

Bradfield Conservation Area Character Appraisal and Management Plan

Tendring
District Council



Client:
Tendring District Council

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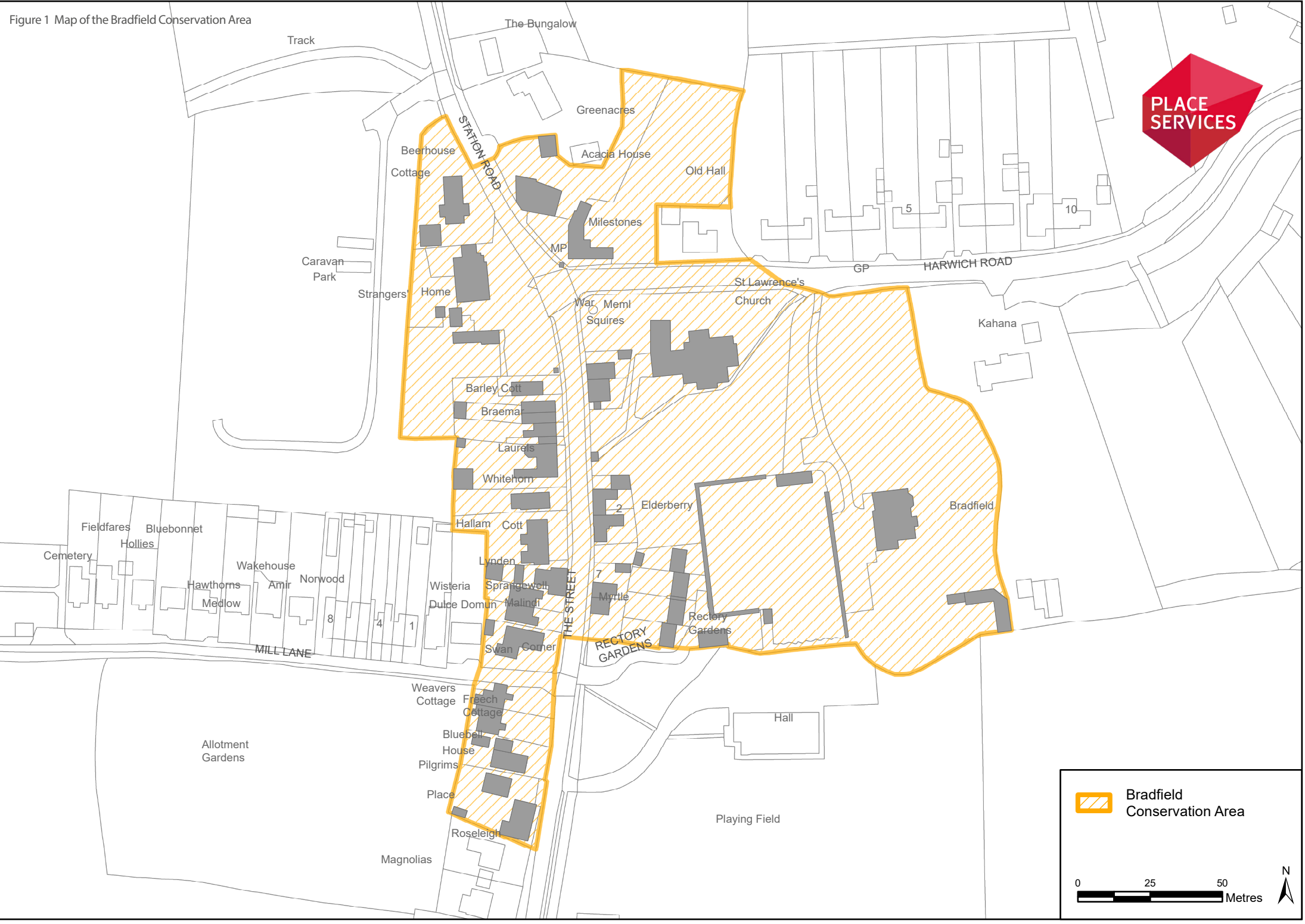
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Figure 1 Map of the Bradfield Conservation Area



 Bradfield Conservation Area

0 25 50 Metres 

1. Introduction

1.1 Summary

This Conservation Area Appraisal and Management Plan provides an overview of the Bradfield Conservation Area, outlining its designation history, alterations to the boundary, and a description of its special interest. The appraisal will also consider buildings, greens, spaces, and features which contribute to the Conservation Area's character and appearance. This appraisal will also consider the significance of heritage assets within the area and the contribution that these, along with their setting, make to its character. The understanding of significance can be used to help manage future change.

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 appearance. Designation also ensures that planning decisions take the enhancement and preservation of the area into consideration.

The Bradfield Conservation Area includes several listed buildings including the mediaeval Church of St Lawrence, which is positioned prominently on the road to Mistley and Harwich [Figure 2]. Bradfield's key significance is derived from its historic buildings and its interest as a small village with a close association to the surrounding agrarian landscape and the river Stour to the north. Its special interest also derives from the architectural interest of the mediaeval, eighteenth and nineteenth century buildings which are located within the Conservation Area.



Figure 2 View south toward the Church of St Lawrence from Station Road



1.2 Purpose of Appraisal

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

The appraisal recognises designated and non-designated heritage assets within the Conservation Area which contribute to its special interest. It will consider if there are clearly defined Character Areas within Bradfield and how these came to be developed. This includes an assessment of the building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities will be used to assess the key characteristics of each area, highlighting potential impacts future developments may have upon the significance of heritage assets and the character of Bradfield. This assessment is based on information derived from documentary research and analysis of the individual character areas, as well as a review of the previous Conservation Area Appraisal for the area which was adopted in March 2006.

This appraisal will enhance the understanding of Bradfield and its development, informing future design. Applications that demonstrate an understanding of the character and appearance of a Conservation Area are more likely to produce appropriate and responsive design with positive outcomes for agents and their clients.

It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in Section 6.3.

1.3 Planning Policy and Guidance

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 or 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.

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.

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 (2021).

This assessment follows best practice guidance, including Historic England's revised Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (2018) and Good Practice Advice in Planning: 3 The Setting of Heritage Assets (2017).

The Bradfield Conservation Area is located within Tendring District. Local planning policy is set out in the Tendring District Council Local Plan 2013-2033 and Beyond Section 2 (2022). Saved policies which are relevant to the historic environment include:

- Policy SPL 3 – Sustainable Design
- Policy PP 8 – Tourism
- Policy PPL 3 – The Rural Landscape
- Policy PPL 7 – Archaeology
- Policy PPL 8 – Conservation Areas
- Policy PPL 9 – Listed Buildings
- Policy PPL 10 – Renewable energy generation and energy efficiency



Figure 3 Old Hall House, which has been removed from the Conservation Area

1.4 Designation of the Conservation Area

Bradfield Conservation Area was first designated in 1981. An assessment of the Conservation Area was conducted in 2001, which formed the basis of Conservation Area Review which was adopted in March 2006 by Tendring District Council.

The Review outlined the special interest of the Conservation Area as is required under the provisions of Section 71 of the Planning (Listed Buildings & Conservation Areas) Act 1990. Part 71 of the Act stipulates that: 'It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas'.

