and overt historic character, the latter by its landscape and open space.

Figure 68 shows the extent of the Character Area.

#### Layout

Built form in the Character Area is clustered around the Priory's southern entrance and Gatehouse. This was the location of the core monastic buildings and remains the focus of activity and built form within the Priory grounds to this date. The interconnectivity between the village and priory is clearest in the area surrounding The Bury, with the landscaped and carefully laid out nature of the land surrounding the Priory's buildings gradually giving way to the informal, open deer park and woodland which make up the northern section of the park.

Despite its prominence and importance to the significance of the Conservation Area, St Osyth Priory is to a large extent shielded from public view by its imposing perimeter wall which gives a distinct character and appearance to other Character Areas.

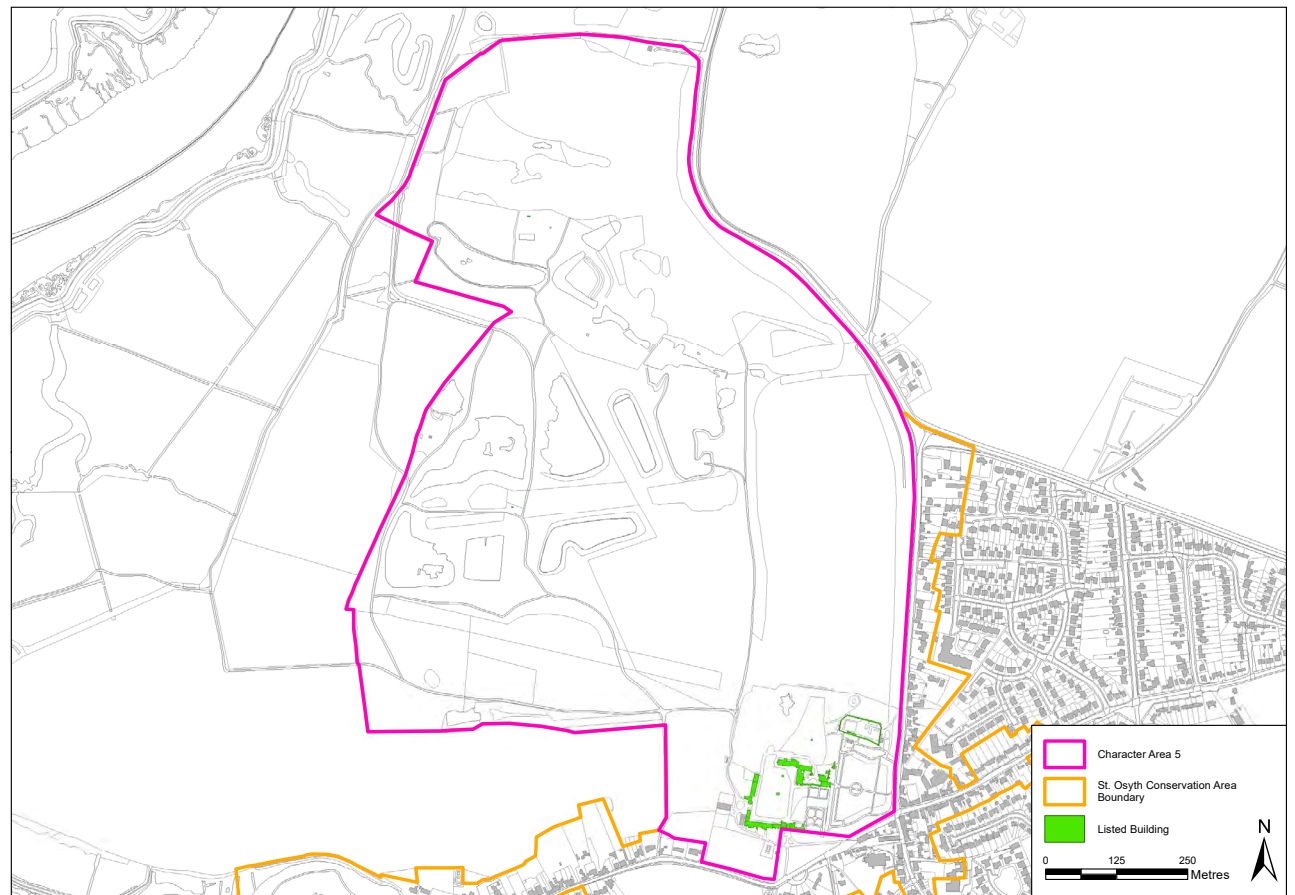


Figure 68 Map of Character Area 5





Figure 69 Aerial image of St Osyth Priory (Copyright Essex County Council)



Figure 70 Aerial image of St Osyth Priory (Copyright City & Country, pending permission)



The Gatehouse is a focal point of The Bury but otherwise views of the Priory are only glimpsed from the public realm and incidental, afforded due to the scale of buildings such as the tithe barn and Abbot's tower, rather than through a planned boulevard or vantage point, for example.

### Building Materials and Boundary Treatments

The outer Priory Gatehouse (as seen from the public realm) is an outstanding example of flushwork (Figure 71), a building technique where decorative sections of ashlar stonework are infilled with carefully knapped and squared sections of flint. The use of flushwork was notoriously dictated by the lack of good building stone in East Anglia, where examples of the technique is most commonly found, and its exemplary application at St Osyth means the Gatehouse is of national importance. Built in the late fifteenth century, the Gatehouse was converted to residential accommodation in 1958 when the external façade was restored and renovated. It features carvings of St Michael and the dragon on the arch spandrels of the gateway, which is vaulted internally. The gateway leads to a vast quadrangle known as the Green or South Lawn (Figure 72), which is largely enclosed by buildings or walls and has a collegiate appearance.

West of the Gatehouse are former agricultural and

service buildings, including the eleven-bay Tithe barn, which is partially visible from the public realm. On its courtyard facing elevation, the barn features a stone septaria wall, in contrast to its weatherboarded south face which is visible in the wider Conservation Area and features three midstreys/porches. The mixed stone and timber construction of the barn is unusual and seemingly used for aesthetic rather than practical reasons. The barn has a collar purlin roof with windbraces and is thought to have been built by the Darcys in the second half of the sixteenth century.

The pre-dissolution wealth of the Priory is highlighted by the heavy use of stone within its grounds, which would have been an expensive building material due to the lack of naturally occurring stone within Essex, meaning it would have to have been imported from further afield. The Brewhouse, north of the Gatehouse, is built in stone and brick and also dates from the sixteenth century, which suggests the Priory underwent significant changes and redevelopment during this period, shortly before its dissolution.

Aside from the Gatehouse, the Darcy Tower is the most prominent use of stone in the Priory complex and visible throughout various sections of the Conservation Area, not only Character Area Five. Adapted to form part of the Darcy family's reimagining of the Priory site, the tower and Darcy range incorporate elements of



Figure 71 Flushwork of the Priory gatehouse



Figure 72 The Green or South Lawn



Figure 73 Georgian Darcy House

the early twelfth and thirteenth century remains of the dorter range of the Abbey. The Tower is built in ashlar and septaria stonework with flint galletting (filling) and features octagonal turrets and is thought to have acted as an eastern entrance to the site. Ongoing repair work has seen the tower covered in scaffolding in recent years, the removal of which would be beneficial to wider views and should signify the beginning of a new phase of use and vitality for the Priory.

The use of timber framing is an important feature of the surviving Priory buildings and offers important clues to

the ages of buildings, such as The Bailiff's Cottage, a one and-a-half-storey stone building which, following the removal of a plaster ceiling in 2006 was revealed to feature a smoke-blackened scissor-braced roof which has been tree-ring dated to 1285-93. This evidence suggests that the cottage was originally a bakehouse or brewhouse for the Priory, which would have required a large open fire.

Brick is another important building material used across the Priory site, including the Georgian Darcy House, the surviving section of a much larger brick building which was built by the 3rd Earl of Rochford. The Darcy House is relatively plain, featuring a large bow fronted bay. Its comparatively simple appearance, when compared to the highly decorated Gatehouse and other Priory buildings provides a striking visual contrast and sense of refinement, emphasised by the bright, rich red tone of the brickwork. Vintoner's Gatehouse, adjoining The Darcy House and aligned on the outer gateway which originally lead to the Abbot's lodgings, is a remarkable example of older, Tudor, brickwork, featuring a large oriel window at first floor with Italianate decoration. The combination of brickwork and stone used on the Tudor section provide a strong visual contrast to the classicising Darcy House, highlighting the phased development of the Priory and changing architectural trends. Vintoner's Gatehouse is demarked with the date

1527 and was remodelled internally and on the north side by Sir John Johnson in the late nineteenth century. Adjoining Vintoner's Gatehouse is a range of gabled brick buildings, the location of which corresponds roughly to the western cellarer's range of the Abbey's no longer surviving cloister.

#### Listed Buildings and Non-designated Heritage Assets

The Priory Grounds are designated as a Grade II registered park and garden, which includes almost all the Priory's buildings, with the exception of Priory Farm.

Within the Priory's grounds there is also a scheduled ancient monument, the boundary of which encloses both ruinous and unused buildings and those in residential use. There are 22 individually listed structures, seven at Grade I and two at II\*.

The high grading and quantity of listed structures within the Character Area emphasises the national importance of the Priory and the Conservation Area. Of all the designated heritage assets across England, approximately 2.5% are Grade I listed, seven of which are located at The Priory.

### Contribution by Other Buildings

Other buildings within the Character Area include a small cottage north east of the Priory complex and various agricultural units included within Priory Farm. These serve to provide indicative and evidential value to the use and adaption of the Priory over time, from an ecclesiastical centre to private residence with an agrarian function.

### Landscaping and Open Spaces

The Priory's parkland is located to the north and west of the Priory buildings, between Colchester Road to the east, and Flag Creek to the west. Historically, this was the 'Little Park' of the Priory, the 'Great Park' was situated to the east of the village; the medieval park would have been more extensive than its present 95 hectares. No features relating to the medieval parkland have survived except for the Splayed Avenue, the shape of which suggests it may have been used for hunting deer, and the cluster of ponds within the parkland which were probably fishponds. At the east end of the Splayed Avenue is the Domesday Oak tree, which is thought to be 5-600 years old.

The parkland is ecologically very important, supporting a number of protected mammal and bird species and benefitting from a close relationship to the adjoining wetlands and nature reserve (Figure 75). Documentary evidence shows that the Priory featured walled gardens and enclosures within its parkland which are partially retained. The parkland is predominantly nineteenth century in character but features elements of monastic, post-reformation and eighteenth-century arrangements. It provides an important setting to the Priory buildings and has a strong group value with the scheduled monument and listed buildings. Nineteenth/twentieth century gardens are contained within sixteenth century walls, flanked by medieval buildings which combine to create a multi-layered, intricate and historic site.

Whilst the principal entrance to the site is at the south eastern corner, via the imposing Gatehouse, an early eighteenth-century drive enters the park close to Colchester Road, following a curving track south through the park. There are additional entrances from Mill Street and The Creek (Figure 76), which are incorporated into the new housing development currently under construction, sections of which are located within Character Area Four.



Figure 74 The Priory Parkland



Figure 75 The Priory's ecological connection





Figure 76 Entrance from The Creek

Surviving features such as the ruins of a Tudor grotto, Nuns Wood and twentieth century mineral extraction provide further clues to the former usage of the parkland, which has benefitted from a history as varied as the Priory buildings', altered and adapted to suit its owner's needs. The parkland is an important example of open space and surviving parkland in the county, relatively intact and undeveloped.



### 3.4 Views

Key views are identified on Figure 77. The views included are a selection of key views; this list is not exhaustive and there are numerous other views of significance. Any proposals for development within the Conservation Area, or its environs, should consider the views below and any others which may be relevant or bespoke to that proposal. It is also notable how these views alter in character between winter and summer months which must be taken into account.

Views of the Priory, Creek and Church are important to the understanding of the Conservation Area, its history and significance. The western section of the Conservation Area frequently affords long views over water, marshland and cultivated fields, lined in places by residential development and the Priory complex. The inter-visibility and contrast between these elements is an intrinsic feature of the Conservation Area and should be preserved.

The height of the Abbot's tower means its is visible in the distance from many directions, acting as a marker for the settlement. Aside from the Gatehouse, the tower is the most visible and commanding Priory building within the village, views towards which are important and indicative of the character and special interest of the Conservation Area.

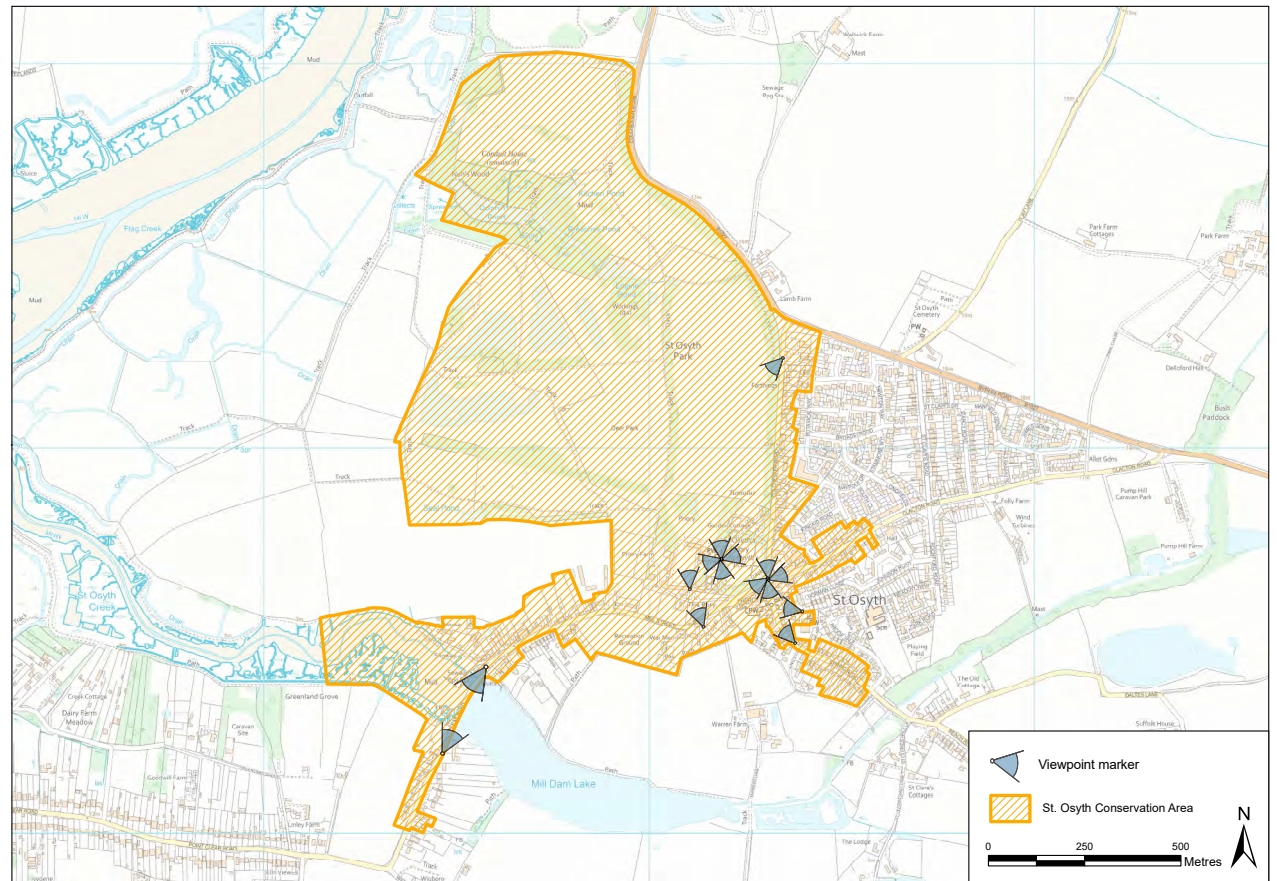


Figure 77 Map of views



The visibility of the Priory walls throughout the Conservation Area is another important aspect and continual view which contributes to the significance of the St Osyth Conservation Area, ensuring that the presence of the Priory is felt throughout the wider area. The varied construction method and building materials used on the Priory's walls also emphasise the history of the Priory, offering visually stimulating views on Mill Street and adding an additional layer to the urban character of Colchester Road.

Although largely obscured by the tightly built-up spaces of Stone Alley and Church Square, glimpsed views of St Peter and St Pauls Church are particularly notable, whose squat square tower is a bold visual contrast to the steeply pitched, gabled houses which surround it.

### 3.5 Beyond the Conservation Area Boundary

Setting is described in the glossary of the National Planning Policy Framework as:

*“the surroundings in which a heritage asset is experienced... 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”.*

In paragraph 013 of the Planning Practice Guidance, it is stated that all heritage assets have a setting. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as sensory experiences and our understanding of the historic relationship between places. For example, sites that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

This section discusses attributes of setting to the St Osyth Conservation Area, and how setting contributes to the significance of the Conservation Area as a heritage asset.

### Surrounding Landscape

The Conservation Area draws significance from the surrounding, undeveloped, rural landscape. The Conservation Area's setting within an undeveloped, historically agrarian and estuarine landscape permits an appreciation and understanding of the historic development of St Osyth as a relatively isolated rural settlement. As demonstrated by some of the key viewpoints, there are also strong visual links between the Conservation Area and the heritage assets within it and the surrounding landscape .

The St Osyth Creek and Mill Dam Lake with associated banks of trees, reeds, and buffering farmland make a positive contribution to the setting of the Conservation Area. They are visible from the area and afford views towards it along the water, contributing to our appreciation of the water network within the Conservation Area.

The farmland which surrounds the Conservation Area, particularly to the south, also makes a positive contribution and highlights the rural character of the settlement here. Fields stretching to the south can be seen from the tower of St Osyth Priory.

The tidal estuaries of Brightlingsea Creek also make a positive contribution to the Conservation Area. Located

on low ground to the west, they can be seen along the western boundary of St Osyth's Priory, and are a prominent element within the landscape for views here.

Other heritage assets beyond the Conservation Area boundary include:

- Warren Farmhouse and curtilage buildings (List UID: 1337161) GII;
- Tan Cottage and The Old Cottage (List UID: 1111483) GII;
- Lamb Farmhouse (List UID: 1111478) GII;
- Folly Farm Barn south of Clacton Road and East of Rochford Road; and
- St Osyth Cemetery and two mortuary chapels within.



Figure 78 Fields to the south of the Conservation Area



## 4. Opportunities for Enhancement

The following key issues have been identified and are summarised below in brief. The list is in no way exhaustive and neither are the issues identified unique to St Osyth, with many being shared with other Conservation Areas.

### 4.1 Car Parking

Car parking can have an adverse effect on the character of a Conservation Area, impacting the street scene and how the area is experienced. St Osyth contains some areas where parking is particularly an issue and presents an opportunity for enhancement. Throughout the area, there is a shortage of off-road parking. Parking is predominantly on-street, and thus does little for the appearance of the Conservation Area.

Car parking along Colchester Road is particularly problematic, as it creates a narrow navigation and vehicles travel rapidly along its straight length. There is scope for subtle and sympathetic traffic calming measures to be introduced, to ensure the safety of pedestrians and better appreciation of the character of the area here.

### 4.2 Vacant Buildings

Vacant buildings can have a negative impact on the character of the Conservation Area and pose an opportunity for enhancement through reinstating use.

The Grade II Listed buildings the Kings Arms Public House and The White Hart Inn were both vacant at the time of survey (2020). These buildings are of historic, architectural and communal value, and have potential to make a positive contribution to the special interest of the Conservation Area. However, they are currently at risk of further deterioration through their vacancy. It is considered that there is an opportunity to enhance these heritage assets by reinstating their use and undertaking repairs and maintenance to the historic features and fabric that has been impacted in recent years.

No. 25 Mill Street, named 'Whitehouse', is currently vacant. There are signs that this is impacting the historic fabric and exterior of the building, with decay starting to show to windowsills, the door and doorframe and the external paint. There is potential for the building to make an enhanced contribution to the street scene and Conservation Area, after maintenance to features and cleaning or repainting the façade.

### 4.3 Loss of Architectural Details

A widespread concern within the Conservation Area is the number of windows, porches, chimney stacks and other architectural elements which have been lost or replaced with those of inappropriate design and materials. Often these replacements do not pick up on traditional detailing and profiles, glazing pattern, palette of materials or design.

The loss of these features impacts the streetscape and roofscape of the Conservation Area, and there is scope to enhance or reinstate these historic features to make a positive contribution to the historic character of the area. The loss of front porches in particular is apparent along Clacton Road.

Inappropriate infilling between historic buildings, also particularly apparent on Clacton Road, highlights the impact that cumulative loss of features, development pattern and grain, and modern alterations can make to the historic character of the street.

Throughout the area, there are examples of the loss and poor maintenance of historic rainwater goods. For example, at Dukes Bistro, the painted guttering impacts the historic façade of the building, and the ineffective pipe to the east of the façade has led to rainwater damage to the brickwork.





There has also been cumulative loss of front garden plots to houses where paving has been installed for car parking. This loss of original boundary treatment and small front gardens impacts the rhythm and building line, creating gaps which make a negative impact on the streetscape.

#### 4.4 Unsympathetic additions

Throughout the Conservation Area are examples of inappropriate and unsympathetic additions which can make a cumulative negative impact on the area. The addition of uncharacteristic modern porches, as well as the installation of unsympathetic additions to buildings such as air conditioning units, extraction flues, and TV aerials to street facades, sides and rears to buildings, harm the historic character and qualities of the area. In some cases, unsympathetic fixings (such as to Grade II Listed Tulip Hall, 29 Clacton Road) can affect the historic façade of buildings. Care should be taken to ensure that unsympathetic additions do not have an impact on views along historic streets and the character of groups of historic buildings is preserved.

Within residential areas in particular, the agglomeration of structures through additional side developments between detached properties can have a detrimental impact to the historic grain of the village, and our

appreciation of its development. St. Osyth is a historic settlement and has been subject to a considerable degree of infilling and building on larger gardens. It is considered that further development in this way would most likely harm the character of the Conservation Area. The more substantial older properties are enhanced by the setting provided by their reasonable and proportioned gardens. Backlands are important features of old town centres and villages, being part of the grain of the historic town plan and representing areas that had a service function in relation to the main street frontages. Those that survive in St. Osyth provide spaces useful for service areas and off-street parking. Similarly, the installation of unsympathetic and piecemeal boundary treatments can harm the immediate setting of historic buildings and spaces and the use of inappropriate railings, walls, and fences make cumulative harm to the street scape and character of the area. This is particularly evident along Colchester Road, where the concrete and barbed wire boundary fencing of St Osyth's Priory is uncharacteristic of the historic parkland, and impacts the approach into the village from the north as well as views towards the registered park and garden.

Within commercial properties, the removal and replacement of plastic and vinyl signage is considered to be an opportunity for enhancement. The use of overly large signage, and particularly of plastic and vinyl signage, can create a visually cluttered street and

detract from the historic character of an area and should be avoided.

The introduction of an inappropriate colour palette is also a concern within the Conservation Area, for example the Fuchsia Pink painting to The Old House, 27 Spring Road, which was previously Suffolk Pink. By using a palette which is out of keeping with the area, buildings can be visually domineering within a streetscape, and therefore have an impact the character of the area and group value of a street scene.

#### 4.5 Inappropriate Modern Development

There are some cases where inappropriate modern development has made an impact to the character of the Conservation Area. Though now removed from the Conservation Area the housing development at Old School Close makes poor contribution to the setting of the Conservation Area and the setting of the Grade I listed Church of St Peter and St Paul.

The current St Osyth Priory housing development is currently being constructed, located within the immediate setting of the Registered Park and Garden and within the Conservation Area. The siting of the development impacts the historic, linear pattern of development along Mill Street, adding uncharacteristic density to the buildings within the area.



#### 4.6 Neutral Contributors

A number of buildings are currently considered to make a neutral contribution to the character and appearance of the Conservation Area. The historic buildings that fall into this category still contribute to the area's character and appearance, and their contribution should not be underestimated and certainly should not be considered negative. The majority of these historic buildings have the potential to make a positive contribution but due to the loss of original architectural details, front boundaries, and unsympathetic additions, are considered to be neutral contributors which can lead to an underwhelming and indistinctive overall character. Through small scale improvement works, such as reinstating boundary treatments, planting, appropriate replacement windows, more traditional signage and use of colour, and preventing further loss of architectural form and features, these buildings would be enhanced and their positive contribution realised. Similar interventions to the more modern neutral buildings could help to better aesthetically integrate them into the area.

#### 4.7 Public Realm

##### **Street Furniture (including lampposts, benches, signage, bins, bollards)**

Street furniture throughout the Conservation Area is generally of good quality, and sympathetic in character, particularly with regard to benches, bins, bollards and flower planters. Streetlights however are fairly inconsistent and modern in design and would be enhanced through replacement with traditional and consistent streetlights which respect the historic character of the area.

It is considered that there is also opportunity for improvement to be made to the signage at Bar Corner Cross; in places, the overly large and unsympathetic plastic fascia dominate the facades of buildings and harm the overall historic character of the street.

##### **Hard Landscaping**

While road surfacing is generally of a good quality, there are some areas that would benefit from consistent maintenance, such as on The Bury and Mill Street. Pavements are typically of good quality, although would also benefit maintenance in places. Small scale pavers and stone curbs, such as those found along The Bury and Spring Road, add interest and detail to the hard surfacing in the area, and should be replicated where

possible throughout the Conservation Area.

Hard landscaping can have a particularly harmful impact on the character of the area where areas of private front gardens have been paved over in a piecemeal approach and are inconsistent with their neighbours and adjoining paving.

##### **Open Spaces**

The open and green spaces in the Conservation Area make a positive contribution and are integral to its character in many instances, particularly at The Bury, the Recreation Ground and the Mill Dam. The maintenance needs of these spaces should be considered and, where appropriate, opportunities taken to enhance them and ensure access is maintained through roadside pathways and public rights of way.

##### **Trees and Planting**

Appropriate levels of maintenance need to be ensured and, where required, opportunities for enhancement sought to maintain and manage the trees within the Conservation Area. There are opportunities to enhance the verdant appearance of the Conservation Area along The Bury and the South west side of Spring Road, where paving dominates the junction with Spring Road and Old School Close.



#### **4.8 Access and Integration**

St Osyth is not served by rail links arterial highways. The two main roads into the village, Colchester Road and Clacton Road, are both accessed from the B1027 connecting Clacton-on-Sea with Colchester. The predominant road route between Clacton-on-Sea and Colchester is via the A133, which makes the B1027 less busy, and this has partially preserved the quiet historic character of the village. Improving awareness of the historic village could be facilitated by improved signage at the junction between Clacton Road and Colchester Road where they each meet the B1027. Further away from the settlement, signage to the historic village could be improved at the Clacton junction of the B1027 and the A133, and at Thorrington Cross junction, where the village's historic significance is not signposted.

