

Lawford Conservation Area

Name/Organisation	Comment	Action/response
Natural England	Natural England does not have any specific comments on these new Conservation Area Appraisals.	N/A
Historic England	<p>We welcome the production of these appraisals for the five named Conservation Areas which set out clear, robust and achievable proposals for their conservation and enhancement.</p> <p>Unfortunately, our capacity and existing commitments dictate that we are unable to comment on all the proposed appraisals in fine detail, but a review of the five documents shows they are clearly laid out, well written and nicely illustrated using photographs, other illustrations and cartography.</p> <p>General Comments</p> <p>We are pleased to see that Historic England’s guidance notes for the Historic Area Assessment and Conservation Area Appraisal process (which can be found here: HE Advice Note 1 - conservation area designation, appraisal and management, and here: https://historicengland.org.uk/images-books/publications/understanding-place-historic-areaassessments/) have been referenced and made use of.</p> <p>We are also pleased to note that all the appraisals include a management plan to help guide the future conservation and enhancement of the areas. Management plan should contain clear, detailed, specific and achievable aims and objectives, setting out priority actions and long-term goals for management, including for any heritage at risk or areas that detract from the character and appearance of the area.</p>	N/A

	It is positive to note that the management plans reference use of Article 4 Directions to help manage inappropriate change, such as the insertion of UPVC windows, in Conservation Areas, and all consider how CIL or Section 106 monies could be targeted for enhancements within the conservation area.	
National Highways	The nature and location covered by this current consultation is unlikely to have an impact on the operation of the Strategic Road Network (SRN). Therefore, National Highways offers No Comment.	N/A
Comments from public consultation event on 30 th January 2024	<ol style="list-style-type: none"> 1. Resident at Lawford Hall: concerned about the overall condition of the conservation area and the development which has been allowed. Generally frustrated about the planning system and perceived restrictions, particularly in regards to listed buildings. 2. Resident at The Old Laundry, Hungerford Lane: concerned about the redevelopment of The Pink House, Crossway, on Harwich Road. 3. Many people raised concerns about development at The Pink House being unsympathetic. 4. Concerns about the infill development and incremental change. 5. Too many restrictions on listed buildings. 6. Why is Hungerford Lane included in the conservation area when it has been altered significantly? 7. Will the section south-west of Church Hill need to be removed from the conservation area? What is the interest of the field? 8. What is the point of a conservation area if new buildings are permitted? 9. Should the gardens of Lawford House south of School Lane be locally listed? 	<ol style="list-style-type: none"> 1. Addressed on the day 2. Addressed on the day 3. Addressed on the day 4. Addressed on the day 5. Unable to address within the CAAMP 6. Review Hungerford Lane addition, responses to boundary queries are included below 7. Reviewed, and responses to boundary queries are included below 8. Addressed on the day 9. Noted – can flag to the Council
Steven Rose, Managing Director of Rose Builders Ltd (Lawford)	I write in response to the council's consultation on the draft Lawford Conservation Area Appraisal (CAA). The purpose of this letter is to propose additional land for inclusion within the Conservation Area. The land is located	Review whether this addition contributes to the special interest of the area. Note that it cannot be included as protection of future development, it needs to be of interest in its