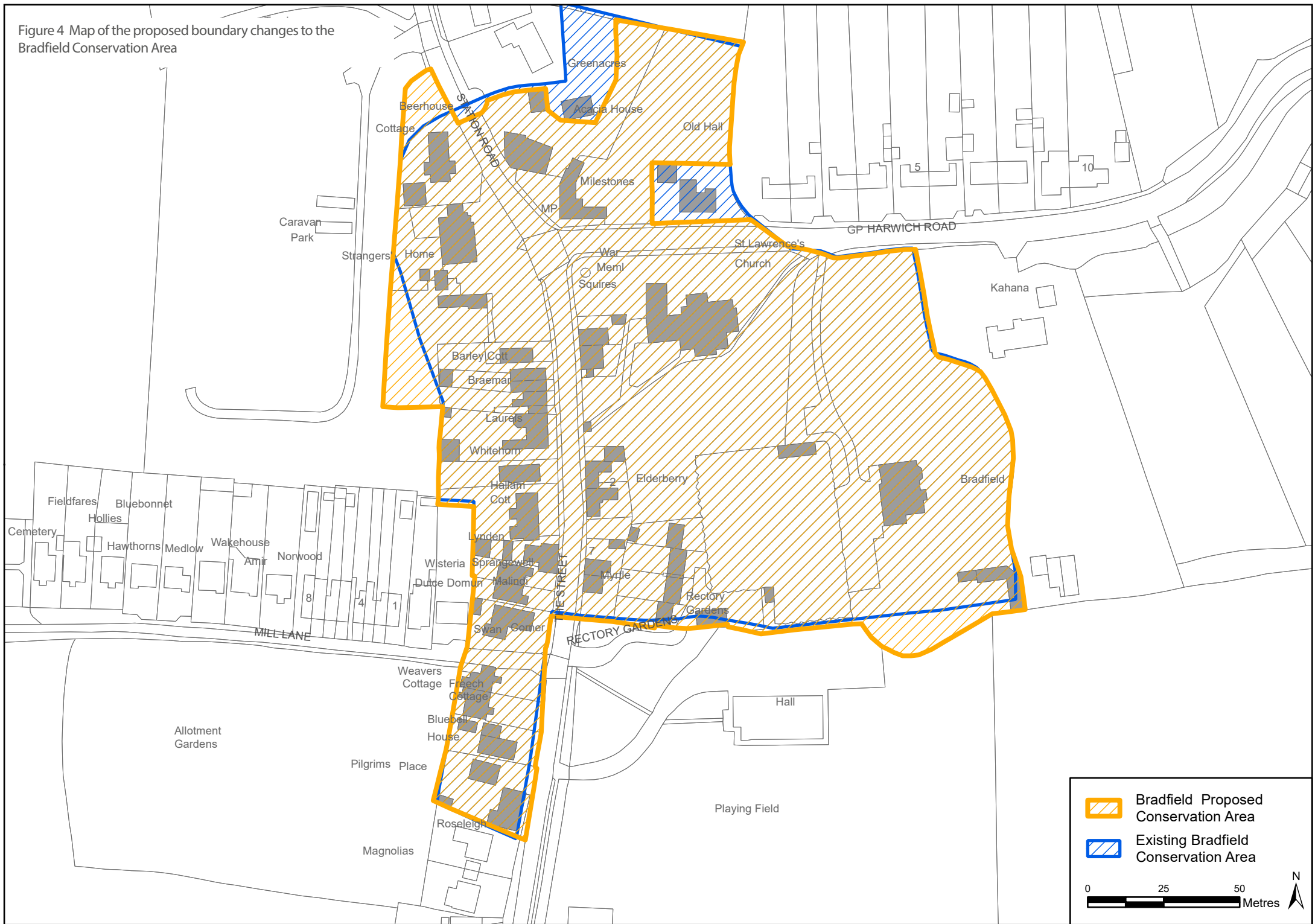
This document seeks to reassess the Conservation Area following its last adopted review, to identify any changes to the Conservation Area since this time and provide an up to date management plan.

1.5 Boundary Revision

As part of this appraisal, it is proposed to revise the boundary to remove Old Hall House, Harwich Road, from the Conservation Area [Figure 4]. Built since the previous appraisal, Old Hall House [Figure 3] is not considered to reflect the prevailing character of the Conservation Area due to its construction date, massing and appearance.

Minor alterations are also proposed to the northern edge of the Conservation Area's boundary to remove an outbuilding associated with Greenacres (a modern dwelling which is not within the Conservation Area boundary) on Station Road from within the Conservation Area. Other minor amendments are proposed to rationalise the Conservation Area boundary against existing plot boundaries. These are depicted on the map on the following page.

Figure 4 Map of the proposed boundary changes to the Bradfield Conservation Area



2. Bradfield Conservation Area

2.1 Context and General Character

The village of Bradfield is located approximately 3 miles to the southeast of Mistley, on the estuary of the Stour. It is a small linear settlement on a north-south orientation. The Conservation Area is located to the north of the village where there is an intersection or “T” junction, where the road from Bradfield Heath (The Street) joins the road to Harwich in the east (B1352).

Bradfield is a small village, with houses adjacent to and fronting the road. The pattern of development is that of a linear development along The Street.

The wider area is rural in character, and the Conservation Area is surrounded by arable fields and open land to the north, east and west [Figure 5]. To the south of the Bradfield Conservation Area is more built up, however the pattern of development is similar, with buildings positioned in a linear, ribbon formation along the road.

To the north of Bradfield is the River Stour, which flows east to Harwich and the North Sea. Views of the river can be gained from Harwich Road and in the northern section of The Street, with buildings in this area benefitting from wide open views across the landscape to the River and the Suffolk coast, further north.



Figure 5 Satellite image showing the Bradfield Conservation Area in its wider context

2.2 Origin and Evolution

The following section provides an overview of the history of the Conservation Area its environs.

Prehistory and Roman (-500000BC – 43AD)

The Conservation Area lies on a gravel ridge overlooking the Stour Estuary which makes it a favourable location for settlement since prehistoric times. The proximity to natural resources would have influenced early prehistoric occupation and coastal locations provided a valuable resource for food. The recovery of a Neolithic hoard is a rare and significant discovery within the locality suggesting ritual activity possibly associated with nearby settlement.

Evidence for land division, settlement and ritual activity during the Bronze Age is particularly prevalent within the Tendring district. Former field boundaries within the surrounding area may be prehistoric in origin.

Roman (43-410AD)

Roman occupation began in 43AD, the Conservation Area is located at a distance from any known Roman settlement, however access from the Roman Town of Colchester (Camulodunum) to the coast of Mistley is suggested through cropmark evidence and recovery of finds in the surrounding fields suggests occupation in the wider area. Roman brick and tile incorporated into the fabric of the Church may indicate proximity to demolished Roman buildings.



Figure 6 The Plough Inn (now demolished), circa 1900

Early Medieval (410 – 1066)

There is little known of Bradfield within this period, under Saxon occupation, however the name itself has Anglo-Saxon origins, 'Bradefeldra' meaning 'wide open country'. Following the Norman Conquest, Bradfield is mentioned within the Domesday Book (1086) which names a Roger of Raismes who held Bradefeldra and Bradfield Manestuna. Manestuna sometimes being referred to as Manston meaning hamlet. Before Roger an Aelfric Kemp had held the lordship and it is likely he fell from favour with the coming of the Normans.

It is thought that the manor of Bradfield Manestuna was close to where Jacques Hall and Ragmarsh Farm are today. The manor of Bradfield was also likely nearer to the church or near to Nether Hall.

Bradfield with its position by the Stour estuary would have principally been that of a rural community and a small rural settlement.

Medieval (1066 – 1540)

The Church of St Lawrence [Figure 7] is the oldest building within the Conservation Area, its tower being of twelfth century origins and containing a twelfth or thirteenth century octagonal bowl font. It is thought that the existing Church is upon an earlier Anglo-Saxon Church.

The small village developed around the Church, at the junction of The Street and Harwich Road, some distance from the manorial hall. Within this period (c.1312), the manor and lordship of Bradfield passed from William Franke of Harwich to John de Brokesburne who by Royal Charter was granted the right to hold market at Bradfield.



