St Osyth Conservation Area
Character Appraisal and Management Plan

Client:
Tendring District Council

Date:
April 2025



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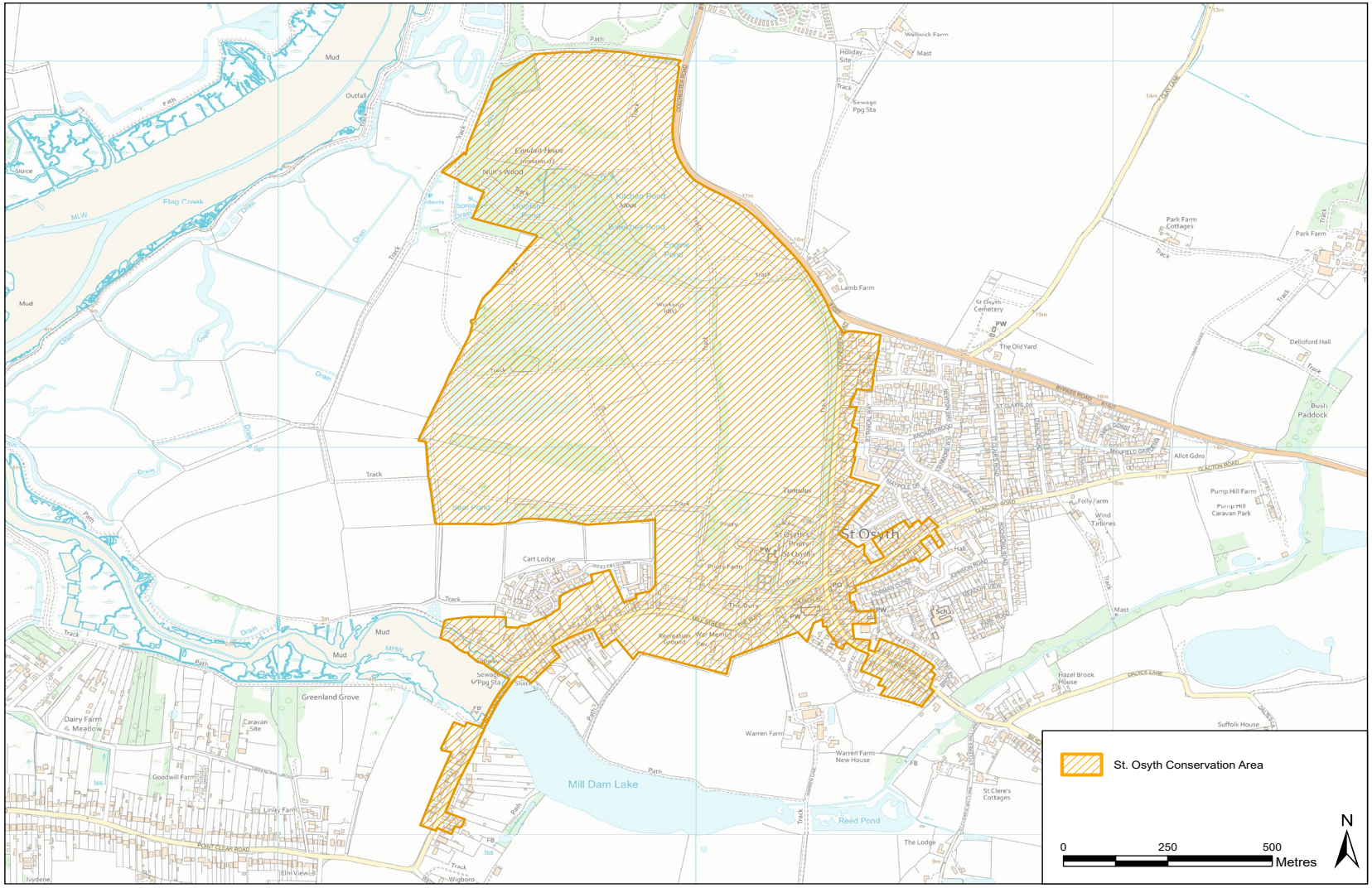


Figure 1 Map of St Osyth Conservation Area

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1. Introduction

1.1 Summary

St Osyth Conservation Area was first designated in 1969 and was amended in 1982, 1988 and 2010. It was last reviewed in 2010. It is a large and diverse Conservation Area, comprised of three distinct areas which each have their own character: St Osyth Priory, St Osyth village and St Osyth Creek. The Conservation Area draws much of its significance from St Osyth's Priory, which throughout the twelfth to sixteenth century was one of the largest religious houses in Essex until its dissolution as part of the larger suppression of the monasteries led by King Henry VIII in 1539. Much of the Priory remains, although ruinous in parts. The Priory, and its associated parkland, make up a considerable portion of the north western section of the Conservation Area.

The Priory's parkland is enclosed by urban development on its eastern and southern edges, with the centre of the St Osyth village concentrated toward the Priory's southern entrance, highlighting the strong interrelated development of the village and the Priory. The urban development within the Conservation Area focusses upon the historic core of the village which is located at the south eastern corner of the Priory's park, where Colchester Road and The Bury/Clacton Road intersect. St Peter and St Pauls Church is the focal point in this part of the Conservation Area and it is the location of former marketplace, which is reflected in its current usage and character - the village's commercial outlets are mostly located in this area.

The Conservation Area extends to the west to encompass St Osyth Creek and the surrounding marshland, once a busy port. Although much of the industry which dominated the estuary in the eighteenth and nineteenth centuries no longer exists in this area, the Creek retains a quay and a maritime appearance. Ribbon development leads along Mill Street from the Creek to the centre of the village, past the imposing Priory Gatehouse located on The Bury.

Despite modern development, the Conservation Area retains much of its historic character, the three distinct areas contribute to the legibility of the village's development from a religious centre, serviced by its estuarine location, to the village it is today.



Figure 2 View of St Osyth Creek



Figure 3 The Gatehouse, St Osth Priory

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Figure 4 St Peter and St Paul Church

The Conservation Area's historic building stock of cottages and houses, some of which are converted industrial buildings, typically date from the seventeenth century through to the late nineteenth century, interspersed in places with late medieval homes, creating an attractive, eclectic mix of architectural styles and contributing to the historic character of the Conservation Area which has, in part, not changed since the sixteenth century.

1.2 Conserving Tendring's Heritage

Tendring Council appointed Place Services to prepare a Conservation Area Appraisal for St Osyth. The document is provided as baseline information for applicants to consider when designing or planning new development in St Osyth and provide additional context when assessing locations for potential allocations through the Local Plan. The survey of the Conservation Area took place in 2020, with follow up visits in 2021.

This report provides an assessment of the historic development and character of St Osyth and outlines its special interest. The appraisal will also consider the significance of heritage assets and the contribution that these, along with their setting, make to the character of the area. The understanding of significance will be used to assess the susceptibility of the Character Areas to new development, highlighting key assets of importance.

This assessment will consider how different Character Areas within St Osyth came to be developed, their building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities can be used to assess the key characteristics of each area, highlighting potential impact future developments may have upon the significance of heritage assets and the character of St Osyth. This assessment is based on information derived from documentary research and analysis of the individual Character Areas, as well as site visits undertaken in 2019 and 2020.

This assessment follows best practice guidance, including Historic England's revised Historic England Advice Note 1 for *Conservation Area Appraisal, Designation and Management* (2018) and *The Setting of Heritage Assets (2017).*

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1.3 Purpose of Appraisal

A character appraisal defines the special interest of a conservation area that merits its designation and describes and evaluates the contribution made by the different attributes of its significance.

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

It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in the Legislation, Policy and Guidance appendix.

Applications that demonstrate a genuine understanding of the character of a Conservation Area are more likely to produce good design and good outcomes for agents and their clients. This Appraisal will enhance understanding of St Osyth Conservation Area and its development, informing future design.

1.4 Planning Policy Context

The legislative framework for the conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular Section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and 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 proposal for the preservation and enhancement of these areas. 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 2024).

The area of St Osyth is covered by Tendring District Council. Local planning policy is set out in the Tendring Local Plan (2007). Policies which are relevant to heritage assets include:

- Local Plan Policy EN1: Landscape Character
- Local Plan Policy QL9: Design of New Development
- Local Plan Policies EN17-20: specific to conservation areas
- Local Plan Policies EN21-25: Importance of listed buildings and the protection extended to them

Additional specific local policies relevant to the St Osyth Conservation Area include:

- EN29: Archaeology
- EN30: Historic Towns
- Policy ER31: Town Centre Hierarchy and Uses
- RA4: Housing Development within Defined Boundaries
- Policy EN27: Enabling Development
- Policy EN27a: St Osyth Priory

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2. St Osyth Conservation Area

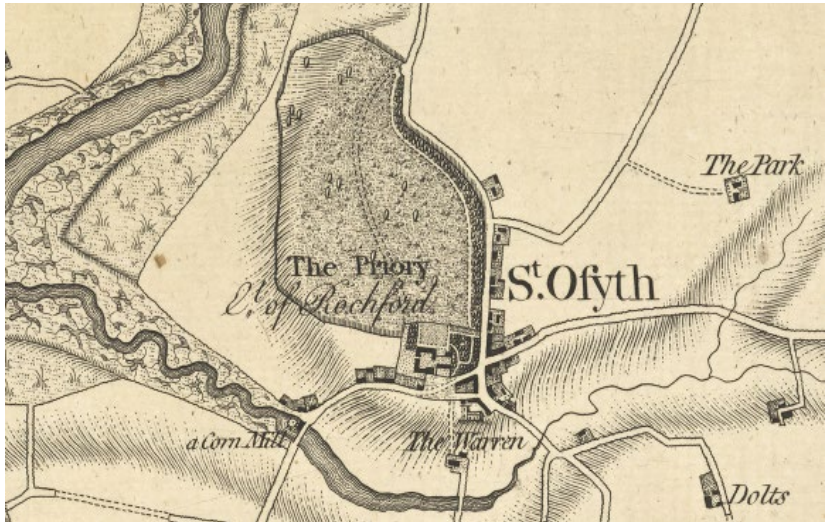


Figure 5 St Osyth as shown on the 1777 Chapman and Andre Map of Essex



Figure 6 St Osyth Creek

2.1 Context and General Character

The village of St Osyth is situated within the County of Essex and located in Tendring District, the easternmost district within the county. St Osyth is located in the south west of Tendring District, approximately three kilometres inland from the coast. Surrounded on three sides by the estuaries of the River Stour, River Colne and the North Sea, the village has a close relationship with maritime industries and transportation, which influenced its development.

St Osyth Creek, a tributary of the tidal estuary of Brightlingsea Creek, is partially included within the Conservation Area boundary, giving the south western part of the Conservation Area a maritime character.

The village is located south east of the historic settlement of Colchester and to the west of the nineteenth century seaside resort town of Clacton-on-Sea, the nearest large town by road. Although significantly closer geographically, the town of Brightlingsea has avoided close associations with St Osyth due to its separation by the tidal estuary of Brightlingsea Creek located between them. The village is largely sited on land raised above sea level, with St Osyth Creek bounding the settlement to the south, flowing westward to the sea. At the point where the settlement spans the Creek at Mill Dam, it is at sea level with a tidal barrier at the dam forming the substantial Mill Dam Lake.

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Figure 7 Clacton Road, looking toward the junction with Colchester Road and the Priory's boundary walls



Figure 8 Cottages on Spring Road

The Conservation Area includes four historic routes, which remain the principal entrances to St Osyth, in three instances the routes are named after the road connections they afforded. Colchester Road leading north out of the village continues to be the route to Colchester and onward to London. Clacton Road leads eastward to Clacton-on-Sea. Point Clear Road and Spring Road (a continuation of Colchester Road) lead west and south respectively to small coastal settlements developed in the twentieth century and low-lying coastal farmland.

Overall, the character of the Conservation Area reflects its development from an important ecclesiastical centre in the medieval period, through to a thriving market and coastal hub in the eighteenth and nineteenth century, to the tranquil village it is today. Built form and the pattern of development within the village reference not only the history and fortunes of St Osyth but country wide rises and falls in religious and agricultural affluence. Whilst St Osyth Priory occupies much of the Conservation Area's boundary, the Conservation Area encompasses more than the Priory's remains, showcasing fine examples of vernacular and formal architecture and a large number of designated and non-designated heritage assets, one of the highest concentrations in the district.

Whilst this appraisal focuses upon the area defined within the Conservation Area boundary it is important that consideration is given to St Osyth's relationship with those aspects of the wider environs and setting which contribute to its significance.

2.2 Origin and Evolution

The following section provides an overview of the history of St Osyth and the surrounding settlement. St Osyth was largely established in the medieval period, however archaeological evidence for prehistoric occupation has been identified in and around the settlement.

Prehistory: Palaeolithic to Iron Age (c.10,000 BC to 100 BC)

St Osyth's location would have been attractive for early settlers with access to the coast via waterways including St Osyth Creek which extends into the Conservation Area. Neolithic pottery has been recovered from within St Osyth's Priory, indicating some early prehistoric activity within the Conservation Area.

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Figure 9 St Osyth depicted on a stained glass window in the parish church, St Peter and St Paul.

Photo Credit: Andreas Moran, https://pravoslavie.ru/sas/image/103276/327646.p.jpg?m-time=1571412771

Cropmark analysis has identified Neolithic causewayed enclosures just north of the Conservation Area, including a possible cursus, a classification of monument which resemble ditches or trenches and are thought to have been constructed for ritualistic or ceremonial purposes. Other cropmarks identified also indicate the presence of potential long and mortuary enclosures and a circular monument, suggesting the area surrounding and including St Osyth may have formed part of an important ceremonial landscape.

A limited number of large-scale excavations have been conducted within the St Osyth Conservation Area, however excavations at Old School Chase in the south of the Conservation Area have shown the potential for Late Bronze Age/Early Iron Age features, indicating occupation during this period. The Channel 4 documentary 'Time Team' featured the village in an episode titled 'Lost Centuries of St Osyth' in 2005, which focussed on a series of mysterious upstanding timbers buried in the mud and sand of the Creek and the medieval appearance of St Osyth. Remains of Iron Age pottery has been found within the Conservation Area boundary, in the north of the area, in the Priory grounds, and beneath the Priory buildings. There are two possible tumuli (raised mounds of earth and/or stones placed above graves, also known as barrows or burial mounds) and aerial photographic evidence of a ring-ditch within the grounds of the Priory, however there is no dating evidence for these features.

Outside the Conservation Area to the south-east, an Iron Age settlement has been identified at Lodge Farm. Excavations revealed a large settlement of nineteen round houses and post-hole structures, as well as evidence of occupation from the Neolithic period, suggesting the Lodge Farm site was in continual use for much of the pre-historic age.

Roman

To the north of the Conservation Area, within the Priory grounds, is a potential Roman villa site with tessellated pavement which was discovered in 1962 near Nun's Wood. Evidence for Roman activity has also been revealed during gravel extraction within the Priory parkland, revealing a Roman ditch and burial urns. Further finds include Roman coins, recovered near St Clair's Road

Saxon and Medieval

St Osyth's Priory, village and Creek all take their name from St Osyth, a Christian martyr who is reported to have been brutally murdered by Danish marauders in 653 AD. Abbess Osyth (also spelled Osgyth, Sythe or Othith) was the daughter of the Mercian King Frithwald, the first Christian King of Essex.

Osyth's husband Sighere, King of the East Saxons, granted her the permission to establish a nunnery at Chich, of which she was the Abbess. It was here she met her fate, reportedly dying on the steps of the chapel. The site of Osyth's convent is unconfirmed, however it is believed to have been located in what is now the St Osyth's Priory's grounds, a section of which is still named Nun's Wood, north of the surviving Priory buildings.

Her death resulted in a sainthood, and there are many legends and miraculous tales associated with Osyth. Now she is mostly commemorated in the name of the village and Priory. Prior to its renaming, and in Osyth's time, the settlement was named Chich or Chicc and this is how it was recorded in the Domesday Book of 1086. Chich is thought to derive from an old English word which meant 'bend', referencing the navigation of the Creek.

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The Domesday Book records three manors in the modern-day St Osyth (one of which was owned by the Bishop of London) and a mill, probably located close to the Creek. There is no mention of a religious community at St Osyth in the Domesday book, however the records do suggest it was a thriving settlement at this stage.

The Priory was founded by Richard de Belmeis, the Bishop of London, c.1121 and became an Abbey in 1150. It was dedicated to St Peter and St Paul as well as St Osyth, which is referenced by the name of the village's parish church, St Peter and St Paul, located south of the Priory on Church Square. The church is contemporary with the founding of the Priory, dating from the twelfth century although later heavily altered and extended.

St Osyth's Priory flourished in the four centuries following its foundation, growing to be one of the most important and powerful Abbeys in the local area, owning land and a number of churches across the county and in neighbouring Kent. The Abbey complex within the Conservation Area benefited from the taxes collected by the Prior and grew accordingly, the imposing flint and stone Gatehouse marking the entrance to the Priory dates from the fifteenth century.

The Gatehouse remains largely intact and is the only section of the Priory, apart from its boundary walls and tower, that is fully visible within the public realm. The remains of the Priory are largely shielded from public view, masked by tree cover and the extensive, high boundary walls that encircle the Priory's parkland. Priory Farm, at the south western edge of the parkland, is visible as a series of ancient barns, which can be seen from Mill Street, the barn roofs visible above the site's historic flint and brick boundary wall.

The Priory and its grounds are designated as a scheduled monument and partially included within St Osyth's Priory registered park and garden; the registered parkland excludes The Bury (the road and section of green space south of the Gatehouse) and Priory Farm.

Several outbuildings and the former Priory brewhouse are included within the scheduled monument, which is Grade I listed, as well as the Gatehouse and surviving Priory buildings. The scheduling and listing grade indicate the high historic and architectural value of St Osyth Priory. The Gatehouse is considered to be one of the finest examples of monastic buildings in the country, featuring a highly decorative and intricate chequer-board pattern of ashlar, septaria and flint on its imposing, street-facing southern elevation. This chequer-board motif features across the Priory buildings, including the prominent Darcy Tower, north of the Gatehouse.

High quality materials were used in the construction of the Priory with exceptional skill, highlighting the wealth and status of the complex. Following the dissolution of the Abbey in the mid sixteenth century, the adaptation of the Priory buildings and their continual evolution also provides architectural and historic interest. Their intactness and survival, despite centuries of use and adaptation, also highlight how the Priory buildings have continued to be esteemed and held in high regard, even once their ecclesiastical function was removed.

