

Ramsey Conservation Area Character Appraisal and Management Plan

Tendring
District Council



Client:
Tendring District Council

Date:
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Essex County Council



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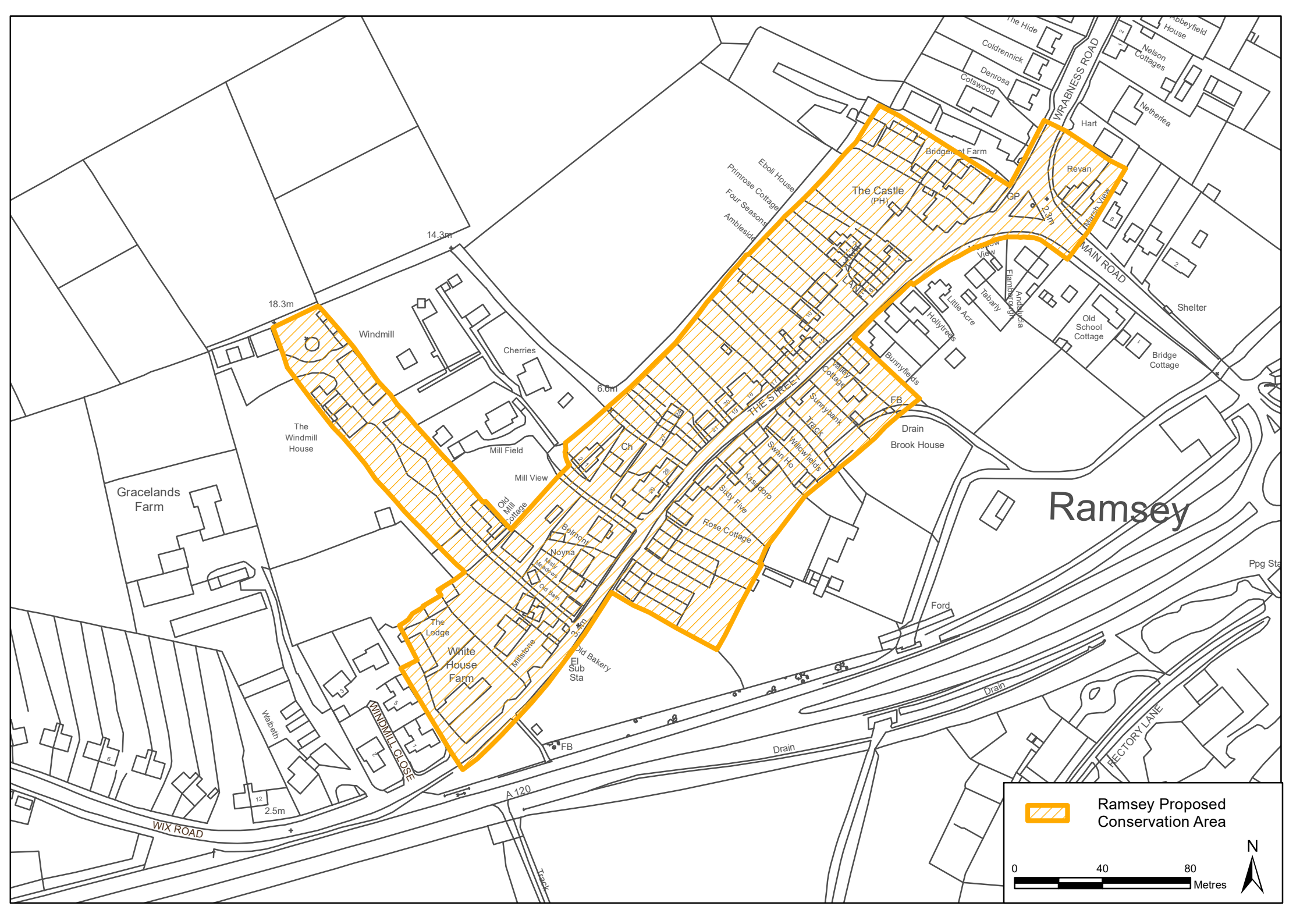
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 Ramsey Proposed Conservation Area

0 40 80 Metres



1. Introduction

1.1 Summary

This Conservation Area Appraisal and Management Plan provides an overview of the Ramsey Conservation Area, outlining its designation history, alterations to the boundary, and a description of its special interest. This appraisal also considers buildings, green spaces and features which contribute to the Conservation Area's character and appearance. It also highlights the significance of heritage assets within the Conservation Area and the contribution that these, along with their setting, make to its character. The understanding of significance can be used to help inform 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. This ensures that planning decisions take the enhancement and preservation of the area into consideration.

Ramsey Conservation Area's significance is predominantly derived from its historic and architectural interest. Late eighteenth-century cartography shows the settlement of Ramsey around the twelfth century Church of St Michael at the top of a hill to the east of the Conservation Area, the area now designated is identified as Ramsey Street at this time. The character of Ramsey is defined as a linear settlement formed of tightly developed village street. The buildings are of a domestic scale with larger structures including the landmark post mill and former Methodist Church.



Figure 1 View of Ramsey Windmill



1.2 Purpose of Appraisal

This appraisal should be used as a baseline to inform future change, development and design with regard to the sensitivities of the Conservation Area 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, along with their setting. It considers how the area developed, in terms of its building styles, forms, materials, scale, density, roads, open spaces, views, landscape, landmarks, and topography. These qualities are used to assess the key characteristics of the area, highlighting the potential impact future developments may have upon the significance of heritage assets and the character of Ramsey. This assessment is based on information derived from documentary research and survey of the area.

This appraisal enhances understanding of the Conservation Area and its development, informing future design. Applications that demonstrate an understanding of the character of a Conservation Area are more likely to produce appropriate designs and 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 6.2.

1.3 Planning Policy and Guidance

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 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 proposals 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 (2019)* and *Good Practice Advice in Planning 3: The Setting of Heritage Assets (2017)*.



Figure 2 View of Wix Road at west extent of the Conservation Area

Ramsey Conservation Area is located within Tendring District. Local planning policy is set out in the Tendring District Local Plan 2013-2033 and Beyond Section 2 (2022). 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 Aerial view of the Ramsey Conservation Area and its wider context



 Ramsey Proposed Conservation Area

0 100 200 Metres

N



1.4 Designation of the Conservation Area

Ramsey Conservation Area was first designated in 1981 and a designation map was produced. The latest adopted appraisal was in the form of a Conservation Area Review, produced in 2006. This document included some recommendations which were not implemented.

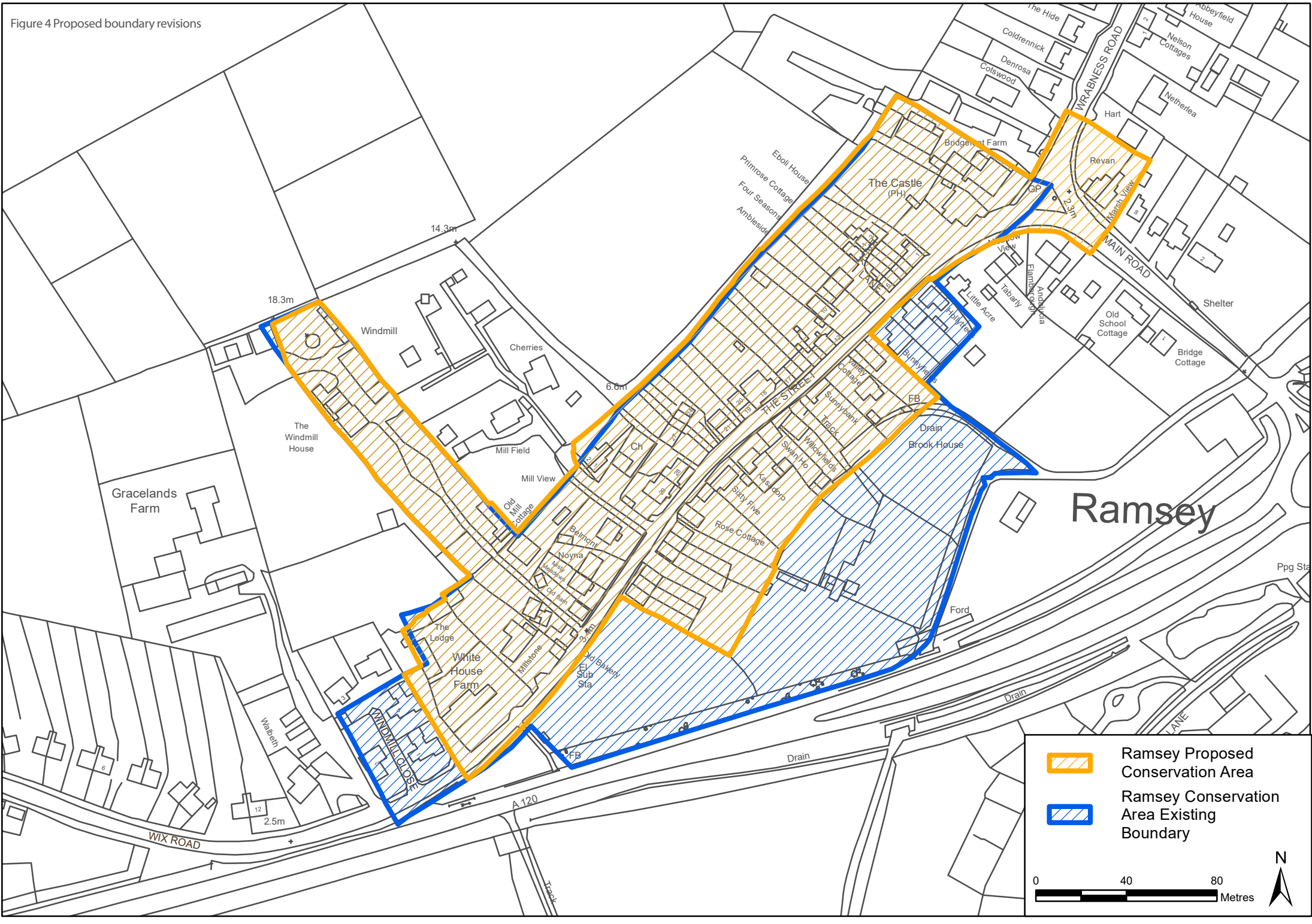
Upon adoption the boundary and appraisal produced in this document will supersede the existing review and map.

