

# Ardleigh Conservation Area Character Appraisal and Management Plan

**Tendring**  
District Council



**Client:**  
Tendring District Council

**Date:**  
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# 1. Introduction

## 1.1 Summary

This Conservation Area Appraisal and Management Plan provides an overview of the Ardleigh 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 will also consider the significance of heritage assets within the area and the contribution that these, along with their setting, make to its character. The understanding of significance can be used to help manage future change.

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

Ardleigh Conservation Area's significance is predominantly derived from its special historic and architectural interest. The village of Ardleigh is a settlement with medieval origins. The Conservation Area includes several listed buildings including the fourteenth-century Church of St Mary which, along the seventeenth-century Vicarage and The Lion Inn, and several cottages forms an important group of buildings and the central crossroads of the village. The historic building stock to the south of the Conservation Area, which includes the Phoenix Steam Mill, is a physical testament of the industrialisation of Ardleigh in the nineteenth-century following the construction of the railway line and station. Ardleigh is surrounded by rural and agrarian landscape which contributes to its significance as a historic, small rural village.

This Conservation Area Appraisal and Management Plan proposes to revise the boundary of Ardleigh Conservation Area to remove some modern residential development, include the nineteenth-century railways goods sheds, now called Ardleigh Studios, and to rationalise the boundary against existing plot boundaries. Ardleigh Conservation Area was first designated in 1981 with an appraisal first being adopted in 2006. Whilst the boundary of the Conservation has remained unaltered since its first designation, Ardleigh has seen significant changes in recent years the most notable of which is the modern residential development at along Station Road and Picotts Place.



Figure 1 Church Hall with The Vicarage in the background



## 1.2 Purpose of Appraisal

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

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

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

It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in Section 6.2.

## 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 (DCLG 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 which is the subject of this report 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**

Ardleigh Conservation Area was first designated in 1981 with an appraisal first being adopted in 2006. Whilst the boundary of the Conservation Area has remained unaltered since its first designation, Ardleigh has seen significant changes in recent years the most notable of which is the modern residential development along Station Road and Picotts Place, located to the north of the Conservation Area, and other modern dwellings occupying the land of the former Ardleigh Hall.

#### **1.5 Proposed Boundary Revision**

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. Ribbon development has been constructed to the west side of Station Road, comprising of detached dwellings of varying designs. This infill development is neutral in its contribution to the Conservation Area but remains within the boundary due to its location and visual prominence in Station Road. Further assessment on neutral and negative features can be found in section 5.1 of this document.

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.

## 2. Ardleigh Conservation Area

### 2.1 Context and General Character

The nucleated village of Ardleigh is centred around a crossroads located between Colchester and Manningtree (A137) to the west and east, and the north and south by Dedham and Brightlingsea (B1029) respectively. Ardleigh's historic core is concentrated around these crossroads. The railway line and associated buildings to the south, along with the industrial buildings along Station Road, reflects the expansion of the village throughout the nineteenth century. Today, pockets of twentieth-century development exist throughout, including the Patio Bungalows to the east of the St Mary's Church.

Ardleigh is rural in character, surrounded by flat countryside comprised of open and agrarian fields. St Mary's Church is a distinctive landmark at the centre of the village and forms part of the views encountered on approaches into the Conservation Area.



Figure 2 Aerial view of the Ardleigh Conservation Area showing it in its wider context





## 2.2 Origin and Evolution

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

### Prehistory (-500000BC – 43AD)

Early prehistoric activity is suggested through chance finds of Palaeolithic flint tools though more tangible evidence has been found in the environs of the village for settlement during the Neolithic period. During the Bronze Age the surrounding landscape was transformed with the formation of ceremonial barrows and burial grounds within a large enclosure. The site, immediately south of the village, is recognised as one of the largest Bronze Age cemeteries yet discovered in Eastern England and has been designated a scheduled monument site. The cemetery covers a large area and comprises numerous ring ditch monuments (the ploughed remains left behind by barrows) and urnfields. Well over 200 cremation urns have been recovered by excavation and the cemetery appears to have been in continuous use for well over one thousand years. These cemeteries with their many barrows would have been important landmarks in the later prehistoric landscape attracting settlement and further ritual activity.

### Roman (43 – 410)

The ritual significance of the area continued into the Late Iron Age and Roman period, with burials often respecting the prehistoric monuments. The rarity and nature of the objects buried with the bodies suggests individuals of high status and wealth living in proximity. Settlement within the area appears to have been based on a rural economy with small scale pottery production. In the early Roman period defences were built to protect the settlement for a short period, possibly in response to the Boudican rebellion of AD60.

### Early Medieval (410 – 1066)

There is some continuation of use of the prehistoric cemetery in the Anglo-Saxon period as well as continued agricultural activity. By the end of the Anglo-Saxon period the Domesday Book identifies four manors within the parish, two settlements of similar size were in the lordship of the brothers Bondi and Alric and another held by Osbert with two mills. Pickett Hall is the closest manorial hall to the village which was held by Osbert before 1086.<sup>1</sup> It is likely that there was a settlement focus at Ardleigh village and Ardleigh Heath at this time and the village therefore appears to have its origins in the late Saxon period.<sup>2</sup>

Ardleigh is recorded under several different names in the medieval period; the name is thought to derive from Old English, 'leah' meaning wood or clearing.<sup>3</sup>

### Medieval (1066 – 1540)

The medieval village is a nucleated one with a church and crossroads at its centre. A church is thought to have existed in 1087 and was ordained in 1237 although the earliest elements of the present church of St Marys are fourteenth century in date.<sup>4</sup>

The church nave is early-mid fourteenth century, the flushwork west tower and south porch are fifteenth century, the rest was heavily restored in 1885. Only the west bay of the nave survived restoration and many parts of the old church were reused in the rebuilt church.

### Post Medieval (1540 – 1901)

The village grew slowly in the post-medieval period indicative of the continued agricultural nature of the area.

1 Powell-Smith, Ardleigh in Domesday book, Home. Available at: <https://opendomesday.org/place/TM0529/ardleigh>.

2 N.R. Brown, 1999. 'The Archaeology of Ardleigh, Essex, Excavations 1955–1980', East Anglian Archaeology 90

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

4 Rodwell, Historic Churches: A Wasting Asset, 1977 CBA Research Report No. 19

### Eighteenth century

The Chapman and Andre Map of 1777 shows a small settlement centred around a crossroads referenced as Ardley. The church is located in the northeast quadrant of the crossroads surrounded by small dwellings that front the road. The medieval manor of Picotts is depicted on the map as Picketts Hall, located northwest of the Church on the periphery of the village. The fifteenth-century building, then known as Ardleigh Hall, burnt down in 1979. To the south of the crossroads is Bovill's Hall which is of fifteenth-century origin, but much altered and extended in the eighteenth and nineteenth century. Ardleigh is surrounded by large areas of open and undeveloped land. An eighteenth-century milepost lies near the Cemetery on Harwich Road which is visible on the Chapman and Andre map. This has been covered with a cast iron cover plate dated 1834.

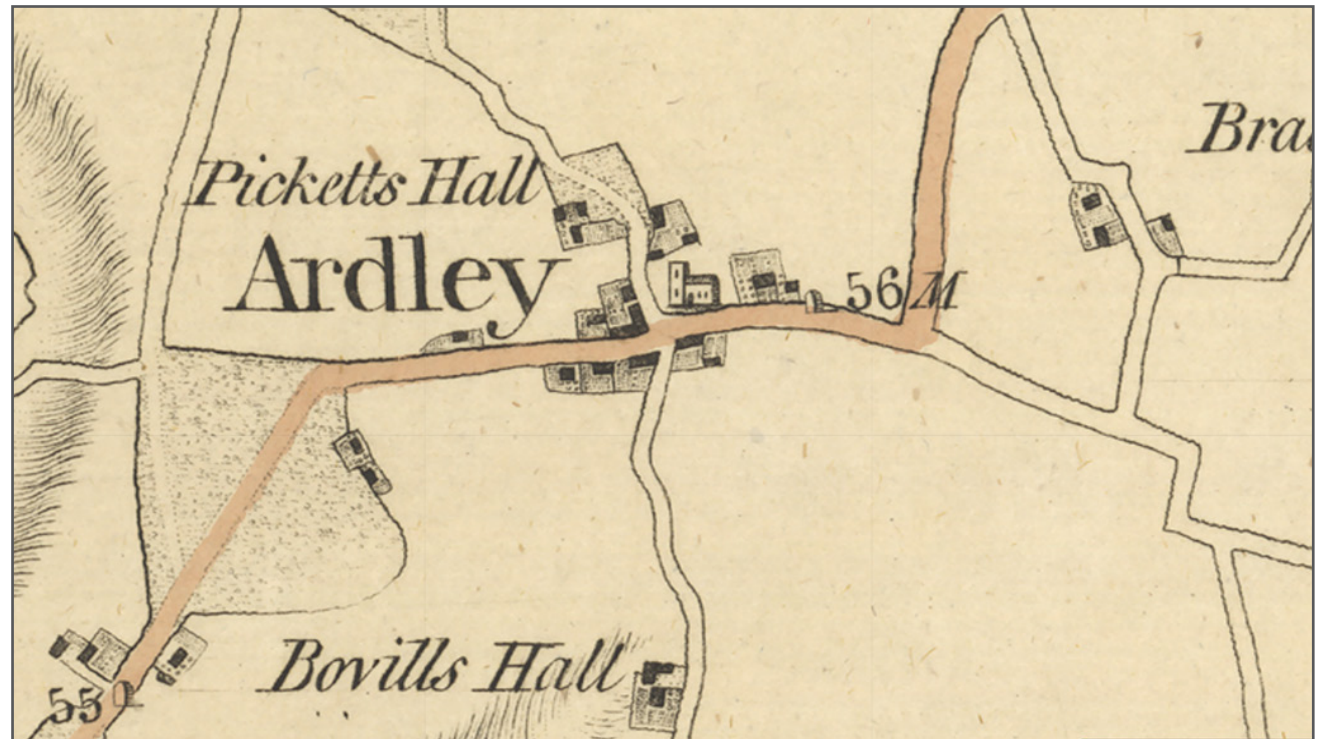


Figure 3 Chapman and Andre Map of 1777



Figure 4 First edition Ordnance Survey map of 1875

### Nineteenth century

The nineteenth-century Ordnance Survey map (surveyed 1875) shows that the continuous expansion of Ardleigh from the late eighteenth century. Most notably, the construction of the railway line and station to the south of the village and the industrial expansion including Phoenix Mill, Mill House and Tavern House as well as New Hall. There has been a gradual expansion of residential development around the crossroads, particularly along The Street and Colchester Road. A boys and girls school has been constructed west of the village core.

The Ipswich-Colchester railway line opened for passenger service in 1846 by the Eastern Union Railways with three intermediate stations including, Ardleigh, Manningtree and Bentley.

Phoenix steam mill was built c.1850 close to, and immediately north of, the Colchester to Ipswich railway line along Station Road. It was one of the earliest mills in the county purpose-built for steam power and was an elegant building built in white brick. It had ceased grinding by c.1900.

The mill formed part of a small collection of industries, including the railway nursery and a maltings, concentrated around the level crossing and served by railway sidings branching either side of the former Eastern Union Railway. The upside included good sheds and handled horticultural, and seed traffics until the goods service was closed. The sidings no longer exist although some of the nineteenth century railway structures are still present and as such the industrial character of this area is still just recognisable through the few buildings that remain.



Figure 5 Postcard, circa 1918 (source: The Mills Archive Trust)

### Modern (1901 – now)

The Ordnance Survey map published in 1923 shows Ardleigh little altered since the nineteenth century. The map notes Phoenix Mill as being disused. Ardleigh Railway Station was closed for passenger traffic by the British Railways Board in 1967. The most significant residential expansion of Ardleigh took place in the mid to late twentieth century, predominantly to the south of the crossroads set on cul-de-sac arrangements. Within the Conservation Area post-war developments include the Patio Bungalows, a group of mid-twentieth century single storey dwellings set within private and communal gardens; and numbers 1-2 The Terrace, a pair of brick built, two-storey semi-detached dwellings. There has also been some extension to the ribbon development of Colchester Road. The late twentieth-century development along Station Road has been built on previously undeveloped land which now links the historic core to the industrial area to the south.

Ardleigh is a traditional Essex village which has a strong link to 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 6 Third edition Ordnance Survey map of 1923



### 2.3 Designated Heritage Assets

There are seventeen designated heritage assets within the Ardleigh Conservation Area. This includes, the Grade II\* Church, Grade II listed Steam Mill, K6 telephone box and several dwellings. The National Heritage List for England contains the full entry for each asset, this can be found on the Historic England [website](#).

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

Further information about the listing process can be found on the Historic England [website](#).

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

### 2.4 Non-Designated Heritage Assets

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

Heritage assets are defined in Planning Policy as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.'<sup>5</sup>

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

Local listing is an important tool for local planning authorities to identify non-listed buildings and heritage assets which make a positive contribution to the locality. At present there is no approved local list for Tendring District. This document has identified heritage assets which make a positive contribution to the Conservation Area and could be considered for local listing in the future.

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5 NPPF, p67

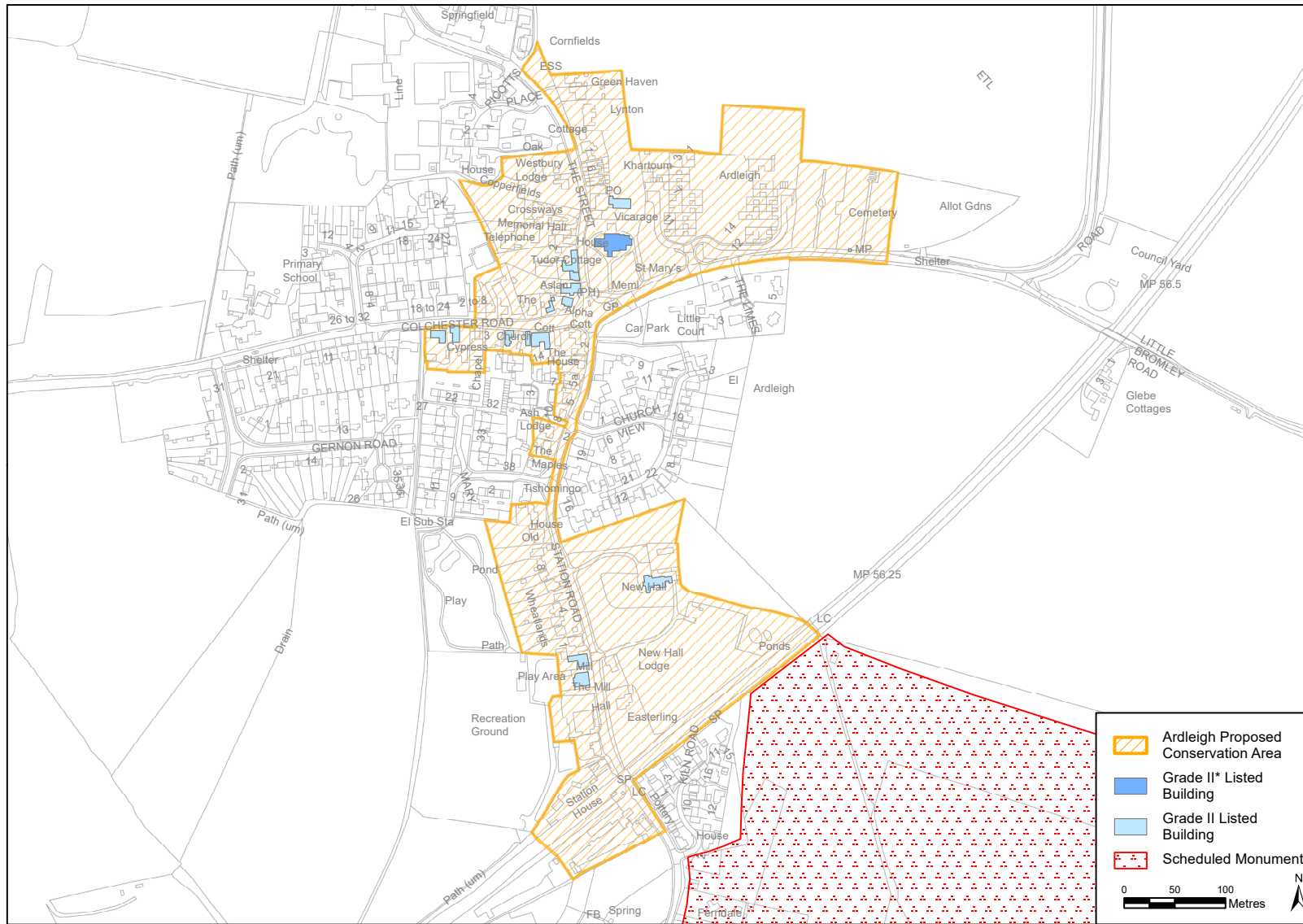


Figure 7 Map showing location of designated heritage assets within the Conservation Area



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:

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

## **2.5 Heritage at Risk**

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

## **2.6 Archaeological Potential**

The Conservation Area has potential for the preservation of significant archaeological remains dating from the prehistoric to postmedieval period. The extensive and ongoing excavations which have taken place have revealed extensive multi-period archaeological remains to the south and southeast of the village. The area is particularly rich in Bronze Age, Iron Age and Roman remains and a number of currently undated cropmarks within and surrounding the Conservation Area are likely to date from these periods.

There have been few archaeological investigations within the Conservation Area. A geophysical survey west of Station Road, revealed features of probable prehistoric date including a trackway which corresponds with aerial photographic evidence of cropmark features. Fieldwalking recovered a small amount of possible Prehistoric finds from this area.

In the wider area extensive excavations and recorded cropmark features suggest the Conservation Area lies within a widespread settled landscape dating from the Neolithic period onwards. This includes extensive barrow cemeteries and urnfields dating to the Bronze Age. The full extent of the cemetery site has not been established and no associated settlement has yet been found however the size of the cremation cemetery would suggest a sizable community. Further cropmarks of ring ditches are located immediately adjacent to the Conservation Area boundary near New Hall while linear features and a circular feature were recorded within the Conservation Area prior to the development of residential housing at Chapel Court. Further cropmark features lie immediately west of the Conservation Area which may have prehistoric origin.



Large open areas surrounding New Hall have high potential for archaeological remains associated with the Bronze Age cemetery as well as Iron Age, Roman and Saxon occupation. Bronze Age burial urns may be located within ring ditch monuments or unenclosed. Iron Age and Roman burials may be high status and are likely to contain grave goods. Further settlement evidence dating from the Iron Age to Saxon period is possible within the Conservation Area.

The manor of Ardleigh 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. The later medieval church is likely to be on the site of earlier structures, below ground remains of which may survive within the churchyard.

The location of the associated medieval manorial hall is likely to be either within the area of the former Ardleigh Hall or closer to the Church. The fifteenth Ardleigh Hall was burnt down in 1979 and so below ground remains relating to earlier structures are to be expected.

The survival of the later medieval Church is an important, well-preserved resource, as is the historic core of the village, centred around the crossroads. 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 recovery of pottery, industrial remains, metal, glass and stone jewellery from excavated sites on the periphery of the Conservation Area would suggest good survival of most archaeological remains. Bone survival on gravel soils is poor, however cremated deposits within vessels have shown excellent preservation. Deep features have potential for waterlogged deposits which have shown preservation of wood and textiles as well as bone and faunal remains.

Environmental remains, preserved in deeper features have potential to yield information on the wider landscape as well as evidence for food and cereal production. The gravels and brickearths have potential to contain Pleistocene faunal remains.



Figure 8 St Mary's Church door








## 3. Assessment of Significance

### 3.1 Summary

The Ardleigh Conservation Area is significant as a historic rural settlement with medieval origins. The Church of St Mary's is of fourteenth-century origins, located on a prominent corner at the intersection between Colchester Road, Harwich Road, The Street and Station Road. The historic building stock is predominantly residential dwellings that front the road and are concentrated around the crossroads. The Conservation Area is also notable for its small collection of mid to late nineteenth-century industrial buildings, including Pheonix Steam Mill and Ardleigh Studios (former goods sheds) that are located to the south of the crossroads.

### 3.2 Significance of buildings

Where visible from areas of the public realm, the buildings within the Ardleigh Conservation Area have been assessed. The map on page 19 should be read in conjunction with the key notes below. 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, but these are more widespread across the Conservation Area (such as inappropriate windows) and are addressed in the management plan. The buildings identified as 'Positive with opportunity for enhancement' tend to have more bespoke or fundamental issues that are not generally observed or widespread across the area.