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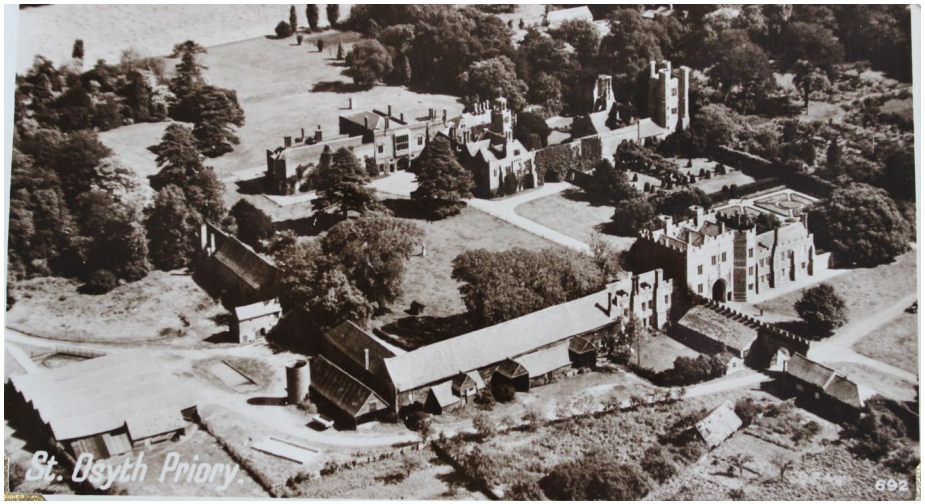


Figure 10 St Osyth Priory from above c. 1953 (Essex County Archives, D/DU 14647)

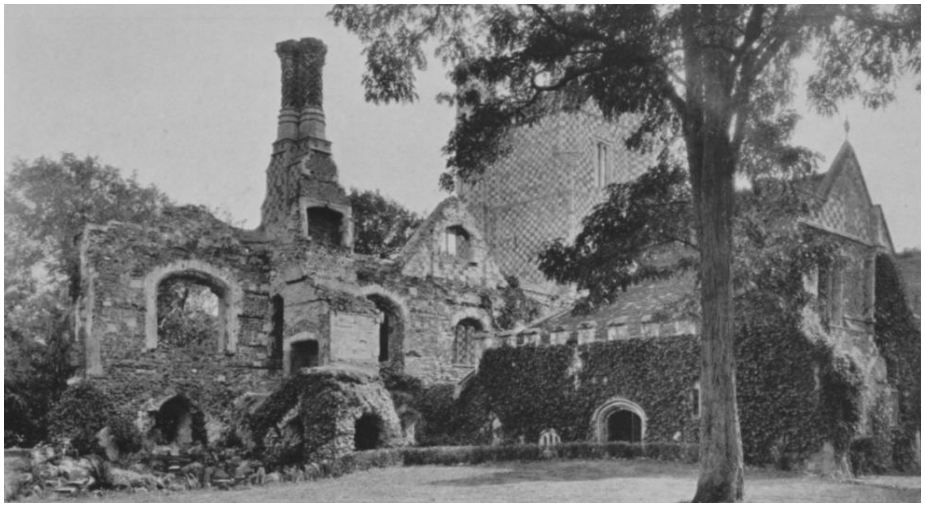


Figure 11 The Priory Tower, c. 1922 (Victoria County History: https://www.british-history.ac.uk/rchme/essex/vol3/plate-101)

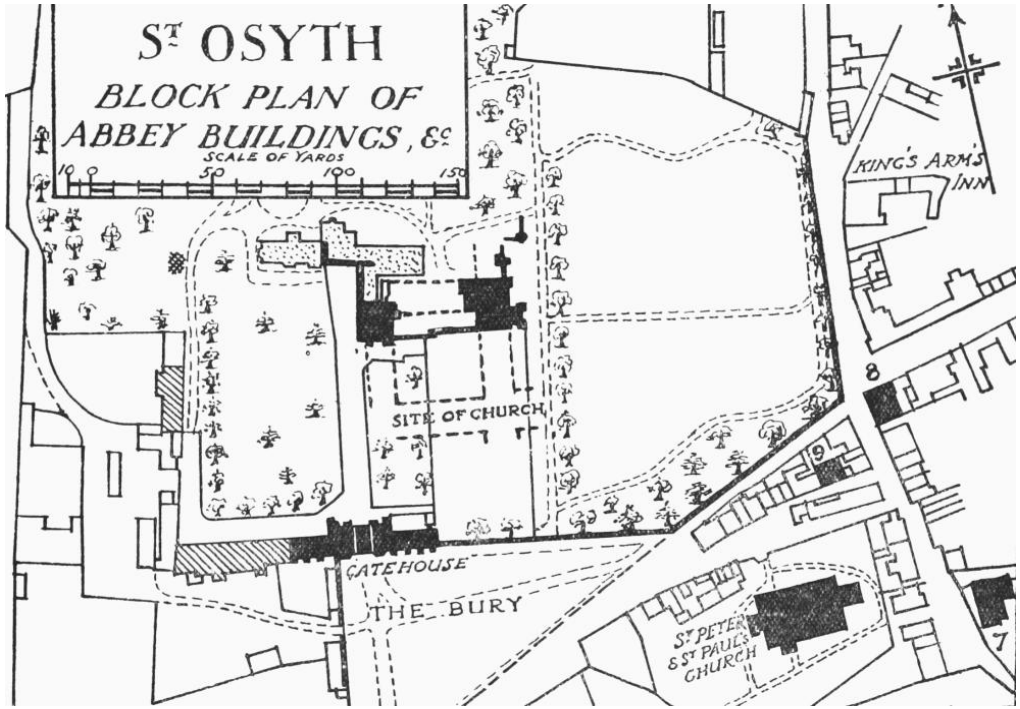


Figure 12 Block Plan of the Priory Buildings

(St. Osyth', in An Inventory of the Historical Monuments in Essex, Volume 3, North East (London, 1922), pp. 195-206. British History Online http://www.british-history.ac.uk/rchme/essex/vol3/pp195-206 [accessed 19 May 2020].

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There is an undated medieval charter which records the granting of a fair and market to the Abbey; dated records indicate there has been a market in St Osyth since at least 1189. The shape and layout of Church Square suggests it once framed a triangular marketplace, typical in layout of other medieval towns. During the medieval period the village and Priory would have been interconnected; the economy of medieval St Osyth appears to have centred on the Priory and the village's function as a market-centre for the eastern end of the Tendring peninsula. The Lay Subsidy returns of 1524 indicates St Osyth was an affluent settlement, rating in the top third of Essex settlements in terms of taxable value and the village seems to have been booming in the early 1500s, prior to the dissolution of the monasteries

Archaeological evidence suggests that the medieval town extended west of the existing village, towards the Creek. This would have given medieval St Osyth two focal points, one of which centred on the cross-roads, St Peter and St Paul's Church and the Priory, with a second focus at the quay. The quay and St Osyth Creek would have been used for a small fishing industry and archaeological finds, such as pottery shards, suggests there was domestic use of this area during the medieval period. Excavations, including those conducted by Time Team, have also identified a timber wharf probably in use between the late fifteenth and early sixteenth centuries. Pottery shards from non-local sources recovered within the Conservation Area, and Merovingian coins just to the south, also indicate that St Osyth could have been an important connection for wider sea-based trading networks. Oyster fishing is known to have formed an important part of the local economy.

St Osyth continued to grow through the late medieval period, although documentary sources indicate that the village was less prosperous in terms of monetary income following the suppression of the Priory. Many houses in the village date from the later medieval period, including the small terrace at Numbers 8-14 Spring Road, part of which has been identified as the village's former Guildhall hidden behind the houses' deceptive weatherboard and brick elevations. The houses are Grade II listed and thought to date from c.1500, featuring impressive timber framing on the interior. Meetings and village events would have been held at the Guildhall, which would have acted as an important focal point for village life in the medieval period.

Witch-hunting was undertaken in St Osyth village in 1582 and resulted in the deaths of four women. Ursula Kemp was tried and found guilty of witchcraft at the county court in Chelmsford, of which the punishment was death by hanging. Kemp, described as a 'cunning woman', a type of a local midwife who also sold 'potions' or herbal remedies, was accused of using witchcraft to cause illness and the death of three St Osyth residents, two of whom were children. As with many of the other trials concerning witchcraft in the sixteenth century, Kemp is said to have confessed her crimes solely to the judge, Justice Brian Darcy, whom she told about the 'spirits' she commanded to kill people. Ursula's story was revived in 1921, when two skeletons were discovered within the garden of what is now 37 Mill Street in the southern section of the Conservation Area. Despite reburial, one of the skeletons was acquired in the 1960s by the Witches Museum, in Boscastle, Cornwall where it was displayed as Ursula Kemp's skeleton. It was later held in a private collection of Robert Lenkiewicz, a Plymouth artist and collector. Following his death, it was moved back to the village, and laid to rest in an unmarked grave in the St Osyth cemetery. Recent forensic research concluded the skeleton does date from the sixteenth century, however, on its way back to St Osyth, the bones were examined by an osteo-archaeologist who determined that the skeleton was a male in his 20s.

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Figure 13 The Cage, St Osyth

Photos Credit: Google: https://www.rightmove.co.uk/news/britains-most-haunted-house/



Figure 14 Exterior Sign on The Cage, Colchester Road

The Cage, 14 Colchester Road is reported to have been the holding cell for Ursula Kemp after she was arrested for suspected witchcraft. The house remains a prominent part of the urban mythology within the village; there have been numerous accounts of paranormal activity within its walls. Dating from the 1500s, the building is timber framed and features a cellar under a trap door in the dining room. A plaque on the building's exterior states the building was in use as a prison until 1908, which may be part of the reason it is referred to as 'one of the most haunted buildings in Britain'. The prison cell was accessed separately, the door shown on Figure 13, at the side of the building. The main entrance to the dwelling is on the road.

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Post Medieval and Modern

The Priory use ended in 1539 as a result of the Dissolution. The land was granted to Thomas Cromwell and later bought by Lord Thomas Darcy in 1553 after Cromwell's attainder (forfeit of land following his sentencing for treason). Many medieval structures were demolished around the time when the Priory was dissolved, including the large Abbey church. Lord Thomas Darcy was granted the title of 1st Baron of Chiche and took over the role as the main patron of the village. He was a prominent Tudor politician, holding the position of Lord Chamberlain for King Edward VI from 1551-53. Following Thomas Darcy's death in 1558 the Priory estate was left to his son John de Vere, 2nd Baron Darcy of Chice. The Priory remained in the ownership of the de Vere family until 1714, by which point it was in a ruinous state.

The Darcy family remodelled the Priory buildings once they took ownership of the estate, the red brick house currently on the site was built in the 1600s when the Priory buildings were converted into a private home. Thomas Darcy extended Abbot Vyntoner's house (the Bishops Lodging, a wing which projects west), retaining the great vault and adding the tower now known as Darcy's tower at the north-eastern corner of the cloister. Subsequent owners of the Priory both built and demolished houses within the Priory's grounds, including the 3rd Earl of Rochford, Frederic Zuleistein de Nassau who built a large house on site in the eighteenth century. By 1857 the estate fell once more into decline, when two thirds of Rochford's house was demolished; the estate has remained in a state of partial disrepair since this period despite subsequent attempts by various owners to restore and care for the Priory. From 1948-1980 the Priory was in use as a convalescence home; the Gatehouse was converted to a separate residence by Somerset de Chair who bought the estate in 1954. In 1999 the Priory estate was sold to The Sargeant Family.

The Priory parkland was heavily landscaped in the eighteenth century when the Priory belonged to William Henry Nassau de Zulystein, Fourth Earl of Rochford. During the Rochford period the northern access to the park and lodges, ha-ha and pleasure grounds were all added. By the late nineteenth century the grounds had dramatically changed again, gravel extraction began in this period and continued into the twentieth century.



Figure 15 The Old Mill (Essex County Archives, D/DU 14647)

St Osyth village continued to be dominated by the oyster fishing and trade following the dissolution of the Priory, although the fortunes of the village did decline following the loss of the ecclesiastical centre. The Creek continued to be a focal point of the village, and archaeological evidence for industrial activity has been discovered close to the quay which suggests that brick and tiles may have been produced at the site and transported elsewhere. Further evidence also suggests the quay contained a small boat-building yard and a lime kiln.

It is unknown when the land to the west of the Priory stopped being a densely populated section of the village, as suggested by the discovery of archaeological finds in this area, however it is thought that a large storm of 1663 may have been a factor in this. The storm may have caused the destruction of the wharf investigated by Time Team. A tidal corn-mill was constructed in 1730 on the causeway across the creek, forming a mill pond on the eastern side (Figure 15).

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Figure 16 1898 Ordnance Survey Map



Figure 17 St Osyth from above (Essex County Archives, D/DU 14647)

The earliest map to illustrate the village in detail is the Chapman and André map of 1777 (Figure 5). The village is shown as consisting of the priory, the buildings along the cross-roads and the area around the quay.

The development of the village stalled in the eighteenth century, with little development occurring during the latter half of the century. In the late nineteenth century St Osyth village developed east along Clacton road, likely encouraged by the establishment of Clacton as a seaside resort in 1870, as shown in the 1898 Ordnance Survey Map (Figure 16). Further development at the eastern edge of the settlement occurred during the twentieth century, including the construction of five pairs semi-detached properties in the inter-war period on Clacton Road, which are good examples of their type, displaying decorative plasterwork on some of the properties, marked with the date of construction. These properties are shown on Figure 17, an aerial photograph of the village circa 1940s-50s (source: Essex County Archives, ref: D/DU 14647).

Ribbon development has also occurred along Mill Street, towards the western edge of the Conservation Area, shown on the 1923 OS map (Figure 18). Properties along Mill Street are varied in age and appearance, contributing the eclectic architectural mix which characterises this section of the Conservation Area. Further development post WW1 is shown on Figure 19 and Figure 20, the OS maps from 1936 and 1958.

Recent small-scale additions and developments within the Conservation Area boundary have been largely sensitive, reflecting the historic character of the village. The most significant development of the twenty first century is the development of the Priory parkland by City and Country, which, once completed, will create 73 new homes set within the Priory's grounds, as well as creating a wedding venue, restaurant and holiday accommodation.

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Figure 18 1923 Ordnance Survey Map

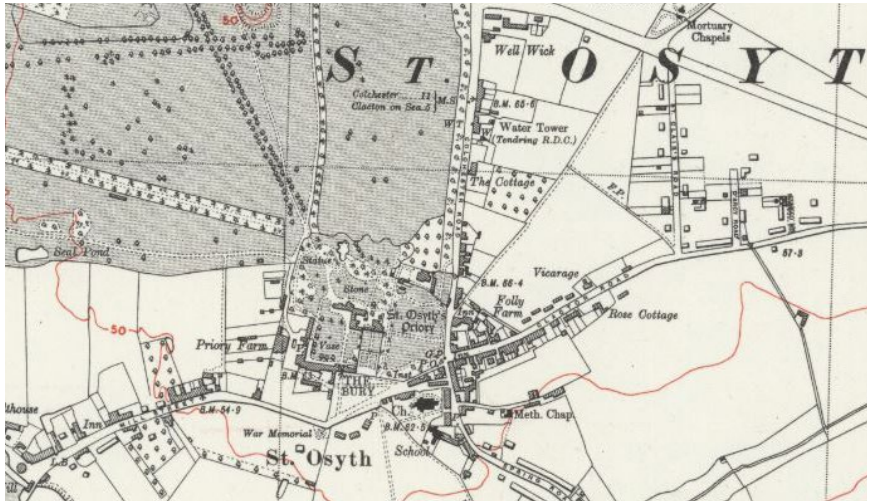


Figure 19 1936 Ordnance Survey Map

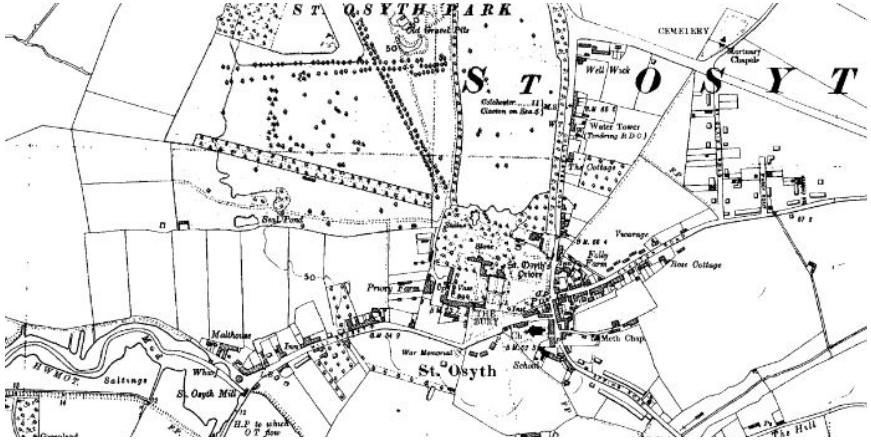


Figure 20 1958 Ordnance Survey Map

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2.3 Revisions to the Boundary

The Conservation Area boundary has extended since its designation in 1969, and was amended in 1982 and in 1988 to include the full extent of St Osyth Priory Registered Park and Garden. As part of this review, the Conservation Area boundary has been revised to reflect changing methodologies of good practice and provide a robust boundary which includes the important aspects of St Osyth's unique built environment and landscape.

Reductions

It is proposed to rationalise the boundary of the Conservation Area by reducing it in two main locations:

On Mill Street and Point Clear Road it is proposed to remove all properties which are included to the south eastern side of the roads with the exception of the following properties: Numbers 20, 22, 52, The Old Bakery 54, Mill Street, 11 and 31 Hill House, Point Clear Road. The buildings in this area to be removed are not considered to be of special architectural or historic interest or contribute to the significance of the Conservation Area.

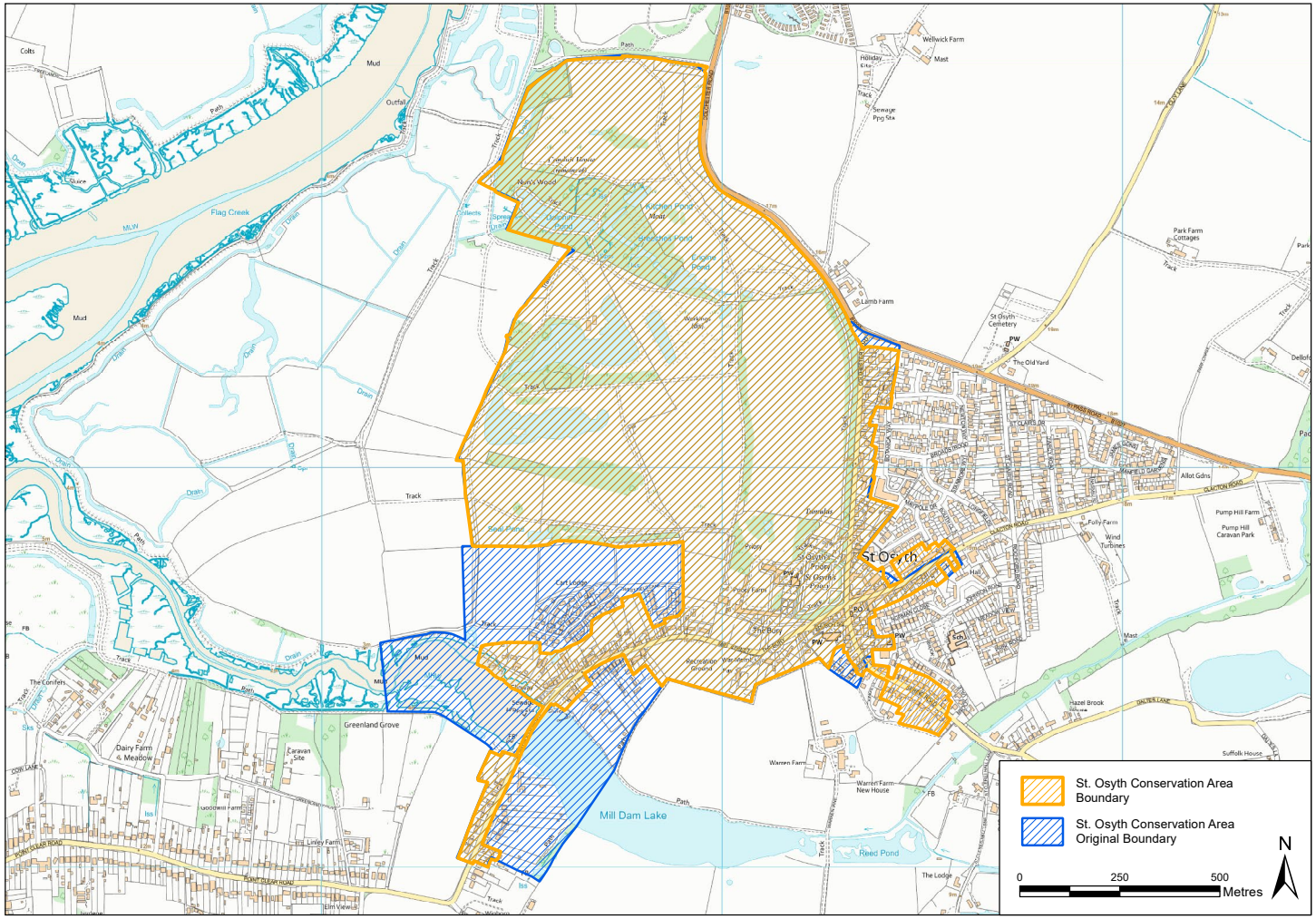


Figure 21 Map showing boundary revisions of 2025

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It is also proposed to remove the eastern part of Mill Dam Lake up to the Mill Dam that is currently included within the Conservation Area Boundary. Whilst the lake is an important contributor to the setting of the Conservation Area, it is not considered to be a contributor to its significance as a historic settlement, within which there are many buildings of architectural and historic merit.

It is also proposed to remove the properties at Old School Close, a twenty first century new-build cul-de-sac to the south west of the St Peter and St Paul Parish Church. Although sympathetic to their location and appropriate in design and scale, these buildings are not of significance. Also proposed for removal are the properties at Numbers 37, 90, 94, and 98 Clacton Road, these make a neutral contribution to the character of the Conservation Area and are of no historic or architectural value.

The creek has also been reduced, to ensure the boundary more tightly reflects historic and architectural interest of the conservation area and support in more effective management of the area.

Additions

The proposed additions to the Conservation Area include two areas comprised predominantly of early and mid-twentieth century housing, with some earlier structures and later infill development.

On Clacton Road it is proposed to extend the boundary of the Conservation Area to the east, to include residential dwellings which reflect the development of the village within the nineteenth and twentieth century. The five pairs of semi-detached houses at Numbers 47-65 (odd numbers only) are contemporary with those at 1-6 The Bury (already within the Conservation Area) and are similar in overall character, being of a vernacular revivalist style. The Old Parsonage is also proposed to be included in this boundary extension; the building is of historic interest due to its previous usage and is of architectural value.

On Spring Road, it is proposed to extend the Conservation Area boundary as far as Number 90 Spring Road, including the pairs of semi-detached houses and verges that line the street from Numbers 67-86, 88, and 90 Spring Road. Also included within this proposed extension are two pairs of mid-twentieth century semi-detached houses, Numbers 60, 62, 64, and 66 Spring Road, these differ from those semi-detached houses to their east, however as a grouping retain a character of post Second World War housing. Number 81 Spring Road, a listed building, is also proposed to be added to the Conservation Area.

These proposed additions recognise the significant contribution made by early twentieth century housing to the character and significance of the Conservation Area, whilst also defining a clear entrance point into the Conservation Area from the west and south.