1.5 Boundary Revision

This appraisal has resulted in a number of boundary revisions. Consolidation of the Conservation Area boundary has been undertaken to exclude areas which lack special interest. The boundary revisions are outlined succinctly below:

- The modern properties in Windmill Close have been excluded. The west boundary of the designation has been moved to the lane adjacent to White House Harm. Windmill Close, and the properties within it, are not considered to contribute to special interest nor do they form part of the historic settlement.
- A large portion of the Conservation Area has been removed to the south of the village. This area holds no architectural or historic interest in its own right and is better considered as part of the settlement's setting.
- Three modern properties at the east of the Conservation Area have been removed from the designation.
- The junction of The Street, Main Road and Wrabness Road has been added. This confluence of roads, and the triangular junction, have been in place since at least the mid-nineteenth century and form the gateway to this part of the Conservation Area. Marsh View and Revans have also been incorporated into the extension of the designation here. Whilst altered, the buildings form part of the historic building stock and termination of the former village envelope. Revans was also formerly the village store and one of the commercial buildings located on this road junction.
- Other minor changes to the boundary have resulted from a tightening of the designation to take account of property boundaries which makes for more practical management of the designation.

Figure 4 Proposed boundary revisions





2. Ramsey Conservation Area

2.1 Context and General Character

The Conservation Area forms the southern part of Ramsey Village. The Street is located off the B1352 between Dovercourt and Mistley. The street through the Conservation Area was once a main route but has been bypassed by the A120. The Conservation Area is located in Ramsey Creek, between a ridge carrying the main road to Mistley and the high ground where the Parish Church of St Michael is located.

The main character of the Conservation Area is defined by the tightly developed buildings flanking The Street. This presents a very enclosed character in the centre of the Conservation Area. Some groups of buildings are set back from the road and on lanes adjacent to the windmill. The principal landmark structure within the Conservation Area is the windmill. Set far back from The Street on high ground, this building is prominent in wider views of the settlement afforded by the topography.

The Conservation Area terminates in the locations of White House Farm at the west and Bridge Foot Farm at the east. These historic farm holdings, which include listed structures, together with the windmill reinforce the agrarian character and historic economy of this settlement. Nineteenth century development in the village included the construction of workers cottages and a Methodist Church. Whilst Ramsey was once located directly on the main arterial road to Harwich it has never significantly grown. This may be due to the fact that the settlement was never afforded a rail connection in the second half of the nineteenth century. During the twentieth century a relatively large number of structures in the Conservation Area have been constructed and the external appearances of many historic buildings have been significantly altered. This has changed the character in terms of material

palette and layout as many modern structures are set further back from the road in contrast to the historic grain.

2.2 Origin and Evolution

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

Prehistory and Roman (-500000BC – 410AD)

Evidence for prehistoric occupation is scarce within the environs of the Conservation Area, although stray finds of prehistoric flint tools have been found within the environs of the settlement. During the Bronze Age, farming, settlement and ritual activity was prevalent across the Tendring plateau. Cropmark features in the wider area suggest that ritual and agricultural activity, of possible prehistoric origin, was focussed upon the higher ground. Ramsey Creek would have been a source of food and water for prehistoric, and later, communities as well as providing access to the River Stour and coastal areas. Roman farmsteads and villas were located in the wider area though settlement and activity appear to be concentrated upon the gravel ridges to the south. The origin of a crossing over Ramsey Creek in this area is unknown but may have been utilised from the Roman period or earlier.

Early Medieval (410 – 1066)

The name Ramsey may derive from Old English, possibly hræfn, ramm or hramsa with meanings interpreted as ravens, rams, wild-garlic and well-watered land. The later may correspond to the location of the village on the valley sides above Ramsey Creek.¹

The Domesday Survey (1086) records Ramsey with 18 villagers, a mill, salthouse, and over 100 sheep held by Aelfric Kemp. Aelfric was a landowner with 24 holdings across Essex, Suffolk and Cambridgeshire.² The parish appears to have had a number of manors, the closest of which, Michaelstowe Manor, was located on the opposite side of Ramsey Creek and accessed from the village via a ford.

Medieval (1066 – 1540)

The Domesday Survey recorded 'Rameseia' as a large settlement which comprised seven manors including Roydon Hall, Ramsey Hall, Michaelstowe, East New Hall, Strond-land, Le Ray and Foulton manor.³ Ramsey was held by Roger from Ralph Baynard who was tenant in chief in 1086. Michaelstowe Hall was located adjacent to the Church of St Michael's and the village appears to have developed at a distance from the manorial hall and Church complex. The church dates from the twelfth century.

1 Essex Place-names Project (Essex Society for Archaeology & History), 2014 (e-book)

2 <https://opendomesday.org/place/TM1829/ramsey/>

3 Essex Place-names Project (Essex Society for Archaeology & History), 2014 (e-book).



Figure 5 View of Church of St Michael

Post Medieval (1540 – 1901)

The only evidence for post medieval activity within, and surrounding, the village survives in built form. A small number of listed buildings survive from the sixteenth century.



Figure 6 Extract from 1777 Chapman and André map of Essex

By the time of the 1777 Chapman and André map the settlement was known as 'Ramsey Street', with Michealstowe Hall and St Michaels Church on the eastern side of Ramsey Creek, in what is now Upper Dovercourt.

There is limited information about the eighteenth century settlement. Mapping evidence suggests this was very agrarian with the farmhouses being the principal structures. The settlement was further developed in the nineteenth century with additional workers cottages, agricultural buildings and ecclesiastical/commercial buildings. The growth was limited and mapping shows the linear character of the settlement was retained. Whilst the settlement was located on the main road to Harwich, it was never afforded a rail connection which may be one reason it was not extensively developed further like other settlements in Tendring.

Ramsey Windmill is thought to have been moved to the village in 1842 from Woodbridge in Suffolk. The post mill has a round base of red brick; the buck is timber-framed and weatherboarded, with fabric roofs. The buck is fixed with the sails to the north-west. The fan is now missing, but the remainder of the drive survives. The former bakery, located on The Street to the south-east of the mill, is thought to have been associated with it and remained in use until the 1970s.

The Methodist Chapel, to the north-west of The Street, is a traditional built Victorian chapel of red-brick construction (with a modern extension to the south-west). The chapel was constructed in the nineteenth century and is the only (former) ecclesiastical building within the Conservation Area.