	<p>south of Lawford House (Grade II listed) on Bromley Road. I enclose a plan that shows its location.</p> <p>The site is parkland around the Grade II listed Lawford House. Part of the gardens of Lawford House were the subject of a planning approval delivering 8 homes in return for the parkland to be transferred to the Tendring Hundred Farmers Club and other community benefits.</p> <p>None of these eventually transpired and the Club has yet to have the freehold transferred to them. This, once complete, would effectively protect the parkland around Lawford House. However, this 'protection' has no planning strength to protect the setting of Lawford House.</p> <p>The houses that have been built in the grounds of Lawford House are 'subjectively' terrible and have blighted Lawford House and its setting on one side.</p> <p>The proposal is that the parkland south of Lawford House is designated within the Lawford Conservation Area to:</p> <ol style="list-style-type: none"> 1) Protect the traditional and original setting of the Grade II listed Lawford House and maintain its original parkland setting. 2) Protect the site that if ever in the future any development of whatever scale is proposed then the land and listed home would have more planning protection. 3) Preserve the land for the annual Tendring Show that is very much part of the history of the area. The show providing a very popular Tendring community event showcasing the farming and wider rural businesses within Tendring (20,000+ visitors). 4) Protect the historic pasture, veteran parkland trees, landscape and ecology of the parkland in perpetuity. 5) Protect the setting of the rural footpaths that covers the site. These give local Lawford residents a good network of rural walks away from the built up areas of Lawford, for their enjoyment, good health and wellbeing. 	<p>own right in its current condition. Responses to boundary queries are included below</p>
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	<p>All these help to embody the very special character of this historic parkland and the necessity to protect the historic setting of the Grade II listed Lawford House as well as deliver wider community benefits.</p> <p>We respectfully ask that the Council include this site within the next draft of the Lawford Conservation Area to protect the historic pasture and parkland, it's trees, it's ecology and the setting of Lawford House, the wider visual landscape.</p> <p>Safeguarding this special area of land for the long term future.</p>	
<p>Tesni Properties Ltd (Bury), acting on behalf of J.E. & S.J. Lucas as landowners</p>	<p>We are instructed by Tesni Homes Ltd (acting on behalf of J.E. & S.J. Lucas as landowners) to present the following representations in respect of the proposed Lawford Conservation Area.</p> <p>Our client raises no objection or concern in respect of the principle of the proposed appraisal of the Conservation Area. However, they query the suggested boundary extension along parts of the southern edge of Wignall Street, in that it includes a number of properties which, whilst not unpleasant, can be perceived as possessing no real architectural and historic interest that warrants special protection. The properties referenced are identified in the pink zone below.</p> <p>We see no merit in including those dwellings or their suburban gardens within a Conservation Area, and suggest that their inclusion will dilute the overall quality of the Conservation Area.</p> <p>We note that the Character Appraisal and Management Plan suggests that the boundary of the Conservation Area ought to be expanded eastwards along Wignall Street to include Nos. 11-16 Wignall Street on the southern side of the road. It suggests that these buildings form 'a pleasing and uniform group' on the approach to the historic core of Lawford, and suggests those</p>	<p>Review these dwellings and outline why they have been included.</p> <p>Unable to comment on the development.</p>

buildings are of special historic interest and some architectural interest, representing a period of time when social housing was expanded in response to a post First World War national housing crisis. Those buildings – highlighted as ‘positive – in need of enhancement’ are seen on the extract below.

Our client is not convinced that those dwellings possess sufficient character or heritage value to warrant inclusion within the Conservation Area. In most respects, those homes are little more than ordinary and hardly unusual or special. Likewise, the two houses to the immediate west (identified as ‘neutral’) are typical 1970s suburban style houses that possess no heritage value whatsoever and are of a type that can be found anywhere. We therefore question the inclusion of those properties within the Conservation Area, and suggest that the Area will be more robust if those are excluded.

Here we would point to §197 of the NPPF, which states: ‘When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.’

We do question whether the inclusion of fairly ordinary houses such as this (none of which are special and are hardly uncommon) will serve undermine (‘devalue’) the strength and integrity of the proposed Conservation Area. We understand that the social housing that is being elevated in the Appraisal was brought forward as part of a national movement arising from The Housing, Town Planning & Country Act 1919. This provided finance for the construction of 500,000 homes across England within three years. That said, this type of housing was fairly commonplace on a national level, and not we suggest unique, special or distinctive to Lawford. On the converse side, it seems to us that much of the remainder of the proposed Conservation Area does reflect the local and historical evolution of the village itself, which provides it with its special character and appearance.

Furthermore, it might be argued that – if those properties highlighted in red warrant special attention as a result of them providing social housing some time between 1921 and 1949, could not a similar ‘social housing’ argument not be extended to the houses identified in blue on the above photograph? Do those not speak equally of ‘social progress’ at a given point in time? We acknowledge that those ‘blue’ houses are different, but they were nevertheless constructed to serve the same housing need as the houses in red. That said, the inclusion of the ‘red’ houses does seem an arbitrary judgement.