- 
**Positive:** these are buildings that have been identified as positive contributors to the character or appearance of the Conservation Area. Whilst identified as positive there are likely to be enhancements which can be made to better reveal the architectural interest of the building and improve its contribution to the character and appearance of the Conservation Area. These general enhancements are noted in the management plan. One example would be the replacement of windows where the buildings have uPVC. The upgrade of these items would be beneficial as a general rule.
- 
**Positive with opportunity for enhancement:** these are buildings which have been highlighted as they are positive contributors, but 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 Ardleigh, buildings have been highlighted which require changes that go further than the widespread issues such as inappropriate windows and can include buildings with unsympathetic doors, boundary treatments 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.
- 
**Other:** It was not possible to view these buildings from the public realm to ascertain their contribution to the Conservation Area.

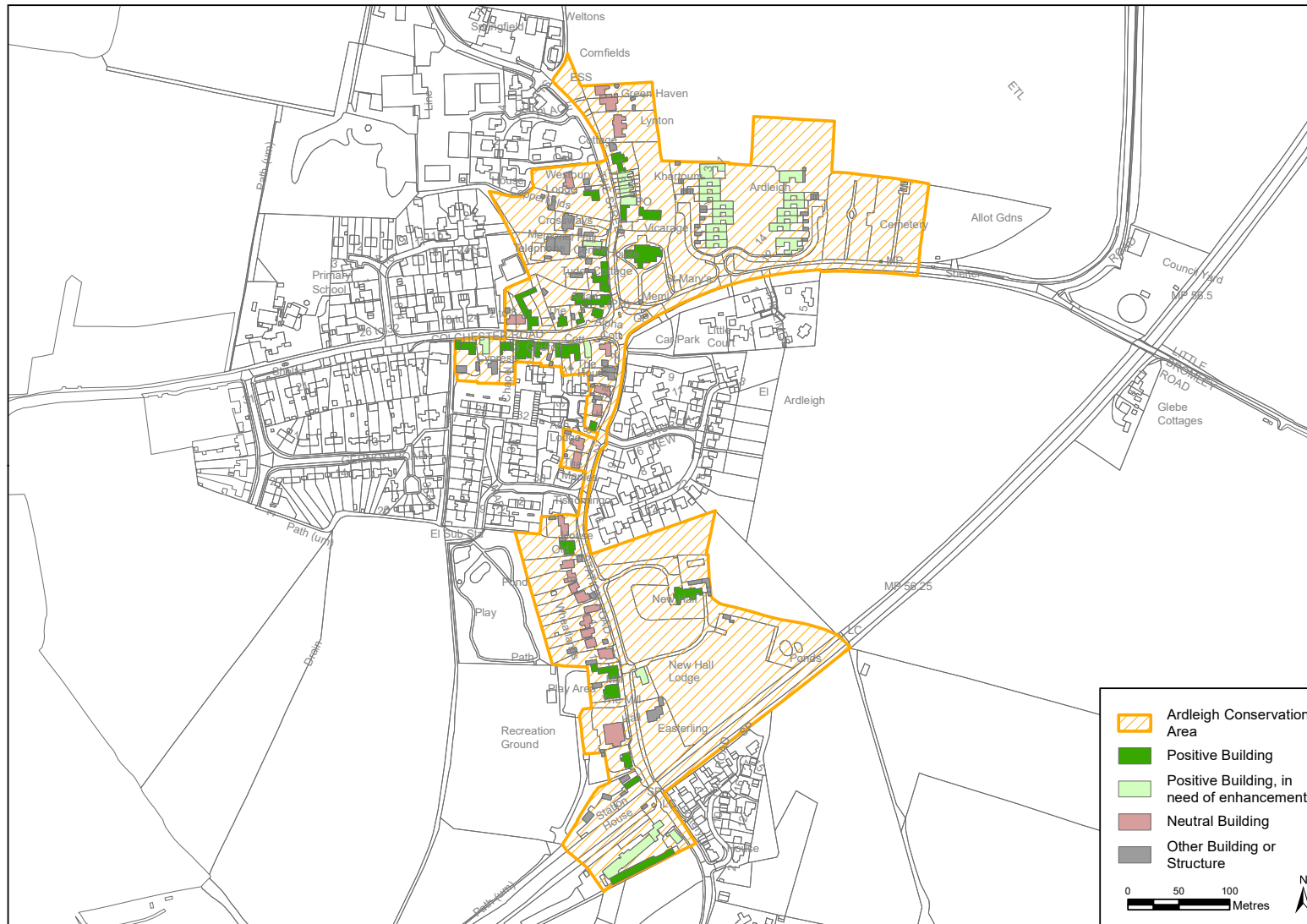


Figure 9 Map showing significance of buildings within the Conservation Area



### 3.3 Character Areas

As part of this appraisal, Ardleigh Conservation Area has been divided into three Character Areas:

Character Area One: Historic Core

Character Area Two: Industrial

Character Area Three: Twentieth-Century Patio Bungalows

The areas have been determined by building typology, historical development, land use and appearance. The following descriptions are not exhaustive, aiming instead to provide accessible accounts of each Character Area which will allow for an informed understanding of the Conservation Area's special interest and defining features.

Prevailing architectural styles, building materials, spatial planning, landscaping and boundary materials are detailed in the description of each Character Area to highlight the special architectural and historic value of the three zones. Photographs are included to aid the descriptions, providing examples where appropriate to inform the understanding of this document.

Where appropriate, descriptions of specific house types are included within each description of a Character Area.

Designated buildings or structures which make a notable contribution to each Character Area are described in the following sections, however the omission of any buildings from the description does not mean they make no contribution to the significance of the Conservation Area. An assessment of the significance of each listed building and the contribution it makes to the special interest of the Conservation Area should be made when development or alterations are proposed.

Non-designated buildings or features deemed to reflect and enhance the special interest of the Conservation Area are also identified in the descriptions of each Character Area.

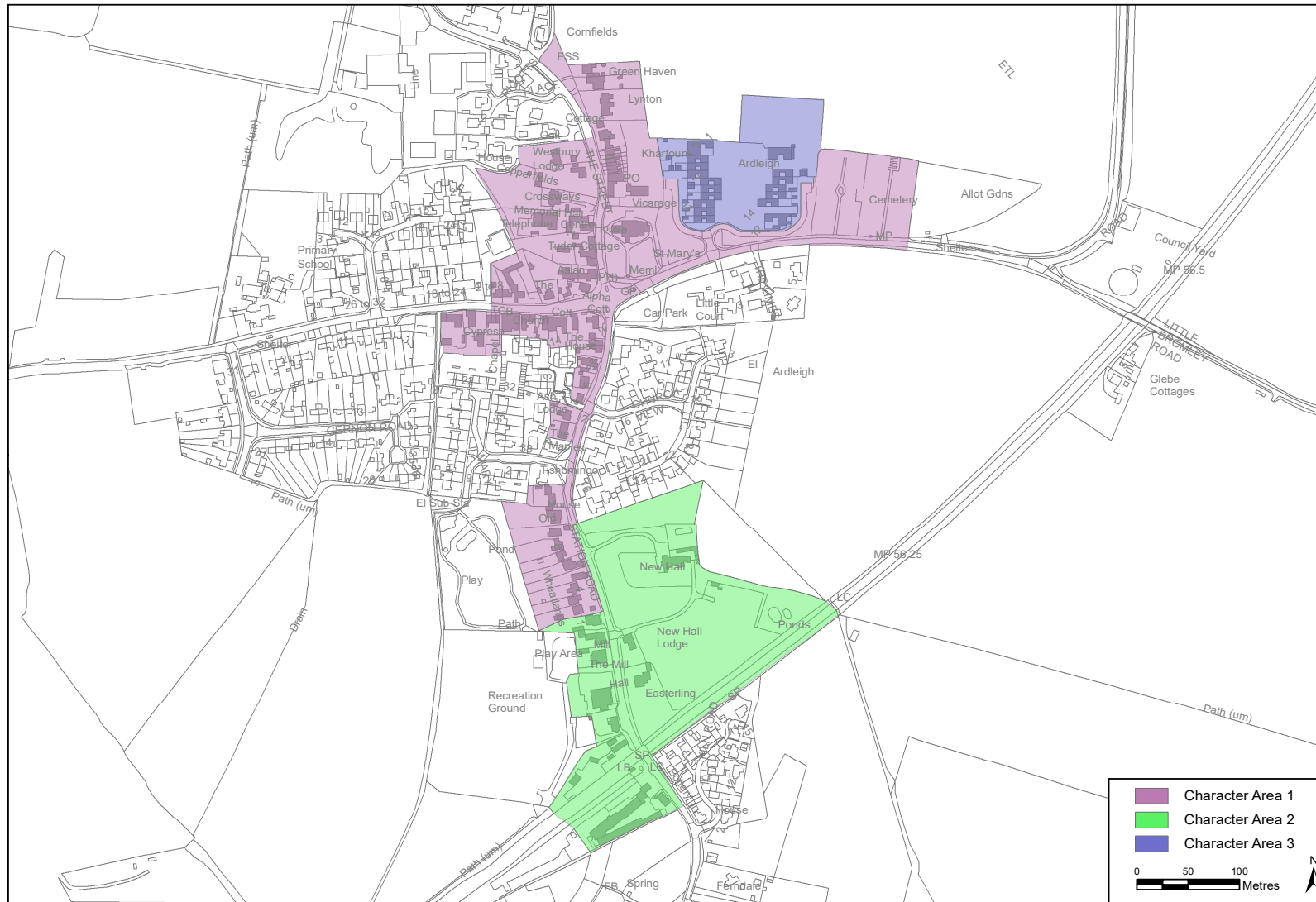


Figure 10 Map showing Character Areas

### 3.4 Character Area One: Historic Core

The character of the Historic Core derives from the ecclesiastical landmark Church of St Marys and surrounding vernacular dwellings that are concentrated around an important road junction between Colchester and Manningtree.

This character area contains most of the Conservation Area's listed buildings which are predominantly dwellings dating from the sixteenth to eighteenth century. It also includes Ardleigh Cemetery, The Lion Inn, and the twentieth-century dwellings which front the historic Station Road, south of the crossroads.



Figure 11 The crossroads looking west



Figure 12 Church of St Mary

## Land Usage

St Mary's church and its surrounding churchyard are located to the northeast quadrant of the crossroads. The church is set back from the road and the churchyard is particularly verdant with many mature trees. The historic ecclesiastical use of the land here is prominent. The churchyard contains many headstones and a War Memorial. The Vicarage is located to the north of the church. The cemetery is located east along Harwich Road; the churchyard and the cemetery are intervened by Ardleigh Court.

The surrounding land usage is predominantly residential. There are a handful of commercial properties, including the Post Office, local convenience store, takeaway shop, and The Lion Inn. The Lion Inn is in use as a Public House and remains an asset within the local community.

There are areas of public realm outside the churchyard and to the south side of Harwich Road opposite the church comprising of a small green with planting and benches. There is also a small carpark to the southeast quadrant of the crossroads.

This area also includes the twentieth century residential development along Station Road. This development makes a neutral contribution to the significance of the area but has been included within this area due to its relationship to the streetscene. Further analysis of later infill development is discussed in Sections 4 and 5.



Figure 13 Churchyard Gates



Figure 14 The Vicarage

### Landmark Buildings

The area contains the Grade II\* listed Church of St Mary. Due to its local importance, use and scale, it is a key landmark within the Conservation Area. There are views of the tower from several locations within the Conservation Area. The Vicarage is a Grade II listed dwelling of seventeenth century (possibly earlier) origins, altered in the eighteenth century. The property is located immediately north of the church and can be viewed from the churchyard and The Street maintaining a strong visual relationship with the church. Its scale, historic use and landscaping positively contribute to the character and appearance of the Conservation Area.



### Landscaping, Open Spaces and Public Realm

This area is predominantly residential with small areas of open space and public realm. The most notable open spaces include the churchyard, located at the centre of the village and the cemetery located along Harwich Road. Both contain many mature trees, including yew lined avenues, which make an important contribution to the appearance of the area and provide a sense of seclusion, although the northern side of the churchyard is more open which affords views of The Vicarage.

The churchyard is surrounded by a low red brick wall with triangular headed brick copings which continues beyond the entrance to Ardleigh Court to the cemetery. The cemetery has a mix of the red brick wall with copings and metal railings with red brick piers.



Figure 15 The Cemetery



Figure 16 The Churchyard



Figure 17 Small green upon entering the Conservation Area

Along Harwich Road there are small parcels of land flanking the entrance to Ardleigh Court. These green spaces, between the modern brick wall bounding Ardleigh Court and the street-fronting historic brick wall with clasping buttresses, are well-maintained with several mature trees further contributing to the verdant and leafy appearance of the character area.

Around the crossroads most dwellings front the road with no front garden. There are some examples of small front gardens, such as Numbers 1-6 The Street, Numbers 1-3 Church Cottages, Boxley House and The Bards. Boundary treatments are varied, including timber, metal railings, red brick, and soft landscaping, but are typically low in height. Street furniture within this area includes timber finger posts, a post box, and the Grade II listed K6 telephone kiosk. There is modern streetlighting throughout the Conservation Area.

Whilst the twentieth-century infill development along the west side of Station Road (south of the crossroads) are neutral contributors, they are set back from the street behind substantial hedgerows and trees; this contributes to the verdant appearance of the character area.

There is a small green wedge upon entering the Conservation Area from the north. This wedge tapers travelling south along The Street as the development becomes denser. There is a small green immediately south of the church yard which is roughly triangular.



Figure 18 K6 Telephone Kiosk

There are some planters, fingerpost, and a bench. Opposite is a small carpark which is tarmacked and bound by shrubs and trees. There is a small, grassed area outside of the carpark with planters, a bench and Ardleigh village sign. Immediately adjacent to the Ardleigh's Convenience Store is the village notice board and bus stop. There is also a public footpath to the west of Cypress Cottage which provides pedestrian access to Millennium Green and open fields within the Conservation Area's setting.

### Contribution of 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. They include:

- The Hollies
- Numbers 1-6 The Street and Post Office
- Church Hall (west of the Vicarage)
- The Methodist Church
- The Dairy
- Numbers 1-3 Chapel Cottages, Colchester Road



Figure 19 The Hollies



Figure 20 Numbers 1-6 The Street and Post Office



Figure 21 Church Hall (west of The Vicarage)



Figure 23 The Dairy



Figure 22 The Methodist Church



Figure 24 Numbers 1-3 Chapel Cottage, Colchester Road

### Local Building Materials and Details

Building materials within this area are predominantly painted render, red brick and red plain clay tiles. There are also some examples of slate used as a roof covering, mostly seen of the later nineteenth century and early twentieth century properties. There are properties with concrete roof tiles, however, these are not an appropriate roof covering. Dwellings are one and a half or two-storeys in height. Roof forms are mostly gabled with various examples of double pile cottages and fewer hipped roofs.

There are variations in building materials including the Church of St Mary which is constructed of flint, rubble, septaria, Roman brick, and puddingstone with limestone dressings; The Ancient House which is an exposed timber frame dwelling which Pevsner describes as 'specially good'<sup>6</sup> and Ardleigh Methodist Church which is constructed of stone, contrasting with attached residential buildings.

Windows and doors are mostly timber although there are some examples of replacement uPVC which detract from the traditional character and appearance of the Conservation Area.

6 Pevsner, Essex, (second edition), p. 58



Figure 25 Examples of materials within the Historic Core

### 3.5 Character Area Two: Industrial Area

The character of the Industrial Area derives from the nineteenth-century industrial buildings located near the level crossing of the former Eastern Union Railway that ran from Colchester to Ipswich. There are three listed buildings in this character area, Pheonix Mill, Mill House and New Hall, all of which are Grade II listed.

New Hall and New Hall Lodge have been included in this area as they were constructed in the same period as the industrial buildings and constructed from similar building materials. New Hall is a large building and reflective of the higher status expansion of the area during the mid-nineteenth century. New Hall and its lodge are reflective of wealth and the gentrification of the area because of the industrial expansion.

#### Land Usage

This area is predominantly commercial. There are some residential properties in this area; Mill House, formerly associated with Pheonix Mill, New Hall and New Hall Lodge, Easterlings, Station House and Little Maltings. Little Maltings is a late twentieth-century dwelling but is included in this character area due to its proximity to Mill House, and similar construction materials. There is also a mid-late twentieth-century village hall situated between Pheonix Mill and Tavern House. Easterlings does also not form part of the predominant construction phase of the areas industrial expansion, however, due to its location is included in this character area. It is a good example of an early twentieth-century vernacular building.

There is a low density of development within this area when compared to the historic core. This is reflective of the historic land use and industrial context of the area which remains appreciable.



Figure 26 Level crossing looking north along The Street



Figure 27 Mill House and Phoenix Mill



Figure 28 Phoenix Mill

### Landmark Buildings

This area contains the Grade II listed Pheonix Mill. The former steam mill is set over four storeys and fronts the road. It is one of the earliest purpose-built steam mills in Essex. Due to its scale and regional significance, it is a key landmark building in this area.



Figure 29 Mill House

### Landscaping, Open Spaces and Public Realm

There is limited public realm within this character area which is reflective of the area's industrial character.

This character area is more open compared to the historic core. The properties are detached and are set on spacious plots. There is a tarmacked car park surrounding the village hall with access to a car park to the rear of Pheonix Mill. This is the largest open space within this character area and affords visibility of Millennium Green, an open community recreation ground and playground, located immediately west of the Conservation Area.

Boundary treatments are varied due to the mixed use within the character area, including brick walls, metal railings, bollards, and hedging. There are examples of close boarded timber fences of varying heights which are uncharacteristic due to their untraditional appearance.

New Hall is set within substantial grounds and surrounded by mature, dense tree screening and a modern light brick wall which secludes it from the street. Easterlings is situated closer to Station Road but is also surrounded by mature trees. The mature planting dominates the eastern side of Station Road when entering the Conservation Area from the south.

There is modern streetlighting throughout the Conservation Area.



Figure 30 Station House, Tavern House and the village hall set on spacious plots with skygaps and views of Millennium Green





Figure 31 Ardleigh Studios (former goods sheds)

### Contribution of Key Un-Listed Buildings

There is limited development within this character area and few modern buildings. All historic buildings contribute to the industrial character of this area. Examples of key nineteenth century buildings which contribute to the character of this part of the Conservation Area and an appreciation of its industrial past include:

- Tavern House
- Station House
- Ardleigh Studios (former goods sheds)
- Nursery View



Figure 32 Nursery View

### Local Building Materials and Details

Building materials within this area are mixed. Pheonix Mill and Mill House are constructed in white and gault brick as is New Hall. Their similar material palette reinforces an understanding of their historic association and age.

Tavern House and Station House are rendered and the buildings south of the level crossing are constructed from redbrick. Slate is a prevalent material for roof coverings. The material palette of this area is reflective of their historic use and mid-late nineteenth-century construction period.

Easterling was constructed in the early twentieth century, constructed from red brick to the ground floor and render to the upper floor. Decorative details include half timbering and decorative barge boards. The construction materials are indicative of its age. New Hall Lodge is a single-storey dwelling; formerly the lodge to New Hall, the property has been heavily altered and extended. There are some examples of replacement uPVC which detract from the traditional character and appearance of the Conservation Area.



Figure 33 Easterling



Figure 34 New Hall Lodge



### 3.6 Character Area Three: Patio Bungalows

The character of the Patio Bungalows derives solely from the twentieth-century dwellings at Ardleigh Court and their associated grounds and landscaping. The former house (Ardleigh Court, also known as The Rectory) has been replaced with a development of patio bungalows with narrow frontages set in mature and well-stocked grounds. They are set back from Harwich Road behind a modern red brick wall and the street-fronting wall, contiguous with that of the church and cemetery.

The dwellings at Ardleigh Court are an interconnected group of staggered, low-rise bungalows of consistent scale, design, and materiality which lends a strong sense of homogeneity to the character area.

#### Land Usage

This character area is solely residential, formed of two rows of staggered bungalows of a C-shape floor plan set around enclosed courtyard-style patios.

#### Landscaping and Open Spaces

Ardleigh Court is set within extensive mature grounds with ornamental specimen trees. Due to the abundance of soft landscaping and mature trees this area is particularly verdant in appearance and contributes positively to the rural character of the area.