#### **4.9 Interpretation**

The Registered Park and Garden is a key feature within the Conservation Area and makes a positive contribution to its special interest and understanding of its historic development. Currently, there is little integration between the park and the village, its boundary marked by high flint and brick walls and planting. The gatehouse

to the south of the park affords the best views from the village towards the park. Consideration should therefore be given to the potential benefits of an appropriately located and well-designed interpretation board on the Bury, explaining the history and features of St Osyth's Priory; the views afforded from this location make it the ideal location for such an installation and raising awareness in the Conservation Area.

The publication of guidance to inform building owners and residents within St Osyth of the Conservation Area status and the effects of the designation should be considered. There are a wide range of issues facing the St Osyth Conservation Area, many of which share common themes. This section recommends management proposals which address these issues in both the short and long term.



## 5. Management Proposals

There are a wide range of issues facing the St Osyth Conservation Area, many of which share common themes. This section recommends management proposals which address these issues in both the short and long term.

### 5.1 Positive Management

The first set of proposals relate to Positive Management and focus on good practice and improved ways of working within the Local Planning Authority. These are generally low cost and can be implemented within a short time frame, typically within one or two years.

#### Local Heritage List

Tendring District Council is in the process of developing the local heritage list. Suggestions have been made within this document for this list.

#### Article 4 Directions

Article 4 Directions are additional planning controls which can be introduced by a Local Planning Authority to revoke certain Permitted Development Rights. Permitted Development Rights allow building owners to carry out certain works to their properties without the

need for planning permission and are set out within the General Permitted Development Order.

Article 4 Directions served on properties within the Conservation Area would introduce the need to apply for planning permission for certain works and this would allow the Council to better preserve and enhance the area by ensuring high quality design and use of traditional materials.

#### Enforcement

Where the necessary permission is not sought for alterations which are not contained within the General Permitted Development Order, the Local Planning Authority should consider its enforcement powers. This could assist in reinstating any lost character or architectural features whose loss may have a negative cumulative effect on the Conservation Area, as well as avoiding a precedence being set for similar, uncharacteristic works.

#### General Maintenance: Public Realm

Through the agreement of a standard good practice within the Conservation Area between relevant Local Authority teams and other landowners, long term goals can be set to promote good design within the public

realm. This can include elements such as responding to existing character to preserve local distinctiveness, ensuring appropriate wayfinding, and agreeing a standard street furniture to ensure consistency over time as elements are introduced or replaced. This will have a long-term positive impact on the Conservation Area.

#### Heritage Statements, Heritage Impact Assessments and Archaeological Assessments

In accordance with the NPPF (Para.189), applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

All applications within the Conservation Area and immediate setting require an appropriately detailed Heritage Statement. Any application without a Heritage Statement should not be validated.

The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, trees or highways on key views should be considered to aid decision making.





This includes development outside the conservation area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017). Applications which fail to have assessed any impact upon views and setting should not be validated. This is particularly important for the development of any sites allocated for development as part of the Local Plan process as the change to the setting of the Conservation Area should be fully assessed, understood and, where necessary, mitigated.

### Tree Management

Trees that are either located in a Conservation Area, covered by a Tree Preservation Order or planning condition have a degree of protection.

Where a tree is protected consent must be given by the Council in writing before you do any works to it including cutting down, uprooting, topping, lopping, severing roots, wilful damage or destruction. The Council must be notified of any intended works to trees through the submission of a Notification of Proposed Works to Trees in a Conservation Area.

Where trees contribute to local amenity and the

character or appearance of the Conservation Area their retention and appropriate management will be encouraged. If felling is necessary due to the condition of the tree (dead, dying or dangerous) then an appropriate replacement tree should be planted.

### New Development

To be successful, any future development needs to be mindful of the local character of the conservation area, while at the same time addressing contemporary issues such as sustainability.

Historic England and CABI guidelines state that successful new development will:

- Relate to the geography and history of the place and the lie of the land;
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respect the scale of neighbouring buildings;
- Use materials and building methods which as high in quality of those used in existing buildings; and

- Create new views and juxtapositions which add to the variety and texture of their setting.

Tendring District Council should guide development in a positive manner by:

- Engaging with developers at an early stage through the Pre-Application Process and Local Plan Process to ensure modern development is high quality in design, detail and materials.
- Ensuring medium-large scale development schemes are referred to a CABI Design Review (or similar) to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it's appropriate to a conservation area.
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

### Neutral Elements

The dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character. Tendring District Council must not



allow for the quality of design to be ‘averaged down’ by the neutral and negative elements of the built environment. Officers must, where possible, seek schemes which enhance the built environment.

**Public Facing Resources**

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a conservation area. Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of St Osyth’s built heritage.

**5.2 Positive Management: Longer Term**

These proposals are also focussed around positive management but either take longer to implement or are better suited to a longer time frame.

**Conservation Area Boundary**

The Conservation Area boundary has been revised within this appraisal in accordance with the NPPF (2019) and Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (2018).

The Conservation Area should be reviewed regularly to monitor change and inform management proposals. The boundary should be assessed as part of this review to ensure it is robust and adequately protects the significance of the area.

**Character Appraisal and Management Plan**

The Conservation Area Character Appraisal should be reviewed regularly to monitor change and inform amendments and additions to the Management Plan.

**Public Realm and Highways**

The Highways Department should be engaged to conduct an assessment of existing signage within the conservation area with the view to ‘de-clutter’ the

historic environment. Other case studies have found this was a cost-neutral exercise due to the scrap value of signage and posts.

Collaboration between the Highways Department and Local Planning Authority should ensure the maintenance and replacement programme for street furniture (including lampposts) and hard surfacing reflects the character and local distinctiveness of the Conservation Area.

**Improved Understanding and Awareness**

At present there is no interpretation (information boards, signage, interactive QR Codes) within the Conservation Area aimed at improving understanding and awareness. This would be an effective way to improve the awareness and re-establish the identity of St Osyth as a historic settlement.

**Heritage at Risk**

Currently the Conservation Area is included on the At Risk Register. It is advised that the Council and key stakeholders collaborate to devise a long term strategy for the Conservation Area, and those elements within the area that are also at risk such as the Scheduled Monument.



### 5.3 Funding Opportunities

There are three main funding opportunities which would assist in the execution of these plans:

#### National Lottery Heritage Fund

The NLHF is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change overtime, for up-to-date information on NLHF schemes Tendring District Council should consult their appointed Heritage Specialist.

#### Section 106 Agreements

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon St Osyth. These agreements could be used to fund public realm or site-specific improvements.

#### Partnership Schemes in Conservation Areas (Historic England)

Partnership Schemes in Conservation Areas is a programme run by Historic England to target funding for the preservation and enhancement of conservation areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area. This would be suitable to preserve and enhance either the shop frontages or the architectural detailing.

## 6. Appendices

### 6.1 Listed Buildings

| List Entry No. | Name   | Grade   |
|----------------|--|---------|
| 1002193        | Remains of St Osyth's Priory including the ruinous sections of a mid-C16 mansion                             | SAM     |
| 1000237        | St Osyth's Priory  | RPG-GII |
| 1111495        | St Osyth's Priory, Gatehouse and east and west flanking ranges   | GI      |
| 1111466        | St Osyth's Priory, Garden Walls located to the east and west of the Rose Garden, south of the Darcy Wall     | GII     |
| 1337159        | St Osyth's Priory, ruined east ranges of the Darcy House including the Tower and Chapel                      | GI      |
| 1416974        | Kitchen garden walls and attached bothies north-east of St Osyth's Priory                                    | GII     |
| 1111464        | St Osyth's Priory, urn and stone pedestal approximately 50 metres north east of the abbots lodging           | GII     |
| 1111463        | St Osyth's Priory, ornamental steps flanked by urns in courtyard approximately 100 meters north of gatehouse | GII     |
| 1337157        | St Osyth's Priory, Urn and Pedestal in courtyard approximately 50 metres north of Gatehouse                  | GII     |
| 1308972        | St Osyth's Priory, Tithe Barn adjoining the west range of Gatehouse  | GII*    |
| 1166310        | St Osyth's Priory, West Barn and Baliff's Cottage  | GII*    |
| 1146600        | St Osyth's Priory, pump approximately 20 metres west of Bailiff's Cottage                                    | GII     |
| 1111496        | St Osyth's Priory, Brewhouse and wall between Brewhouse and West Barn  | GII     |
| 1111462        | St Osyth's Priory, Drying House  | GII     |





|         |  |      |
|---------|--|------|
| 1337156 | St Osyth's Priory, Stable Block adjacent to north west of barn                       | GII  |
| 1337156 | St Osyth's Priory, Cartlodge adjacent to west of barn                                | GII  |
| 1337160 | St Osyth's Priory boundary walls   | GII* |
| 1247779 | K6 Telephone Box to South of St Osyth's Priory                                       | GII  |
| 1166131 | Little Thatch and Adjoining Cottage, 21 and 23 Mill Street                           | GII  |
| 1111486 | 31 and 33 Mill Street  | GII  |
| 1166141 | Giebros, 39 and 41 Mill Street   | GII  |
| 1337171 | 45, 47, and 49 Mill Street   | GII  |
| 1166148 | Hydrant Immediately South of Jettied Crosswing of Cottages 45, 47 and 49 Mill Street | GII  |
| 1337172 | The Old Bakery, 54 Mill Street   | GII  |
| 1111487 | White Hart Inn, Mill Street  | GII  |
| 1111488 | The Old Mill House, 81 Mill Street   | GII  |
| 1309028 | Old Mill Cottage, Mill Street  | GII  |
| 1309037 | Hillside, 12 Point Clear Road  | GII  |
| 1111513 | Church of St Peter and St Paul, Church Square  | GI   |
| 1166000 | 1-4 Church Square  | GII  |
| 1337147 | Church Cottage and St Edmundsbury, Church Square                                     | GII  |
| 1111514 | Anvil Cottage, Church Square   | GII  |
| 1111492 | 1 Spring Road  | GII  |
| 1337136 | 3, 5, 7, Spring Road   | GII  |
| 1166244 | Pump to rear of 7 Spring Road  | GII  |
| 1309004 | 4 Spring Road  | GII  |



|         |   |      |
|---------|---|------|
| 1111491 | 8, 10, 12, and 14 Spring Road   | GII  |
| 1111493 | Cranfield, 15 Spring Road and Cranfield Cottages attached to south; 17, 19 and 21 Spring Road | GII  |
| 1166213 | Bay House, 16 Spring Road   | GII  |
| 1166252 | Little Priory and The Old House, Spring Road  | GII* |
| 1111494 | 37, 39, and 41 Spring Lane  | GII  |
| 1337135 | 38, 40, and Chestnut Cottage Spring Lane  | GII  |
| 1166224 | 46 and 48 Spring Lane   | GII  |
| 1308965 | 89 and 91 Spring Lane   | GII  |
| 1166012 | The Hoy, 4 Clacton Road   | GII  |
| 1111515 | Tulip Hall, 29 Clacton  | GII  |
| 1337168 | Waterloo House with Return Shop Front to Clacton Road (2, 4, and 4A Colchester Road)          | GII  |
| 1166007 | St. Osyth D.I.Y. Centre and B.G. Stores at corner of Colchester Road                          | GII  |
| 1111482 | Binders, 24 Colchester Road   | GII  |
| 1111481 | Elm Cottage and Manor Cottage, 32 and 34 Colchester Road                                      | GII  |
| 1309066 | The Kings Arms Public House, Colchester Road  | GII  |
| 1337167 | 36 and 38 Colchester Road   | GII  |
| 1111480 | The Cottage, 60 Colchester  | GII  |
| 1337166 | Ivy Cottage/ Field Cottage, 72 Colchester Road  | GII  |
| 1111479 | Milestone on Western Verge Opposite Numbers 76-78 Colchester Road                             | GII  |
| 1337165 | 84 and 86 Colchester Road   | GII  |



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### 6.3 Legislation, Policy and Guidance

| LEGISLATION/POLICY/<br>GUIDANCE | DOCUMENT  | SECTION/POLICY  |
|---------------------------------|---|---|
| Primary Legislation             | Planning (Listed Buildings and Conservation Areas) Act 1990   | 66: General duty as respects listed buildings in exercise of planning functions.<br>72: General duty as respects conservation areas in exercise of planning functions.  |
| National Planning Policy        | National Planning Policy Framework (2019) DCLG  | Section 16;<br>Annex 2  |
| National Guidance               | National Planning Practice Guidance (2014) DCLG   | ID: 18a   |
| National Guidance               | Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets |   |
| National Guidance               | English Heritage (2019) Conservation Principles, Policies and Guidance.   |   |
| National Guidance               | Historic England (2018) Conservation Area Appraisal, Designation and Management (Advice Note 1)                                       |   |
| Local Policy                    | Tendring District Council Local Plan (2007)   | QL9 – Design of New Development<br>QL11 – Environmental Impacts and Compatibility of Uses<br>EN1- Landscape Character<br>EN17- Conservation Areas<br>EN20- Demolition within Conservation Areas<br>EN21- Demolition of Listed Buildings<br>EN22- Extension and Alterations to Listed Buildings<br>EN23- Development within the Proximity of a Listed Building |





#### 6.4 Glossary (National Planning Policy Framework)

| Term                               | Description   |
|------------------------------------|---|
| Archaeological interest            | There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. |
| Conservation (for heritage policy) | The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.  |
| Designated heritage asset          | A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.  |
| Heritage asset                     | 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).                                    |
| Historic environment               | 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.   |
| Historic environment record        | Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.   |
| Setting of a heritage asset        | 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.                                 |
| Significance (for heritage policy) | The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.  |

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# Thorpe-Le-Soken Conservation Area Character Appraisal and Management Plan



Client:  
Tendring District Council

Date:  
March 2020

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# 1. Introduction

## 1.1 Summary

As defined by the 'Planning (Listed Building and Conservation Areas) Act 1990, a Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation area designation introduces a general control over developments affecting unlisted buildings and provides a basis for planning policies with an objective to conserve all aspects of character or appearance that define an area's special interest.

Thorpe-le-Soken Conservation Area was first designated by Tendring District Council in October 1969 and extended in November 1988. The special quality of Thorpe-Le-Soken Conservation Area derives from its wealth of historic buildings lining the High Street, which was fully established by the medieval period. Beyond the High Street, the village developed in connection with the medieval core and are included due to the intrinsic interest of their buildings. The Area contains a wealth of mature trees which contribute to the character and appearance of the Conservation Area.

Tendring District Council appointed Place Services to prepare a Conservation Area Appraisal. The document is provided as baseline information for applicants to consider when designing or planning new development within the Conservation Area or its setting.

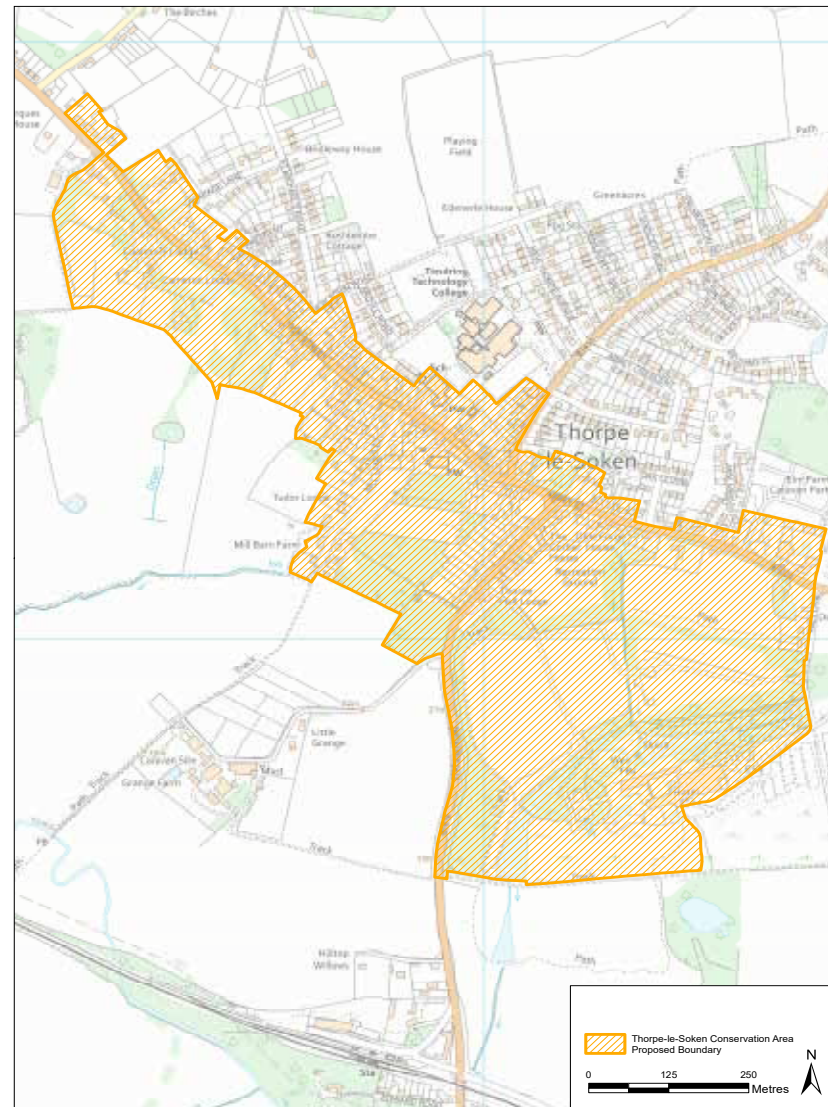


Figure 1 Conservation Area within its wider context

## 1.2 Conserving Tendring's Heritage

This report provides an assessment of the historic development and character of Thorpe-le-Soken and outlines its special interest. The appraisal will also consider the significance of heritage assets and the contribution that these, along with their setting, make to the character of the area. The understanding of significance will be used to assess the susceptibility of the Character Areas to change, highlighting key assets of importance.

This assessment will consider how different Character Areas within Thorpe-le-Soken came to be developed, their building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities can be used to assess the key characteristics of each area, highlighting potential impact future developments may have upon the significance of heritage assets and the character of Thorpe-le-Soken. This assessment is based on information derived from documentary research and analysis of the individual character areas.

The National Planning Policy Framework (NPPF) highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, the immediate and larger character of the area in which new development is sited.

This assessment follows best practice guidance, including Historic England's revised Historic England Advice Note 1 for *Conservation Area Appraisal, Designation and Management* (2019) and *The Setting of Heritage Assets* (2017).



Figure 2 Church of St Michael





### 1.3 Purpose of Appraisal

This document should be used as a baseline to inform future change and design with regard to the sensitivities of the Historic Environment and its unique character. It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in the bibliography.

Applications that demonstrate a genuine understanding of the character of a Conservation Area are more likely to produce good design and good outcomes for agents and their clients. This Appraisal will strengthen understanding of Thorpe-le-Soken and its development, informing future design.

### 1.4 Planning Policy Context

The legislative framework for conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation and enhancement of these areas. National planning policy in relation to the conservation and enhancement of heritage assets is outlined in chapter 16 of the Government's National Planning Policy Framework (DCLG 2019).

The Thorpe-le-Soken Conservation Area is located within Tendring District. Local planning policy is set out in the Tendring District Council Local Plan (2007). Saved policies which are relevant to heritage assets include:

- QL9 – Design of New Development
- QL11 – Environmental Impacts and Compatibility of Uses
- EN1- Landscape Character
- EN17- Conservation Areas
- EN18- Fascia and Shop Signs in Conservation Areas
- EN18 (a) and (b)- Advert Control within Conservation Areas
- EN20- Demolition within Conservation Areas
- EN21- Demolition of Listed Buildings
- EN22- Extension and Alterations to Listed Buildings
- EN23- Development within the Proximity of a Listed Building
- EN25- Satellite Dishes on Listed Buildings and in Conservation Areas



## 2. Thorpe-Le-Soken Conservation Area

### 2.1 Context and General Character

Thorpe-le-Soken is situated in Tendring district in the north east of Essex. Two principle thoroughfares determine the layout of Thorpe-le-Soken; B1414 that runs north from Clacton-on-Sea to Harwich and the B1033 that runs parallel from Frinton-on-Sea to Weeley. The Conservation Area comprises of the historic High Street and includes the historic Park and Garden of Thorpe Hall.

The roads entering the Conservation Area are lined with mature trees and grass verges, particularly from the north-west, which provide a fluid transition from the rural surroundings into the Conservation Area. Thorpe-le-Soken is largely residential with a historic village core concentrated along the High Street, this contains a fine stock of historic buildings of different periods. Two Character Areas have been identified; the village core which has a tight grain of historic buildings of a modest scale, generally no more than two storeys in height, and Thorpe Hall which encompasses the Thorpe Hall Registered Park and Garden as well as the surrounding fields and historic access route of Hall Lane. Each Character Area will be addressed in detail in section 3.3. There are 22 listed buildings in the Conservation Area with many more making a positive contribution to the character and appearance.

Thorpe-le-Soken has maintained much of its historical character through the retention of traditional building materials, including red brick, render and plain tile roofs. As well as the prevalent wealth of historic architectural detailing, including bay windows, prominent door architraves, quoins and other brick detailing. Gaps in the building line provide sky gaps and views out to the surrounding countryside also contribute to the character of the area.

Whilst this appraisal focuses upon the area defined within the Conservation Area boundary it is important that consideration is given to those aspects of the wider environs and setting which contribute to its significance.

### 2.2 Location, Geology and Topography

The bedrock at Thorpe-le-Soken is clay, silt and sand of the Thames riverine deposit group. This sedimentary bedrock was formed approximately 34 to 56 million years ago in the Palaeogene Period. The sediments are marine in origin and comprise coarse to fine-grained slurries and debris that would have flowed from a river estuary into a deep-sea environment, forming graded beds.

Thorpe-le-Soken stands on a ridge of high ground running from north west to south east, between the sea at Hamford Water and the Holland Brook. The B1414 crosses the High Street at a staggered cross road. The crossroad is located at the centre of the Conservation Area from which the historic village core fans out to include the High Street to the west, Landermere Road to the North, Station Road to the South and extends southeast to include Thorpe Hall Park and Garden. There are some glimpsed views of the wider landscape between buildings and mature trees and planting. The location of the village within a rural landscape can be readily understood and this is an important aspect of the Conservation Area's setting.

Both Thorpe and Kirby-le-Soken to the east have expanded considerably in size. The early twentieth century garden at Thorpe Hall is a Registered Park and Garden and is included within the Conservation Area boundary. The Thorpe-le-Soken Conservation Area is situated within the Parish of Thorpe-Le-Soken, which according to the 2011 census, had an estimated population of 2034.





### 2.3 Historical Overview

Thorpe-le-Soken has its roots in the medieval period though archaeological evidence for prehistoric occupation has been identified in and around the Conservation Area.

#### Prehistory: Palaeolithic to Iron Age

Thorpe-le-Soken's location on high ground and not far from the Essex coast provided an ideal place for occupation with easy access to the intertidal zone for early settlers. Palaeolithic flint tools have been recovered from the area of Thorpe le Soken though none can be accurately recorded as being located within the Conservation Area boundary. In terms of later prehistoric occupation, aerial photographic evidence records a double ring ditch within the grounds of Thorpe Hall within the Conservation Area and later occupation is also evident in the surrounding area outside the boundary.

#### Roman

There is evidence of Roman activity immediately adjacent to the Conservation Area at Thorpe Hall where excavation identified ditches, gullies and pits associated with settlement, possibly a nearby farmstead.

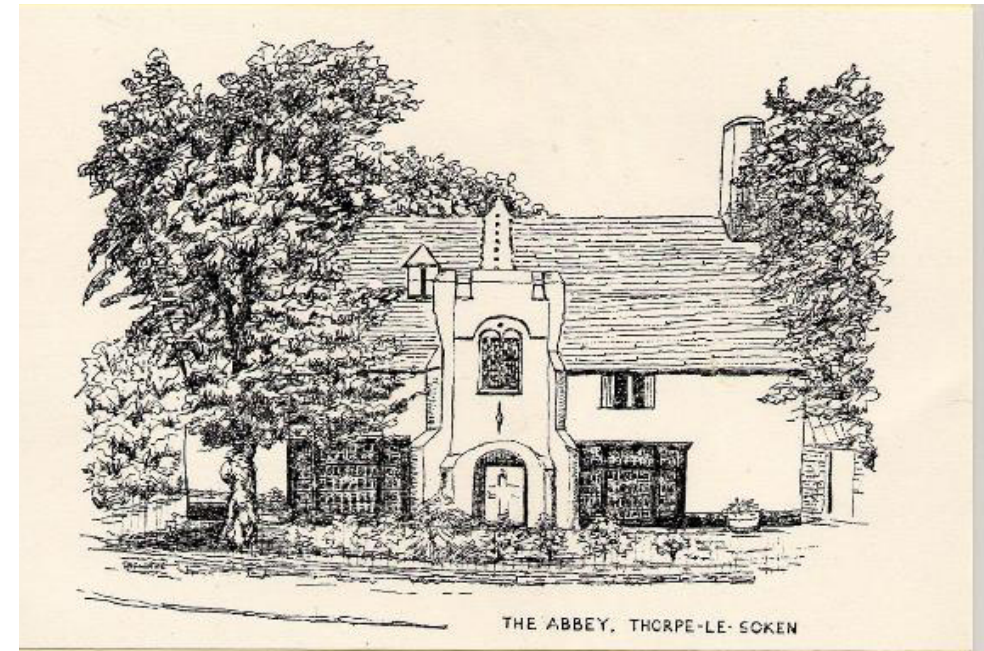


Figure 3 The Abbey dating to the sixteenth century (ECC Archives I/Mb 354/2/1)



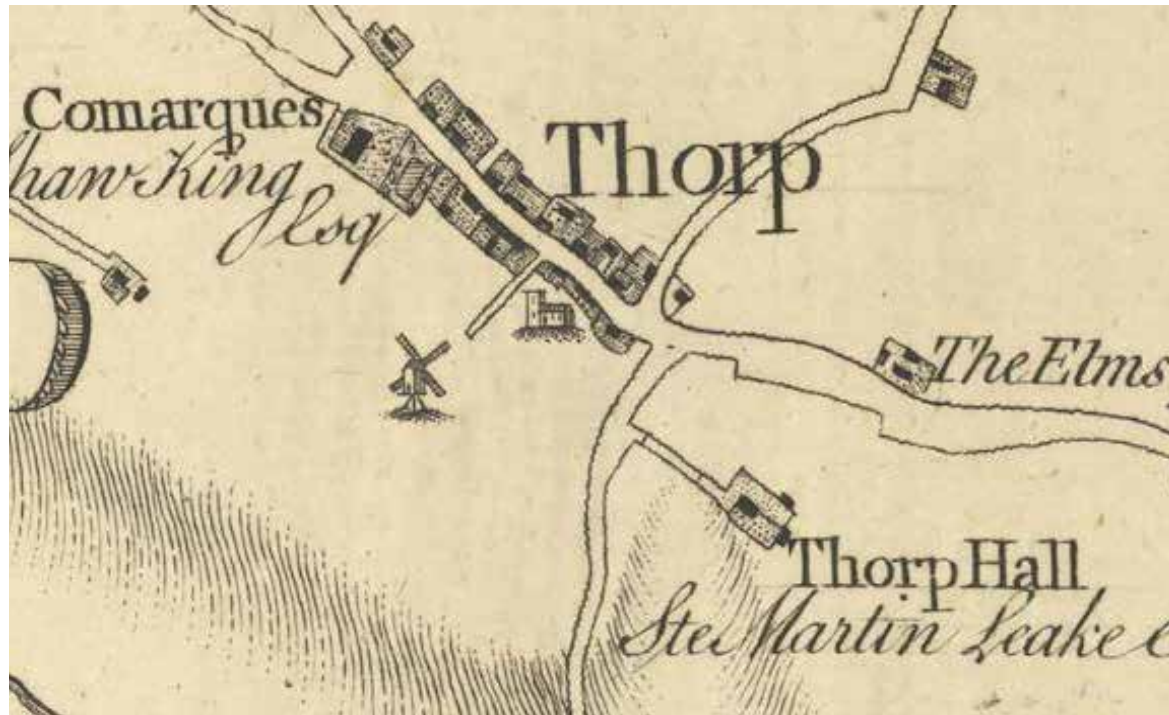


Figure 4 Chapman & Andre map 1777

### Saxon and Medieval

In the late Saxon period, Thorpe-le-Soken formed part of 'The Sokens' which was later split into Kirby and Thorpe-le-Soken, and Walton-on-the-Naze. The suffix 'le-Soken' has Danish origins, which indicates a Viking presence in the area. The Domesday Book (1086) records 'The Sokens' as Aelduluesnasa which was owned by the Canon of St Paul's Cathedral before and after 1066. Thorpe-le-Soken did not become a separate manor until 1222. Fragments of Anglo-Saxon pottery have been recovered from the grounds of the earlier manor house. The manor house survived until the early nineteenth century when the majority of it was demolished and altered by J. M. Leake in 1822.