Figure 7 The Church of St Lawrence

Bradfield continued to steadily develop over this period and would have remained a small rural community. Bradfield manor is later recorded as passing in ownership from Edmund de Brokesburne to William Rainsford in 1397 by marriage and approximately in 1500 the Rainsford family built Bradfield Hall, which was demolished in 1955.

Bradfield Hall was located south east of Bradfield Heath, some distance from the Conservation Area, south of Steam Mill Road.

Henry VIII visited Bradfield in the summer of 1541 and stayed at Bradfield Hall and from this visit Sir John Rainsford acquired the ex-monastic manor of Manningtree for £500. Little is known of the everyday lives of those within Bradfield during this period, but it is likely that the general populous remained within agricultural occupation.

Post Medieval (1540 – 1901)

Within the Church of St Lawrence are floor slabs with brasses and indents relating to the sixteenth and seventeenth century Grimston family. A notable family within Bradfield at this time, following the Rainsford's, who later adopted the name Harbottle Grimston.

Cartographic evidence including the Chapman and Andre Map of 1777 [Figure 8] shows Bradfield in an isolated rural location. It is likely from the late eighteenth century that the Vicarage, now Bradfield Place, was built for the Revd. Charles Umfreville.

It is not until the late eighteenth and early nineteenth century with the coming of the railways that Bradfield would have seen the most significant change in everyday life. Bradfield Station was opened in 1856, on the branch line from Manningtree to Harwich by the Eastern Union Railway. This would have not only socially benefitted

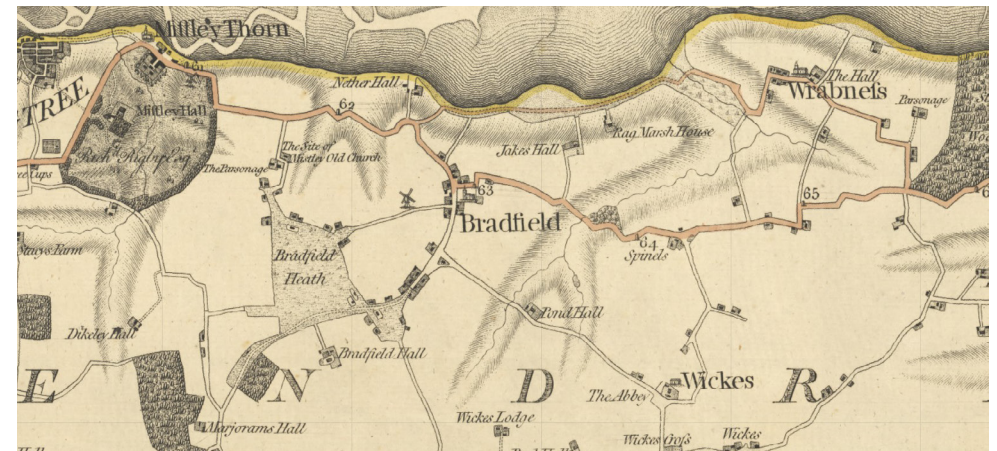


Figure 8 Bradfield as depicted on the 1777 Chapman and Andre Map (extract)

the community but also allowed the travel of goods and building supplies for the continued development of the area. The station was later closed in 1956.

By the late nineteenth century, Ordnance Survey maps show the village of Bradfield remained separate to Bradfield Heath. Bradfield is legible as that of a linear development along Station Road (The Street) and is a small rural settlement. It did however have several Public Houses serving the rural community, the original Strangers' Home on the corner of Mill Lane, The Plough Inn and The White Horse, where the present-day Strangers Home is sited. The village also contained a Post Office, adjacent to the original Strangers Home.



Figure 9 Tithe Map of Bradfield

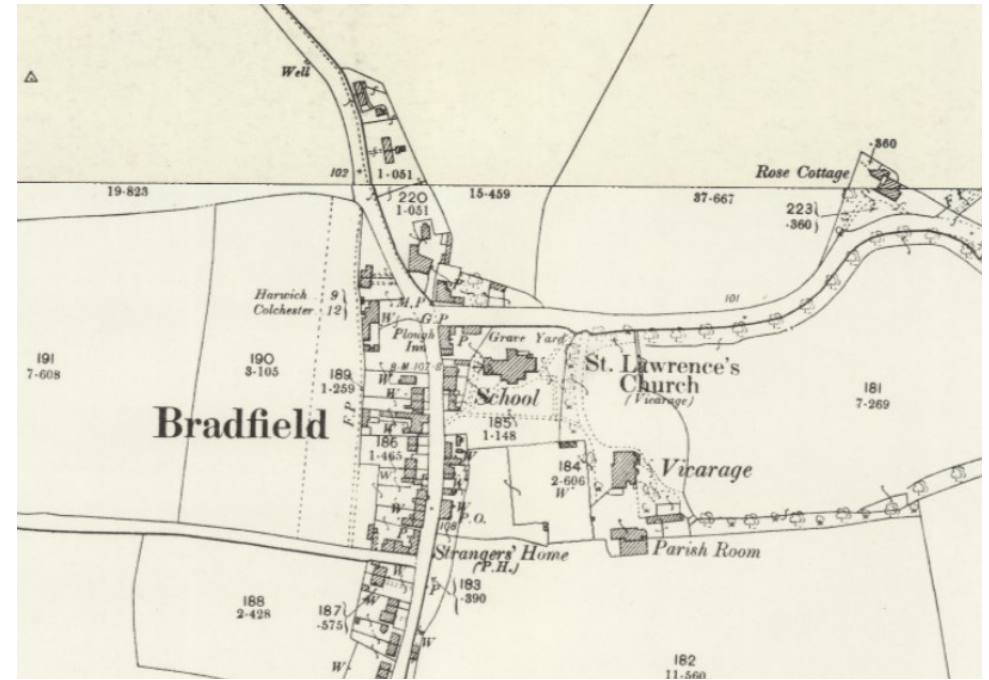


Figure 10 The 1893 Ordnance Survey Map

Modern (1901 - Present)

Aside from modern development now linking Bradfield to Bradfield Heath along The Street and development along Mill Lane and Harwich Road. The historic core and development of Bradfield remains legible. Several buildings such as The Plough Inn, the original Strangers Home and The School were demolished in the twentieth century. The site of the Plough Inn was bought by Lord Edwin Harris Dunning, it was said to be in a poor state and was demolished for the erection of the War Memorial in 1919. The dedication of the memorial was attended by Bishop Suffragan of Colchester and Lord Edwin Dunning.

Sir Edwin Dunning, son of Lord Edwin Harris Dunning, is a notable figure for being the first pilot to land successfully on the deck of a warship, unfortunately the plane crashed [Figure 10] and he was killed on the third attempt in 1917 at Scapa Flow. There is a memorial within the Church of St Lawrence to Commander Dunning and a small brass showing the bi-plane landing on the deck of HMS Furious .

Development within Bradfield at this time included the current Strangers Home, built in 1906 upon the site of an earlier Public House, The White Horse and the lychgate to the Church was erected in 1911. The post-



Figure 11 The Street, circa 1904 ©Nigel Klammer



Figure 12 The Church and Lychgate, 1910 ©Nigel Klammer

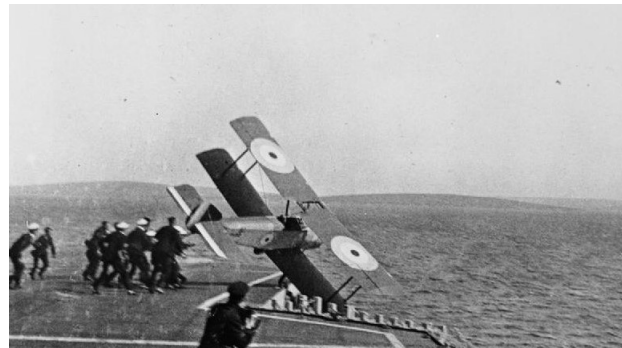


Figure 13 Photograph of Sir Edwin Dunning's attempt to land a plane on a warship, 1917.