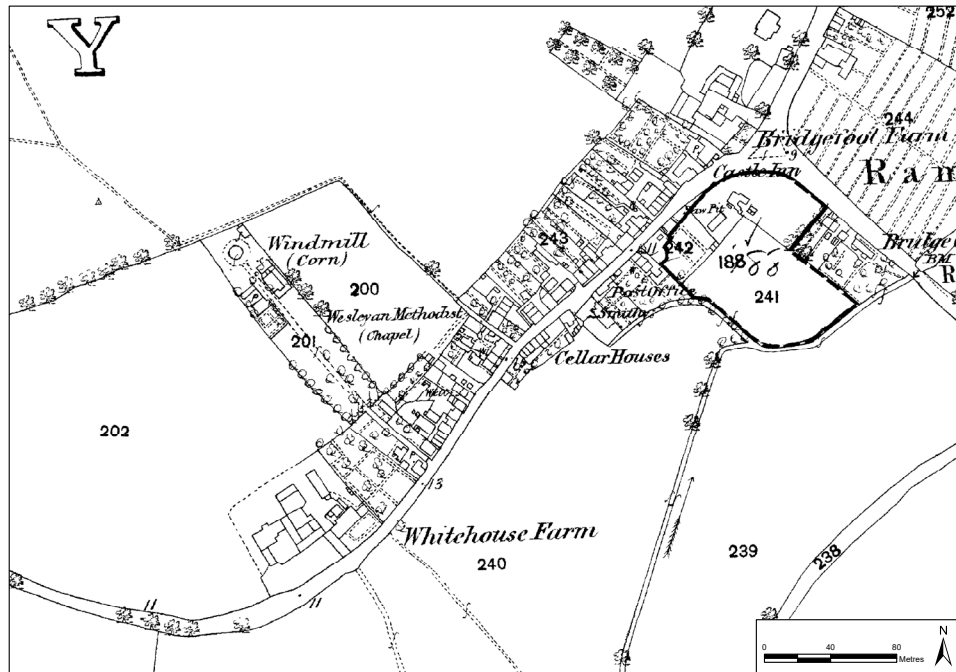


Figure 7 First edition 25-inch Ordnance Survey map, surveyed in 1875

The first edition Ordnance Survey map of 1875 shows the village in detail, with the chapel and windmill both visible and with several commercial buildings labelled along The Street, including a Post Office, a Smithy, a Saw Pit and the Castle Inn. The floodplain of Ramsey Creek was in use as grazing marsh prior to the eighteenth century when it was divided into paddocks.

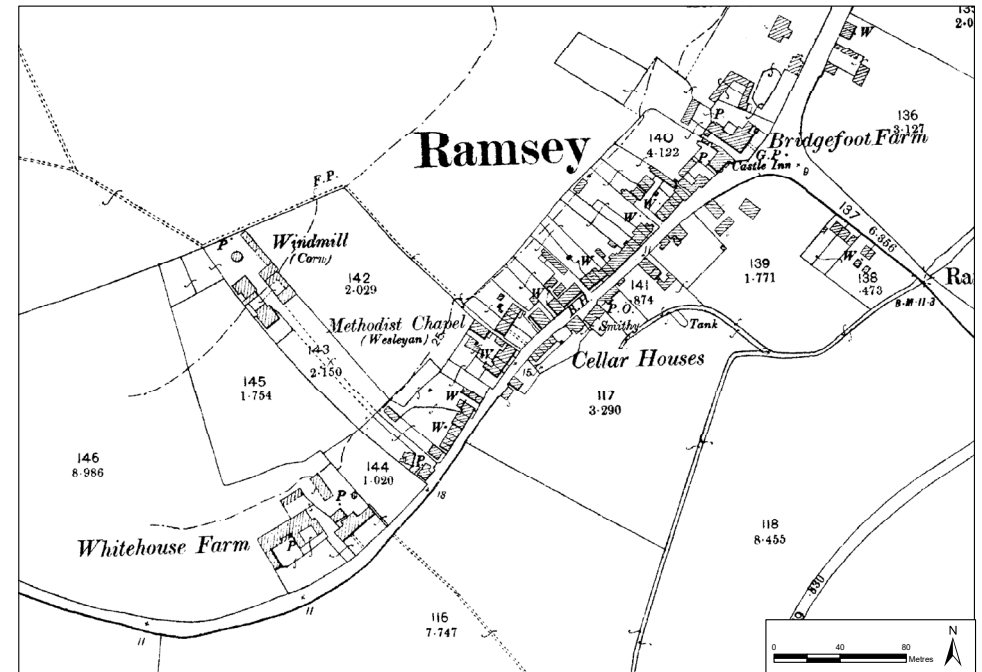


Figure 8 Second edition 25-inch OS map, surveyed in 1896

The second edition Ordnance Survey map of 1896 shows the village with some changes; additional buildings have been constructed surrounding the windmill and a beer-house (B.H.) has been labelled opposite the Smithy.

Modern

Many coastal villages were provided with defensive features during World War II and Ramsey was no exception; road barriers were erected across The Street and a pillbox was located at the road junction between The Street, Main Road and Wrabness Road. No evidence of these defences survive.

During the late twentieth century there has been extensive change in the settlement. This has included further development to the east and west although this has been undertaken in the same ribbon/linear grain. A large amount of the historic building stock in the settlement has also been demolished and replaced with post war development.

A series of early twentieth-century photographs from postcards (provided by www.harwichanddovercourt.co.uk), shows the Conservation Area at the turn of the century and highlights the changes in the character and extent of the village since that time.

The multitude of commercial properties visible on both the historic mapping and early twentieth-century photographs, including a Post Office, Smithy, Beer House and a local store, shows that the Conservation Area's character changed markedly over the late nineteenth and twentieth centuries. The area is now effectively entirely residential apart from the Castle Inn public house.



Figure 9 Postcard image showing The Street in 1907, looking north. Grade II Listed Building "Owl Cottages" visible in centre frame, with exposed brick gable. In foreground is the former "Prince of Wales" beer-house, with its imitation timber-framing and front-facing gables



Figure 10 Postcard image showing the Castle Inn in 1914, after a renovation of its front elevation with render and a new sign



Figure 11 Image from a Christmas postcard showing the The Street in 1905, looking west. The timber-framed building in the foreground has since been demolished, while the gambrel-roofed buildings beyond survive within the Conservation Area as Positive Buildings



Figure 12 Postcard image of The Street, looking north-east. Date uncertain but later than previous photograph, given electricity poles along street – possibly 1920s. "Ramsey Cash Stores" is at extreme left of frame. Brick building to right of frame is the demolished "Cellar Houses", two-storey buildings in centre frame with catslide-roofs survive, although heavily altered



Figure 13 Postcard photograph showing Ramsey Village in 1920, taken from the eastern side of the creek. Ramsey Windmill is visible on high ground above the village

The third edition Ordnance Survey map (surveyed in 1922) appears to show this change in character, with none of the above commercial properties labelled.

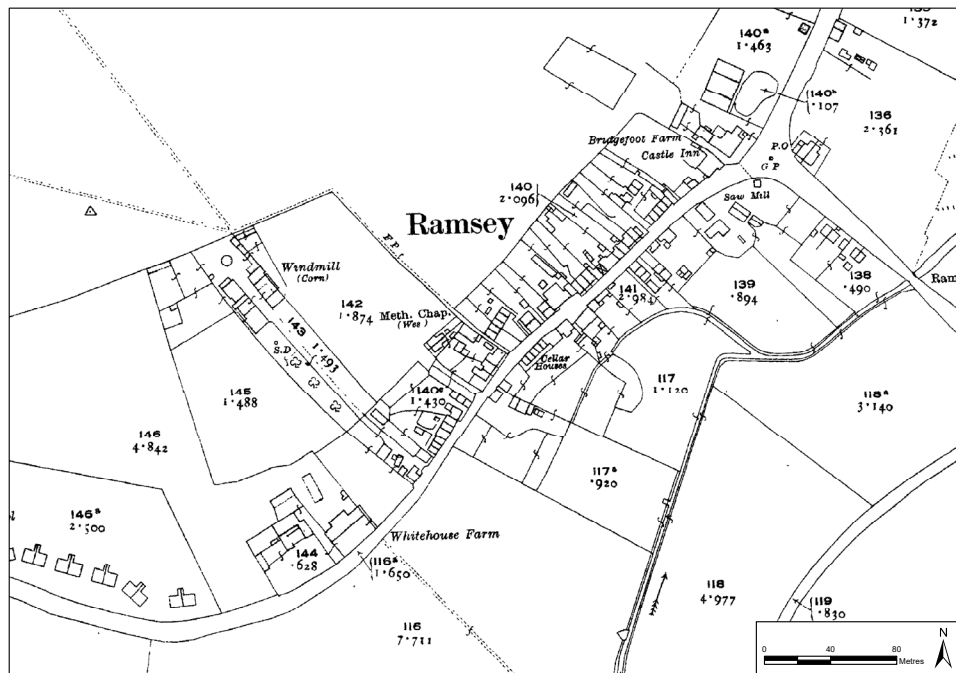


Figure 14 Third edition 25-inch OS map, surveyed in 1922

As the twentieth century progressed, the amount of motorised traffic arriving at Harwich port increased precipitously, and as a result in 1939 work was started on a new road bypassing Ramsey village, which would become the A120. Work on the bypass was halted during the Second World War, and the road was not opened until 1961. The road cuts across Ramsey Creek to the south-east of the village and wraps around to the north of Dovercourt and Harwich. This had the effect of severing Ramsey village from its Parish Church on the eastern side of the creek.