In the medieval period the area to the south along the Holland Brook lay within the Gunfleet Estuary. The tidal estuary extended inland from Frinton and Clacton possibly as far as Weeley and small boats may have been able to venture as far upstream as Thorpe-le-Soken.

The medieval village, which was centred along the High Street, is evident today in the core of the existing village containing the Parish Church of St Michael, the guildhall and several timber framed properties, all of which are listed. The church, built in the sixteenth century, was later rebuilt in the nineteenth century. The guildhall, dating to the fifteenth century, now survives as the Bell Hotel and provides evidence of the settlement as a centre of commerce during the medieval period. The Abbey is an example of a high-status house, built in the mid-sixteenth century with an ornate frontage comprising a two-storey porch to the centre front with diagonal buttresses and a crenellation parapet and original chimney. The surrounding area retained its historic dispersed settlement pattern; small clusters of houses at Kirby and Thorpe Green and a wider landscape of isolated manors and farms.

### Post Medieval

The settlement of Thorpe-le-Soken continued to grow gradually as a linear settlement during the post-medieval period, extending from the High Street along both Landermere Road and Clacton Road. Some high-status properties indicate a degree of continued wealth and prosperity of the settlement, including Comarques and the vicarage, both at the eastern end of the village, which date from the eighteenth and nineteenth centuries.

The arrival of the railway station in 1867 at Thorpe Maltings resulted in the further expansion of the settlement and though the station was located over half a mile away to the south of the village, the railway widened the connectivity and economic possibilities of the villagers. Coinciding with the new railway connection, new places of worship were built in the early nineteenth century, including the Baptist and Methodist chapels, as well as a Police Station and Magistrates Court on the edge of the settlement, while restoration of the medieval churches of Thorpe, along with its neighbours Kirby and Great Holland occurred at this time. A mill complex is evident on the 1875 map at the southern end of Mill Lane.

By the 1830s Thorpe Hall had been rebuilt by Mark Graystone Thompson, for John Martin Leake, as a small Georgian-style villa and included a stable yard, a gardener's cottage, a small barn, and a walled kitchen garden. It was sold in 1913 to Julian Byng, later Baron Byng, whose wife laid out new gardens and landscaping surrounding the Hall.

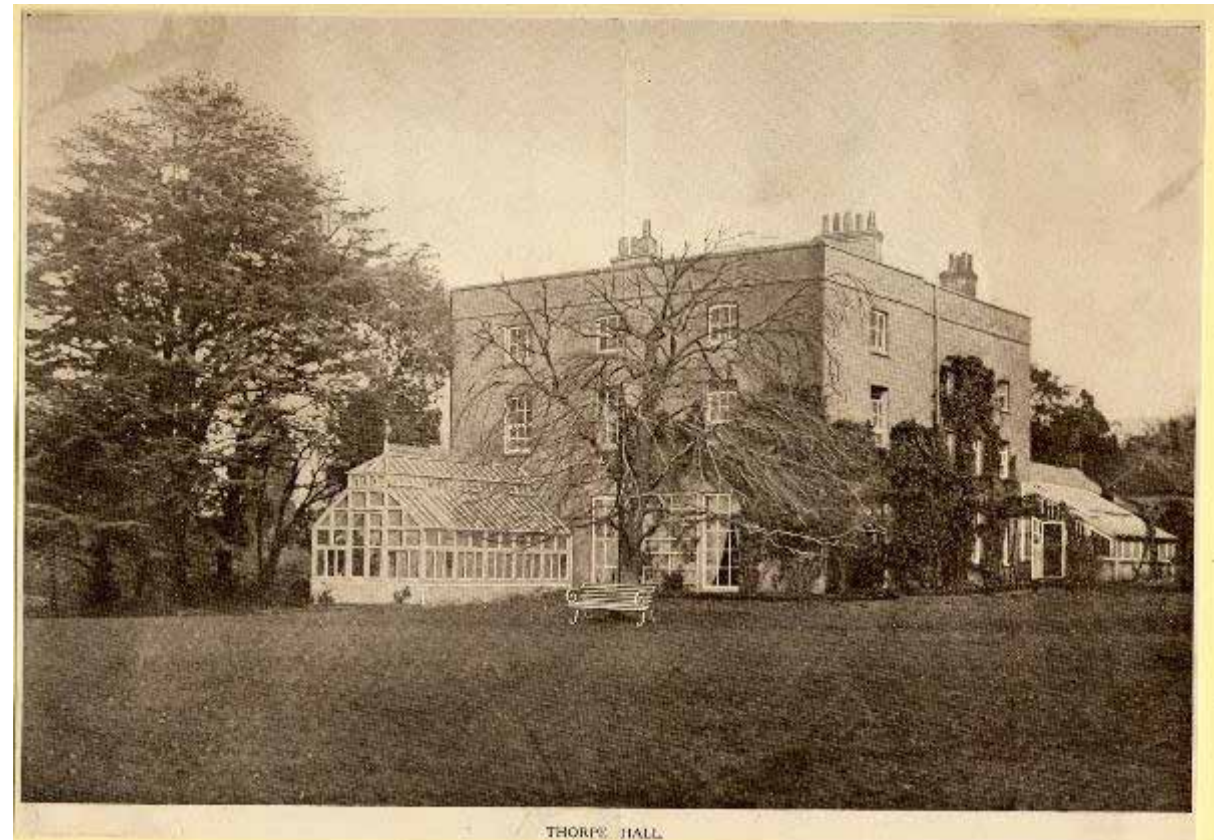


Figure 5 Photograph of Thorpe Hall, Thorpe-le-Soken (ERO IMb 354-1-4)



Figure 6 OS Map 25 Inch 1892-1913

### Modern

Development within Thorpe-le-Soken increased into the early twentieth century, especially to the north and southeast along Landmere Road. A number of cottages were built within the Conservation Area after World War One and this was followed by the introduction of ‘plotland style’ development to the north of the Conservation Area. Plotland development occurred in Essex in the early twentieth century, this included the selling of small rural plots of land. Buyers were then allowed to build cottages, holiday bungalows or run the plot as a smallholding. The plotlands at Thorpe-le-Soken that were constructed during the inter-War years still remain but have been infilled with modern housing. During the First World War Major-General Byng, the owner of Thorpe Hall, was in command of the British Forces in Egypt. His wife Evelyn placed Thorpe Hall at the disposal of the British Red Cross, and it operated as an Auxiliary Hospital. A War Office List dated 1915 described the Auxiliary Hospital at Thorpe Hall with the “The Hon. Lady Byng, as Commandant” and stated the number of occupied beds being quoted as being between thirty-three and forty.<sup>1</sup>

A “New Town” expansion projected was also proposed in the early twentieth century but it was never completed. A grid of streets was proposed to the north east of the High Street, to be accessed by the road still know as New Town Road. In the event, only part of the New Town layout was realised, with parallel roads off Landmere Road (the B1414 to Harwich). Later and more piecemeal development was carried out on the south east side of Landmere Road and on the northern side of Frinton Road.

<sup>1</sup> Great War British Home Hospitals <https://greatwarhomehospitals.wordpress.com/home/thorpe-le-soken-thorpe-le-soken-auxiliary-hospital/> Accessed 28/02/2020





Figure 7 Photograph of Mitchell's Cash Stores, Thorpe-le-Soken now 'Tesco' (ERO I/Mb 354/1/3)

Wartime defensive structures were built within Thorpe-le-Soken including defensive road barriers, though these have since been demolished. An ammunition shelter west of the church is still extant. During the Second World War Thorpe Hall was occupied by the Ministry of Defence, again as a hospital. It was later sold in 1988. The hall built for John Martin Leake was demolished and replaced by a modern spa building which was completed in 2010.



Figure 8 Thorpe Hall in the early to mid-twentieth century (Home Hospitals, courtesy of Heather Anne Johnson)

Parts of the existing garden at the Hall have been incorporated into the new landscape design of the existing Lifehouse Spa Hotel, which now occupies the site. The Hall's ornamental lakes also survive and are depicted on the Tithe map of 1842 and are probably earlier. The gardens of the former Hall are protected as a Grade II Registered Park and Garden (List UID: 1000521).



## 2.4 Revisions to the Boundary

Thorpe-le-Soken Conservation Area was first outlined in 1969, it was later extended in 1988 and has remained unchanged since. As part of this review, the Conservation Area boundary has been revised to reflect changing methodologies of good practice and provide a clearer strategy which acknowledges the practicalities of Thorpe-le-Soken's unique built environment and its special interest.

### Proposed Boundary Extensions

This assessment has proposed to extend the boundary to the north west to include the dwelling of Culver House and the Coach House and adjacent property boundary. These nineteenth century buildings are located on the periphery of the historic settlement, on the point of transition from the village to the countryside. Both buildings have an aesthetic value that would be a beneficial contribution to the character of the Conservation Area and the brick-built boundary wall fronting the Colchester Road also contributes to the character of the area. Culver House retains its original sash windows and door surround, while the Coach House, though modified, has a decorative barge board and a timber louvered lantern on its slate roof.

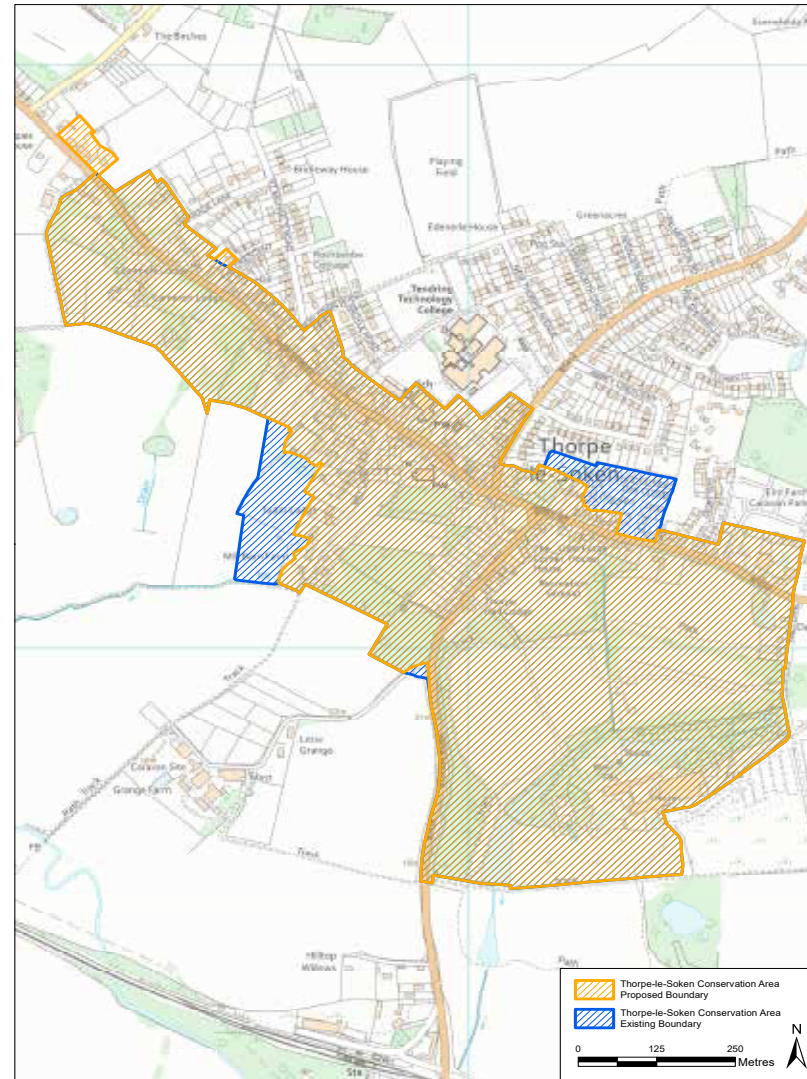


Figure 9 Map showing Boundary Changes of Conservation Area

It is also proposed that the boundary to the north should extend a short distance along the west side of The Crescent to include Bloomfield Lodge. This property retains its original architectural features and its inclusion within the boundary would make a positive contribution to the character of the Conservation Area. The building is early twentieth century in date and probably represents the initial stages of the New Town expansion that was proposed for Thorpe-le-Soken, but never fully realised. The bungalow has an aesthetic quality and a highly crafted joinery to its front porch and windows.

**Proposed Boundary Reductions**

To the south of the High Street and to the west of Mill Lane, it is proposed to consolidate the boundary to follow the rear boundaries of the properties along the High Street down to the bowling green and to remove the triangular piece of agricultural land, so the boundary follows the existing plot edges. The open green fields from within the Conservation Area boundary have been removed as they make a significant contribution to the setting of Thorpe-le-Soken as an isolated, rural settlement, but lack the special historic interest and character deserving of Conservation Area status.



Figure 10 Culver House



Figure 12 Broomfield Lodge



Figure 11 The Coach House



Figure 13 Open fields to the west of properties on Mill Lane





Figure 14 The Lifehouse Spa car park



Figure 15 Oak Close

The contribution this land makes to the setting of the Conservation Area will not be diminished through its removal from the boundary. The exclusion of this open space would help to consolidate the protection of the nearby areas that have a special historic interest and character, whilst providing a clear area of setting, with an agrarian character.

The views across this open setting are an important factor in allowing the Conservation Area to be experienced and appreciated. The modification of the boundary is proposed to exclude the car park that serves the Lifehouse Spa. The car park does not form part of the Thorpe Hall Registered Park and Garden and it does not make a positive contribution to the historical or architectural merit of the Conservation Area.

The removal of the modern housing development at Oak Close is proposed, these properties are of little historical significance and make little contribution to the area's special interest. The alterations to the boundary of the Conservation Area will provide a more definitive and rational boundary. It will create a robust conservation area boundary and improve an understanding of its setting.



## 2.5 Designated Heritage Assets

### Conservation Area Designation History

Thorpe-le-Soken Conservation Area was first designated on 2<sup>nd</sup> October 1969, principally to protect the wealth of historic buildings lining its sinuous main street. Included in the original boundary were properties with open plots to the south of the High Street and a small area of woodland to the south of Sy Michael's Church. The churchyard, burial ground and woodland covering an area of 4.08 hectares is also designated as a County Wildlife site known as Thorpe Greens and managed by the Parish Council. In 1988 the Conservation Area boundary was extended to include the grounds and surviving buildings at Thorpe Hall. A Conservation Area Appraisal document was written and adopted in March 2006. However, the protection offered by Conservation Area designation and the Grade II Listing of the Registered Park and Garden of Thorpe Hall, did not prevent the demolition of Thorpe Hall in 2010.

There are twenty-two listed buildings and one Registered Park and Garden located in the Thorpe-le-Soken Conservation Area. There are four Grade II\* listed buildings and eighteen Grade II listed buildings. There are no Scheduled Monuments in the Conservation Area.

Grade II\* listed buildings:

- The Abbey (List entry: 1322618)
- The Bell Hotel (List entry: 1112112)
- Parish Church of St Michael (List entry: 1147716)
- Comarques (List entry: 1112108)

Grade II listed buildings:

- Police Station (List entry: 1380567)
- Thorpe Baptist Church (List entry: 1147653)
- Loblollies (List entry: 1112110)
- Nos 1 and 2 Church Cottages, Trinity Byegones and 'The Granary' wholefood store (List entry: 1322622)
- Mill House (List entry: 1112111)
- The Oaks Restaurant and The Old Bakehouse (List entry: 1147697)
- Le Soken Antiques (List entry: 1322621)
- Ashdon And Homeleigh (List entry: 1308410)
- Green Stead (List entry: 1112078)
- Hawthorns (List entry: 1112109)
- The Old Vicarage (List entry: 1322619)
- Mill Barn Farmhouse (List entry: 1322624)
- Elm Farmhouse (List entry: 1147615)
- Tortworth (List entry: 1147822)
- Bowling Green Cottage (List entry: 1112115)
- Ivy Cottage (List entry: 1147779)
- Oakley House (List entry: 1112113)
- The Trossachs (List entry: 1147774)





Figure 16 Designated assets map

**Thorpe Hall Registered Park and Garden. Grade II (List UID: 1000521).**

The manor of Thorpe was in ecclesiastical ownership until the Dissolution of the monasteries (1539), when it was granted by the Crown to Sir Thomas Darcy in 1551. The estate passed through various owners until John Martin Leake rebuilt the Hall as a small Georgian-style villa in 1822. There is a long history of gardens existing on the site of Thorpe Hall. A series of garden compartments are recorded as accompanying the house leased to William Gorsuch in 1802, while the lakes which form the centrepiece are shown in existence on the Tithe map of 1842 and are probably earlier. Although Chapman and Andre's county map of 1777 is at too small a scale to record the lakes, accounts of a fire in 1769 suggest that water from a fishpond within five rods of the mansion made it possible to save the Hall.<sup>2</sup>

In 1913 Lady Byng, wife of Julian Byng, later first Baron Byng of Vimy, laid out new gardens, elements of which survive today. She received advice from Robert Wallace, a landscape gardener from Colchester. Lord Byng died in 1934 and his wife remained at the Hall until her own death in 1949. During the Second World War the Hall was occupied by the Ministry of Defence.

<sup>2</sup> Historic England Thorpe Hall. <https://historicengland.org.uk/listing/the-list/list-entry/1000521>. Accessed 28/02/20

On her death, Lady Byng left the estate to her companion, who in 1951 sold it to Sir George Nelson for use as a Lady Nelson Convalescent Home for employees of English Electric. It remained as such until 1988, run by the Electrical and Electronics Industries Benevolent Association, when it was sold to the Ryan Group. It was demolished in 2010 by Tangram Leisure.



Figure 17 Views within Thorpe Hall Registered Park and Garden

## 2.6 Contribution by Key Un-Listed Buildings

There is currently no list of buildings and features of local historical and/or architectural interest in Tendring District. The following buildings are considered to make a positive contribution to the area's historical and architectural significance. These should be considered for local listing and are currently considered non-designated heritage assets with regard to the NPPF.

- Coolmore Lodge, High Street
- Vistan, High Street
- The Rose and Crown Public House, High Street
- Cottage Pye and Aston, High Street
- Holbys Row, High Street
- The Dutch Gable, High Street
- Orchard Cottages, High Street
- The Limes, High Street
- The Furze, High Street
- Suffolk House, High Street
- Red House, High Street
- Primary School, High Street
- Harry's Bar, High Street
- Langley House, High Street
- Thatch Cottage, Mill Lane



Figure 18 Coolmore Lodge



Figure 19 Vistan



Figure 20 The Rose and Crown Public House



Figure 21 Cottage Pye and Aston





Figure 22 Holbys Row



Figure 23 The Dutch Gable



Figure 24 Orchard Cottages



Figure 25 The Limes



Figure 26 The Furze



Figure 27 Suffolk House





Figure 28 Red House



Figure 29 Primary School



Figure 30 Harry's Bar



Figure 31 Langley House



Figure 32 Thatch Cottage



Figure 33 Remains of Old Mill

- Remains of Old Mill, Mill Lane
- Kirk View and Donnington Cottage, High Street
- Rolph House, High Street
- Three Steps, Landermere Road
- 23 Landermere Road
- Ivy House, High Street
- Charfield, The Square
- Ashtree and No. 1-10, Station Road
- Field Mouse Cottage, Abbey Street
- 1 and 2 Ivy Cottages, Abbey Street
- Bell Cottage and Lynton, Abbey Street
- Wild Goose Studio, Abbey Street



Figure 34 Donnington and Kirk Cottage



Figure 35 Rolph House



Figure 36 Three Steps



Figure 37 Landermere Road





Figure 38 Ivy House



Figure 39 Charfield



Figure 40 Station Road Dwellings



Figure 41 1 and 2 Ivy Cottages



Figure 42 Bell Cottage Lynton



Figure 43 Wild Goose Studio



## 2.7 Heritage at Risk

There are no buildings within the Conservation Area included on Historic England's Heritage at Risk Register. The Heritage at Risk Register includes historic buildings and sites at risk of being lost through neglect, decay or deterioration. It includes all types of designated heritage assets (although only Grade I and Grade II\* listed buildings are assessed), including conservation areas, and the aim of the Register is to focus attention on those places in greatest need.

The Heritage at Risk Register includes historic buildings and sites at risk of being lost through neglect, decay or deterioration. There are no individual buildings on the At Risk Register. However, the Thorpe-le-Soken Conservation Area is on the Heritage At Risk Register. HE has identified the overall condition of the area is fair, however, the area is highly vulnerable and with a deteriorating trend. Negative impact can have an adverse effect upon the way the community experience and how they feel about the area. By identifying and redressing the main threats to the Conservation Area it will help protect their historic and architectural character<sup>3</sup>.

<sup>3</sup> <https://historicengland.org.uk/advice/heritage-at-risk/conservation-areas-at-risk/>

## 2.8 Archaeological Potential

Within the Conservation Area archaeological activity is recorded from aerial photographic evidence as cropmark features around Thorpe Hall, including a possible prehistoric ritual monument, field boundaries and extraction pits of unknown dates. Abutting the Conservation Area and within the immediate area further cropmark features, including a small group of ring ditches, indicate continuation of agricultural and possible prehistoric activity. Archaeological investigations immediately adjacent and surrounding the Thorpe-le-Soken Conservation Area have demonstrated good survival of archaeological remains from the Roman, early medieval and post-medieval period. At Thorpe Hall the proximity of the excavations to the Conservation Area boundary suggest it is highly likely that further evidence for Roman settlement activity is likely to extend into the Conservation Area. The excavations also revealed some loss of features identified through cropmark evidence probably through agricultural practices such as deep ploughing.

Medieval and later settlement evidence is more likely to be sited along the street frontage, the backyard areas may also contain evidence for ancillary activity, such as wells, cess-pits, yards and middens, as well as small-scale industrial activity. Above ground historic garden features survive within the grounds of Thorpe Hall and are protected as a designated monument, there is potential for further remains associated with the landscaping of Thorpe Hall to survive below ground.

The soils within the Conservation Area are likely to be acidic in places and not beneficial to the survival of bone or organic material, however excavations at Thorpe Hall have demonstrated good survival of pottery, ceramic material and metal.



### 3. Assessment of Significance

#### 3.1 Summary

The special interest of the Conservation Area is derived from its development as a medieval village with its ribbon development along the High Street still evident today, its high density of quality historic buildings of different periods, and rural village character. Within the Conservation Area, a substantial amount of the village’s built heritage has survived and evolved through complex growth and regeneration. Its historic buildings make an important contribution to the character, significance and special interest of the Conservation Area.

#### 3.2 Land Usage

Commercial use of the area is concentrated in the village core along the High Street which is book ended by two pubs; The Bell Inn to the east and the Rose and Crown to the west. Beyond this core the land use is predominantly residential and includes buildings that serve the residents of the Thorpe-le-Soken, such as St. Michael’s Church and Rolph Church of England Primary School. To the southwest of the Conservation Area is Thorpe Hall Park and Garden, which is the former site of Thorpe Manor. This site now contains Lifehouse Spa and Hotel and the wider landscape is enjoyed as a garden and pleasure grounds.

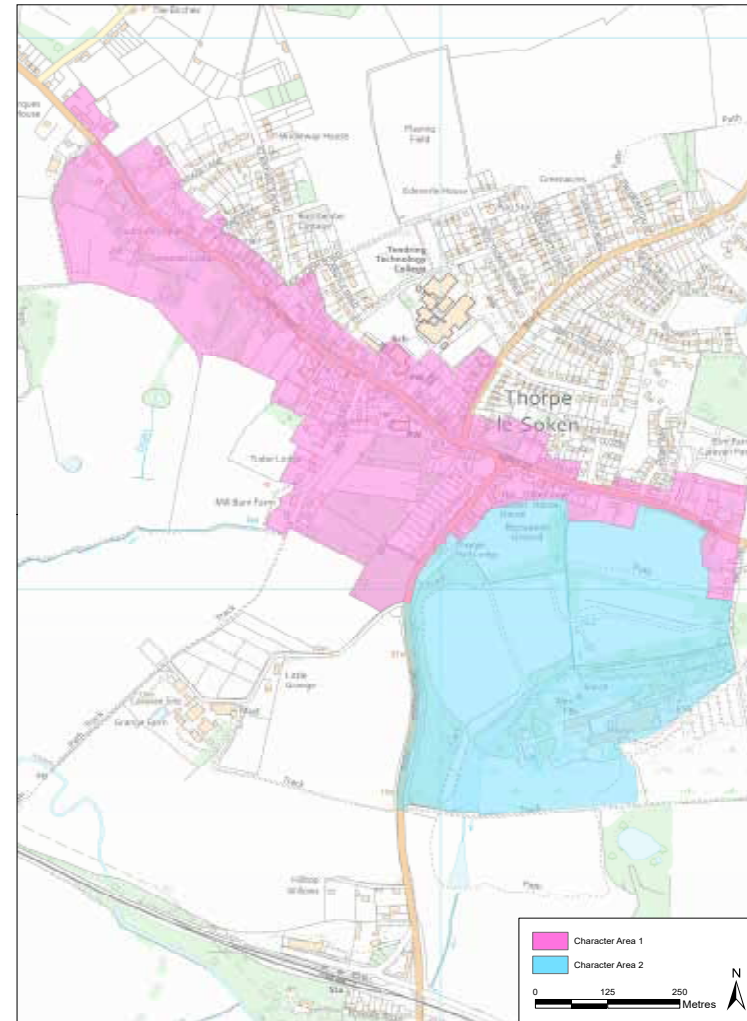


Figure 44 Map showing Character Areas

### 3.3 Character Analysis

The Conservation Area has been divided into two Character Areas. This sub-division acknowledges the differing functions, building stock and scale

#### 1 The Village Core

The boundary of this Character Area is parallel to the High Street and along the rear of existing property boundaries from the Grade II listed Old Vicarage and terminating at Elm Farmhouse. It extends to include the two properties on the west side of The Crescent including Mill Lane and Station Road as well as the west side of Landermere Road as far as the police station. This character area contains the wealth of Thorpe-le-Soken's historic buildings dating from the fifteenth century to twenty-first century, providing an eclectic mix of architectural features that contribute to the character and appearance of the Conservation Area.

