

Tendring Village Conservation Area Character Appraisal and Management Plan

Tendring
District Council



Client:
Tendring District Council

Date:
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Tendring Village Conservation Area Character Appraisal and Management Plan Consultation Draft

Project Details

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Tending Village Conservation Area

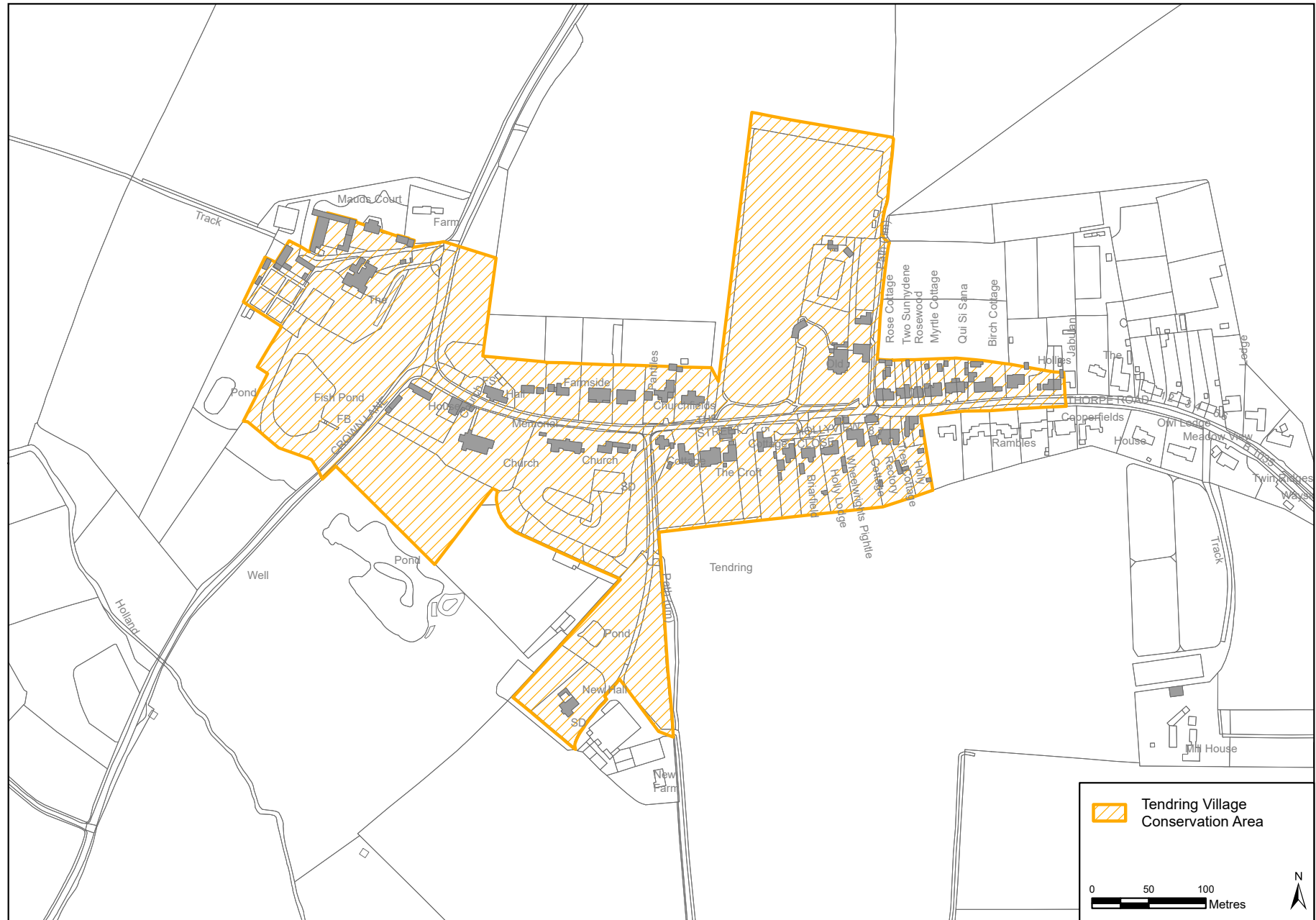


Figure 1 Map showing Tending Village Conservation Area, proposed 2023 boundary

1. Introduction

1.1 Summary

This Appraisal and Management Plan provides an overview of the Tendring Village 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. It also highlights 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. This ensures that planning decisions take the enhancement and preservation of the area into consideration.

Tendring Village Conservation Area's significance is predominantly derived from its historic and architectural interest. Tendring is a settlement with early medieval origins. The Conservation Area includes the thirteenth century St Edmund's Church and seventeenth century Tendring Hall, which, together with the former Crown Inn and Church Cottage, forms an important group of buildings at the west of the village.

The Conservation Area's key significance is derived from the presence of St Edmund's Church as an important historic landmark, its rural character with historic cottages lining the road, and its historic location along an early route from Colchester to the landing site at Beaumont Quay.



Figure 2 View of St Edmund King and Martyr Church and The Street



1.2 Purpose of the Appraisal

This document is to 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.

The appraisal recognises designated and non-designated heritage assets within the area which contribute to its special interest, along with their setting. It will consider how the area developed, and its 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 the area, highlighting potential impact future developments may have upon the significance of heritage assets and the character of Tendring Village Conservation Area. 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.

This appraisal will enhance understanding of Tendring Village 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 design 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 6.3.

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 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).

The Conservation Area is located within the area covered by 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

1.4 Designation of the Conservation Area

The Tendring Village Conservation Area was first designated in 1982. The initial boundary was extended in 1992 to include the whole garden area of The Grange (the former Rectory to St Edmund's Church). An appraisal was first adopted by Tendring District Council in 2006.

1.5 Proposed Boundary Revision

As part of this review, the Conservation Area boundary has been revised to reflect changing methodologies of good practice and provide a clearer strategy which acknowledges the practicalities of Tendring Village's unique built environment. A map which marks the original and new boundary is included on page 8. Written descriptions and accompanying photographs are included in the following two sections.

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.



Figure 3 Example of area proposed for removal

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 (discussed further in Section 2.6). 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.

No additions have been suggested at this stage.