Figure 14 The Post Office, now demolished ©Nigel Klammer



war houses on the corner of Mill Lane are intrusive and make no concessions to the character of the area.

Bradfield is a traditional Essex village which has a strong link to its agricultural setting. The village has undergone gradual change however its rural character remains appreciable and its varied historic building stock contributes to the architectural interest of the Conservation Area.

2.3 Designated Heritage Assets

There are eight designated heritage assets within the Bradfield Conservation Area. This includes the Grade II listed Church of St Lawrence, the Crinkle-Crankle wall south of the Church, a K6 telephone kiosk and several dwellings. The National Heritage List for England contains the full entry for each asset, this can be found on the Historic England website.

These buildings, structures and features have been listed due to their special architectural or historic interest as defined by Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Further information about the listing process can be found on the Historic England website.

Listed buildings are protected by government legislation and there are policies in place to ensure that any alterations to a listed building will not affect its special interest. It is possible to alter, extend or demolish a listed building but this requires listed building consent and sometimes planning permission.

2.4 Non-Designated Heritage Assets

Every building, space and feature within a conservation area makes a contribution to its character and special interest, be it positive, neutral or negative.

Heritage assets are defined in Planning Policy as ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.’

Not all heritage assets are listed, and just because a building is not included on the list does not mean it is of no heritage value. Buildings and other structures of the built environment such as fountains, railings, signs and landscaping can make a positive contribution to the appreciation of an area’s historic interest and its general appearance.

Local listing is an important tool for local planning authorities to identify non-listed buildings and heritage assets which make a positive contribution to the locality. At present there is no approved local list for Tendring District. This document has identified heritage assets which make a positive contribution to Bradfield Conservation Area and could be considered for local listing in the future. This list is not exhaustive, and further buildings may be identified as non-designated heritage assets through the planning application process. Buildings and features within the Conservation Area which are considered to be non-designated heritage assets include:

- Bradfield Place
- Strangers’ Home
- The Church of St Lawrence Lychgate



2.5 Heritage at Risk

There are no buildings or features which are on the at-risk register within the Conservation Area.

2.6 Archaeological Potential

Within the Conservation Area there is potential for the preservation of archaeological remains dating from the prehistoric to postmedieval period. Limited investigations have taken place to the south of the Church however little dating evidence has been recovered.

The Conservation Area lies on a gravel ridge overlooking the Stour Estuary, the gravels produce lighter soils and would have encouraged occupation since prehistoric times. Although not accurately located, the discovery of a mint condition unpolished axe of Neolithic date is rare and significant and suggests some Neolithic activity within the area. The surrounding area has recorded cropmark features which reveal evidence for field systems and land division. Some of these represent historic field boundaries of medieval or post-medieval date, whilst others relate to earlier phases of settlement, possibly later prehistoric or Roman. Findspot evidence in the surrounding area and Roman brick and tile found in the fabric of the church suggest pre-medieval settlement in the vicinity.

The survival of the medieval Church is an important, well-preserved resource. Evidence for an earlier phase of construction was noted during works to the nave and there is potential for the remains of an earlier church to survive. Medieval and later settlement evidence is more likely to be sited along the street frontage, the garden areas may also contain evidence for ancillary activity, such as wells, cess-pits, yards and middens, as well as small-scale industrial activity.

The churchyard has been extended to the south and north-west in the recent past. The north-west corner of the churchyard was formerly occupied by an inn and evidence for the building has been recovered during grave-digging. There is further potential for the remains of this building to be preserved within this area of the graveyard.

The Conservation Area incorporates areas of open ground to the east of the church around Bradfield Place and to the rear of the properties at the junction with Station Road and Harwich Road. The survival of archaeological features has been demonstrated within open ground and the majority of the archaeological remains surviving within the Conservation Area are likely to comprise medieval and post-medieval features, structures and finds, related to the establishment and growth of the village from the Late Saxon period onwards.

The survival of bone in soils formed on sand and gravel geology is often poor, however there would be good survival of flint artefacts, ceramics, building materials and metal within the Conservation Area. Limited excavations have also recovered oyster shell from archaeological features. Environmental remains could be preserved in deeper features, such as wells, and provide information on the wider landscape as well as evidence for food and cereal production.

3. Assessment of Significance

3.1 Summary

The Bradfield Conservation Area is notable for its historic development as a small yet distinctive area of rural character. The area is predominately that of dwelling houses fronting the road (The Street), its development and layout is traced back to its position at the intersection of Station Road with the B1352 (Harwich Road).

At the centre of the Conservation Area is the Church of St Lawrence, a notable landmark with large churchyard. The Church was restored in the nineteenth century and contains brasses recording local figures and their families, demonstrating a strong historic connection to the village.

Milestones Cottage, Acacia House and the nineteenth century Public House, Strangers Home, are located across from the Church at the north of the intersection and main thoroughfare through the village.

To the south of the Conservation Area, the linear development of the settlement is appreciable with some recent infill development. The south of the area is terminated by nineteenth century cottages, which make a positive contribution and are prominent within views on the approach into the Conservation Area.



Figure 15 The junction of The Street and Harwich Road, looking south



3.2 Significance of buildings

Where visible from areas of public realm, the buildings within the Bradfield Conservation Area have been assessed. The map on page 19 [Figure 16 should be read in conjunction with the key notes opposite. These outline the broad descriptions of positive, neutral and negative attributed to buildings within the Conservation Area. It should be noted that just because a building is positive it does not mean it cannot be enhanced. Some positive buildings may have intrusive aspects (such as inappropriate windows) and are addressed in the management plan. The buildings identified as 'Positive with opportunity for enhancement' tend to have more bespoke or fundamental issues that are not generally observed or widespread across the area.