#### Layout

Thorpe-le-Soken High Street runs east to west and is intersected by the B1414 (Station Road to the south and Landermere Road to the north). This road layout is illustrated on the 1777 Chapman and Andre Map of Essex (Figure 5). The building layout is tightly grained between the Rose and Crown pub and the Grade II\*

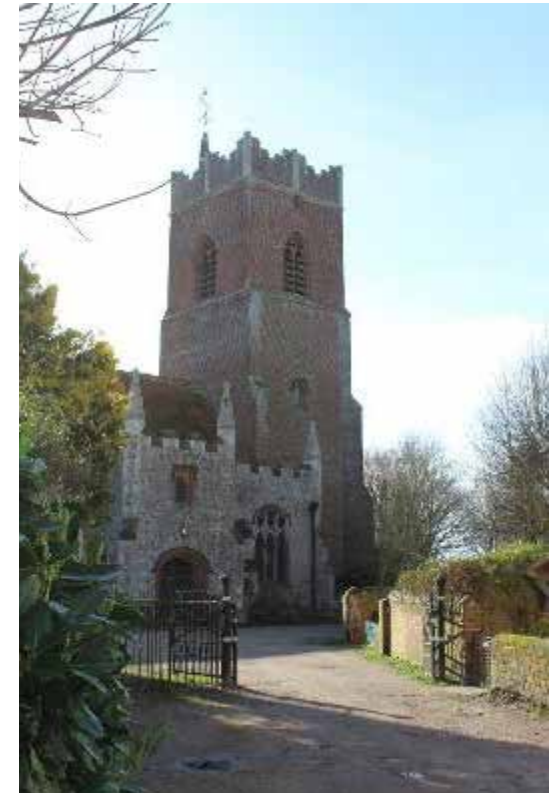


Figure 45 Views of Village Core Character Area with St Michaels Church



listed Parish Church of St Michael and forms the earliest element of Thorpe-le-Soken. Either side of this core, including Landermere Road and Station Road, are low density residential properties that front the street. Mill Lane, which is a side road of the High Street to the south, is more rural and verdant in appearance; most properties are detached, set on larger plots with front garden planting and views out to the surrounding open land. The positioning of Grade II listed Elm Farmhouse, on the outskirts of the village, contributes to an understanding of the historic agricultural land use surrounding the Conservation Area. The strong verdant views from Elm Farmhouse into the Conservation Area add to the appreciation of Thorpe-le-Soken's rural context. However, its agrarian setting has been compromised by the infill of modern development.

**Building materials**

There is variation in the building materials used throughout this character area which reflects the historical development of the village from the fifteenth century to present day. The most commonly used building materials are red brick and red clay roof tiles are most prominent on the tower and porch of Parish Church of St Michael's are mirrored throughout the area. Painted brick is also commonly seen throughout the area which provides a variety of texture and appearance. There are several rendered houses within the village core such as The Trossachs, The Mill House and Norfolk House which break up the use of red brick and are complimentary to the High Street's appearance. Timber framed buildings are common with many concealed behind later brick facades or render. There are some examples of exposed timber framing. Le Soken Antiques is a sixteenth century timber framed and plastered building with some exposed framing and weather boarding and it also makes a positive contribution to the area.



Figure 46 Building Material Palette



Figure 48 The Limes



There are some striking nineteenth century buildings, some with Dutch gables and fine chimney stacks and pots. A modern extravagant chimney can be found on a new building on New Town Road, where the architect has successfully referenced examples of nineteenth century chimney styles within Thorpe-le-Soken. There are early twentieth century dwellings which are Arts and Crafts in architectural style, with detailed timber joinery and stained-glass windows and these are located towards the north-western end of the Conservation Area. Towards the centre of the Conservation Area fine examples of historic timber joinery can be seen including the bay windows of former shops, elaborate door surrounds and many original and historic sash windows.



Figure 47 The Old Vicarage

The Limes shares a similar material palette to the materials used in The Old Vicarage which is a Grade II listed property in gault and red brick in Flemish bond and roofed with slate. Each are distinctively different in scale and materials to other properties in the Conservation Area. The Limes is not listed; however, it has been identified as building that makes a positive contribution to the area. It's differing use of materials makes it an attractive and interesting focal point of the High Street.

### Boundary treatments

Many buildings along the High Street front directly onto the pavement edge but others have small front yards or parking areas. Red brick walls laid in Flemish bond are a common boundary treatment within this area which strengthens local character. Low metal railings painted black and timber picket fences are also common features within the street scene. The uniformity of detailing and materials of front boundary treatments throughout the area contributes to the area's character and significance. There are examples within the Conservation Area where brick wall boundaries have been removed to accommodate a front parking space and this has a detrimental impact on the area's character and appearance. The removal of boundary treatments to accommodate parking should be resisted as this removes an attribute of the Conservation Area that contributes to its significance.





Figure 49 Flemish bond brick-built boundaries contribute to the character of the Conservation Area



Figure 50 Fences are common in the Conservation Area's periphery, though post and panel fences do not make a beneficial contribution to the character



Figure 51 Steel railings outside a recent development on the High Street have a detrimental impact on the character of the Conservation Area



Timber fences and hedges are a common feature in the peripheral areas of the Conservation Area. Some of the fences are more intricate and make a beneficial contribution to the character of the area. Close-boarded panels and concrete post fences are also used and these make a less beneficial contribution. A set of galvanised steel railings has recently been introduced into the Conservation area, fronting a modern development on the High Street. Their modern, untreated finish is incongruous within the streetscape.

There are good examples of iron work at The Abbey and Comarques; the design, scale and detailing of these boundary treatments indicate the building's status. The fringes of the village core, including Mill Lane, Station Road, Landermere Road, Frinton Road and Hall Lane, have boundary treatments that are indicative of the separation from the denser layout of the High Street to a looser grain, with properties set back from the road, grass verges and increased density of mature trees lining the road. Boundary treatments along The Crescent, Mill Lane and Hall Lane are more reflective of a rural character.

**Open space**

The Crown pub car park provides an open and unobstructed view to the Grade II listed Baptist Church, this open space is significant as the Baptist Church forms a focal point of the Village Core. There are open green spaces within this Village Core Character Area, mainly located behind the principal building line of the High Street and around Mill Lane. There is an approach towards the Church and High Street through the woodland of Thorpe Greens Country Wildlife site, where the woodland gives way to an open field and the churchyard.

The Conservation Area becomes more open in character along Mill Lane, which runs to the south of the High Street. To the east of Mill Lane, the Church is a prominent visible landmark and access can be gained into its churchyard and the Thorpe Greens Country Wildlife site. To the west of Mill Lane, beyond the property boundaries, there is an area of open fields which contribute to the rural setting of this part of the Conservation Area.



Figure 52 The Abbey



Figure 53 The Baptist Church viewed from the High Street



Figure 54 The church from the open land to its south



Figure 55 Fields to the west of Mill Lane



## 2 Thorpe Hall and Hall Lane

The character of this area is comprised of the land of, and surrounding, Thorpe Hall Registered Park and Garden. Although Thorpe Manor has been demolished, the site remains significant due to the rich history of the landscape. The significance of this Character Area derives from it being the former site of a locally significant private residence and its designed landscape, elements of which remain today. The garden and grounds of Thorpe Hall were once a reflection of the status and wealth of its owners and occupiers and though the Hall is gone, the legibility of its landscaped surroundings survives.

Hall Lane has been included in this character area as it forms one of the historic entrances to Thorpe Hall and therefore provides an indication of how this land was used.

The Registered Park and Garden is roughly twelve hectares in size and bounded to the west by Station Road, to the south by a public footpath bordering arable land, to the east by farmland and Hall Lane, and to the north by the gardens of houses fronting Frinton Road. The main approach to the park is currently from an entrance on the southern side of Frinton Road, via Lifehouse Drive.



Figure 56 Grounds of Thorpe Hall





Figure 57 The original gated entrance and lodge to Thorpe Hall on Station Road



Figure 58 The largest lake at Thorpe Hall Registered Park and Garden, the Lifehouse Spa building is in the background

A second route into the park, via a public footpath, also runs from Frinton Road southwards along Hall Lane. The historic main drive to the site of the Hall forms the third access to the park and this approached the Hall from the north-west, off the northern end of Station Road. The entrance still exists with a substantial mid-twentieth century lodge, though the original gate posts are removed.

To the south and west of the modern spa building, pools and formal gardens survive. Broad paved terrace with low red-brick walls with brick summerhouses are located to the west of the spa building and these lead to a lily pool, surrounded by trees. A second larger pool fed by a stream is situated to the west of the lily pool.

### Layout

Thorpe Hall character area is located to the south east of Conservation Area. The area is bounded to the west by Station Road, a footpath and arable land to the south, to the east by Hall Lane and farmland, and bounded to the North by Frinton Road. The boundary of this Character Area follows the boundary of the Registered Park and Garden but extends north to include Hall Lane, it then runs linear along south side of Frinton Road to meet the boundary of the Park and Garden at the rear of the property on the junction of Station Road.

The Park and Garden is accessed by two verdant driveways. The first from the northern end of Station Road is accessed through gates hung on red brick piers with low rendered walls (Figure 56). This route runs east across the land until it intersects with Hall Lane. The layout of this driveway is evident of the Chapman and Andre Map of 1777 and corresponds with the driveway that appears on the 1874 OS Map. Hall Lane runs south from Frinton Road, there is vehicle access part way but the route into the Park is only accessible by foot.<sup>4</sup> Lifehouse Drive is currently the main access approach to the Park and Garden which also runs south from Frinton Road and bends south west to approach the Spa building.

<sup>4</sup> Thorpe Hall, Thorpe-Le-Soken – 1000521 Historic England”, Historicengland.Org.Uk, 2020 <<https://historicengland.org.uk/listing/the-list/list-entry/1000521>> [Accessed 19 March 2020].

The north of the character area is comprised of arable land divided by mature trees and shrubbery. There is a car park located on the south east of the site which serves the Lifehouse Spa & Hotel.

The immediate area around the former manor house was a skilfully planned landscape that reflected the fashions of its day, some original features still remain from the garden laid out by Lady Byng. Red brick walls and pagodas, ceramic pantiles and sunken gardens are characteristic of the gardens and these provide a Far Eastern theme to many of the structures. The area is heavily secluded by mature trees that line the road, this contributes to its significance and privacy from the principal village core.

**Built form**

Thorpe Hall was demolished in the early 2000s due to a deterioration in the buildings structural condition and was replaced by a spa building, completed in 2010. After the demolition of Thorpe Hall, the new spa was a departure from the earlier building and indeed, from the form, scale and materiality of any other building in the Conservation Area. The spa building is stark and unadorned, with a light grey rendered finish and modern windows with Juliet balconies. Another large building in the spa complex is yet more strikingly modern with black timber cladding and a flat roof. The loss of Thorpe Hall had a detrimental impact on the character of this part of the Conservation Area and the significance of the Registered Park and Garden. The new spa buildings failed to redress the imbalance that resulted from the loss of Thorpe Hall.



Figure 59 The footpath into the Thorpe Hall Registered Park and Garden



Figure 61 The Lifehouse Spa building and an ornamental pond



Figure 60 Ornamental garden structures within the Registered Park and Garden



Figure 62 The Lifehouse Spa and an adjacent building

**Boundary treatment:**

Some properties along Hall Lane have introduced substantial hardstanding and inappropriate boundary treatments which detract from the rural character of the secondary smaller lanes. Bollards and lighting along pathways are not complimentary of the character to the Registered Park and Garden. Hardstanding in the immediate area of the site previously occupied by the manor, is modern and detracts from the appearance of the Park and Garden and Character Area.

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Figure 63 Examples of Boundary Treatments



### 3.4 Local Details

There are several reoccurring architectural details in the Conservation Area which contribute to the area's significance. A notable and unusual feature is a 'V' shaped angled interlocking gauged brick lintel, which is a repeated architectural detail throughout the Conservation Area. It can be seen on several nineteenth century buildings and extensions to earlier buildings in the Conservation Area.

Examples of this detail can be seen on Bell Cottages, the arched entrance of Norfolk House, west flank elevation of Tortworth and Cottage Pye.

The fenestration arrangement of Cottage Pye has been altered as the entrance door is now located under the window lintel. This angled interlocking lintel details appears to be unique to the Tendering District and should be retained to maintain local distinctiveness. It may have originated with a single bricklayer, possibly employed by the Thorpe Estate. Other local detailing include quoin detailing and prominent chimneys which have also been mirrored in some modern developments, notably Abbey Gardens and rendered house east side of New Town Road notably Abbey Gardens housing development off Frinton Road and White Thorn Lodge on New Town Road. Both are a good example of appropriate development.

Curved bay windows are present throughout the High Street and at Charfield. These are indicative of their prior function as High Street shops, the majority have now been converted to residential use. Although weatherboarding is not a typical building material within the Conservation Area, there are several properties with weather boarding on side and rear elevations of properties.



Figure 64 Examples of 'V' shaped red brick lintels





Figure 65 Built Material Palette

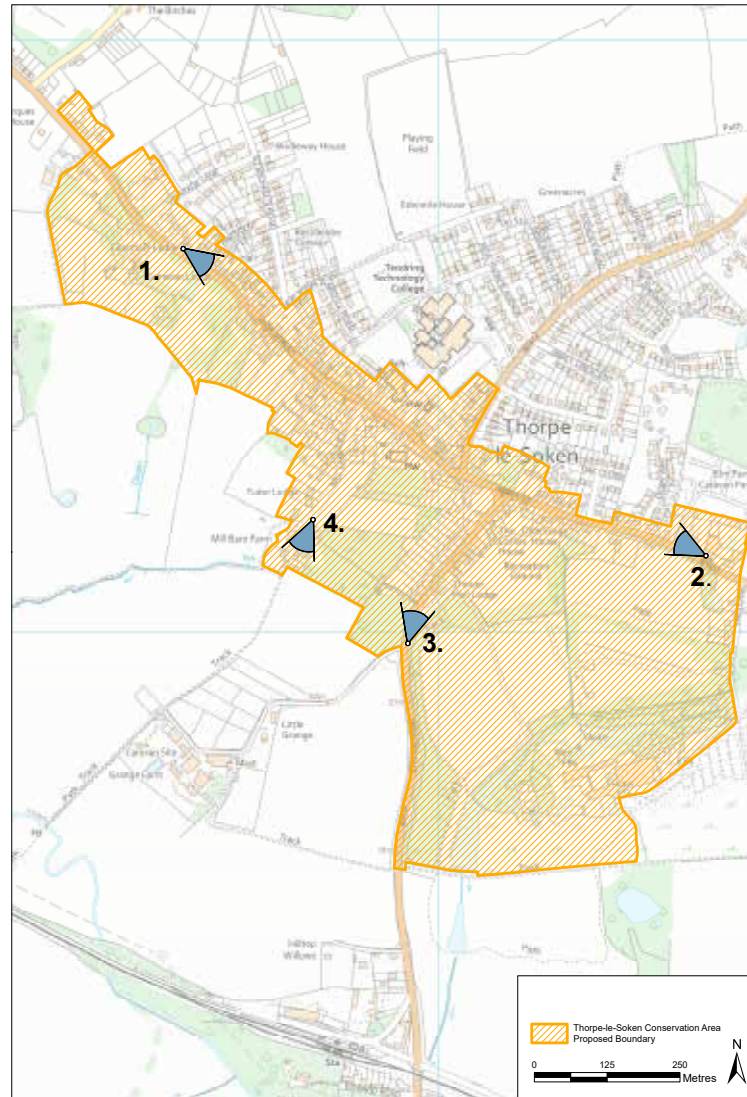


Figure 66 Map showing Key Views in the Area



Figure 67 Views in and towards the Conservation Area

### 3.5 Views

Key views are identified on Figure 66. The views included are a selection of key views; this list is not exhaustive and there are numerous other views of significance. Any proposals for development within the Conservation Area, or its environs, should consider the views below and any others which may be relevant or bespoke to that proposal. It should also be considered how these views alter in character between winter and summer months.

Along the High Street there are several gaps in the building line which provide views of open skies and mature trees. Outward views looking south from Mill Lane are strikingly verdant and contrast to the urban High Street, these views contribute to the appreciation of the village within a historic rural landscape. There are key views of St Michael’s Church and its prominent tower throughout the Conservation Area; most notably when travelling east or west on the B1033 into the village core. The Church is also a focal point and waymarker from footpaths in rural landscape to the south the Conservation Area. Gaps in the building line also provide glimpses of the prominent Church tower.



### 3.6 Beyond the Conservation Area Boundary

Thorpe-le-Soken Conservation Area also draws its significance from its setting and surrounding area, most notably from the undeveloped rural landscape that encircles the village. The setting of the Conservation Area contributes to our understanding of its development as a rural village and the influence of Thorpe Manor on the Thorpe-le-Soken's development as a settlement.

#### Wider Setting

The wider landscape of rural and arable farmland can be seen from several locations within the Conservation Area. It is sometimes apparent in views from within the settlement and along the High Street, where the open landscape to the south can be seen down lanes and alleyways branching off from the High Street. The surrounding arable land provides a wealth of green and open space, which makes an important contribution Thorpe-le-Soken's setting as a rural village and enhances the manner in which it is experienced and understood. The fields behind properties along the High Street and beyond Mill Lane have been identified from the Conservation Area boundary.

To the north of the Conservation Area, and outside its boundary, along the east side of Landermere Road there is a 1930s housing development. These properties are either detached or semi-detached and largely retain their original form and appearance. They are set back from the road with greener boundary treatments which signify the transition from urban settlement to the rural landscape. 47 Landermere Road is a late nineteenth century detached property; it exhibits many characteristics and qualities of the Conservation Area and makes a positive contribution to its setting. However, it is impractical to extend the boundary to include this property it due to its distance from the settlement.



Figure 68 Wider Rural Setting



Figure 69 Landermere Road



## 4. Issues and Opportunities for Enhancement

The following key issues have been identified and are summarised below in brief. The list is in no way exhaustive and neither are the issues identified unique to Thorpe-le-Soken with many being shared with other Conservation Areas.

There is an opportunity to generally improve the street scene and communal space within the Conservation Area. The community areas and pavements have been compromised by heavy traffic and are often crowded with parked cars. For example, the area surrounding the central Thorpe-le-Soken Village sign is dominated by hardstanding and cars parked along pavements. Cars parked on the pavement also detract from the access to the Church. Thorpe Hall Character Area is generally well maintained. There is an opportunity to improve public access to this Character Area through appropriate signage and well maintained access routes. This would enhance awareness of the Thorpe Hall Park and Garden.

### 4.1 Car Parking and Traffic

Car parking and heavy traffic flow is an inevitable concern within historic settlements and is applicable to the Thorpe-le-Soken Conservation Area. There are several small private car parks to the rear of properties along the High Street that serve some shops and businesses for example, car parks that serve customers of The Crown and The Bell Inn as well as car parks behind Alfie's Barber Shop, Harry's Restaurant and Loblollies. The discrete access ways to the side and location of buildings and the location of car parks behind the High Street ensure that they do not become a detracting feature.

Along the High Street residential parking is limited to private driveways and on-street and pavement parking. The on-street parking detracts from the character and appearance of the Conservation Area. However, the addition of front driveways and removal of front gardens and boundary treatments along the High Street is inappropriate and the retention, or reinstatement, of street front boundaries should



Figure 70 Parking and heavy traffic on the High Street

be encouraged. The removal of boundary treatments to accommodate parking should be resisted as this removes an attribute of the Conservation Area that contributes to its significance. Inappropriate management such as this, can have a harmful impact on the appearance of the area. Approach to boundary treatments should be consistent in design and materials that are complimentary of the context of the Conservation Area. Inappropriate features such as close-boarded fences and galvanised steel railings can have a harmful impact on the appearance of the area. Approach to boundary treatments should be consistent in design and materials that are complimentary of the context of the Conservation Area.

The volume of traffic that flows through Thorpe-le-Soken has a detrimental effect on its appreciation as a rural village. An opportunity to improve parking provisions should be explored to preserve and enhance the experience of Thorpe-le-Soken as a rural village.



Figure 71 Grade II listed Oaks Restaurant and The Old Bakehouse (list entry no. 1147697)



Figure 73 Richard Bunton Jewellers



Figure 75 Modern Shop Front



Figure 72 Tesco Express



Figure 74 Opticians

## 4.2 Shop Frontages

Thorpe-le-Soken has a busy village core which should be preserved and enhanced where possible. The wealth of historic buildings in this area provides many examples of interesting and attractive architecture which need continued robust protection, in order to better reveal the special interest of Thorpe-le-Soken. Shop fronts should be appropriate to the age of the building in and the wider historic street design, scale and materials. They should retain original features as much as possible, should not detract from the special interest of the building and should preserve and enhance the overall street scene. In addition to shop frontages, consideration should also be given to signs and advertisements on all elevations of buildings. Although many of the historic shop frontages in the area have been lost, and many have since been converted to residential use, the maintenance of historic former commercial frontages is important. Further deterioration risks the total loss architectural details which give them their character.

There are several modern and inappropriate signs within the Conservation Area which are considered to have a negative visual impact. The use of modern materials such as plastic and glossy aluminium can detract from the character of the historic street, and internally illuminated signage is incongruous. Shop frontages that are sympathetic with the host building will strengthen the character and appearance of the Thorpe-le-Soken Conservation Area.

### 4.3 Loss of Architectural Details

Many buildings within the Thorpe-le-Soken Conservation Area have retained their historic architectural features which are important to both the significance of the individual buildings and area. However, some buildings have lost their original windows and doors many having been replaced with uPVC which do not replicate the fine detailing and craftsmanship of historic timber windows and doors. The replacement of traditional timber windows with modern plastic alternatives is considered wholly unacceptable. In order to enhance and preserve the historic and architectural character of the Conservation Area timber windows should be retained and where possible reinstated. Within Thorpe Hall, the structures will need to be carefully maintained as further deterioration could result in the loss of features that are significant to the Park and Garden.

### 4.4 Unsympathetic additions

There are several examples in the Conservation Area where satellite dishes have been added to front elevations. The addition of satellite dishes to the front of the properties within the Conservation Area is considered inappropriate. This modern clutter detracts from the street scene and the architectural merit of buildings.

The addition of solar panels to the front pitches of properties within the Conservation Area is inappropriate and should be resisted. An Article 4 Direction would be required to remove permitted development rights. Solar panels have a negative visual impact on the street scene and adversely alter the appearance of the buildings.

Rooflights are an incongruous addition to the Conservation Area and are typically unacceptable additions to the front pitches of listed buildings. The insertion of rooflights may be acceptable on more modern developments, however, they should not be visible from the public domain or from neighbouring properties within the Conservation Area. They should also be small and low profile.



Figure 76 Loss of Architectural Details



Figure 77 Unsympathetic Additions - satellite dishes





Figure 78 Examples of inappropriate Solar Panels and Rooflights



## 4.5 Inappropriate Modern Development

### Modern Development

The majority of modern development within the Conservation Area makes a neutral contribution that neither harms nor enhances the character and appearance of the area. However, there are some modern developments that are inappropriate to the Conservation Area.

The recent housing development on the north side of the High Street at Snowdrop Cottage, Heather Cottage and Primrose Cottage are inappropriate and unsympathetic. The facade of the dwellings is at odds with the other High Street properties within the Conservation Area and their form and appearance does not relate to the qualities and characteristics of the area. The inconsistent design of the front elevations appears clumsy and the overall appearance conflicts with the character of the area. The form of the roof, with its half-hipped ends and heavy dormers is also inappropriate. As a result, this development is intrusive to the Conservation Area and has a negative impact on its character.

### Division of Land

There are several cases within the Conservation Area where the plots of historic and listed buildings have been subdivided and developed with modern dwellings. Most notably at Hawthorns, a Grade II listed eighteenth century timber framed property (list entry no: 1112109). This is considered inappropriate, land plots and curtilages are a key indication of an area's development, by dividing historic plots it will dilute the special interest and have a detrimental impact on the context of the Conservation Area's development. Not only does the division of historic plots diminish the historical integrity of the property, it can also have an adverse effect on the setting of the individual heritage asset.



Figure 79 Modern development along the High Street



#### 4.6 Access and Integration

Thorpe-le-Soken is compact and easily accessible via the two main thoroughfares; the B1033 travelling east to west and the B1414 travelling north to south. Thorpe-le-Soken is clearly defined by the transition from open land to residential settlement which leads to the village core. This clear distinction between farmland and settlement is important to Thorpe-le-Soken being read as an isolated settlement. The village is well sign posted when entering the village which marks the boundary. Consideration should be given to the potential benefits of appropriately located and well-designed interpretation boards which are standardised across the Conservation Area.

A heritage trail around the village, Thorpe Hall Park and Garden and the surrounding area could improve access to and awareness of the historic origins of Thorpe-le-Soken. There is an opportunity for footpaths into Thorpe Hall Park and Garden to be better sign posted.

The publication of guidance to inform building owners and residents within Thorpe-le-Soken of the Conservation Area status and the effects of the designation should be considered, this could be achieved by a bespoke leaflet.

#### 4.7 Neutral Contributors

A significant proportion of buildings make a neutral contribution to the character and appearance of the conservation area. The dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character.

The buildings that fall into this category still contribute to the area's character and appearance, and their contribution should not be underestimated and certainly should not be considered negative. Small scale improvement works, such as reinstating boundary treatments, planting, appropriate replacement windows and roofs, use of a characteristic colour palette, and preventing loss of architectural form and features, would enhance these buildings. Similar interventions to the more modern neutral buildings could help to further integrate them into the area. Care needs to be taken through the planning process to ensure that neutral buildings do not become negative through inappropriate alterations and additions, particularly within the modern development.



Figure 80 Opportunities to Enhance the Public Realm

#### 4.8 Public Realm

There are key areas of public space in the Thorpe-le-Soken; areas around community notice boards, Thorpe-le-Soken sign, entrance to St Michael’s Church and the Thorpe-le-Soken War Memorial. These are affected by traffic and car parking which detracts from the rural context of the village.