Tending Village Conservation Area

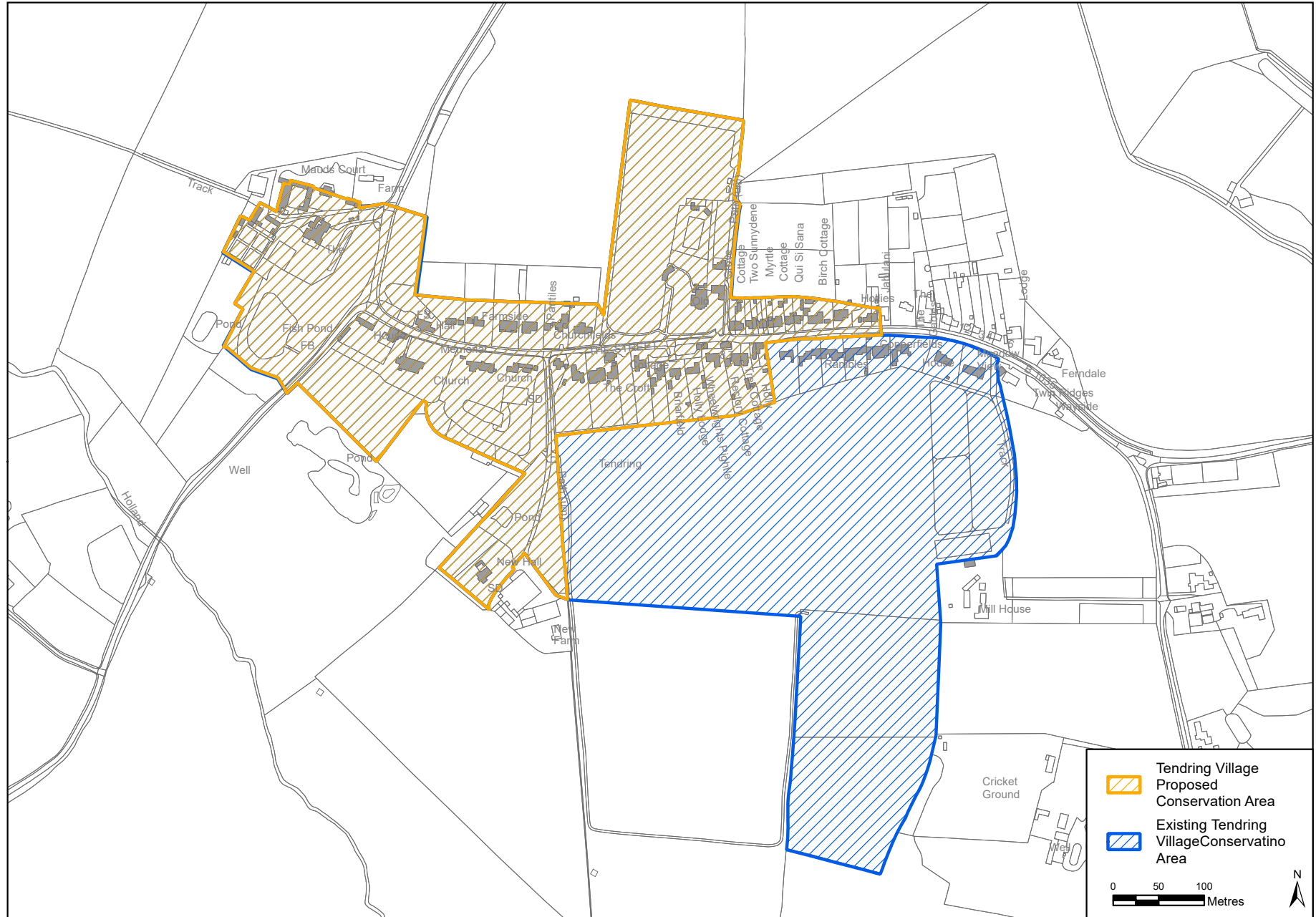


Figure 4 Map showing proposed boundary changes to the Tending Village Conservation Area

2. Historical Development

2.1 Context and General Character

Tendring Village gives its name to the Tendring District and before that the Tendring Hundred, which was composed of a series of scattered settlements and groups of buildings around greens.

The Conservation Area includes the historic village core. The village is a linear development along the B1035 (The Street to the west, and Thorpe Road to the east) connecting Manningtree with Thorpe-le-Soken. The historic development along The Street predominantly comprises of two storey terraced and semi-detached cottages. It is located within an open countryside setting which gently slopes south towards the valley of Holland Brook and ancient woodlands. St Edmund's Church spire is a distinctive landmark when approaching the village from both the Holland Brook valley to the south and from the public footpaths crossing the open fields to the north of The Old Rectory and Tendring Hall.

The area is very rural in character, surrounded by arable fields with farms, and open land stretching to the brook, with glimpses of woodland and mature trees in the distance.



Figure 5 Aerial map showing the location of Tendring Village Conservation Area within its wider setting



2.2 Origin and Evolution

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

Prehistory (-500000 BCE – 43 AD)

The archaeology within and surrounding the Conservation Area is suggested through cropmark features, recorded through aerial photography, where buried archaeological features show as a visible trace. These suggest a widespread multi-period landscape which extends across much of the Tendring plateau. Occupation from the early Bronze Age period has been demonstrated in the surrounding area with a focus on ritual and ceremonial activity. Middle Bronze Age cemeteries are highly distinctive, identified by clusters of ring ditches (the ploughed remains left behind by barrows) with large and highly decorated bucket urns placed between them. Both the form of the pottery and the funerary tradition displayed is distinctive of the area, and largely confined to north-east Essex. These cemeteries with their many barrows would have been important landmarks in the later prehistoric landscape. Extensive field systems had been established by the Iron Age period with evidence for occupation in the surrounding area.

Roman (43 – 410 AD)

New field systems were laid out in the Roman period, likely associated with nearby settlements and farmsteads within the environs of the Conservation Area. A routeway leading from Tendring village to Beaumont Quay may have been founded at this time giving access to coastal resources. Features recorded through cropmark evidence within the setting of the Conservation Area to the south may relate to Roman agricultural activity.

Anglo Saxon (410 – 1066 AD)

Rare evidence for Anglo-Saxon settlement has been revealed in the wider environs of the Conservation Area, indicative of a nearby settlement. By the end of the Anglo-Saxon period the Domesday Book identifies five separate landowners with manors within the parish, the largest of which contained 6 villagers.

Medieval (1066 – 1540 AD)

In the 1086 Domesday survey, Tendring appears as *Tendringe* or *Tendringa*. The name may originate from that region in Lower Saxony Tündern, or from the Danish place-name Tønder, perhaps denoting tinder or burnt woodland. The name might also be associated to a small stream running within the moot at Tendring Heath. Tendring had a recorded population of 37 households, being one of the largest settlements recorded. There were five manors, including Old Hall held by Count Eustace and New Hall which was Alfwald's.

The Church of St Edmund is the oldest building of the historic core of the Village and dates from at least the thirteenth century, with the nave and chancel standing on earlier foundations of Norman period. The main timber porch was added in the fourteenth Century.

The small village developed around the Church at the junction between The Street, Crown Lane and School Road. The location of a medieval manorial hall is unknown, though is likely to be in the area of the later manor house.



Figure 6 Excerpt of the 1777 Chapman and Andre map

Post-Medieval (1540 – 1901 AD)

Cartographic evidence including the Map of the County of Essex 1777 by John Chapman & Peter André shows the historic core of Tendring Village developed around St Edmund Church in its rural location and surrounded by scattered minor groups of buildings, farmhouses and mills, most of them still surviving today.

The Crown Inn is visible at the junction with Crown Lane. This Grade II Listed building dates back to the fifteenth or sixteenth century, however the list description suggests that this might have earlier origins. An indenture dated 1636 states “known as the sign of the Crown.”

The Vicarage (now The Old Rectory or The Grange) is visible on the North side of The Street with two of its outbuildings and some of the cottages to the east. New Hall Farm was built in its isolated position to the south of St Edmund’s Church possibly on the site of an older manor.

Tendring Hall was built in the seventeenth century associated with a farm complex. Tendring Hall Farm was established in the nineteenth century as one of ten farms belonging to the Tendring Hall estate. The farm buildings were likely built on the site of an earlier farm and represent the reorganisation of farm buildings in the Victorian period adapting to economic changes and industrialisation.

By the late nineteenth century, Ordnance Survey maps show the village’s progressive growth as a linear development along The Street and a small rural settlement. A new bell tower and steeple was erected at St Edmund’s Church in 1876 by John Cardinall, Lord of the Manor to replace the unstable fourteenth century bell-cot. The East window at the base of the tower was added in memory of his sisters and contains the Cardinall family crest. The early seventeenth century bells were re-hung in the new tower. Extensive restoration and extension works were also carried out, including the construction of the South aisle and chancel arch and the re-construction of the East wall and window.



Figure 7 Excerpt of the 1841 Tithe Map

A dense group of buildings is visible in the 1841 Tithe Map at the crossway between the Street, Crown Lane and School Road and adjoining the Crown Inn. This included the two cottages now known as Church Cottage and a shop on the South side and a Smithy on the northern side. The National School (now Village Hall) was also opened here in 1842.

The nineteenth century village further develops to the East of the Old Vicarage to include the Old Post Cottage and The Row (as named on nineteenth century OS maps).



Figure 8 Row of nineteenth century cottages - early twentieth century- with the original red brick boundary wall. Grove Cottage, without the existing fake timber cladding, occupies a prominent position at the western end of the group.