Background/Context

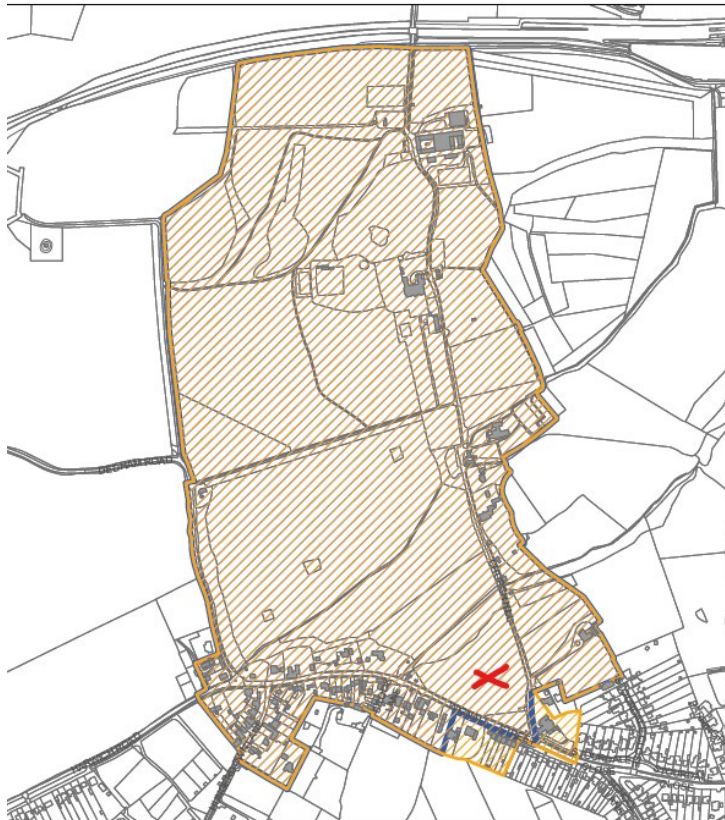
By way of context, it is our client’s intention to promote the southern part of the land identified at Annex A of this letter as housing land, and they do not wish that land to be unfairly fettered by the presence of a close-by Conservation Area that we consider is not fully justified or warranted. Having raised that concern, and whilst the following may be considered irrelevant to the designation of the Conservation Area, it is worth us highlighting that it is our client’s intention to focus any residential development towards the south of their land, at some distance from the proposed Conservation Area.

That decision reflects the presence of the Scheduled Ancient Monument (SAM) that is located on the northern part of our client’s land. The SAM comprises a sub-circular arrangement of ditches with two causeways. An outer lip of ditches defines the perimeter measuring circa 30m across. Ditches up to 2m in depth and ranging in width surround an interior roughly 21m in diameter. Although later, construction resembles forms of Neolithic monuments known as ‘causewayed enclosures’. It has also been referred to as a ‘ring ditch’. The Historic England (HE) Schedule describes it as ‘Settlement Site NNE of Lawford House’

	<p>The SAM is clearly a unique monument and the high significance of the below-ground archaeological remains are reflected in its designation as a SAM and a heritage asset of the highest significance. Our client's proposals will not physically impact upon the SAM, and a considerable 'breathing space' will be factored into any proposal. This can be provided with suitable landscaping, with heritage interpretation boards to inform visitors to the SAM. Towards the northern end of any new housing we envisage the planting of a substantial green buffer to soften the development and show due respect to the SAM to the north.</p> <p>That same 'breathing space' will also serve as a buffer to the proposed Conservation Area to the north, albeit we again express the view that those houses we have questioned do not warrant inclusion within the Conservation Area.</p> <p>We trust that the Council will have regard to the contents of this letter in its further consideration of the proposed Conservation Area.</p>	
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Boundary responses:

- We are not adding to the boundary on Hungerdown Lane, there is a small addition on Harwich Road. There are a few houses on Hungerdown Lane which are neutral/not of any age but generally this section is good and has a village, rural edge feel which was felt worthy of retention in the CA. If we were to exclude any dwellings here it has the potential to create an awkward boundary with satellite houses.
- The area marked with an x on the map below (assumed to be the section south-west of Church Hill), is part of the estate for Lawford Hall, so has historic interest in that respect although it may be separately owned now.



Proposed revisions to the Conservation Area boundary



- The park for Lawford Hall is all included. Lawford Place isn't in the CA, it's to the east and has had significant alterations... its GII but now the centrepiece to a modern housing estate, so we don't feel it is justifiable as CA designation.
- The two houses on the southern edge of Wignall Street aren't of any interest but they are inoffensive, and there was a logical boundary to include them within the boundary rather than purposefully exclude them. There's some minor historic interest in the plot boundary for these two houses which is shown on the OS map above (the Ty of 'Tye Hill shows this curved plot) and there are some pleasant trees on the plot. The houses also

form part of the setting of the non-desi almshouses. The land likely has associations with Lawford Hall which can be seen as further historic interest/contribution to the area (albeit limited).