##### Street Furniture (Lampposts, benches, signage, bins, bike stands, bollards etc.)

There are various examples of street furniture within the Conservation Area including bins, signs, lampposts, benches, post boxes, railings etc. There is some inconsistency in design of the street furniture which does not respect local character. For example, lampposts, planting beds, bins and some railings are modern in appearance and do not respond to the aesthetic context of the Conservation Area. There should be a consistent approach in the design of the street furniture to provide a more unified appearance, this will ensure they integrate well to the character of the area. Road signs in the Conservation Area are minimal and generally unobtrusive. However, the traffic islands at the east end of the Conservation Area and some public footpath signs are in a state of disrepair; their maintenance would enhance the overall appearance of the Conservation Area. Special attention should be given to the maintenance of the street furniture in order to preserve and enhance the character and appearance of the area.



There are some good examples of street furniture within the Conservation Area that are traditional in their design and respond well to local character. These include, for example, traditional postboxes, the kissing gates near the Church (Figure 81) and the Thorpe-le-Soken community notice board and Village sign (Figure 80 and 81). There is an opportunity to follow these good examples and consideration should be given to the gradual replacement of poor quality street furniture. This will work to enhance the character and appearance of the Conservation Area.

### Hard Landscaping

There are various treatments of hardstanding throughout the Conservation Area. The High Street retains a generally consistent approach to private driveways and pavements which ensure that the more urban character is retained and exclusive to the village core.

The Crescent, Vicarage Lane, Mill Lane and Hall Lane should maintain a softer landscaping approach as they are defined by a more rural character as lanes that lead out of the Conservation Area to the surrounding open land.



Figure 81 Thorpe-le-Soken community notice board located opposite entrance to the Church.

There has been some loss of front gardens by way of hard landscaping which is considered to detract from the collective appearance of the lanes. Extensive hardstanding of these lanes would be inappropriate and not adhere to their more rural context. These lanes should maintain open grass frontages, hedges and softer landscaping to uphold the distinctive difference in character from the more urban High Street.



Figure 82 Kissing gate along the footpath entrance to the Church





Figure 83 Thorpe-Le-Soken Village Sign



Figure 84 Entrance to St Michael's Church

### Community Areas

There is an opportunity to enhance the communal spaces in the Conservation Area, particularly the areas around the Thorpe-le-Soken sign, the community notice board and entrance to the church.

The pavements are wider in these areas with buildings set back providing a focal point for community activity. These areas should be enhanced through a consistent approach in material and maintenance of hardstanding and street furniture as well as a discouragement of car parking.



## 5. Management Proposals

As outlined in the previous chapter, there are a wide range of issues facing the Thorpe-le-Soken Conservation Area, many of which share common themes. This Chapter seeks to recommend management proposals which address these issues in both the short and long term.

### 5.1 Positive Management: Short Term

The first set of proposals relate to Positive Management and focus on good practice and improved ways of working within the local planning authority. These are generally low cost and can be implemented within a short time-frame, typically within one or two years.

#### Local Heritage List

The significance of Thorpe-le-Soken lies in the preservation of built heritage which has survived, in some cases, complex growth and regeneration. As such many of the buildings which are not listed also contribute positively to the significance and special interest of the area. Thorpe-le-Soken would benefit from the adoption and maintenance of a comprehensive Local List in order to recognise buildings of local architectural or historic interest and better preserve its historic environment.

A Local List identifies buildings and structures of local architectural and/or historic interest, and these are considered to be 'non-designated heritage assets' under the provisions of the NPPF. Local Lists can be beneficial in ensuring the upkeep and maintenance of historic buildings that contribute to the character of the settlements. The exercise of creating a Local List would also facilitate a greater understanding of the area and could be utilised as a public engagement strategy to improve awareness and understanding.

There are a number of buildings within the Conservation Area which are of sufficient quality to be considered for local list status, as highlighted in Section 2.6

#### Shop Frontages

While there are some shopfronts that are in keeping with the Conservation Area's character, there is substantial scope for improvement to shop frontages to enhance the character and appearance of the historic streetscape.

There is potential to raise awareness of the importance of these shopfronts and the contribution they make to the special interest of Thorpe-le-Soken Conservation Area through the production of information leaflets or web pages which provide guidance for shop owners on upkeep and maintenance of historic frontages. Article 4 Directions could also be used to prevent loss of historic fabric to shop frontages.

Vacant shop units can be enhanced creatively at a low cost and should be considered for improvement. This could include public art or information on the area.



Figure 85 Shop Frontages

### Enforcement

Where the necessary permission has not been sought for alterations, such as advertising signage and building alterations which are not contained within the General Permitted Development Order, the Local Planning Authority's powers of enforcement should be considered. This could assist in reinstating any lost character or architectural features whose loss may have a negative cumulative effect on the Conservation Area, as well as avoiding a precedence being set for similar, uncharacteristic works

### Twentieth Century Premises

There are some twentieth century developments which make a neutral or negative impact on the character of the Conservation Area. There is scope to enhance these sites and buildings through a considered design approach across Thorpe-le-Soken's Conservation Area which can guide future improvements. Should opportunities for redevelopment arise in the future, high quality design should be pursued and encouraged through design guidance.

### General Maintenance: Public Realm

Through the agreement of a standard good practice within the Conservation Area between relevant Local Authority teams and other landowners, long term goals can be set to promote good design within the public realm, such as avoiding excessive road markings or signage and agreeing a standard street furniture within character areas to ensure consistency over time as elements are introduced or replaced. Historic elements of street furniture, for example the Thorpe-le-Soken Village sign, the kissing gates around the church and postboxes, will need to be maintained if they are to survive.



Figure 86 Modern development that does not reflect form, design or material of the Conservation Area

### Public Realm and Highways: Short-term

The first opportunity to enhance the character and appearance of the Conservation Area is through investment to improve the wider public realm. This can be achieved through continuing to improve and rationalise existing street furniture.

Whilst replacing all inappropriate street furniture is an optimum solution, it is acknowledged that this is an expensive project to undertake. There are numerous other short-term solutions to this problem. A positive working interdepartmental relationship is key to improving the public realm and highways. Planning and Highways should work together to agree standard good practice within a conservation area such as avoiding excessive road markings and where necessary using narrow road markings. Planning and Highways should work together to agree standard street furniture to ensure consistency over time as elements are introduced or replaced.

### Heritage Statements

In accordance with the NPPF (Para.189), applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

**All** applications within the Conservation Area and immediate setting require an appropriately detailed Heritage Statement. Any application without a Heritage Statement should not be validated.

The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, trees or highways on key views should be considered to aid decision making. This includes development



Figure 87 Unsympathetic street lighting



Figure 88 Signage and bin in poor condition





outside the conservation area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England’s Good Practice Advice in Planning Note 3: *The Setting of Heritage Assets* (March 2015). Applications which fail to have assessed any impact upon views and setting should not be validated nor supported.

### Tree Management

In line with Tendring District Council’s policy, all trees in Conservation Areas which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground, may not be felled or lopped unless six weeks written notice has been given to the Council.

It is also considered that any prominent trees, street trees, and trees with amenity value on private land throughout the Conservation Area should be monitored and maintained appropriately. Any tree that makes a positive contribution to the area should be retained, maintained and, if felled (only if dead, dying or dangerous) replaced with an appropriate new tree

### New Development

There are some opportunities within Thorpe-le-Soken and its setting for development which makes a positive contribution to the Conservation Area. To date there has been a lack of high-quality modern architecture which respects the local character. To be successful, any future development needs to be mindful of the local character of the Conservation Area, while at the same time addressing contemporary issues such as sustainability.

### Successful new development will:

- Relate to the geography and history of the place and the lie of the land,
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths)
- Respect important views,
- Respect the scale of neighbouring buildings,
- Use materials and building methods which as high in quality of those used in existing buildings, and
- Create new views and juxtapositions which add to the variety and texture of their setting.

### Tendring District Council should guide development in a positive manner by:

- Engaging with developers at an early stage through the Pre-Application Process to ensure modern development is high quality in design, detail and materials.
- Ensuring medium-large scale development schemes are referred to a Design Review (or similar) to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it’s appropriate to a conservation area.
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.



### Neutral Elements

As discussed, the dilution of positive buildings, amongst those which are neutral, leads to an underwhelming and indistinctive overall character.

Tendring District Council should not allow for the quality of design to be ‘averaged down’ by the neutral and negative elements of the built environment. Officers should, where possible seek schemes which enhance the built environment and not allow previous poor-quality schemes to become precedents.

### Public Facing Resources

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a conservation area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. A single Good Practice Design Guide on standard alterations such as signage, shop-fronts, windows, doors, rainwater goods, boundaries and roof extensions will ensure inappropriate development and repair does not become the accepted norm.

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of Thorpe-le-Soken’s built heritage.

### Improved Understanding and Awareness

At present there is no interpretation (information boards, signage, interactive QR Codes) within the Conservation Area aimed at improving understanding and awareness. This would be an effective way to improve the awareness and re-establish the identity of Thorpe-le-Soken as a historic settlement.

### 5.2 Positive Management: Longer Term

The second set of proposals are also focussed around positive management but either take longer to implement or are better suited to a longer time frame.

#### Boundary

The Conservation Area boundary has been revised within this appraisal in accordance with the NPPF (2018) and Historic England Advice Note 1 *Conservation Area Appraisal, Designation and Management* (2018).

The Conservation Area should be reviewed regularly to monitor change and inform management proposals. The boundary should be assessed as part of this review to ensure it is robust and adequately protects the significance of the area.

#### Character Appraisal and Management Plan

The Conservation Area Character Appraisal and Management Plan should be reviewed regularly to monitor any change to the character of the area and to ensure the proposals within the Management Plan are still relevant to and are able to address the area’s issues and opportunities.



### Article 4 Directions

Article 4 Directions are additional planning controls which can be introduced by a Local Planning Authority to revoke certain Permitted Development Rights. Permitted Development Rights allow building owners to carry out certain works to their properties without the need for planning permission and are set out within the General Permitted Development Order.

Article 4 Directions served on properties within the Conservation Area would introduce the need to apply for planning permission for certain works and this would allow the Council to better preserve and enhance the area by ensuring high quality design and use of traditional materials.

An Article 4 Direction removing Permitted Development Rights for alterations to their front elevations, windows, doors, front boundary treatments and front gardens could help to preserve the character and appearance of this part of the Conservation Area. Unsympathetic alterations and additions to buildings throughout the Conservation Area is an issue which detracts from its character and appearance. A blanket Article 4 Direction covering the entire Conservation Area could remove Permitted Development Rights for replacement windows and doors and alterations to front boundary treatments. This would provide some control over the quality and design of alterations to dwellings, better preserving and, where possible, enhancing the area.

### 5.3 Funding Opportunities

There are three main funding opportunities which would assist in the execution of these plans:

#### National Heritage Lottery Fund

The National Heritage Lottery Fund is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change overtime, for up-to-date information on NHLF schemes Tendring District Council should consult their appointed Heritage Specialist.

#### Section 106 Agreements

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon Thorpe-le-Soken. These agreements could be used to fund public realm or site-specific improvements.

#### Partnership Schemes in Conservation Areas (Historic England)

*Partnership Schemes in Conservation Areas* is a programme run by Historic England to target funding for the preservation and enhancement of conservation areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area. This would be suitable to preserve and enhance either the shop frontages or the architectural detailing.



Figure 89 Sympathetic example of boundary treatment and hard landscaping alongside the churchyard





## 6. Appendices

### 6.1 Bibliography

#### Publications

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A. Rumble, 1983, Domesday Book: Essex, Phillimore, Chichester

Tendring District Council and Essex County Council, Tendring District Historic Environment Characterisation, 2008

Tendring District Council and Essex County Council, Tendring District Geodiversity Characterisation, 2009

#### Archives

Essex Record Office (ERO)

- The Abbey dating to the sixteenth century (ECC Archives I/Mb 354/2/1 )
- Photograph of Mitchell's Cash Stores, Thorpe-le-Soken now 'Tesco' (ERO I/Mb 354/1/3)
- Photograph of Thorpe Hall, Thorpe-le-Soken (ERO IMb 354-1-4)

Essex Historic Environment Record

#### Webpage

<https://historicengland.org.uk/advice/heritage-at-risk/conservation-areas-at-risk/>

<https://historicengland.org.uk/listing/the-list/map-search?clearresults=true>

<https://historicengland.org.uk/listing/the-list/list-entry/1000521>



## 6.2 Legislation, Policy and Guidance

| LEGISLATION/POLICY/GUIDANCE | DOCUMENT  | SECTION/POLICY   |
|-----------------------------|---|--|
| Primary Legislation         | Planning (Listed Buildings and Conservation Areas) Act 1990   | 66: General duty as respects listed buildings in exercise of planning functions.<br>72: General duty as respects conservation areas in exercise of planning functions.   |
| National Planning Policy    | National Planning Policy Framework (2019) DCLG  | Section 16;<br>Annex 2   |
| National Guidance           | National Planning Practice Guidance (2014) DCLG   | ID: 18a  |
| National Guidance           | Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets |  |
| National Guidance           | English Heritage (2019) Conservation Principles, Policies and Guidance.   |  |
| Local Policy                | Tendring District Council Local Plan (2007)   | QL9 – Design of New Development<br>QL11 – Environmental Impacts and Compatibility of Uses<br>EN1- Landscape Character<br>EN17- Conservation Areas<br>EN18- Fascia and Shop Signs in Conservation Areas<br>EN18 (a) and (b)- Advert Control within Conservation Areas<br>EN20- Demolition within Conservation Areas<br>EN21- Demolition of Listed Buildings<br>EN22- Extension and Alterations to Listed Buildings<br>EN23- Development within the Proximity of a Listed Building<br>EN25- Satellite Dishes on Listed Buildings and in Conservation Areas |



### 6.3 Glossary (National Planning Policy Framework)

| Term                               | Description   |
|------------------------------------|---|
| Archaeological interest            | There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. |
| Conservation (for heritage policy) | The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.  |
| Designated heritage asset          | A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.  |
| Heritage asset                     | 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).                                    |
| Historic environment               | 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.   |
| Historic environment record        | Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.   |
| Setting of a heritage asset        | 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.                                 |
| Significance (for heritage policy) | The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.  |

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# Thorpe-le-Soken Station and Maltings Conservation Area Character Appraisal and Management Plan

Client:  
Tendring District Council

Date:  
July 2020

Page 281





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# 1.0 Introduction

## 1.1 Summary

As defined by the 'Planning (Listed Building and Conservation Areas) Act 1990, a Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation area designation introduces a general control over the demolition of unlisted buildings and provides a basis for planning policies with an objective to conserve all aspects of character or appearance that define an area's special interest.

The Thorpe Station and Maltings Conservation Area was designated, by Tendring District Council, on 26th March 1990. It is located roughly 1 kilometre (0.6 miles) south of Thorpe-le-Soken on the B1414. The railway line which serves Clacton on Sea, Frinton and Walton from Colchester runs through the site and crosses the road on a modern bridge, to the east of the Conservation Area. The Conservation Area contains the late nineteenth century maltings buildings, the station building, nineteenth century cottages on Edward Road, the former King Edward VII Public House, along with some modern or less significant buildings.

The Thorpe Station and Maltings Conservation Area is on the Historic England At Risk register and its condition is considered to be 'very bad', its vulnerability is 'high' and the trend is towards 'deteriorating significantly'.

Tendring District Council has appointed Place Services to prepare a Conservation Area Appraisal. The document is

provided as baseline information for applicants to consider when designing or planning new development within the Conservation Area or its setting.

## 1.2 Conserving Tendring's Heritage

This report provides an assessment of the historic development and character of Thorpe-le-Soken Station and Maltings and outline its special interest. The appraisal will also consider the significance of heritage assets and the contribution that these, along with their setting, make to the character of the area. The understanding of significance will be used to assess the susceptibility of the Conservation Area to new development, highlighting key assets of importance.

The Appraisal will consider how Thorpe-le-Soken Station and Maltings came to be developed, the building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities can be used to assess its key characteristics, highlighting potential impact future development may have.

The National Planning Policy Framework (NPPF) highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, the immediate and larger character of the area in which new development is sited.

This assessment follows best practice guidance, including Historic England's revised *Historic England Advice Note 1 for Conservation Area Appraisal, Designation and Management* (2018) and *The Setting of Heritage Assets* (2017).

## 1.3 Purpose of Appraisal

This document should be used as a baseline to inform future development and design with regard to the sensitivities of the Historic Environment and its unique character. It is expected that applications for planning permission will also consult and follow the legislation, policy and best practice guidance given in the appendix. Applications that demonstrate a genuine understanding of the character of a Conservation Area are more likely to produce good design and good outcomes for agents and their clients. This Appraisal will strengthen understanding of Thorpe-le-Soken Station and Maltings and its development, informing future design.

## 1.4 Planning Policy Context

The legislative framework for conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular Section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and Section 72 requires that



special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation and enhancement of these areas. National planning policy in relation to the conservation and enhancement of heritage assets is outlined in Chapter 16 of the Government’s National Planning Policy Framework (DCLG 2019).

Tendring District’s Local Plan was adopted in 2007 and it is used in determining planning applications, where relevant. As a new Local Plan evolves it will begin to have more weight in the planning process in deciding planning applications and guiding new development across the Tendring District. Once fully adopted a new Local Plan will guide future development in the Tendring area. It will be critical for creating new job opportunities, attracting investment in new and improved infrastructure, protecting the environment and ensuring that new homes are built in the right locations and achieve the right standards of quality and design.

The Tendring District has more than 960 Listed Buildings. The District also benefits from 27 Scheduled Monuments which include above and below ground features, 3 Historic Parks and Gardens and 9 Protected Lanes, preserved for their historic indication of ancient road patterns in the District. The District also contains 20 Conservation Areas. There are 21 designated heritage assets on the Historic England At Risk register in Tendring, including the Thorpe-le-

Soken Station and Maltings Conservation Area. The new Local Plan’s strategic objective for Cultural Heritage is “To conserve and enhance Tendring District’s heritage, respecting historic buildings and their settings, links and views.”

Protection of the District’s heritage assets is crucial to its cultural identity. Heritage assets can improve the local communities quality of life and can help to sustain economic growth and new investment for both residents and businesses. The Council is seeking to reduce the number of heritage assets included in the Heritage at Risk Register and will consider designating additional heritage assets which are of local importance.<sup>1</sup> The Council will also seek to manage change within the Historic Environment by requiring proposals to respond appropriately to the significance of any affected heritage assets and by identifying where interventions within the Historic Environment would be beneficial to it; and by working with partners to secure sources of funding to aid delivery of enhancements to heritage assets. This would be in line with Tendring District Council’s Corporate Plan 2020-2024 for the promotion of Tendring’s tourism, cultural and heritage assets.

The Draft Publication of the new Tendring District Local Plan has a number of objectives, including Objective 7 which relate to the historic environment. The Draft Local Plan document states the following:

<sup>1</sup> Tendring District Local Plan 2013-2033 and Beyond, Publication Draft June 2017

**Objective 7**

*To conserve and enhance Tendring District’s historic environment, including: heritage; respecting historic buildings and their settings; heritage assets; landscapes; links; and views.*

To achieve this objective, various policies are proposed in the Draft Local Plan, including the following, which relate to Conservation Areas and Listed Buildings.

**Policy PPL 8  
CONSERVATION AREAS**

*New development within a designated Conservation Area, or which affects its setting, will only be permitted where it has regard to the desirability of preserving or enhancing the special character and appearance of the area, especially in terms of:*

- a. scale and design, particularly in relation to neighbouring buildings and spaces;*
- b. materials and finishes, including boundary treatments appropriate to the context;*
- c. hard and soft landscaping;*
- d. the importance of spaces to character and appearance; and*
- e. any important views into, out of, or within the Conservation Area.*



*Proposals for new development involving demolition within a designated Conservation Area must demonstrate why they would be acceptable, particularly in terms of the preservation and enhancement of any significance and impact upon the Conservation Area.*

***This Policy contributes towards achieving Objective 7 of this Local Plan.***

**Policy PPL 9  
LISTED BUILDINGS**

*Proposals for new development affecting a listed building or its setting will only be permitted where they will protect its special architectural or historic interest, its character, appearance, fabric and:*

- a. are explained and justified through an informed assessment and understanding of the significance of the heritage asset and its setting; and*
- b. are of a scale, design and use materials and finishes that respect the listed building and its setting.*

***This Policy contributes towards achieving Objective 7 of this Local Plan.***

Tourism is an important source of income in the District, estimated to be worth more than £276 million. The Council identifies the development of tourism as a core objective (Objective 10), with the intention of building on the strength of the District and its history and heritage.<sup>2</sup> The District's built heritage is therefore an important and valuable asset that is unique to Tendring. However, this asset is fragile and finite. The enhancement, protection and conservation of Tendring's built heritage has the potential to return great social and economic benefits to the local community and enhance the environment within which the people of Tendring live and work.

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<sup>2</sup> Tendring District Local Plan 2013-2033 and Beyond, Publication Draft June 2017

**1.5 Boundary review**

The boundary of the Conservation Area was intended to include the buildings and spaces associated with the maltings and station and their late-Victorian setting. A review of the Conservation Area and public consultation was carried out by Tendring District Council in 2005-2006 and an Appraisal document was produced in March 2006. Within the Appraisal there was a proposal to reduce the boundary of the Conservation Area in the south to exclude the semi-detached cottages on Edward Road.

The opinion expressed in the 2006 appraisal was that Edward Road was visually divided from the rest of the area by the railway and that the setting around Edward Road was unattractive and compromised by the industrial estate to the east on Harwich Road. The appraisal stated that the appearance of the houses had been too heavily altered for the application of an Article 4 Direction, which may return some visual integrity to the houses, to be worthwhile. The proposed boundary reduction was not supported by the Parish Council at the time and was subsequently not adopted.

The houses on Edward Road are likely to have a direct historic association with the Conservation Area as they were built as railway and workers' cottages. They may have provided accommodation for workers at the maltings or the brick manufacturing kilns which were once located to the south of the Conservation Area. They may also have provided accommodation for agricultural workers and it is this evidence for a combination of industrial manufacturing within a rural setting that embodies the character and special interest of the Conservation Area.

Roughly half of the Edward Road cottages have been rendered and painted, whilst the remaining buildings retain their exposed brick exteriors. Many of the original timber windows have been replaced with modern glazing, though some remain. Despite these alterations a substantial amount of the original, late nineteenth to early twentieth century character remains, to an extent that they contribute to the character and appearance of the Conservation Area, furthermore their physical and historic relationship to the maltings can

still be perceived. It is therefore recommended that Edward Road be retained within the Conservation Area.

However, it is proposed that the small area to the south of Edward Road is excluded from the Conservation Area. This area is mainly covered with undergrowth, while some parts are used as parking spaces for the road's residents. This scrub area lacks the historic interest, shared by the rest of the Conservation Area and can therefore be excluded. This exclusion represents a minor adjustment to the Conservation Area boundary and will result in the area becoming part of the Conservation Area's setting. All designated heritage assets, including conservation areas have a setting, which the NPPF defines as the surroundings in which a heritage asset is experienced. The setting of a heritage asset can make an important contribution to its significance and how that significance can be appreciated. The protected area, along with the wider setting of the Conservation Area is therefore a consideration when change is planned and how this may affect the significance of the Conservation Area. No other changes to the boundary of the Conservation Area are suggested.

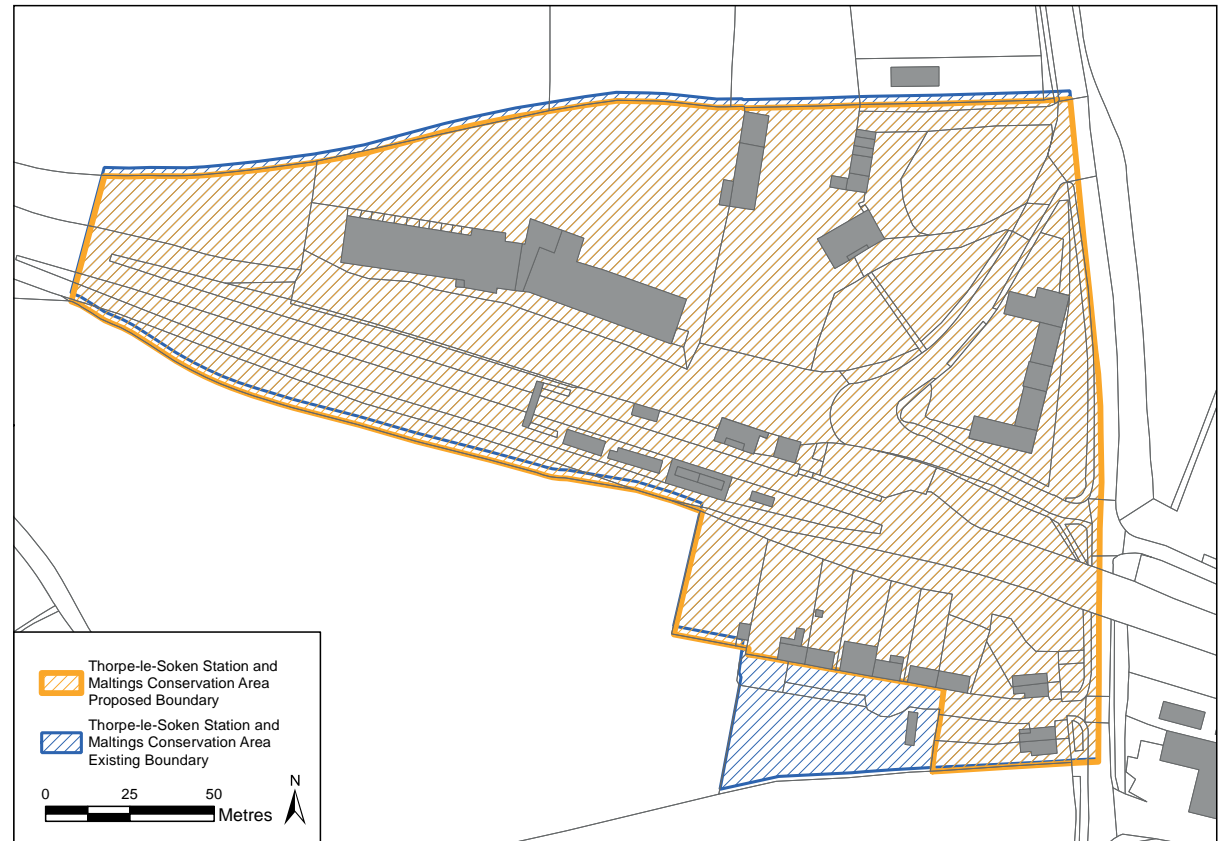


Figure 1 Map showing boundary revisions



## 2.0 Conservation Area

### 2.1 Location and Topography

The bedrock at Thorpe-le-Soken is clay, silt and sand of the Thames riverine deposit group. This sedimentary bedrock was formed approximately 34 to 56 million years ago in the Palaeogene Period. The sediments are marine in origin and comprise coarse to fine-grained slurries and debris that would have flowed from a river estuary into a deep-sea environment, forming graded beds.<sup>3</sup>

The Thorpe-le-Soken Station and Maltings are located adjacent and to the north of the stream of Holland Brook,<sup>4</sup> where the land slopes gently down to the marsh at the water's edge. Here, the geology differs as a much later deposit of a band of river clay and silt, formed up to two million years ago in the Quaternary Period reflecting the channels, floodplains and levees of a river or estuary.