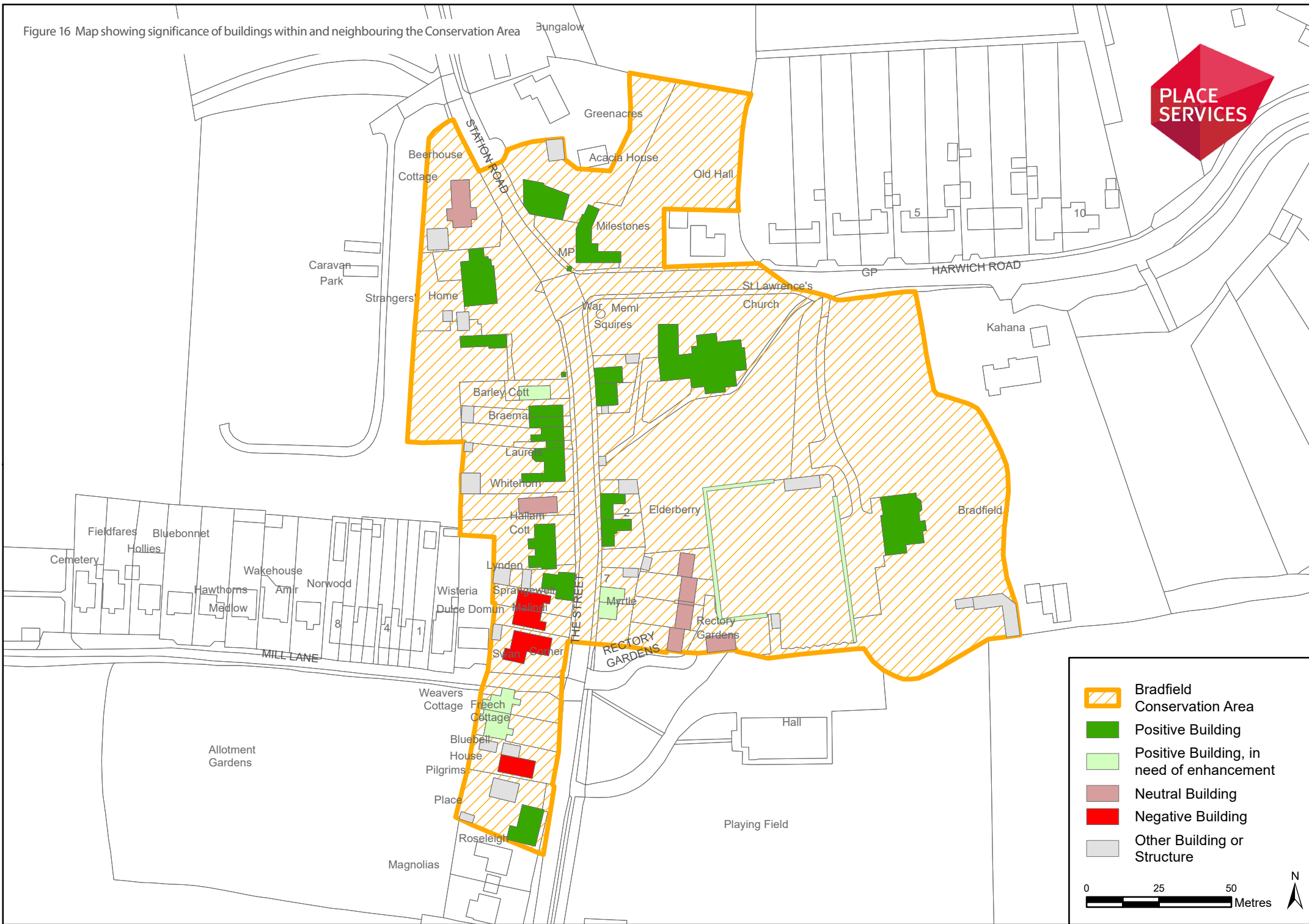







-  **Positive:** these are buildings that have been identified as positive contributors to the character or appearance of the Conservation Area. Whilst identified as positive there are likely to be enhancements which can be made to better reveal the architectural interest of the building and improve its contribution to the character and appearance of the Conservation Area. These general enhancements are noted in the management plan. One example would be the replacement of windows where the buildings have uPVC. The upgrade of these items would be beneficial as a general rule.
-  **Positive with opportunity for enhancement:** these are buildings which have been highlighted as they are positive contributors, however, they have been compromised due to intrusive alterations or additions. These buildings can be enhanced through the removal, replacement or redesign of intrusive or unsympathetic alterations.
-  **Neutral:** These buildings make no beneficial or adverse contribution to the character or appearance of the Conservation Area.
-  **Negative:** These buildings make an adverse or intrusive contribution to the character or appearance of the Conservation Area.
-  **Other:** It was not possible to view these buildings from the public realm to ascertain their contribution to the Conservation Area.

Figure 16 Map showing significance of buildings within and neighbouring the Conservation Area



	Bradfield Conservation Area
	Positive Building
	Positive Building, in need of enhancement
	Neutral Building
	Negative Building
	Other Building or Structure

0 25 50 Metres 

3.3 Character Analysis

Summary of character

Bradfield Conservation Area is a small, historic settlement, centred at the junction of two roads and the Church of St Lawrence. Buildings within the Conservation Area range in age and style, with traditional materials and construction methods dominant throughout. Buildings are typically two storeys in height, with dwellings clustered around the church. The grain of development throughout Bradfield is generally loose, with the Conservation Area having a rural character, reinforced by its setting.

The significance of the Conservation Area is in its small size and high proportion of historic buildings. Given the scale of Bradfield Conservation Area, there are no defined character areas identified. Although there are few listed buildings, and a relatively small number of buildings overall, many buildings within the Conservation Area date from the late eighteenth to nineteenth century. Its block plan and the buildings within the Conservation Area provide architectural and historic evidence of past lives and building techniques, and a tangible link to Tendring's heritage. Listed buildings within the Conservation Area are varied in character and derivation. The listed buildings range between the ecclesiastical landmark of the Church of St Lawrence, eighteenth-century cottages, a K6 Telephone Box and a Milepost.



Figure 17 Directional sign highlighting Bradfield's important location on the route between Manningtree (west) and Harwich (east)

Land usage

The land usage within the Conservation Area is predominantly residential. On The Street, buildings front the highway, and the linear development of the village is appreciable, with buildings grouped into clusters of short terraces scattered between a few detached and semi-detached dwellings.

The historic use of Strangers' Home [Figure 18] as a Public House is still legible through its large front curtilage despite the change in use. A visually prominent and attractive building, the pub would have served the village and surrounding settlement, with its location on the junction purposeful.

The Church and its surrounding churchyard, located to the south of Harwich Road, is a large area and the historic and continuing ecclesiastical use of the land here is readily discerned. The churchyard contains many headstones and a War Memorial by Powell & Sons, 1919 [Figure 21].

Landmark buildings

The Conservation Area centres around the Grade II listed Church of St Lawrence. Due to its local importance, use and scale, it is a key landmark within the Conservation Area, with wide views of the tower achieved within, outside and on the approach towards Bradfield Conservation Area.

Bradfield Place [Figure 20] built as the vicarage, is a late Georgian House immediately east of the church. It is thought to have been built by Rev. Charles Umfreville (1774) and is positioned within its large grounds, separated from the churchyard by a listed Crinkle-Crankle wall. Its scale, historic interest and landscaped grounds with mature trees positively contribute to the Conservation Area.



Figure 18 Strangers' Home



Figure 20 Bradfield Place



Figure 19 The tower of St Lawrence Church

Strangers Home is prominent in views from Harwich Road and on the approach from the north. Due to its large frontage and historic function as a Public House it is an important building within the area, terminating the view along Harwich Road.

Squires Cottage [Figure 23], Acacia House and Milestones Cottage [Figure 21], in the northern section of the Conservation Area, form an attractive group with the surrounding historic buildings and the Church. These buildings are visible upon entry into the Conservation Area from the north, marking the transition into the more densely developed area of the Conservation Area in the south. Acacia House and Milestones Cottage are of an earlier date than Squires Cottage, indicative of an earlier phase of development in Bradfield which was concentrated upon the crossroads, with later development extending southwards to Bradfield Heath.

Local Building Materials, Details and Boundary Treatments

Traditional building materials are dominant within Bradfield Conservation Area, which is indicative of the traditional construction methods and age of buildings throughout. Painted render, red brick and red plain clay tiles [Figure 22] are commonplace. Squires Cottage [Figure 23] is weatherboarded at first floor level, as is common throughout the region, however this is the only boarded building in the Conservation Area.

Milestones Cottage [Figure 21] and Acacia House in the northern section of the Conservation Area are prominent historic structures, with both buildings constructed with a timber frame, rendered and painted. Both buildings typify the Conservation Area, and are vernacular in appearance and construction, dating from the eighteenth century.



Figure 21 Milestones Cottage and the village War Memorial



Figure 22 Example of Red Plain Clay Tiles



Figure 23 Squires Cottage



Figure 24 Example of the use of render with timber windows and a plain tile roof



Figure 25 An example of a brick and rendered building with timber windows and doors



Figure 26 The Lychgate



Figure 27 Chimneys and a variety of roof forms add visual interest to the street scene



Figure 28 Example of a gambrel roof with dormer window

Brick is typically used on buildings which date from the nineteenth century onwards, or those which are imposing and high status, such as Bradfield Place [Figure 20]. Built in a formal style with classical proportions, Bradfield Place has a slate roof which is set back behind a parapet and imposing, Georgian façade. Red brick is also a prominent feature of The Strangers Arms, built at the turn of the twentieth century with a mock timber framed first storey.