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2.4 Designated Heritage Assets

There are 56 designated heritage assets within the Conservation Area, including one scheduled monument and one registered park and garden. A large proportion of the listed buildings within the Conservation Area are located on The Bury, Spring Road and Colchester Road, surrounding and including St Osyth's Priory.

St Osyth's Priory is a Grade II listed registered park and garden and makes up a large portion of the Conservation Area. Within the southern section of the park are the remains of St Osyth's Priory and the ruinous sections of a mid-sixteenth century mansion, which are designated as a scheduled monument, individual elements of surviving Priory buildings are listed, including the Gatehouse and its flanking wings, which are Grade I listed.

A full list of the designated heritage assets is included in appendix 2.1, where they are listed according to location. The listed structures within the Conservation Area include buildings, a K6 Telephone Box, estate walls to the Priory, a water pump and a milestone.

A map of the designated images is included as Figure 22.

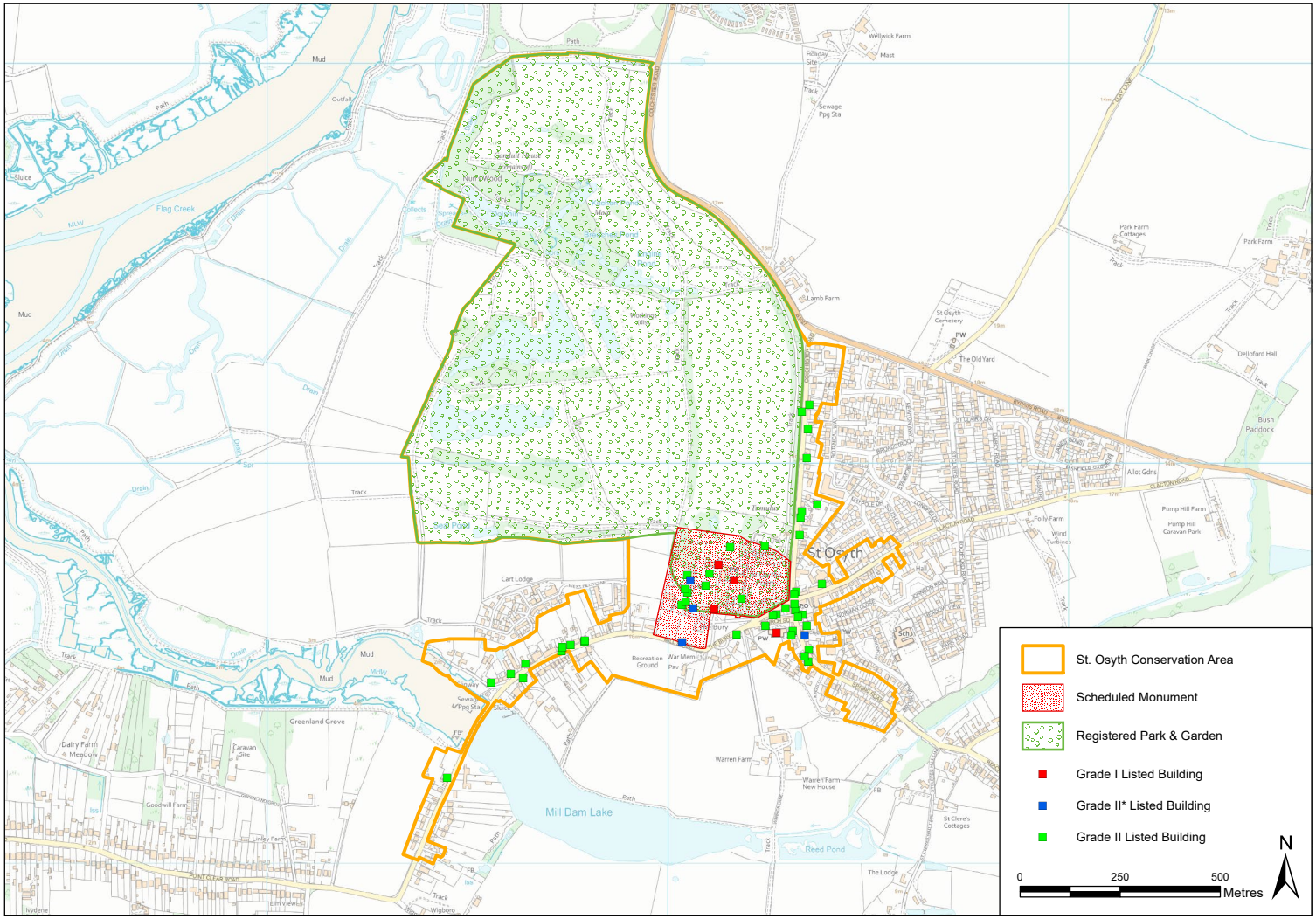


Figure 22 Map showing Designated Heritage Assets within the Conservation Area

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2.5 Non-Designated Heritage Assets

There is currently no list of locally listed buildings for Tendring District, however there are a number of undesignated buildings within St Osyth which contribute positively to the Conservation Area. The buildings and structures listed below have been identified as candidates for inclusion in a future local list. The buildings and structures identified were found to meet one or more the following criteria: a good example of their typology or architectural style, a demonstrator of local design features, relatively complete in their survival or indictive of the history of the settlement. These are considered non-designated heritage assets with regard to the National Planning Policy Framework.

The buildings and structures proposed for local listing are highlighted within each Character Area, these are also identified below:

The Bury/Mill Street

- War Memorial c.1921, commemorating the First World War and marking the entrance to the public recreation ground on the southern side of Mill Street.

Church Square

- Social Club. Presented to the community by Sir John Johnson, owner of the Priory, and dated 1911. The building is a prominent feature of Church Square and The Bury, located on the junction of the two roads. Designed by H.P.G Maule, the Social Club presents an eclectic application of the Arts and Crafts style, featuring prominent crow-stepped gables.

Chapel Lane/Spring Road

- Methodist Church. Dating from 1855, the church is a relatively simply designed building, featuring large attractive Lancet (Gothic) arched windows.



Figure 23 St Osyth Social Club

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Figure 24 The Red Lion

Clacton Road

- Red Lion, Clacton road. Visually prominent on Clacton Road, The Red Lion public house features an attractive and architecturally ambitious, highly decorative nineteenth century frontage. The rear ranges of the building appear to be older, possibly from the seventeenth or eighteenth century.

- Dukes Bistro, 9 Clacton Road. The building features an attractive nineteenth century shop front which includes the same arched fenestration as that found at the adjacent (listed) Waterloo House. At first floor there is a central Juliet balcony with an unusual scalloped timber canopy.

- St. Osyth Almshouses, 21-27 Clacton Road. Restored in 1897 and 1937, the terrace of four cottages are of historic interest, estimated to be about 400 years old. Two central plaques describe the terrace's restorations.

- The Old Parsonage. Formed of two distinct parts, the left-hand side of the building is Georgian in appearance with a symmetrical façade and two projecting ground floor bays. The right-hand side of the property is more vernacular in style, with the first floor oversailing the ground floor supported by two slender pillars. The house is painted white with blue shutters and doors creating a sense of cohesion between the two sections; it is surveyed on the first edition OS map as a Vicarage.

Colchester Road

- The Cage, 14 Colchester Road. Last used as holding cell in 1903, the house is of historic and local interest. Ursula Kemp was imprisoned here before being hanged for witchcraft in 1582.

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Further important buildings and building groupings:

- 67-86, 88, and 90 Spring Road. A ribbon development of semi-detached houses to both sides of Spring Road dating from the early twentieth century. Five buildings are to the north east and six to the south west. The buildings feature two central gabled wall dormers and are a good example of post war construction and design.

- 47-65 Clacton Road. Built c.1921, a ribbon development of two-story semi-detached houses in a vernacular revival style to the north side of Clacton Road.

- 1-6 The Bury. A crescent development of six semi-detached properties built c1923 by Tendring Rural District Council. The block plan of the houses responds to the shape of The Bury and Priory Gatehouse opposite and features a central semi-circular area of grass, upon which is an iron village sign, marked with the insignia of the Priory. The sign shows features four insignia which represent aspects of the village St Osyth (pictured as a cephalophore, holding her dissevered head), the gatehouse, the sign of St Peter and St Paul (Paul's sword crossed with Peter's key) and a crow.

2.6 Heritage at Risk

The Heritage at Risk Register includes historic buildings and sites at risk of being lost through neglect, decay or deterioration. It includes all types of designated heritage assets (although only Grade I and Grade II* listed buildings are assessed), including conservation areas, and the aim of the Register is to focus attention on those places in greatest need.

St Osyth Conservation Area is currently on the Historic England's Heritage at Risk register. It is described as being in poor condition, with medium vulnerability and a deteriorating trend in condition.

The scheduled monument, St Osyth's Priory, is also on the Heritage at Risk register and includes the listed buildings within the scheduled monument's boundary. The Priory is described as being in poor condition and in priority category F (repair scheme in progress and [where applicable] end use of user identified; or functionally redundant buildings with new use agreed not but not yet identified).



Figure 25 St Osyth Village Sign

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The Conservation Area's inclusion within the Heritage at Risk register indicates there are likely many areas and issues which need to be addressed in order to prevent the further decline of the area and to rectify existing issues. Further details regarding the opportunities for the enhancement of the Conservation Area and the Scheduled Monument are included in section four of this document, section five seeks to present short and longer term management proposals to ensure the significance of St Osyth Conservation Area is not only retained but enhanced.

2.7 Archaeological Potential

Within the St Osyth Conservation Area, excavations have revealed the potential for prehistoric, Roman and medieval preserved remains. Some prehistoric finds and potential monuments have been found throughout the Conservation Area and these earthworks are particularly evident in cropmarks. The archaeological potential of the Conservation Area is high, due to the age of the settlement and presence of the Priory.

The discovery of a major prehistoric site at Lodge Farm, just south of the Conservation Area, indicates that St Osyth could once have been occupied as part of an extensive prehistoric landscape. Whilst settlement evidence is more likely to be sited along the street frontage, the backyard areas and open areas have proved to contain preserved archaeological remains from the Bronze Age and later.

The north of the Priory grounds has revealed good preservation of Roman remains including burials and a tessellated pavement; Roman activity has also been identified close to St Osyth Creek. This has been subject to some quarrying activity. Within St Osyth's Priory it is thought that the foundations for the priory buildings and the early post-medieval mansion probably survive within the area of the existing gardens and this is supported by aerial photographic evidence (CUCAP:- BXT 22-3, 21/6/76); St Osyth's Priory is protected as a Scheduled Monument (SAM 24 & EHER 4) and a Registered Park and Garden (EH 1145: Grade II).

Work by the Time Team in 2004 revealed a quay or similar structure on St. Osyth Creek, datable to the late fifteenth or sixteenth century, indicating that the area around the creek has the potential for good preservation of waterlogged remains and paleoenvironmental deposits. Good preservation of medieval stratigraphic deposits have been found at The Bury and post medieval remains at Mill Street.

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3. Assessment of Significance

3.1 Summary

The special interest of St Osyth Conservation Area is primarily drawn from its legibility as a small historic settlement closely associated with St Osyth's Priory (a scheduled monument and site of considerable historic and architectural interest) and the retention of much of its post medieval character. Despite the relatively small size of St Osyth village in modern terms, the Conservation Area is large and encompasses three distinct parts, the Priory, the Creek and the village. Within these three parts the Conservation Area can be further divided into five character areas, which are described in the following section.

The Priory is central to the significance of the Conservation Area, its presence and operation dictating the fortunes of the surrounding settlement throughout its history. The Priory's Gatehouse, Darcy Tower and surrounding boundary walls are imposing visual features within the Conservation Area, their survival ensuring that the visual relationship between the village, Priory and Creek has hardly altered since the sixteenth century. Both the settlement and Priory site also feature many other high-quality buildings of historic and architectural merit, showcasing both medieval craftsmanship and the later development of the village following the decline of the Priory.

Statutorily listed and locally listed buildings make an important contribution to the character and significance of the Conservation Area, of which there is a particularly high density. There are also other buildings which contribute positively to the overall character of the Conservation Area, enhancing the street scenes by reflecting the building materials, designs and scales of the historic properties and adding a sense of cohesion to the Conservation Area's five Character Areas.

St Osyth Conservation Area's estuarine setting and proximity to the coastline is another important contributor to its significance, historically allowing for trade and travel and now providing an important visual contrast to the urban density at the core of the village. Built form close to the Creek, along Mill Street, reflects the development of the village in the eighteenth to nineteenth century, intermixed with more recent additions.

Despite development and expansion of the village in the late twentieth century, east of the Conservation Area boundary, the character and understanding of the St Osyth Conservation Area is still dictated by the medieval core of the settlement, which radiates out from the Priory's southern entrance. The narrow streets which surround the Priory, St Peter and Pauls Church and tightly built centre of the village all combine to provide a strong visual indicator of St Osyth's heritage and importance as a prosperous medieval market town and thriving pre-dissolution religious community.

3.2 Land Usage

St Osyth Conservation Area is comprised of three key land usages, broadly matching the three distinguishing areas, Priory, Creek and Village which roughly translate to park, maritime and residential/urban land usage.

Shops and public amenities are located at the centre of the historic village core, located predominantly on Clacton Road, at the southernmost end of Colchester Road, and the northernmost end of Spring Road. Public amenities outside this area include the vacant White Hart public house on Mill Street and St Osyth Social club on Church Square.

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The Church of St Peter and St Paul, and its associated graveyard, as well as The Bury, are the only substantial open spaces in the urban core of the settlement, while the Recreation Ground and Mill Dam lake provide important recreational space for exercise, with a water sports centre located at the Mill Dam Lake.

At Mill Dam there is also a small triangle of grass dividing the main road from the short access road leading westward along St Osyth Creek. To the west and south west of this triangle of grass is a large tidal marina with a variety of boats berthed, many of them permanently. These include houseboats and barges converted to residential use, some recreational sailing vessels, and fishing boats. These are serviced by a workshop and industrial yard and slipway on the northern bank of St Osyth Creek.

To the north of the residential and farm buildings of St Osyth Priory is the substantial parkland, featuring fishing ponds, banks of tree plantation, and open grazing for deer and other livestock. This land use continues today, though a large part of the gardens at the west and north have been used for aggregate extraction. Although the Priory has not been home to a religious community for almost five hundred years, the land use within the park and distribution of built form within its boundary remains much the same as it did when the Priory was operational as an ecclesiastical centre, with all buildings in the parkland clustered at the park's southern edge, close to the village.



Figure 26 The churchyard

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3.3 Character Analysis

The Conservation Area has been divided into five Character Areas determined by their predominant land usage, environmental experience, building layout and building ages. These attributes create a distinct atmosphere and appearance to each area. There is an overarching character to St Osyth Conservation Area, however, identifying these five Character Areas assists in thoroughly assessing and understanding the significance.

Key elements of each Character Area have been identified and are described in the following section, including designated and non-designated heritage assets, as well as those buildings that are considered to make a positive contribution to the character and appearance of the Conservation Area, enhancing its significance.

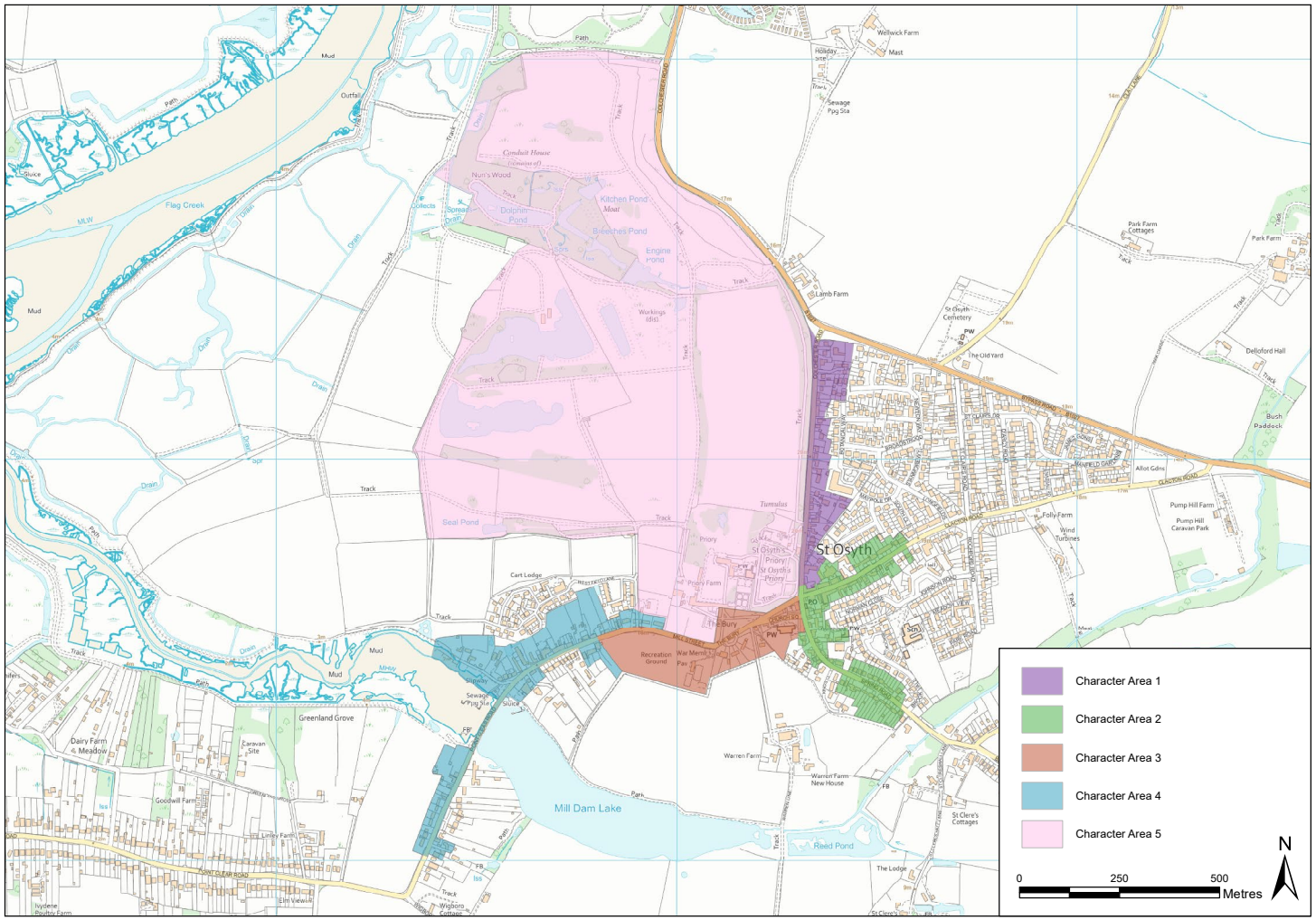


Figure 27 Character Areas within St Osyth Conservation Area

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Character Area One: Colchester Road

This area encompasses Colchester Road, which runs north from the centre of the village to meet the B1027 bypass and route to Clacton. Character Area One adjoins the Priory parkland to the west and forms the Conservation Area's north eastern boundary. The area is suburban in character, featuring ribbon development on the eastern side of the road, consisting of historic properties mixed with more recent infill. The contrasting image of the first edition Ordnance Survey (OS) map and the present-day map of the village show how the village has expanded to the east in the twentieth century, enclosing this section of the Conservation Area. Development to the rear of Colchester Road, beyond the Conservation Area boundary, can be seen through incidental views between properties and is largely sympathetic to the character of the area, reflecting the scale and mass of dwellings on Colchester Road.

