

PLANNING POLICY AND LOCAL PLAN COMMITTEE

27 JULY 2023

REPORT OF DIRECTOR (PLANNING)

A.1. CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLANS FOR ARDLEIGH, GREAT HOLLAND AND TENDRING VILLAGE

(Report prepared by William Fuller)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT
To report to Planning Policy and Local Plan Committee the final set of 'Conservation Area Appraisal and Management Plans' prepared for the Council by Essex Place Services, and for the Committee to agree a recommendation to Cabinet that they be published for consultation.
EXECUTIVE SUMMARY
<p>This Committee has previously considered seventeen of the District's twenty Conservation Area Management Plans over the last couple of years.</p> <p>This report asks Members to consider the final three Conservation Area Appraisals of Ardleigh, Great Holland and Tendring Village. The Committee is asked to consider these appraisals and to agree a recommendation to Cabinet to publish them for consultation.</p> <p>Once these Appraisals have been considered at this Committee, this will conclude the appraisal of all the Conservation areas in the District.</p>
RECOMMENDATIONS
<p>That the Planning Policy and Local Plan Committee:</p> <ol style="list-style-type: none">1. Considers the new Conservation Area Appraisal and Management Plans for Ardleigh (Appendix 1), Great Holland (Appendix 2) and Tendring Village (Appendix 3) Conservation Areas.2. recommends to Cabinet that the above documents (forming Appendices 1, 2 and 3) be published for consultation with the public and other interested parties.

PART 2 – IMPLICATIONS OF THE DECISION

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

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

RESOURCES AND RISK

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

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

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

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

LEGAL

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

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

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

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

OTHER IMPLICATIONS

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

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

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

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

Consultation/Public Engagement: Members will recall that it was agreed at the October Committee meeting to send the first five Conservation Area Appraisals to public consultation. Officers are in negotiation with Place Services on the exact arrangements for this. It is anticipated that this will take place at the end of April – after the closure of the Tendring Colchester Borders Garden Community Garden Community Development Plan Document consultation – for a period of six weeks.

PART 3 – SUPPORTING INFORMATION

BACKGROUND

The Council's Heritage Strategy was considered by the Local Plan and Planning Policy Committee in 2019. At that meeting it was resolved that the Committee noted the Strategy and comments made by Members at the meeting.

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

Between 2021 and early 2023 Members of this committee were presented with the first seventeen Conservation Management Plans. The first ten of these have been the subject of public consultation, the results of which will be presented to the Committee in due course.

Members are now presented with the final three draft Conservation Area Appraisals being:

- Ardleigh Conservation Area,
- Great Holland Conservation Area, and,
- Tendring Village Conservation Area.

CONSERVATION AREA APPRAISALS

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

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

Alterations To Boundaries

At Ardleigh it is proposed to revise the boundary to remove the modern residential developments including Picotts Place and other modern dwellings constructed in the land formerly occupied by Ardleigh Hall. The Limes; Church View and Chapel Croft; and Forge Court are also proposed for removal from the Conservation Area boundary as they are of low historic interest and make a limited contribution to the character and appearance of the Conservation Area.

It is proposed to extend the boundary to include the Ardleigh Studios (former goods sheds) located to the south of the railway line. These buildings appear to be mid-late nineteenth century in origin and contribute positively to the architectural interest and industrial history of the Conservation Area. Minor alterations are also proposed to rationalise the Conservation Area boundary against existing plot boundaries.

At Great Holland the war memorial on Rectory Road was not included within the previous boundary. The small extension is therefore recommended to include the monument. It is an unusual memorial, built of brick and tile, and originally functioned as a drinking fountain. The memorial makes a beneficial contribution to the character of the area and has communal, historic and aesthetic value.

The 1981 boundary terminated at the Saltings (number 30 Manor Road). A second extension is recommended to the south-western end of the boundary on Manor Road, to include the Village Hall and the dwelling at number 25 Manor Road. The Village Hall was constructed in 1909 and historic photographs show it was a rendered building with a louvered cupola, arch headed windows, a central clock on the main façade and iron brackets supporting the guttering (Figure 5). The building has undergone unsympathetic alterations over the decades, with the tops of the arched window openings being infilled to form square openings, the replacement of the original windows with uPVC and the building finished with pebble-dash render. The original form of the windows is still visible within the render. The iron brackets supporting the guttering still remain, as does the clock, while the cupola was reinstated in 2012. The building has historic and communal value and has a prominent presence in the street scene when looking west down Manor Road from the area in front of the Ship Inn, or from outside the Conservation Area looking east.