Historic photographs suggest the windmill at Ramsey fell into a state of disrepair in the mid twentieth century, but was repaired by the time of a photograph taken in 1985.



Figure 15 Ramsey Windmill in 1974, viewed from the south. Note deteriorated state of weatherboarding and access stairs



Figure 16 Ramsey Windmill in 1985, viewed from the south. Weatherboarding has been repaired and repainted, as have the stairs

2.3 Designated Heritage Assets

There are four designated heritage assets located within the Conservation Area which contribute to its special architectural and historic interest. These assets include:

- Grade II* Listed White House Farmhouse (List Entry ID: 112106);
- Grade II* Listed Ramsey Windmill (List Entry ID: 1147549);
- Grade II Listed Owl Cottage (List Entry ID: 1391465); and
- Grade II Listed Bridgefoot Farm Stables (List Entry ID: 1112105).

These buildings have been listed due to their special historic and architectural 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 may be possible to alter, extend or demolish a listed building but this requires listed building consent and sometimes planning permission.

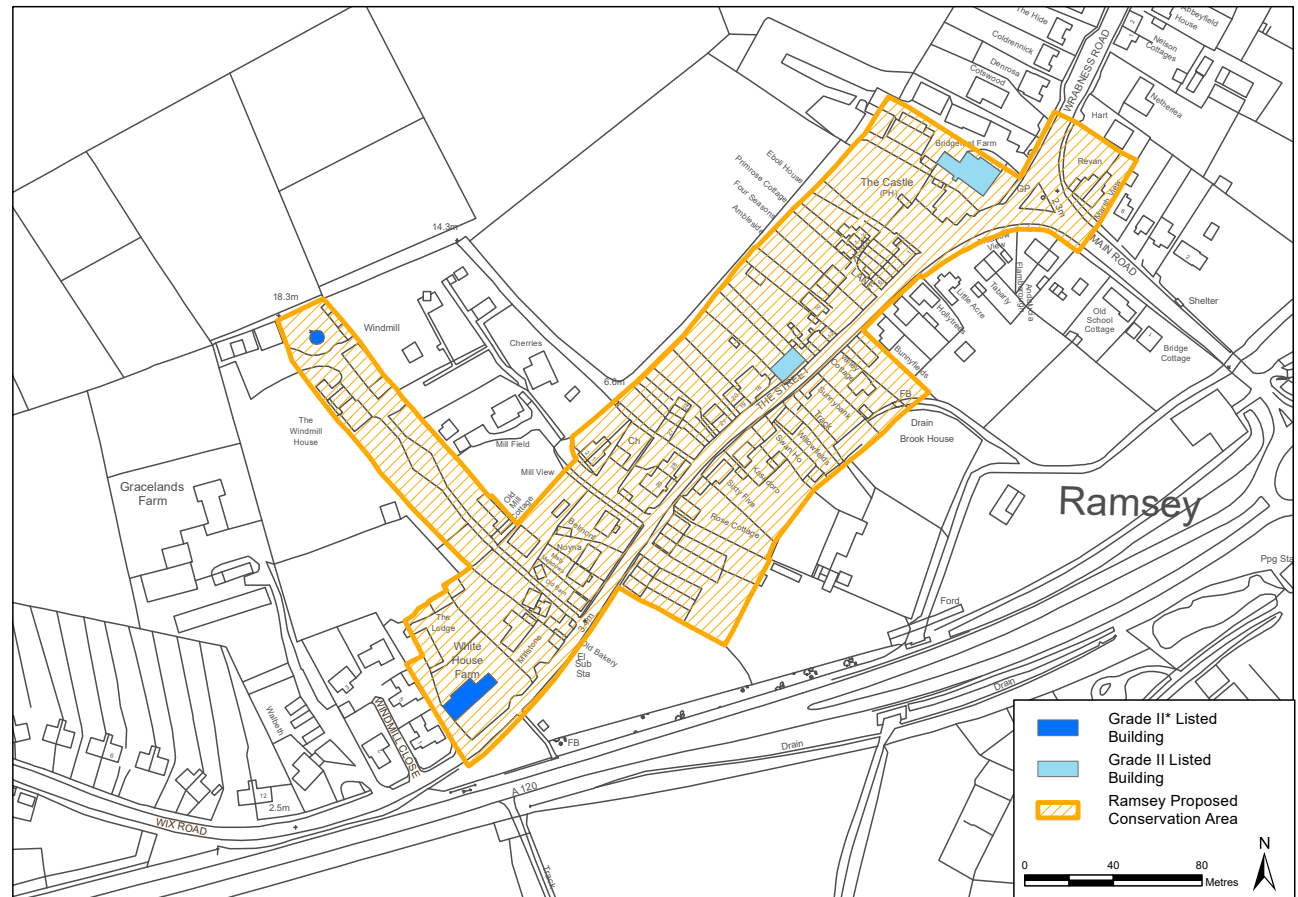


Figure 17 Map showing designated heritage assets



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.'⁴

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 the 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.

Ramsey is more unusual in that it retains a high number of historic buildings that have been altered to such an extent that their original external characteristic is no longer apparent. The buildings highlighted in this document have been suggested

⁴ NPPF, p.67.

from external assessment only. As such there may be buildings, within the Conservation Area, that when viewed internally (or further research is undertaken) would be considered non-designated heritage assets. As such it is important that future proposals in the Conservation Area consider the dearth of information pertaining to some of the known historic buildings which have not been fully assessed to ascertain if they are considered non-designated heritage assets.

Buildings and features within the Conservation Area, which are considered to be non-designated heritage assets from initial assessment, include:

- The Castle Public House;
- 12-14 The Street (excluding Owl Cottage which is Grade II Listed);
- 18 The Street (The Gables);
- 24-27 The Street;
- The former Methodist Chapel;
- Old Mill Cottage;
- 28-29 The Street (The Old Ramsey Cash Stores);
- The Windmill House; and
- Swan House.



2.5 Heritage at Risk

There are no buildings or features in the Ramsey Conservation Area which are on Historic England's Heritage at Risk Register. However, Grade II* listed Ramsey Windmill appears to have been unoccupied for several years and this building could be considered at risk.

Given the condition of the Conservation Area, and the issues identified, this appraisal recommends the inclusion of Ramsey on Historic England's Heritage at Risk Register.

2.6 Archaeological Potential

Within the Conservation Area there is potential for the preservation of archaeological remains dating from the prehistoric to post-medieval period. The majority of the archaeological remains 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.

No archaeological investigations have taken place within the Conservation Area, however immediately to the south are large areas of open ground within the former floodplain of Ramsey Creek, which has good potential for the survival of archaeological remains.

The origin of a ford across Ramsey Creek is unknown and may predate the medieval period. Cropmarks on the higher ground surrounding the Conservation Area suggest possible prehistoric ritual activity and field systems. A fording point may have been utilised by prehistoric and later communities to access the more fertile and workable soils on the higher ground.

The manor of Ramsey is Saxon in origin, however the location of the original settlement is uncertain. The isolated nature of the Church and Hall, which are outside the Conservation Area, are a common medieval settlement pattern where they are located at some distance from the main settlement area and a Saxon origin for the village is likely.

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.

There are large open areas to the south of the Conservation Area are close to the former course of Ramsey Creek. The river has been culverted however a drainage channel survives. Rich grassland would have flanked the creek which would have been good grazing land in the medieval period, the marsh appears to have been reclaimed by the early post-medieval period and used for agriculture.

Soil-conditions are variable, with London Clay upon the slopes and alluvial deposits within the floodplain. Artefacts such as ceramics, bone, building materials and metal would be expected to survive on both. Within clayey soils waterlogged deposits can survive, and should be anticipated in deeper features such as wells and cess-pits. Environmental remains could be preserved in deeper features and within alluvial deposits, and provide information on the wider landscape as well as evidence for food and cereal production.

Figure 18 View of Ramsey in the snow, c.1980s



3. Assessment of Significance

3.1 Summary

The Ramsey Conservation Area is notable for its historic village character and appearance which largely derives from its enclosed street and tight grain of development. The existing building stock is typically of two storeys and residential. The principal part of the Conservation Area is The Street which terminates at a road junction at the east and Wix Road, a country lane in character, at the west.

The earliest buildings within the Conservation Area are located at the east and west extent of the designation. These historic former farmhouses reinforce the agrarian function of the village. Whilst the settlement has earlier origins, the existing building stock is post medieval. Unfortunately, late twentieth century development has been intrusive to the historic building stock with many structures being demolished. There has also been intrusive alteration to many of the existing historic buildings which detracts from character and appearance.