The Ordnance Survey maps of 1898-1899 and 1921 show a long narrow strip of woodlands marked "abandoned railway" just outside the north-east boundary of the Conservation Area. In 1862 plans to build a branch line to be known as the Mistley, Thorpe and Weeley Line were drawn up and work began, however the scheme was abandoned in 1869. The remains of one of the two surviving bridges and some cutting work are in Lodge Lane.

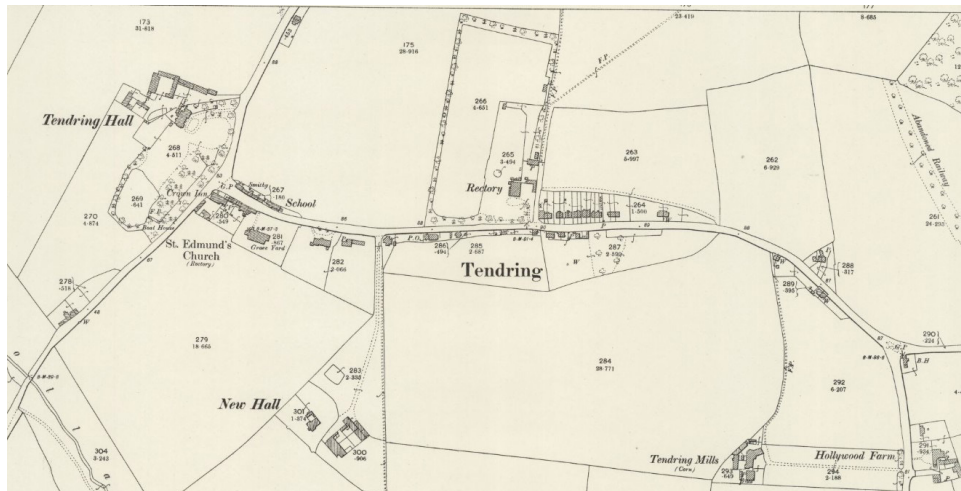


Figure 9 First edition Ordnance Survey map of 1896

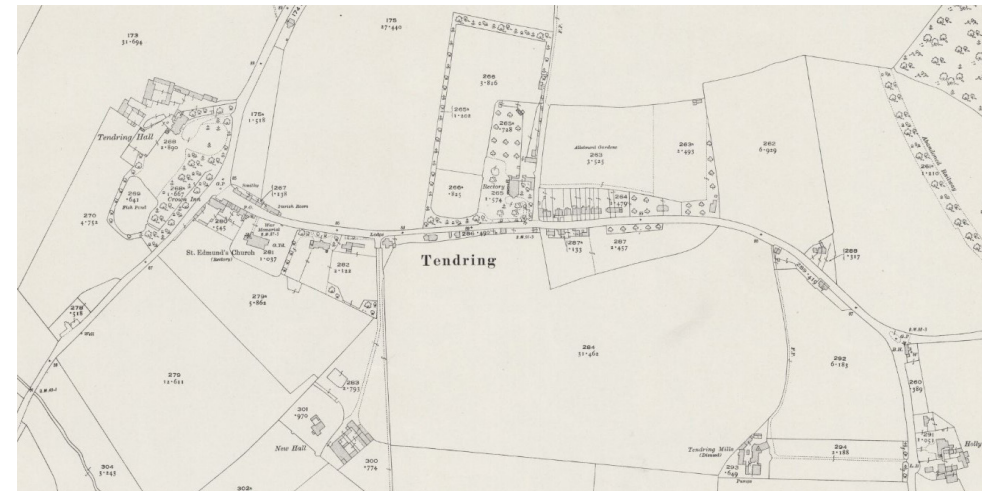


Figure 10 Third edition Ordnance Survey map of 1923

Modern (1902-now)

Proximity to the coast necessitated wartime defences within the village and road barriers were erected during the Second World War, though these have since been removed. A pill box was erected north of The Street at The Grange, formerly known as The Rectory and evidence for its location survives within the rebuilt boundary wall of the property.

The Tendring war memorial is set into a recess in the wall of St Edmund's Church commemorating the men of Tendring who gave their lives in the Great War 1914 – 1919 and the graveyard contains Commonwealth War Graves. There have been some small-scale changes to the area throughout the twentieth century.

Aside from modern development to the east end of Thorpe Road, the historic core and development of Tendring Village remains legible. Several buildings that formed the west access to The Street were demolished in the mid twentieth century leaving two prominent open spaces between Crown House and Church Cottage and, on the opposite side, the small green and gravelled seating area at the side of the Village Hall. A 1905 photograph of The Crown Corner shows two terraced cottages and a shop adjoining the Inn which have been demolished historically. The adjoining Grade II Listed Church Cottage has been in use as store until the late twentieth century and is now in need of restoration .

Twentieth century dwellings have infilled the arable land between the Village Hall and the Rectory and the more modern developments completed the linear settlement towards the east.

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



Figure 11 The Crown Corner -1905 Postcard of The Crown Corner in 1905, showing Church Cottage as a shop and a number of now demolished buildings (source: The Clacton and District Local History Society)



Figure 12 Church Cottage - Church Cottage - early twentieth century - in use as a shop with St Edmund's Spire in the background

2.3 Designated Heritage Assets

There are five designated heritage assets within the Tendring Village Conservation Area boundary. These include:

- Grade II* Listed Church of St Edmund (List UID: 1112122);
- Grade II Listed Tendring Hall (List UID: 1169332);
- Grade II Listed Crown House (List UID: 1322625);
- Grade II Listed 1 The Street (Church Cottage) (List UID: 1306569); and
- Grade II Listed Old Post Cottage (List UID: 1306604).

These buildings and structures have been listed due to their special historic and architectural interest under 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.’



Figure 13 Grade II* Listed Church of St Edmund



Figure 14 Grade II Listed Tendring Hall



Figure 15 Grade II Listed Crown House



Figure 16 Grade II Listed 1 The Street (Church Cottage)



Figure 17 Grade II Listed Old Post Cottage

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.