Brick is also used throughout the Conservation Area for boundary walls. The northern edge of the Churchyard is enclosed by a low wall of red brick with a small area of iron railings to allow a view of the War Memorial. To the west of the church is the timber lychgate and picket fencing [Figure 26], with picket fencing also present throughout the Conservation Area. Where buildings within the Conservation Area have a set back from the pavement, they typically feature hedgerow, a brick wall or low-lying wooden fencing as their boundary treatment.

Essex is an area which lacks natural stone, therefore it is only the most illustrious buildings within the county which are constructed in this material. The St Lawrence Church is the only stone building within the Conservation Area, highlighting its importance within the village. The building is nevertheless simple in design, constructed in flint rubble, which is now largely cement rendered. The church is relatively plain, yet features stone door and window dressings, with few other decorative elements. Most of the tower is a fifteenth century rebuild, with the upper part built in brick and added early in the eighteenth century [Figure 19].

Chimneys are an important part of the streetscape and buildings typically are positioned parallel to the road, with chimney stacks on their side walls [Figure 27]. Gables which front the street, such as at Strangers' Home [Figure 18], are uncommon. Gable ends are an important part of the view along The Street, with some buildings featuring gambrel roofs and attic accommodation. Pitched or arched dormer windows in the attics are common [Figure 28].

Windows and doors throughout the Conservation Area are largely timber, either sashes [Figure 30] or casement style. Many buildings feature windows which have glazing bars, which emphasises the traditional appearance of the area. Where windows and doors have been replaced with UPVC or windows of an unsympathetic design or size, this often detracts from the architectural quality of the building and makes a negative contribution to the character of the area

Landscaping, Open Spaces and Public Realm

Landscaping within the Conservation Area is minimal, as is the public realm which is limited to the pavements, street and churchyard. Other areas of open space within the Conservation Area are privately owned and inaccessible to the public. The density of development increases to the south of the area towards Bradfield Heath. Located at the north of the area, by the “T” junction, dwellings such as Milestones and Acacia House are afforded large spacious plots with a small green frontage.

The Church and churchyard dominate the northern section of the Conservation Area, with the large open space of the churchyard and its planting [Figure 29] a large component of the green character of the Conservation Area. Here, the continuing ecclesiastical use of the land is readily discerned. The churchyard contains many headstones and a War Memorial by Powell & Sons, 1919.

The Grade II listed Crinkle-Crankle wall [Figure 31], formerly a walled garden, associated with Bradfield Place (also known as the Vicarage) now part of the boundary to the churchyard. It is an attractive feature which lends interest to Bradfield Place and its status within the community.



Figure 29 Open space in the churchyard



Figure 30 Example of a timber sash window



Figure 31 The listed Crinkle-Crankle Wall, which gets its name from its S shape, bendy form



Figure 32 View towards Bradfield Place from the churchyard



Figure 33 Listed Milepost



Figure 34 Listed K6 Telephone Box

The garden, Crinkle-Crankle Wall [Figure 31] and landscaped grounds with mature trees surrounding Bradfield Place exaggerate the open appearance of the churchyard, with views over the house's grounds easily achieved from the church's grounds [Figure 32]. Similarly, glimpsed views across other gardens and open spaces between houses out to the rural countryside or River Stour, emphasise the low density of the village.

There is little streetlighting within Bradfield Conservation Area and street furniture along the highway. Two notable items of street furniture are a telephone box [Figure 34] and milepost marker [Figure 33], both of which are Grade II listed. The telephone box is a K6 type, located opposite the church. The milepost dates from the nineteenth century and is constructed in cast iron, placed over an earlier eighteenth century milestone. It marks 63 miles to London in the central panel, with side panels describing the distances to Harwich and Colchester.

Contribution by Key Un-Listed Buildings

There are numerous buildings that contribute to the character and appearance of the area; however, some are considered to make a key contribution and have been identified in Section 3.2 and below.

Strangers' Home Public House [Figure 18] and Bradfield Place [Figure 20] are considered to make a key contribution to the character and appearance of the Conservation Area. Both buildings have a strong historic connection to the area and the community.

The Lychgate [Figure 26], erected in 1911, is also considered to be of historic interest and of key contribution to the street scene and character of the Conservation Area.



3.4 Views

Key views are identified on Figure 35 and illustrated on page 28. The views included in this assessment are not exhaustive; for example, there are also glimpsed and kinetic views that contribute to the character and appearance. Any proposals for development within the Conservation Area, or its environs, should consider the views below and others which may be relevant or highlighted as part of a bespoke assessment of that proposal.

Important views include those which showcase the liner form of the development [Figure 38], the Conservation Area's setting in relation to the River Stour [Figure 41] and incidental views from the churchyard to the houses beyond [Figure 36].

3.5 Setting of the Conservation Area

The NPPF describes the setting of a heritage asset as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Historic England *Good Practice Advice Note on the Setting of Heritage Assets (2017)* indicates that the setting of a heritage asset is the surroundings in which the asset is experienced. It notes 'Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset'

Historic England's advice note on setting includes a:

"(non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance'. As the advice note states, 'only a limited selection of the attributes listed will be of a particular relevance to an asset.'"

This checklist has been used to inform this assessment.

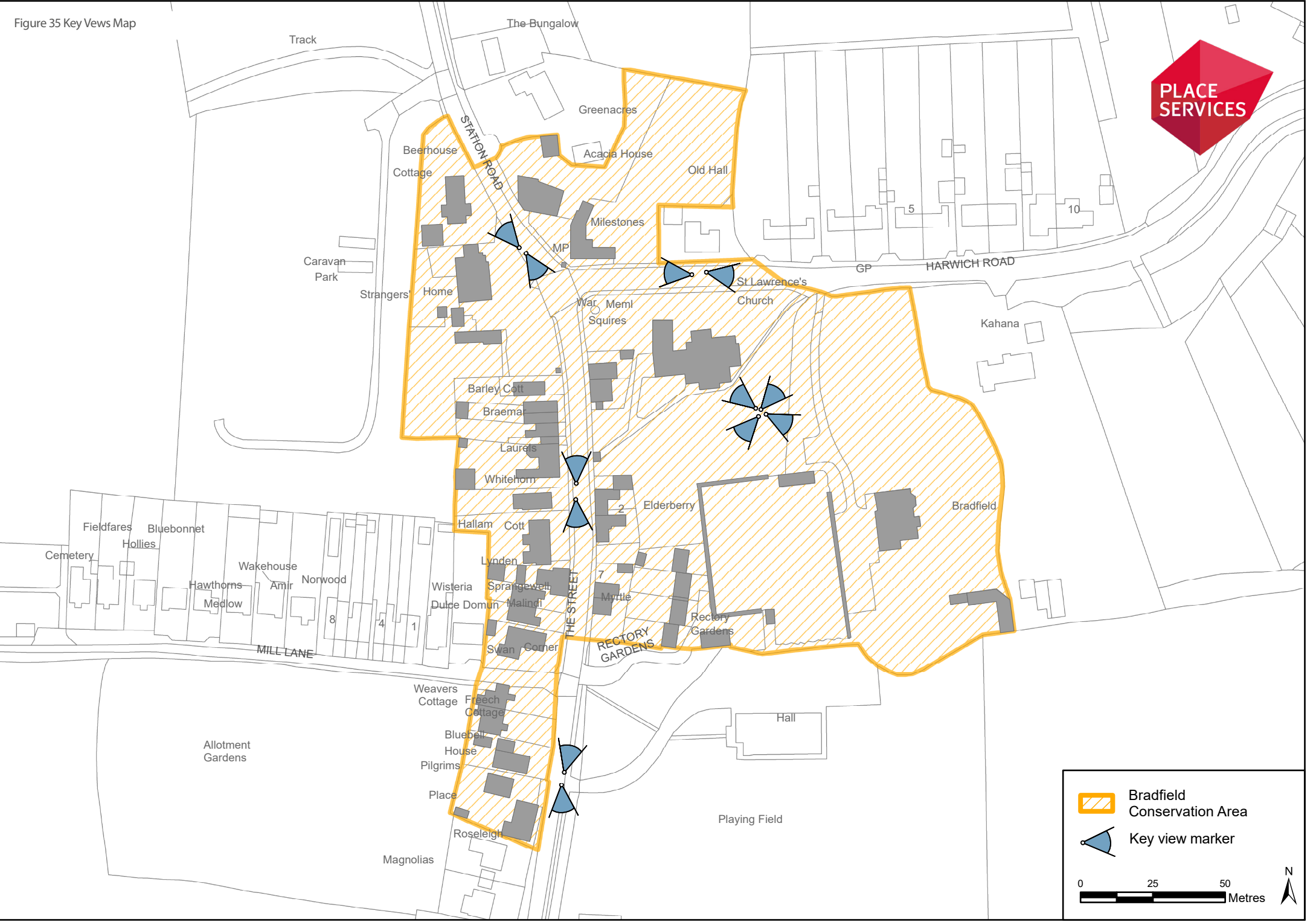
The Conservation Area draws its significance from key features outside of its boundary, most notably from the Stour to the north and views of the surrounding countryside. Due to the topography of the Conservation Area, the land slopes to the north towards the Stour; this affords views from the high ground towards the water and the wider area.