Boundary treatments are limited to red brick walls with timber picket fencing fronting the street, all of which of matching design and colour; black.

#### Contribution of Key Un-Listed Buildings

All of the buildings within this character area make a positive contribution to the Ardleigh Conservation Area. They are a fine example of a twentieth-century patio home development. The original intended layout, design, and homogeneity remains intact and legible.

The concept of narrow frontage single-storey houses with a series of linked courtyard-style patios was influenced by Danish examples and by work at the Ministry of Housing and Local Government Research and Development Group. These developments emerged in the 1960s and were widely considered to be innovative.

### Local Building Materials and Details

Building materials within this area are generally consistent which contributes to the overall appearance of the character area.

Walling materials include red and buff brick with sections of stained timber vertical weatherboarding and render. Each bungalow has deep horizontally boarded fascias which are consistently stained or painted black.

Windows are a mix of timber and uPVC that are white in colour.

All structures have flat roofs, further reinforcing the sense of cohesion within the area.

Hardstanding in the form of block paving is found to the enclosed courtyards.



Figure 35 Patio Bungalows



### 3.7 Key Views

Key views have been identified within the Conservation Area. Views from outside of the Conservation Area from which its special interest can be recognised, as well as key views from within the Conservation Area looking out to its setting, are also highlighted where appropriate.

Key views are identified on Figure 29. The views included in this assessment are not exhaustive; for example, there are also glimpsed and kinetic views that contribute to the character and appearance. Any proposals for development within the Conservation Area, or its environs, should consider the views below and others which may be relevant or highlighted as part of a bespoke assessment of that proposal.

Travelling north along Station Road and south along The Street; the church tower becomes more prominent on the approach to the crossroads and defines the centre of the Village, reinforcing an understanding of Ardleigh's historic core. Figure 27 View of the church tower from Station Road. Due to the density of development around the crossroads, road layout and mature trees, long views of the church tower from within the Conservation Area are limited. However, glimpsed views of the church tower can be appreciated from Colchester Road outside of the Conservation Area and from the gap between The Dairy and The Bards.

Travelling south along Station Road, the roof of The Phoenix Mill can be glimpsed indicating the emergence into the industrial area of Ardleigh. It becomes more prominent in views from the entrance to New Hall southwards. Equally, the view from south of the railway line looking north along Station Road includes The Phoenix Mill with the railway line and associated nineteenth-century railway buildings in the foreground. There are also glimpsed and kinetic views that contribute to the character and appearance of the Conservation Area. This area comprises large, detached properties set on generous plots. The west side of Station Road affords views through to Millennium Green and the visibility of the open, verdant landscape contributes to the character of this area.

There are two locations from within the Conservation Area where the setting can be appreciated through views out towards the surrounding open countryside. Firstly, where the informal green wedge along The Street leads to a public footpath giving views across open countryside. Secondly, where the cemetery terminates and there is a gap in the hedge to the southside of Harwich Road.

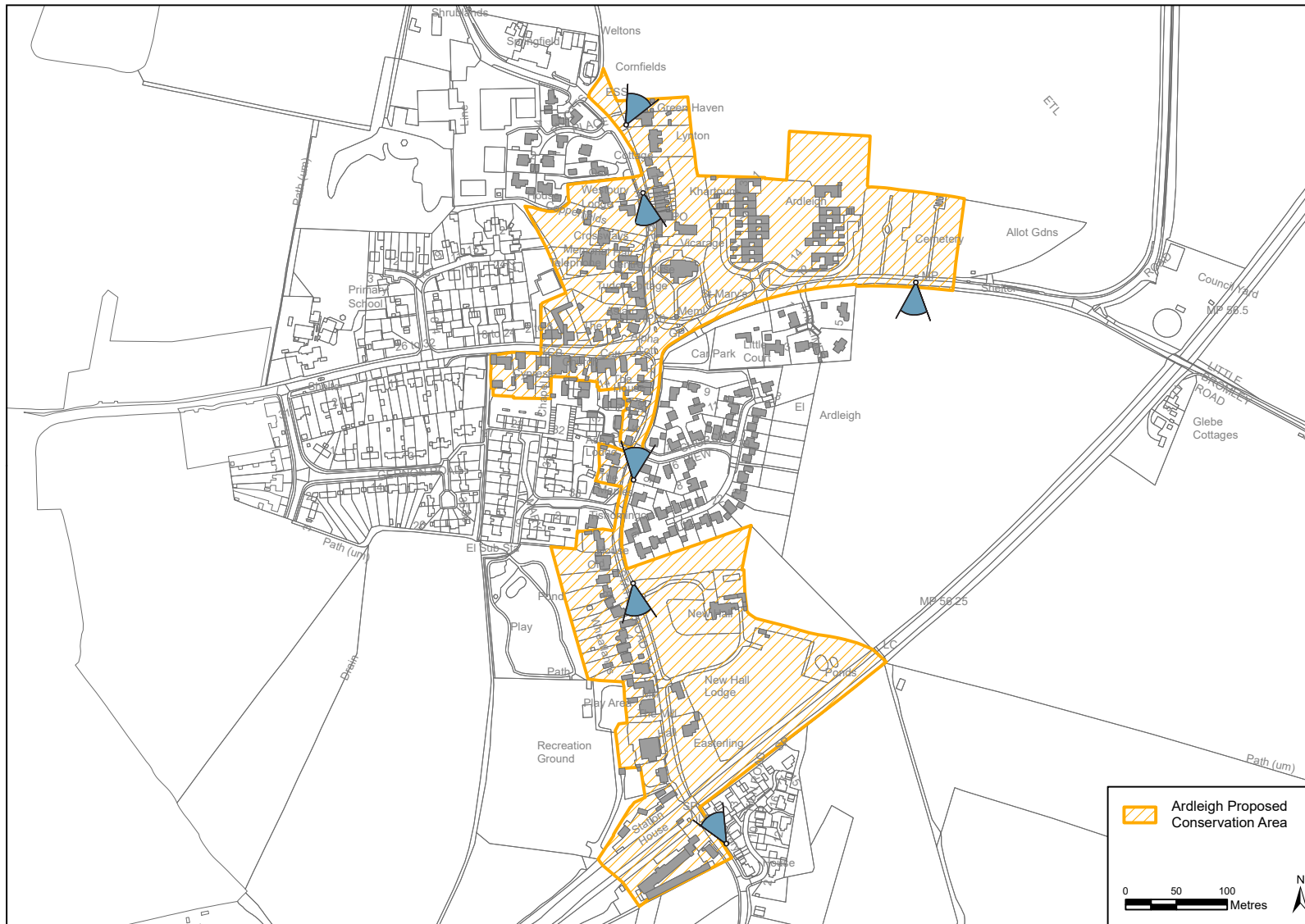


Figure 36 Map showing key views within the Conservation Area



### 3.8 Setting of the Conservation Area

The NPPF describes the setting of a heritage asset as:

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

*Historic England Good Practice Advice 3: 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.

Ardleigh Conservation Area draws its significance from key features outside of its boundary. The Conservation Area is surrounded by arable and open landscape; there are only a few locations from within the area that the setting can be viewed which contributes significantly to the rural character of the Conservation Area. There is some modern housing development within the immediate setting of the Conservation Area mostly concentrated to the south of Colchester and Harwich Road set around cul-de-sacs. To the immediate north there is a collection of commercial properties.

Immediately to the rear of Pheonix Mill and the village hall is Millennium Green, comprising of playing fields and bound by hedgerow to the west, The open, lawned playing fields provide a verdant backdrop to the Conservation Area and contributes to the rural village atmosphere.

To the south of the Conservation Area is the Grade II listed Bovill's Hall. The property is of fifteenth-century origins with significant alterations in the eighteenth and nineteenth century. The most notable designated heritage asset in the setting of Ardleigh Conservation Area is the crop mark site, designated as a Scheduled Monument, which is one of the largest Bronze Age cemeteries yet discovered in Eastern England.

To the west of the Conservation Area is Ardleigh St Mary's Primary School, constructed in 1865 along with the attached schoolhouse. This building makes an important contribution to the setting of the Conservation Area as it was constructed to serve the village of Ardleigh. It contributes to an understanding of Ardleigh's mid-nineteenth century development.

The wider setting of the Conservation Area is formed predominantly of agrarian fields with small pockets of residential development and small industrial sites, as well as Ardleigh Reservoir to the southwest.



## 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 Ardleigh, with many being shared with other Conservation Areas.

### 4.1 Car Parking

Ardleigh 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 the compact development around the crossroads and to the south the properties benefit from generous plots with sufficient space. There are instances of on-street parking along The Street, however, it does not appear overcrowded.

There are some examples where front gardens have been replaced by hardstanding for parking. Such an alteration should be discouraged as disproportionate areas of hardstanding can have an adverse impact upon the character and appearance of the streetscene. There is an opportunity for existing examples to be softened by planting. Whilst on-street parking can result in a cluttered appearance, the loss of verdant front gardens is more detrimental to the character and appearance of the Conservation Area.

### 4.2 Inappropriate alterations and development

Properties identified as 'positive in need of enhancement' within section 3.2 are properties that have undergone incremental changes which have adversely affected their historic character and appearance. This has impacted the contribution they make to the significance of the Conservation Area. Such alterations have been outlined below;

#### Windows, doors, and materials

A key concern across the majority of the Conservation Area is the alterations to windows and doors. The replacement of timber windows with inappropriate uPVC windows can impact the historic character of a building, and the contribution they make to the appearance of the Conservation Area. The location of doors and windows within a historic building is also an essential part of its character, and altering their position, or blocking them up, can detract from its appearance.

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

Another concern is alteration to the external materials of a property, such as alterations to roof coverings and elevation treatments. This can have a detrimental impact on the architectural interest and character of the area. For example, the replacement of natural slate and handmade clay tiles with concrete tiles and machine-made tiles. Such materials are unable to mimic the finish and craftsmanship of traditional materials and as such erode the quality of the historic building stock. Rendering and painting brick-built buildings can also cause undue harm to the Conservation Area by covering historic, traditional building materials and diluting the original appearance. Such an alteration can also cause irreversible damage to historic fabric. The use of high-quality materials is expected within Conservation Areas.





### **Inappropriate features**

Commercial properties within the Conservation Area currently have plastic and vinyl signage. This is particularly an issue within the historic core. Although there are only a few commercial properties within the historic core, they have non-traditional signage which can greatly impact the area's traditional character and appearance. There are also some small, modern signs on commercial properties with the industrial area. The removal and replacement of plastic and vinyl signage would be an opportunity.

### **Modern Development**

There are areas where infill has a negative impact upon the historic character and appearance of Ardleigh. The properties along Station Road are bound to the front by hedgerow and it is recommended to maintain this soft landscaping. Additional soft landscaping and tree planting to front of these dwellings would be considered an enhancement as it would improve the appearance of the streetscene. There have also been several cul-de-sac developments south of the crossroads within the setting of the Conservation Area.

### **Boundary Treatments**

Within both character areas there are examples of close boarded timber fences. This is not a widespread issue; however, their use is generally discouraged in conservation areas due to their non-traditional appearance. Low close boarded fences have less of a visual impact and existing examples should look to introduce soft landscaping to soften their appearance. However, traditional boundary treatments are preferred.

There is an opportunity, going forward, to consider introducing traditional boundary fences such as low picket fences, brick walls, traditional metal railings and hedging. The use of high-quality materials is expected within Conservation Areas.

### **4.3 Interpretation**

There is opportunity to enhance the heritage interpretation of Ardleigh, through physical interpretation on site and digital resources. Interpretation boards could be located within or near the churchyard to improve an understanding of Ardleigh's medieval development. As well as near Phoenix Mill to improve an understanding of Ardleigh's nineteenth-century industrial development.

### **4.4 Maintenance**

Some spaces within the Conservation Area need some routine maintenance to enhance their appearance. For example, the historic wall that bounds Ardleigh Court and the Cemetery has deteriorated in some locations, with spalled bricks and missing mortar/ pointing. Routine maintenance would prevent further deterioration of the historic boundary walls. Historic England defines maintenance within Conservation Principles as "routine work necessary to keep the fabric of a place in good order". The importance of preventative maintenance cannot be over-emphasised, as ongoing maintenance can not only limit, or even prevent, the need for repairs later, it will avoid the loss of original fabric and is cost-effective.<sup>7</sup> The triangular coping of the historic wall has been replaced in some locations with a standard soldier course, detracting from the original detailing and appearance. There is an opportunity to reinstate the original coping detail as this would be considered an enhancement to the area.

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Preventative Maintenance (spab.org.uk)



#### **4.5 Public Realm**

The largest area of public space within the Conservation Area is the churchyard. It is recommended to continue the maintenance of this area to a high standard. There are small areas of public realm outside the churchyard, around the carpark and to the north of The Street; these areas have attractive soft landscaping and should also continue to be maintained to a high standard. Other small, landscaped areas are well maintained, and continued maintenance is recommended.

There is an opportunity for the street furniture to be of a more traditional design. For example, the fingerpost on the small green wedge outside the churchyard and streetlighting. Such alterations would greatly enhance the character and appearance of the Conservation Area.



## 5. Management Proposals

There are a wide range of opportunities for the Ardleigh 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. The loss of original or historic windows and materials is a particular concern within the Ardleigh Conservation Area.

#### 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 Ardleigh 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 Ardeleigh's history and character.

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

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.



### 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. The Local Planning Authority must, where possible, seek schemes which enhance the built environment and look to conserve and reinstate historic features. It is also considered that poor quality or unsympathetic schemes 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.

This is particularly relevant to the infill development along Station Road. These buildings have been identified as making a neutral contribution to the significance of the Conservation Area and it is important that this contribution is not undermined by negative alterations such as the removal of soft landscaping or inappropriate extensions that are visible from the public realm.

### 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 are 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. Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. The properties within Ardleigh are generally well maintained. However, the benefits of simple maintenance and repair cannot be over-emphasised. A continuation of general maintenance and increase awareness would be valuable to preserve the character Ardleigh's built heritage.



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

The design guide will provide the following:

- Provide guidance on the traditional form of boundary treatments and encourage their reinstatement where they have been removed or compromised.
- Provide guidance on traditional roofing materials and encouraging the reinstatement of good quality slate and the removal of unsympathetic modern materials such as interlocking concrete tiles.
- Provide and update guidance relating to signage. This should address appropriate size and design, the extent and amount and associated lighting. All further planning applications and advert consent applications should be required to comply, where possible, with this standard, designed to help to restore the character and appearance of the Conservation Area.

### **Tree Management**

In line with the Town and Country Planning Act, all trees in Conservation Areas are afforded the same protection as a Tree Preservation Order. Trees which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground, may not be felled or lopped unless six weeks written notice has been given to the Council. Six weeks' notice has to be given to the council under S211 of the Act.

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

### **5.2 Positive Management: Long Term**

The second set of proposals are also focussed on 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 is proposed to be revised within this appraisal in accordance with the NPPF (2021) and *Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management* (2018). It is proposed that the boundary is reduced to exclude modern housing developments and extended to the south to include the Goods Sheds. 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**

Currently, there are no areas within the Conservation Area of physical interpretation. There is scope to introduce interpretation boards, particular around the church, crossroads and near Phoenix Mill aimed at improving understanding and awareness of the Conservation Area's significance.



### **Opportunity Sites**

There are some opportunity sites across the Conservation Area which, if sensitively addressed, may enhance the character and appearance of the Conservation Area. In particular, buildings that have been identified as 'positive in need of enhancement' (outlined in Section 3.2 and Section 5) are key opportunity sites within Ardleigh Conservation Area. Many of these properties have undergone inappropriate material changes, such as replacement of traditional roof coverings, windows and doors. The use of traditional materials would greatly improve the architectural interest and traditional character of the Conservation Area. Should there be an opportunity to reinstate these features in the future, this would enhance the character and appearance of the Conservation Area.

### **Public Realm**

The public realm within Ardleigh is well maintained; continued maintenance would preserve the character and appearance of the Conservation Area. Investment to improve the wider public realm can be achieved by the installation of high-quality street furniture.

For example, the replacement of the modern fingerpost within the historic core and streetlamps throughout the area with those of a traditional design would better relate to the traditional character of the area and be of an enhancement to the Conservation Area's appearance.

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

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

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

#### How are conservation areas managed?

Conservation Area can be supported by an appraisal and management plan. This document is the appraisal and management plan for the Brightlingsea Conservation Area. The appraisal describes the importance of an area in terms of its character, architecture, history, development form and landscaping. The management plan, included within the appraisal, sets out various positive proposals to improve, enhance and protect the character and appearance of the Conservation Area.

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

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

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

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

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



### **What is an Article 4 Direction?**

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

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

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

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

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

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

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

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

### **Can I demolish a building in a conservation area?**

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





### Can I remove a tree within a conservation area?

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

### How do I find out more about a conservation area?

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

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

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

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*Rodwell, Historic Churches: A Wasting Asset, 1977 CBA Research Report No. 19*

### Archives

Essex Record Office (ERO)

Historic Environment Record (Essex County Council)

The Mills Archive Trust

### 6.3 Legislation, Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	All sections are relevant, although the following pertain to Conservation Area Appraisals and Management Plans:  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) DLUHC	Chapter 16;  Annex 2
National Guidance	National Planning Practice Guidance (2019) DLUHC	ID: 18a
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 (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
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 (2020) Conserving Georgian and Victorian terraced housing	
National Guidance	Historic England (2017) Repointing Brick and Stone Walls Guide for Best Practice	
Local Supplementary Planning Document	Tendring District Council Local Plan (2007)	<p>QL9 – Design of New Development</p> <p>QL11 – Environmental Impacts and Compatibility of Uses</p> <p>EN1- Landscape Character</p> <p>EN17- Conservation Areas</p> <p>EN18- Fascia and Shop Signs in Conservation Areas</p> <p>EN18 (a) and (b)- Advert Control within Conservation Areas</p> <p>EN20- Demolition within Conservation Areas</p> <p>EN21- Demolition of Listed Buildings</p> <p>EN22- Extension and Alterations to Listed Buildings</p> <p>EN23- Development within the Proximity of a Listed Building</p> <p>EN25- Satellite Dishes on Listed Buildings and in Conservation Areas</p>

## 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.

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# Great Holland Conservation Area Character Appraisal and Management Plan

**Tendring**  
District Council



**Client:**  
Tendring District Council

**Date:**  
June 2023





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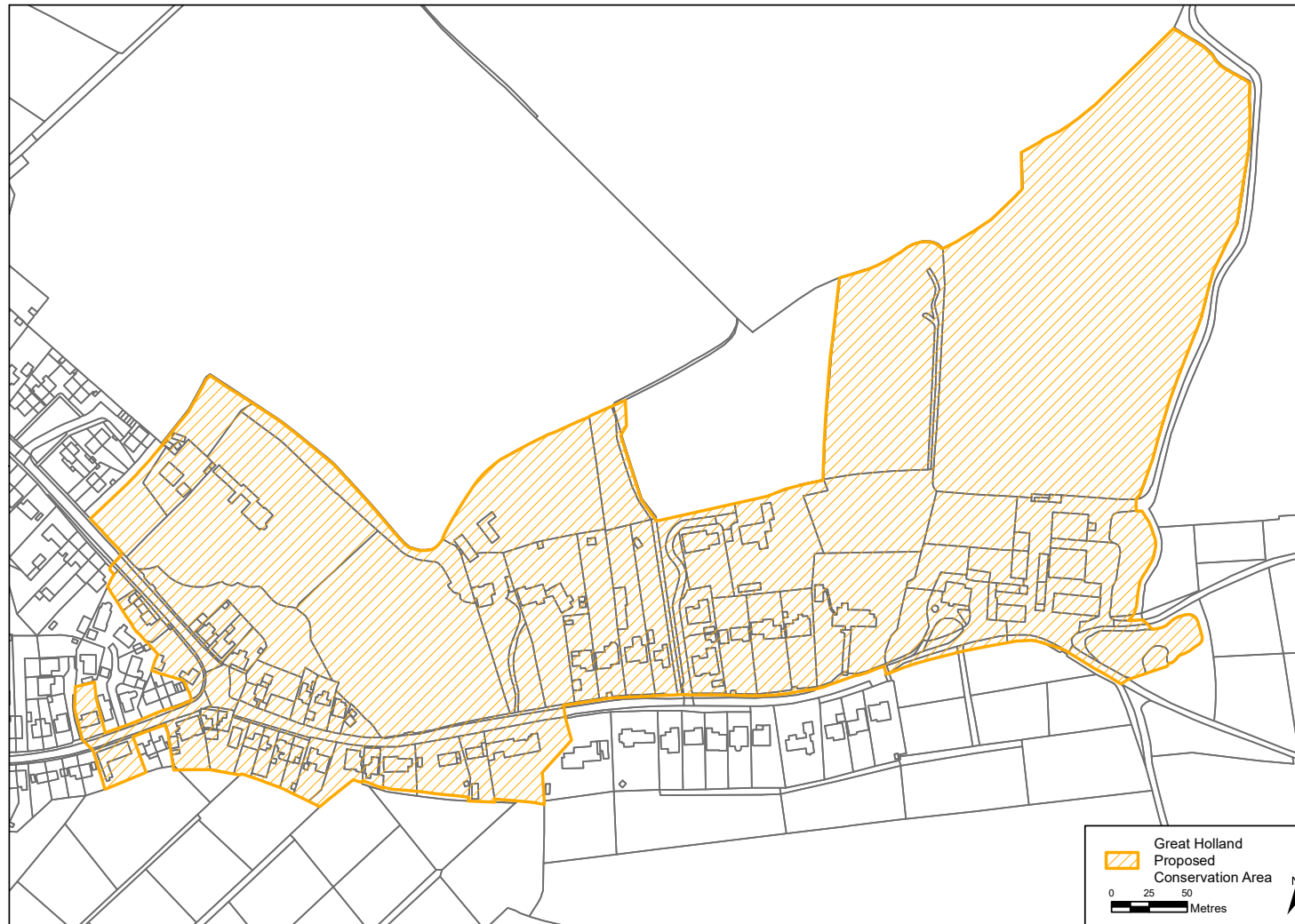


Figure 1 Map showing proposed Conservation Area boundary



# 1. Introduction

## 1.1 Summary

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

Great Holland is situated on a promontory of high ground, which slopes gently southeast to the undeveloped coastline to the north of Holland-on-Sea and to Holland Brook to the southwest. The settlement straddles the north-south Clacton Road (B1032) between Kirby Cross to the north and Holland-on-Sea to the south, at the eastern end of the Clacton seafront. The Conservation Area was designated in June 1981 and covered the area around the small square in front of the Ship Inn in the south-eastern part of the village away from the main road. The Conservation Area was extended eastwards in November 1988 to include All Saints Church and its setting.