Tending Village Conservation Area

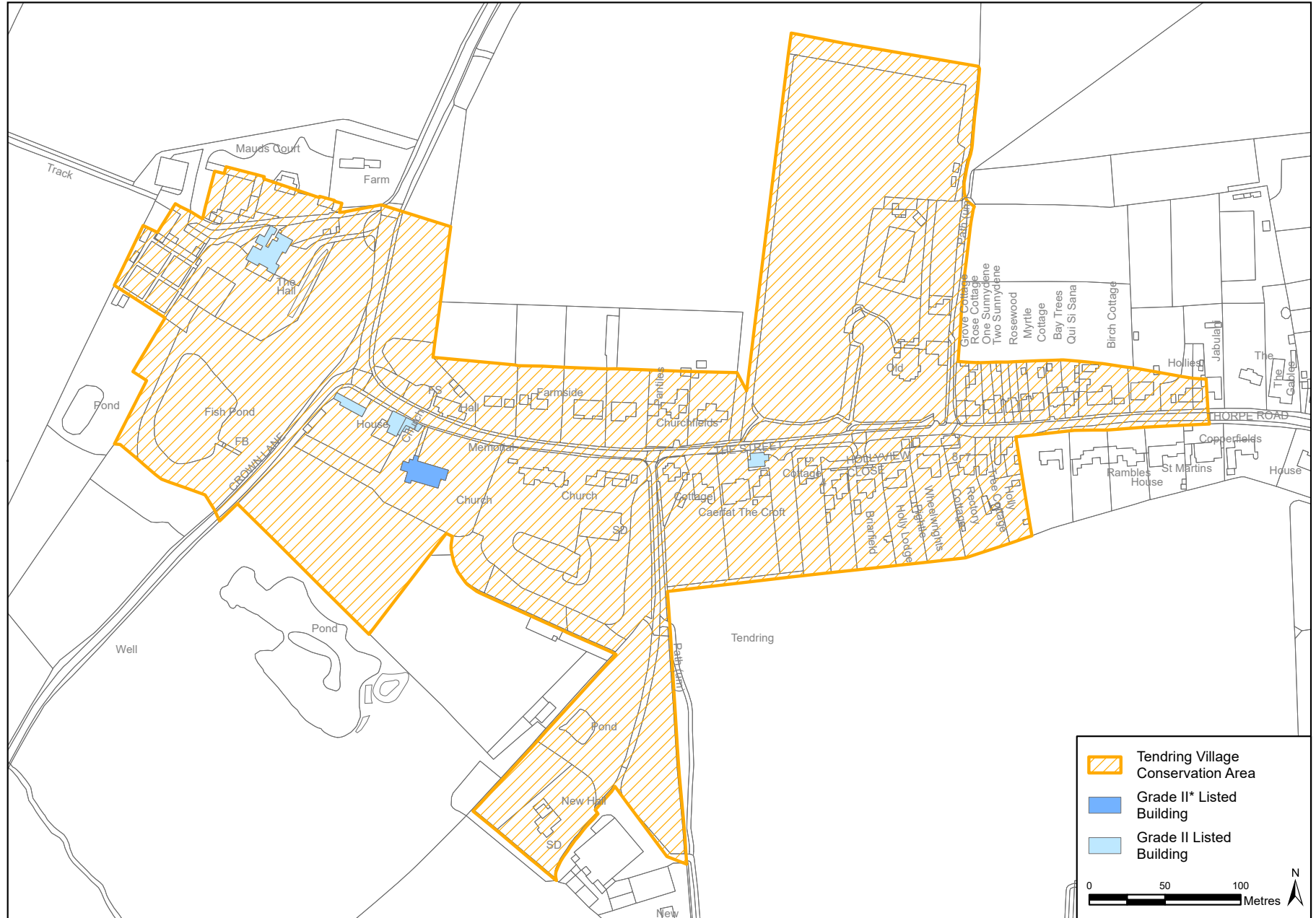


Figure 18 Map showing designated heritage assets within the Tending Village Conservation Area



Figure 19 New Hall



Figure 20 The Village Hall

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. 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.

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

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

2.5 Heritage at Risk

Historic England publishes a yearly list of Heritage at Risk.

There are no designated heritage assets within the Tendring Village Conservation Area on the At Risk Register at present. There are, however, many areas of the Conservation Area which would highly benefit from enhancement which are identified in Section 4 of this document.



Figure 21 Fourteenth century timber north porch at St Edmund's Church

2.6 Archaeological Potential

There have been no recorded investigations carried out within the Conservation Area boundary, however, archaeological fieldwork undertaken in the wider vicinity has revealed remains dating from the prehistoric to postmedieval period. Evidence of the cropmarks within the immediate setting suggest there is potential for similar remains to extend into the boundary of the Conservation Area.

Archaeological fieldwork has revealed the Conservation Area is located within a widespread ritual landscape dating from, at least, the early Bronze Age. A beaker burial was revealed to the west of Hall Farm and extensive Bronze Age cemeteries have been excavated to the southwest. Cropmark evidence depicts a cluster of circular cropmark features

suggestive of a further barrow cemetery to the south east of the Conservation Area, along with single 'ring-ditch' enclosures within the Conservation Area's immediate setting, to the south of Thorpe Road.



Figure 22 Fourteenth century hammerbeam truss at St Edmund's Church Pevsner remarked: "The tracery detail of the gables is clearly of the fourteenth century, and not too late in the century either, and thus this truss is earlier than the hammerbeam roof of Westminster Hall, in the text books still called 'the earliest in existence'

The Conservation Area lies on a gravel ridge overlooking the Holland Brook which makes it a favourable location for settlement since prehistoric times. Flint tools have been recovered within the surrounding area which indicate early prehistoric occupation and activity within the surrounding area. Archaeological investigations have uncovered evidence for agricultural activity dating to the Bronze Age, Iron Age and Roman periods in the surrounding area, likely relating to nearby settlement. Tangible evidence for Anglo-Saxon settlement has also been revealed closer to the Holland Brook, the full extent of the settlement was not established. The Manor of Tendring is Saxon in origin, however the location of the original settlement is uncertain, although the vicinity of the Church and hall is the most likely location for the manorial centre.



Fields to the south of the Conservation Area, adjacent to Thorpe Road, contain evidence for potential archaeological activity as recorded through cropmark evidence, including ring ditches, linear features, enclosures, trackways and pits. There is potential for archaeological remains relating to funerary, settlement and agricultural activity to survive within the Conservation Area and its setting.

The survival of the medieval Church is an important, well preserved resource, survival of earlier structures within the churchyard and on the site of the existing church is likely. The location of the associated medieval manorial hall is likely to be either within the area of the current hall or closer to the Church. The present hall was built in the seventeenth century and so below ground remains relating to earlier structures are to be expected. The 1777 Chapman and André map shows the original historic farmstead associated with the manor located immediately to the north of the hall; below ground remains of earlier structures may survive in this area. There may also be surviving remains related to the various phases of the nineteenth century gardens and parkland. Former and current waterfilled features within the grounds of the hall have the potential to preserve a wide range of evidence including organic materials and palaeoenvironmental remains.

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 Second World War defences have been removed, however the extent of the removal of the pillbox along The Street is unclear and below ground remains may survive within the grounds of the property known as The Grange or The Old Rectory. The survival of bone in soils formed on sand and gravel geology is often poor, however cremated bone within burial vessels would be protected from the acidic nature of the soils. There would be good survival of flint artefacts, ceramics, building materials and metal within the Conservation Area. 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

Tendring Village Conservation Area is a historic rural settlement which has been inhabited from the prehistoric and developed during the medieval period as a linear village straddling one of the main cross-country routes through the Tendring District. It is notable for the presence of the well-preserved thirteenth century Church of St Edmund King & Martyr, which, with its tower and spire, dominates the views from and towards the village core.

The most significant buildings are concentrated around the Church at the west end of The Street, forming an interesting group which includes the site of the historic manor at Tendring Hall, with its barns and outbuildings now forming Maud's Court, the former public house of the Crown and the adjoining Church Cottage, the Village Hall and Church House.

The central section of The Street is dominated by the extensive grounds of the Old Vicarage (The Grange). This is set within a substantial garden which extends towards the countryside to the north with a number of outbuildings, and has a prominent front boundary with flint wall and mature vegetation which precludes the view of the house from the street.

The Street becomes Thorpe Road as it continues east. Thorpe Road consists of mostly eighteenth and nineteenth century cottages on both side of the road. On the north side, four pairs of two storey cottages are visually connected by an attractive front brick wall with triangular section copings. Rosewood and the adjoining cottage retain most of their original features. The Conservation Area terminates on this side with the attractive pargetted façade of Birch Cottage and Sunnyside.

The south side of Thorpe Road is dominated by Ilex Lodge, the former entry lodge to New Hall, and Old Post Cottage.

The historic building stock around the Old Vicarage is predominantly residential cottages that front the road. There are a number of twentieth century properties infilling the land between historic properties. These are generally set back behind individual or grouped accesses and they are neutral additions which do not detract from the character and appearance of the Conservation Area.



3.2 Significance of buildings

Where visible from areas of public realm, the buildings within the Tendring Village Conservation Area have been assessed. The map on page 23 (Figure 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.

- **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. In the case of Brightlingsea Hall, buildings have been highlighted which require changes that go further than the widespread issues such as inappropriate windows and can include buildings with unsympathetic roof replacements, replacement windows, doors, and extensions.
- **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. None have been identified within the Conservation Area.
- **Other:** It was not possible to view these buildings from the public realm to ascertain their contribution to the Conservation Area.