Much of the modern development within the Conservation Area and its immediate environs have eroded the historic character.



Figure 19 View towards Ramsey windmill

3.2 Significance of buildings

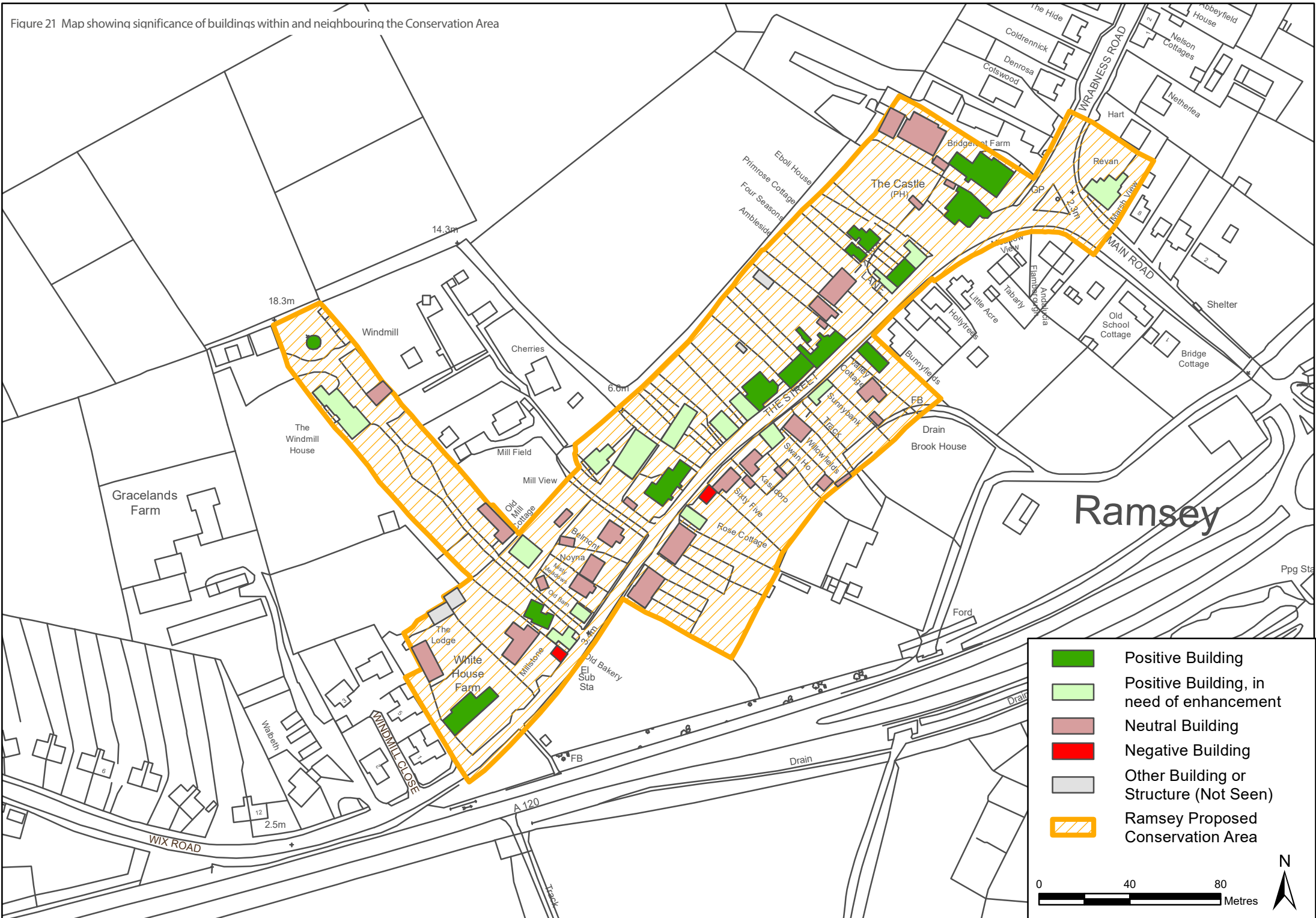
Where visible from areas of public realm, the buildings within the Conservation Area have been assessed. The map on page 24 should be read in conjunction with the key notes opposite. These outline the broad descriptions of positive, neutral and negative attributed to buildings within the Conservation 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.



Figure 20 1909 view looking north, with 12-14 The Street on left of frame. The gable of the Castle Inn visible beyond

- **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 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 21 Map showing significance of buildings within and neighbouring the Conservation Area



- Positive Building
- Positive Building, in need of enhancement
- Neutral Building
- Negative Building
- Other Building or Structure (Not Seen)
- Ramsey Proposed Conservation Area

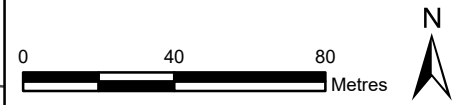




Figure 22 Conservation area viewed from eastern side of Ramsey Creek

3.3 Character Analysis

Summary of character

The character of this small Conservation Area derives from its historic village form with a tight urban grain of historic street fronting buildings. The settlement is linear in form with some back land development in the area of the windmill, which is set upon high ground and visible in wider views.

Land usage

Land use within the Conservation Area is almost entirely residential with exception of The Castle public house. Historically there were other commercial structures located on The Street but these have either been converted to residential use or demolished. Where buildings have been converted to residential use this has tended to include the removal of features and paraphernalia associated with their original use, and as a result has changed their character beyond recognition of the original design.

There is limited public realm in the Conservation Area. Many residences front directly onto the road and as such there is little public footpath.

Landmark buildings

Due to its height and placement overlooking the village, the windmill is the only landmark building that has prominence and visibility from a distance from both inside and outside the Conservation Area, particularly in views from higher ground to the west or on the eastern side of the creek.



From within the Conservation Area views of the windmill are blocked in places by the dense streetscape, but it can still be viewed from multiple locations along The Street.

The Castle public house and the listed Bridgefoot Farm Stables are prominent at the north-eastern end of the Conservation Area and define the junction of between The Street, Wrabness Road, and Main Road.

The former Methodist Church is an important building in the Conservation Area. Set back from The Street, it is not a prominent building, but it is one of the few buildings that, whilst converted to residential use, has an architectural form which differs from the residential aesthetic found throughout this area.

Local Building Materials, Details and Boundary Treatments

The windmill is a unique structure in the Conservation Area.

Almost all of the buildings in the Conservation Area are rendered or brick in external treatment. Some buildings were originally rendered and there are some examples of brick masonry buildings which have later been rendered. Much of the historic building stock in the Conservation Area has been adversely altered which has resulted in either the removal of traditional features or the installation of items which detract from the character and appearance of the street scene.

Most of the historic windows in the Conservation Area would have been timber sash or casement. A large proportion of these fixtures have been replaced with UPVC presenting a traditional aesthetic.

The majority of buildings within the Conservation Area are roofed in clay tiles or slate, but several of the more recent buildings, or historic structures that have been the subject of alteration, are roofed in concrete tiles.

There has always been a variety of boundary treatments in the Conservation Area. Many buildings front directly adjacent to The Street which is a main contribution to the character. Historically there were also examples of brick walls and timber fences flanking the road through the settlement. Brick walls and fences erected in recent years have not been traditional in form or in-keeping with the character. This has led to an increased mixed aesthetic in what was an already varied street scene. The electrical substation has a metal gate fronting on The Street which detracts from the street scene.

There are instances of inappropriate materials and features added to historic structures, including membranes to slate roofs, artificial timber weather boarding and solar panels on prominent pitches. These features detract from the appreciation of the historic building stock and the wider holistic aesthetic.

Landscaping, Open Spaces and Public Realm

Almost all of the public realm, with exception of a public footpath, in the Conservation Area is located on The Street and Wix Road. The road is tarmacked and has sections of paving in areas as a result of the road fronting structures.

There is no open public space with exception of the centre of the road junction, at the east of the Conservation Area, where a bench is located.

Contribution by Key Un-Listed Buildings

The following non-designated heritage assets are considered to make a positive contribution to the character and appearance of the Conservation Area:



Figure 23 The Castle

The Castle public house is important as the only property in the Conservation Area which is not in residential use. Historically the pub formed an important part of the settlement's social history and still functions today. Architecturally the pub retains its character defining features and is prominent at the east gateway to the Conservation Area.