The wider setting is formed by arable farmland and the nearby settlement of Mistley and Bradfield Heath. The surrounding fields make a positive contribution to the rural character of the Conservation Area.


The Church is also an important local landmark, as it serves the surrounding community and has a strong connection to the village. Wider views of the Church and the tower are also important towards sense of place. Views of the tower are appreciable from the southern approach along The Street into the Conservation Area. Southwards along the road, The Street, is the attractive Grade II listed building 'House Adjacent to Maltings Cottage' (List Entry Number: 1261481, [Figure 40]) which contributes to the setting and historic interest of the Conservation Area.

Immediately adjacent to the Conservation Area are the playing fields by the village hall, which through its open character permits views of the wider countryside setting and contributes to the rural character of the Bradfield Conservation Area.

Figure 35 Key Views Map



 Bradfield Conservation Area

 Key view marker

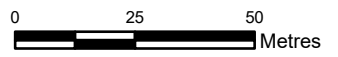




Figure 36 View from the Churchyard to houses beyond



Figure 38 View looking south along The Street



Figure 40 Maltings Cottage, south of the Conservation Area and part of its setting



Figure 37 View looking north toward the Church



Figure 39 View north toward the River Stour, visible to the right hand side of Milestones Cottage



Figure 41 View of the River Stour from Harwich Road

4. Opportunities for Enhancement

The following opportunities for enhancement have been identified and are summarised below in brief. The list is in no way exhaustive and neither are some of the opportunities identified unique to Bradfield with many being shared with other Conservation Areas.

4.1 Car Parking

Bradfield is fortunate in that many of the dwellings benefit from off street parking. However, there are instances of on-street parking along The Street, and this can become crowded at times. Another area where parking can become crowded is along Harwich Road, adjacent to the Church.

Parking and overcrowding of the highway potentially could block access and, when there are a high number of cars parked on the road, creates a cluttered appearance within the streetscene.

4.2 Unsympathetic Alterations and Development

Incremental changes have occurred which have impacted the historic character and appearance of some of the buildings within Bradfield Conservation Area.

A key concern across the majority of the Conservation Area is the alterations to windows and doors. The replacement of timber windows with inappropriate UPVC windows [Figure 42] has had an impact upon the historic character of a few buildings, and the contribution they make to the appearance of the Conservation Area.



Figure 42 Example of uPVC windows



Figure 43 The group value of terraces is particularly vulnerable to incremental change



The location of doors and windows within a historic building is also an essential part of its character, alterations to their position, or blocking them up, can detract from a building's appearance or symmetry. Terraces are particularly vulnerable to change, and the group value of some buildings has diminished by the introduction of render, porches [Figure 43] or uPVC windows.

Historic England's Traditional Windows Their Care, Repair and Upgrading (2017) advises that "the loss of traditional windows from our older buildings poses one of the major threats to our heritage. Traditional windows and their glazing make an important contribution to the significance of historic areas. They are an integral part of the design of older buildings and can be important artefacts in their own right... The distinctive appearance of historic hand-made glass is not easily imitated in modern glazing." The loss of historic joinery such as sash and casement windows and panelled doors results in a degree of harm to the significance of an historic building, and the loss of crown or other early glass can also cause harm to the significance of buildings. Historic England's 2017 advice recommends that 'surviving historic fenestration is an irreplaceable resource which should be conserved and repaired whenever possible'.

There are areas where post-war infill has a negative impact upon the historic character and appearance of Bradfield. In particular, the dwellings south of Lynden Cottage to Mill Lane are not considered positive additions due to their use of materials and form. In particular, the front driveways could be improved.

There are some instances where satellite dishes have been applied to either side elevations or prominent pitches of buildings in the Conservation Area. Although none are present on front facades, visible satellite dishes to the side of buildings still have a negative effect.

4.3 Maintenance

Some buildings and structures within the Conservation Area are in need of some routine maintenance to enhance their appearance. For example, the boundary walls of the Church [Figure 44] and the Crinkle-Crankle Wall features cracks, with mortar failing in areas.

Routine maintenance is required to prevent further deterioration of the historic boundary walls and buildings throughout the Conservation Area. Historic England defines maintenance within Conservation Principles as "routine work necessary to keep the fabric of a place in good order". The importance of preventative maintenance cannot be over-emphasised, as ongoing maintenance can not only limit, or even prevent, the need for repairs later, but it will also avoid the loss of original fabric and is cost-effective.

4.4 Interpretation

There is currently very little heritage interpretation in Bradfield, through either physical interpretation in the village and digital resources. Increased awareness or acknowledgement of the Conservation Area would be beneficial.

4.5 Public Realm

The pavements along the street and throughout the Conservation Area could be improved through a uniform treatment of surfacing, as the existing patchwork repairs cumulatively result in a detracting element.



Figure 44 The boundary wall to the Churchyard is in need of maintenance and repair



Figure 45 The gap site south of Elderberry Cottage

There is minimal street furniture in the Conservation Area. This is positive and the lack of features such as signs, lampposts and other paraphernalia contributes to the character of the street scene. Unless required for safety, or compliance with highways regulations, additional street furniture should be resisted.

4.6 Opportunity Sites

There are limited opportunities for redevelopment in the Conservation Area, largely due to the lack of vacant plots and the tight-knit development flanking the road.

The front yard to The Strangers Home and existing signage could also be much improved. The large area of hardstanding and the planting of leylandii in particular is not considered in keeping to the character of the Conservation Area, where native species of hedgerow are most common.

An empty plot of land, on the western side of The Street, adjacent to Elderberry Cottage [Figure 45], could be improved in appearance; the land is currently used for parking.

Not all modern development in and around the Conservation Area is inappropriate, however, there are a number of examples of post-war infill and back land development within the Conservation Area, and within its immediate setting, which have had a negative impact on its historic village character and appearance. One of the adverse characteristics of post-war development is the relationship these buildings have to The Street. Traditionally, buildings fronted direct onto the street whereas modern development is, in contrast, setback from the road, mainly to accommodate driveways, which detracts from the streetscene and interrupts its otherwise continuous frontage.