Tending Village Conservation Area

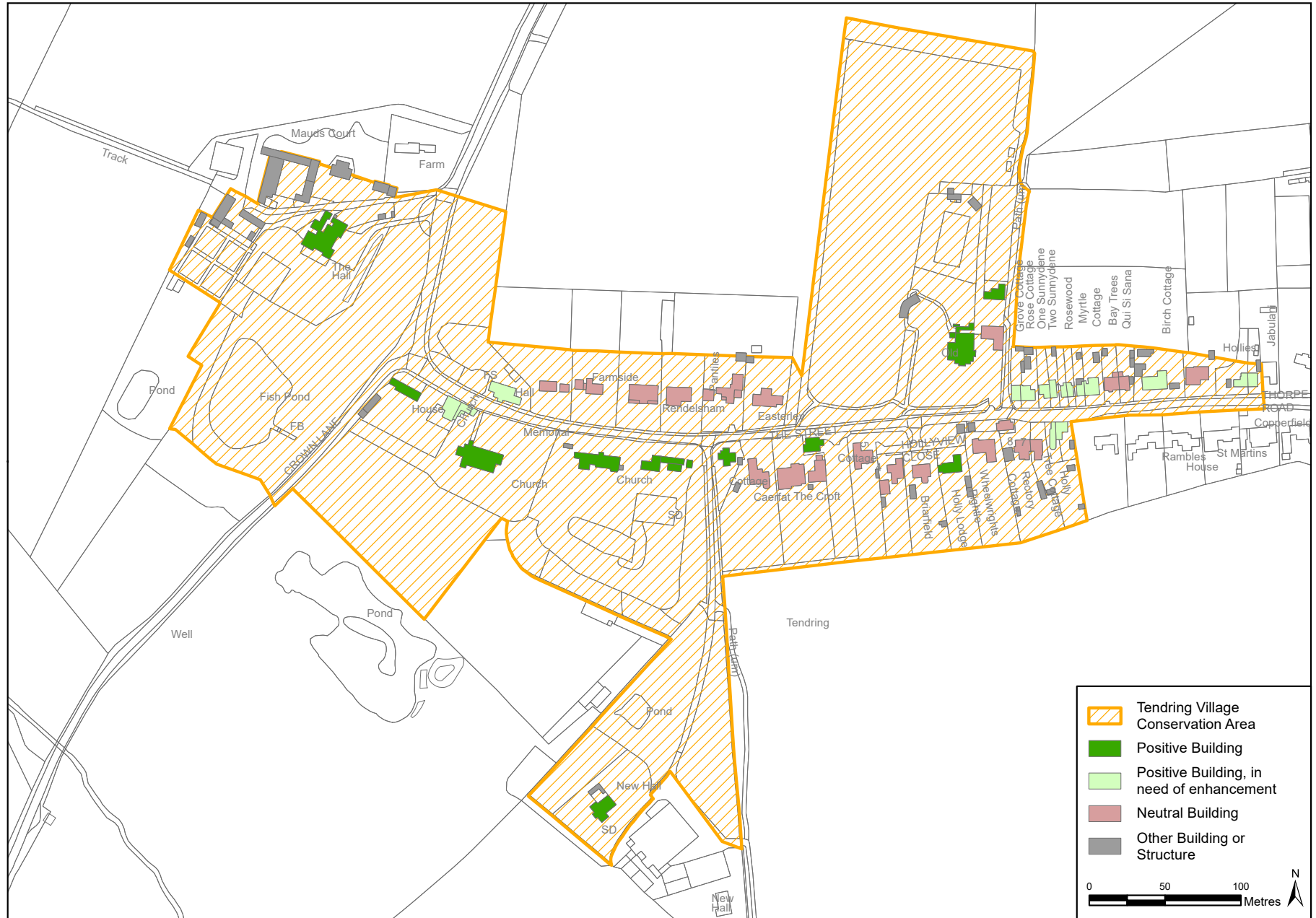


Figure 23 Map showing significance of buildings within the Tending Village Conservation Area



3.3 Character Analysis

Summary of character

The character of the Conservation Area derives from its small size, low density of buildings, and its linear development along The Street. Although there are few buildings these are varied in character, ranging from the historic ecclesiastical landmark of St Edmund King and Martyr Church, the former Crown Inn, the village school, the historic seventeenth century hall and barn complex, the farm complex of New Hall and a number of historic cottages.

Land Usage

The land usage is predominantly residential. There were historically some commercial properties, including the public house, the store, a Post Office, and a smithy, however these have now been either demolished or converted to residential use.

The Church and its surrounding churchyard are located to the west end of The Street. The church is set back from the road and the churchyard is verdant with many mature trees. The historic ecclesiastical use of the land here is prominent; the churchyard contains many headstones, a War Memorial within the front boundary and Commonwealth war graves. The Old Vicarage is located at a distance on the opposite side of The Street and is currently a private dwelling.

There is only one area of public realm adjoining the Village Hall and opposite the church, comprising of a small green with the Village sign, and a gravelled area with planting and benches. There is also a small carpark at the rear of the Village Hall.

Landmark Buildings

The area contains the Grade II* listed Church of St Edmund King and Martyr. Due to its local importance, use and scale, it is a key landmark within the Conservation Area. There are views of the tower and spire from several locations within the Conservation Area and from the surrounding countryside.

Crown House, formerly the Crown Inn, marks the entrance into the historic core of Tendring Village. With its long façade painted in “Suffolk” pink, substantial central chimney stack and the plain rendered cartouche in the centre of the façade, the building still plays a crucial role within the streetscape and the views within the village.

Crown House forms an interesting group with Church Cottage. This seventeenth century cottage was originally split into two dwellings with a pump house, used as bakery, at the far end.

Old Post Cottage is prominent on The Street with its red plain tiled gambrel roof and the central red brick chimney stack.

Local Building Materials and Details

St Edmund’s Church is built of stone and flint rubble, with the north aisle largely covered with plaster, under a clay tile roof. The dressings are of limestone. The use of stone and flint sets it apart from the other vernacular historic buildings within the Conservation Area.

The majority of buildings within the Conservation Area are roofed in clay tiles, with few examples of historic buildings featuring natural slate roofs. However, most of the twentieth century buildings are roofed in unsympathetic concrete tiles.



Figure 24 Stone and flint wall with limestone dressing at St Edmund's Church



Figure 26 The nineteenth century cottages with a variety of red brick and painted render elevations with clay roof tiles

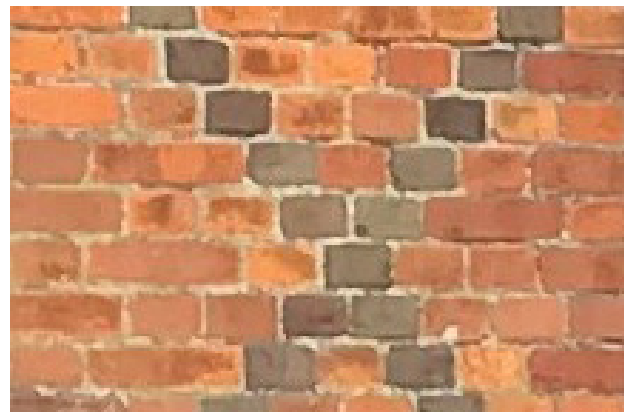


Figure 25 Red brick with with blue diaper work detail of the Village Hall facade

The eighteenth and nineteenth century cottages on both sides of The Street and Thorpe Road are constructed in a variety of external finishes and features which, despite the recent alterations and extensions, positively contribute to the streetscene. Facades are predominantly painted render, generally off white or “Suffolk” pink, and red brick.

A group of cottages on the north side of Thorpe Road and to the east of the Rectory, appears for the first time in the 1874 Six-inch OS Map, under the name of The Row.

Grove Cottage occupies a prominent corner position facing the Old Rectory and marking the entrance to the public footpath. The cottage was originally brick but has been clad with fake timber cladding at some point in the past. The adjoining Rose Cottage has been re-roofed with cement pantiles and a prominent timber cladded porch has been added to the main elevation, however it has traditionally detailed metal framed windows with leaded lights and is in keeping with the character of the Conservation Area.