Layout

Character Area One comprises Colchester Road, an unusually straight road which follows the western boundary of St Osyth's Priory. The eastern side of the road features residential ribbon development, elements of which are historic. These properties face onto the boundary of the Priory parkland, which

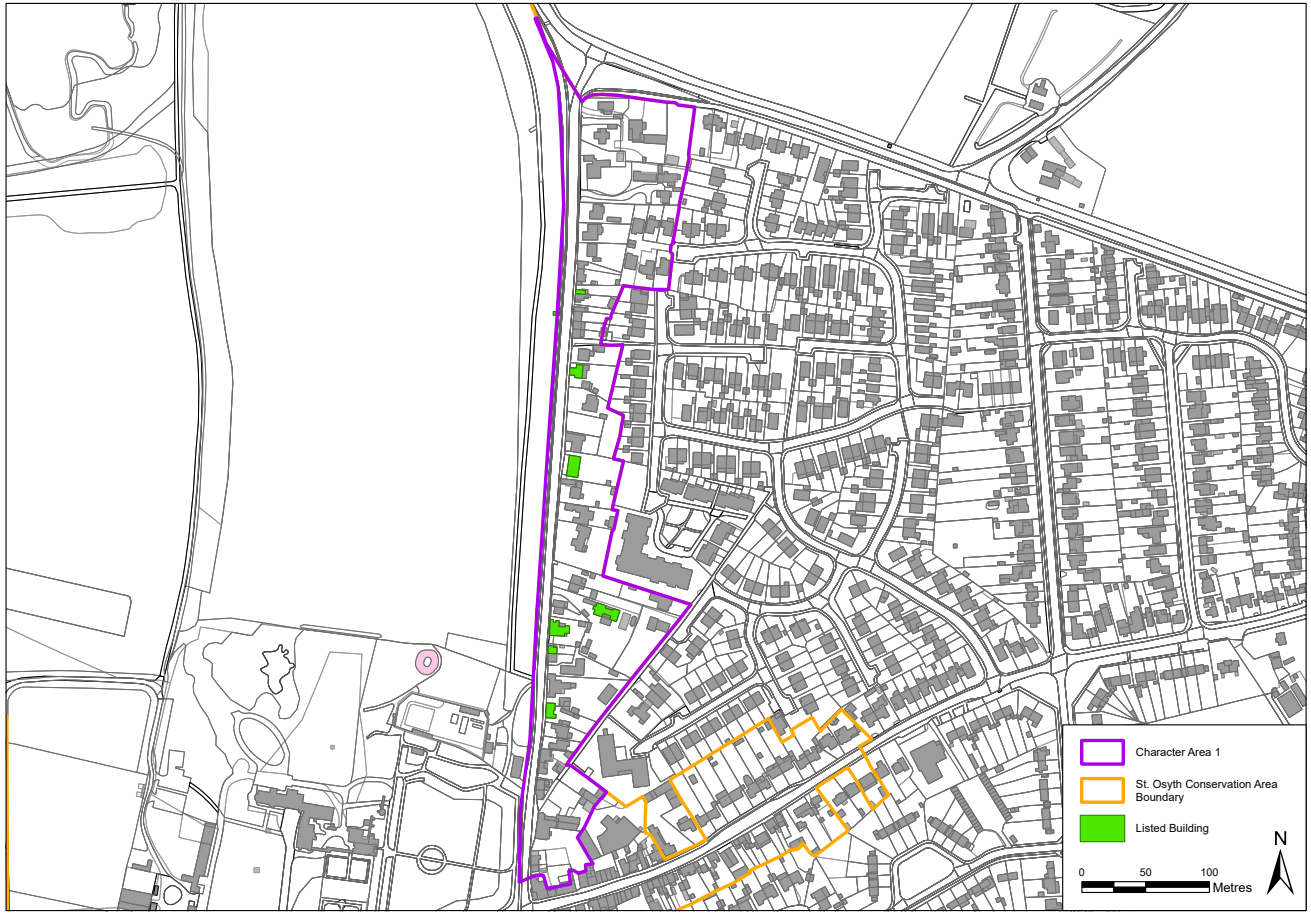


Figure 28 : Map of Character Area 1

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is enclosed by a high masonry wall at the southern edge of Colchester Road, and estate fencing, hedgerow and trees for the remainder. Colchester Road marks the northern access point to the village and Conservation Area, where the road adjoins the B1027 bypass road toward Clacton-on-Sea.

Footpaths allow for pedestrian traffic to travel along both sides of the road, although the pavement is limited in places on the eastern (residential) side. This means it is difficult for pedestrians to pass by 34-28 Colchester Road where houses front the street and the footpath narrows or partially disappears. The west (Priory) side of the road features a good footpath/pavement which was replaced and resurfaced in the early 2000s, including the concrete kerb stones.

The grain of development on the eastern side of Colchester Road is narrow. The older properties on the road once occupied larger grounds, which have been subdivided for the construction of modern housing. Older buildings typically front the street, whilst twentieth century properties are typically set back from the road, behind small front gardens or driveways. There is a mixture of terraced, detached and semi-detached properties which adds to the sense of variety in built form in this area.

Building Materials and Boundary Treatments

Properties on Colchester Road feature traditional building materials found elsewhere within the Conservation Area and the wider region. Red brick and render are the dominant building materials, yet there are examples of exposed timber framing, pebble dash and weatherboarding which add variety to the streetscape.

Properties in this Character Area largely feature timber windows and other traditional detailing, such as exposed rafter feet and pentice boards, which reflect the historic character of the area. Some uPVC windows have been introduced, which detract from the character of the street and the buildings.

The scale of buildings in this area is small, all buildings are one to two storeys in height. The road is on a slight incline, toward the town centre, which obscures long views along the road. Roofs are predominantly gabled, with hipped roofs featuring on the more modern properties and garages. Chimneys add variety to the roofscape, which could be improved by the removal of television aerials and satellite dishes. Dormer windows are not a dominant feature in this part of the Conservation Area, where they do feature (for example on 74 Colchester Road, a twentieth century chalet-style dwelling) they often are incongruous and disruptive within the overall roofscape of the street. Historic buildings are roofed in natural slate or plain clay tiles; modern properties are roofed in concrete tiles, either pan, Roman or flat shaped. A distinguishing feature of nineteenth century properties is the use of decorative ridge tiles and finials as seen on Well Wick, 100 Colchester Road.

At the southern section of Character Area One, the Priory's boundary wall is prominent feature of the street scene . The wall is a unique feature of the village centre and has an imposing presence, due to its height and material construction. Built partially in stone and flint work, not seen elsewhere in Character Area One, the most southernly section of the wall contrasts with the building materials used on domestic properties, highlighting its importance and different function. Predominantly sixteenth century in date, the wall has been patch repaired in places and is mostly constructed in brick along Colchester Road, excluding the stone section shown in Figure 30. Changes in the wall's height, appearance and detailing suggest it has been altered and rebuilt many times since its initial construction; a long brick section of the wall was rebuilt in 2003.

The northern section of the Priory's boundary is marked by estate fencing, hedgerow and young trees. This allows for glimpsed views into the Priory's parkland and creates a green, soft enclosure to the park, comparative to the masonry wall at the park's south east corner.

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Figure 29 Street scape in Character Area 1



Figure 30 Stone section of wall

Masonry boundary treatments on the western side of Colchester Road mimic the Priory's boundary wall, although there is a greater variety of boundary treatments to the residential properties. Where they survive, older brick walls add character to the street scene and provide an indication of how the road has developed. The brick wall to the front of 50 to 56 Colchester Road, for example, indicates the modern houses behind are built in what was once The Cottage, 60 Colchester Road's grounds. Modern brick walls are typically lower in height and discernible by the use of a stretcher brick bond and a difference in brick colour.

Railings, timber fencing and hedgerow also feature as boundary treatments on Colchester Road. Where old railings survive, they are attractive additions to the street scene, however their modern counterparts are often lacking in the finesse and fine detailing of old ironmongery. Close boarded garden fencing is not a prominent feature of the Character Area and should be resisted for street facing boundary treatments, where it would detract from the overriding character of the road.

Listed Buildings and Non-designated Heritage Assets

A full list of the designated buildings, including list entry IDs, is included within the appendix.

The listed buildings within Character Area One reflect the history of St Osyth and include late medieval cottages and post-medieval dwellings. The framing of 72 and 36/38 Colchester Road is exposed, highlighting the age of the properties, both are Grade II listed and date from c.1500.

Although render and brick are the prevailing building material within the Character Area, these frontages often conceal an older timber frame construction which hide the age of buildings along Colchester Road. Thus, other listed buildings contemporary in age to 72 and 36/38 are not as prominent and include Binders, 24 Colchester Road. Although rendered externally, Binder's jettied first floor provides a visual indication of the property's age.

Other listed buildings include The Cottage, an eighteenth-century house with an ironic grand symmetrical façade given the house's humble name. Like many of the older buildings it is set close to the street behind

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iron railings (which are included within the house's listing). 32 and 34 Colchester Road are similar in age to The Cottage and present an alternative example of late seventeenth/eighteenth century architecture, the cottages are much smaller, one and half storeys in height, with accommodation in the attic. 32 and 34 are a semi-detached pair and Grade II listed.

The nineteenth century is represented by Freda and Rose Downery Cottages, numbers 84 and 86, a Grade II listed semi-detached pair which form part of a longer terrace. Timber framed and weatherboarded, they are a good example of their type, with intact windows and doors.

On the western side of Colchester Road, approximately two thirds up the road (away from the village centre), is a Grade II listed Milestone. Dating from the nineteenth century, it is inscribed with 'Parish of St. Osyth' on its roadside face. Although now worn, the other faces demark the distances to Clacton and Colchester.

The Kings Arms pub is the only prominent commercial unit on Colchester Road. It stands detached on a large plot and is a well-proportioned building with a hipped roof with handmade peg tiles, and a small flat-roofed extension on the north side. Georgian in appearance, despite its sixteenth century construction date, it has sash windows at the first floor and large ground floor windows installed for the use of the building as a public house. To the rear of the buildings is a range of old stable buildings and an extensive car park which is largely screened from the road.

Contribution by Other Buildings

Set back from the road and now in residential use, The Old Chapel, 30 Colchester Road (Figure 31), makes an interesting contribution to the street scene. The building is marked on the First Edition OS map and features a central first floor stained glass window, its appearance and design indicating its original function. The building was constructed for use as Swedenborgian Chapel and has been heavily extended to the rear. The extensions are largely concealed, meaning the Chapel retains its relatively small and unimposing appearance within the street scene, whilst ensuring its façade is not detrimentally altered or dominated by the building's conversion to a dwelling.

28 Colchester Road is an eighteenth century building which features a symmetrical façade and reflects the development of the village in this period; number 70, Robins Acre, has an external appearance which suggests it may have an early construction date, it is included on the first edition OS map and features traditional sliding sash windows.

14 Colchester Road, The Cage. Externally rendered and with some exposed brickwork on the ground floor, The Cage is a timber framed building dating from the sixteenth century. Reportedly the holding cell of Ursula Kemp, a convicted witch, the building was a medieval prison and contributes highly to the folklore and character of the Conservation Area.

Overall, the variety of buildings in the Character Area showcases the development of the village and how changing construction methods, fashions and trends have influenced the appearance and design of residential buildings within St Osyth.

Landscaping and Open Spaces

The open space within the Character Area is limited to a small traffic island and area of green space at the junction of Colchester Road with the B1027, which forms the northern limit of the Conservation Area.

Despite this section of open space and area of soft landscaping, the junction does not form an inviting approach to the Conservation Area. The roads are busy, and the junction is marked by an incoherent abundance of signs, lamp standards, telegraph

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Figure 31 The Old Chapel 30 Colchester Road

poles and road markings. Two large stones are located on the eastern side, partially obscured by shrubs which have been planted alongside them, but there are no other features of this green space.

On the west side of the junction, a village sign marks the entrance to the Conservation Area, albeit partially blocked by the street sign demarking Colchester Road.

Although not publicly accessible, the proximity and visibility of the Priory parkland provides a sense of open space and green appearance to the remainder of Colchester Road. In the winter months the parkland is highly visible due to the lack of tree cover, affording wide views in the Priory's deer park and open parkland.

There is limited street furniture within the Character Area, which reflects its character as a residential, but not busy, section of the Conservation Area. The lamp posts and signage are limited and a generic design, with a bench and bus stop located near the town and other bus stops along the road.

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Character Area Two: Clacton Road and Spring Road

Character Area Two encompasses Clacton and Spring Roads and is the most densely built up section of the Conservation Area, featuring the commercial centre of the village. The presence of commercial units gives the area a distinctly busier, visually commercial appearance comparative to the more residential sections of St Osyth. Traffic, both vehicular and pedestrian, can be heavy, which is heightened by the cramped, tight street pattern and layout of buildings which developed around the village's medieval marketplace.

Layout

Clacton Road and Spring Road are at right angles to each other, converging at the junction with Colchester Road and the edge of Character Area One, 'Bar Corner'. Commercial units are clustered around this junction, extending part way down both Clacton and Spring Road. As part of this appraisal document, the boundary of the Conservation Area has been extended further along both roads, to include areas of twentieth century residential development which contribute positively to the architectural and historic significance of St Osyth Conservation Area.

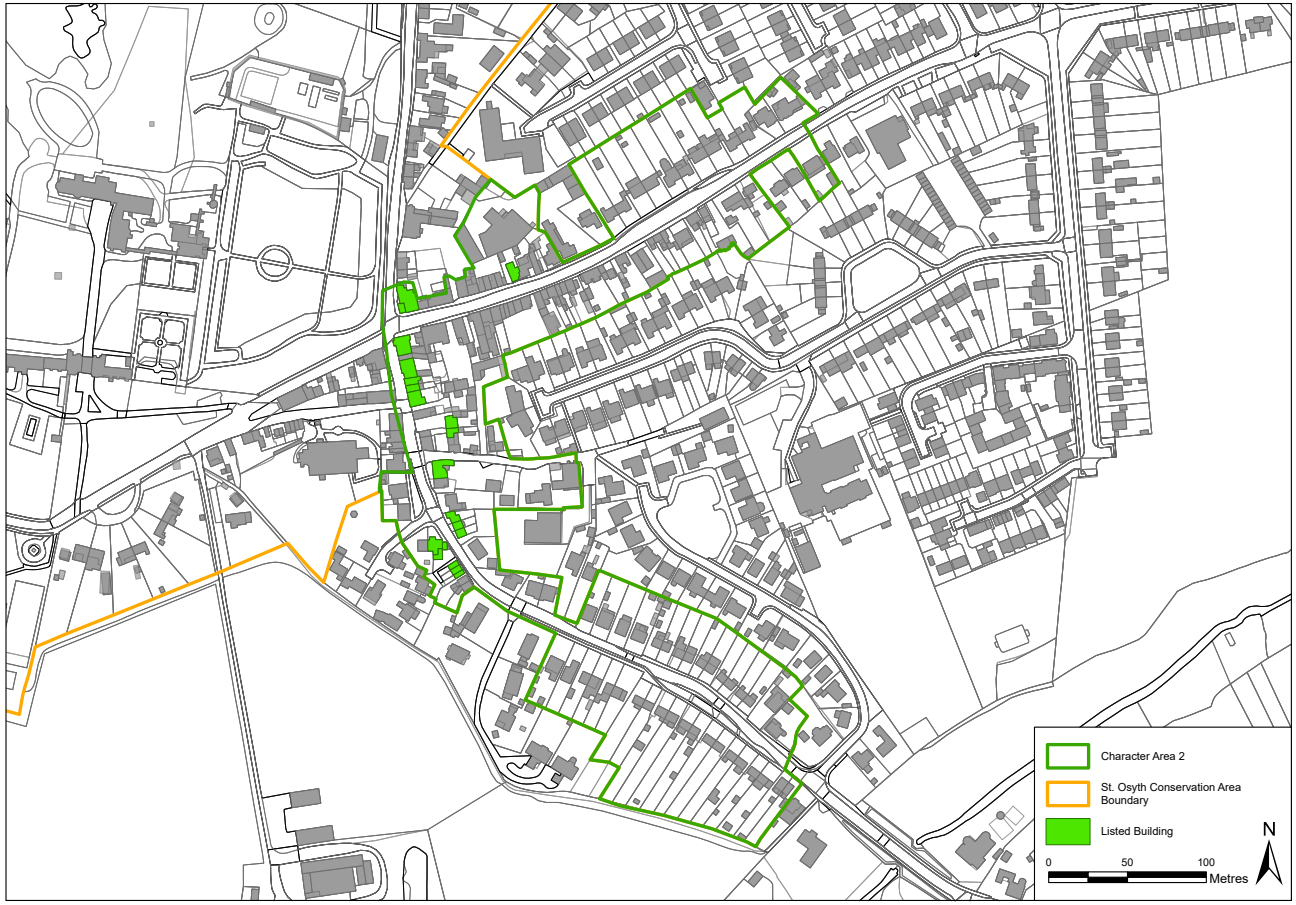


Figure 32 Map of Character Area 2

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Residential development in the twentieth century has infilled the area behind these core roads, yet Clacton and Spring Road remain key routes through the village. Situated at the south eastern corner of the Priory's parkland, this Character Area is the most visually detached from the Priory and has a distinctly urban character; only the Priory's boundary wall is visible from the character area. Buildings are tightly packed in the north western section of the Character Area, where the two roads meet, with the grain of development loosening the further away one travels from the centre. The change in building density is indicative of the development of Character Area Two, twentieth century infill has created ribbon development along both Clacton and Spring Road, with older properties interspersed between modern housing. Much of the early twentieth century development is sympathetic to the character of St Osyth, therefore the Character Area and Conservation Area boundary have been extended to include these buildings.

Character Area Two includes the north eastern section of Spring Road only, as this section of the Character Area has a closer relationship with Clacton Road. The north western side of Spring Road (numbers 2 to 16) is included within Character Area Three, as these properties are indicative of the layout of St Osyth's medieval marketplace, clustered around the church.

Building Materials and Boundary Treatments

Buildings are predominantly rendered in this part of the Conservation Area or feature painted brickwork on their street facing elevation. There are no examples of exposed framework, although The Red Lion public house features decorative, surface mounted timber detailing at first floor level.

As in Character Area One, many of the building's rendered and brick facades hide timber framed structures. Where brickwork is left exposed it is typically red in colour, variation in brick tone provides a visual indication of the mixture of building ages present in the Character Area.

Some brick buildings have been painted and this, coupled with the variation in render colour, provides a visually varied street scene. The colours used across Character Area Two are typically sympathetic, reflecting the age and architectural style of the properties. Pastel colours, creams and whites provide a light and bright variation in tone across the Character Area. Dark and stark colours, greys and deep tones should be avoided for the exterior of properties as they can appear incongruous and dominant within a street scene, detracting from the overall character of the area.

Pebbledash is prominent in the Character Area, both painted and in its original, light brown state. Although often deemed unattractive and painted over, the presence of pebbledash provides an interesting visual link to past, highlighting how building and aesthetic trends have changed. The material was used extensively in the late nineteenth and early twentieth century and reflects the local geology, gravel extraction occurred across the wider Essex region, and as close by as within the Priory's parkland.

Weatherboarding is also a prominent building material within the Character Area, used on both the main façade and side return of dwellings. Often painted black on side returns or outbuildings and white on the main façade of a dwelling, the weatherboarding is typically hardwood and feather edged, although instances of other styles and softwood boarding are present. Weatherboarding is found only on ancillary or smaller buildings, such as cottages, or modern infill, whilst grander historic houses and buildings are rendered.

Roofs are clad in plain clay tiles and natural slate on older properties, twentieth century properties in this area typically feature concrete pantiles as a roof covering. The roof

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Figure 33 Shops on Clacton Road and the northern section of Spring Road



Figure 34 23 Spring Road

coverings are often an indicator of a building's age, slate became commonly used from the nineteenth century, whilst concrete was used from the twentieth century onwards. Gable and hipped roofs are the most common in the Character Area although there are prominent examples of half hipped roofs, such as The Red Lion, and gablet designs on 51 – 53 and 59 – 61 Colchester Road, two identical pairs of semi-detached dwellings. Chimneys are a prominent feature of the roof scape; street facing dormer windows are not a feature of the properties within Character Area Two, with the exception of 11-19 Clacton Road. Where variations or detailing to roof form is present, it is incorporated as an integral feature to the building's design, as observed on the semi-detached houses on Spring Road which feature small gables on their front elevation.

Shops on Clacton Road and the northern section of Spring Road have large windows, which add further visual variety to the streetscape. Although the number of commercial units within the village has declined in recent years, the retention of shop windows on buildings now in residential use provides a visual indicator of the high street's history and function, as seen on 7 Spring Road. Bay windows are prominent on Clacton Road and there are many attractive nineteenth century shop fronts, as seen on 9 Clacton Road, Dukes Tea Room and Bistro.

Shops on Spring Road are less sympathetic in appearance to the historic character of the Conservation Area and could be improved. The Post Office/Premier Food Stores features nineteenth century pilastered shop windows which could be better utilised or restored, at present they are obscured by unsympathetic signage. The Balti House (23 Spring Road), is a three-bay single storey building at the junction of Chapel Lane and Spring Road and a visual oddity within the streetscape, featuring an obtrusive extractor fan at the rear and unsympathetic signage. Built in front of 15-21 Spring Road, the single storey height of the building does allow for views toward the terraced cottages behind, which are Grade II listed and date from the eighteenth century, featuring attractive rendered facades and traditional peg tile roofs.

Boundary treatments vary throughout Character Area Two dependent upon the property's function and location. Commercial units and residential properties located close to the junction of Clacton and Spring Road have no boundary treatments, however further away from the junction homes are typically fronted by a small front garden, demarked by brick walls, fencing, hedgerow or railings. The inconsistency in boundary treatments creates a disorderly appearance to sections of Clacton Road which detracts from the Character Area. However, the presence of hedgerow, front gardens and trees give a pleasant green and suburban character to the Conservation Area when travelling away from the village core.

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Figure 35 Commercial units and residential properties located close the junction of Clacton and Spring Road



Figure 36 Little Priory/The Old House

Pedestrian provision is good on Clacton Road, with designated parking bays which prevents excessive on-street parking. Street furniture and signage is obtrusive in places and could be consolidated, the use of timber fascia boards rather than acrylic should be encouraged as part of a gradual programme of upkeep and maintenance of commercial units.