The special character of Great Holland Conservation Area lies in the relationship between a formal area in front of the Ship Inn and the sinuous lane leading to the Church, Great Holland Hall and the extensive views over the coast. Great Holland developed through history around different focal points, and as a result the settlement is polycentric with at least three separate centres. The Great Holland Conservation Area encompasses the best preserved and most fundamental parts of this historic polycentric settlement. The boundaries of the Area have been assessed and recommendations are made for its extension. These are described in detail in Section 1.5.

## 1.2 Purpose of Appraisal

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

The appraisal recognises designated and non-designated heritage assets within the Conservation Area, which contribute to its special interest, along with their setting. It also recognises non-designated heritage assets within the setting of the Conservation Area which contribute to its special interest. It considers how the area developed, in terms of its building styles, forms, materials, scale, density, roads, open spaces, views, landscape, landmarks, and topography. These qualities are used to assess the key characteristics of the area, highlighting the potential impact future developments may have upon the significance of heritage assets and the character of Great Holland. This assessment is based on information derived from documentary research and analysis of the area itself, as well as a review of the previous Conservation Area Appraisal published in 2006.

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

It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in Section 6.2.



### 1.3 Planning Policy and Guidance

The legislative framework for 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 (DCLG 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 which is the subject of this report 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



Figure 2 Aerial view of the Great Holland Conservation Area showing it in its wider context

#### 1.4 Designation of the Conservation Area

Great Holland Conservation Area was designated in 1981. The boundary was subsequently extended in 1988, to include the Grade II\* Listed All Saints Church and its setting and the protected Ancient Woodland of Hollandhall Wood.

A Conservation Area Character Appraisal was undertaken by consultants Smith Stuart Reynolds in 2001 although the document had no formal planning status at the time. In 2005 Tendring District Council agreed to prepare Conservation Area Character Appraisals for each of its Conservation Areas. As a forerunner to updating the previous consultant's documents a consultation exercise took place in late 2005/early 2006.

A Conservation Area Character Appraisal for Great Holland produced by the District Council was subsequently adopted in March 2006. This document was therefore the second appraisal document to be completed for the Conservation Area.

A significant amount of change has occurred since the Conservation Area was first designated. This current document has reviewed the Conservation Area's boundary and special interest to account for changes that have occurred since the last boundary revision and provides an accurate account of the village as it is today.

#### 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 to provide a clearer strategy which acknowledges the practicalities of Great Holland's built environment. This review is in line with the NPPF guidance on Conservation Areas (paragraph 191). A map which marks the original boundary and the 1988 extension is shown below (Figure 3). It is proposed to extend the boundary to the southwest along Manor Road, incorporating two buildings of historic and architectural interest: the Village Hall and number 25 Manor Road. In addition, a small extension is proposed to the north to include the War Memorial on Rectory Road.



Figure 3 The original 1981 boundary and the 1988 extension in pink

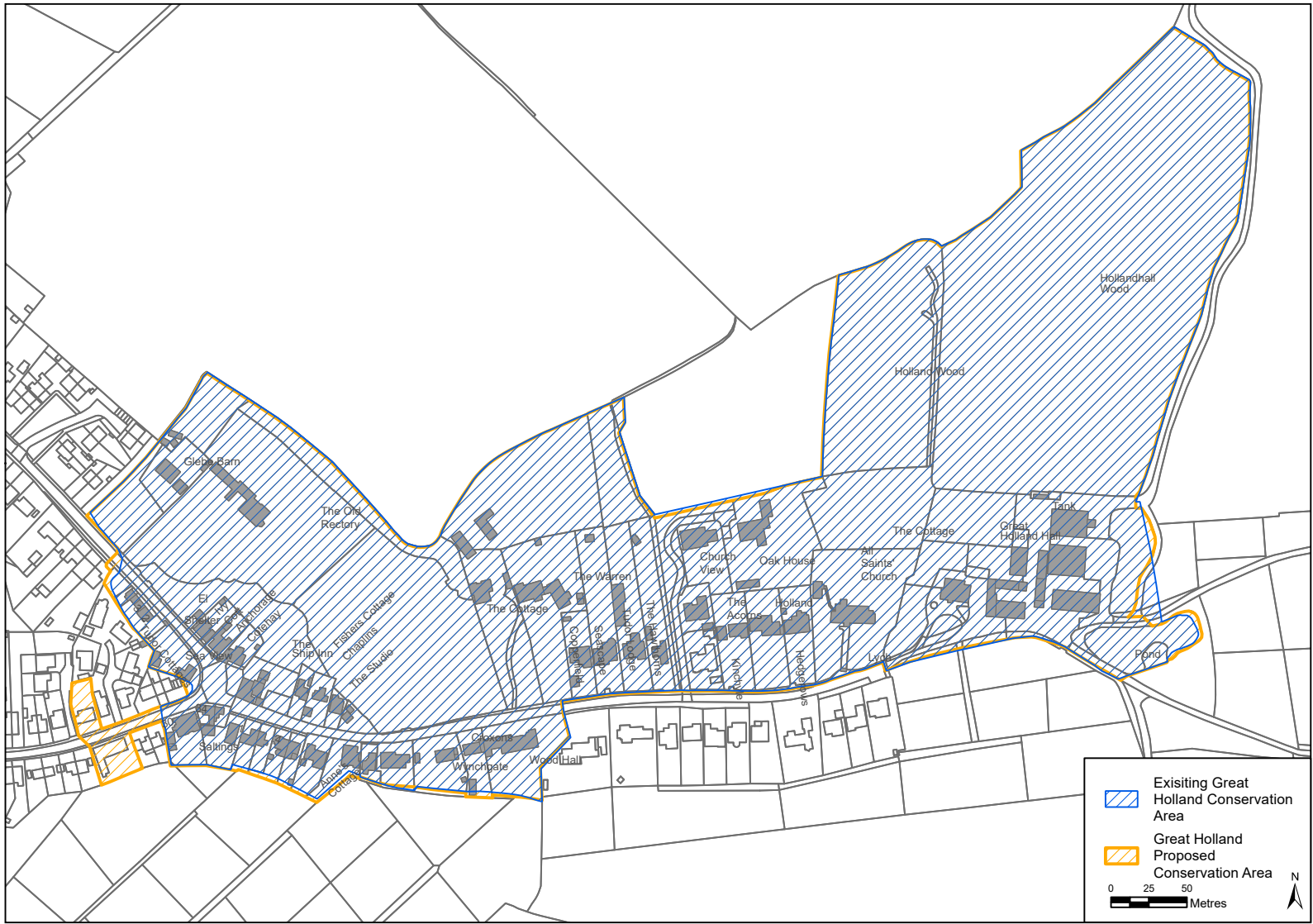


Figure 4 Map showing proposed revisions to the Conservation Area boundary

The area within the original boundary designated in 1981 was centred around the enclosed square in front of the Ship Inn. North-west from the square, the boundary takes in Sea View and Tudor Cottages on the west side of Rectory Road, extending a little further up the east side of Rectory Road to include Glebe Barn. The boundary runs round this property and to the rear of The Old Rectory and the former playing field. The extension in 1988 incorporated Church Lane which provides extensive views over the coast, the Grade II\* Listed All Saints Church, the Great Holland Hall farmstead its associated ancient woodland (Holland Hall Wood).

Some amendments to the boundary are recommended in this draft appraisal. Written descriptions and accompanying photographs are including in the following sections.

### Proposed Reductions

No reductions are proposed to the Conservation Area boundary. While some later twentieth-century dwellings do not specifically enhance the character of the Conservation Area, they can be considered to make a neutral contribution. Their retention within the boundary is therefore considered appropriate, and the future management of planning applications affecting these dwellings may result in an improvement in their appearance and character, resulting in a positive change within the Conservation Area.

### Proposed Additions Area 1: North Extension

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. An inscription reads as follows:

THIS DRINKING FOUNTAIN  
WAS ERECTED AS  
A MEMORIAL OF THE GREAT WAR 1914-1918  
AND IN MEMORY OF ALL WHO  
FOUGHT AND WORKED TO OBTAIN VICTORY  
A BRONZE TABLET IN THE PARISH CHURCH  
RECORDS THE NAMES OF THE MEN OF THIS  
VILLAGE WHO GAVE THEIR LIVES  
FOR THEIR COUNTRY  
PEACE WAS SIGNED JUNE 28<sup>TH</sup> 1919



Figure 5 The War Memorial Drinking Fountain on Rectory Road

## Area 2: South-western Extension

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.



Figure 6 The Village Hall



Figure 7 The Village Hall c 1909 (image provided by Linda O'Reilly)



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.<sup>1</sup> 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.

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<sup>1</sup> Paul Withams. Editor Great Holland Village Website Pers Comm.



Figure 8 Number 25 Manor Road

## 2. Great Holland Conservation Area

### 2.1 Context and General Character

The settlement of Great Holland is situated on a low hill, just over a kilometre from the coast. From the village the ground slopes gently southeast to the coast and to Holland Brook to the southwest. To the south and southeast were once low-lying Holland Marshes (also known as Holland Haven) and the site of the former Gunfleet Estuary. In the wider landscape, the reclaimed marshes, the ancient natural woodland of Hollandhall Wood and the recently created Great Holland Pits Nature Reserve are important features. The Gunfleet estuary was a navigable channel used for shipping to and from the coast possibly as far inland as Thorpe le Soken.

Great Holland appears to have had at least three separate focal points at varying periods in its history, making it a polycentric settlement. These were the area around the Church of All Saints and Great Holland Hall (probably the earliest area of settlement), the area around the Ship Inn and lastly, the area around the Green at the junction of Pork Lane and Kirby Road (this last area is outside of the Conservation Area). The Great Holland Conservation Area encompasses the best preserved and most fundamental parts of this historic settlement.



Figure 9 Rectory Road looking southeast, taken after the end of the First World War and the installation of the War Memorial, which can just be seen centre right (image provided by Linda O'Reilly).



## 2.2 Origin and Evolution

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

### Prehistory (-500000 – 43)

Evidence for prehistoric occupation is scarce within the environs of the Conservation Area, although pre-historic stray flints, pottery and hand axes have been found within the parish. During the Bronze Age, farming, settlement and ritual activity were prevalent across the Tendring plateau. Ring ditches (the ploughed remains left behind by barrow monuments) also suggest ritual prehistoric activity was taking place in the surrounding area. While the name Great Holland is probably Old English in origin (see below), there is an alternative theory of its derivation, from an ancient British word, related to the Welsh word '*hoywal*', meaning stream or current, although no definitive conclusion has been reached by historians.<sup>2</sup>

### Roman (43 – 410)

The Conservation Area lies at a distance from any known Roman settlement or Roman roads though fragmentary evidence has been found in the surrounding area. Roman, or earlier, salt making took place along the coast between Frinton and Clacton and may have been associated with nearby settlement on higher ground.

### Early Medieval (410 – 1066)

The name Holland may derive from the Old English 'hoh land', meaning land on a spur or promontory, which corresponds to the topography of the area.<sup>3</sup>

<sup>2</sup> Victoria County Histories Volume XII, Part 1, page 319.

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

From the mid-ninth century East Anglia came under increasing Viking attack and by 878 AD most of East Anglia was ruled by the Danish King Guthrum, who after being defeated by Alfred the Great in 871 was baptised and changed his name to Æthelstan<sup>4</sup>. The Danish control of areas of eastern England had ended by 954.

Between 961-964AD Ædgiva, the grandmother of King Edgar, willed 5 hides at 'Holand' to a noble lady called Ælthred. Ælthred may have been the widow of the high-ranking ealdorman Æthelwold of East Anglia, who went on to marry King Edgar in 964. As an important noblewoman, she was also the benefactor of Ely monastery.<sup>5</sup>

In the 970s Bishop Æthelwold of Winchester, Abbot Brihtnoth and the monks of Ely gave 5 hides at Holland with livestock to the Chapter of St Pauls Cathedral in exchange for four and a half hides at Milton, Cambridgeshire. Further Danish attacks occurred in the late-tenth century and after the conquest of England by King Cnut in 1017, East Anglia was under the control of Cnut's ally, Earl Leofric.<sup>6</sup>

Great Holland had a typical Anglo-Saxon manorial hall and church complex, situated on or near the site of Great Holland Hall adjacent to the Church of All Saints. As noted above, the settlement has a polyfocal pattern,<sup>7</sup> centred around the large triangular green to the north, the open space in front of the Ship Inn, and the manorial/church complex to the east. However, there is limited evidence of the early phases of development and settlement may have contracted or shifted in the later Middle Ages.<sup>8</sup> By the end of the Anglo-Saxon period, the Domesday Book of 1086 identifies a large settlement within the parish of Great Holland in the lordship of Leofstan and the village therefore appears to have its origins in the late Saxon period.

<sup>4</sup> Lapidge, M., 2001. The Blackwell Encyclopaedia of Anglo-Saxon England. Blackwell Publishers

<sup>5</sup> Essex Place-names Project (Essex Society for Archaeology & History), 2014 (e-book).

<sup>6</sup> Lapidge, M., 2001. The Blackwell Encyclopaedia of Anglo-Saxon England. Blackwell Publishers

<sup>7</sup> Victoria County Histories Volume XII, Part 1, page 320.

<sup>8</sup> Thornton, Dr. C., Accessed 23/01/23 Before the Resorts <https://www.tendringcoastalheritage.org.uk/wp-content/uploads/2019/06/Tendring-Before-the-Resorts-.pdf>



### Medieval (1066 – 1540)

At the time of the Domesday survey, 'Holanda' was within the lands in Tendring held by the Norman Knight and Tennant in Chief, Walter of Douai. Great and Little Holland appear to have had a comparatively sizeable population of 45 households at this time, putting it in the largest 20% of settlements recorded in the Domesday Book.<sup>9</sup> The settlement included ploughland, meadows, woodland and 100 pigs, and the land had an overall value of fourteen pounds.<sup>10</sup> The manorial lords were probably non-resident, but the estate would have provided Great Holland with its economy.

In the twelfth century Great Holland manor and estate passed through the ownership of various noble families, including the First Earl of Essex, who lost it to the Crown after being killed in a rebellion against the King in 1144. It may have also passed to the Mountfitchet family, as in 1198 Millicent Mountfitchet, wife of King Richard I and mother of Richard II, held lands in Great Holland that generated a revenue of ten pounds per year.<sup>11</sup>

In the thirteenth century the manor was one of many held by Robert Burnell, Bishop of Bath and Wells and chancellor of King Edward I.<sup>12</sup>

Documentary evidence suggests there was a windmill at Great Holland by 1290, within the ownership of the manor. This was possibly near the site of Great Holland Mill House to the west of the village, while the first rector to the church of All Saints was appointed in 1295.

<sup>9</sup> Powell-Smith, A. Accessed 16/01/23. Open Domesday [Great and Little] Holland. <https://opendomesday.org/place/XX0000/great-and-little-holland/>

<sup>10</sup> Ibid

<sup>11</sup> Victoria County Histories Volume XII, Part 1, page 322.

<sup>12</sup> Essex Place-names Project (Essex Society for Archaeology & History), 2014 (e-book). Accessed 16/01/23

At that time the settlement was known as Much Holland or Holland Magna.<sup>13</sup> The surviving tower at the Church of All Saints dates to 1413 and was built of red brick with decorative black header diapering. The tower is square in plan with semi-octagonal clasp buttresses, a crenellated parapet and a semi-octagonal stair turret on its south-east corner. The fifteenth-century medieval church probably replaced an earlier church on the site. The remainder of All Saints was rebuilt in the nineteenth century, using flint and stone.

The Church owned much of the land in Tendring until the ecclesiastical estates, including Great Holland were seized by the Crown in the mid-sixteenth century. The manor was part of a large and continuous estate, which stretched between St Osyth and Harwich. The royal servant and courtier, Thomas Darcy (d. 1558), had been installed as keeper of St Osyth Abbey and in 1551, he gained a promise of future ownership of the former ecclesiastical landholdings in St Osyth, Clacton, Kirby-, Thorpe- and Walton-le-Soken, Oakley, as well as Great Holland. Eventually St Osyth's Priory was converted by Thomas Darcy and his son John, the second Lord Darcy, into a large secular mansion, from where he oversaw his sizeable estate.

### Post Medieval (1540 – 1901)

The descendant of Thomas Darcy, Elizabeth Savage, Countess Rivers eventually inherited the estates in the seventeenth century. Elizabeth was a Catholic courtier in the service of Queen Henrietta Maria, wife of King Charles I. Her Tendring estates were attacked by Parliamentarian mobs during the English Civil War and her lands were subsequently confiscated by Parliament.

<sup>13</sup> Tendring District Council. Great Holland Parish Plan and Village Design Statement. <https://www.tendringdc.gov.uk/sites/default/files/documents/planning/planning%20policy/GreatHollandVDSFinalVersionMarch2011.pdf>



Figure 10 Detail from Chapman and Andre Map of Essex 1777 (<https://map-of-essex.uk/>)

They were later returned to her ownership, but after her death in 1651 parts of the estate, including Great Holland were sold to redeem her debts.<sup>14</sup>

By the late-seventeenth century, a new manorial hall was erected adjacent to the church. A nineteenth-century stable range lies to the east of the Hall and the nineteenth-century farmstead was located to the south. This was demolished during the Second World War and relocated to the east of the Hall. From at least the sixteenth century the Hall had access, via a track, to a landing stage on the former Gunfleet estuary. Tudor Cottages on Rectory Road were built between 1720 and 1730 and they appear to be shown on the Chapman and Andre Map of 1777. Also dating to the eighteenth century, but not shown on the Chapman and Andre Map, is Manor Farmhouse, on Manor Road. The house was built in red brick, with a rendered exterior, scored to resemble blocks of ashlar stone.