Of this group of cottages, Rosewood and Birchdale retain most of their original features and symmetry, although the original sashes have been replaced. Squirrel and Myrtle Cottage are both rendered

and much altered. The extensive concrete paved driveway of Myrtle Cottage, in particular, is a negative feature within the otherwise uniform row of well kept front gardens with grass, planting and mostly gravelled hardstanding.

The pargeted façade of Birch Cottage is a unique and attractive feature within the Conservation Area and, with its mature garden behind the original red brick boundary wall, is a prominent element of the street scape.

Sunnyside and The Cottage mark the end of the Conservation Area on this side of Thorpe Road. The original pair of cottages has been largely extended on the west side, with the demolition of the lean-to and chimney.

On the south side of The Street and Thorpe Road, the historic core of the village is more diluted. With the exception of the Grade II Listed Old Post Cottage, there are only few surviving buildings of historic and architectural interest which make a positive contribution to its character and appearance and to the streetscape.

Ilex Cottage, the former entrance lodge to New Hall, is located at the junction between The Street and the public footpath Tendring 10 leading to New Hall and Holland Brook valley. It is a late nineteenth century, modest single storey cottage with white rendered elevations and slate roof.

Holly Tree Cottage and Golden Privet are similar in scale and design to the cottages on the north side of Thorpe Road but they have been considerable extended to the rear and the side and they are set directly onto the road. The pebbled dash render of Golden Privet and the replacement uPVC windows of Hollytree Cottage are also a negative feature within the streetscape.



Figure 27 Flint rubble boundary to The Old Rectory

The historic barns at Tendring Hall and New Hall are red brick and black featheredge, timber weatherboarding. Some of the more recent dwellings along the Street also have painted timber cladding.

Most of the historic windows in the Conservation Area would have been timber sashes or casements. A large proportion of these fixtures have been replaced with uPVC presenting a different and untraditional aesthetic. Rose Cottage, adjacent to Grove Cottage, has attractive traditionally detailed metal casement windows with leaded lights which contribute to the variety of the building stock.



Figure 28 Brick wall with triangular section copings to the cottages along Thorpe Road

Boundaries are a prominent feature of the Conservation Area and there is a large variety of boundary treatment, including the flint rubble masonry wall to the churchyard, tall hedges and the front brick wall with triangular section copings to the nineteenth century cottages along Thorpe Road . The formal grounds of The Old Rectory also have a prominent brick wall to the road frontage, with flint rubble around the main entrance and side footpath, and other elements of red brick over a rendered wall with a mature tall hedge.

Notable features which are mostly secluded from view due to overgrown vegetation, are the original gothic piers marking the entrance to the driveway to New Hall.



Figure 29 Gothic piers marking the entrance to the driveway to New Hall

Landscaping, Open Spaces and Public Realm

The Tendring Village Conservation Area is very verdant in character due to the presence of tall hedgerows and mature trees along property boundaries, as well as the extensive gardens of Tendring Hall, Church Hall and the Old Rectory.

In approaching the Conservation Area from north-west, Tendring Hall is set well back from the road in ornamental grounds and secluded by dense mature hedgerows and trees which open up at the main entrance gate offering glimpses of the house and its outbuildings between mature chestnut trees.

Opposite Crown House and Church Cottage is the landscaped open space beside the Village Hall. This

is a small green area which was previously occupied by the smithy, with the village sign marking the entrance to the Tendring Village Conservation Area (Figure 31). A small, gravelled area with benches and mature planting screens the small carpark at the rear of the Village Hall .

The most notable open space is the churchyard, which is bounded by a low wall along The Street and offers wide views of the open countryside to the south of the Conservation Area. The many mature trees along the side boundaries make an important contribution to the appearance of the area and provide a sense of seclusion.



Figure 30 The churchyard

The main road is framed by mature hedges on both sides, the most distinctive being that fronting the nineteenth century Church House. The gardens here are a particular feature of the house, with clipped and shaped yew hedges with topiary, lawns with flower beds and shrubberies, mature trees, a rose garden and pond.

The Old Rectory is also set in its extensive historic grounds surrounded by mature trees along the boundaries and tall boundary walls which preclude the view of the property from the public road.

Modern properties are generally more set back from the street with large front gardens and driveways behind tall hedges.

There is little street furniture within the Conservation Area and along the highway. The only two notable items of street furniture are the village sign at the west end of The Street and a telephone box on the side of Holly Tree Cottage and Golden Privet, which has been converted into a small street library.



Figure 31 Village sign



Figure 32 Telephone box



Figure 33 Gravelled area adjoining the Village Hall



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 2.4 and below.

New Hall

The site of New Hall is depicted in the 1777 Map of Essex and might be identifiable with one of the medieval manors surveyed in the Domesday Book. The current building was built in 1864 and is a substantial mid-nineteenth century building of red brick with shaped gables, hidden from view behind a mature hedgerow screen. It is in an isolated location from the village and is accessible from the south side of The Street through a drive beside the former lodge, Ilex Cottage, and the original gothic gate piers. The view approaching New Hall is dominated by groups of mature poplar trees and the barns of the original farmyard (outside the Conservation Area boundary), some of them still retaining most of their original features but others being modern replacements.

The Hall is in a prominent position which benefits from important views of the open countryside to the south towards the Brook and of the village core with the landmark of St Edmund's Church and its spire.

This property can be considered a non-designated heritage asset for its historic and architectural interest.

The Village Hall (former National School)

The Village Hall, was built in 1842 as National School. It is a single storey building which occupies a prominent position at the entrance of the Village and facing St Edmund's Church with its steeply pointed gables, and its facing of red brick with blue diaper work.

The Hall can be considered a non-designated heritage asset for its historic, social and communal interest and architectural significance.

Church House

Built in 1855 as a Dower House for Tendring Hall, Church House is a two-storey villa constructed from brick with a slate roof. It is set in its original garden with a number of substantial outbuildings which are likely to be contemporary to the main house. The House was sold in the 1930s to a Mrs Sykes who remodelled it and employed English garden designer Percy Cane to redesign the gardens.

The relatively unaltered and traditional appearance of the property positively contributes to the area. Given the age of the property and its prominence within the street scene, this property is also considered to be a non-designated heritage asset.

The Old Rectory (former The Grange)

The Old Rectory is a large, grand regency building which was built circa 1810 and, despite numerous extensions and alterations, still retains most of its original features and character. It is a two storey house, with a white painted brick elevation under a hipped slate roof, set back from the street scene and secluded in its extensive grounds behind a substantial boundary wall and mature hedgerows and trees. The house is only really visible from the public footpath to the east, leading to the open rural fields to the north of the Conservation Area. This footpath runs past an attractive group of outbuildings in red brick which are also nineteenth century.

The Old Rectory can be considered a non-designated heritage asset for its historic and architectural interest.



3.4 Key Views

Key views are identified on Figure 35. The views included in this assessment are not exhaustive; for example, there are also glimpsed and kinetic views informal glimpsed views that contribute to the character and appearance, particularly those along the Street and towards the spire of St Edmund's Church. 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 St Edmund's Church

The principal views of St Edmund King and Martyr Church are from the west entrance to Tendring Village and southwards along The Street. These views take in the Grade II* listed landmark within the Conservation Area, and highlight its prominent location as part of the important group of buildings forming the historic core of the village. The close relationship between the Church, the public house, the shop, the school, the manor house, the now demolished smithy, which formed the formal centre of the nineteenth century village is still clearly discernible in these views, particularly when approaching the village travelling along School Road..

The church tower and its spire are a very prominent feature in views towards the area from the surrounding fields crossed by footpaths; and it acts as a waymark in the landscape while approaching the village.

Views into the surrounding landscape

The views into the surrounding open landscape, particularly along the public footpaths leading to New Hall and The Old Rectory and out of the boundary, make a positive contribution to the rural character of the Conservation Area.

Other important views into the surrounding landscape include the views from Tendring Hall down Crown Lane and north along School Road.

The churchyard at the rear of St Edmund's benefits from an open and wide view of the agricultural fields with New Hall in the background, which contributes to the rural sense of seclusion and isolation of its setting.