5. Management Proposals

There are a wide range of opportunities for the Bradfield Conservation Area, many of which share common themes. This section builds on the opportunities identified in Section 4 and seeks to recommend management proposals which address these.

5.1 Positive Management

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.

Local Resident Engagement

The preservation and enhancement of private properties can be improved through the publication 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 to the preservation of Bradfield's built heritage.

Local Heritage List

Tendring District Council is in the process of developing the local heritage list. Suggestions have been made within this document of buildings to be considered for inclusion on this list.

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 precedent being set for similar, uncharacteristic works.

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 (GPDO).

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 example of an Article 4 Direction that would be beneficial would be the removal of Class A of the GPDO which would limit changes to front elevations of buildings such as replacement windows and doors.



Heritage Statements, Heritage Impact Assessments and Archaeological Assessments

In accordance with the NPPF (Para.194), 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. 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.

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.

Neutral Elements and Negative 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.

New Development

There is limited opportunity for development within the Conservation Area and its immediate environs. 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 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 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.

Tree Management

In line with the Town and Country Planning Act, all trees in Conservation Areas are afforded the same protection as a Tree Preservation Order. Trees 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. Six weeks' notice has to be given to the council under S211 of the Act.

It is also considered that any prominent trees, and trees with amenity value on private land throughout the Conservation Area should be monitored and maintained appropriately. This will 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.

5.2 Positive Management: Longer Term

These proposals are focused around positive management but either take longer to implement or are better suited to a longer time frame.

Conservation Area Boundary

Revisions to the Conservation Area boundary have been proposed within this appraisal in accordance with the NPPF (2021) and Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (2019).

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

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 awareness and establish the identity of Bradfield as a historic settlement.

5.3 Funding Opportunities

Much of the Conservation Area is formed of private residential buildings with little opportunity for funding. Dependant on future use, Bradfield Windmill may be a consideration for future funding proposals. There are three main sources of funding:

National Heritage Lottery Fund (NLHF)

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 over time, 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 Bradfield. 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.



6. Appendices

6.1 Bibliography

Publications

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The Friends of St Lawrence Church. Bradfield- a history of an Essex village. Bradfield, 2013.

Essex Place-names Project (Essex Society for Archaeology & History). The Place-Names of Bradfield. Chelmsford, 2013.

Tendring District Council Conservation Area Review: Bradfield Conservation Area (March 2006)

Tendring District Historic Environment Characterisation Project, Essex County Council (2008)

Tendring Geodiversity Characterisation Report, Essex County Council (2009)

Archives

Essex Record Office (ERO)

Historic Environment Record (Essex County Council)



6.2 Frequently Asked Questions

What is a conservation area?

Conservation areas are designated by the Local Planning Authority as areas of special architectural or historic interest. There are many different types of conservation area, which vary in size and character, and range from historic town centres to country houses set in historic parks. Conservation area designation introduces additional planning controls and considerations, which exist to protect an area's special character and appearance and the features that make it unique and distinctive. Although designation introduces controls over the way that owners can develop their properties, it is generally considered that these controls are beneficial as they preserve and/or enhance the value of properties within conservation areas.

The designation process includes detailed analysis of the proposed Conservation Area and adoption by Tendring Council. A review process should be periodically undertaken, and the Conservation Area assessed to safeguard that it retains special architectural or historic interest. Threats can be identified, and the boundary reviewed, to ensure it is still relevant and appropriate. This is in line with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990

The National Planning Policy Framework regards conservation areas as 'designated heritage assets'.

How are conservation areas managed?

Conservation Area can be supported by an appraisal and management plan. This document is the appraisal and management plan for the Bradfield Conservation Area. The appraisal describes the importance of an area in terms of its character,

architecture, history, development form and landscaping. The management plan, included within the appraisal, sets out various positive proposals to improve, enhance and protect the character and appearance of the Conservation Area.

The 1990 Planning (Listed Buildings and Conservation Areas) Act specifies the general duty of Local Authorities, in the exercise of planning functions (Sections 71 and 72). The 1990 Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

How can I find out if I live in a Conservation Area?

Boundary maps of conservation areas can be found on Tendring District Council's website. You can also contact your Tendring Council directly to find out if you reside within a conservation area.

What are the Council's duties regarding development in conservation areas?

The Local Authority must follow the guidance in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). These set out in clear terms how development proposals within Conservation Areas should be considered on the basis of whether they preserve and enhance the character and appearance of the area. Applications which fail to preserve or enhance the character or appearance of the Conservation Area are likely to be refused as a result. The Local Plan also typically includes a specific policy on Conservation Areas; for more information, please see Section 1.5 which includes an outline of Tendring's local policy.



What is an Article 4 Direction?

Under the provisions of the Town and Country Planning (General Permitted Development) Order 2015, certain minor works, such as domestic alterations, can normally be carried out without planning permission. However, some conservation areas are covered by an Article 4 Direction, which brings certain types of development back under the control of a local planning authority. This allows potentially harmful proposals to be considered on a case by case basis through planning applications. Article 4 Directions are used to control works that could threaten the character or appearance of an area and a planning application may be required for development that would otherwise have been permitted development. Historic England provides information on Article 4 Directions on their website.

There are currently no Article 4 Directions in place within the Bradfield Conservation Area.

Do I need permission to alter a property in a conservation area?

Many conservation areas have an Article 4 Direction which relate to alterations such as the painting, rendering or cladding of external walls. Alterations or extensions to buildings in conservation areas will generally need planning permission. Your Local Authority should be consulted for advice as to how to proceed.

Do I need to make an application for routine maintenance work?

If routine maintenance works are to be carried out using authentic materials and traditional craft techniques, on a like-for-like basis, it is unlikely that you will need to apply for permission from the Council. However, it is recommended that you contact Tendring Council for clarification before commencing any works. The use of a contractor with the necessary skills and experience of working on historic buildings is essential. Inappropriate maintenance works and the use of the wrong materials will cause damage to the fabric of a historic building.

Will I need to apply for permission for a new or replacement garage, fence, boundary wall or garden structure?

Any demolition, development or construction in conservation areas will generally need planning permission. A replacement boundary, garage, cartlodge or greenhouse will need to be designed with the special historic and architectural interest of the Conservation Area in mind. Your Local Authority will provide advice as to how to proceed with an application.

Can I demolish a building in a conservation area?

Demolition or substantial removal of part of a building within a conservation area will usually require permission from the Council. It is important to speak to them before beginning any demolition works, to clarify if permission is required.

Can I remove a tree within a conservation area?

If you are thinking of cutting down a tree or doing any pruning work, the local planning authority must be notified 6 weeks before any work begins. This enables the authority to assess the contribution the tree makes to the character of the conservation area and, if necessary, create a Tree Preservation Order (TPO) to protect it. Consent will be required for any works to trees that are protected. Further information on TPOs can be found on Historic England's website.

How do I find out more about a conservation area?

Historic England's website has information on conservation areas and their designation. Further information on the importance of conservation areas, and what it means to live in one, can also be accessed via their website.

Historic England has also published an advice note called Conservation Area Designation, Appraisal and Management which sets out advice on the appraisal of conservation areas and managing change in Conservation Areas.

In addition, Tendring Council has information on the conservation areas within their boundaries available on their website. They have information pertaining to when the Bradfield Conservation Area was designated, how far it extends and the reason for its designation.

6.3 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. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2021) DLUGH	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2014) DLUGH	ID: 18a
National Guidance	Historic England (2017) 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 Local Plan 2013-2033 and Beyond (2022)	Section 2

6.4 Glossary

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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