Figure 24 12 - 14 The Street

Numbers 12-14 The Street (including Herb Cottage and Bridge House) is an eighteenth/nineteenth century 1½-storey range running along the north-western side of The Street, with a gambrel roof and three front-facing dormers. It has a single-storey extension with a catslide roof to the rear (north-west), and a taller gabled cross-wing at the southern end of the range (no. 14). Both of these are likely later additions. The building is roofed in clay tiles and the cross-wing is brick-built. The remainder of the building is rendered and so its fabric is unknown. Despite modern fittings (including windows and doors) this building makes a positive contribution to the street scene.



Figure 25 18 The Street

Number 18 The Street (The Gables) is situated approximately in the centre of the Conservation Area, on the north-west side of The Street. It is an impressive two-storey former beer house dating to the second half of the nineteenth century, constructed of brick laid in Flemish-bond. It is built in an 'Arts and Crafts' style, with imitation timber-framing on the upper-storey (infilled with pebbledash render), prominent bargeboards, a front-facing gable and with a small section of the upper storey suspended over an original entranceway. It is set back slightly from the street frontage, with a small area of patio in front of the building which has been adopted as a garden; it was likely a drinking area originally. Unlike many of the other historic buildings within the Conservation Area, it appears to have at least some surviving original windows and this, combined with its generally aesthetically pleasing appearance, means it makes a positive contribution to the Conservation Area.



Figure 26 24 - 27 The Street

Numbers 24-27 The Street are a terrace located on the north-western side of The Street, set back from the roadside and immediately adjacent to the former Methodist Chapel (see below). The terrace is in two halves, with three smaller properties forming the north-eastern extent and one larger property (no. 27) at the south-western end. The three smaller properties are roofed in slate and have wide central

chimneys, while the larger property is roofed in concrete tiles and has a smaller chimney at each gable end. The windows and doors on the properties are all modern replacements, but Number 27 has evidence of a fanlight over its entrance and a blocked window above. Numbers 24 and 25 have small timber porches over their front doors. The buildings are all rendered but appear to be brick-built. Although altered this terrace appears to be a range of nineteenth-century agricultural workers cottages and contributes positively to the Conservation Area.



Figure 27 Methodist Chapel

The former Methodist Chapel is a brick-built hall constructed in 1854, set back from The Street to the north-west and behind the former Old Ramsey Cash Stores (see opposite). It has a substantial modern extension projecting from its south-western elevation. The original building is largely constructed of red brick, with quoins, decorative features and window/door surrounds all constructed of yellow London stock bricks. A plaque on the front elevation contains the date of construction, and the building is roofed in slate. The building's windows have all been replaced with modern examples but its unique form and historical associations with the village contribute positively to the Conservation Area.



Figure 28 Old Mill Cottage

Old Mill Cottage is a single-storey thatched cottage in the south-western end of the Conservation Area, set back from The Street on the track leading to the windmill. It is gabled with whitewashed pebbledash render, and has a brick-built open porch projecting from its front elevation. The building is double-piled but the rear range is a large modern extension with a gambrel roof. Although its significance is negatively impacted by the modern extension, the cottage still has sufficient historical character to contribute positively to the Conservation Area.



Figure 29 28 - 29 The Street

Numbers 28-29 The Street (Poppy Cottage and Keebles) are a pair of eighteenth/nineteenth-century 1½-storey brick buildings located on the north-western side of The Street, in front of the former Methodist Chapel (see opposite). The buildings form a single range but are visually distinct structures, with Number 28 having a gambrel roof and being slightly higher and larger than Number 29, which is gabled. Both buildings are roofed in clay tiles, rendered and have dormers projecting from their front elevations (2 on Numbers 28, 3 on Number 29). A single-storey extension projects from the rear of the buildings, covered in a catslide roof. Both buildings are entered through modern porches on their front elevations, and the buildings are set back slightly from The Street, with a low brick-wall and chain fence forming the

boundary of Number 28 and a brick wall boundary to Number 29. In the early twentieth century Number 28 contained the Ramsey Cash Stores, a shop in the centre of the village. Historic photographs show a projecting square bay window and an associated shop sign facing the street, neither of which survive today. The location of the square bay window is now filled by a much shallower circular bay window. As these buildings were a historic centre of village activity, with a functional social history, they contribute positively to the Conservation Area.



Figure 31 Windmill House

The Windmill House is a substantial nineteenth-century two-storey house located at the western end of the Conservation Area, in close proximity to the Grade II* listed windmill and within the same complex. The building double-piled, hipped and roofed in slate. Although currently appearing uniform, historical mapping suggests the southern range is a later addition. The building has a modern projecting hipped porch on its front elevation, the entire building is rendered and the upper-storey is covered in fibre-cement weatherboarding. Despite the unsympathetic addition of the weatherboarding the building is still historically significant and a landmark within the village, surpassed in size only by the adjacent windmill. As such it positively contributes to the Conservation Area.



Figure 30 Swan House

Swan House is an eighteenth/nineteenth-century 1½-storey brick-built dwelling on the south-eastern side of The Street, to the immediate south of No 18 (see opposite). As with many other buildings within the Conservation Area it has a gambrel roof, and is double-piled, with two parallel connected ranges. Projecting from the south-east of the building is a brick-built flat roofed modern extension. The building is roofed in clay tiles and the front range has a wide central chimney, as well as two dormers on its front elevation. The building is partially weatherboarded, partially rendered and has some brickwork visible laid in monk-bond (a variation of Flemish-bond with two stretchers between each header). Although heavily altered, the building's historic nature and visual links to others in the village means it positively contributes to the Conservation Area.

3.4 Views

Key views are identified on Figure 40. Note that 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.

Views of the windmill are important to understanding the historic village character of Ramsey and its significance. The windmill is largely screened from view when approaching the Conservation Area from the south-west or north-east along the A120, due to substantial hedgerow planting and the line of the road in this location following the valley of the creek. However, from higher-ground, particularly to the west and east, on the opposite side of the creek, the windmill is very prominent and serves as a marker for the settlement.

Viewed from the west, from the fields rising above the village, the windmill is extremely conspicuous and visually depicts the village's link with its surrounding rural agrarian landscape, and its strong association with historical agricultural industry (Figure 32).

Views of the windmill from the east, across the creek, again show Ramsey's agricultural setting, but also clearly depict the windmill's relationship with the village as whole; located on a rise above The Street and set back from the linear plan form of the settlement (Figure 33).

Views of the windmill from the public realm within the Conservation Area are obscured in many places by the tight development of building frontages adjacent The Street, but there are several locations where the windmill is visible, usually in



Figure 32 View 1



Figure 33 View 2



Figure 34 View 3



Figure 35 View 4



Figure 36 View 5



Figure 37 View 6



Figure 38 View 7



Figure 39 View 8

gaps between buildings or in areas where structures are set back from the road. As with views of the windmill from outside the settlement, these views highlight the essentially agrarian nature of the village and its connection to the surrounding rural landscape.

This view also includes the former mill house which has a functional connection with the windmill and landholding (Figure 34).

General views of the Conservation Area from higher-ground to the west serve to highlight the village's intentional topographical relationship with Ramsey Creek and the associated, but disconnected, hall and church complex to the east (Figure 35).

Views of the Castle public house and the listed Bridgefoot Farm Stables are prominent from Main Road, and these two buildings define the eastern approach to the village from Dovercourt. This important view survives today but would have been even more evident historically, prior to the construction of the A120 and the associated increase in hedgerow planting (Figure 36).