Views of The Row

The Old Rectory marks the entrance to the more residential part of the Conservation Area. Views of Thorpe Road, with Grove Cottage in its prominent corner position allow for an appreciation of the significance of the cottages as a group.



3.5 Setting of Tendring Village 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 goes on to note ‘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 some of its significance from key features outside of its boundary, most notably from the views towards the open countryside surrounding the whole area and the ancient woodlands towards south, at the edge of the Holland Brook Valley.

Due to the topography of the Conservation Area, the land gently slopes down towards Holland Brook, this affords views from high ground into the wider area to the south of the Conservation Area. From the grounds of New Hall, Tendring Mill and the Grade II listed Hollywood Farmhouse are visible in the distance.

The land to the north is flatter in nature and provides open views of the countryside towards Tendring School and the settlement of Goose Green to north west, particularly along the public footpath (018 Tendring). This footpath also permits views back towards the Conservation Area from within the surrounding agrarian landscape, contributing positively to the experience and understanding of the Conservation Area as a historic, rural village.

The wider setting is formed of arable farmland and brooks. The surrounding fields make a positive contribution to the rural character of the Conservation Area.

The location of the Church and height of its spire means it is visible widely within the landscape, making it an important landmark in the approach to the village.

The Church also serves as a landmark for the surrounding community and has a strong connection to the village. The wider views of the Church and the tower from along The Street and from within the Conservation Area are important in creating a sense of place.



Figure 35 View of the Church spire from the open countryside North of the Conservation Area



Figure 36 View of the Churchyard towards the open fields and New Hall



Figure 37 View south of New Hall towards Holland Brook Valley



Figure 38 View of the open fields south east of the Conservation Area



Figure 39 view North along the public footpath 18 Tending running along the Old Rectory boundary

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 the opportunities identified unique to Tendring Village, with many being shared with other Conservation Areas.

Car Parking

Car parking can have an adverse effect on the character of a conservation area, impacting the street scene and how the area is experienced. Tendring Village is fortunate that car parking is not a prevalent issue to the character and appearance of the Conservation Area. This is largely a result of many of the properties benefitting from plots with sufficient space for car parking. There are instances of on-street parking along The Street facing Hollytree Cottage and Golden Privet which has a negative effect on the streetscape, however, it does not appear overcrowded.

There is only one formal car park in Tendring Village, at the rear of the Village Hall; however, this is set back from The Street and the setting of St Edmund's Church and is well screened from the view.



Figure 40 Loss of original features with the replacement of timber sashes and casement with uPVC

Inappropriate alterations and materials

Throughout the Conservation Area are examples of inappropriate and unsympathetic additions which can have a cumulative negative impact on the area.

The replacement of original timber frame windows and doors with low quality uPVC is a major concern within the Conservation Area which can affect the historic character and appearance of buildings and have a detrimental impact on the views along The Street.

Surviving historic fenestration is an irreplaceable resource which should be conserved and repaired whenever possible. Historic England Guidance *Traditional Windows, Their Care, Repair and Upgrading* provides information on how to sympathetically and efficiently repair and upgrade traditional historic windows to improve their thermal efficiency by draughtproofing or installing secondary glazing. The guidance also 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.” This guidance should inform future window and door repair and replacements.

Throughout the Conservation Area there are several examples where the introduction of modern materials, particularly cementitious renders and roof tiles which are out of keeping with the area, have an impact the character of the area and group value of a street scene.

The Village Hall has been extended with a side extension clad in an unsympathetic fibre cement boarding which has a negative impact on the views of the Village Hall while entering the village from west.

There are some instances where solar panels have been applied to the front pitches of buildings within the setting of the Conservation Area. Whilst sustainability and energy efficiency are legitimate issues, for historic buildings or buildings in conservation areas, a balance must be achieved in order to avoid damage both to the significance of the building and site and its fabric. As such, Historic England has published guidance for building owners and occupiers who are considering



Figure 41 Side extension at the Village Hall clad with fibre cement boards



Figure 42 Solar panels within the setting of the Conservation Area

installing solar PV panels; *Energy Efficiency and Historic Buildings; Solar Electric (Photovoltaics)*. This guidance provides advice on how to minimise the potential damage to historic fabric, and the visual impact of a renewable installation on the character and appearance of the historic building or site.

Modern Development

Later twentieth century infill developments are a common feature within the Tendring Village Conservation Area. New dwellings facing The Street are generally set back from the road and secluded behind high hedgerows and mature planting. With the exception of Rendlesham at the west end of the Conservation Area, these are generally

considered neutral additions due to their siting, scale, use of materials and form. However, they have diluted the legibility the historic core, particularly to the west end of the village.

Interpretation

With the exception of the Tendring Village sign marking the entrance into the village, there is no interpretation within the Conservation Area.

There is therefore opportunity to enhance heritage interpretation of Tendring Village, through digital resources and physical interpretation on site. One possible location may include the triangular green adjoining the Village Hall.

Maintenance

The Conservation Area, which is mostly residential, is generally well maintained, with the exception of Church Cottage at the west end of The Street.

Grade II Listed Church Cottage is currently empty and in state of advanced disrepair, with flaking or missing paintwork on walls, windows and doors, damaged or rotted joinery, cracked render or brickwork which requires repointing, redundant signage and lighting fixture. Empty buildings detract from the quality of the Conservation Area as they often fall into rapid decline, due to associated issues of neglect and a lack of maintenance.



Figure 43 Church Cottage in state of disrepair and Heras fences at the boundary of Crown House



Figure 44 Damaged brick boundary wall to the row of cottages



Figure 45 Peeling cement render from the boundary wall to the Old Rectory

At the time of writing, the high hedgerow at the boundary of Crown House has been removed and replaced with temporary Heras fencing.

The result, overall, is an unattractive appearance that detracts from the significance of these two designated heritage assets, the setting of St Edmund's Church and the character and appearance of the Conservation Area.

The red brick front boundary to The Old Rectory is pointed with cement mortar and partially covered with cement render which is now failing and revealing damaged brickwork and open joints. The red brick boundary wall to the row of cottages along Thorpe Road, which is also a defining feature of the Conservation Area, is also showing large sections of damaged brickwork and open joints.

Public Realm

The Conservation Area contains limited public open spaces but they are well maintained and clearly tended for by the local community. Street furniture is limited and generally subtle and of an acceptable quality This is positive and the lack of modern features such as signs, lampposts and other paraphernalia contributes to the traditional character of the street scene.



5. Management Proposals

There are a wide range of opportunities for the 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: Short term

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

Enforcement

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

Heritage Statements, Heritage Impact Assessments and Archaeological Assessments

In accordance with Paragraph 194 of the NPPF, 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 and development proposals within the Conservation Area and its setting require an appropriately detailed Heritage Statement. Any application without a Heritage Statement should not be validated.

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

Local Heritage List

A Local List identifies buildings and structures of local architectural and/or historic interest, and these are considered to be 'non-designated heritage assets' under the provisions of the NPPF. Local Lists can be beneficial in ensuring the upkeep and maintenance of historic buildings that contribute to the character of the settlements. There are some buildings and features within the Conservation Area which make a positive contribution to the special interest of the area, which indicates that a Local List may be beneficial to ensure the upkeep of buildings which are significant to Tendring Village's history and character.

There are buildings within the Conservation Area which are of sufficient quality to be considered for local list status, as highlighted in Section 2.4.

The exercise of creating a Local List is currently underway by Tendring District Council. It will also facilitate a greater understanding of the area and could be utilised as a public engagement strategy to improve awareness and understanding.



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.

Neutral and Negative Elements

Tendring Council must not allow for the quality of design to be impacted by the neutral and negative elements of the built environment. Schemes which enhance the built environment and look to conserve and reinstate historic features should be treated favourably. It is also considered that poor quality or unsympathetic schemes do not preserve the special interest of the Conservation Area and therefore are discouraged, both within the Conservation Area and its setting; this is due to the potential impact to the character and appearance of the area.