Listed Buildings and Non-designated Heritage Assets

As with other Character Areas within the Conservation Area, there is a high number of listed buildings. Little Priory/The Old House is the most significant listed building within the Character Area. Grade II* listed, the building is thought to have been constructed c.1300, although much of the timber framing dates from the late fifteenth century. Now subdivided into two houses, the building is an imposing and dominant presence on Spring Road, featuring two jettied and gabled cross wings. The southern wing of the property is oldest (c.1300) and features a cellar of the same age which is one of the earliest surviving examples of brick work in the country. It is a striking example of vernacular architecture and contributes positively to the Character Area, as well as the significance of St Osyth Conservation Area. The building's irregular fenestration, large roofscape and brick boundary treatment also showcase traditional materials and contribute to the historic appearance of Character Area Two.

At Bar Corner (the junction where Spring Road, Clacton Road and Colchester Road meet) are three listed buildings, 4 Clacton Road on the south side, Waterloo House (2 & 4 Colchester Road) and 5 Clacton Road on the north side. All have commercial units at ground floor level and are prominent buildings on the street corner. Waterloo House has a classical appearance on Clacton Road, featuring a parapet wall, three first floor windows and asymmetric shop fronts. The building's side return on Colchester Road is indicative of its roof structure, featuring a steeply pitched gable.

Number 4 Clacton Road is vernacular and disorderly in appearance comparative to the formally designed Waterloo House. It is still a prominent presence in the street scene. The contrast in building styles is indicative of the buildings' ages, 4 Clacton Road dates from the sixteenth century with later editions whilst Waterloo House is approximately two hundred years younger, dating from the eighteenth-century Georgian period, when classical architecture grew in popularity.

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Number 4 Clacton Road's large first floor bay window and complicated roof form are prominent visual features at the junction, providing an indicator of the building's many phases and development.

Contribution by Other Buildings

The Red Lion Pub on Clacton Road is a large detached building, featuring a highly decorative, nineteenth century, street elevation. The contrasting render, pilastered windows and applied timber framing at first floor level give the building a striking appearance and a strong presence within the street scene. Whilst the front of the building is Victorian in appearance, the rear ranges appear older, suggesting the core of the building may date from the seventeenth/eighteenth century.

St Osyth Almshouses, 21-27 Clacton Road, a short terrace of four houses, are of historic interest, thought to be 400 years old. Restored in 1897 and 1937, two central plaques on the street fronting elevation mark the buildings' history. Rendered, with a large chimney stack on the eastern side and a tiled roof, the Almshouses retain features from the 1937 restoration, such as the windows and doors

When first built, the Methodist Church on Spring Road benefitted from a rural setting, however it is now surrounded by twentieth century housing, which partially undermines its appearance. The building is now appreciated within an enclosed setting, accessed via a narrow alleyway. Relatively simple in design, the church is a typical example of a Victorian Wesleyan Chapel and was built in 1855. Featuring Gothic details, such as the lancet windows, it is an attractive brick building and an important architectural contrast to the parish church and St Osyth's Priory, providing a historic reference to changes in worship style and ecclesiastical architecture.



Figure 37 The Almshouses





Figure 38 The Methodist Church

The Conservation Area boundary has been extended along Spring Road to include eleven pairs of twentieth century semi-detached houses (Figure 39). Dating from the early twentieth century, the properties are largely unaltered at the front and are good examples of inter-war housing. Although few original windows and doors survive, the retention of front gardens, hedgerow and the original appearance of the vast majority of these properties provide a uniform, orderly appearance to this section of the Character Area (Figure 41). It is hoped that their inclusion within the Conservation Area boundary will encourage a sense of value and appreciation of these buildings, which represent an important part of the village's expansion in the early twentieth century.

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There are five pairs of semi-detached properties on Clacton Road, built c.1921 in a ribbon formation which showcase a vernacular revival style, built to alternate designs. The second and fourth pairs of dwellings are set further back and feature decorative plasterwork at the centre of the first floor, between the bay windows (Figure 40).

Proposed for local listing, The Old Parsonage is formed of two distinct parts, and appears on the first edition OS map. The building has a varied aesthetic: the left-hand side of the building is Georgian in appearance with a symmetrical façade and two projecting ground floor bays, whilst he right-hand side of the property is more vernacular in style, with the first-floor projecting over the ground floor. It is an architectural outlier within this section of the Character Area and surrounded by modern infill, providing an indication of the village's development in recent decades.

Landscaping and Open Spaces

Landscaping and areas of open space are limited within Character Area Two, due to the density of development. The sense of enclosure and density of built form decreases the further away one is from the village core, where commercial units give way to residential dwellings.

The southern section of Spring Road has a greener character than Clacton Road, the presence of grass verges, front gardens and hedgerow providing a gradual transition toward the edge of the village and countryside beyond.

Character Area Three: The Bury and Church Square

Character Area Three consists of The Bury, St Peter and St Paul parish church



Figure 39 Twentieth century semi-detached houses



Figure 40 Semi-detatched properties on Clacton Road



Figure 41 Boundary treatments

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and Church Square, including the site of the former marketplace. Built form is far less dense comparative to Character Area Two; Character Area Three contains the only publicly accessible areas of large open space within the Conservation Area, the recreation ground, The Bury and the churchyard.

A map of the character area is shown on Figure 42.

Layout

Character Area Three follows the southern side of Mill Street and The Bury, extending toward Bar Corner . The Bury, a section of grass which fronts the Priory's southern entrance and Gatehouse is included within the Character Area.

The lack of development within the Character Area gives it an open appearance on its western edge, with the street scene narrowing significantly at Church Square . In this section the medieval street layout of the village is incredibly apparent, the road is narrow and often clogged by vehicular traffic. There is a concentration of listed buildings in the eastern section of the Character Area, including the Grade I listed parish church, which frame the site of the village's medieval market place.

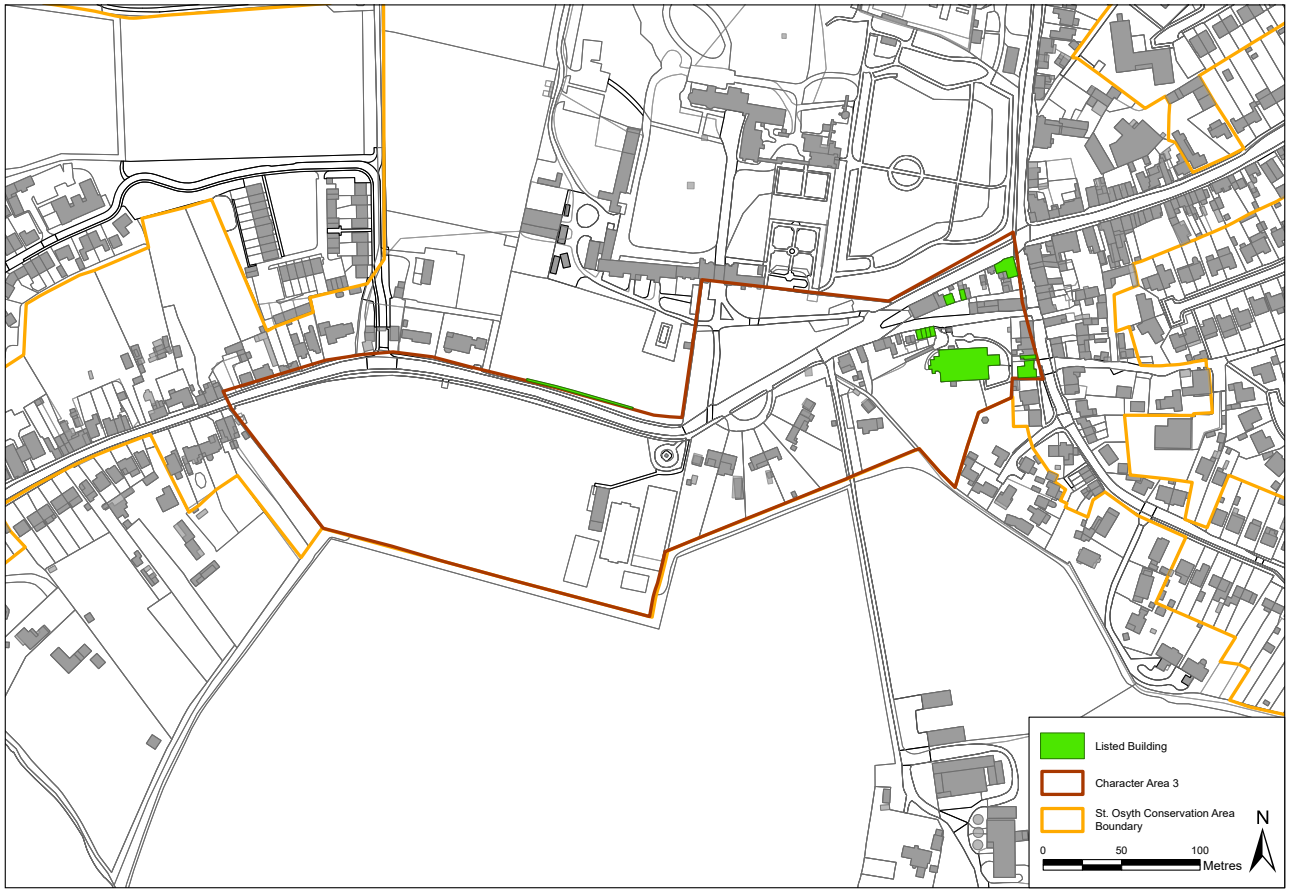


Figure 42 A map of Character Area 3

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Figure 43 View towards Bar Corner



Figure 44 Narrow street at Church Square



Figure 45 Glimpsed views towards the Church



Figure 46 Render and weatherboarding

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Building Materials and Boundary Treatments

The Church of St Peter and St Paul is a multi-phased building, which is reflected in its patchwork appearance featuring brick, rubble and flint on the exterior. The variety of materials used on the exterior and their application gives the church a distinctive appearance which is dominated by the heavily buttressed tower. The chancel dates from the thirteenth century, although the church is thought to be twelfth century in origin. The use of flint and septaria in a chequer board pattern on the church's exterior matches the Priory's Gatehouse, highlighting their contemporary build dates – much of the church was rebuilt in the sixteenth century, although older elements survive and are particularly prominent, such as the two centre arched window on the north wall, which dates from the fourteenth century. The interior of the church features unusual brick-built nave arcades, which contrast with the white rendered walls and monuments to the church's many benefactors.

Render and weatherboarding are the dominant exterior building materials for domestic buildings within Character Area Three (Figure 46), although brick is present. Weatherboarding is typically painted white or black, with black used on side or rear elevations although 8 Spring Road is an exception to this rule, painted entirely black. 16 Spring Road, in contrast, features weatherboarding on part of its front and sides elevation, which is painted pink to match the rest of the building. The pastel colour is a visually pleasing contrast to the red brick and white windows on the rest of the property, softening the appearance of the property which features two steeply pitched gable roofs.

Brickwork is present within Character Area Three, although less prominent than in other character areas, used mostly for boundary walls, garages and public buildings. In contrast to the red bricks which dominate the Conservation Area, 10-14 Spring Road feature a buff brick façade, although the building is timber framed and much older than its nineteenth century frontage suggests. Set in front of the church, the use of buff brick on 10-14 Spring Road is an interesting echo of the church behind, which looms between numbers 16 and 14, the gap between the properties providing an important incidental view of the church (Figure 45).

Windows, doors and roofs within Character Area reflect the age of the properties and the former usage of buildings within Church Square, which although no longer commercial, feature large, sometimes projecting, ground floor shop windows.

Boundary treatments within this Character Area are minimal, consisting of historic walls, such as those that surround the church yard and the rear of 4 Spring Road. The Priory's imposing boundary wall is included within Character Area Five. Wooden posts enclose the Bury, which has a wooden gate at its eastern edge. The posts maintain the open character of The Bury, and the western section of Character Area Three, which is further emphasised by the hedgerow and visually permeable railing which enclose the recreation ground.

There are some examples of garden fencing within the Character Area, however these do not detract from the appearance of the area and is largely appropriate. The church's northern entrance is marked by a nineteenth century Lych Gate which has a flint base and is constructed from ornamented timber posts, with a tiled roof.

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Listed Buildings and Non-designated Heritage Assets

Designated heritage assets within Character Area Three are included within Figure 42, some of which are described below.

St Peter and St Paul Church is the most notable listed building within the Character Area, which is reflected by its Grade I designation.

8-14 Spring Road are a relatively unassuming terrace of properties which back onto the church yard. Despite their external appearance, these buildings are highly significant to the understanding of the village and are Grade II listed. Number 8 has been identified as the village's Guildhall, which would have been an administrative and events epicentre within the medieval period. The interior of number 8 reveals its age, featuring heavy timber framing and examples of carpentry techniques which date the property to c.1500 if not earlier.

1-4 Church Square is a small terrace of Grade II listed cottages, originally split into four but now forming two dwellings. Despite the merging of the houses, the terrace retains four front doors, suggesting its street facing appearance remains largely unaltered (with the exception of new windows) since their initial construction c.1500.

A K6 telephone box is located on The Bury which is Grade II listed. Designed in 1935 by Sir Giles Gilbert Scott, the K6's distinctive design is a more streamlined version of Scott's earlier K2 design, upgraded to commemorate King George V's silver jubilee and manufactured by various contractors.

The Social Club, or Johnson Institute, dates from 1911 and was gifted to the village by the daughter of Sir John Johnson in honour of her father, a former owner of the Priory who died in 1909. Built in a variation of Arts and Crafts style, the building was designed by architect H.P.G. Maule and features distinctive crow stepped gables, fine brickwork including brick lintels and mullions and tall flanking (lateral) chimney stacks.



Figure 47 Number 8-14 Spring Road

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Figure 48 Semi-detached properties on The Bury





Figure 49 Recreation ground and Memorial

Contribution by Other Buildings

The three pairs of semi-detached properties on The Bury contribute positively to the Character Area, responding to the shape and layout of the Priory Gatehouse in an early twentieth century interpretation of vernacular architecture. Their semi-circular layout frames the properties' front gardens and a central grassed area, which mimics the section of grass in front of the Gatehouse. An iron sign stands in the centre of this section of grass, flanked by benches on either side. The sign features insignia which demark St Osyth, shown as a cephalopore (a Saint cradling their own severed head) and the crossed Key and Sword of St Peter and St Paul.

Landscaping and Open Spaces

The Bury and its associated open space are an important visual reprieve from the urban density and tight junction at the eastern edge of the Character Area. The break in built form gives a greater sense of importance to the Priory's entrance and Gatehouse, highlighting how it is distinct from the high concentration of residential and commercial units which comprise the village centre.

Similarly, the church yard which surrounds the parish church adds a sense of calm and seclusion to the Character Area, removed from the busy streets which surround it. The church yard marks the edge of the village and Conservation Area's envelope, backing onto undeveloped farmland which heightens this sense of seclusion and adds a rural feel, contrasting to the urban appearance of the centre of the village.

The recreation ground forms the western section of the Character Area and is another important break in built form which provides a distinction between the two historic centres of development which formed the medieval St Osyth, the village and the Creek. The undeveloped nature of the recreation ground allows for views towards the Creek, which contributes to the significance and understanding of the Conservation Area as a historic settlement which owes much of its prosperity to its proximity to the Essex coastline.

At the eastern corner of the Recreation Ground is the village's War Memorial (Figure 49).

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Character Area Four: Point Clear Road and St Osyth Creek

Character Area Four encompasses the ribbon development on Mill Street and Point Clear as they meet at St Osyth Creek. Here the water, valley, marsh and associated maritime activities dominant the appearance of the area.

Layout

Water courses are an important feature of St Osyth Conservation Area and its setting . Character Area Four encompasses part of St Osyth Creek and this section of the Conservation Area is dominated by the presence of the Creek and Mill Dam Lake, which separate the village core from the residential ribbon development on Point Clear Road.

Character Area Four follows the line of Mill Street and its transition into Point Clear Road onto the western edge of the Conservation Area. Development is loose, composed of mostly detached houses although the density of development increases on Mill Street at the eastern edge of St Osyth Creek. The topography of the Character Area gradually falls and rises around the Creek , which is located in a slight valley. High points on Mill Street and Point Clear Road afford generous views along the road which gently curves and undulates around the lake and creek.

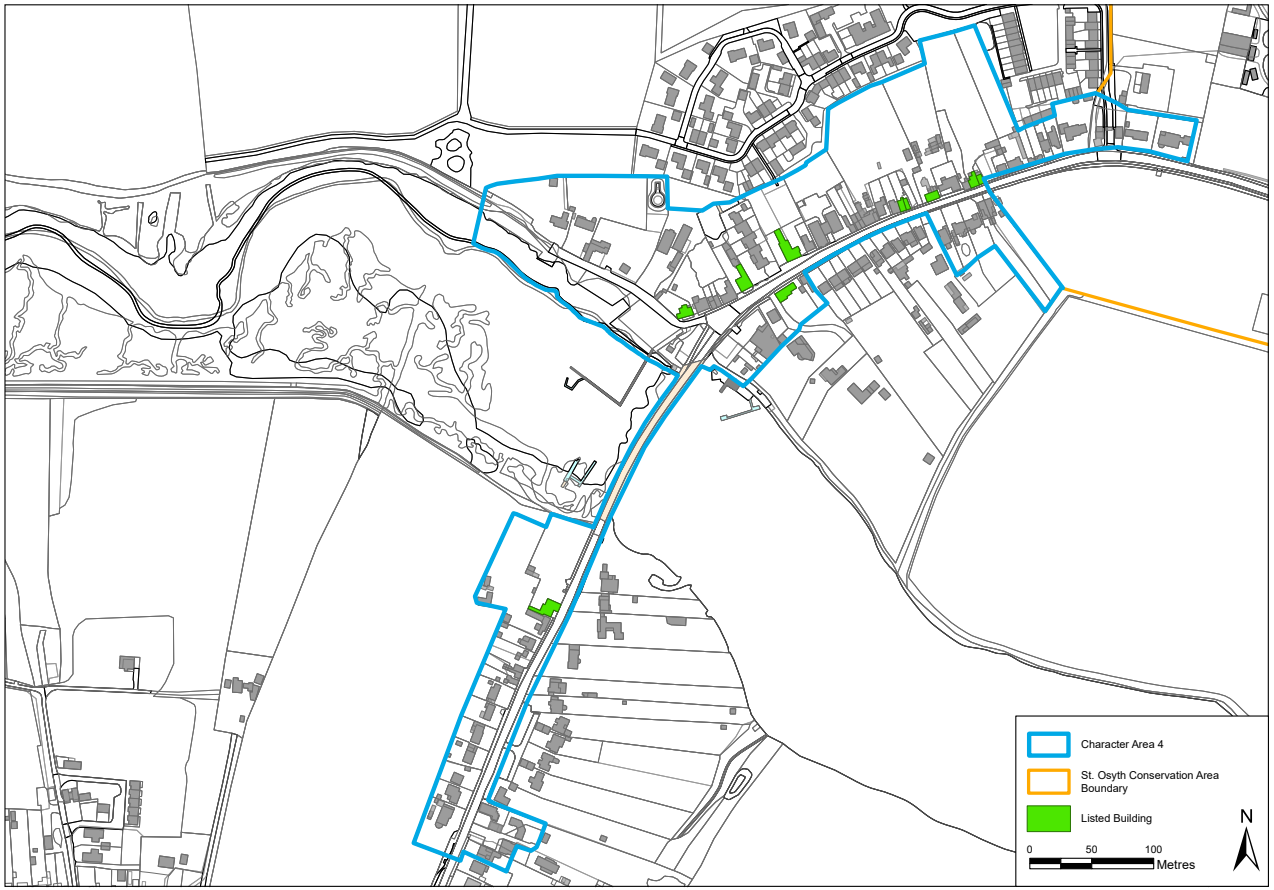


Figure 50 Map of Character Area Four

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Figure 51 St Osyth's water courses



Figure 52 Mill Dam Lake



Figure 53 Topography of the area



Figure 54 Point Clear Road

The presence of the Priory is visible in the eastern section of the Character Area where it meets Area Three and the Priory grounds. New development of the Priory's grounds has altered Character Area Four in recent years. Development of new homes is accessed via an entrance off Mill Street, opposite the recreation ground. The bulk of the new development is located off Westfield Lane, a new road which runs almost parallel to Mill Street, culminating at a new cul-de-sac arrangement of properties close to the Creek's edge, north of the existing properties which flank Mill Street.



Figure 55 New development of The Priory's grounds

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Building Materials and Boundary Treatments

Traditional buildings are prevalent in this section of the Conservation Area, although more diluted by twentieth century infill housing than in other areas. The design of buildings in the Character Area is predominantly vernacular, reflecting the age of the settlement. Some formalisation of the architecture has occurred in the eighteenth and nineteenth centuries and there are examples of older buildings which have been re-fronted or altered to have a more symmetrical, classical, outward appearance. An example of this is The White Hart Inn (Figure 56), the eighteenth/nineteenth frontage conceals an earlier sixteenth/seventeenth rear range. Buildings in this Character Area are not as old as those in other sections of the Conservation Area, reflecting how the fortunes of the village changed following the dissolution of the Priory. Buildings in this section of the Conservation Area typically date from the eighteenth century or later, giving it a distinctively modern appearance (Figure 57), comparative to the medieval core of the village.