The area in which the Conservation Area is situated comprises an open agricultural landscape, with historic settlement in the area at the village of Thorpe-le-Soken and the rather smaller settlement around the church/hall complex at Kirby-le-Soken. Surrounding these centres are a number of isolated halls, farms and cottages, with a mixture of rectilinear fields of ancient origin and some later enclosure. The modern landscape retains much of this historic pattern, although both Thorpe and Kirby-le-Soken have expanded considerably in size. The historic cores of Thorpe and Kirby-le-Soken are designated as Conservation Areas and the early twentieth century garden at Thorpe Hall is a Registered Park and Garden.<sup>5</sup> The Thorpe-le-Soken Station and Maltings Conservation Area is situated on the southern edge of the Parish of Thorpe-Le-Soken, which according to the 2011 census had an estimated population of 2034.<sup>6</sup>

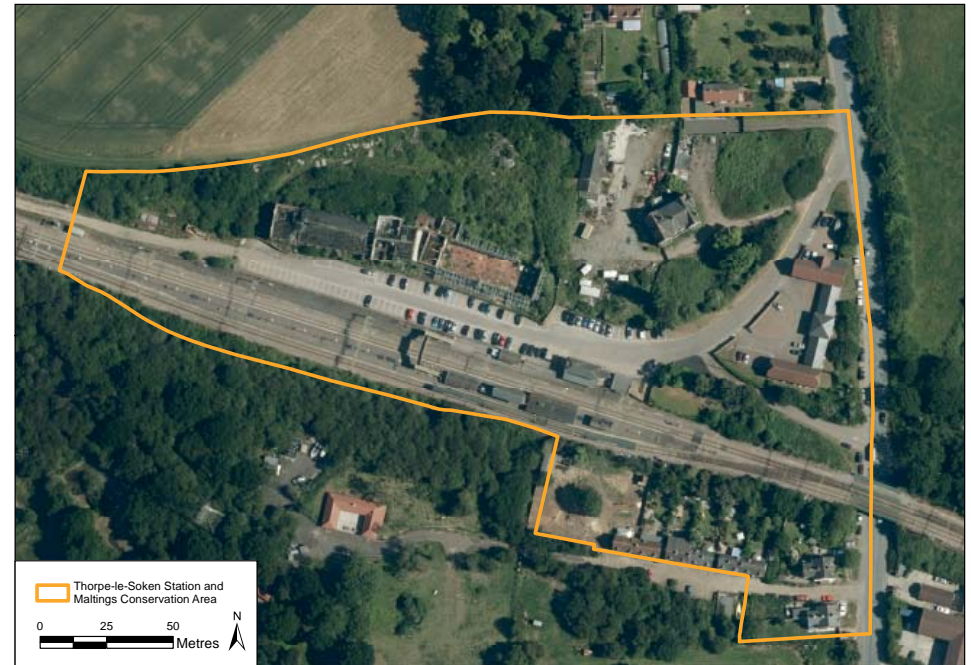


Figure 2 Thorpe Le Soken Station and Maltings within its wider setting

3 British Geological Survey <http://mapapps.bgs.ac.uk>. Accessed 10/10/19

4 Essex Rivers Hub <http://essexrivershub.org>. Accessed 10/10/19

5 Tendring District Historic Environment Characterisation Project 2008

6 <https://www.citypopulation.de/en/uk/eastofengland/admin/> Acces



## 2.2 Historical Overview

The following section provides an overview of the history of Thorpe-Le-Soken Station and Maltings Conservation Area and its environs. The settlement of Thorpe-le-Soken, to the north of the Conservation Area, is medieval in origin and expanded during the post-medieval period, however, Thorpe Maltings and Station date to the nineteenth century and the origins of the Conservation Area here lie in the arrival of the railway line in 1867.

### Prehistory: Palaeolithic to Iron Age (c.10,000 BC to 100 BC)

Thorpe-le-Soken's location, on high ground and relatively close to the coast, provided an ideal place for occupation with easy access to the intertidal zone for early settlers. Evidence for activity on the site of Thorpe-le-Soken Maltings was identified during archaeological work undertaken in 2017 which revealed a Mesolithic/early Neolithic flint artefact. Further examples of Mesolithic activity have been located to the south of the area at Redbridge cottage; these comprise a large assemblage of flint tools.

There are indicators of later prehistoric occupation within the vicinity of the Conservation Area in the form of cropmark evidence recorded from aerial photography. Features including probable Bronze Age ring and penannular ditches and trackways have been identified both to the north and south of the area.

There is limited evidence for Iron Age activity in or around the Conservation Area.

### Roman

Roman activity has been identified to the northeast of the Conservation Area at Thorpe Hall where excavation identified ditches, gullies and pits.

### Saxon and Medieval

In the Saxon period, Thorpe-le-Soken formed part of 'The Sokens' which was later split into Kirby and Thorpe-le-Soken, and Walton-on-the-Naze. The suffix 'le-Soken' has Danish origins indicating some early occupation. The Domesday Book (1086) records 'The Sokens' as Aelduluesnasa which was owned by the Canon of St Paul's Cathedral before and after 1066.<sup>7</sup> Thorpe-le-Soken did not become a separate manor until 1222. The manor house survived until the mid-sixteenth century though much of it was demolished during the alterations to the Hall undertaken by J.M. Leake in 1822.

In the medieval period the area along the Holland Brook, including the land now within the Conservation Area, was located within the Gunfleet Estuary. Whilst no evidence of activity from this period has been discovered within the boundary of the Conservation Area, the tidal estuary, extending inland from Frinton and Clacton possibly as far as Weeley, may have permitted small boats to venture upstream along Holland Brook as far as the Conservation Area. The medieval settlement of Thorpe-le-Soken, to the north, was largely centred along the High Street and is evident today in the historic building stock.

### Post Medieval

The land now within the Conservation Area is depicted as open arable land to the north of Holland Brook on the 1777 Chapman & Andre map of Essex. Holland Brook can be seen running west to east, along with the road to the village of Thorpe (le-Soken) from the south. Thorpe Hall and Thorpe Park (farmhouse) are shown, which were significant agricultural estates and farms at the time, both of which endure today. The village of Thorpe-le-Soken, to the north, grew as a linear settlement along the High Street with Thorpe

<sup>7</sup> Rumble, A., 1983, Domesday Book: Essex, Phillimore, Chichester



Figure 3 A detail from the Chapman & Andre Map of Essex, 1777

Green to the north-west. The site of the maltings remained in use as arable agricultural land until the land was bought in 1867 to facilitate the construction of the railway.

The origins of the Conservation Area derive from the arrival of the Walton to Colchester branch line in 1866 and the construction of what was then called Thorpe Station, which introduced fast transportation and communication links between London and the Essex coast. The station was opened by the Tendring Hundred Railway (THR), a subsidiary of the Great Eastern Railway (GER) and the line finally ran all the way from Colchester to Walton-on-Naze in 1867. However, a rival project to build the Mistley, Thorpe and Walton Railway was undertaken at the same time. This would have branched off the GER's Manningtree to Harwich line at Mistley, to serve Thorpe-le-Soken and then on to Walton-on-Naze. The competition from the Tendring Hundred Railway at Colchester proved to be too strong, while a dispute between the contractor and their labourers, meant that the Mistley, Thorpe and Walton Railway line was never completed.<sup>8</sup> By 1888 the GER had taken over the operation of the THR completely, along with the various connecting branch lines.<sup>9</sup>

<sup>8</sup> [www.gersociety.org.uk](http://www.gersociety.org.uk) 2018 Review of *The Mistley, Thorpe and Walton Railway* published 1946 by Thomas Peacock

<sup>9</sup> Tendring Hundred Railways – The First 150 Years. <https://www.ontrackrailusers.org.uk>



The First Edition Ordnance Survey Map of 1870 shows the railway line and station accessed via a track off the main road from the village of Thorpe-le-Soken to the north. The station building also contained the Station Master's house. Hachures on the map to the north of the railway line indicate the levelled area that was to become the site of the Maltings. The surrounding area remained agricultural in use.

The maltings were built between 1874 and 1878 by the innovator Robert Free, who established the maltings at Thorpe-le-Soken following the submission of a patent for new drying kilns. In total Free had six patents to his name by 1895, for various malting apparatus. He had close relationships with local manufacturing specialists, such as Offwood Bendall, the machine maker based in Lawford and J.R.N. Fitch of the Lawford Iron Works, who cast his patent furnaces and made the 'steeps' or vats within which barley was soaked to begin germination.<sup>10</sup>

The Thorpe-le-Soken Maltings represent an intricately engineered, purpose-built building, for the large-scale, industrial production of malt. The establishment of the railway in the mid-nineteenth century and the repeal of the malt tax in 1880 encouraged the growth of larger, multi-storey maltings with an increased capacity.<sup>11</sup> At the time of

<sup>10</sup> Essex County Council Field Archaeology Unit 2001. *Thorpe Maltings, Thorpe-le-Soken, Tendring Essex. Historic Building Appraisal* (Garwood, A. and Letch, A. Authors)

<sup>11</sup> English Heritage 2004 (Patrick, A. Author), *Maltings in England*. Strategy for the industrial environmental report No1.

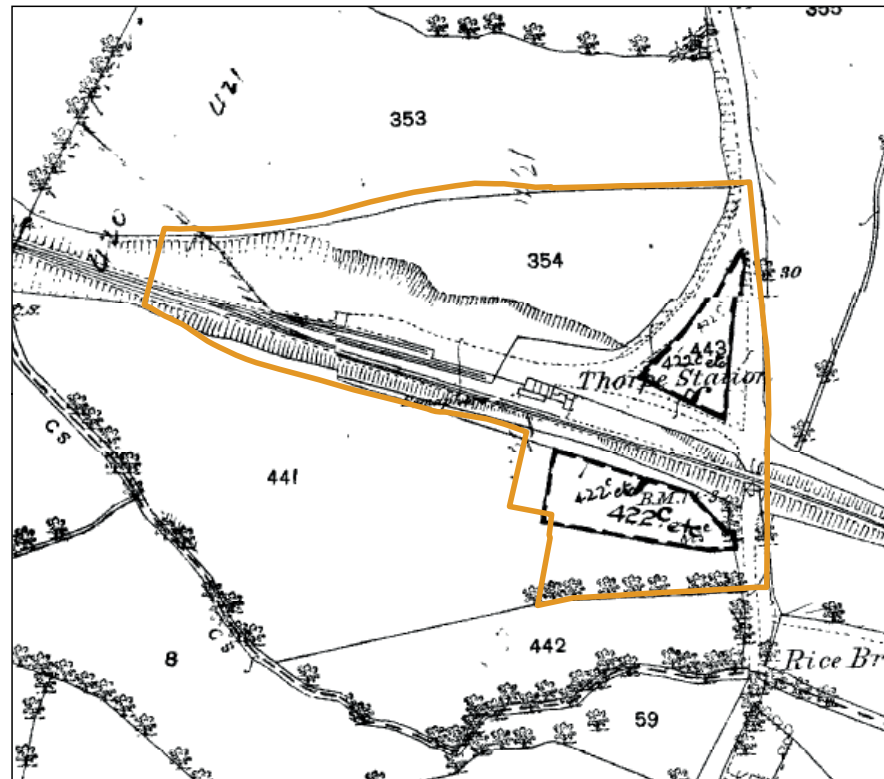


Figure 4 First Edition OS map c 1870



their construction the maltings were at the forefront of this transformation, as they were built before the repeal of the Malt tax and within a decade of the opening of the Tendring Hundred Railway. Originally comprising two halves, the western half of the building was for the production of crystal malt, while the eastern half produced pale malt. This twin production of two types of malt was unique in the region. The two halves of the maltings were later joined, though this dual aspect can still be easily discerned. The maltings were linear in plan, with a pair of drying kilns towards the centre of the range and a third kiln added at a later date. The steeping pits were located at the east and west ends with the material being conveyed towards the central kilns during the malting process. Malt was steeped over a period of three days and was then laid on the drying floors for a further four days. The eastern range functioned as a traditional malting with the malt being dried in a kiln, while the western range had no kiln, but the crystal malt was finished in a roasting cylinder. The kilns were all fired by high quality, hard coal or anthracite and they were built with an open grid floor of patented wedge wire. A steam engine house provided steam-driven mechanisation, eventually the maltings switched to electric power in the 1950s.

By 1913 Robert Free's company, Free Rodwell and Co, was one of the country's leading manufacturers of malt but in 1956 the company was bought by Ind Coope. The Thorpe-le-Soken maltings declined in the post-war era and the last lorry left the maltings in 1983 while all operation ceased and closed down in 1985. In 1988 the building was purchased by Rosegrade Ltd, in whose ownership it has remained ever since. The building was Listed Grade II in 1998.

No other maltings building showing the double use of crystal and pale malt so distinctively are known to survive.<sup>12</sup> Robert Free later went on to form Free Rodwell and Company Ltd and by the end of the nineteenth century the company had seven maltings. Together with Thorpe-le-Soken Maltings, they represented the technological peak of the malt production industry.

<sup>12</sup> Historic England. Maltings to the West of Railway Station, Thorpe-le-Soken Essex. List Entry Number: 1385961. Listing description (accessed 21/10/19)



Figure 5 The Thorpe-le-Soken Maltings of Free, Rodwell & Co. Ltd, c1890 (From the collection of the Brewery History Society)

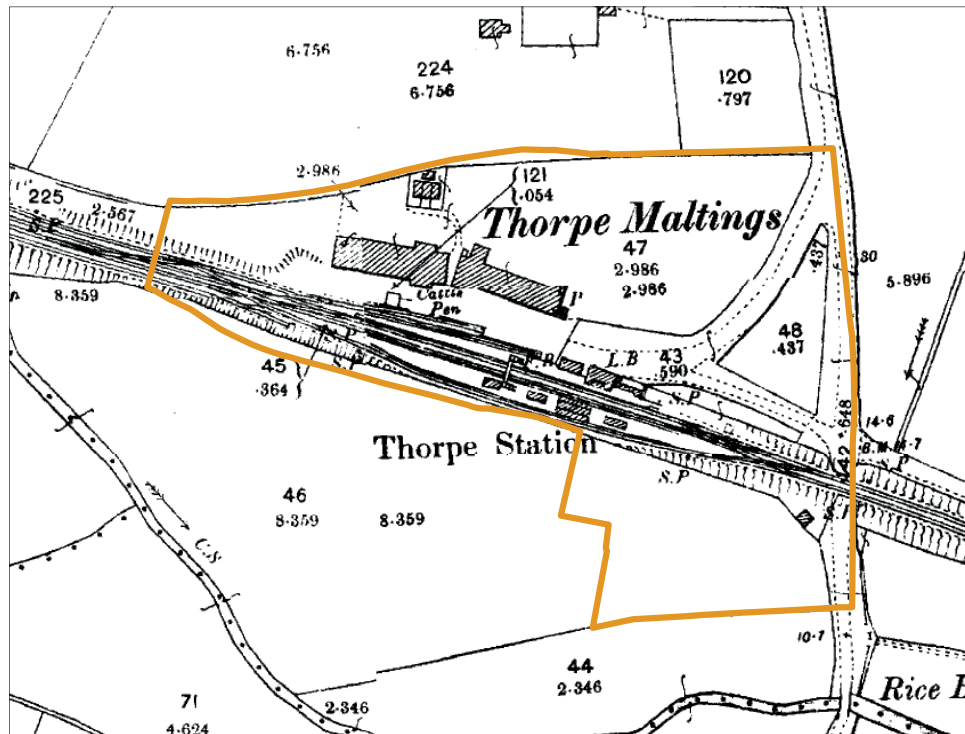


Figure 6 Second edition OS map c 1888

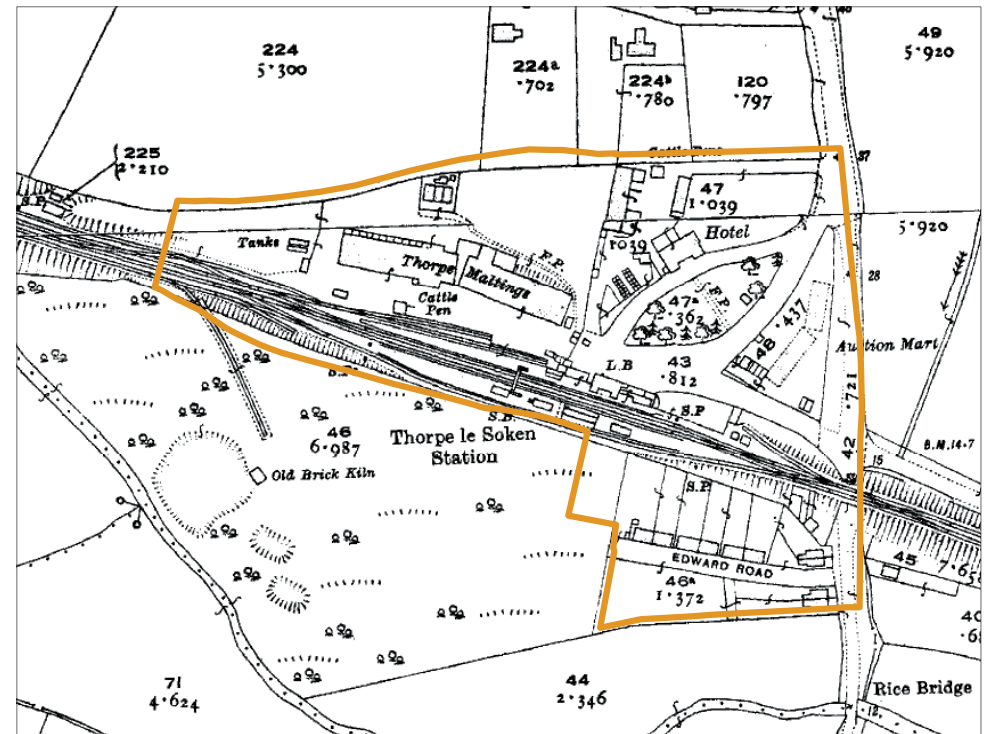


Figure 7 Third edition OS map c 1920

The second edition OS maps of c.1920 depicts the maltings buildings beside the railway line with their own siding with access directly to the track. The maltings were located by the railway to take advantage of fast transportation and improved communications, allowing for the use of cheaper imported barley from places like North America.

The second edition Ordnance Survey Map also indicates a group of three terraced cottages which were probably associated with the Maltings, situated to the north of the west wing of the maltings and within the northern area of the Conservation Area. They had been demolished by 1923 and no evidence associated with the cottages was found during the 2017 excavations.

The geological deposits of riverine clays in the land adjacent to the Conservation Area were exploited for brickmaking in the late nineteenth century. Mackenzies brickworks was located immediately south of the station and was operational from 1896; it too had a siding from the railway line. Large drying sheds and an updraught kiln associated with the brickworks are evident on the 1920s Edition Ordnance Survey Map.

During the early twentieth century there was an increase in residential development within the Conservation Area, including the construction of workers cottages for the maltings south of the railway line at Edward Road and the building of the King Edward VII Public House in 1901. The road layout was configured to accommodate the public house which is identified as a Hand hotel, as well as a number of outbuildings and structures evident on the third edition Ordnance Survey Map (Figure 7). An auction market was held on the triangle of land formed by the road layout and a group of small market buildings are evident. This was the Thorpe-le-Soken Market, which attracted crowds of visitors and was held within the open space between the King Edward VII Public House and Station Road to the south-east, though this area has now become overgrown. A cattle pen is shown on the third edition Ordnance Survey map, situated adjacent to a railway siding in what is now the station car park. The housing of cattle is also known to have occurred in the stables and coach house of the King Edward VII public house in the 1920s and it seems probable that initially, the trade in cattle was an important aspect of the market.



Figure 8 Stills from the 1968 film of Thorpe-le-Soken market by amateur film-maker Laurie Stanton. The stationmasters house and King Edward VII Public House can be seen in the background (BFI)



The market was very popular and attracted large crowds, with many coming by train, while the King Edward VII Public House provided refreshment. In 1968 the market was filmed by amateur film-maker Laurie Stanton, who was a member of the Clacton Cine Club. The short film is held in the archives of the British Film Institute and can be seen on their website.<sup>13</sup> It shows the thriving market and, in some shots, buildings within the Conservation Area can be seen. The eastern part of the market site was redeveloped in the first decade of the twenty-first century and a group of commercial buildings were constructed on the triangle of land adjacent to Station Road. In 2005 the market closed and the following year the existing commercial buildings were constructed on the site of old auction rooms in the eastern part of the market site.<sup>14</sup>

After the closure of the market, the public house and the maltings have remained unoccupied and unused. The station master's building was also empty for some years until it was refurbished and converted into two residential units. The station has remained in operation, although the northern platform is no longer in use.

<sup>13</sup> British Film Institute <https://player.bfi.org.uk/free/film/watch-thorpe-le-soken-market-1968-online>

<sup>14</sup> Ian Tod & Co. Ltd. 2013. Thorpe Maltings Design and Access Statement 2013. Submitted to Tendring District Council on behalf of Rosegrade Ltd.

## 2.3 Heritage Assets

### Designated Heritage Assets

#### *Conservation Area Designation History*

The Thorpe-le-Soken Station and Maltings Conservation Area was designated on the 26<sup>th</sup> March 1990. It was designated to meet concerns about the maltings and its late-Victorian setting, before the building was given Grade II Listed status. A review of the Conservation Area and public consultation was carried out by Tendring District Council in 2005-2006 and an Appraisal document was produced in March 2006. Proposals involving suggested changes, such as a reduction of the Conservation Area boundary, enhancement work and Article 4 Directions were included in the appraisal, though it was recognised that the town or parish councils did not support some of these suggestions. As a result, no formal reduction of the Conservation Area boundary was adopted and the boundary remains the same when it was designated in 1990.

#### *Listed Buildings*

The maltings building was Grade II Listed on 27th October 1998 (List UID: 1385961). The listing description of the building was written at that time and the building has since become considerably more dilapidated. The maltings were built between 1874 and 1878 by Robert Free, the maltings industry innovator and comprised of two halves, the western half for the production of crystal malt and the eastern half for pale malt. This dual production of two types of malt for the

brewing industry on one maltings site was unique within the region. No other maltings showing the double use of crystal and pale malt so distinctively are known to survive.<sup>15</sup>

The two brick-built linear ranges of the maltings are 30 bays in length, aligned west to east and two storeys in height. They originally had an attic level, which has now mostly been lost. It is built in Flemish bond of yellow brick with red brick details and dressings. The building was constructed in a pier and panel technique visible on the external elevations and comprises thirty bays of yellow brick panels flanked by red brick piers. The roof structures were originally all of timber covered with slate. Two weather-boarded lucam hoists were incorporated into the building's southern façade, with a third added later. After closure in 1983 the maltings lay unused and empty until the buildings were purchased in 1988 by Rosegrade Ltd.<sup>16</sup>

The building is in a severely dilapidated condition, with the eastern range being propped up with scaffolding, while plant growth covers the façade in some areas. This part of the building is missing its roof and internal floor levels, with the external walls forming an empty shell. The floors, drying towers, collapsed roof structure and the unstable brick gable

<sup>15</sup> Historic England. Maltings to the West of Railway Station, Thorpe-le-Soken Essex. List Entry Number: 1385961. Listing description (accessed 21/10/19)

<sup>16</sup> Ian Tod & Co. Ltd. 2013. *Thorpe Maltings Design and Access Statement 2013*. Submitted to Tendring District Council on behalf of Rosegrade Ltd.



at the eastern end of the eastern range were removed in 2009, due to the danger of collapse. Prior to this, a programme of archaeological building recording was undertaken in 2008, to fulfil a condition of planning consent for the work. The building recording included a photographic survey, with specific high-level access to the roof structures of the drying towers.<sup>17</sup>

The western range roof structure survives in part, but in a poor condition, though in general more historic fabric survives in-situ in the western range than in its neighbour, while the building is currently surrounded by hoarding.

<sup>17</sup> Katherine Sather & Associates. 2008. *Thorpe Maltings, Thorpe-le-Soken, Tendring, Essex. Archaeological Building Recording*. Unpublished client report for Rosegrade Ltd.



Figure 9 Thorpe-le-Soken Maltings with the eastern range in the foreground



Figure 10 The eastern range of the maltings



Figure 11 The western range of the maltings



Figure 12 A photograph taken in 1991, showing the interior of the maltings, with cast iron columns, a floor surface of setts and timber structure of the first floor (Essex County Council)

### Non Designated Heritage Assets

**The King Edward VII public house** and its associated outbuildings were built in 1901, the coronation year of Edward VII, though both appear on the OS mapping for the first time in 1923. The pub served as a railway inn to take advantage of the custom provided by the railway passengers. It is perhaps an indicator of the slower and more rural nature of the Thorpe-le-Soken area in the late nineteenth century, that the railway had been established for thirty-five years before a railway inn was a suitable investment. The building has a symmetrical design and is located in a position of prominence, in an elevated position, overlooking the eastern end of the railway yard and it is an important building within the Conservation Area. It makes a significant contribution to the character of the Conservation Area and historically it was a popular meeting place for those attending the market, which operated in front of the building and extended to the south-east towards Station Road. The building and its associated stable/coach house have group value with the Maltings and the Station, as the public house became a focal point for the commercial, railway and industrial aspects of the area. Following the pub's closure the pub building was used for mixed residential and commercial purposes, while the land to the west and the stable building were initially used as a repair yard for agricultural machinery and then as a vehicle scrap yard.

The public house is built of red bricks, with rubbed brick details and has a slate covered roof. The façade is decorated with pilasters, string courses, pedimented gables and ball finials and there is an ornamental iron balcony at first floor level. To the west of the public house are the associated stables, coach house and other outbuildings, which form a range of brick-built, one and two storey structures, with a slate roof. Together the buildings are arranged around a yard to the rear of the public house. The inn and its associated outbuildings are no longer in use and in a poor condition. The public house appears structurally sound while the coach house and stables are in a more serious state of deterioration. The area in front of the public house has become overgrown, while the yard behind, between the public house and its outbuildings is overgrown. Together the buildings and the yard form an inter-related group which provides coherent evidence for past activities at the site.