New Development

To be successful, any future development needs to be mindful of the local character of the Conservation Area, while at the same time addressing contemporary issues such as sustainability.

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; and
- Use materials and building methods which as high in quality of those used in existing buildings.

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

- Engaging with developers at an early stage through the Pre-Application Process to ensure modern development is high quality in design, detail and materials.
- Ensuring large scale development schemes are referred to a Design Review Panel (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.

Public resources

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



Guide on standard alterations such as windows, doors, rainwater goods, boundaries and roof extensions will ensure inappropriate development does not continue to be the accepted norm.

Topics which could be relevant to Tendring Village include:

- Guidance on appropriate design and materials for windows and doors and encouraging the retention or reinstatement of historic glazing patterns and door designs and the use of appropriate materials.
- Guidance on the traditional form of boundary treatments and encourage their reinstatement where they have been removed or compromised.
- Guidance on traditional roofing materials and encouraging the reinstatement of good quality slate and tiles and the removal of unsympathetic modern materials.

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of the area's built heritage. With few exceptions, the properties within the Conservation Area are well maintained. This attitude must be maintained and encourage in order to preserve the character of Tendring Village's built heritage.

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, particularly those within the grounds of Tendring Hall, the Old Vicarage and the churchyard. 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

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

Character Appraisal and Management Plan

The Conservation Area Appraisal and Management Plan should be reviewed every five years to monitor change and inform management proposals.

Conservation Area Boundary

The Conservation Area boundary has been revised within this appraisal in accordance with the NPPF (2019) and *Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (2018)*. The boundary now excludes the late nineteenth-century cottages to the east end of the area, due to the limited contribution they make to the area. The boundary should continue to be assessed as part of future reviews of the Management Plan to ensure it is robust and adequately protects the significance of the area.

Interpretation: Improved Understanding and Awareness

There is currently no interpretation across the Conservation Area. There is scope to introduce some form of interpretation within the Conservation Area aimed at improving understanding of the historic development of Tendring Village.

Sustainability and Green Infrastructure

Climate change and renewable energy are growing considerations around change in the built environment. Some forms of renewable energy are less compatible with conservation areas, especially if implemented unsympathetically. Solar panels, alternative heat and energy sources and air conditioning units installed in prominent locations are intrusive to the character and appearance of Tendring Village.



Retrofit of houses within the Conservation Area, with triple glazing or external cladding, for example, is likely to be harmful to the significance of the Conservation Area and would not be considered a suitable solution.

Historic England are currently undertaking research into the role that cultural heritage and historic buildings can play in climate change mitigation and adaptation, and have produced a suite of guidance documents which support decision making including:

- Historic England Advice Note 14: Energy Efficiency and Traditional Homes (2020)
- Historic England, Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency (2018)
- Historic England, Traditional Windows: their care, repair and upgrading (2017).

These guidance documents should be used and promoted within the Conservation Area, using a holistic, 'whole building' approach when tackling these issues.

5.3 Funding Opportunities

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

National Heritage Lottery Fund

The National Heritage Lottery Fund is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change overtime, for up-to-date information on NHLF schemes Tendring 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 the Conservation Area. These agreements could be used to fund public realm or site specific improvements.

Partnership Schemes in Conservation Areas (Historic England)

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



6. Appendices

6.1 Frequently Asked Questions

What is a conservation area?

Conservation areas are designated by the Local Planning Authority as areas of special architectural and 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 sustain and/or enhance the value of properties within conservation areas.

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

The 1990 Planning (Listed Buildings and Conservation Areas) Act specifies the general duty of Local Authorities, in the exercise of planning functions (Section 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 are conservation areas designated and managed?

The designation process includes detailed analysis of the proposed conservation area and adoption by the local planning authority. 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 Conservation Area is supported by an appraisal and management plan. 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.

How can I find out if I live in a conservation area?

Boundary maps of all conservation areas in the district can be found on Tendring District Council's website. These can be accessed via this [link](#).

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 of the Conservation Area are likely to be refused as a result. An authorities Local Plan also typically includes a specific policy on Conservation Areas.

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

Under the provisions of the Town and Country Planning (General Permitted Development) Order 2015, certain minor works and alterations are considered 'permitted development' and can be carried out without planning permission. However, some permitted developments rights do not apply in conservation areas, and some buildings may not have any permitted development rights at all, such as blocks of flats. Different rules also apply if a building is listed.



Permission is required for any external alterations which involve cladding, rendering, or adding pebble dash, artificial stone or tiles to the exterior of a dwelling within a conservation area. All alterations to the roof of a dwelling within a conservation area also require planning permission.

Extensions to the side of buildings in conservation areas will need planning permission, as will all two storey rear extensions. Porches, subject to size and relationship to the highway, may need planning permission. In all cases, the Local Planning Authority will be able to provide advice as to how to proceed.

What is an Article 4 Direction?

Some conservation areas are covered by an Article 4 Direction, which brings certain types of permitted 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 written specifically for the area they apply to and are used to control specific works that could threaten the character of an area. As an example, in some conservation areas, an Article 4 Direction will remove permitted development rights for the replacement of windows and doors, as these are architectural features which contribute positively to the special interest of the conservation area. The loss of these features would be considered harmful, therefore an Article 4 Direction would require that a planning application is required for these works, and the proposals considered by the local planning authority and approved before conducted. Historic England provides information on Article 4 Directions on their website, and the local planning authority will also publish information regarding any Article 4 directions in their district.

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 local authority. However, it is strongly recommended that you contact the local planning authority 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. Tendring District Council 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 local planning authority. 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 six 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 specific Tree Preservation Order (TPO) to protect it.



The legislation relating to trees is included within Part VIII of the Town and Planning Act 1990 which is supplemented by the The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Further information on TPOs and trees in conservation areas 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, local planning authorities have information on the conservation areas within their boundaries available on their websites. They will have information pertaining to when the conservation area was designated, how far it extends and the reason for its designation.



6.2 Bibliography

Publications

Historic England, The National Heritage List for England. Historic England, Online Archive: <https://historicengland.org.uk/advice/hpg/heritage-assets/nhle/>

Essex Place-names Project (Essex Society for Archaeology & History), 2014. Available at: <https://www1.essex.ac.uk/history/esah/essexplacenames/Books.asp>

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'Tendring', in An Inventory of the Historical Monuments in Essex, Volume 3, North East (London, 1922), pp. 212-213.
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Tendring Village Conservation Area Appraisal, Tendring District Council (2006)

www.gersociety.org.uk 2018 Review of The Mistley, Thorpe and Walton Railway published 1946 by Thomas Peacock Archives

Archives

Essex County Council (ECC)

Historic Environment Record (ECC)

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 | Historic England Good Practice Advice in Planning Note 1 (2015) The Historic Environment in Local Plans | |
| National Guidance | Historic England Good Practice Advice in Planning Note 2 (2015) Managing Significance in Decision-Taking in the Historic Environment | |
| National Guidance | Historic England Advice Note 1 (2019) Conservation Area Appraisal, Designation and Management | |
| National Guidance | Historic England (2017) Traditional Windows | |
| National Guidance | Historic England, High Streets for All (2018) Advice for Highway and Public Realm Works in Historic Places | |
| National Guidance | Historic England (2017) Repointing Brick and Stone Walls Guide for Best Practice | |



| LEGISLATION/POLICY/GUIDANCE | DOCUMENT | SECTION/POLICY |
|-----------------------------|--|---|
| 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 |

6.4 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. |
| Local List | Local listing is a concept that is designed to ensure that the historic and architectural interest of buildings that are of local importance but do not meet the criteria for being nationally listed is taken account of during the planning process. Local lists can be used to identify significant local heritage assets to support the development of Local Plans. |



| Term | Description |
|------------------------------------|---|
| Non-designated heritage assets | Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. Only a minority of buildings have enough heritage significance to merit identification as non-designated heritage assets. |
| 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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