<sup>14</sup> Thornton, Dr.C., Accessed 23/01/23 Before the Resorts <https://www.tendingcoastalheritage.org.uk/wp-content/uploads/2019/06/Tending-Before-the-Resorts-.pdf>



Figure 11 OS map 1838 Showing Great Holland and the coast

By 1801, Great Holland had 43 houses and 58 families with a total population of about 300. The village grew when the farmer Charles Hicks took the tenancy of the Hall and Farm in 1830 and brought a number of labourers with him and built new cottages to provide them with accommodation. Hicks had farmed in Suffolk but took up the influential position of tenant farmer of the Manor of Great Holland.”<sup>15</sup> After years of neglect, the Church of All Saints was rebuilt in 1864/5 by the Reverend Richard Joynes. The Reverend also established a school in 1862 at the north end of the village, which continued in use until it was demolished in the 1950s, having been damaged by a bomb in the Second World War. Agriculture has always been the most vital part of the economy that has sustained the settlement throughout its history.

<sup>15</sup> Tendring District Council. Great Holland Parish Plan and Village Design Statement. <https://www.tendingdc.gov.uk/sites/default/files/documents/planning/planning%20policy/GreatHollandVDSFinalVersionMarch2011.pdf>



Figure 12 OS Map of Essex (1st Ed/Rev 1862-96) XXXIX.9 Revised: 1896, Published: 1897 (National Library of Scotland)

While the village remained almost entirely agricultural up to the mid-twentieth century, other industries and trades such as fishing, milling and brickmaking were also established. In 1889 the blacksmith Henry Ratcliffe settled in Great Holland from Yorkshire, and over the next twenty years he established a foundry and lawnmower production business, with a blast furnace and workshop.

### Modern (1901 – present)

The Village Hall was built in 1909 on Manor Road and survives today, although its appearance has been altered and the lost cupola was reinstated in 2012. The village expanded in the late-nineteenth and early-twentieth centuries, with a post office, butchers, bakers, shops, a smithy, a nearby dairy and Ratcliffe's Foundry<sup>16</sup> and agricultural equipment workshop.

After the death of Henry Ratcliffe in 1912 the business was taken over by his son Archie<sup>17</sup>. During the First World War, Ratcliffe's also manufactured Stokes mortars for the War effort.<sup>18</sup> The Ratcliffe foundry and lawnmower business employed up to nine people in the 1920s, but the ironworks finally closed in 1947.<sup>19</sup> The area was heavily defended during the Second World War, due to its coastal location. An observation post was erected on the tower of the Church and an anti-aircraft battery and military camp set up on the outskirts of the village. By the late 1940s, New Manor Road (now Main Road) had been constructed, allowing the increasing motorised traffic to bypass the old village centre.

<sup>16</sup> Tendring District Council. Great Holland Parish Plan and Village Design Statement. <https://www.tendringdc.gov.uk/sites/default/files/documents/planning/planning%20policy/GreatHollandVDSFinalVersionMarch2011.pdf>

<sup>17</sup> Victoria County Histories Volume XII, Part 1, page 331.

<sup>18</sup> Graces Guide. 1918 Directory of Manufacturers in Engineering and Allied Trades: [https://www.gracesguide.co.uk/1918\\_Directory\\_of\\_Manufacturers\\_in\\_Engineering\\_and\\_Allied\\_Trades:\\_Company\\_R](https://www.gracesguide.co.uk/1918_Directory_of_Manufacturers_in_Engineering_and_Allied_Trades:_Company_R)

<sup>19</sup> Victoria County Histories Volume XII, Part 1, page 331.



Figure 13 The Post Office and General Store, c 1900 (image provided by Linda O'Reilly)



Figure 14 Essex Sheet nXLIX.NE Revised: 1938, Published 1946, showing New Manor Road (now Main Road) bypassing the village



Figure 15 The view east from Manor Road towards the Ship Inn, c 1900 Right top image, All Saints Church c. 1900. Below right Church Lane, c 1900, (images provided by Linda O'Reilly).

In the twentieth century, ribbon development occurred along Church Lane, partially linking the church and Great Holland Hall to the settlement area around the junction of Church Lane, Manor Road and Rectory Road. Yet the area to the north of Church Lane remains primarily undeveloped, retaining Great Holland's characteristic polyfocal and dispersed settlement pattern.





### 2.3 Designated Heritage Assets

There are two designated heritage assets within the boundary of the Great Holland Conservation Area (as existing and proposed). These buildings have been listed due to their special architectural or historic interest as defined by Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Principles of Selection for Listed Buildings (The Department for Digital, Culture, Media and Sport, 2018). Further information about the listing process can be found on the Historic England [website](#).

The rarer and older a building is, the more likely it is to be listed. As a general principle, all buildings that pre-date 1700 and are in a relatively intact condition will be listed, as will all buildings that date between 1750 and 1850. The selectivity is increased for buildings that date between 1850 and 1945. There is a strict criterion for buildings built after 1945; buildings less than thirty years old are unlikely to be listed unless they have been deemed as exceptional examples of their type. Listed buildings are considered under three Grades in England. Grade I listed buildings are of exceptional interest and make up approximately 2.5% of all listings; Grade II\* listed buildings are of more than special interest; Grade II listings are of special interest and most common, making up 91.7% of all listings.<sup>20</sup>

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.

<sup>20</sup> Historic England, Listed Buildings <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

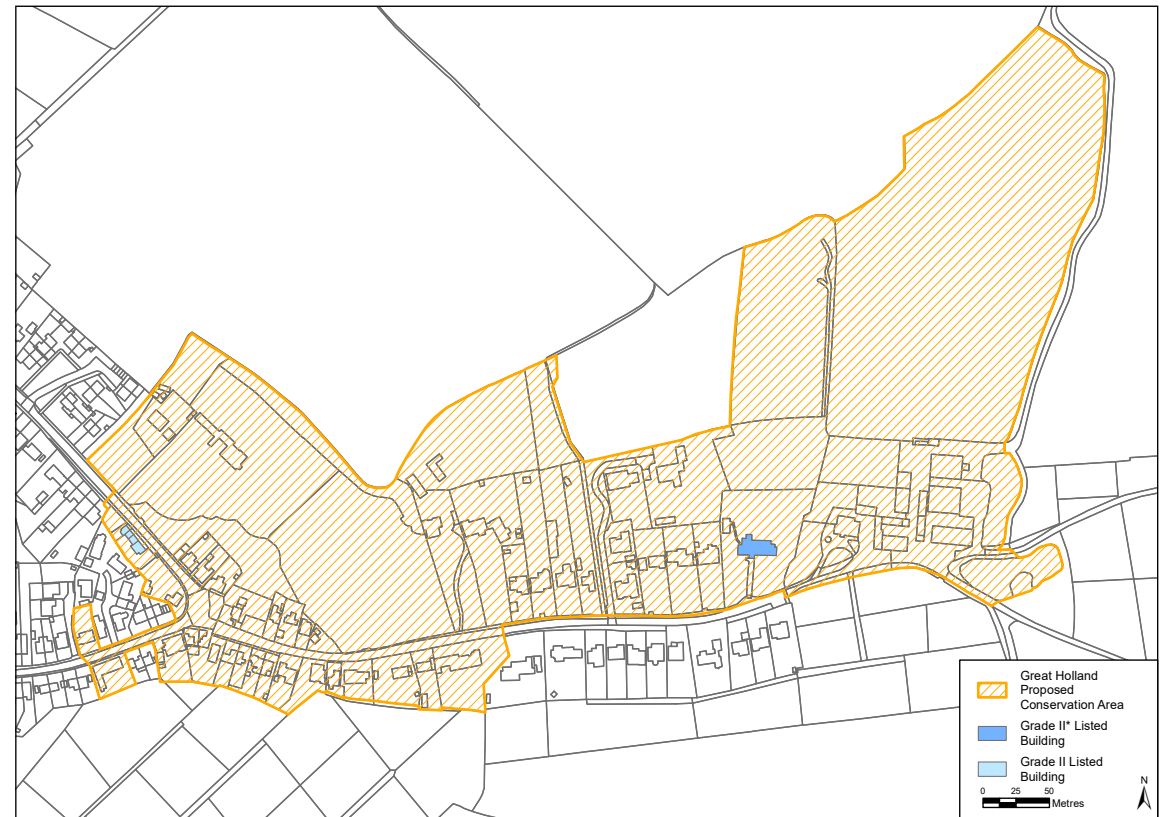


Figure 16 Map showing the location of the designated heritage assets within the Conservation Area



Figure 17 Grade II\* Listed Church of All Saints

At the eastern end of the Conservation Area is the Grade II\* Listed Church of All Saints (List UID: 1165610), which has a fifteenth to sixteenth-century west tower, with the remainder of the church being rebuilt in 1866.

The Grade II Listed Tudor Cottages are on Rectory Road (List UID: 1337117). Despite their name the terrace of four timber-framed cottages was built in the early-eighteenth century and are shown on the Chapman and Andre Map of 1777.



Figure 18 Grade II Listed Tudor Cottages

## 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.’<sup>21</sup> Not all heritage assets are listed, and just because a building is not included on the list does not mean it is of no heritage value. Buildings and other structures of the built environment such as fountains, railings, signs and landscaping can make a positive contribution to the appreciation of an area’s historic interest and its general appearance.

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

<sup>21</sup> National Planning Policy Framework (NPPF), p67

Buildings and features within the Conservation Area which have been noted during this appraisal and are considered to be non-designated heritage assets are as follows:

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

## 2.5 Heritage at Risk

There are no buildings or features within the Conservation Area, which are on Historic England's Heritage at Risk Register.

## 2.6 Archaeological Potential

Within the Conservation Area there is potential for the preservation of archaeological remains dating from the prehistoric to post-medieval period. No archaeological investigations have taken place within the Conservation Area, however, it incorporates large areas of open ground to the north of the Conservation Area which have good potential for the survival of archaeological remains.

The surrounding area has recorded cropmark features which reveal evidence for field systems, trackways and ritual monuments. Some of these represent historic field boundaries of medieval or post-medieval date, whilst others relate to earlier phases of settlement, possibly later prehistoric or Roman, and ring-ditch cemeteries of possible Bronze Age date, the latter are particularly characteristic of the archaeology of the Tendring peninsula. Findspot evidence in the surrounding area includes pottery and coins from the Late Bronze Age, Iron Age and Roman period.

A settlement may have existed since the tenth century and by the end of the Saxon period there was a large village. Survival of Saxon remains within the Conservation Area would be considered significant due to their rarity and the lack of surviving evidential material of this date.

The survival of the later medieval All Saints Church is an important, well-preserved resource, and the below ground remains of an earlier church may survive within the church grounds. The location of the medieval manorial hall is likely to have been close to the church and may lie within the grounds or on the site of the later manor house.

Historic mapping depicts landscaped grounds at Great Holland Hall and The Rectory, including water features. Former and extant water features have potential to preserve palaeoenvironmental evidence relating to the post-medieval, or earlier, occupation.

Medieval and later settlement evidence is more likely to be sited along the street frontages. The garden areas may also contain evidence of ancillary activity, such as wells, cesspits, yards and middens, as well as small-scale industrial activity.

Soil-conditions are variable, the London Clay allows for the preservation of faunal remains whilst the sands and gravels partially overlaying it are acidic and faunal survival is poor. Artefacts such as ceramics, building materials and metal survive on both soil-types, albeit in better condition within the clay. Within clayey soils, waterlogged deposits can survive and should be anticipated in deeper features such as wells and cess pits. Environmental remains could be preserved in deeper features and provide information on the wider landscape as well as evidence for food and cereal production.

## 3. Assessment of Significance

### 3.1 Summary

Great Holland evolved with three different focal points, at different points in its history. As a result, there is a settlement pattern with three separate centres (a polycentric settlement). The earliest centre was probably the area around the Church of All Saints and Great Holland Hall. The development around the Ship Inn is also probably of some antiquity and these two centres are contained within the Conservation Area boundary. The third settlement centre was in the area around the green at the junction of Pork Lane and Kirby Road to the north of the main settlement (outside of the Conservation Area). The Great Holland Conservation Area therefore encompasses the best preserved and most fundamental parts of this historic settlement.

Great Holland Conservation Area's special architectural and historic interest lies in the relationship between the development around the central, open area in front of the Ship Inn and the winding lane leading to the Church and Great Holland Hall, from where there are extensive views over the coast. The historic buildings, both listed and unlisted also make a contribution to the historic and architectural interest of the Conservation Area. The informal square is enclosed by dwellings, some of which were historically shops, while the square is accessed at three corners from Manor Road, Church Lane and Rectory Road.






Great Holland Hall and the Church of All Saints were probably established as a typical Anglo-Saxon manorial hall and church complex, prior to the Norman Conquest. It is unclear when the settlement around the Ship Inn was first established, but the open space and historic separation between the area of the church and the rest of the settlement remains perceptible, despite modern residential development along Church Lane. Many of the Conservation Area's buildings are nineteenth century in date, although it also includes the eighteenth-century Tudor Cottages and the medieval church tower.



Figure 19 Great Holland Hall, taken in c 1900 (image provided by Linda O'Reilly).

### 3.2 Significance of buildings

The map opposite (Figure 19) should be read in conjunction with the key notes below. 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 but these are more widespread across the Conservation Area (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.
-  **Neutral:** These buildings make no beneficial or adverse contribution to the character or appearance of the Conservation Area.
-  **Negative:** These buildings make an adverse or intrusive contribution to the character or appearance of the Conservation Area.
-  **Other:** It was not possible to view these buildings from the public realm to ascertain their contribution to the Conservation Area.

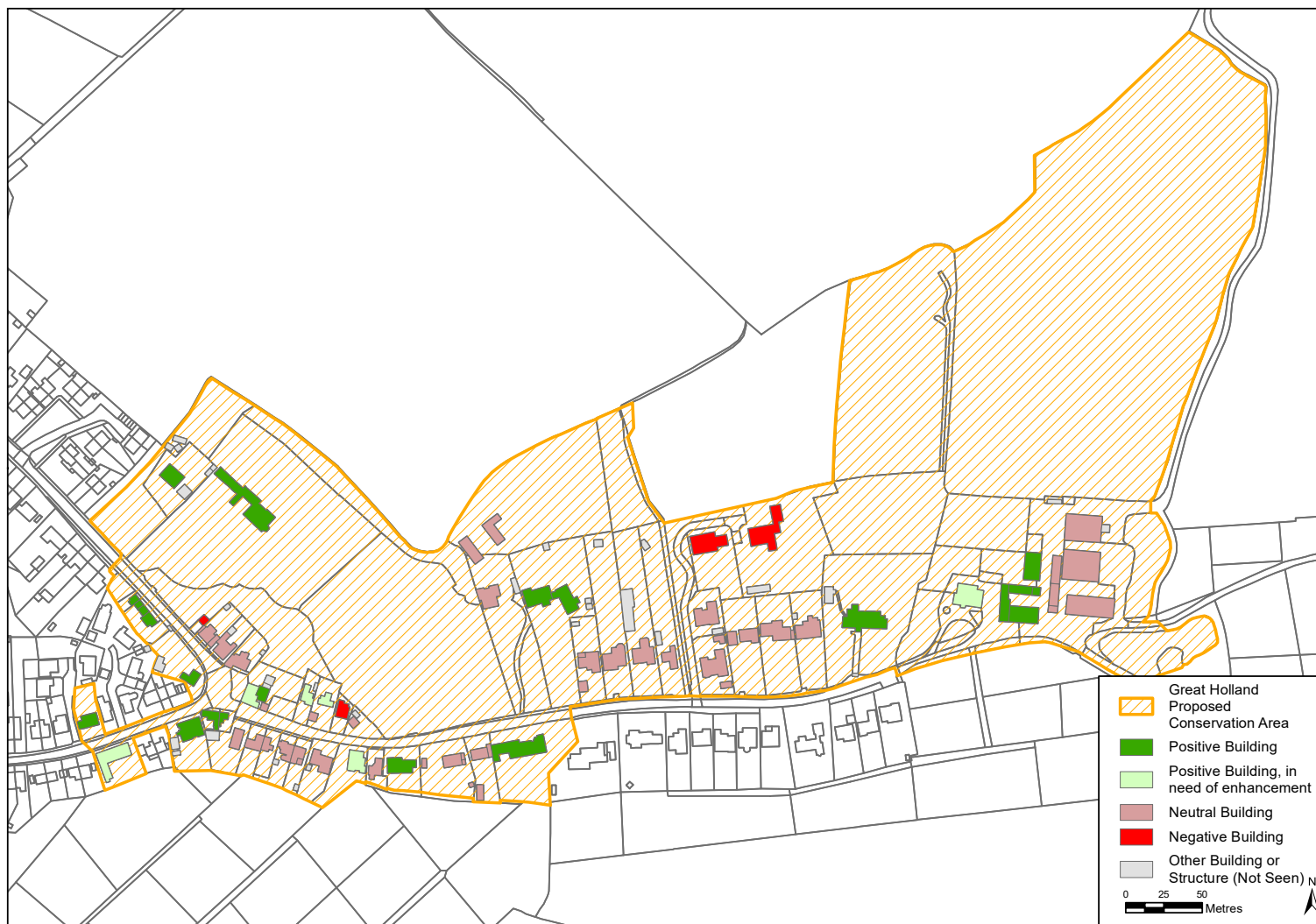


Figure 20 Map showing significance of buildings within and neighbouring the Conservation Area

### 3.3 Character Analysis

#### Summary Of Character

The essential character of Great Holland Conservation Area is of a relatively quiet, mostly residential enclave, with a simple street pattern consisting of a square with a winding lane (Church Lane) which at its best (at the east end) is still essentially rural in character. The lane meets Rectory Road to the north, and Manor Road to the west which are generally of a more suburban character. There is a wide range of mostly detached houses, which fall into three types with regards to how they relate to their plots. The first type are situated at the front of their plots and have a direct relationship with the road, particularly in the square, while the second are only glimpsed from the street, set back in significant and well-planted grounds, such as The Warren and the Old Rectory. The third type has a more modern suburban arrangement, with regular front gardens ornamentally planted, and most modern infill is of this latter type. Dwellings are all two storeys in height and often their principal elevations face the street with gables to the side, though occasionally there are gable ends facing the street and houses with hipped roofs can also be found.

On the south side of Church Lane and Manor Road there is the potential for views between dwellings, downhill to the wider landscape, the sea and the Holland Brook. The north side is characterised by denser and less formal planting, with significant mature trees providing a backdrop to important buildings such as the Church of All Saints. The planting and in particular Hollandhall Wood screen the village from Kirby Cross.

#### Land Usage

The land within the Conservation Area has two primary uses or functions. In the denser area around the junction of Rectory Road, Manor Road and Church Lane the land use is predominantly residential. There is some surviving commercial use provided by the Ship Inn. The buildings that once housed village shops in this area have been converted to residential use, while the former Ratcliffe Foundry and ironworks site has also been developed for residential use (now Great Holland Court).

To the east, while Church Lane has houses on both sides, the Conservation Area contains a large expanse of open space. To the north of Church Lane is the open area of the meadow, located to the south of the Rectory. This appears to have been unmanaged in recent years, but remains an attractive and valued green space. It has a strong historic connection to the Rectory, having been until recently in the same ownership.

Historically, the land on both sides of Church Lane was undeveloped and in agricultural use. To the north was once the site of Great Holland Nurseries, which has now been redeveloped with housing. Ribbon development intensified on Church Lane in the later decades of the twentieth century, particularly along its southern side. The older buildings on the southern side of Church Lane have greater interest both in design terms and in their constituent materials, and they have a more positive relationship with the lane because of their siting and appearance. Great Holland's agricultural setting can still be perceived, in glimpsed views from the lane, particularly at its western end and in the open areas to the north of the lane. North of the Church and Great Holland Hall is Great Holland Wood, an area of Ancient Woodland. The separation of the Church and Hall from the rest of the settlement to the west is still perceptible, despite late twentieth century development.





Figure 21 Open spaces, mature trees and the developed settlement, viewed from Rectory Meadow

## Landmark Buildings

Due to the height of its tower, the church is the only landmark building that has prominence and visibility from a distance from both inside and outside the Conservation Area, particularly in views from the south where the land slopes away within the Conservation Area's rural setting. The church tower is also clearly visible from the setting to the north and along Church Lane. The Ship Inn also has prominence at the centre of the Conservation Area around the square. Tudor Cottages are close by to the north and are a group of notable buildings on the approach to the square from Rectory Lane. The Village Hall with its reinstated cupola is also a landmark building in the western part of the Conservation Area.