Weatherboarding, brick and render are the varied exterior finishes, with differences in brick colour tone and bond providing a material differentiation between modern and older properties. Timber boarding features on a number of properties and is painted black or white, with less regularity than in other sections of St Osyth. In Character Area Four black and white paint is used interchangeably for the main and side elevations of properties.

Roofs are predominantly tiled, with a few examples of natural slate. Tiles are typically red, plain, handmade clay on older properties and concrete on more recent properties, either pantiles or interlocking, Roman tiles. Gabled and hipped roofs are typical and are also indicative of a property's age (Figure 59), with hipped roofs appearing on later, nineteenth century dwellings, of which there are a few examples at the eastern edge of the creek on Mill Street. Buildings are typically two storeys



Figure 56 The White Hart Inn



Figure 57 Post medieval character



Figure 58 Timber boarding



Figure 59 Roofscape



Figure 60 Example of historic walls

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Figure 61 Numbers 45-49 Mill Street



Figure 62 Old Mill Cottage

in height with central or flanking chimneys. There are two examples of three storey buildings, The Old Mill House (no. 81) and 67 Mill Street, both of which are prominent buildings within the street scape by virtue of their height and design. The white weatherboarding of 67 Mill Street and buff brick of 81 Mill Street add to their prominent appearance, which contrast strongly with the surrounding red brick of neighbouring dwellings.

Where present, uPVC windows detract from the traditional appearance of the Conservation Area, as do satellite dishes and TV aerials.

Boundary treatments within the Character Area are minimal, with historic properties fronting the street and featuring no front boundary treatments. Modern properties are typically set behind front gardens which are demarked by low lying walls or hedgerow. There are some examples of unsympathetic fencing, however its presence is not dominant within the streetscape. Old walls add to the character of the area, marking historic boundaries and reflecting the age of properties within the character area (Figure 60).

Concrete post and rail fencing acts as a barrier between the areas of water and the footpath/road. The northern edge of Point Clear Road as it meets Mill Street by the Creek is dominated by boats, which are moored within the Creek. At low tide the creek is marshy and has a functional appearance, evocative of the area's former industrial use.

Listed Buildings and Non-designated Heritage Assets

There are nine designated heritage assets within Character Area Four, as shown on Figure 50.

Included within the Character Area Four is a Grade II listed water Hydrant, made from cast iron and ornately decorated. The Hydrant is located in front of 45-49 Mill Street (odds), a small terrace of Grade II listed cottages, formerly a hall house (Figure 61). The core of the terrace dates from the fifteenth/sixteenth century and is timber framed and part weatherboarded with a central jetty to number 47. Although heavily altered, the building's jetty and steeply pitched roof are external clues to its age.

The Old Mill House and Old Mill Cottage (Figure 62) are both located on the northern edge of Mill Street and provide an indicator to the development of this section of the Conservation Area. Located closest to the Creek edge, the Grade II listed Old Mill Cottage, 95 Mill Road is an unassuming although rather grand weather- boarded building, dating from the eighteenth century, two storeys in height and with a traditional roof form and fenestration. In comparison, The Old Mill House, 81 Mill Street, is a large, three storey classical

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structure, built from brick (Figure 63). Although neither are still associated with a mill, which has long been demolished, the names and differing building styles of each house are perhaps indicative of the changing fortunes of the village, The Old Mill House perhaps being built to usurp the original Cottage and to display the architectural fashions of the time.

Hillside, a Grade II listed Georgian house, is an important feature of views towards Point Clear Road from the Creek (Figure 64). Located at the crest of the hill, the property's hipped roof and symmetrical main façade face the Creek, acting as a bookend to the ribbon development to the west on Point Clear Road. The building is a clear marker of the break in residential development in this section of the Character Area, its manicured gardens giving way to the rough, maritime qualities of St Osyth Creek.

Contribution by Other Buildings

Other buildings which make a positive contribution to the Character Area are located north of Mill Street, by St Osyth Boatyard and the Creek. This area features appreciable architectural interest, showcased by Quay House, Mariners and Summer Cottage. The three properties represent different phases and influences of development in this area and the wider village and are a contrasting group, showcasing traditional Essex features, such as the gambrel roof Summer Cottage, which contrasts to the simple gable of Mariners. The use of traditional materials on the three properties, coupled with their setting and the functional, rough appearance of St Osyth Boatyard create a visually stimulating and diverse area which contributes positively to the Character Area and overall significance of St Osyth Conservation Area.

The development on Point Clear Road encompasses mostly twentieth century buildings, interspersed with older properties. 20 - 24 Point Clear Road make a positive contribution to the Conservation Area, their appearance and proximity to the road indicative of their age, comparative to twentieth century dwellings which are set back from the road, behind areas of garden space.

31 Point Clear Road marks both the edge of the Conservation Area and the village edge, although development within its grounds has expanded the village envelope slightly in recent years. Marked on the first edition OS map as Hill House, the property appears to have been partially demolished since the OS map was created, which has resulted in its truncated appearance.



Figure 63 The Old Mill House, 81 Mill Street



Figure 64 Hillside

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Landscaping and Open Spaces

The Creek and Mill Dam Lake dominate the central section of the Character Area, altering the diurnal and perceptual qualities of Mill Street and Point Clear Road. The break in residential development, associated infrastructure, smells and sounds of the Character Area's watercourses bring a different feel to the area which contrasts heavily with the density and urban character of Areas One to Three.

Despite the dominance of the open water in Character Area Four, there are few spaces of open land which furthers the sense of seclusion and separation from the rest of the village. Here nature and nautical features dominate, with residential development concentrated on a tight route along the principal route, Mill Street.

Mill Street Car Park, on the eastern edge of the Creek is largely undeveloped and informal, which contributes to the character of the Creek. Formal planting or designated parking bays should be resisted in this area – although next to the waterfront, this section of open space benefits from its rustic, functional and traditional appearance which reflects the vernacular appearance of surrounding properties. Formalisation of this space would be reminiscent of planned Victorian sea fronts and promenades, such as those in neighbouring Clacton and at odds with the historic, informal charm of St Osyth.



Figure 65 Gambrel roof Summer Cottage



Figure 66 Number 31 Point Clear Road



Figure 67 Open space and street furniture

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Character Area Five: The Priory and Park

Character Area Five encompasses The Priory and its Parkland, the former defined by its prominent boundary walls and overt historic character, the latter by its landscape and open space.

Figure 68 shows the extent of the Character Area.

Layout

Built form in the Character Area is clustered around the Priory's southern entrance and Gatehouse. This was the location of the core monastic buildings and remains the focus of activity and built form within the Priory grounds to this date. The interconnectivity between the village and priory is clearest in the area surrounding The Bury, with the landscaped and carefully laid out nature of the land surrounding the Priory's buildings gradually giving way to the informal, open deer park and woodland which make up the northern section of the park.

Despite its prominence and importance to the significance of the Conservation Area, St Osyth Priory is to a large extent shielded from public view by its imposing perimeter wall which gives a distinct character and appearance to other Character Areas.

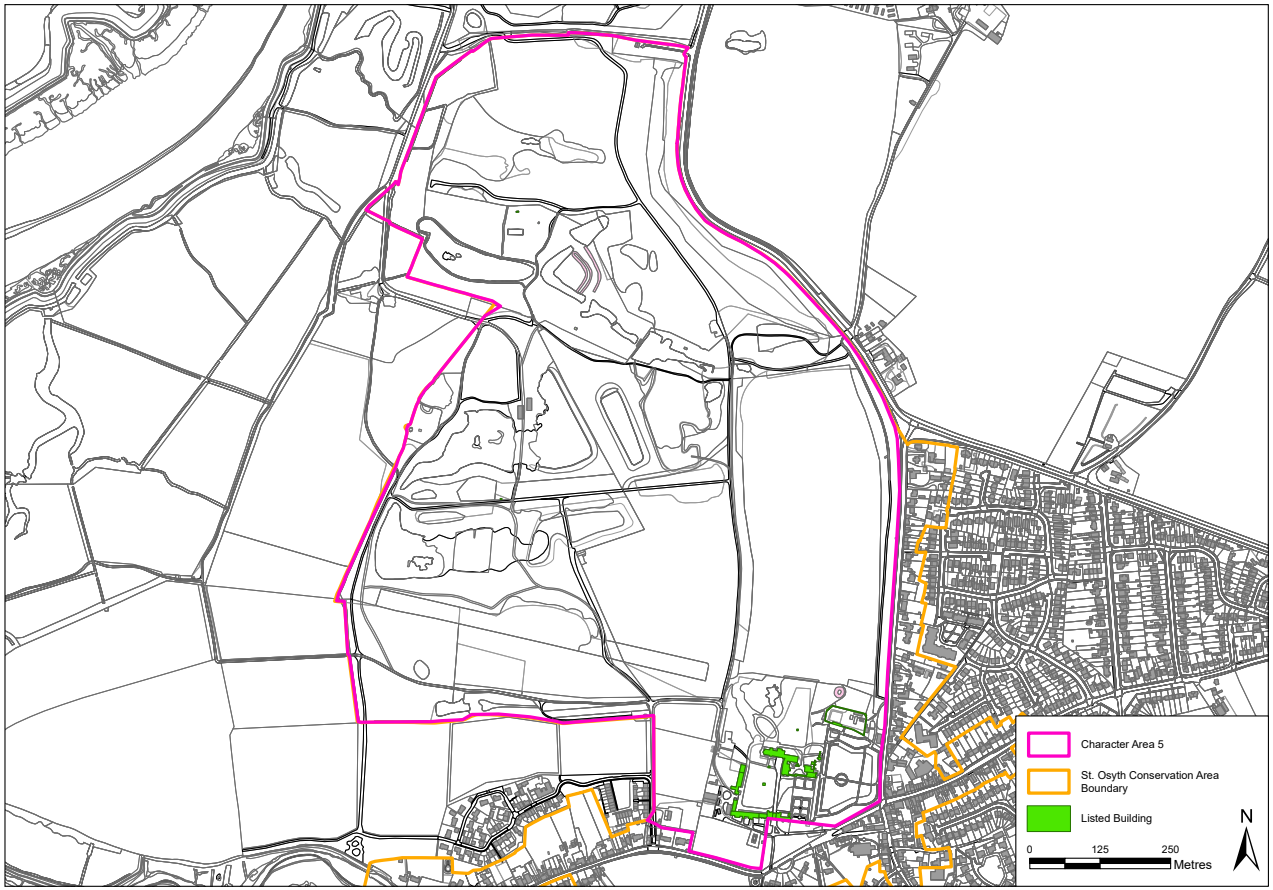


Figure 68 Map of Character Area Five

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Figure 69 Aerial image of St Osyth Priory (Copyright Essex County Council)



Figure 70 Aerial image of St Osyth Priory (Copyright City & Country)

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The Gatehouse is a focal point of The Bury but otherwise views of the Priory are only glimpsed from the public realm and incidental, afforded due to the scale of buildings such as the tithe barn and Abbot's tower, rather than through a planned boulevard or vantage point, for example.

Building Materials and Boundary Treatments

The outer Priory Gatehouse (as seen from the public realm) is an outstanding example of flushwork (Figure 71), a building technique where decorative sections of ashlar stonework are infilled with carefully knapped and squared sections of flint. The use of flushwork was notoriously dictated by the lack of good building stone in East Anglia, where examples of the technique is most commonly found, and its exemplary application at St Osyth means the Gatehouse is of national importance. Built in the late fifteenth century, the Gatehouse was converted to residential accommodation in 1958 when the external façade was restored and renovated. It features carvings of St Michael and the dragon on the arch spandrels of the gateway, which is vaulted internally. The gateway leads to a vast quadrangle known as the Green or South Lawn (Figure 72), which is largely enclosed by buildings or walls and has a collegiate appearance.

West of the Gatehouse are former agricultural and service buildings, including the eleven-bay Tithe barn, which is partially visible from the public realm. On its courtyard facing elevation, the barn features a stone septaria wall, in contrast to its weatherboarded south face which is visible in the wider Conservation Area and features three midstreys/porches. The mixed stone and timber construction of the barn is unusual and seemingly used for aesthetic rather than practical reasons. The barn has a collar purlin roof with windbraces and is thought to have been built by the Darcys in the second half of the sixteenth century.

The pre-dissolution wealth of the Priory is highlighted by the heavy use of stone within its grounds, which would have been an expensive building material due to the lack of naturally occurring stone within Essex, meaning it would have to have been imported from further afield. The Brewhouse, north of the Gatehouse, is built in stone and brick and also dates from the sixteenth century, which suggests the Priory underwent significant changes and redevelopment during this period, shortly before its dissolution.

Aside from the Gatehouse, the Darcy Tower is the most prominent use of stone in the Priory complex and visible throughout various sections of the Conservation Area, not only Character Area Five. Adapted to form part of the Darcy family's reimagining of the Priory site, the tower and Darcy range incorporate elements of



Figure 71 Flushwork of the Priory gatehouse



Figure 72 The Green or South Lawn

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Figure 73 Gerogian Darcy House

the early twelfth and thirteenth century remains of the dorter range of the Abbey. The Tower is built in ashlar and septaria stonework with flint galletting (filling) and features octagonal turrets and is thought to have acted as an eastern entrance to the site. Ongoing repair work has seen the tower covered in scaffolding in recent years, the removal of which would be beneficial to wider views and should signify the beginning of a new phase of use and vitality for the Priory.

The use of timber framing is an important feature of the surviving Priory buildings and offers important clues to the ages of buildings, such as The Bailiff's Cottage, a one and-a-half-storey stone building which, following the removal of a plaster ceiling in 2006 was revealed to feature a smoke-blackened scissor-braced roof which has been tree-ring dated to 1285-93. This evidence suggests that the cottage was originally a bakehouse or brewhouse for the Priory, which would have required a large open fire.

Brick is another important building material used across the Priory site, including the Georgian Darcy House, the surviving section of a much larger brick building which was built by the 3rd Earl of Rochford. The Darcy House is relatively plain, featuring a large bow fronted bay. Its comparatively simple appearance, when compared to the highly decorated outer Gatehouse and other Priory buildings provides a striking visual contrast and sense of refinement, emphasised by the bright, rich red tone of the brickwork. 'Vintoner's Gatehouse', on the easern side and adjoining The Darcy House , is aligned on the outer gateway which originally lead to the Abbot's lodgings. It is a remarkable example of older, Tudor, brickwork, featuring a large oriel window at first floor with Italianate decoration. The combination of brickwork and stone used on the Tudor section provide a strong visual contrast to the classicising Darcy House, highlighting the phased development of the Priory and changing architectural trends. Vintoner's Gatehouse is demarked with the date 1527 and was remodelled internally and on the north side by Sir John Johnson in the late ninteenth century and features a drawing room and large banqueting hall. Adjoining Vintoner's Gatehouse is a range of gabled brick buildings, the location of which corresponds roughly to the western cellarer's range of the Abbey's no longer surviving cloister.

Listed Buildings and Non-designated Heritage Assets

The Priory Grounds are designated as a Grade II registered park and garden, which includes almost all the Priory's buildings, with the exception of Priory Farm.

Within the Priory's grounds there is also a scheduled ancient monument, the boundary of which encloses both ruinous and unused buildings and those in residential use. There are 22 individually listed structures, seven at Grade I and two at II*.

The high grading and quantity of listed structures within the Character Area emphasises the national importance of the Priory and the Conservation Area. Of all the designated heritage assets across England, approximately 2.5% are Grade I listed, seven of which are located at The Priory.

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Contribution by Other Buildings

Other buildings within the Character Area include a small cottage north east of the Priory complex and various agricultural units included within Priory Farm. These serve to provide indicative and evidential value to the use and adaption of the Priory over time, from an ecclesiastical centre to private residence with an agrarian function.

Landscaping and Open Spaces

The Priory's parkland is located to the north and west of the Priory buildings, between Colchester Road to the east, and Flag Creek to the west. Historically, this was the 'Little Park' of the Priory, the 'Great Park' was situated to the east of the village; the medieval park would have been more extensive than its present 95 hectares. No features relating to the medieval parkland have survived except for the Splayed Avenue, the shape of which suggests it may have been used for hunting deer, and the cluster of ponds within the parkland which were probably fishponds. At the east end of the Splayed Avenue is the Domesday Oak tree, which is thought to be 5-600 years old.

The parkland is ecologically very important, supporting a number of protected mammal and bird species and benefitting from a close relationship to the adjoining wetlands and nature reserve (Figure 75). Documentary evidence shows that the Priory featured walled gardens and enclosures within its parkland which are partially retained. The parkland is predominantly nineteenth century in character but features elements of monastic, post-reformation and eighteenth-century arrangements. It provides an important setting to the Priory buildings and has a strong group value with the scheduled monument and listed buildings. Nineteenth/twentieth century gardens are contained within sixteenth century walls, flanked by medieval buildings which combine to create a multi-layered, intricate and historic site.

Whilst the principal entrance to the site is at the south eastern corner, via the imposing Gatehouse, an early eighteenth-century drive enters the park close to Colchester Road, following a curving track south through the park. There are additional entrances from Mill Street and The Creek (Figure 76), which are incorporated into the new housing development currently under construction, sections of which are located within Character Area Four.



Figure 74 The Priory Parkland



Figure 75 The Priory's ecological connection

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Figure 76 Entrance from The Creek

Surviving features such as the ruins of a Hermitage, Nuns Wood and twentieth century mineral extraction provide further clues to the former usage of the parkland, which has benefitted from a history as varied as the Priory buildings', altered and adapted to suit its owner's needs. The parkland is an important example of open space and surviving parkland in the county, relatively intact and undeveloped. Work is currently being undertaken to improve and enhance the parkland, including the construction of new buildings, informed by the history of The Priory.

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3.4 Views

Key views are identified on Figure 77. The views included are a selection of key views in public areas; this list is not exhaustive and there are numerous other views of significance, namely those in private land. Any proposals for development within the Conservation Area, or its environs, should consider the views below and any others which may be relevant or bespoke to that proposal. It is also notable how these views alter in character between winter and summer months which must be taken into account.

Views of the Priory, Creek and Church are important to the understanding of the Conservation Area, its history and significance. The western section of the Conservation Area frequently affords long views over water, marshland and cultivated fields, lined in places by residential development and the Priory complex. The inter-visibility and contrast between these elements is an intrinsic feature of the Conservation Area and should be preserved.

The height of the Abbot's tower means its is visible in the distance from many directions, acting as a marker for the settlement. Aside from the Gatehouse, the tower is the most visible and commanding Priory building within the village, views towards which are important and indicative of the character and special interest of the Conservation Area.

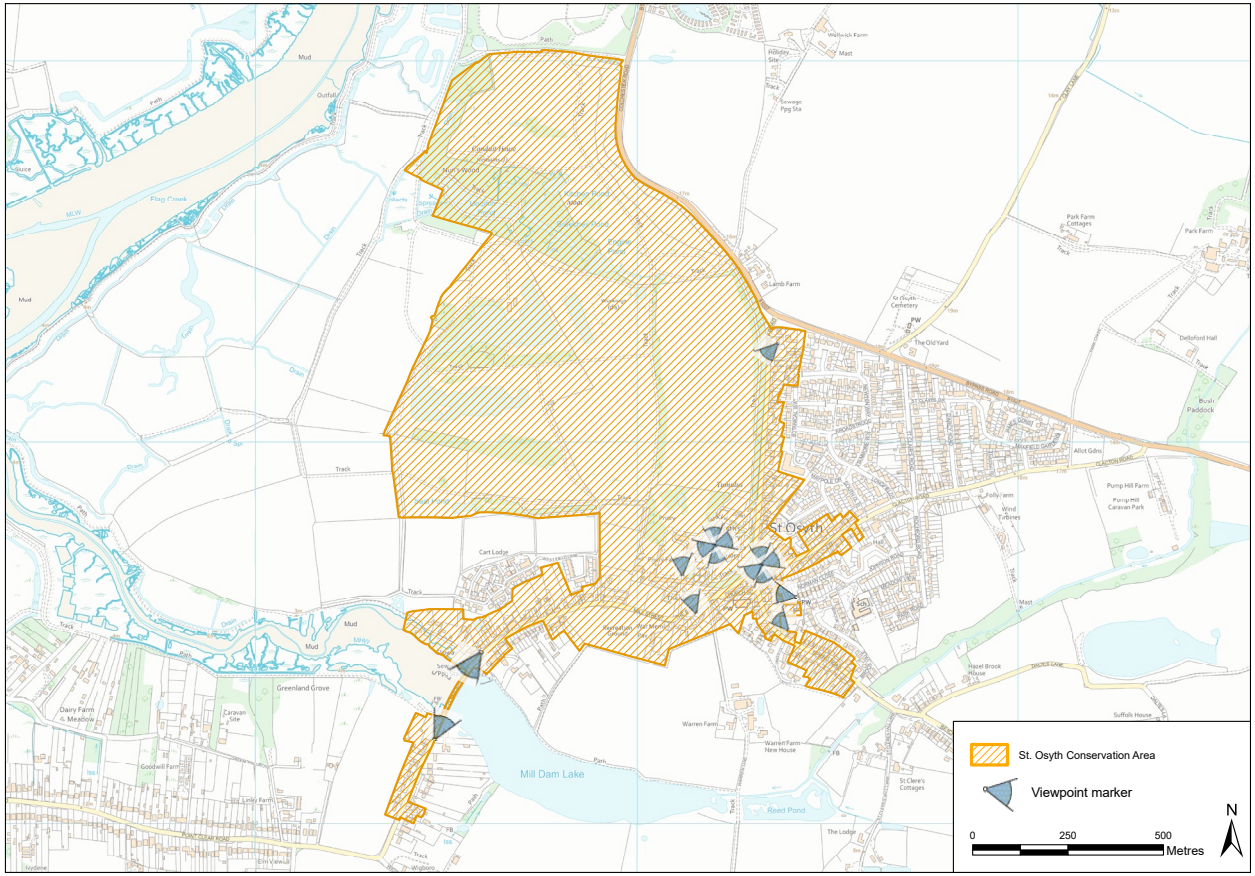


Figure 77 Map of views

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The visibility of the Priory walls throughout the Conservation Area is another important aspect and continual view which contributes to the significance of the St Osyth Conservation Area, ensuring that the presence of the Priory is felt throughout the wider area. The varied construction method and building materials used on the Priory's walls also emphasise the history of the Priory, offering visually stimulating views on Mill Street and adding an additional layer to the urban character of Colchester Road.