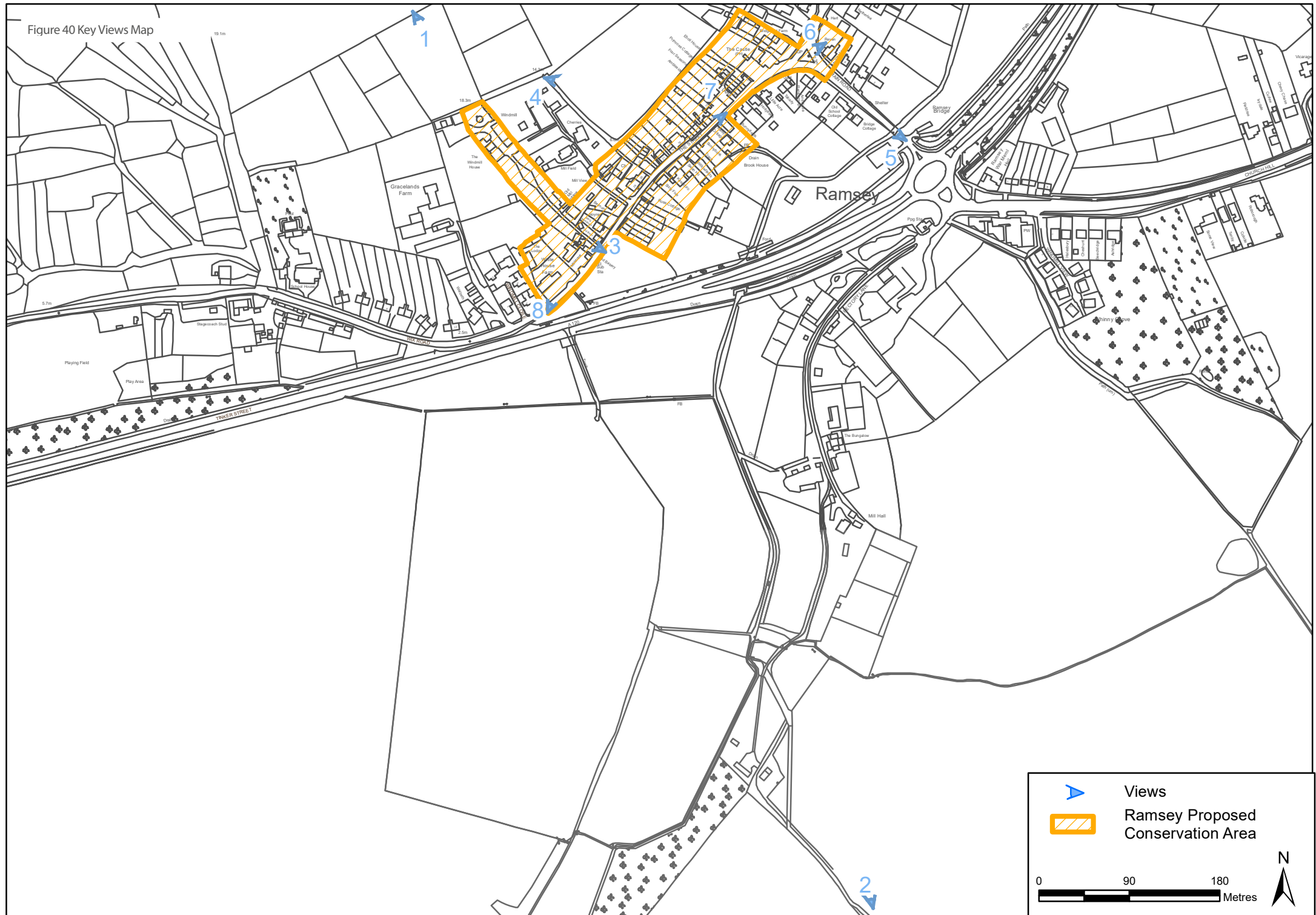
View 6 is important for the same reason, including this historic road junction at the gateway to the Conservation Area (Figure 37).

The south-west view down The Street from outside Number 12 contains largely historic buildings and highlights the winding nature of the road, the linear nature of the village and its historic development as a ribbon settlement (Figure 38).

The view looking north-east from White House Farm is of a narrow, enclosed country lane. This is largely due to the lack of development on the south-eastern side of The Street at this end of the Conservation Area, again serves to highlight the essentially rural, agrarian nature of the village (Figure 39).

Figure 40 Key Views Map

19.1m



Views

Ramsey Proposed Conservation Area

0 90 180 Metres

N



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.

Despite several areas of modern development extending beyond the Conservation Area’s boundaries, both to the north-east and south-west of the village, the historically rural and agricultural setting of the Conservation Area remains almost entirely intact.

The historic village grew as a ribbon settlement along the main road from Harwich to Colchester, and the areas of modern development continue this trend. The village is still visibly distinct and separate from any larger nearby settlements, it has not been coalesced into the growing residential areas of Harwich in the same way, for example, that Dovercourt or Parkeston have.

The agrarian landscape surrounding Ramsey has not been impinged upon, with the notable exception of the A120, which runs to the south-east of the Conservation Area, and detracts from its setting, both audibly and visually. The A120 also physically severs the village’s historic connection with the church and hall complex to the east (although the location of the road in the valley of the creek prevents it from being a visual barrier). When within the Conservation Area the A120 is also experienced to a lesser extent.

The wider setting of the Conservation Area further reinforces its agrarian location and the functional relationship its agricultural industry (specifically the windmill) had with the surrounding landscape. Multiple footpaths through the village led to nearby farms; Radfords Farm to the north, Stourwood Farm to the north-west and Mill Farm to the south are all connected to the village in this manner on the first edition Ordnance Survey map.

The setting of the Conservation Area contributes substantially to its significance, and the topography contributes to how that significance is revealed. The village’s presence on the western side of the creek valley, as described above, provides key views of the windmill and the Conservation Area generally, all of which further highlight and underline its agrarian setting and historical context.



Figure 41 View towards the Conservation Area from its setting from the south

Although linear and elongated in form, the Conservation Area is quite enclosed and feels secluded, despite the nearby A120. The Street is narrow and winding, and many of the historic buildings are tight up against it, with only occasional development set further back from the roadside. The exception to this is the windmill and its associated complex, which, as discussed previously, is positioned on higher-ground above the village.

Although detrimental to the setting of the Conservation Area, the construction of the A120 has contributed to the character and layout of the area surviving as it has. If The Street had remained the main road between Harwich port and Colchester it is difficult to imagine the narrow, enclosed nature of the Conservation Area surviving as it does today.



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 Ramsey with many being shared with other Conservation Areas.

4.1 Road Traffic and Parking

The A120 bypasses Ramsey and as a result there is little traffic travelling through the village. Many of the buildings front directly onto the street which results in a high amount of on-street parking. Cars parked in the road detract from the character and appearance of the Conservation Area. This is considered to be an issue and one where there is no apparent solution. The lack of transport connections, such as rail, to the settlement means reliance on the car will likely be required for the foreseeable future.

One of the future challenges for the Conservation Area, as there will be a transition to electric cars, is the siting of charging points. As many of the buildings in the Conservation Area do not have driveways, the siting of charging points will require consideration and a suitable bespoke solution that does not detract from the streetscene.

4.2 Interpretation

There is no interpretation offered within the settlement. However, with exception of the public footpath, it is unlikely Ramsey receives many visitors. As such there is a limited need for interpretation within the settlement. Furthermore there are few locations in the settlement which could accommodate features such as

interpretation boards, one possible location may include the triangular land in the centre of the road junction.

Ramsey does suffer from a dearth of easily accessible history. As many of the historic buildings in the Conservation Area have been altered, it is not apparent what many buildings functioned as or their origins. Research into Ramsey, and its post medieval history, would further reveal the significance of this settlement which may assist in its significance being further valued in managing future change here.

4.3 Loss of Architectural Details

Many of the buildings in Ramsey have been adversely altered which has resulted in loss of architectural details. Where possible, opportunities should be considered for reinstatement of traditional features. This will incrementally enhance the Conservation Area.

Many windows in the Conservation Area are of a traditional timber framed form but there are a regrettably high number of uPVC replacement windows. These are of a poor quality material which cannot be used to sympathetically reflect traditional detailing and profiles, and often historic glazing patterns are lost when windows are replaced. This detracts from the historic character and appearance of individual buildings and from that of the Conservation Area as a whole.

Poor quality plastic, rather than traditional painted metal rainwater goods, are also found on many buildings in the Conservation Area. As well as having a poor quality appearance, they are also less robust than traditional metal rainwater goods and may be at higher risk of failure leading to the risk of water ingress and damage to historic fabric.

Traditional slate roofs have been replaced in some places with concrete tiles which detracts from the architectural quality of the area. There are also unfortunate instances in the Conservation Area where historic chimneys have been partially or fully removed.

Elevation treatments have been intrusively altered on some buildings which has included rendering of brick such as at Numbers 1-6 The Street.

There are three terraces of nineteenth century workers cottages in the Conservation Area. These would have been constructed with a uniform aesthetic. Many of the properties, within these terraces have been individually altered externally, detracting from the group composition. Where possible there would be an enhancement to reinstate uniform elevational treatments.

The windmill is one of the key structures of the Conservation Area and its environs could be enhanced. The former Miller's House, adjacent to Ramsey Windmill, has been subject to extensive change in recent years which has changed the character of the structure and adversely altered its traditional aesthetic in prominent views of windmill. Boundary fencing to the windmill is also intrusive to the character and appearance of the Conservation Area.

The reinstatement and replacement or recent additions with more traditional forms of timber and brick boundary treatments would have a positive impact on the street scene.