## Local Building Materials, Details and Boundary Treatments

Building materials within the area around the Ship Inn predominantly comprise red brick and painted render, the Inn being a key example of the latter. The nineteenth-century buildings of the village were often finished with exposed brickwork, often in Flemish bond, with white mortar and examples can still be seen at 25 and 34 Manor Road and Cobblestones on Church Lane. All Saints Church has an earlier red brick-built tower, with the nineteenth-century reconstructed church finished in flint (which is the only example of a building faced in flint in the Conservation Area). Clay tiles or slate are frequently used traditional roofing materials. These traditional materials make a positive contribution to the historic character and appearance of the area and introduce a sense of cohesion. There are some regrettable examples of houses where former red brick facades have been rendered over and concrete tiles used in replacement roof coverings. Also regrettable is that many of the traditional timber windows and doors in the Conservation Area have been replaced with uPVC (including the windows of the Ship Inn and the Village Hall), and their presence detracts from the appearance of individual buildings and makes a negative contribution to the area's character and appearance.



Figure 22 Render, brick, an iron boot scraper, timber doors and windows, slate tiles and clay tiles within the Conservation Area

There are a variety of boundary treatments in the Conservation Area but along Church Lane the substantial hedges and grass verges are positive elements. Similarly, greenery along Rectory Road makes a positive contribution to character and appearance. Traditional timber picket fences are also found, along with red brick walls, with one nineteenth-century brick wall on Rectory Road having been recently damaged by a vehicle strike. The boundary wall of the churchyard facing Church Lane is built with panels of flint, with brick piers and ceramic coping bricks. In contrast, prominent examples of close-boarded fencing make a negative contribution to the historic character of the area.

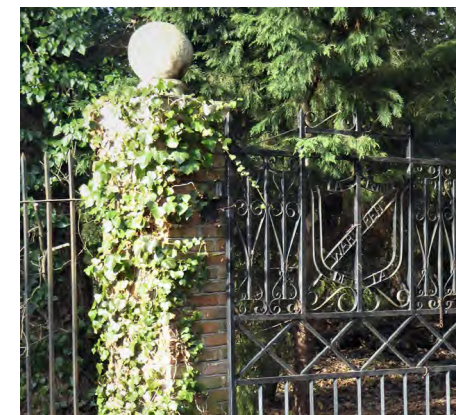


Figure 23 Prominent and positive boundary treatments in the Conservation Area include hedges, red brick walls, iron railings, gates and brick piers and picket fences.

## Landscaping, Open Spaces and Public Realm

The open space, or village square in front of the Ship Inn makes a highly significant and positive contribution to the character and appearance of this area. It was historically the centre of the village and the hub of village life, surrounded by the Ship Inn and shops including the general stores, bakers, confectioners and the Post Office.<sup>22</sup> In the late-twentieth century the square was separated from the carriageway by a series of concrete bollards. The majority of these have been removed, which is beneficial, though two surviving unsightly and redundant bollards remain adjacent to the Ship Inn.

The open spaces to the north of Church Lane provide an important break in the developed form of the village, in particular Rectory Meadow located to the south of the Rectory. This meadow is sometimes marked as a playing field on mapping from the mid-to-late twentieth century and it is remembered as a playing field by some long-term residents. However, it has more recently been used as a paddock. The field was originally in the same ownership as the Rectory, although the two are now separately owned.<sup>23</sup> The meadow is an informal, rural space fringed with mature trees and provides an important view back to The Old Rectory.

To the north of the Rectory is the small site of Glebe Barn Nature Reserve, held by the Essex Wildlife Trust (EWT). It is one of its smallest closed reserves and is not open to the public. On the northern side of the reserve there is reputed to be a wartime TM2119 Surface Shelter.<sup>24</sup>

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22 The Ship Inn History. <https://shipinngreatholland.co.uk/history/> Accessed March 2023

23 Paul Withams. Editor Great Holland Village Website 2023 Pers Comm.

24 Geograph: <https://www.geograph.org.uk/photo/3053840>. Accessed February 2023

The presence of the nature reserve in the Conservation Area, under the stewardship of the EWT is a positive element. The frontages to Glebe Barn and The Old Rectory are densely- planted and the properties can only be glimpsed from the public realm. These green frontages make a beneficial contribution to the Conservation Area.

A public footpath<sup>25</sup> runs north from a midpoint along Church Lane to the site of the former Holland Nurseries, now a new housing development. The church tower is a dominant feature, visible along this footpath. Hollandhall Wood is designated as Ancient Woodland and as a County Wildlife Site and it makes a positive contribution to the historic character and appearance of the Conservation Area. Public footpaths continue from the eastern end of Church Lane, past Holland Hall into an area shown as common ground in Chapman and André's map of 1777.<sup>26</sup>

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25 Footpath 1 Frinton and Walton <https://www.essexhighways.org/getting-around/public-rights-of-way/prow-interactive-map>. Accessed February 2023

26 Footpath 1 and Bridleway 2, Frinton and Walton. <https://www.essexhighways.org/getting-around/public-rights-of-way/prow-interactive-map>.

The Conservation Area extends to the pond before the footpaths separate to the east and southeast, with views out over countryside to the sea, Holland-on-Sea and the edge of Clacton. Hollandhall Wood is present in views to the north while views back to the village are dominated by the Hall and the church tower, within its woodland setting.

Other than a bus stop on Rectory Road, there are no public amenities within the Conservation Area, such as benches or post boxes. The War Memorial is an important public monument, although its drinking fountain has long-since ceased to function.

### Contribution by Key Un-Listed Buildings

There are numerous buildings that make a positive contribution to the character of Great Holland. In particular, the following non-designated heritage assets are considered to make a positive contribution to the character and appearance of the Conservation Area:

#### The Ship Inn

It is thought that there has been a public house at the site of the Ship Inn for at least 500 years<sup>27</sup>. The name 'Ship Inn' can be found in records from the late-eighteenth century and this may be due to the nearby Gunfleet Estuary. Prior to the seventeenth century, the estuary of the Gunfleet formed a small harbour, although by the seventeenth century the harbour had silted up.<sup>28</sup> From the late-eighteenth century, as was the common custom of the time, local court hearings were held in the two pubs in the village, alternating between The Ship and The Red Lion<sup>29</sup> (the latter is outside the Conservation Area, empty and in a poor condition). The Ship Inn continued to be a focal point for the village, hosting inter-

<sup>27</sup> <https://shipinngreatholland.co.uk/> Accessed

<sup>28</sup> Gunfleet Bay <https://www.tendringdc.gov.uk/leisure/clacton-150/sign-12-gunfleet-bay> Accessed February 2023

<sup>29</sup> The Ship Inn History. <https://shipinngreatholland.co.uk/history/> Accessed March 2023

village quaits competitions and in the 1960s it hosted the Great Holland football team, who used pub rooms as changing rooms before matches on Rectory Meadow.<sup>30</sup>

In 2016 after a change in landlord, the pub name changed to The Manor. In 2020 the pub's owners applied to close its doors and convert it to residential use.

<sup>30</sup> Ibid.



Figure 24 The Ship Inn

However, local residents began a fundraising campaign and sufficient funds were raised to purchase the Ship Inn and secure its future as a community pub. The pub is currently run by volunteer staff and owned by the Great Holland Community Benefit Society Limited<sup>31</sup>. It remains an important community asset within Great Holland.

The Ship Inn is prominent in views towards the square, is its major defining building and the most important of the buildings that enclose the square. It is a three-bay, rendered, two-storey building with a double-pitched, clay tiled roof, with gables at either end. Unfortunately, its timber windows have been replaced with uPVC. While the uPVC units attempt to replicate traditional windows, their design, detailing and operation do not match the sections and proportions of historic joinery and thus they lack authenticity. Despite this, the Ship Inn still retains much of its historic character.

### Sea View

Opposite the Ship Inn on the western side of the square is the dwelling, Sea View. It has similar proportions to the Ship Inn, being three bays long with a central entrance, but it has an asymmetrical roof form, with the rear pitch having lower eaves. The rendered building has timber sash windows and is in a prominent position within the square. Until recently there was a hedge boundary on the western edge of the plot which screened the building from the 1970s housing along Manor Road in views from the square. The hedge's removal has thus had a negative impact on the Conservation Area.

<sup>31</sup> <https://shipinngreatholland.co.uk/#:~:text=There%20has%20been%20a%20pub,community%20spirit%20in%20Great%20Holland.>



Figure 25 Sea View

### Number 25 Manor Road

This distinctive dwelling on the north side of Manor Road is late-nineteenth century in date and is reputed to be the former home of Henry Ratcliffe, who established a foundry and lawnmower production business in what is now Great Holland Court. The house is built in red brick in Flemish bond and has two bay windows to the ground floor façade either side of the entrance. At first floor level there is a canopy extending over the bay windows and front door, with decorative timber brackets. The building has original timber sash windows with horns to the principal facade. The roof is clad in clay pantiles and the later (early to mid-twentieth century) brick-built garage on the west side of the house has good-quality timber doors.



Figure 26 Number 25 Manor Road

### The Village Hall

Opposite Number 25 on Manor Road is the Village Hall built in 1909. The building has suffered badly from modern interventions, particularly the loss of its original windows and their replacement with uPVC units. However, the original arched window openings are just detectable in the pebble-dashed render and the arches have been retained internally. The original iron brackets supporting the guttering have been retained and although the original louvered cupola was removed in the late twentieth century, it was reinstated in 2012 for the Diamond Jubilee of Queen Elizabeth II.<sup>32</sup> The building and its cupola are prominent in views from the square and it is an important building with community value. There is potential to enhance the building with further sympathetic changes to restore more of its former appearance.

<sup>32</sup> <https://www.greatholland.com/>. Accessed February 2023



Figure 27 The Village Hall Manor Road

### The Saltings

This dwelling is a distinctive and prominent nineteenth century, brick-built dwelling of three bays in length, with a central entrance, located just off the square on Manor Road. Historically, the building functioned as the Post Office. Its façade has similar proportions to the Ship Inn and Sea View and it has timber sash windows and a slate-clad, hipped roof. The building has rear extensions, an attached garage and there is a weatherboarded and slate-roofed outbuilding to the west. Originally the Saltings was finished in exposed red brick, but the building has been painted cream. Its appearance, proportions, aesthetic value and materials make a positive contribution to the character and appearance of the Conservation Area.



Figure 28 The Saltings, Manor Road

### The Old Rectory

This is a substantial late-Georgian house, with characteristically understated design and proportions. It is masonry built with two storeys and a hipped slate roof. The dwelling is set back and mostly hidden from Rectory Road, but its southern façade can be seen from Rectory Meadow, where its ground floor bay window and traditional, six over six pane timber sash windows can be seen. The Rectory has historic links to the Grade II\* Listed Church of All Saints and in addition, Rectory Meadow, up until recently in the same ownership, was traditionally used by the village as a recreation ground and for summer fetes.



Figure 29 The Old Rectory



### 3.4 Views

Key views are identified on the map, Figure 39. The views included in this assessment are not exhaustive; for example, there are also glimpsed and kinetic views gained from streets across the Conservation Area that contribute to its character and appearance and there may be other views of significance. Any proposals for development within the Conservation Area, or its environs, should consider the views below and any others which may be relevant or highlighted as part of a bespoke assessment of that proposal.

#### View 1: Rectory Road

Views looking southeast along Rectory Road from the edge of the Conservation Area allow for an appreciation of the square with the Ship Inn, the nearby Grade II listed Tudor Cottages and the War Memorial.



Figure 30 View 1. southeast along Rectory Road towards the square

## Views 2 and 3: Manor Road

View 2: Manor Road is the western entry point to the Conservation Area and the Village Hall is a prominent feature. In addition, there are glimpsed views of the Church Tower, which is noteworthy, as it remains hidden in views from the square.



Figure 31 View 2 Manor Road



Figure 32 View 3 Manor Road

View 3: Further east along Manor Road the view allows an appreciation of the square, with the Ship Inn and the Saltings at the centre of the village.

### Views 4, 5 and 6: The Square

Views 4, 5 and 6: The square, being the central point of the settlement and the junction of its three roads, provides multiple views. Views north-west along Rectory Road and west along Manor Road allow views of some of the Conservation Area's more characteristic and notable buildings. The view east along Church Lane also allows the character of the Conservation Area to be appreciated.



Figure 33 View 4 Rectory Road from the square



Figure 34 View 5 the view west along Manor Road from the square



Figure 35 View 6 looking east along Church Lane from the square

### View 7: Rectory Meadow

Rectory Meadow is an important open space within the Conservation Area, with historic links to the Rectory and it has traditionally played a role in the life of the village community. The meadow is fringed with mature trees which is characteristic of the area. The meadow allows unique views of the Conservation Area, including views of the rear of dwellings, surrounding woodland and glimpses of the Old Rectory, which is a significant and positive building.



Figure 36 View 7 Rectory Meadow

### View 8 Church Lane

While traveling along Church Lane from west to east, the tower of the Church of All Saints becomes visible and increasingly apparent. The eastern end of the Lane has grass verges and tall hedge boundaries, which provide character to the area and enhance the setting of the church.



Figure 37 View 8 Church Lane

### View 9 Eastern end of Church Lane

The wider setting of the Conservation Area can be appreciated from the eastern end of Church Lane, as well as in glimpsed views between the houses fronting the thoroughfare. Views of the sea, roughly one kilometre to the southeast are also possible.



Figure 38 Both photos show View 9 southeast from the eastern end of Church Lane, where views of the coast are possible across the rural landscape.

### View 10: Holland Hall and All Saints Church

Church Lane ends at the entrance to the Holland Hall farmstead, but the public footpaths continue in two branches, one to the east and the other to the southeast. At the eastern edge of the Conservation Area there are important views of the farmstead, Holland Hall and the church, with a backdrop of mature trees.



Figure 39 View 10 Holland Hall and the Church Tower looking west

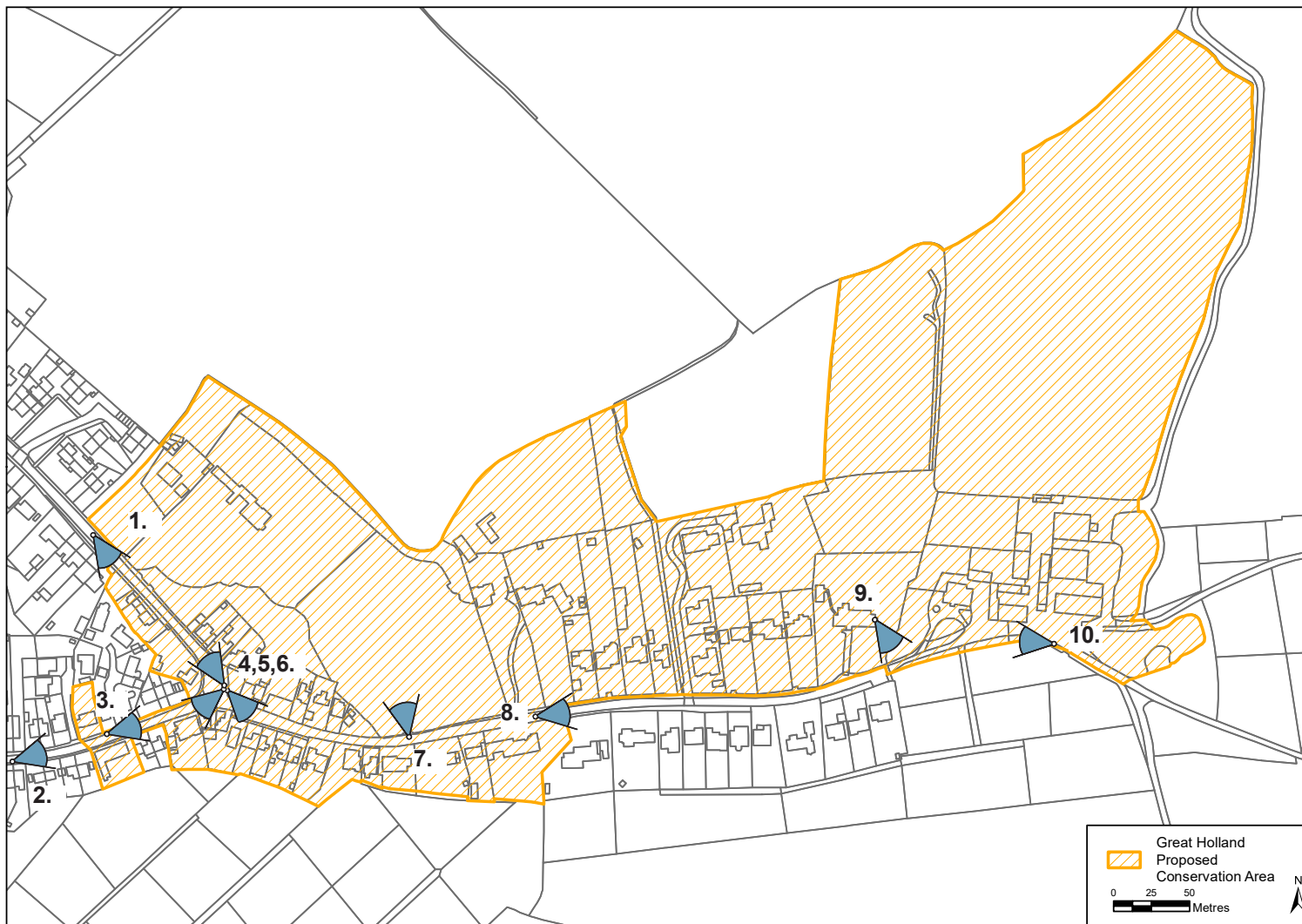


Figure 40 Views map



### 3.5 Setting of the Conservation Area

The setting of the Conservation Area is an important contributor to its significance, allowing for the Conservation Area to be understood and appreciated. The setting of a heritage Asset is defined within the NPPF as:

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

(NPPF: Annex 2: Glossary)

Historic England Good Practice Advice 3: Setting of Heritage Assets (2017) notes that where the experience of a heritage asset ‘...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 recommends 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’.” Historic England’s recommendations have been used to inform this assessment.

### Rural Setting

The Conservation Area draws significance from various key features outside of its boundary. The sloping topography down to the coast approximately one kilometre to the south-east is clearly evident from the north-eastern part of the Conservation Area. Here the setting is particularly rural in character. Views back towards the Conservation Area from within its setting allow its position in the landscape to be appreciated, along with some of its most important buildings in the form of the tower of All Saints Church and the farmstead of Holland Hall.



Figure 41 A view northwest towards the Conservation Area from within its setting



Figure 42 The Conservation Area within its rural setting looking north from Short Lane

The rural setting of the Conservation Area is well preserved beyond its boundary to the east, north and south. Agriculture has played a vital part in the economy and life of the settlement and continues to do so, with both Hollandhall Farm and Manor Farm (outside the Conservation Area at the western end of Manor Road), still in agricultural production today. Public footpaths within this setting provide opportunities to appreciate the historic significance of the Conservation Area.



Figure 43 The Conservation Area with the church tower, Holland Hall and Hollandhall Wood visible from its rustic setting to the east

To the north of the Conservation Area the rustic character of its setting also survives. Here Hollandhall Wood and the tower of All Saints Church are prominent features and can be appreciated within their setting. The new dwellings on the site of the former Great Holland Nurseries have had a negative impact on the character of the Conservation area, due to factors including their inappropriate size and fenestration and this can be seen in views from this part of the setting.



Figure 44 The view west from the Conservation Area's northern setting, with the rectory visible within the mature trees



Figure 45 The view south from the northern setting, looking towards the Church of All Saints, with unsympathetic, modern new dwellings within the Conservation Area.

To the west and north-west of the Conservation Area, the historic separation of Great Holland from the area around the Green to the north is reinforced by the undeveloped fields in this area, to the west of Main Road (B1032). On the eastern side of Main Road, the former farm buildings of Larges Farm have been replaced with dwellings set within a small cul-de-sac. Yet to the north of the new development, the open agricultural fields also strengthen the historic separation between the two areas of settlement. The agricultural character of this part of the setting makes a positive contribution to the significance of the Conservation Area, providing evidence for the polyfocal settlement pattern and the settlement's historic dependence on agriculture.

#### **Positive buildings in the Conservation Area's setting**

There are buildings of interest within this northern part of the Conservation Area's setting. Larges Farmhouse survives and although it has been modernised, it is of architectural interest and retains historic features. This was the northernmost of three historic farms, each being on the periphery of the settlement, the others being Holland Hall Farm (inside the Conservation Area) and Manor Farm (to the west of the Conservation Area). It played an important part in the development of the settlement and can potentially be considered to be a non-designated heritage asset.