Opposite the Village Hall is the dwelling at number 25. This is a distinctive, late Victorian detached house which has its original windows and decorative joinery above ground floor level. It is understood

to have been the home of Henry Ratcliffe, who established a foundry and lawnmower production business on the site of what is now Great Holland Court (off Manor Road) in the late-nineteenth century. Thus, the building is of local architectural and historic interest. The proposed boundary extension excludes the modern development at Great Holland Court and the modern dwellings at 31-35 and 28-26 Manor Road.

In Tendring village, it is proposed to revise the boundary to remove the modern residential developments at the east end of Thorpe Road, on the southern side, beyond Holly Tree Cottage. These dwellings are of limited historic interest and architectural interest and make little contribution to the special interest of the Conservation Area

It is also proposed to remove the two large open fields immediately to the south of the modern residential development on Thorpe Road. While the fields contribute to the rural character of the setting of Tendring Village, they do not have a strong historic or functional relationship with historic buildings along The Street and Thorpe Road, nor do they hold any inherent special historic or architectural interest. These fields do, however, contain undated archaeological features which contribute to our understanding of the historic landscape and activity prior to the settlement of the village. It is, therefore, considered they are better recognised as key elements of the setting of the Conservation Area, providing an appreciation and understanding of the historic development and context of the area.

Designated Heritage Assets

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

Proposed Non-designated heritage assets.

There is some overlap between these Appraisals and the Local List project which came before Members in October last year. Each of the Conservation Area Appraisals proposes a number of buildings to be considered on the Council's Local List.

These buildings have been identified as they are either considered to be good examples of their type or architectural style, are prominent local landmarks, demonstrate use of local materials or design features, or are connected to local historical events, activities or people, and are all relatively complete in their survival.

At Ardleigh

- The Hollies
- Numbers 1-6 The Street and Post Office
- Hall (west of the Vicarage)
- The Dairy
- Numbers 1-3 Chapel Cottages, Colchester Road
- Number 5 Station Road
- Tavern House
- Station House
- Ardleigh Studios (former goods sheds)

At Great Holland

- The Ship Inn, Rectory Road
- Number 25 Manor Road
- Sea View Rectory Road
- The Rectory
- The War Memorial
- The Village Hall

At Tendring Village

- New Hall
- The Village Hall (former National School)
- Church House
- The Old Rectory (formerly The Grange)

Heritage at Risk

At the time of writing in 2023, no buildings within any of the three Conservation Areas feature on the national list of Heritage at Risk published by Historic England.

Archaeology

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

Assessment of significance

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

- Layout
- Building materials and boundary treatments
- Listed buildings and non-designated heritage assets.
- Other buildings
- Landscaping and open spaces
- Views

Opportunities for Enhancement

- In Ardleigh inappropriate signage has been identified at some of the commercial properties at the centre of the conservation Area.
- New development in the Great Holland Conservation Area can detract from its special architectural character.
- In all of the Conservation Areas, inappropriate use of materials including windows and doors is an issue.
- Also, in all the Conservation Areas no interpretation around heritage features in the village is given.

- In Tendring village and Gt Holland a number of solar panels have been inserted in prominent locations within the Conservation area which detracts from its character.

Management Proposals

- Production of a list of local non-designated heritage assets
- The council using Article 4 Directions and its enforcement powers within all Conservation Areas.
- The Council should work closely with the Highways Authority to address street clutter and signage in all three Conservation Areas
- All three Conservation Areas would benefit from heritage interpretation within the Conservation Area.
- Tendring village and Great Holland would benefit from the Climate Change and historic environment guidance produced by the County Council.

Funding Opportunities

- Heritage Lottery Fund
- Section 106 Agreements
- Partnership Schemes in Conservation Areas

CONCLUSION

Taking into account the discussion had at this meeting, Members of the Planning Policy and Local Plan Committee are asked to recommend to Cabinet that the three Conservation Area Management Plans be put to a six-week public consultation.

APPENDICES

Appendix 1 – Ardleigh Conservation Area Appraisal
Appendix 2 – Great Holland Conservation Area Appraisal
Appendix 3 – Tendring Village Conservation Area Appraisal

BACKGROUND DOCUMENTS

None