Although largely obscured by the tightly built-up spaces of Stone Alley and Church Square, glimpsed views of St Peter and St Pauls Church are particularly notable, whose squat square tower is a bold visual contrast to the steeply pitched, gabled houses which surround it.

3.5 Beyond the Conservation Area Boundary

Setting is described in the glossary of the National Planning Policy Framework as:

"the surroundings in which a heritage asset is experienced… 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".

In paragraph 013 of the Planning Practice Guidance, it is stated that all heritage assets have a setting. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as sensory experiences and our understanding of the historic relationship between places. For example, sites that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

This section discusses attributes of setting to the St Osyth Conservation Area, and how setting contributes to the significance of the Conservation Area as a heritage asset.

Surrounding Landscape

The Conservation Area draws significance from the surrounding, undeveloped, rural landscape. The Conservation Area's setting within an undeveloped, historically agrarian and estuarine landscape permits an appreciation and understanding of the historic development of St Osyth as a relatively isolated rural settlement. As demonstrated by some of the key viewpoints, there are also strong visual links between the Conservation Area and the heritage assets within it and the surrounding landscape .

The St Osyth Creek and Mill Dam Lake with associated banks of trees, reeds, and buffering farmland make a positive contribution to the setting of the Conservation Area. They are visible from the area and afford views towards it along the water, contributing to our appreciation of the water network within the Conservation Area.

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The farmland which surrounds the Conservation Area, particularly to the south, also makes a positive contribution and highlights the rural character of the settlement here. Fields stretching to the south can be seen from the tower of St Osyth Priory.

The tidal estuaries of Brightlingsea Creek also make a positive contribution to the Conservation Area. Located on low ground to the west, they can be seen along the western boundary of St Osyth's Priory, and are a prominant element within the landscape for views here.

Other heritage assets beyond the Conservation Area boundary include:

- Warren Farmhouse and curtilage buildings (List UID: 1337161) GII;
- Tan Cottage and The Old Cottage (List UID: 1111483) GII;
- Lamb Farmhouse (List UID: 1111478) GII;
- Folly Farm Barn south of Clacton Road and East of Rochford Road; and
- St Osyth Cemetery and two mortuary chapels within.



Figure 78 Fields to the south of the Conservation Area

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4. Opportunities for Enhancement

The following key issues have been identified and are summarised below in brief. The list is in no way exhaustive and neither are the issues identified unique to St Osyth, with many being shared with other Conservation Areas.

4.1 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. St Osyth contains some areas where parking is particularly an issue and presents an opportunity for enhancement. Throughout the area, there is a shortage of off-road parking. Parking is predominantly on-street, and thus does little for the appearance of the Conservation Area.

Car parking along Colchester Road is particularly problematic, as it creates a narrow navigation and vehicles travel rapidly along its straight length. There is scope for subtle and sympathetic traffic calming measures to be introduced, to ensure the safety of pedestrians and better appreciation of the character of the area here.

4.2 Vacant Buildings

Vacant buildings can have a negative impact on the character of the Conservation Area and pose an opportunity for enhancement through reinstating use.

No. 25 Mill Street, named ‘Whitehouse’, is currently vacant. There are signs that this is impacting the historic fabric and exterior of the building, with decay starting to show to windowsills, the door and doorframe and the external paint. There is potential for the building to make an enhanced contribution to the street scene and Conservation Area, after maintenance to features and cleaning or repainting the façade.

4.3 Loss of Architectural Details

A widespread concern within the Conservation Area is the number of windows, porches, chimney stacks and other architectural elements which have been lost or replaced with those of inappropriate design and materials. Often these replacements do not pick up on traditional detailing and profiles, glazing pattern, palette of materials or design.

The loss of these features impacts the streetscape and roofscape of the Conservation Area, and there is scope to enhance or reinstate these historic features to make a positive contribution to the historic character of the area. The loss of front porches in particular is apparent along Clacton Road.

Inappropriate infilling between historic buildings, also particularly apparent on Clacton Road, highlights the impact that cumulative loss of features, development pattern and grain, and modern alterations can make to the historic character of the street.

Throughout the area, there are examples of the loss and poor maintenance of historic rainwater goods. For example, at Dukes Bistro, the painted guttering impacts the historic façade of the building, and the ineffective pipe to the east of the façade has led to rainwater damage to the brickwork.

There has also been cumulative loss of front garden plots to houses where paving has been installed for car parking. This loss of original boundary treatment and small front gardens impacts the rhythm and building line, creating gaps which make a negative impact on the streetscape.

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4.4 Unsympathetic additions

Throughout the Conservation Area are examples of inappropriate and unsympathetic additions which can make a cumulative negative impact on the area. The addition of uncharacteristic modern porches, as well as the installation of unsympathetic additions to buildings such as air conditioning units, extraction flues, and TV aerials to street facades, sides and rears to buildings, harm the historic character and qualities of the area. In some cases, unsympathetic fixings (such as to Grade II Listed Tulip Hall, 29 Clacton Road) can affect the historic façade of buildings. Care should be taken to ensure that unsympathetic additions do not have an impact on views along historic streets and the character of groups of historic buildings is preserved.

Within residential areas in particular, the agglomeration of structures through additional side developments between detached properties can have a detrimental impact to the historic grain of the village, and our appreciation of its development. St. Osyth is a historic settlement and has been subject to a considerable degree of infilling and building on larger gardens. It is considered that further development in this way would most likely harm the character of the Conservation Area. The more substantial older properties are enhanced by the setting provided by their reasonable and proportioned gardens. Backlands are important features of old town centres and villages, being part of the grain of the historic town plan and representing areas that had a service function in relation to the main street frontages. Those that survive in St. Osyth provide spaces useful for service areas and off-street parking. Similarly, the installation of unsympathetic and piecemeal boundary treatments can harm the immediate setting of historic buildings and spaces and the use of inappropriate railings, walls, and fences make cumulative harm to the street scape and character of the area. This is particularly evident along Colchester Road, where the concrete and barbed wire boundary fencing of St Osyth's Priory is uncharacteristic of the historic parkland, and impacts the approach into the village from the north as well as views towards the registered park and garden.

Within commercial properties, the removal and replacement of plastic and vinyl signage is considered to be an opportunity for enhancement. The use of overly large signage, and particularly of plastic and vinyl signage, can create a visually cluttered street and detract from the historic character of an area and should be avoided.

The introduction of an inappropriate colour palette is also a concern within the Conservation Area, for example the Fuchsia Pink painting to The Old House, 27 Spring Road, which was previously Suffolk Pink. By using a palette which is out of keeping with the area, buildings can be visually domineering within a streetscape, and therefore have an impact the character of the area and group value of a street scene.

4.5 Inappropriate Modern Development

There are some cases where inappropriate modern development has made an impact to the character of the Conservation Area. Though now removed from the Conservation Area the housing development at Old School Close makes poor contribution to the setting of the Conservation Area and the setting of the Grade I listed Church of St Peter and St Paul.

The current St Osyth Priory housing development is currently being constructed, located within the immediate setting of the Registered Park and Garden and within the Conservation Area. The siting of the development impacts the historic, linear pattern of development along Mill Street, adding uncharacteristic density to the buildings within the area.

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4.6 Neutral Contributors

A number of buildings are currently considered to make a neutral contribution to the character and appearance of the Conservation Area. The historic buildings that fall into this category still contribute to the area's character and appearance, and their contribution should not be underestimated and certainly should not be considered negative. The majority of these historic buildings have the potential to make a positive contribution but due to the loss of original architectural details, front boundaries, and unsympathetic additions, are considered to be neutral contributors which can lead to an underwhelming and indistinctive overall character. Through small scale improvement works, such as reinstating boundary treatments, planting, appropriate replacement windows, more traditional signage and use of colour, and preventing further loss of architectural form and features, these buildings would be enhanced and their positive contribution realised. Similar interventions to the more modern neutral buildings could help to better aesthetically integrate them into the area.

4.7 Public Realm

Street Furniture (including lampposts, benches, signage, bins, bollards)

Street furniture throughout the Conservation Area is generally of good quality, and sympathetic in character, particularly with regard to benches, bins, bollards and flower planters. Streetlights however are fairly inconsistent and modern in design and would be enhanced through replacement with traditional and consistent streetlights which respect the historic character of the area.

It is considered that there is also opportunity for improvement to be made to the signage at Bar Corner Cross; in places, the overly large and unsympathetic plastic fascia dominate the facades of buildings and harm the overall historic character of the street.

Hard Landscaping

While road surfacing is generally of a good quality, there are some areas that would benefit from consistent maintenance, such as on The Bury and Mill Street. Pavements are typically of good quality, although would also benefit maintenance in places. Small scale pavers and stone curbs, such as those found along The Bury and Spring Road, add interest and detail to the hard surfacing in the area, and should be replicated where possible throughout the Conservation Area.

Hard landscaping can have a particularly harmful impact on the character of the area where areas of private front gardens have been paved over in a piecemeal approach and are inconsistent with their neighbours and adjoining paving.

Open Spaces

The open and green spaces in the Conservation Area make a positive contribution and are integral to its character in many instances, particularly at The Bury, the Recreation Ground and the Mill Dam. The maintenance needs of these spaces should be considered and, where appropriate, opportunities taken to enhance them and ensure access is maintained through roadside pathways and public rights of way.

Trees and Planting

Appropriate levels of maintenance need to be ensured and, where required, opportunities for enhancement sought to maintain and manage the trees within the Conservation Area. There are opportunities to enhance the verdant appearance of the Conservation Area along The Bury and the South west side of Spring Road, where paving dominates the junction with Spring Road and Old School Close.

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4.8 Access and Integration

St Osyth is not served by rail links arterial highways. The two main roads into the village, Colchester Road and Clacton Road, are both accessed from the B1027 connecting Clacton-on-Sea with Colchester The predominant road route between Clacton-on-Sea and Colchester is via the A133, which makes the B1027 less busy, and this has partially preserved the quiet historic character of the village. Improving awareness of the historic village could be facilitated by improved signage at the junction between Clacton Road and Colchester Road where they each meet the B1027. Further away from the settlement, signage to the historic village could be improved at the Clacton junction of the B1027 and the A133, and at Thorrington Cross junction, where the village's historic significance is not signposted.

4.9 Interpretation

The Registered Park and Garden is a key feature within the Conservation Area and makes a positive contribution to its special interest and understanding of its historic development. Currently, there is little integration between the park and the village, its boundary marked by high flint and brick walls and planting. The gatehouse to the south of the park affords the best views from the village towards the park. Consideration should therefore be given to the potential benefits of an appropriately located and well-designed interpretation board on the Bury, explaining the history and features of St Osyth's Priory; the views afforded from this location make it the ideal location for such an installation and raising awareness in the Conservation Area.

The publication of guidance to inform building owners and residents within St Osyth of the Conservation Area status and the effects of the designation should be considered.

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5. Management Proposals

There are a wide range of issues facing the St Osyth Conservation Area, many of which share common themes. This section recommends management proposals which address these issues 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 within the Local Planning Authority. These are generally low cost and can be implemented within a short time frame, typically within one or two years.

Local Heritage List

Tendring District Council is in the process of developing the local heritage list. Suggestions have been made within this document for this list.

Article 4 Directions

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

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.

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 precedence being set for similar, uncharacteristic works.

General Maintenance: Public Realm

Through the agreement of a standard 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. This can include elements such as responding to existing character to preserve local distinctiveness, ensuring appropriate wayfinding, and agreeing a standard street furniture to ensure consistency over time as elements are introduced or replaced. This will have a long-term positive impact on the Conservation Area.

Heritage Statements, Heritage Impact Assessments and Archaeological Assessments

In accordance with the NPPF (Para.194), applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

All applications within the Conservation Area and immediate setting require an appropriately detailed Heritage Statement. Any application without a Heritage Statement should not be validated.

The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, trees or highways on key views should be considered to aid decision making.

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This includes development outside the conservation area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017). Applications which fail to have assessed any impact upon views and setting should not be validated. This is particularly important for the development of any sites allocated for development as part of the Local Plan process as the change to the setting of the Conservation Area should be fully assessed, understood and, where necessary, mitigated.

Tree Management

Trees that are either located in a Conservation Area, covered by a Tree Preservation Order or planning condition have a degree of protection.

Where a tree is protected consent must be given by the Council in writing before you do any works to it including cutting down, uprooting, topping, lopping, severing roots, wilful damage or destruction. The Council must be notified of any intended works to trees through the submission of a Notification of Proposed Works to Trees in a Conservation Area.

Where trees contribute to local amenity and the character or appearance of the Conservation Area their retention and appropriate management will be encouraged. If felling is necessary due to the condition of the tree (dead, dying or dangerous) then an appropriate replacement tree should be planted.

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.

Historic England guidelines state that successful new development will:

- Relate to the geography and history of the place and the lie of the land;
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respect the scale of neighbouring buildings;
- Use materials and building methods which as high in quality of those used in existing buildings; and
- Create new views and juxtapositions which add to the variety and texture of their setting.

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

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

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Neutral Elements

The dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character. Tendring District Council must not allow for the quality of design to be 'averaged down' by the neutral and negative elements of the built environment. Officers must, where possible, seek schemes which enhance the built environment.

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. 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 St Osyth's built heritage.

5.2 Positive Management: Longer Term

These proposals are also focussed 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 (2019).

The Conservation Area should be reviewed regularly to monitor change and inform management proposals. The boundary should be assessed as part of this review to ensure it is robust and adequately protects the significance of the area.

Character Appraisal and Management Plan

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

Public Realm and Highways

The Highways Department should be engaged to conduct an assessment of existing signage within the conservation area with the 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 (including lampposts) and hard surfacing reflects the character and local distinctiveness of the Conservation Area.

Improved Understanding and Awareness

At present there is no interpretation (information boards, signage, interactive QR Codes) within the Conservation Area aimed at improving understanding and awareness. This would be an effective way to improve the awareness and re-establish the identity of St Osyth as a historic settlement.

Heritage at Risk

Currently the Conservation Area is included on the At Risk Register. It is advised that the Council and key stakeholders collaborate to devise a long term strategy for the Conservation Area, and those elements within the area that are also at risk such as the Scheduled Monument.

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5.3 Funding Opportunities

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

National Lottery Heritage Fund

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 overtime, for up-to-date information on NLHF 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 St Osyth 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.

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6. Appendices

6.1 Listed Buildings

List Entry No.	Name	Grade
1002193	Remains of St Osyth's Priory including the ruinous sections of a mid-C16 mansion	SAM
1000237	St Osyth's Priory	RPG-GII
1111495	St Osyth's Priory, Gatehouse and east and west flanking ranges	GI
1111466	St Osyth's Priory, Garden Walls located to the east and west of the Rose Garden, south of the Darcy Wall	GII
1337159	St Osyth's Priory, ruined east ranges of the Darcy House including the Tower and Chapel	GI
1416974	Kitchen garden walls and attached bothies north-east of St Osyth's Priory	GII
1111464	St Osyth's Priory, urn and stone pedestal approximately 50 metres north east of the abbots lodging	GII
1111463	St Osyth's Priory, ornamental steps flanked by urns in courtyard approximately 100 meters north of gatehouse	GII
1337157	St Osyth's Priory, Urn and Pedestal in courtyard approximately 50 metres north of Gatehouse	GII
1308972	St Osyth's Priory, Tithe Barn adjoining the west range of Gatehouse	GII*
1166310	St Osyth's Priory, West Barn and Baliff's Cottage	GII*
1146600	St Osyth's Priory, pump approximately 20 metres west of Bailiff's Cottage	GII
1111496	St Osyth's Priory, Brewhouse and wall between Brewhouse and West Barn	GII
1111462	St Osyth's Priory, Drying House	GII

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1337156	St Osyth's Priory, Stable Block adjacent to north west of barn	GII
1337156	St Osyth's Priory, Cartlodge adjacent to west of barn	GII
1337160	St Osyth's Priory boundary walls	GII*
1247779	K6 Telephone Box to South of St Osyth's Priory	GII
1166131	Little Thatch and Adjoining Cottage, 21 and 23 Mill Street	GII
1111486	31 and 33 Mill Street	GII
1166141	Giebros, 39 and 41 Mill Street	GII
1337171	45, 47, and 49 Mill Street	GII
1166148	Hydrant Immediately South of Jettied Crosswing of Cottages 45, 47 and 49 Mill Street	GII
1337172	The Old Bakery, 54 Mill Street	GII
1111487	White Hart Inn, Mill Street	GII
1111488	The Old Mill House, 81 Mill Street	GII
1309028	Old Mill Cottage, Mill Street	GII
1309037	Hillside, 12 Point Clear Road	GII
1111513	Church of St Peter and St Paul, Church Square	GI
1166000	1-4 Church Square	GII
1337147	Church Cottage and St Edmundsbury, Church Square	GII
1111514	Anvil Cottage, Church Square	GII
1111492	1 Spring Road	GII
1337136	3, 5, 7, Spring Road	GII
1166244	Pump to rear of 7 Spring Road	GII
1309004	4 Spring Road	GII

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1111491	8, 10, 12, and 14 Spring Road	GII
1111493	Cranfield,15 Spring Road and Cranfield Cottages attached to south; 17, 19 and 21 Spring Road	GII
1166213	Bay House, 16 Spring Road	GII
1166252	Little Priory and The Old House, Spring Road	GII*
1111494	37, 39, and 41 Spring Lane	GII
1337135	38, 40, and Chestnut Cottage Spring Lane	GII
1166224	46 and 48 Spring Lane	GII
1308965	89 and 91 Spring Lane	GII
1166012	The Hoy, 4 Clacton Road	GII
1111515	Tulip Hall, 29 Clacton	GII
1337168	Waterloo House with Return Shop Front to Clacton Road (2, 4, and 4A Colchester Road)	GII
1166007	St. Osyth D.I.Y. Centre and B.G. Stores at corner of Colchester Road	GII
1111482	Binders, 24 Colchester Road	GII
1111481	Elm Cottage and Manor Cottage, 32 and 34 Colchester Road	GII
1309066	The Kings Arms Public House, Colchester Road	GII
1337167	36 and 38 Colchester Road	GII
1111480	The Cottage, 60 Colchester	GII
1337166	Ivy Cottage/ Field Cottage, 72 Colchester Road	GII
1111479	Milestone on Western Verge Opposite Numbers 76-78 Colchester Road	GII
1337165	84 and 86 Colchester Road	GII

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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 (2024) DCLG	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	Historic England (2019) Statements of Heritage Significance Advice Note 12	
National Guidance	Historic England (2019) Conservation Area Appraisal, Designation and Management (Advice Note 1)	
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

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6.4 Glossary (National Planning Policy Framework)

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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Place Services
County Hall, Essex CM1 1QH

T: +44 (0)3330 136 844
E: enquiries @placeservices.co.uk

www.placeservices.co.uk



Essex County Council

St Osyth Public Consultation Comments and Actions (2022)

Respondent	Summary of comments	Place Services' Response	Action Taken
CIlr John White	Comments that a correction is needed regarding the text in the history section. The remains believed to be that of Ursula Kemp (with in St Osyth) were tested and found to be male. Also states that the paragraph relating to The King Arms needs to be updated, as the pub is back in operation (it is described in the text as vacant).	Both edits will be made to the final draft.	Edits have been made to correct the inaccuracies. P59 amended to remove reference to the White Hart being vacant.
Historic England	Detailed comments on St Osyth not provided. The letter provides comments which give an overview on five appraisals conducted by Place Services for Tendring District Council. Comments relating to the document are: - maps, where provided, are clear and legible. - The inclusion of a management plan is positive, including the reference to CIl or S106 monies could be used. - Notes that the management plan should provide targeted policy and intervention which deals with any	Check the references to Article 4 Directions and the management plan.	No changes required — Article 4 directions and the management plans are felt to be sufficient and consistent.