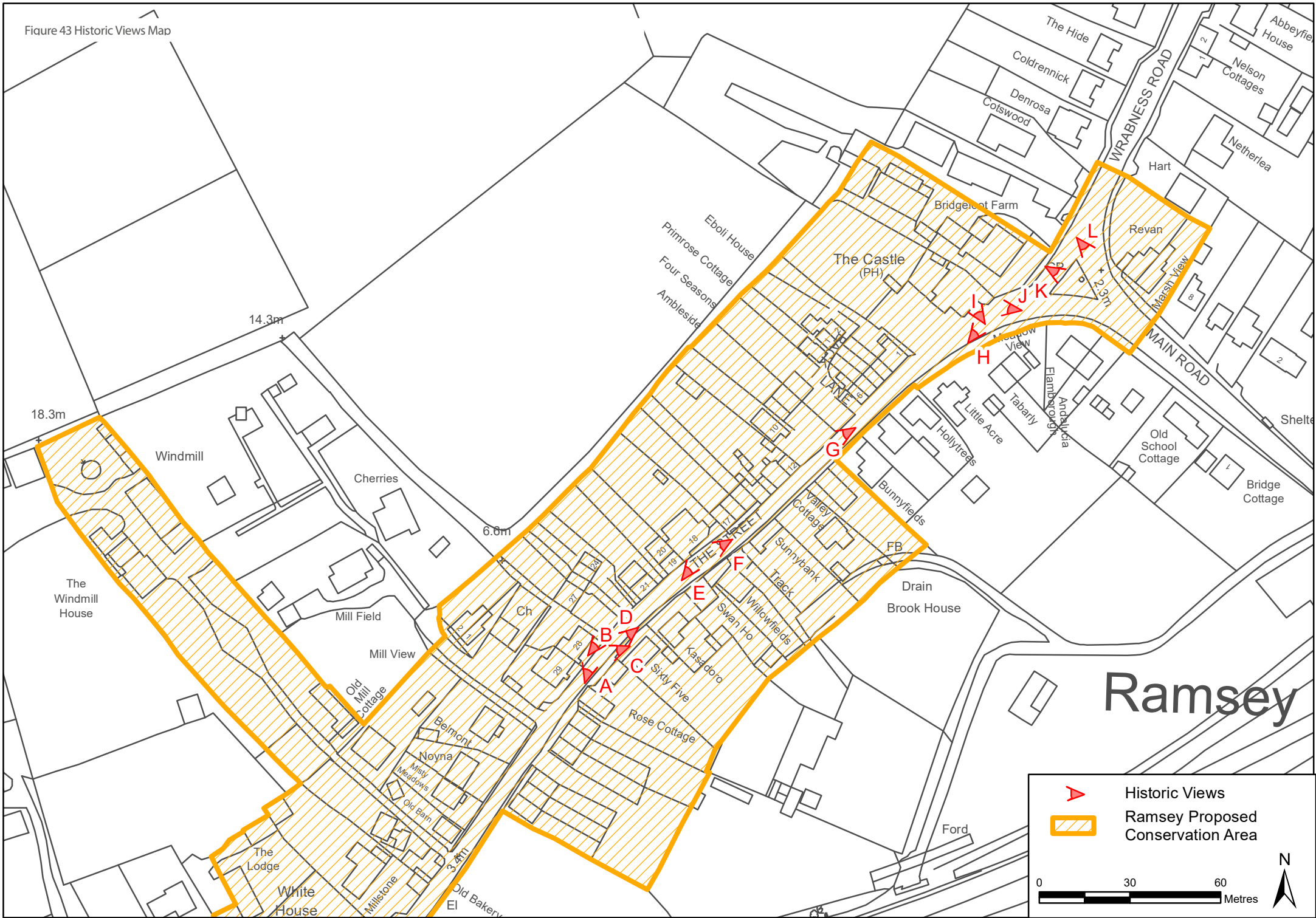
Enhancement can be realised through incremental changes when opportunities are presented, likely through maintenance. This could include appropriate window replacement and addressing inappropriate render.


The images on the following pages show a comparison of the Conservation Area in the early twentieth century and today. The images show the extent to which the area has changed. The images can also help identify what character defining feature and architectural details could be reinstated as enhancements to individual buildings and the wider aesthetic.




Figure 42 View A

Figure 43 Historic Views Map



 Historic Views

 Ramsey Proposed Conservation Area


0 30 60 Metres 



Figure 44 View B



Figure 45 View C



Figure 46 View D



Figure 47 View E



Figure 48 View F



Figure 49 View G

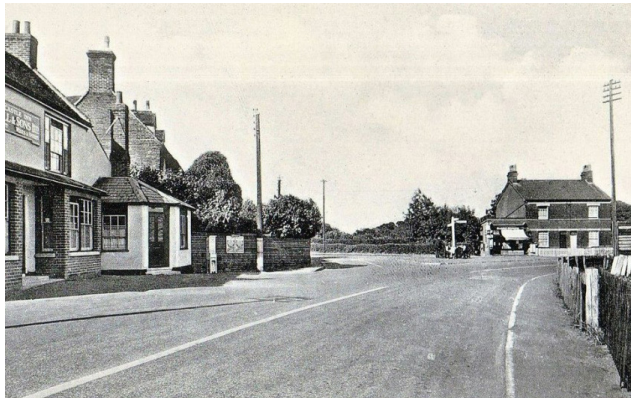


Figure 50 View H



Figure 51 View I



Figure 52 View J

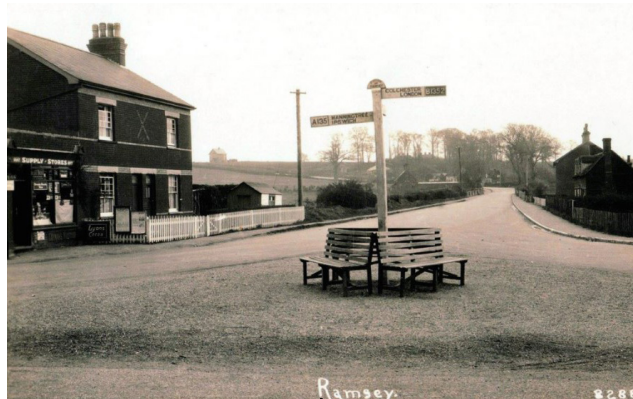


Figure 53 View K



Figure 54 View L



Figure 55 View M



4.4 Public Realm

Street Furniture

There is minimal street furniture in the Conservation Area. This is positive and the lack of modern 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.

Hard Landscaping

Road and pavement surfaces are generally of tarmac throughout the Conservation Area. The narrow and secondary nature of Wix Road/The Street has meant it is largely void of road markings. There is also limited paving flanking the road. The underdeveloped road makes a positive contribution to the Conservation Area and is similar to the track/lane that would have historically been observed here.

Buck Lane and Cherry Lane are roughly surfaced. Should the surface treatment be upgraded in the future, this should be in keeping with the character of the streetscape.

4.5 Unsympathetic additions

There are some instances where solar panels have been applied to either front or prominent pitches of buildings in the Conservation Area. The ability to retrofit buildings and take advantage of renewable energy is becoming increasingly important. When future proposals come forward, these should be approached in

a manner which causes the least harm, and ideally no harm, to the character and appearance of the Conservation Area.

There are few instances of modern paraphernalia, such as satellite dishes, attached to buildings in the Conservation Area and this should be resisted in prominent or street-facing locations.

4.6 Opportunities for Development

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 to The Street. Traditionally buildings fronted direct onto the street and modern development is in contrast setback, mainly to accommodate driveways, which detracts from the streetscene and general character.

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 car park to the Castle Inn is one of the few vacant plots in the Conservation Area. There is opportunity to aesthetically enhance this space which would likely include the introduction of boundary treatment and landscaping.



5. Management Proposals

This section seeks to recommend management proposals which address these 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 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 main issue identified with the Conservation Area is the adverse alterations which have happened to a large proportion of the building stock. Because of the lack of public realm, the main enhancements to the Conservation Area are in control of the local residents and as such will only be realised incrementally.

It is recommended that Tendring District Council provide a workshop for residents of the Conservation Area where they can discuss bespoke aesthetic changes to historic properties that would encourage improvements to the wider character and appearance. This could be partnered with a leaflet for residents informing them of maintenance and general improvements which can be achieved.

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.

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.

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.



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.

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.

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.

Publicly Accessible Resources

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 Ramsey's built heritage.

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 Ramsey 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, Ramsey 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 Ramsey. 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.

Figure 56 Ramsey viewed from the creek, c.1980s





6. Appendices

6.1 Bibliography

Publications

J Bettley and N Pevsner, Essex (Pevsner Architectural Guides: Buildings of England), (Yale University Press), 2007

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

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

Tendring Geodiversity Characterisation Report, Essex County Council (2009)

Webpages

www.harwichanddovertcourt.com

Archives

Essex Record Office (ERO)

Historic Environment Record (Essex County Council)



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. 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 Council Local Plan (2007)	QL9 – Design of New Development QL11 – Environmental Impacts and Compatibility of Uses EN1- Landscape Character EN17- 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



6.3 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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