Figure 13 The façade of the King Edward Public House



Figure 14 Rear aspect of the King Edward Public House



Figure 15 The stables and coach house on the left behind the public house



Figure 16 The stables and coach house of the King Edward Public House



**Thorpe-le-Soken Station Master's House** was built in 1866 by the Tendring Hundred Railway. It is a modest building, of two storeys in height, built of red brick with a sill band and dressings in gault brick and segmental stone lintels to the windows. It has a slate-covered hipped roof, with timber brackets at the eaves. The building is adjacent to the disused northern platform of Thorpe-le-Soken Station. It would have originally housed a station master and his family, who would have resided there, perhaps mainly on the first floor, with public areas, such as a waiting room, ticket office and access to the platform on the ground floor. The building lay abandoned and unused after the station ticket office was closed and an automated ticket buying facility was introduced. By 2006 the building had been restored, converted to residential use and re-occupied.



Figure 17 A photograph of the unused station master's building, taken in the 1990s



Figure 18 A photograph of the station master's building today after refurbishment and reuse as two residential properties



Figure 19 The Station Master's House looking northeast from the active station platform



Figure 20 The signal box on Thrope-le-Soken's island platform

### Thorpe-Le-Soken Signal Box

Thorpe-Le-Soken station has an island platform to the south of the redundant northern platform. Current station buildings, such as waiting rooms and staff offices are situated on the island platform with a disused signal box. When laid in the 1860s, the railway line originally consisted of a single track and this was increased to two tracks in the 1880s. The island platform was added as part of this expansion and it appears on the second edition OS mapping (c 1888), as does a structure on the new platform in the same location as the existing signal box and it is likely that the building is of this date.



Figure 21 Thorpe-le-Soken railway bridge



Figure 22 A detail of the railway bridge

### Harwich Road Railway Bridge

is shown on the 1st edition OS map of c1869. It has an east and west brick-built pier on either side of the road, constructed of red bricks in English garden wall bond. The span of the bridge is made of cast iron composite beams and plates, riveted together. When laid in the 1860s the railway line originally consisted of a single track. But by the 1880s this had increased to a double track and the island platform was built at Thorpe-le-Soken. It is possible that the iron span was added at this time.





## 2.4 Archaeological Potential

A building appraisal of the maltings was carried out in 2001<sup>18</sup> to assess the condition of the buildings, in which it highlighted the integrity of many of the original internal features despite some deterioration of the building's structure. A further programme of archaeological building recording was carried out in 2008.<sup>19</sup> prior to the removal of the drying towers and collapsed roof and the unstable gable to eaves level. The survey found that the continued deterioration of the building had resulted in the loss of some features, however the building retained its significance due to the number of extant surviving features and connection with the important innovator Robert Free.

An evaluation undertaken to the rear of the maltings in 2017 recovered post-medieval masonry remains indicating ancillary shed-like structures; which corresponded with buildings on historic mapping.<sup>20</sup>

Excavations in the north of the Conservation Area in 2017 identified prehistoric and post-medieval finds including masonry remains associated with former outbuildings; however, the stratigraphy encountered indicated extensive truncation in some of the trenches. There is potential for archaeological deposits in certain areas within the Thorpe-le-Soken Station and Maltings Conservation Area which have not been disturbed or destroyed by the present structures.

The geology of this area, London Clay, is conducive to the survival of bone and ceramics, and there is the potential to the south of the Conservation Area for paleoenvironmental deposits associated with the alluvium from the valley of Holland Brook.

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18 Essex County Council Field Archaeology Unit 2001. *Thorpe Maltings, Thorpe-le-Soken, Tendring Essex. Historic Building Appraisal* (Garwood, A. and Letch, A. Authors)

19 Kathryn Sather & Associates, 2008. *Thorpe Maltings Thorpe-le-Soken, Tendring. Archaeological Building Recording*.

OASIS ID: kathryns1-62721

20 Archaeology South East 2017. *Archaeological Evaluation by Trial Trenching, Thorpe Maltings, Thorpe-le-Soken*. Site code TSTM17



## 3.0 Character and Appearance

### 3.1 Summary of Special Interest

The overall distinctive historic character of the Thorpe-Le-Soken Station and Maltings Conservation Area is as a nineteenth century railway and industrial complex, but within a rural setting. The Conservation Area encompasses a distinctive collection of nineteenth and early twentieth century buildings. These embody the commercial and social changes resulting from the opening of the railway over a hundred and fifty years ago. The railway connected the village of Thorpe-le-Soken (situated approximately 700m to the north), with Colchester and the coast at Frinton-on-Sea and Walton-on-the-Naze. As was the case with many railway ventures, the construction of the line and its various stations through this part of rural Essex was a speculative development. As a result, the station was modest in size and built to an established pattern adopted by the Tendring Hundred Railway and intended to serve a rural community.

The most prominent of the buildings within the Conservation Area is the maltings, which was constructed at this location to take advantage of the opportunities offered by the Tendring Hundred Railway, for supply and distribution. The Thorpe-le-Soken Maltings were innovative in that two types of malt were produced on an industrial scale, within the purpose-built building. No other maltings showing the double use of crystal and pale malt so distinctively are known to survive<sup>21</sup>. The maltings are also significant due to their connection with Robert Free who formed Free Rodwell and Company Ltd and by the end of the nineteenth century, the company had seven maltings. Together with Thorpe-le-Soken Maltings, they represented the technological peak of the malt production industry. The railway continued to provide the impetus for development within the Conservation Area into the early twentieth century. The opening of the King Edward VII Public House in 1901 is evidence for the extent to which visitors were traveling by rail to Thorpe-le-Soken, many of who came to visit the market that was held on the area of open land to the east of the public house. The area around the maltings became a popular destination and in particular the market and the pub were once a focal point for the local community. The pub is a local landmark and is still fondly remembered within the local area. The workers cottages on Edward Road represent the continued growth and prosperity of the maltings and the immediate locality. The character of the Conservation Area is therefore typified by mid to late Victorian era railway, industrial and domestic architecture, within a rural setting. Together, the stock of differing buildings within the Conservation Area forms a interconnected and unified group.

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<sup>21</sup> Historic England. Maltings to the West of Railway Station, Thorpe-le-Soken Essex. List Entry Number: 1385961. Listing description (accessed 21/10/19)

### 3.2 Character Appraisal

#### Land usage

The Conservation Area has a variety of uses and functions and can be divided into two parts, based on function. The first is the historic, commercial and industrial core, centred on the maltings and the railway, which includes the King Edward VII Public House and the site of the former market. The second area is centred on the residential development along Edward Road on the southern side of the railway tracks.

#### The Historic Core

The maltings buildings and the King Edward VII Public House are currently unused. The buildings are owned by Rosegrade Limited, who are in the process of producing a proposed scheme for the development and reuse of the buildings. At the centre of the Conservation Area is the Station and its car park. The land on which the station is situated is owned by Network Rail and leased by Greater Anglia, while the station car park is managed by National Car Parks. The car park forms a sizable open space at the centre of the Conservation Area and is flanked by the railway station on the south side and the maltings to the north. This historic core is therefore characterised by the architecture of the industrial and railway buildings, along with the former public house and market area.



Figure 23 The view west from the station car park



Figure 24 The view east from the station car park.



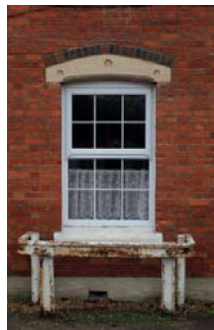
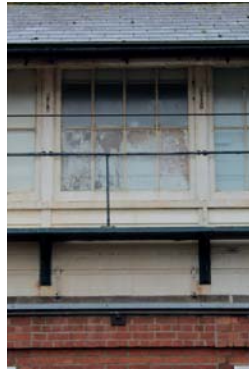
Figure 25 The station Masters House with the signal box of Thorpe-le-Soken station behind

### Maltings

The maltings building is the foremost feature of heritage value within the historic core and also has the most dominant presence within the Conservation Area. But currently its aesthetic and architectural value is difficult for the observer to appreciate as much of the building is obscured by scaffolding, hoarding or foliage, while other distinctive elements, such as the roof and its drying towers, are no longer present. The building retains architectural features typical of mid-Victorian industrial buildings, with walls composed of yellow brick in Flemish bond, with piers, details and brick details and dressings.







**The Station**

Within Thorpe-le-Soken station there are two notable and prominent buildings which enhance the character of the Conservation Area. These are the former Station Masters House and the Signal Box. The Station Master's House has distinctive, mid-Victorian detailing with rounded arches, stone lintels and yellow brick door and window surrounds. The original timber windows have been replaced with modern UPVC, and these detract from the character of the Conservation Area. The canopy, over the now-disused platform survives, along with the decorative timber dagger-boarding.

The two storey signal box, probably built by the Great Eastern Railway, is likely to date to c 1888 or shortly after. It is built on a brick base at ground floor level. The first storey level is glazed with large timber windows with surviving original ironmongery and an external walkway to enable the cleaning of the glass. Other single-storey railway structures are situated on the active railway platform and these make a positive contribution to the Conservation Area. There are architectural details such as the original fenestration of the station buildings, or the cast iron brackets which bear the monogram of the Great Eastern Railway, which took over the operation of the railway line in 1888.

At the eastern end of the station area is the area of the former market, part of which has been redeveloped with commercial buildings. These modern buildings have been built with a brick plinth, black painted weatherboarding and tiled roofs, to reference the form and appearance of a traditional Essex agricultural building. No earlier, historic weather-boarded, barn-like structures were historically known to have been located within the Conservation Area. The buildings can be considered to have a neutral effect on the character of the Conservation Area.



Figure 26 The commercial buildings built on part of the former market site

### King Edward VII Public House

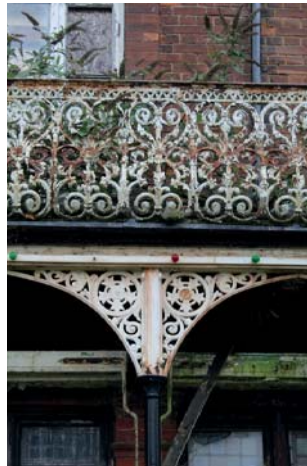
The area around the King Edward VII Public House has become overgrown, which has reduced the building's visibility from the rest of the Conservation Area, yet it still remains a prominent building and glimpses of it can be seen from within the historic core. The building is in a characteristic, Edwardian style, with decoratively embellished south-eastern and north-eastern principal facades. It is constructed of red brick in English bond, with a light-coloured cement mortar and a slate roof.

The decorative elements of the building provide a distinctive architectural pallet, executed to a high standard. Such character defining features could influence future development within the vicinity of the building and the historic core of the Conservation Area. An elaborately worked wrought iron balcony dominates the main façade and this has a bulbous rounded shape at its base. This distinguishing shape to a balcony is thought to have been designed in order to accommodate the full dresses that were



Figure 27 Details of the King Edward VII Public House





worn by Edwardian ladies at the time. The balcony has cast iron brackets and there are two slender pillars supporting it at the front of the building.

The windows within the principal façades have horns on their upper sashes. There are decorative, moulded brick surrounds to the windows with pilasters and bricks laid with finer pointing, while the main façade has leaded window light and coloured glass above the doors and windows. The north-east façade has a bay window, while there are rubbed brick lintels, recessed brick panels below windows and decorative terracotta tiles are also used. The upper parts of the building are decorated with stone baubles.





Figure 28 Former stables and coach house

The rear, or north-western, façade and the and south-western façade are more understated, though a combination of straight and segmentally-arched, rubbed brick lintels are used above the sash windows.

To the rear of the public house the former stables and coach house also contribute to the distinctive historic character of the Conservation Area through their architecture and appearance. The building forms one range, with a slate covered roof that varies in height. Window openings on the ground floor have segmentally arched brick lintels, while the upper level windows are just below eaves level. The windows themselves have numerous glazing bars and are characteristic of the type used in stable buildings. A loading loop with a triangular brick pediment is situated in the centre of the main part of the building, presumably to allow hay to be loaded into the upper floor. The stables range is in a poor condition.



**Edward Road**

The character of the Conservation Area alters along Edward Road, where residential development was completed at the turn of the nineteenth to twentieth century. A terrace of two-bay cottages was built along the northern side of the newly formed Edward Road. The use of the name Edward would suggest that the date for the development corresponds to that of the public house, which was named to commemorate the coronation of King Edward VII in 1901.

The entrance to the Edward Road from Station Road is flanked by a pair of narrow, single-bay, semi-detached dwellings. Although the private residential properties have undergone alterations to their appearance, reflecting the tastes of their owners, they retain much of their original character and appeal. The buildings were brick-built in Flemish bond, with stone lintels and sills to the ground floor windows, while the windows of the first floor continued into the roof space with a half-dormer. The most unaltered example is perhaps Number 3 Edward Road, which has exposed original brickwork, a slate-covered roof, four-pane sash windows with horns and decorative ridge tiles.

An attempt to replicate the character of the Edwardian buildings has been recently made in a new development at the western end of Edward Road, where a brick-built terrace has been built within the Conservation Area. The new buildings have stone dressings to the windows and half dormer windows to the first floor. The use of slate rather than ceramic tile as a roofing material would have perhaps been more in keeping with the character of the Conservation Area (though many slate tiles have been replaced with ceramic examples on the original buildings), but in general the form, massing and appearance of the new buildings is sympathetic to the Conservation Area.



Figure 29 Semi-detached dwellings flanking the entrance to Edward Road from Station Road



Figure 31 Edward Road looking east



Figure 30 A glimpsed view of the chimneys of the Edward Road buildings



Figure 32 Number 3 Edward Road



Figure 33 A new residential development at the western end of Edward Road





## Landscaping

### Boundary treatments

There are a variety of boundaries within the Conservation Area. The boundaries within the historic core include the boundary of the station, which changes from a wire fence with concrete posts to steel railings. On the opposite side of the station carpark the maltings are bounded by temporary wire fencing. Both these examples of boundary treatment detract from the character of the Conservation Area.

The boundary of the market buildings makes a neutral contribution to the character of the Conservation Area. A hard boundary in the form of a brick wall, and a soft boundary or hedge are used. The brick wall is built in stretcher bond and has inverted arches between brick piers, with a double course of tiles used below the coping. Although the use of brick is in keeping with the character of the Conservation Area, a wall of this design, in stretcher bond does not have a precedent at Thorpe-le-Soken Maltings.

The bridge over Station Road includes a substantial brick abutment with an adjoining wall which extends into the Conservation Area. Overall this provides a prominent and distinctive boundary of red brick in Flemish bond.

Elsewhere, soft boundaries of foliage or well-kept hedges are evident and have a neutral effect on the character of the Conservation Area. On Edward Road modern timber fences have been erected near the junction with Station Road, which are a more suburban form of boundary treatment. These form the boundaries of the rear gardens of semi-detached dwellings. Front gardens are scarce in the Conservation Area, with only two prominent examples on Station Road, both of which have modern front walls of varying materials. The focus of future planning decisions in relation to boundary treatments, towards a coherent form, either brick-built walls or well-tended hedges, would help to preserve or enhance the appearance of the Conservation Area.





**Built forms**

The maltings are an extensive built form within the Conservation Area, being over thirty bays in length. Originally the roof was greater in height with drying towers at the centre of the building, though the majority of the building is two storeys in height, plus an attic level. The commercial buildings now on the site of auction buildings associated with the former market are also of a significant scale, replicating agricultural barns in both appearance and size. Single storey and two storey buildings are located at the station, while the residential buildings on Edward Road are modest in size and two storeys in height.

The built forms that define the character of the Conservation Area are varied, according to the phases of development. The earliest buildings, being the station and the maltings represent a momentous development towards the areas of industry and infrastructure, with the maltings in particular dominating the area. The later residential development is more modest in scale.

Examples of architectural styles to be found within the Conservation Area include the striking mid-Victorian buildings of the maltings and station, to the highly decorative and elaborate Edwardian building of the public house. The stables and coach house behind the King Edward VII Public House are characteristic of late nineteenth to early twentieth century utilitarian buildings associated with the era of

horse drawn travel. The domestic buildings of Edward Road are in a well-established, domestic style while the commercial buildings on the site of the market represent a modern interpretation of a traditional style of Essex agricultural building.

Brick predominates as a building material, along with the use of slate for roofs and decorative ridge tiles on domestic buildings. Varying colours of brick are used to achieve decorative effects in the Station Master's House and the maltings. The Station Master's House also incorporates stone sills and lintels. The King Edward VII Public House includes decorative ceramic tiles, orange rubbed bricks, terracotta tiles and stone baubles. Timber window frames survive in the public house, while the buildings of the maltings and the houses on Edward Road would also have had timber window frames. Certainly in the latter case, these would have been timber sash windows, with horns to the upper sashes and one complete set of such windows survived on a house in Edward Road. Most examples here have been lost and replaced with UPVC, which has a detrimental impact on the special character and appearance of the Conservation Area. The careful application of controls in planning applications for changes to fenestration, or specifications for new buildings within the Conservation Area, could result in the re-establishment of sash windows as a predominant form and so enhance the area's special character.



### 3.3 Views

Key views are identified on Figure 34. The views included are a selection of key views; this list is not exhaustive and there are numerous other views of significance. Any proposals for development within the Conservation Area, or its environs, should consider the views below and any others which may be relevant or bespoke to that proposal. It is also notable how these views alter in character between winter and summer months which must be taken into account.

#### Viewpoint 1

From the south, a sweeping, long-distance view of the Thorpe-le-Soken Station and Maltings can be gained from the same road, looking north, across the open fields, which form the setting of the Conservation Area. The Conservation Area can be perceived to be lying within its valley in the rural landscape. On a clear day the maltings, the King Edward VII Public House and the station buildings can be clearly seen. Prior to its loss, the tall roofs of the maltings' drying towers formed a prominent landscape feature that could be appreciated from this viewpoint.

#### Viewpoint 2

For those arriving at the Conservation Area from the station there are long distance, panoramic views that can be perceived from the foot bridge, which is the only means of access and egress from the station platform. The view south from the foot bridge takes in the open landscape of the Conservation Area's setting, while to the east, a view across the entire station complex can be appreciated. The view north from the foot bridge allows a comprehensive view of the Listed maltings building. To the north-east the King Edward VII Public House can be seen on the rise in the topography, behind the east wing of the maltings. The market area and its new buildings and the open space of the station car park can also be seen from this vantage point.

#### Viewpoint 3

The hill upon which the King Edward VII Public House is situated affords views south, across the Conservation Area and the wider landscape beyond. The Station Master's house and the signal box are clearly visible, with a backdrop of open agricultural land behind up to the horizon.

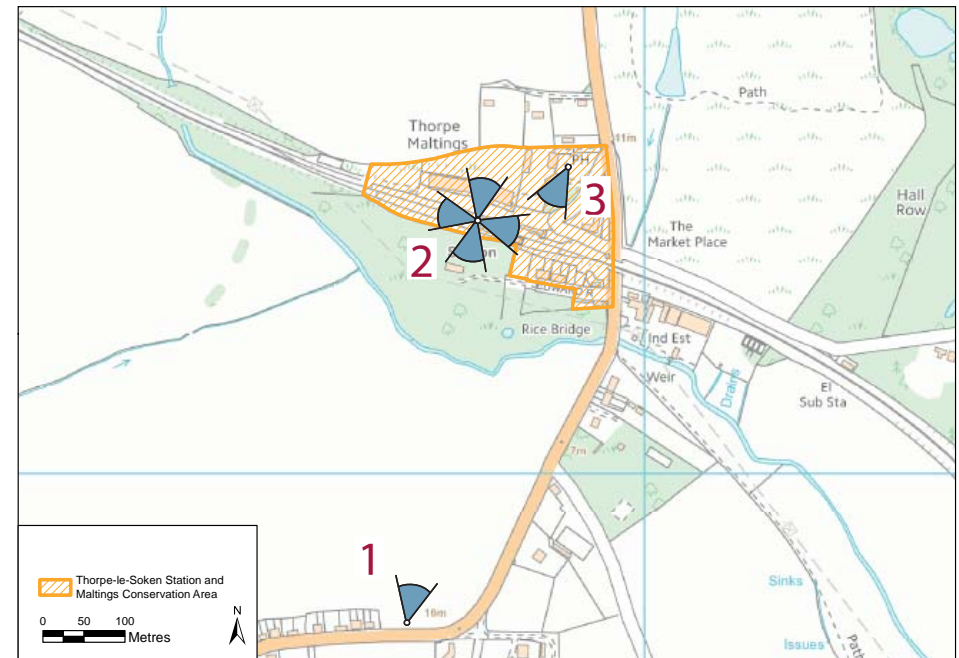


Figure 34 Views map



Figure 35 Viewpoint 1



Figure 36 Viewpoint 2 looking south from the station footbridge



Figure 37 Viewpoint 2 looking east from the station footbridge



Figure 38 Viewpoint 2, looking north-east



Figure 39 Viewpoint 2 looking north-west



Figure 40 Viewpoint 3 looking south



### 3.4 Setting

A heritage asset’s setting is defined in the National Planning Policy Framework (NPPF) 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 the asset, may affect the ability to appreciate that significance or may be neutral.”

All heritage assets have a setting, whether designated or not, although the setting itself is not designated. The importance of a setting is dependent on the contribution it makes to the significance of the heritage asset and the appreciation of its significance.

In the case of the Thorpe-le-Soken Station and Maltings Conservation Area, the wider setting of the heritage asset is distinctly rural in nature. It is within this rural landscape, the railway and subsequently the maltings were established and later the market evolved, as the area became a focal point for commerce, train travel and industrial production. The area is generally surrounded by open fields on all sides, with only a few residential buildings to the south-east, along with the Rice Bridge Industrial Estate to the east. To the south, within the setting of the Conservation Area, Station Road is carried over Holland Brook by Rice Bridge. Holland Brook is discernible from some distance away, as a line of foliage at the lowest point in the surrounding countryside. Rice Bridge is a brick-built structure, built of both black and red bricks, with a coping of double-bullnose engineering bricks. These are both prominent landscape features within the Conservation Area’s setting and the bridge over the brook forms an entry point to the Conservation Area from the south. Outside the Conservation Area boundary, but within this

part its setting and fronting Harwich Road, is the Grade II Listed Ricebridge Cottage (List UID: 1337143), an eighteenth-century timber framed and plastered rural cottage with a thatched roof.

There are features within this rural setting that are noteworthy. Running to the east, from a junction with Station Road is Thorpe Park Lane, which is a narrow, metalled lane, overhung with mature trees, which runs parallel with the rail tracks, before diverting from them. It eventually leads to the Grade II Listed Thorpe Park Farmhouse, a Grade II Listed seventeenth-century, timber-framed house with early nineteenth century alterations (List UID: 1307196). The farmhouse and its access lane (which was probably altered with the coming of the railway) are representative of the established, agricultural landscape and its community, within which Thorpe-le-Soken Station and Maltings were developed.

In the wider setting to the north of the Conservation Area is the estate of Thorpe Hall, a Grade II Registered Park and Garden (List UID: 1000521). The Manor of Thorpe Hall dates to the middle ages and while the estate and Hall are managed and in single corporate ownership, it is thought to be unoccupied.

A group of new residential dwellings are situated in the immediate setting to the north of the Conservation Area. These are no more than two storeys in height and although modern in design, generally the materials that have been used are in keeping with the character of the Conservation Area, with brick walls to the front garden and a weather boarded outbuilding.





Figure 41 The setting of the Conservation Area to its south



Figure 42 The fields running down to Holland Brook, in the setting to the south of the Conservation Area



Figure 43 New buildings to the north of the Conservation Area Boundary



Figure 44 Rice Bridge and the open rural landscape to the south of the Conservation Area



Figure 45 Holland Brook, from Rice Bridge



Figure 46 The view east along Thorpe Park Lane, which leads to the Listed Thorpe Park Farmhouse



Figure 47 The King Edward VII Public House visible through the new buildings to the north of the Conservation Area



## 4.0 Opportunities for Enhancement

### 4.1 Heritage at Risk

The Thorpe-le-Soken Station and Maltings Conservation Area is on the Historic England Heritage at Risk register and its condition is considered to be 'very bad', while its vulnerability is listed as 'high' and the trend is towards 'deteriorating significantly'.

Being a Grade II Listed building, rather than Grade II\* or Grade I, the maltings building is not included on Historic England's Heritage at Risk register. Yet the building is a unique heritage asset of significance and is in a very poor condition.

The Conservation Area is facing a number of issues, the most pressing of which is dereliction. The maltings, the King Edward VII Public House and its curtilage buildings are in a poor condition and unoccupied. A large proportion of the Conservation Area is therefore underused, although there still remains the potential for buildings and areas to be brought back into use.

A significant portion of the maltings building has been lost through dereliction since the area's designation in 1990. The building is Grade II Listed and as a designated heritage asset, its future survival is at risk. The eastern range in particular has been reduced to a shell after its floors, drying towers, roof structure and the eastern brick gable were removed

in 2009, due to the danger of collapse. The western range is also in a very poor condition, though in general more historic fabric survives in-situ. However, the continued loss of original fabric and in-situ architectural details through dereliction is a cause for concern.

The King Edward VII Public House appears to be in a better condition than the maltings, though its unused state and its overgrown surroundings present a picture of abandonment, similar to that of the maltings. The stable and coach house building which is located within the curtilage of the public house are also in a state of decay, with structural problems.

The poor condition and lack of use of these buildings is having a detrimental impact on the appearance of the Conservation Area, though its significance and historic character remains. The state of the buildings means that they are increasingly vulnerable to further collapse or demolition, particularly if the Conservation Area becomes the focus of new development. The loss of the derelict buildings within the Conservation Area would result in harm to its significance.



Figure 48 The Edward VII Public House viewed from the northern approach road to the station



Figure 49 The stable and coach house building

## 4.2 Public Realm

The Conservation Area is located adjacent to the main approach from the south towards the village of Thorpe-le-Soken, which is situated roughly 600m to the north. The Conservation Area also forms a gateway for those arriving at Thorpe-le-Soken by train. As passengers arriving at Thorpe-le-Soken leave the station, the dilapidated building, surrounded by hoarding and scaffolding is the first structure encountered.

Some signs around the historic core of the Conservation Area appear to be redundant, or have lost their lettering and become illegible and could be removed or replaced. Temporary works in this area have also resulted in plastic cones, barriers, plastic piping and other items which have been left and which harm the area's character. The area would be enhanced through a consistent approach to the design of lampposts, signage and bollards, particularly in the historic core around the station and maltings.

The approach to Thorpe-le-Soken from the south along Station Road provides another gateway into the Conservation Area. Although the historic buildings are not initially visible from the road, the new commercial buildings on the site of the former market buildings have a presence on this route and indicate the boundary of the Conservation Area. Station Road has two bus stops situated close to the north-eastern boundary of the Conservation Area, which provide access to the Conservation Area and station. The road currently has a speed limit of forty miles per-hour, and no pavements on its eastern side, which makes crossing the road to and from the southbound bus stop difficult. To the south, cars are often parked in the area below the railway bridge, perhaps in order to avoid the parking fees at the station car park. This results in a choked area of pavement on the edge of the Conservation Area.