In addition, the Great Holland Methodist Church at the end of Rectory Road is a building of architectural merit and is prominent in the setting of the Conservation Area. It was built at the time of the construction of Main Road, which bypassed the settlement and its presence enhances the Conservation Area's setting.



Figure 46 The view southeast from main Road with Larges Farmhouse on the left and the Methodist Chapel on the right, positive buildings within the setting of the Conservation Area.

To the north of the Methodist Chapel and Larges Farmhouse there is a distinct gap in development. This important characteristic within the Conservation Area's setting separates the Green from the settlement of Great Holland. The Green is depicted on historic mapping, with marginal settlement on its south-western and north-eastern corners. However, in the period after the First World War a number of semi-detached dwellings were built, following the First Housing Act of 1919. These were often referred to as 'Homes for Heroes' after a phrase used by the Prime Minister Lloyd George. These were built to new building standards, providing new facilities such as a bath in every house and garden space. At Great Holland, such a group of semi-detached dwellings were built in the inter-War period, separate from the historic settlement. They were known as the Crescent, due to their arrangement in a slight semi-circle. Although there have been some alterations, the dwellings survive today adjacent and to the west of the Green and this area is a notable part of the history and development of Great Holland, enhancing its significance.



Figure 48 A historic post card showing the Crescent, taken in the 1920s (image provided by Linda O'Reilly)



Figure 47 The Green to the north of the Great Holland settlement



Figure 49 The Crescent today

In the immediate area to the west of the Conservation Area along Manor Road the setting is characterised by late-twentieth century development and more recent dwellings. In general, the character of the setting here is urban, and many of the twentieth century buildings fail to make a positive contribution. Some earlier, late nineteenth, or early twentieth century semi-detached dwellings are present on Manor Road, but these have been poorly finished with render and uPVC windows and doors. However, some buildings and features in this immediate area of the setting are noteworthy. Manor Farmhouse is a Grade II Listed building and was the centre of one of the three historic farms at the periphery of the village, the others being Holland Hall Farm (inside the Conservation Area) and Larges Farm (to the north of the Conservation Area). The Listed farmhouse is now separate from the farm, yet Manor Farm to the south is still in agricultural production and may retain brick-built agricultural buildings of some antiquity.

The Listed farmhouse is close to the junction of Manor Road and Main Road (B1032) and it is in this location that the Great Holland village sign is located. There are other residential dwellings of architectural interest in this area that can be considered to enhance the Conservation Area's setting, including the former Lion's Den Public House (also known as The Lion Inn and the Red Lion). This building is of some antiquity and was historically one of two village pubs. Despite its poor condition, the historic interest of the former pub is a positive attribute in the Conservation Area's setting and the building could potentially fulfil the criteria of a non-designated heritage asset. In 2016, planning approval was given for its demolition and replacement with a new dwelling (which has now lapsed).



Figure 50 The Village Sign, a distinctive twentieth-century dwelling, The Grade II Listed Manor Farmhouse and the historic Lion's Den Public House are positive elements within the setting to the west of the Conservation Area

## 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 Great Holland with many being shared with other Conservation Areas.

### 4.1 Access and Integration

The Conservation Area is easily navigable by road and by public footpaths. In general, the pedestrian has a good quality experience within the Conservation Area.

### 4.2 Car Parking and traffic

The Great Holland Conservation Area is fortunate in that it is situated off the main traffic route of Main Road and traffic bypasses the settlement, which brings a sense of tranquillity. On-street parking occurs on Manor Road and Rectory Road, while little to no parking occurs on the greater extent of Church Lane. In general, there is no shortage of on-street parking spaces, yet where this occurs it can have an impact on how the area is experienced somewhat detracting from its character. Off street parking is common in areas fronting dwellings. No parking bays are marked out on the street surfaces, which is beneficial as the introduction of marked parking bays would further detract from the area's character and appearance. Specific methods to control parking in conservation areas can be sought for example, restricted parking zones, discreetly positioned and with minimal signage. Parking spaces on the road can be indicated by a subtle change in the texture of road surfacing.<sup>33</sup>



Figure 51 Parking in areas in front of dwellings

33 Colin Davis, Car Parking in Conservation Areas, IHBC Context 150 (2017)

Some recent dwellings have off-street parking, generally in the front of plot areas, with some garages, both integral and separate occurring. The loss of established front gardens by their conversion to parking spaces is detrimental to the character and appearance of the Conservation Area and should be avoided.

Integral garages to dwellings are not ideal and should covered parking be included in a new development, a separate cartlodge or garage is more appropriate. There is also the opportunity to reduce car traffic and parking by exploring alternative solutions to car travel, for example through the promotion of sustainable transport solutions.

### 4.3 Interpretation

The Conservation Area would benefit from a well-designed interpretation board, perhaps within the square, which explains the history of the village from its medieval origins and which highlights its historic buildings.

### 4.4 Loss of Architectural Details

A key concern across the majority of the Conservation Area is the alterations to windows and doors. The replacement of timber windows with inappropriate uPVC windows can impact the historic character and appearance of a building, and the contribution it makes to the character and appearance of the Conservation Area. The location of doors and windows within a historic building is also an essential part of its character, and altering their position, or blocking them up, can detract from its appearance, for example.

Historic England's *Traditional Windows Their Care, Repair and Upgrading (2017)* advises that *'the loss of traditional windows from our older buildings poses one of the major threats to our heritage. Traditional windows and their glazing make an important contribution to the significance of historic areas. They are an integral part*

*of the design of older buildings and can be important artefacts in their own right... The distinctive appearance of historic hand-made glass is not easily imitated in modern glazing'*. The loss of historic joinery such as sash and casement windows and panelled doors results in a degree of harm to the significance of a historic building, and the loss of crown or other early glass can also cause harm significance. Historic England's 2017 advice recommends that *'surviving historic fenestration is an irreplaceable resource which should be conserved and repaired whenever possible.'*

Where draughts are causing an issue, the repair and refurbishment of windows can be very effective in improving the thermal performance of historic windows in the first instance, along with the use of shutters and heavy curtains. These are also far more inexpensive options than the replacement of windows. Alternatively, modern technology allows for well-designed secondary glazing; special timber or metal casements that can be constructed and fixed to the interior of the frame using sections and mouldings to match the primary glazing. These less intrusive methods are advisable within the Conservation Area; however, it is recommended that advice is sought from the Council before any changes to windows or doors are made to agree the optimum solution.

The loss of original windows and their replacement with uPVC is a particular issue within the Great Holland Conservation Area, as well as unsympathetic alterations such as the addition of modern porches and rooflights. It is recommended that an assessment and gazetteer is undertaken across the Conservation Area to ascertain the condition of historic and positive buildings that have been impacted in this way.



#### 4.5 Public Realm

##### Street Furniture (Lampposts, benches, signage, bins, bike stands, bollards etc.)

There are limited examples of street furniture in the Great Holland Conservation Area, with no benches or public bins and no signage, except for at the entrance to Holland Hall Farm and thus there is a beneficial lack of visual clutter. There are also limited streetlamps, with most examples being fixed to timber telegraph poles. However, there are a large number of the latter within the Conservation Area, along its three main roads. Along with their overhead wires they do bring a sense of clutter to the streets, yet their dual use for mounting streetlamps moderates this. Three redundant concrete bollards survive to the side of the Ship Inn and their removal would be beneficial. The bus shelter on Rectory Road is brick-built, with barge boards and has a clay tiled roof. The detailing and materials are beneficial to the Conservation Area’s character.

Should new signage, benches or other items of street furniture be introduced in the Conservation Area, they should be of high quality. A maps and information board, perhaps, in a central location would be a positive element.

##### Hard Landscaping

Generally, street surfaces and pavements are uniform and well maintained. The area immediately outside the Ship Inn is finished in gravel set in resin and this is an appropriate surface material. Church Lane has a limited extent of pavements, although with the low levels of traffic along the lane, they are not necessary and the grass verges enhance the sense of rural openness, which would be diminished by the further introduction of pavements.



Figure 52 The bus shelter on Rectory Road



Figure 53 Redundant concrete bollards outside the Ship Inn and

## Open Spaces

The open spaces within the Conservation Area are notable features and make a significant contribution to its special interest. These are the square in front of the Ship Inn, Rectory Meadow, the churchyard of All Saints Church and the area around the ponds to the east of Great Holland Hall.

Glebe Barn is a small nature reserve managed by the Essex Wildlife Trust to which there is no public access, and it is one of the Trust's smallest closed reserves. On the northern side of the reserve there is reputed to be a Second World War Air Raid Shelter.<sup>34</sup>

Hollandhall Wood is in private ownership but is defined as ancient woodland. This categorisation does not itself provide any statutory protection. However, some features in ancient woods are protected and sites can also be designated for their wildlife value. Hollandhall wood, Rectory Meadow, Glebe Barn and the square all make a positive contribution to the Conservation Area and should continue to be maintained.

<sup>34</sup> <https://www.geograph.org.uk/photo/3053840>



Figure 54 The access to the public footpath on Church Lane



Figure 55 The cemetery of All Saints Church

## Trees and Planting

Trees and planting are predominantly found in the open spaces in the Conservation Area, particularly around the edges of Rectory Meadow and within Hollandhall Wood. The east side of Rectory Road also has a well-established green edge, while the hedges and verges of Church Lane are further beneficial elements. The mature trees of Hollandhall Wood also provide a backdrop to important buildings such as the Church of All Saints and Holland Hall farm.



Figure 56 The view east towards Hollandhall Woods

#### 4.6 Unsympathetic additions

Throughout the area, other small incremental changes have impacted the historic character of dwellings. Many properties have lost or replaced their boundary treatments, which impacts the uniformity of the streetscape and the historic character of the area. Existing historic boundary walls make an important contribution to the character of the area and should be maintained and reinstated wherever possible.

Along with the solar panels at the former Great Holland Nurseries development, Ivy Cottage has examples on a prominent roof slope, facing onto the square, which has had a negative impact.

Roof tiles have also been replaced on buildings across the Conservation Area and should be reinstated with traditional materials wherever possible. There is an opportunity to provide better awareness of the impact that inappropriate changes can have to a building and the wider Conservation Area.

#### 4.7 Inappropriate Modern Development

There are areas of late-twentieth century infill which negatively impact the historic character and appearance of Great Holland. In addition, there are examples of more recent developments that are unsympathetic to their surroundings and do not respond to traditional detailing and profiles, apertures, the palette of materials or design. This has a particularly negative impact on the historic character of the settlement, both near its centre and on its periphery, where buildings of a large mass and uncharacteristic materials have been introduced.

Examples of inappropriate modern development are considered to include:

- The new, overtly contemporary dwelling on Church Lane situated adjacent to Rectory Meadow. Its appearance, materials, fenestration, boundary treatments and front parking area are uncharacteristic for the Conservation Area.
- The buildings on the redeveloped site of Great Holland Nurseries are generally oversized and have uncharacteristic features and fenestration. The large expanses of glazing, including apex glazing, white meter boxes, close-boarded fencing, prominent solar panels and high-profile skylights are unsympathetic. While some attempt to replicate traditional building forms has been made, this is entirely undermined by inappropriate features and the massing of the buildings. The site, on the northern edge of the Conservation Area, is also within the setting of the Grade II\* Listed Church of All Saints and the new dwellings have also had a negative impact on the setting of this designated heritage asset.
- Solar Panels have been introduced in visually prominent locations in the Conservation Area. While the requirement for sustainable energy is important, consideration should be given to ensure that where possible, it does not override the character and appearance of the Conservation Area. A sequential appraisal of the options for locating solar panels is recommended best practice to minimise their visual impact, with ground mounted panels being the preferred solution in this sensitive historic context.

#### 4.8 Neutral Contributors

There are a number of buildings and plots which make a neutral contribution to the character and appearance of the Great Holland Conservation Area. Notable neutral contributors are considered to be:

- Twentieth-century houses on Church Lane, including Blakeny opposite the Ship Inn and numbers 1,2, 3 and 4 Church Lane.
- The late-twentieth century dwellings Wynchgate and Coxons on Church Lane.
- Anchorage, on Rectory Road
- Cotehay to the north of the Ship Inn and the adjacent dwelling to the west.
- Ivy Cottage on Rectory Road

There are neutral buildings which have the potential to make a positive contribution with maintenance and works to rectify inappropriate changes. Examples can be found on Church Lane (including numbers 1-4, Wynchgate and Coxons) and some buildings fronting the square, such as Cotehay and the Anchorage.



Figure 57 Anchorage, on Rectory Road



Figure 58 Ivy Cottage on Rectory Road

## 5. Management Proposals

There are a wide range of opportunities for the Great Holland Conservation Area, many of which share common themes. This section builds on the opportunities identified in Section 3 and seeks to recommend management proposals which address these in both the short and long term.

### 5.1 Positive Management

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

#### Local Heritage List

At present there is no approved local list for Tendring District. 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 settlements.

Great Holland would benefit from adopting and maintaining a comprehensive Local List in order to preserve its historic environment. There are a number of buildings within the Conservation Area which make a positive contribution to its special interest, which indicates that a Local List may be beneficial to ensure the upkeep of buildings which are significant to the area's history and character.

There are a number of buildings within the Conservation Area which are of sufficient quality to be considered for local list status, as highlighted in Section 1.11.

The exercise of creating a Local List would also facilitate a greater understanding of the area and could be utilised as a public engagement strategy to improve awareness and understanding.

#### Article 4 Directions

Article 4 Directions are additional planning controls which can be introduced by a Local Planning Authority to revoke certain Permitted Development Rights. Permitted Development Rights allow building owners to carry out certain works to their properties without the need for planning permission and are set out within the General Permitted Development Order (GPDO).

Article 4 Directions served on properties within the Conservation Area would introduce the need to apply for planning permission for certain works and this would allow the Council to better preserve and enhance the area by ensuring high quality design and use of traditional materials. An example of an Article 4 Direction that would be beneficial would be the removal of Class A of the GPDO which would limit changes to front elevations of buildings such as replacement windows and doors.

#### Enforcement

Where the necessary permission is not sought for alterations which are not contained within the General Permitted Development Order, the Local Planning Authority should consider its enforcement powers. This could assist in reinstating any lost character or architectural features whose loss may have a negative cumulative effect on the Conservation Area, as well as avoiding a precedent being set for similar, uncharacteristic works.

## **General Maintenance: Public Realm and Highways**

Through the agreement of a standard of good practice within the Conservation Area between relevant Local Authority teams and other landowners, long term goals can be set to promote good design within the public realm, such as avoiding excessive road markings or signage and agreeing standard street furniture to ensure consistency over time as elements are introduced or replaced. The Conservation Area benefits from minimal street furniture, signage and other clutter which is beneficial to its character. Maintaining this low level of street clutter will have a long-term positive impact on the Great Holland Conservation Area and ensure the preservation of characteristic features of the Area.

## **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.

## **Tree Management**

In line with the Town and Country Planning Act, all trees in Conservation Areas are afforded the same protection as a Tree Preservation Order. Trees which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground, may not be felled or lopped unless six weeks written notice has been given to the Council. Six weeks' notice has to be given to the council under S211 of the Act.

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

## **New Development**

There are opportunities within Great Holland and its setting for development which makes a positive contribution to the Conservation Area. To be successful, any future development needs to be mindful of the local character of the Conservation Area and its setting, while at the same time addressing contemporary issues such as sustainability.

Successful new development will:

- Preserve those elements of the setting that make a positive contribution to the asset, in accordance with the NPPF
- Enhance or better reveal the significance of the Conservation Area, in accordance with the NPPF.
- 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 they are appropriate to a Conservation Area.
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

### **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. Officers must, where possible, seek schemes which enhance the built environment and look to conserve and reinstate historic features. It is also considered that poor quality or unsympathetic schemes 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.

### **Public Facing Resources**

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a conservation area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. A single Good Practice Design Guide on standard alterations such as signage, shopfronts, windows, doors, rainwater goods, boundaries and roof extensions will ensure inappropriate development does not continue to be the accepted norm.

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



- Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive to the preservation of Great Holland's built heritage. At present there are no interpretation (information boards, signage) specifically relating to the Conservation Area. These could improve understanding and awareness of the area's significance and the issues it faces.

## 5.2 Positive Management: Longer Term

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

### Conservation Area Boundary

The Conservation Area boundary has been revised within this appraisal in accordance with the NPPF (2021) and *Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management* (2018).

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.

### Character Appraisal and Management Plan

The Conservation Area Character Appraisal should be reviewed regularly to monitor change and inform amendments and additions to the Management Plan.

### Public Realm and Highways

The Highways Department can be engaged to conduct an assessment of existing signage within the Conservation Area with a view to 'de-clutter' the historic environment. Other case studies have found this was a cost-neutral exercise due to the scrap value of signage and posts.

Collaboration between the Highways Department and Local Planning Authority should ensure the maintenance and replacement programme for street furniture and hard surfacing reflects the character and local distinctiveness of the Conservation Area.

### Improved Understanding and Awareness

There are currently no areas of interpretation within the Conservation Area. There is scope for some interpretation within the Conservation Area aimed at improving understanding and awareness of its significance and special interest. This would be an effective way to improve awareness and re-establish the identity of Great Holland as a historic settlement. One key area which may benefit from interpretation is the area of public realm outside the Ship Inn. The square here provides a good opportunity for visitors to appreciate the historic settlement.

### 5.3 Funding Opportunities

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

#### **National Heritage Lottery Fund (NLHF)**

The NLHF is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change over time, for up-to-date information on NHLF schemes Tendring District Council should consult their appointed Heritage Specialist.

#### **Section 106 Agreements**

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon Great Holland. 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 the shop frontages noted to require improvement.



## 6. Appendices

### 6.1 Designated Heritage Assets

Name	Grade	List UID	Date of Listing
Church Of All Saints	II*	List UID: 1165610	21-Jun-1950
Tudor Cottages	II	List UID: 1337117	04-Jul-1986

## 6.2 Bibliography

### Publications

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'Great Holland'. An Inventory of the Historical Monuments in Essex, Volume 3, North East Pages 124-125 (London, 1922). British History Online.

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Great Holland Conservation Area Appraisal, Tendring District Council (2006)

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

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

Tendring Geodiversity Characterisation Report, Essex County Council (2009)

### Archives

Essex Record Office (ERO)

Historic Environment Record (Essex County Council)

### 6.3 Legislation, Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	All sections are relevant, although the following pertain to Conservation Area Appraisals and Management Plans:  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) DCLG	Section 16;  Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
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 (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
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 (2020) Conserving Georgian and Victorian terraced housing	
Local Supplementary Planning Document	Tendring District Council Local Plan (2007)	<p>QL9 – Design of New Development</p> <p>QL11 – Environmental Impacts and Compatibility of Uses</p> <p>EN1- Landscape Character</p> <p>EN17- Conservation Areas</p> <p>EN18- Fascia and Shop Signs in Conservation Areas</p> <p>EN18 (a) and (b)- Advert Control within Conservation Areas</p> <p>EN20- Demolition within Conservation Areas</p> <p>EN21- Demolition of Listed Buildings</p> <p>EN22- Extension and Alterations to Listed Buildings</p> <p>EN23- Development within the Proximity of a Listed Building</p> <p>EN25- Satellite Dishes on Listed Buildings and in Conservation Areas</p>

## 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.
Non-Designated heritage asset	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.



## 6.5 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 conservation 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 conservation areas can be found on your Local Planning Authority website. Some authorities have an online interactive map search allowing you to search for a property. You can also contact your local planning authority directly to find out if you reside within a conservation area. Tendring District Council's Conservation Areas can be found within the Planning section under Heritage, conservation & trees.

### 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 constructed. 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. Your Local Authority will provide advice as to how to proceed with an application.

### **Can I demolish a building in a conservation area?**

Demolition or substantial removal of part of a building within a conservation area will usually require permission from the 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 6 weeks before any work begins. This enables the authority to assess the contribution the tree makes to the character of the conservation area and, if necessary, create a Tree Preservation Order (TPO) to protect it. Consent will be required for any works to trees that are protected.

The legislation relating to trees is included within Part VIII of the Town and Country Planning Act 1990 which is supplemented by 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.

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# Tendring Village Conservation Area Character Appraisal and Management Plan

*Tendring*  
District Council



Client:  
Tendring District Council

Date:  
June 2023





# Tendring Village Conservation Area Character Appraisal and Management Plan Consultation Draft

## Project Details

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## Quality Assurance - Approval Status

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# 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

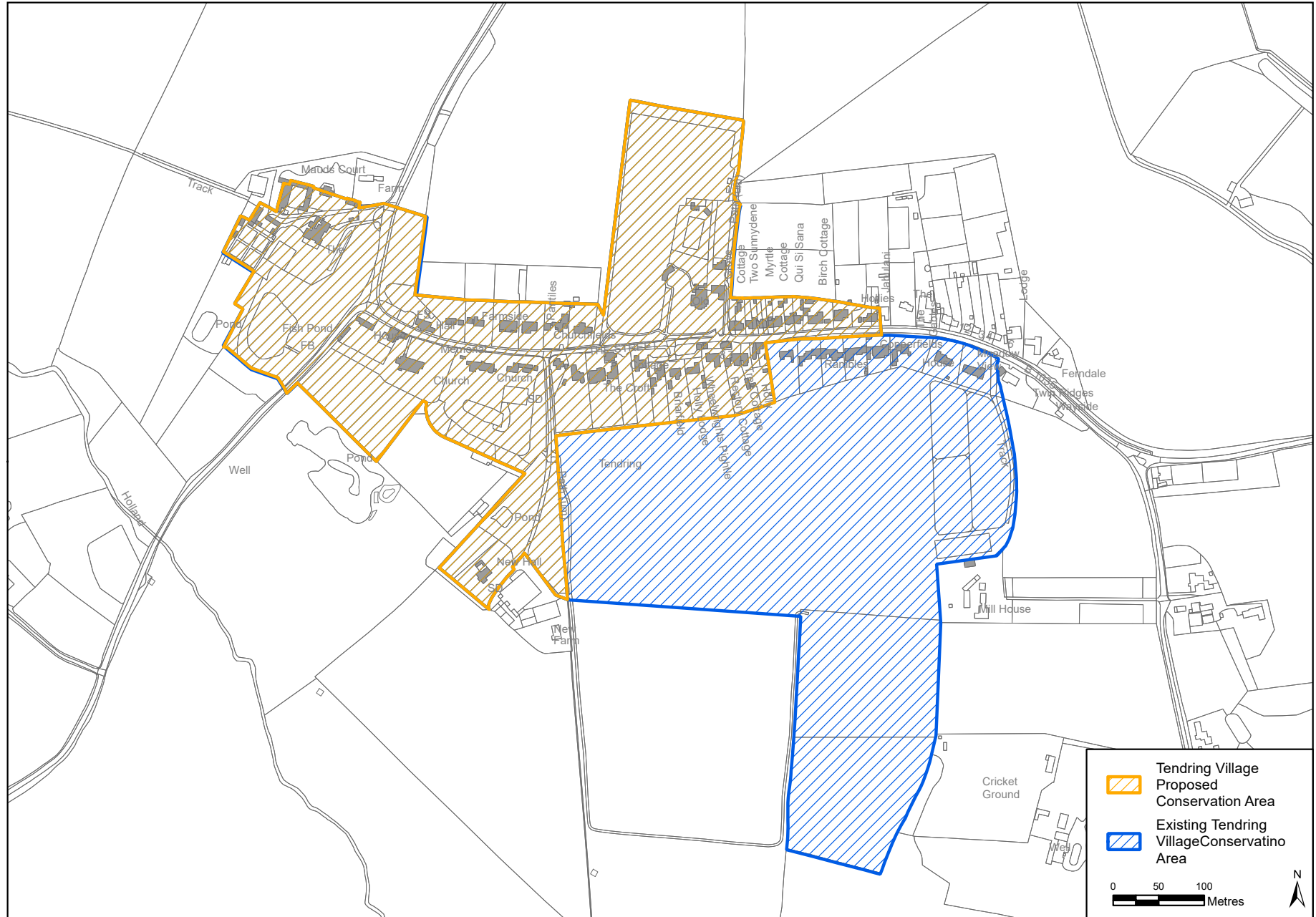


Figure 4 Map showing proposed boundary changes to the Tending Village Conservation Area

## 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 Alfward'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.



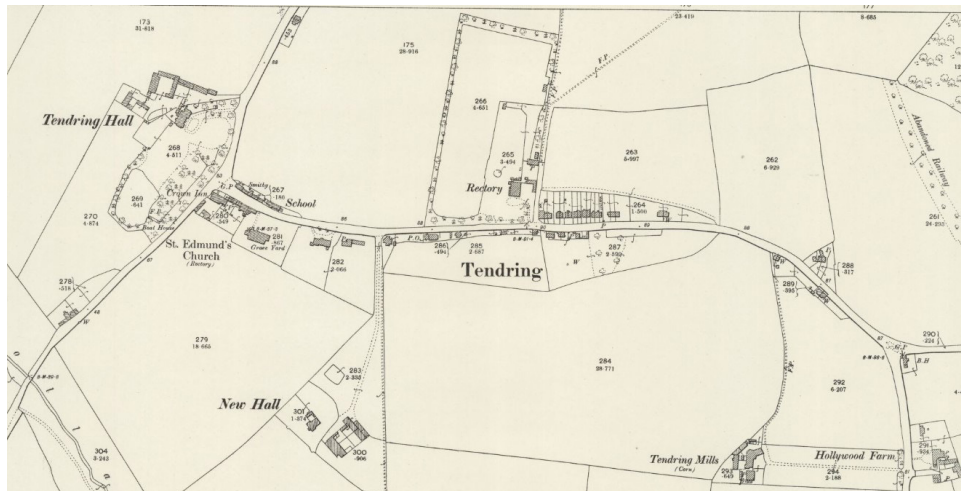


Figure 9 First edition Ordnance Survey map of 1896

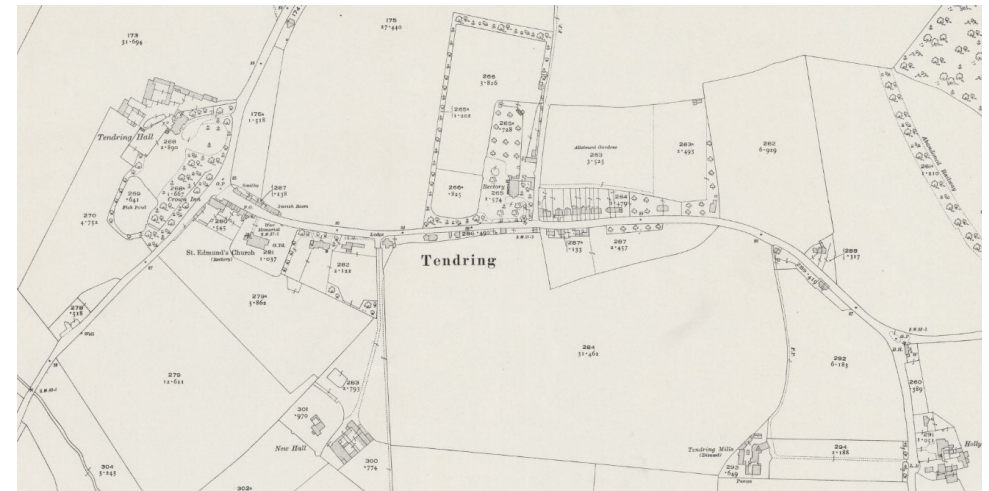


Figure 10 Third edition Ordnance Survey map of 1923

### 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

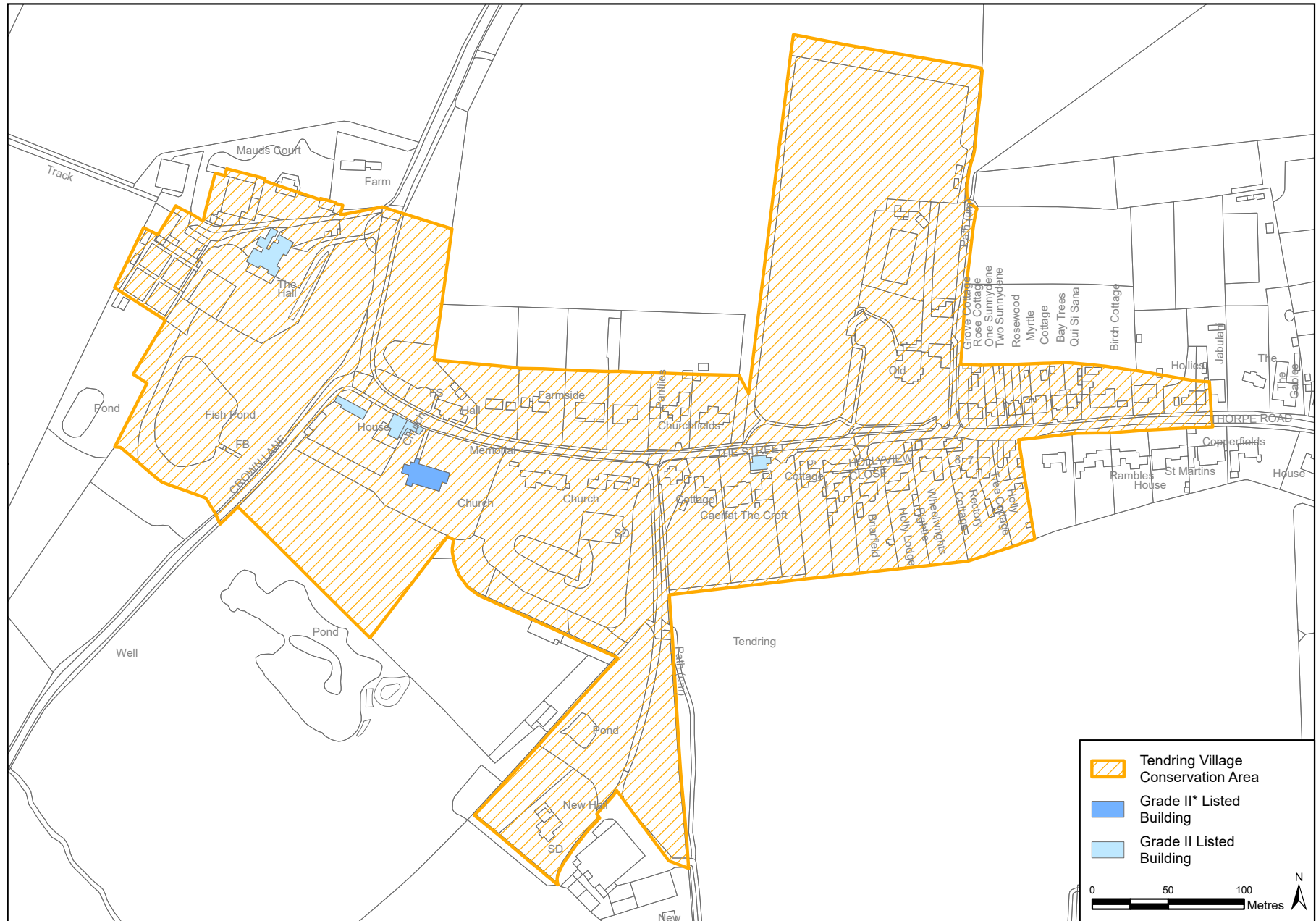


Figure 18 Map showing designated heritage assets within the Tending Village Conservation Area



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

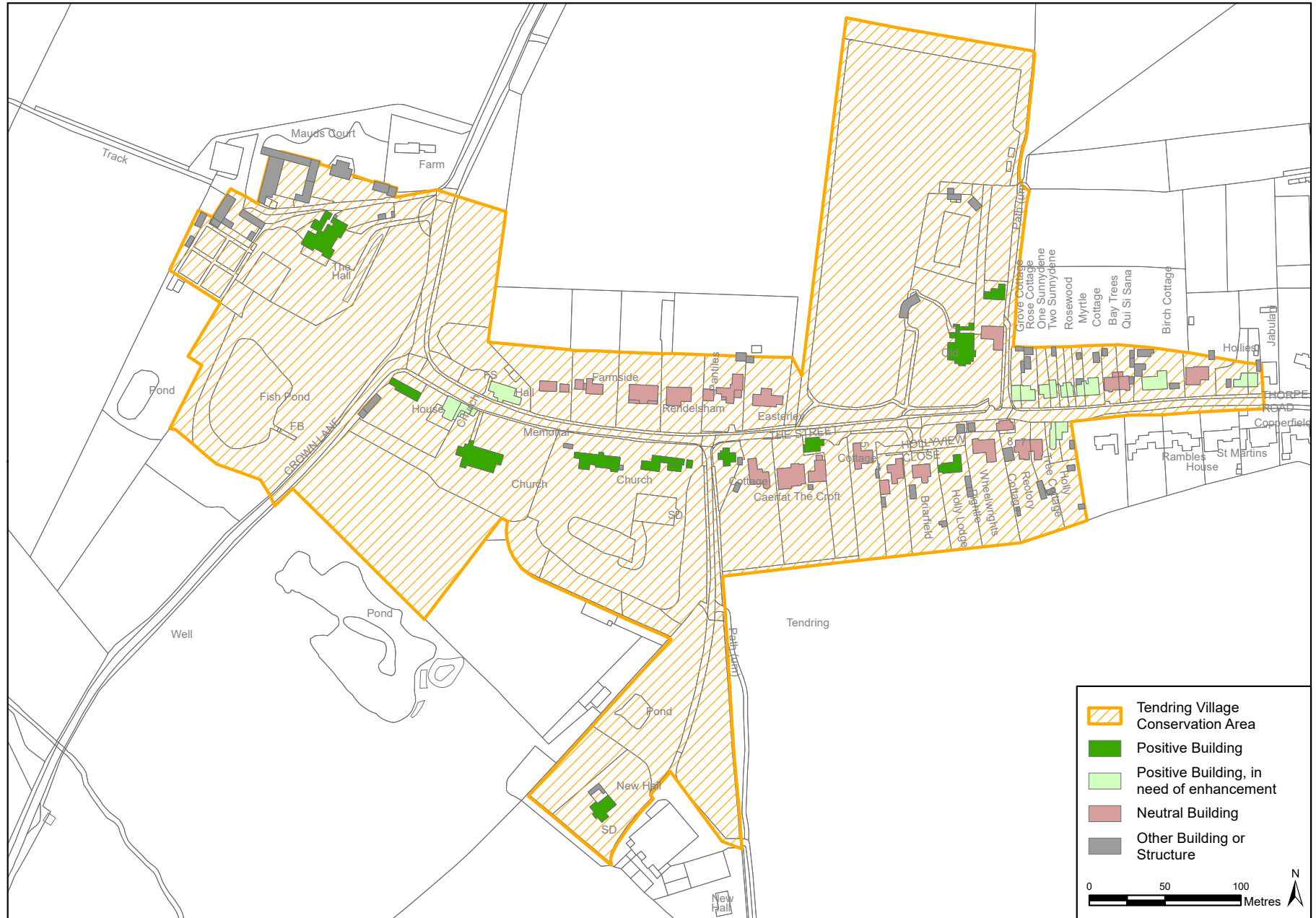


Figure 23 Map showing significance of buildings within the Tending Village Conservation Area



### 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

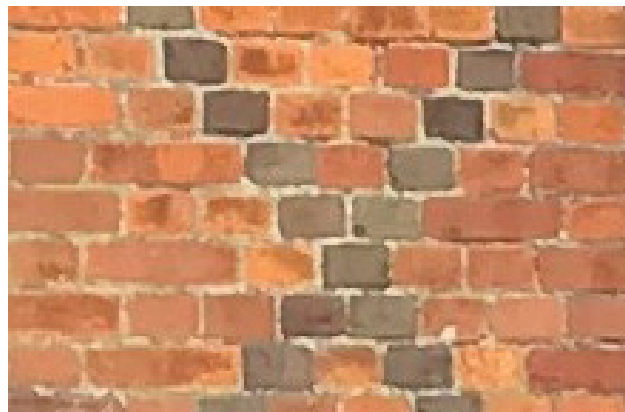


Figure 25 Red brick with with blue diaper work detail of the Village Hall facade

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.

# Tendring Village Conservation Area

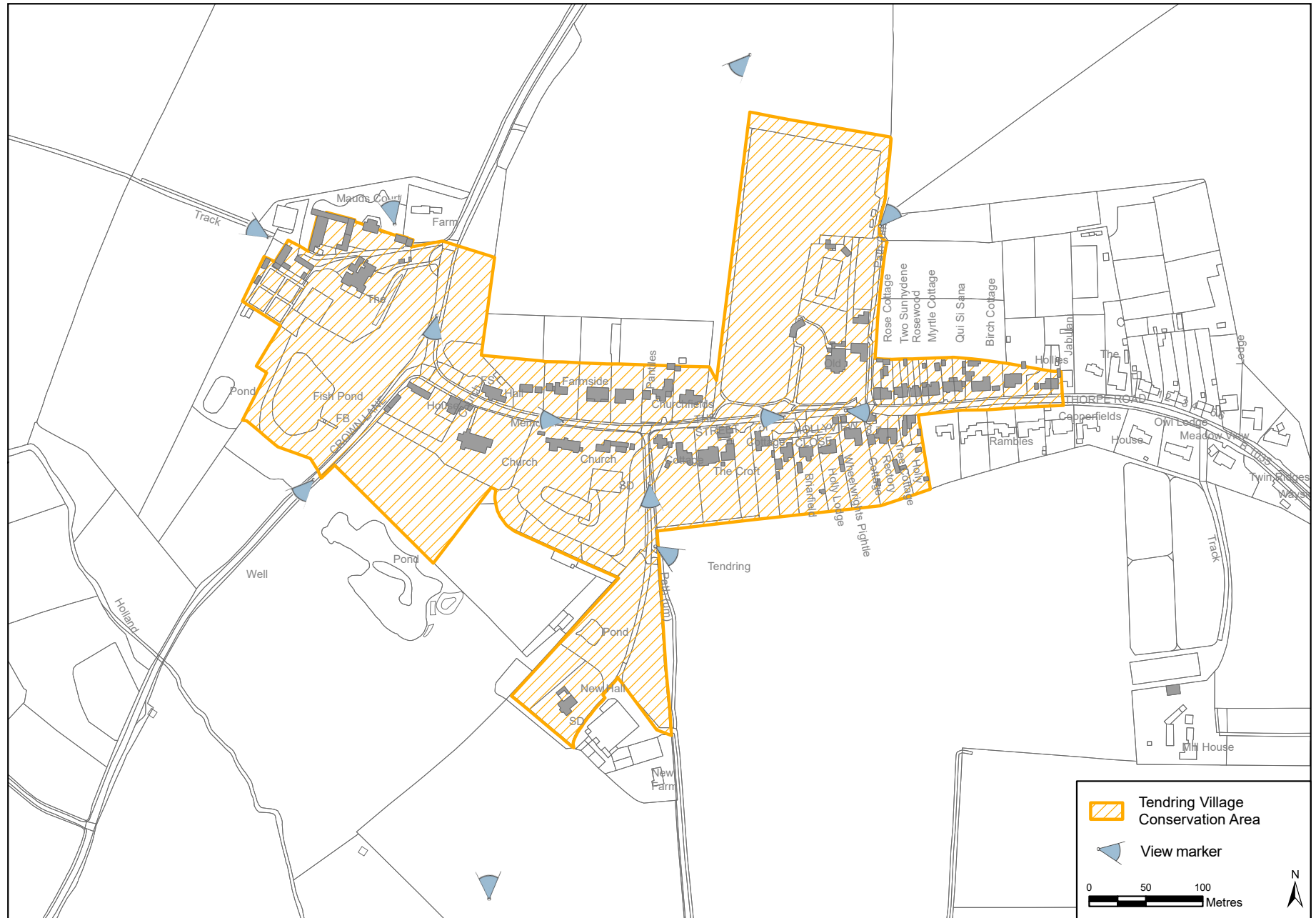


Figure 34 Map showing key views identified within the Tendring Village Conservation Area



### 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>

J. Bettley and N. Pevsner, Essex (Pevsner Architectural Guides: Buildings of England), (Yale University Press) 2007 'Tendring', in An Inventory of the Historical Monuments in Essex, Volume 3, North East (London, 1922), pp. 212-213. British History Online <http://www.british-history.ac.uk/rchme/essex/vol3/pp212-213>

Tendring Village Conservation Area Appraisal, Tendring District Council (2006)

[www.gersociety.org.uk](http://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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