Figure 50 The view of derelict buildings of historic interest, on the opposite side of the station car park, which greets visitors arriving by train at the railway station



Figure 51 Buildings within the Conservation Area, beside the approach to the village of Thorpe-le-Soken from the south



Figure 52 The bus stop on Station Road



Figure 53 Cars parked under the rail bridge on the edge of the Conservation Area







## 5.0 Management Proposals

As described in the previous chapter, there are a wide range of issues facing the Thorpe-le-Soken Station and Maltings Conservation Area, many of which share common themes. This Chapter seeks to recommend management proposals which address these issues in both the short and long term.

### 5.1 Positive Management: Short Term

The positive management of the Conservation Area in the short term should focus on good practice and improved ways of working within the local planning authority. These are generally low cost and can be implemented within a short time-frame, typically within one or two years.

#### Local List

Thorpe-le-Soken Station and Maltings would benefit from the Local Planning Authority adopting and maintaining a comprehensive Local List in order to recognise buildings of local architectural or historic interest and better preserve its historic environment. A Local List identifies buildings and structures of local architectural and/or historic interest, and these are considered to be 'non-designated heritage assets' under the provisions of the NPPF. A Local List may be beneficial to ensure the upkeep of buildings which are significant to the history and character of Thorpe-le-Soken. The exercise would also facilitate a greater understanding of the area and could be utilised as a public engagement strategy to improve awareness and understanding. There are certainly buildings within the Conservation Area which

are of sufficient quality and historic interest to be considered for local list status. These are:

- The King Edward VII Public House and associated stables and coach house
- Thorpe-le-Soken Station Masters House
- Thorpe-le-Soken Station Signal box.

#### Enforcement

Where the necessary permission has not been sought for alterations, such as advertising signage and building alterations which are not contained within the General Permitted Development Order, the Local Planning Authority's powers of enforcement should be considered. This could assist in reinstating any lost character or architectural features whose loss may have a negative cumulative effect on the Conservation Area, as well as avoiding a precedence being set for similar, uncharacteristic works.

#### General Maintenance: Public Realm and Highways

Through the agreement of a standard good practice within the Conservation Area between relevant Local Authority teams and other landowners, long term goals can be set to promote good design within the public realm, such as ensuring that excessive road markings are avoided, highways are maintained and that signage is kept minimal and clear, as well as agreeing a standard street furniture to ensure consistency over time as elements are introduced or

replaced. This will have a long term positive impact on the Thorpe-le-Soken Station and Maltings Conservation Area.

A positive working interdepartmental relationship is key to improving the public realm and highways. Planning and Highways can work together to agree standard good practice within a Conservation Area such as avoiding excessive signage and where necessary using narrow road markings.

#### Boundary review

The Conservation Area boundary has been revised within this appraisal in accordance with the NPPF (2019) and Historic England Advice Note 1 Conservation Area Appraisal, Designation and Management (2018). In general the boundary was robust and only the alteration of the boundary to exclude a small area of scrub on the southern edge of the Conservation Area is proposed.

#### Public Realm

Whilst replacing all inappropriate street furniture is an optimum solution it is acknowledged that this is an expensive project to undertake. There are numerous other short-term solutions to this problem. A positive working interdepartmental relationship between the Local Authority and the various stakeholders is key to improving the public realm.





The Highways Department and Network Rail should be engaged to conduct an assessment of existing signage within the Conservation Area with the view to 'de-clutter' the historic environment. Other case studies have found this was a cost-neutral exercise due to the scrap value of signage and posts. Planning and Highways should work together to agree standard good practice within the Conservation Area such as avoiding excessive road markings and where necessary using narrow road markings. The various stakeholders at Thorpe-le-Soken Station and Maltings could be encouraged to work together to agree on subjects such as standard street furniture, to ensure consistency over time as elements are introduced or replaced.

### Heritage Statements

In accordance with the NPPF (Para.189), applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

All applications within the Conservation Area and immediate setting require an appropriately detailed Heritage Statement. Any application without a Heritage Statement should not be validated.

The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, tree's or highways on key views should be considered to aid decision making. This includes

development outside the conservation area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (March 2017). Applications which fail to have assessed any impact upon views and setting should not be validated.

### Tree Management

Trees that are either located in a conservation area or covered by a Tree Preservation Order or planning condition have a degree of protection. Where a tree is protected consent must be given by the council in writing before any works can be undertaken, including cutting down, uprooting, topping, lopping, severing roots, wilful damage or destruction. Where trees contribute to local amenity and the character or appearance of the conservation area their retention and appropriate management will be encouraged. If felling is necessary due to the condition of the tree (dead, dying or dangerous) then an appropriate replacement tree should be planted.

### Improved understanding and awareness

At present there is no interpretation (information boards, signage, interactive QR Codes) within the Conservation Area, aimed at improving understanding and awareness. This would be an effective way to enhance the understanding of Thorpe-le-Soken Station and Maltings and its significance.

### Public Resources

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a conservation area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. A single Good Practice Design Guide on standard alterations such as signage, windows, doors, rainwater goods, boundaries and roof extensions will ensure inappropriate development does not continue to be the accepted norm.

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of Thorpe-le-Soken's built heritage.



## 5.2 Positive Management: Long Term

### Appraisals

It is important that the Conservation Area is reviewed every five years to monitor change and inform management proposals.

### New development potential

The Conservation Area presents many opportunities for new and inspiring development. In particular a development that would include the refurbishment and reuse both the Maltings and the King Edward VII Public House and their surrounding areas. However, a sensitive, successful and viable scheme has yet to be found, as the significance of the Listed building and the Conservation Area raises a number of challenges, which increase the complexity of any proposal. Yet the scale and rail-side location of the Maltings building could potentially offer great opportunities for local regeneration and economic growth.

There may be some pressure to focus on a wholly residential use for the Maltings and a residential development may provide major returns, which would need to be channelled back into the restoration of the historic buildings. However, other options or a mix of uses could also be considered. The following two case studies provide a brief account of the development of two former industrial sites. The

circumstances and the setting of both cases is somewhat different to that at Thorpe-le-Soken and both were not without significant challenges. Yet they demonstrate workable approaches to the redevelopment of an abandoned nineteenth century industrial site, with a view towards mixed use and local regeneration.

#### Salisbury Maltings

In 2019 Wiltshire Council submitted a Masterplan for the redevelopment of the former maltings in Salisbury along with an area of car park.<sup>22</sup> The Salisbury scheme proposes a mixture of uses including residential, retail and a cultural quarter, integrated with a framework of interrelated public access routes, including pedestrian and cycle routes and a coach park. Retail unit sizes were a mix of major shop units and a majority of smaller store units. A new location for the Salisbury Library within the development is also included in the scheme. A process of public consultation was undertaken in 2017. The constructive debate that followed was an important aspect, which allowed the public and the developers to recognise the challenges and opportunities of the scheme.<sup>23</sup>

#### Shrewsbury Flaxmill and Maltings

Another example at the Shrewsbury Flaxmill Maltings site incorporated Grade I, II and II\* Listed buildings. Historic  
22 Wiltshire Council, 2019. The Maltings and Central Car Park Masterplan. <http://www.wiltshire.gov.uk/spp-spd-maltings-and-central-car-park-masterplan-2019-june.pdf>  
23 Salisbury Civic Society. The Maltings <http://www.salisburycivicsociety.org.uk/current-issues/the-maltings/>

England took leadership of the Shrewsbury Flaxmill Maltings project in March 2014 and along with funds from the Department for Communities and Local Government and the European Regional Development Fund, Historic England provided the balance of funds to complete the project in 2015.<sup>24</sup> Extensive option studies were undertaken to consider a range of potential new uses. It was considered essential to find a new function that would ensure the viable, long-term use and maintenance of the site. Along with the commercial opportunities available as a result of the scheme, Historic England undertook a heritage skills programme during the construction works. An important consideration during construction was to minimise intrusive work to the historic fabric of the buildings, and use traditional materials and techniques wherever possible. The scheme resulted in a combination of one hundred and twenty new residential units, offices and commercial premises. The historic pedigree of the site is an asset for the site and the development provided the opportunity for tenants and investors to become the occupiers of the world's first iron-framed building and invest in the development of the remaining historic buildings. Opportunities for new build development on the land surrounding the historic buildings were also provided.

Smaller scale developments, such as applications for individual, detached dwellings are also viable within the Conservation Area. However any proposed scheme should be submitted as part of a detailed and full application, rather

<sup>24</sup> Historic England Shrewsbury Flax Mill <https://historicengland.org.uk/get-involved/visit/shrewsbury-flax-mill/>



than an outline application. Only a full application, with details showing the materials, form and scale of the proposed scheme will allow the local authority to assess the impact on the character and appearance of a proposal. Any scheme will need to adopt an approach that considers the character of the Conservation Area, as described in this appraisal, in order to ensure the scheme does not have a detrimental impact on the special historic interest of the area.

The Council should guide development in a positive manner by:

- Engaging with developers at an early stage through the Pre-Application Process to ensure modern development is high quality in design, detail and materials.
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

### **Opportunities for enhancement**

A clear opportunity to enhance the character and appearance of the Conservation Area would be through investment to improve the public realm. This can be achieved through a consistent approach towards an improvement of hard surfacing and street furniture.

There is also clearly opportunity for a substantial improvement to the character of the Conservation Area,

through the renovation and reuse of the grade II listed maltings and the King Edward VII Public House and its associated outbuildings. The refurbishment and reuse of these historic buildings would also bring substantial benefits and enhancement to the Conservation Area.

### **Article 4 Directions**

An Article 4 Direction is made by the local planning authority to restrict the scope of permitted development rights and can increase the protection of designated and non-designated heritage assets and their settings. If an Article 4 Direction is in effect, a planning application will be needed for any development that would otherwise have been permitted development. Article 4 Directions are therefore a useful control in relation to any works that could threaten the character or special interest of a conservation area.

There is currently no Article 4 Direction in effect within the Thorpe-le-Soken Station and Maltings Conservation Area, however should development within the area greatly change, or the significance of the Conservation Area be under threat, the local authority are encouraged to consider the implementation of an Article 4 Direction to better preserve the Conservation Area's special interest.

### **Monitoring and Review**

The long-term monitoring of the Conservation Area is recommended in order to assess any gradual changes or cumulative detrimental harm to the character of the area. Review documents assessing and identifying any threats to the character and special interest of the Conservation Area would be a useful tool in the long-term management of the Heritage Asset. This document should be updated every 5 years.



### 5.3 Funding Opportunities

There are four main funding opportunities which would assist in the execution of these plans:

#### **National Lottery Heritage Fund**

The National Lottery Heritage Fund is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change overtime, for up-to-date information on NLHF schemes Tendring District Council should consult their appointed Heritage Specialist.

#### **Heritage Action Zones (Historic England)**

Heritage Action Zones are intended to help unlock the economic potential of an area through investing in heritage, making them more attractive to resident, businesses, tourists and investors.

#### **Section 106 Agreements**

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon Thorpe-le-Soken Station and Maltings. These agreements could be used to fund public realm or site specific improvements.

#### **Partnership Schemes in Conservation Areas (Historic England)**

Partnership Schemes in Conservation Areas is a programme run by Historic England to target funding for the preservation and enhancement of conservation areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area. This would be suitable to preserve and enhance either the shop frontages or the architectural detailing.





## 6.0 Appendices

### 6.1 Legislation and Planning Policy

| LEGISLATION/POLICY/GUIDANCE | DOCUMENT  | SECTION/POLICY  |
|-----------------------------|---|---|
| Primary Legislation         | Planning (Listed Buildings and Conservation Areas) Act 1990   | 66: General duty as respects listed buildings in exercise of planning functions.<br>72: General duty as respects conservation areas in exercise of planning functions.  |
| National Planning Policy    | National Planning Policy Framework (2019) DCLG  | Section 16;<br>Annex 2  |
| National Guidance           | National Planning Practice Guidance (2014) DCLG   | ID: 18a   |
| National Guidance           | Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets |   |
| National Guidance           | English Heritage (2019) Conservation Principles, Policies and Guidance.   |   |
| National Guidance           | Historic England (2018) Conservation Area Appraisal, Designation and Management (Advice Note 1)                                       |   |
| Local Policy                | Tendring District Council Local Plan (2007)   | QL9 – Design of New Development<br>QL11 – Environmental Impacts and Compatibility of Uses<br>EN1- Landscape Character<br>EN17- Conservation Areas<br>EN20- Demolition within Conservation Areas<br>EN21- Demolition of Listed Buildings<br>EN22- Extension and Alterations to Listed Buildings<br>EN23- Development within the Proximity of a Listed Building |



## 6.2 Glossary (National Planning Policy Framework)

| Term                               | Description   |
|------------------------------------|---|
| Archaeological interest            | There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. |
| Conservation (for heritage policy) | The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.  |
| Designated heritage asset          | A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.  |
| Heritage asset                     | 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).                                    |
| Historic environment               | 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.   |
| Historic environment record        | Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.   |
| Setting of a heritage asset        | 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.                                 |
| Significance (for heritage policy) | The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.  |

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# Local Heritage List Tendring District Council



**Client**  
Tendring District Council

**Date:**  
August 2021







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## Project Details

Client: Tendring District Council  
Project Number: XXXX

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## Quality Assurance – Approval Status

Issue: 2  
Date: 16/08/2021  
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Checked By: Tim Murphy  
Approved By: Tim Murphy



# Introduction

## Local Heritage Lists

The National Planning Policy Framework (2021, Para. 189) outlines that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. 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

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets<sup>1</sup>.

There are a number of processes through which non-designated heritage assets may be identified – one of which is the formation of Local Heritage Lists.

Local heritage listing is a means for a community and a local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment. It provides clarity on the location of assets and what it is about them that is significant, helping to ensure that strategic local planning properly takes account of the desirability of their conservation. Sometimes it may also help to identify additional assets of high significance, which may warrant consideration for designation at the national level. The process of preparing a local heritage list not only allows communities to identify local heritage that they would like recognised and protected, but it is also an opportunity for local authorities and communities to work in partnership. Creating a local heritage list helps to improve access to clear, comprehensive and current information about the historic environment at the local level through resources such as Historic Environment Records (HERs) which can speed up the planning process<sup>2</sup>.

## Project Aims

In 2020 Tendring District Council commissioned Place Services to undertake a public consultation and assessment of a number of buildings, monuments, sites, places, areas and landscapes to determine whether they merited inclusion in a Local Heritage List.

This project will assist Tendring District Council make clear and current information on non-designated heritage assets accessible to the public and thereby provide greater clarity and certainty for developers and decision-makers.

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<sup>1</sup> Planning Practice Guidance Paragraph: 039 Reference ID: 18a-039-20190723

<sup>2</sup> <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

## **Criteria**

Irrespective of how they are identified, it is important that the decisions to identify buildings, monuments, sites, places, areas or landscapes as non-designated heritage assets are based on sound evidence<sup>3</sup>. As such, nominations have been assessed against criteria. The criteria are included in full in the next chapter which outlines the methodology used.

## **Consultation and Adoption**

A consultation period will be undertaken in 2021 and 2022. During this period nomination forms were posted on the Tendring District Council website. During the consultation period nominations were received. These will be assessed in 2021 and 2022 by Place Services and recommendations made for the final list to be proposed for adoption. The format of the final list proforma is included at the end of this document. This will be an expanded and more detailed version of the nominations form.

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<sup>3</sup> Planning Practice Guidance Paragraph: 040 Reference ID: 18a-040-20190723



# Methodology

## Nominations

Where nominations benefit from a national designation such as Listed Buildings these have been omitted from further assessment to avoid 'double designation'.

## Survey Forms

Each nomination assessment form will include:

### Section A

- Photograph
- Entry Name
- Unique Identification Number (composed of year assessed and chronological number, for example 2019001, 2019002)
- Site Address (including postcode **or** grid reference)
- Conservation Area (where appropriate)
- Parish
- Original use and current use (where known)
- Site accessible (yes/no)

### Section B

- Brief Description
- Assessment against criteria
- Notes (including any concerns)
- Overall condition
  - **Good:** Structurally sound, weathertight, no significant repairs required.
  - **Fair:** Structurally sound, but needing minor repairs or showing signs of a lack of general maintenance.
  - **Poor:** Deteriorating masonry and/or leaking roof and/or defective rainwater goods usually accompanied by rot outbreaks within and general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building.
  - **Very bad:** Structural failure/instability and/or loss of significant areas of roof covering leading to major deterioration of interior; or where there has been a major fire or other disaster which has affected most of the building.
  - Unable to determine (limited access or visibility).
- Date assessed

### Section C

- Recommendation (inclusion or not inclusion)



## Additional Considerations

### Access

Assessments are undertaken from the public realm. Where a nomination is not visible from the public realm an assessment cannot be undertaken. The local planning authority may wish to arrange independent access to private land to facilitate an assessment to be undertaken.

### Unauthorised Works

Whilst these assessments may identify alterations or extensions which are unfavourable, no research has not been undertaken to determine whether these have the benefit of the appropriate permissions. Inclusion or exclusion from this report does not imply acceptability.

### Condition

This assessment includes a summary of condition. This summary is based upon available access and should not be considered definitive or conclusive. This is intended as an initial assessment to highlight the requirement for further action and to assist in the deliberation of the appropriateness of withdrawing Permitted Development Rights.

## Criteria for Assessing Buildings

The criteria used to assess the nominated buildings, monuments, sites, places, areas or landscapes has been informed by the criteria and methodology used by Historic England. This approach ensures that the output is consistent with similar surveys at both a local and national level. For inclusion in the Local List an asset must demonstrate significance under at least one of the values below.

| Criterion                                  | Description  |
|--|--|
| <b>Asset type</b>                          | <i>Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.</i>   |
| <b>Age</b>                                 | <i>The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.</i>   |
| <b>Authenticity</b>                        | <i>Buildings should be recognisably of their time, or of a phase in their history. If they have been unsympathetically altered, the change should be easily reversible. A building which is substantially unaltered, or retains the majority of its original features, qualifies under this criterion.</i>   |
| <b>Rarity</b>                              | <i>Appropriate for all assets, as judged against local characteristics.</i>  |
| <b>Architectural and Artistic Interest</b> | <i>The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.</i>  |
| <b>Group Value</b>                         | <i>Groupings of assets with a clear visual design or historic relationship.</i>  |
| <b>Archaeological Interest</b>             | <i>The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are the primary source of evidence about the substance and</i> |

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*evolution of places, and of the people and cultures that made them.*

**Historic Interest  
(Including Social and  
Communal Interest)**

*A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.*

**Designed Landscape**

*The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history.*

**Landmark/Townscape  
Status**

*An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.*

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## Local List Proforma

### Section A: General Information

|                                       |     |                          |    |                   |                          |
|---------------------------------------|-----|--------------------------|----|-------------------|--------------------------|
| 1. Name                               |     |                          |    | Insert Photograph |                          |
| 2. UID                                |     |                          |    |                   |                          |
| 3. Address                            |     |                          |    |                   |                          |
| 4. Postcode                           |     |                          |    |                   |                          |
| 5. Grid Ref                           |     |                          |    |                   |                          |
| 6a. Conservation Area                 | Yes | <input type="checkbox"/> | No |                   | <input type="checkbox"/> |
| 6b. If yes, which CA                  |     |                          |    |                   |                          |
| 7. Description (Including Asset Type) |     |                          |    |                   |                          |
|                                       |     |                          |    |                   |                          |

### Section B – Assessment

|  |   |           |                          |                      |                          |           |                          |                      |
|--|---|-----------|--------------------------|----------------------|--------------------------|-----------|--------------------------|----------------------|
| 8. Age (X)   |   |           |                          |                      |                          |           |                          |                      |
| Pre-1840   | <input type="checkbox"/>  | 1840-1913 | <input type="checkbox"/> | 1914-1947            | <input type="checkbox"/> | Post 1947 | <input type="checkbox"/> |                      |
|  |   |           |                          |                      |                          |           | Exact date (if known):   | <input type="text"/> |
| 9. Authenticity (X)  |   |           |                          |                      |                          |           |                          |                      |
| <input type="checkbox"/>                                       | A single significant phase and which is largely intact                    |           |                          |                      |                          |           |                          |                      |
| <input type="checkbox"/>                                       | A single significant phase with some alterations and/or extensions        |           |                          |                      |                          |           |                          |                      |
| <input type="checkbox"/>                                       | A single significant phase with significant alterations and/or extensions |           |                          |                      |                          |           |                          |                      |
| <input type="checkbox"/>                                       | The asset is of multiple significant phases                               |           |                          |                      |                          |           |                          |                      |
| 10. Architectural and Artistic Interest                        |   |           |                          |                      |                          |           |                          |                      |
|  |   |           |                          |                      |                          |           |                          |                      |
| 11. Historic Interest (Including Social and Communal Interest) |   |           |                          |                      |                          |           |                          |                      |
|  |   |           |                          |                      |                          |           |                          |                      |
| 12. Group Value  |   |           |                          |                      |                          |           |                          |                      |
|  |   |           |                          |                      |                          |           |                          |                      |
| 13. Landmark Status / Townscape Value                          |   |           |                          |                      |                          |           |                          |                      |
|  |   |           |                          |                      |                          |           |                          |                      |
| 14. Archaeological Interest                                    |   |           |                          |                      |                          |           |                          |                      |
|  |   |           |                          |                      |                          |           |                          |                      |
| 15. Overall Condition  |   |           |                          |                      |                          |           |                          |                      |
| Good   | <input type="checkbox"/>  | Fair      | <input type="checkbox"/> | Poor                 | <input type="checkbox"/> | Very Poor | <input type="checkbox"/> |                      |
| Unknown  | <input type="checkbox"/>  | Notes:    | <input type="text"/>     |                      |                          |           |                          |                      |
| 16. Recommended for inclusion                                  |   |           |                          | Yes                  | <input type="checkbox"/> | No        | <input type="checkbox"/> |                      |
| 17. Date of assessment   |   |           |                          | <input type="text"/> |                          |           |                          |                      |

**Proforma**

**Section A: General Information**

|                                       |     |                          |    |                   |                          |
|---------------------------------------|-----|--------------------------|----|-------------------|--------------------------|
| 1. Name                               |     |                          |    | Insert Photograph |                          |
| 2. UID                                |     |                          |    |                   |                          |
| 3. Address                            |     |                          |    |                   |                          |
| 4. Postcode                           |     |                          |    |                   |                          |
| 5. Grid Ref                           |     |                          |    |                   |                          |
| 6a. Conservation Area                 | Yes | <input type="checkbox"/> | No |                   | <input type="checkbox"/> |
| 6b. If yes, which CA                  |     |                          |    |                   |                          |
| 7. Description (Including Asset Type) |     |                          |    |                   |                          |
|                                       |     |                          |    |                   |                          |

**Section B – Assessment**

|  |   |           |                          |                      |                          |           |                          |
|--|---|-----------|--------------------------|----------------------|--------------------------|-----------|--------------------------|
| 8. Age (X)   |   |           |                          |                      |                          |           |                          |
| Pre-1840   | <input type="checkbox"/>  | 1840-1913 | <input type="checkbox"/> | 1914-1947            | <input type="checkbox"/> | Post 1947 | <input type="checkbox"/> |
| Exact date (if known):   |   |           |                          |                      |                          |           | <input type="text"/>     |
| 9. Authenticity (X)  |   |           |                          |                      |                          |           |                          |
| <input type="checkbox"/>                                       | A single significant phase and which is largely intact                    |           |                          |                      |                          |           |                          |
| <input type="checkbox"/>                                       | A single significant phase with some alterations and/or extensions        |           |                          |                      |                          |           |                          |
| <input type="checkbox"/>                                       | A single significant phase with significant alterations and/or extensions |           |                          |                      |                          |           |                          |
| <input type="checkbox"/>                                       | The asset is of multiple significant phases                               |           |                          |                      |                          |           |                          |
| 10. Architectural and Artistic Interest                        |   |           |                          |                      |                          |           |                          |
|  |   |           |                          |                      |                          |           |                          |
| 11. Historic Interest (Including Social and Communal Interest) |   |           |                          |                      |                          |           |                          |
|  |   |           |                          |                      |                          |           |                          |
| 12. Group Value  |   |           |                          |                      |                          |           |                          |
|  |   |           |                          |                      |                          |           |                          |
| 13. Landmark Status / Townscape Value                          |   |           |                          |                      |                          |           |                          |
|  |   |           |                          |                      |                          |           |                          |
| 14. Archaeological Interest                                    |   |           |                          |                      |                          |           |                          |
|  |   |           |                          |                      |                          |           |                          |
| 15. Overall Condition  |   |           |                          |                      |                          |           |                          |
| Good   | <input type="checkbox"/>  | Fair      | <input type="checkbox"/> | Poor                 | <input type="checkbox"/> | Very Poor | <input type="checkbox"/> |
| Unknown  | <input type="checkbox"/>  | Notes:    | <input type="text"/>     |                      |                          |           |                          |
| 16. Recommended for inclusion                                  |   |           |                          | Yes                  | <input type="checkbox"/> | No        | <input type="checkbox"/> |
| 17. Date of assessment   |   |           |                          | <input type="text"/> |                          |           |                          |



**Nomination Proforma: Please email your completed form to **XXXX****

**Section A: General Information**

|                                 |     |                          |    |                          |
|---------------------------------|-----|--------------------------|----|--------------------------|
| Name                            |     |                          |    |                          |
| Address                         |     |                          |    |                          |
| Postcode                        |     |                          |    |                          |
| Grid Ref                        |     |                          |    |                          |
| Conservation Area               | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| If yes, which CA                |     |                          |    |                          |
| Description of building/feature |     |                          |    |                          |
|                                 |     |                          |    |                          |

**Section B – Assessment**

|   |                          |           |                          |           |                          |           |                          |
|---|--------------------------|-----------|--------------------------|-----------|--------------------------|-----------|--------------------------|
| Age (X)   |                          |           |                          |           |                          |           |                          |
| Pre-1840  | <input type="checkbox"/> | 1840-1913 | <input type="checkbox"/> | 1914-1947 | <input type="checkbox"/> | Post 1947 | <input type="checkbox"/> |
|   |                          |           |                          |           |                          |           | Exact date (if known):   |
| Authenticity (X)  |                          |           |                          |           |                          |           |                          |
| A single significant phase and which is largely intact                    |                          |           |                          |           |                          |           |                          |
| A single significant phase with some alterations and/or extensions        |                          |           |                          |           |                          |           |                          |
| A single significant phase with significant alterations and/or extensions |                          |           |                          |           |                          |           |                          |
| The asset is of multiple significant phases                               |                          |           |                          |           |                          |           |                          |
| History/Information   |                          |           |                          |           |                          |           |                          |
|   |                          |           |                          |           |                          |           |                          |
| Overall Condition   |                          |           |                          |           |                          |           |                          |
| Good  | <input type="checkbox"/> | Fair      | <input type="checkbox"/> | Poor      | <input type="checkbox"/> | Very Poor | <input type="checkbox"/> |
| Unknown   | <input type="checkbox"/> | Notes:    |                          |           |                          |           |                          |
| Date of assessment  |                          |           |                          |           |                          |           |                          |