	identified negative or detracting elements. - Strong encouragement of Article 4 directions; HE note that the reference to Article 4s is inconsistent across the five documents.		
Maureen Phillips	Comments express concern at the construction of new houses and how this will affect traffic on St Johns Road. States that traffic is already a concern due the affect it has on the village.	Traffic reducing matters would need to be approved an implemented by Essex Highways. Within the management plan it is identified that traffic calming measures would be beneficial, as would consultation with the highways authority.	No action taken as the possibility of reducing traffic is not within the realms of this appraisal document.
Natural England	`Natural England does not consider that the Tendring Conservation Area Appraisals & Local List Criteria Consultation pose any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.'	No action required.	No action required.
The Sargeant Family (City & Country)	Provides commentary on inaccuracies in the historical development section — highlights a typo regarding the section on Ursula Kemp and requests changes to the text, to say the Priory was sold to The Sargeant Family, not City and Country. Questions the boundary in section 2.3 in relation to West Field and Spring Road — feels that this could dilute	All typos highlighted will be updated, as well as small additions to the text such as the references to the sections of the priory. The boundary has been assessed and is proposed due to the architectural interest of the area's included. We do not support the proposed	Page 11 updated to read `St Osyth's flourished [...] becoming one of the most important and powerful Abbeys in the local area' rather than `in the county'. Section also updated to read `following the dissolution of the Abbey' on P11.  P13 — `trialled' changed to `tried'

	the overall significance of the CA. Asks for an amendment to section 3.1 to state that the special interest of the CA is derived from the Priory in the first instance. Proposes a building highlighted as a non-designated asset is worthy of listing. States that the description of dormer windows in character area 1 implies they are not appropriate, whereas they feel dormers may be acceptable in some instances. Comments on the description of weatherboarding and dormer windows in character area 2. Disagrees with the wording and feels that it is too prescriptive and would limit new development. Also states that the butchers on Spring Road has a dormer — it does, but its not in this character area. Comments that character area three's description features a typo and that the The Bury should be within the Character Area 5. Disagrees that the houses on The Bury are a positive contributor to the CA. Comments on the descriptions in Character Area 5, The Priory, disliking the descriptions used for some of the buildings and	constriction of the boundary. Section 3.1 is felt to be an accurate description of the CA and will not be amended to stress the importance of the Priory as this suggests bias. A small section of text will be added to enhance the description. Place Services have not determined the building is worthy of listing, the respondent can submit an application for listing should they feel appropriate. The text regarding dormer windows and weather boarding in character area 1 are felt to be correct, however a sentence will be added to say that any change will have to be assessed on its individual merit. The typo in character area three will be amended; the boundary is not proposed for amendment. The Bury is a public place and therefore very different in use and access to the Priory and its associated park.	P15 `City and Country' changed to The Sargeant Family'.  P25 has been amended to add a section in brackets which describes St Osyth's Priory - (a scheduled monument and site of considerable historic and architectural interest).  P29 amended to read that dormer windows are `often disruptive' in the street scene. P34 amended to include the sentence `although instances of other styles and softwood boarding are present.' P64 amended to omit the references to CABE. No change to the description of the gatehouses, which are taken from the list entry. Vintoner's Gatehouse is placed in quotation marks in its first use and a description of the hall and reading room added. Page 56 has been adapted to clarify that the views are from public areas and three may be other

	seeking alternate title eg. `hermitage' rather than `grotto' Provides comments on the views section and offers their preferred views section and description of the parkland. Provides other commentary on the use of coloured paint/render in the conservation area, the new development currently being built by City and Country and the potential for interpretation boards.	The section on the Priory will be amended to refer to the respondent's preferred terminology if appropriate. The views will not be amended as per the request as these are not publicly accessible. The section on paint and interpretation boards will be amended to provide additional commentary. A number of the requests within the comments would alter the neutral descriptions we have aimed to use in relation to the priory and the land in the Sargeant's ownership. We do not feel it is appropriate to highlight that there were previously additional structures within the parkland (now lost), as requested, as this could be seen to suggest that further development of the park land would be acceptable subject to following old maps etc, yet this would not necessarily be the case. We also will not amend the text to promote or look	views of importance in private land areas. The text has been amended to read `Hermitage' rather than Grotto on page 55. A small section of text has also been added on page 55 to make reference to additional buildings in the parkland and works which are being undertaken.

		favourably on the development at the Priory. Whilst it was won at appeal, as stated within the response, this does not neutralise the negative affect it has on the conservation area and surrounding listed buildings.	

Notes from the event:

Boundary revision (separate document enclosed)

St Osyth

Boundary revision following public consultation

As part of this review, the Conservation Area boundary was revised to reflect changing methodologies of good practice and provide a robust boundary which includes the important aspects of St Osyth's unique built environment and landscape.

Following feedback from the public consultation event, a further boundary change was highlighted and has been reviewed by the Place Services team. A description and rationale for the change is outlined below:

Discussion

Excluding the creek from the conservation area boundary can support in more effective management on the historic built environment. It may prevent potential conflict between conservation goals and the need for water management and preserve the unique characteristics of natural waterways while ensuring the area of St Osyth's architectural and historic significance is robustly defined. The St Osyth Creek is also already partly reduced, and referred to within the setting assessment of the document (page 57).

Proposed Change

It is proposed that the Creek is further reduced from the Conservation Area boundary. The following text has been added to the document to highlight the proposed reduction:

The creek has also been reduced, to ensure the boundary more tightly reflects historic and architectural interest of the conservation area and support in more effective management of the area.



Figure 1 boundary revision 2025, shown by highlighted section on the map

Manningtree and Mistley Conservation Area Character Appraisal and Management Plan

Client:
Tendring District Council

Date:
July 2026







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1. Introduction

1.1 Summary

The settlements of Manningtree and Mistley are located on the southern banks of the River Stour which forms the northern border of Essex. They are located within the picturesque valley of the River Stour with wide views of the Suffolk border. The Manningtree and Mistley Conservation Area was first designated by Tendring District Council in 1969 and is situated at the northeast of Tendring District. The special interest of the Conservation Area is derived from the origins of both areas as port settlements, located in ideal positions on the River Stour estuary, and as centres for the malting industry. Mistley, originally designed as a spa settlement, expanded with the boom of the maltings industry to include artisan houses and terraces of workers cottages. Manningtree is a medieval planned town with a number of historic buildings illustrating its growth; this settlement was also a major centre for the maltings industry though in later years much of the processing was undertaken at Mistley. The railway runs through both settlements, providing direct links to London and Norwich in Manningtree and as part of The Mayflower line with Mistley. The Conservation Area comprises the medieval and post-medieval development of both settlements, including historic industrial areas and the designed landscape and parkland associated with Mistley Old Hall and Mistley Place (Figure 1).

As defined by the 'Planning (Listed Building and Conservation Areas) Act 1990, a Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation Area designation gives broader protection than the listing of individual buildings, as it recognises all features within the area which form part of its character and ensures that planning decisions take the enhancement and preservation of the quality of the area into consideration.

1.2 Conserving Tendring's Heritage

Tendring District Council appointed Place Services to prepare this Conservation Area Appraisal. The document is provided as baseline information for applicants to consider when designing or planning new development within the Conservation Area or its setting. This document provides an assessment of the historic development and character of Manningtree and Mistley and outlines its special interest. The appraisal will also consider the significance of heritage assets and the contribution that these, along with their setting, make to the character of the area. The understanding of significance will be used to assess the susceptibility of the Character Areas to new development, highlighting key assets of importance.

This appraisal will consider how different Character Areas within Manningtree and Mistley came to be enhanced as well as assessed their building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities can 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 Manningtree and Mistley. This assessment is based on information derived from documentary research and analysis of the individual Character 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.

This assessment follows best practice guidance, including Historic England's revised Advice Note 1 for Conservation Area Appraisal, Designation and Management (2019) and The Setting of Heritage Assets (2017).

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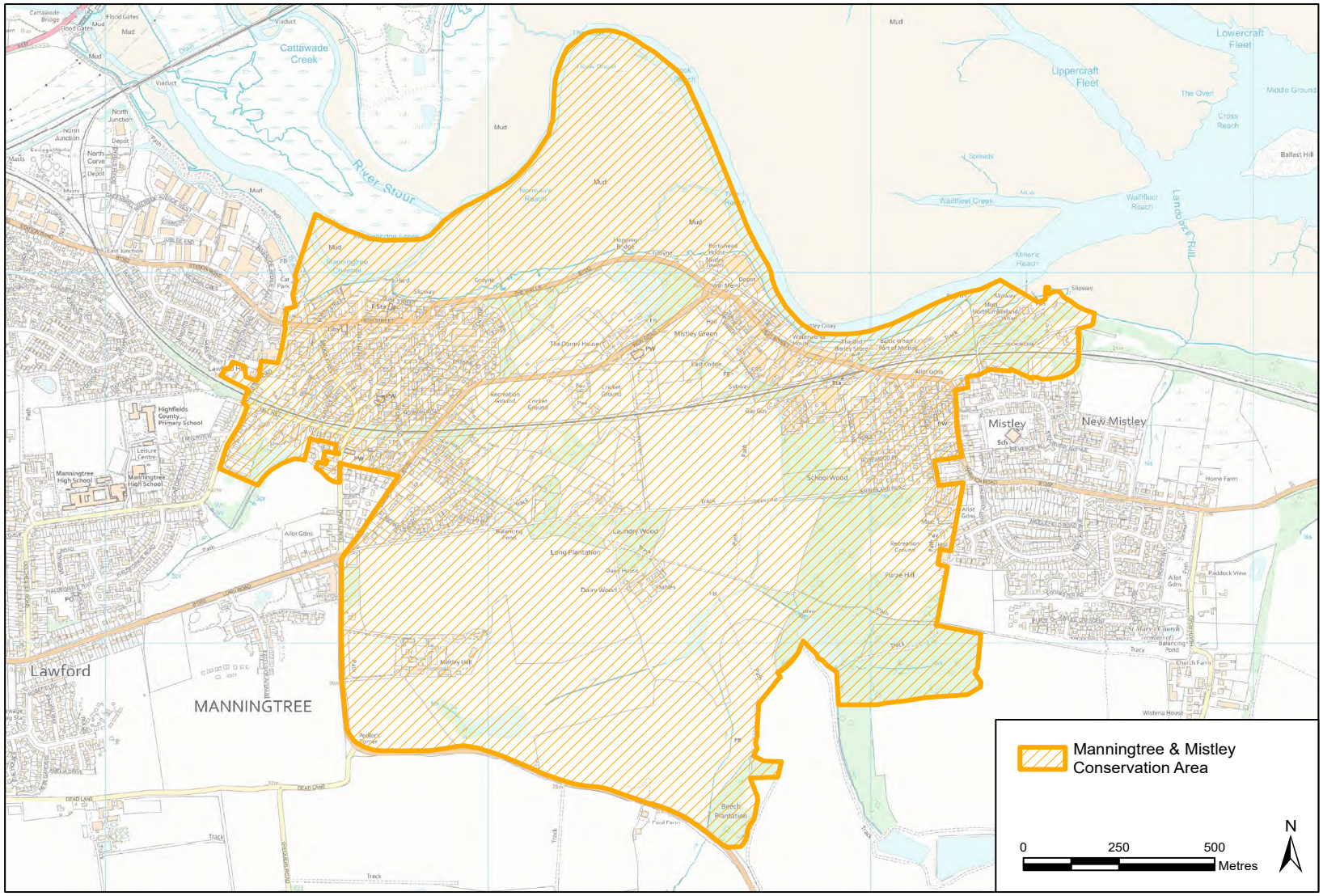


Figure 1 Map of the Manningtree and Mistley Conservation Area 2025 ©OS Maps

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1.3 Purpose of Appraisal

This appraisal defines the special interest of a conservation area that merits its designation and describes and evaluates the contribution made by the different features to its character and appearance.

This document should be used as a baseline to inform future development and design regarding the sensitivities of the Historic Environment and its unique character.

It is expected that applications for planning permission will also consult and follow the legislation, policy and best practice guidance given in the appendix. Applications that demonstrate an understanding of the character of a Conservation Area are more likely to produce good design and good outcomes for agents and their clients. This Appraisal will strengthen understanding of Manningtree and Mistley and its development, informing future change.

1.4 Planning Policy Context

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 and 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 proposal 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.

This assessment follows best practice guidance, including Historic England's revised Historic England Advice Note 1 for Conservation Area Appraisal, Designation and Management (2018) and The Setting of Heritage Assets (2017).

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.

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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 heritage assets 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

1.5 Conservation Area Designation

The Manningtree and Mistley Conservation Area was designated by Tendring District Council in 1969. Boundary revisions have been undertaken in 1981, 1983, 1989, 1994 and 2010. Of note are the 1994 and 2010 boundary extensions which included part of the parkland and landscape of the eighteenth century Mistley Old Hall within the boundary (to the south-east of the Conservation Area). Character appraisals were commissioned for the Conservation Area in 2001 by Tendring District Council and these were updated and adopted in 2006. These involved consultation with town and parish councils and local amenity bodies. A Conservation Area Management Plan of Manningtree and Mistley Conservation Area was undertaken in 2010 to co-ordinate the enhancement of the qualities of both Manningtree and Mistley together. Much of the descriptive material used in the 2006 report was retained and informed the management plan. While the separation of the settlements into separate Conservation Areas has been considered as part of the 2022 review, it was decided that the intertwined historical interest and parish histories combined with the influence of the Rigby family on the architecture and mutual maltings industry development all informed the built heritage and characteristics of both Mistley and Manningtree collectively. A public consultation was undertaken as part of this review.

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2. Manningtree and Mistley Conservation Area

2.1 Location and Topography

Both Mistley and Manningtree are situated along the south bank of the River Stour. The settlements are located on the eastern edge of Dedham Vale, a designated Area of Outstanding Natural Beauty. The area is characteristic lowland Essex countryside to the east and the Conservation Area is nestled between hills to the south and the river estuary to the north (Figure 2). The areas around Manningtree and Mistley comprise historic woodland, open agricultural landscape and, for Manningtree, the settlements of Cattawade and Lawford.

Both modern settlements retain their historic layout; Manningtree as a medieval port town and Mistley as a post-medieval planned spa, with later industrial maltings. The historic cores are designated together as one Conservation Area stretching from Colchester Road, Manningtree in the west to Harwich Road, Mistley in the east. The centre of the area is a large green space, formerly Mistley Old Hall parkland, with the Scheduled Monument of Mistley Towers located on the promontory by Mistley Quay.

The bedrock at Manningtree and Mistley is a mixture of clay, silt and sand, a sedimentary bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period. The sediments are marine in origin and comprise coarse to fine-grained slurries and debris that would have flowed from a river estuary into a deep-sea environment, forming graded beds.[1]



Figure 2 View of the River Stour from The Walls

1 British Geological Survey http://mapapps.bgs.ac.uk. Accessed 10/10/19

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2.2 Origin and Evolution

The settlement of Manningtree has its roots in the medieval period. Mistley Thorn settlement was established in the post medieval period and archaeological remains are evident in and around both settlements within the Conservation Area.

Prehistory: Palaeolithic to Iron Age

Manningtree's location, close to the River Stour on a raised sheltered plateau, would have provided a place for early settlers with access to various resources and the intertidal zone via the channel. Sparse Neolithic pottery has been recovered within the vicinity of the Lawford - Mistley parish boundary and significant Neolithic monuments have been identfied within the wider landscape. Evidence of human occupation has been identified throughout the Conservation Area with a Bronze Age focus on Furze Hill and Mistley where cremations, Beaker pottery and prehistoric implements have been found.

Aerial photographic evidence has recorded cropmarks situated south of Manningtree and west of Mistley Old Hall, indicating activity in the wider prehistoric landscape. This identifies features associated with settlement such as a hut circle, ring ditch and trackway.

Roman

Manningtree is located just north of a Roman road and a scattering of evidence of Roman occupation has been found within the town. Roman features, including a ditch and pottery kiln, have been found at the River View Estate.[2] Although Roman activity and settlement has been identified in the wider area, a focus for Roman activity at Mistley has not yet been identified.

A postulated Roman road from Colchester is evident in aerial photographs within the Conservation Area. Excavations have revealed further evidence at Furze Hill and outside the Conservation Area at a Roman settlement at Dale Hall, Lawford. Archaeological evidence of occupation and metal working industries are also known along the river.

Saxon and Medieval

Documentary evidence first records a settlement in Manningtree in the twelfth century. The settlement was later deliberately planned as a new port with the compact street plan and quayside lying parallel with the river course, dating to the thirteenth century. It is likely that the original quay was further inland than the shoreline is today; the discovery of revetments at the junction between Station Road and North Street indicated the quay's original location and revealed that much of the north of North Street consists of post-medieval madeground.[3]

Manningtree grew as a trading settlement and largely shipped agricultural produce from the area. A market is recorded in the town in 1238, having been granted to the manor of Sciddinghou. The settlement of Manningtree grew around the marketplace which was located at the junction of South Street with the High Street. Many of the fifteenth century buildings are centred on this area and the wealth of the sixteenth century buildings also indicate that the port, by this time, was very successful. The dog-leg plan of South Street immediately to the south of the town suggests that there was once a town enclosure. An early burial ground, bequeathed to the town in 1633, has been identified along the High Street.

2 New Mistley - Mistley River View Estate

3 Sparrow, P. 2007. *The Old Slaughter House, Stour Street Manningtree*

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Figure 3 Survey of the manor of Mistley the estate of the Right Honourable Richard Rigby 1778

Post Medieval

The settlement of Mistley, otherwise known as Mistley Thorn, was established as a result of family investment and the expansion of the maltings industry in the eighteenth and nineteenth centuries (Figure 3). The medieval manors passed through various ownership until the estates were divided in 1703 and those in the parish of Mistley were held by Edward Rigby. His son, Richard Rigby, settled in Mistley and built Mistley Hall along with its estate of 700 acres, which held commanding views of the River Stour.

Richard Rigby esq. was the instigator of the construction of a model maltings industry at Mistley; this comprised the renovation of some existing properties, the construction of a shipyard, two malthouses, a granary, coal yard and the Thorne Inn in 1724. The first Rigby church was constructed in 1735 and the nave/body of the church was retained in the later Adams re-modelling. Prior to its construction, Mistley was served by its medieval church.

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Figure 4 Mistley Thorn Church 1832 (ERO I/Mb 244/1/9)

Following the development of the buildings in Mistley, Richard Rigby enlisted Robert Adam to design a salt-water spa development, which were popular during eighteenth century. The spa development was unsuccessful, however many of the buildings associated with these plans, including the houses along the High Street and at The Green, the Swan Fountain, Mistley Towers and the Hopping Bridge largely survive. The houses built between the Thorn Inn and the church were constructed in 1778, so do not appear on the 1777 Chapman and Andre Map.

The Mistley Towers once formed the east and western wings of the Mistley Thorn Church (Figure 4). Adam remodelled the church in a classical and symmetrical style. The deterioration of the roof led to the demolition of the body of Adam's church in 1870 when a new and larger church in the fashionable Gothic Revival style was built nearby in 1868-70. The towers were left standing and Columns were added to restore symmetry in the gaps left by the nave; the towers were sold on for reuse as private mausoleums, however they fell into disrepair, and were later restored in the mid twentieth century by local architect Raymond Erith and the Georgian Group.[4] It is now known as 'The Towers'.

4 https://www.english-heritage.org.uk/visit/places/mistley-towers/history/

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Figure 5 The High Street, Manningtree c.1900-1925



Figure 6 Spooner Grocery Store, Manningtree c.1900-1925



Figure 7 East of High Street from the Walls, c.1900-1925



Figure 8 South Street, Manningtree c.1900-1925

Manningtree retained its medieval street plan into the post medieval period and a good range of surviving buildings are extant today (Figures 5-8). Eighteenth century ribbon development grew along South Street.

All images on this page are Images of the Mistley, Manningtree and Lawford Area circa 1900-1925 (Manningtree Museum & Local History Group)

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Figure 9 Ordnance Survey first edition map of 1875

During the nineteenth century, development took place both within the settlements of Mistley and Manningtree as well as a new house in the parkland between them. Mistley Place was originally built in 1821 for the Norman family and is visible in Figure 10. To its south, the sale of the Mistley Old Hall estate in 1844 allowed for development surrounding the park from the mid nineteenth century. Plots were sold in lots, mostly for meadows but some houses, wharfs, and warehouses were built within the bounds of the park.

This included the construction of a new Mistley Hall (Mistley New Hall), a grand mansion built in 1846, which is now the residence of Acorn Village Community Care Home.

Between 1844 and 1875 the New Road was rerouted to the south, and the lands at Mistley Place grew to include a formal garden, ha-ha, nursey, lawn, boating lake and maze. These features are visible on the First Edition Ordnance Survey map 1875 (Figure 9).



Figure 10 Photograph of Mistley Place. Building demolished after WWI. (JBArchive)

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Figure 11 Maltings to the east of the quayside, Mistley



Figure 12 The railway ran adjacent to the many maltings buildings from 1854.



Figure 13 Purpose-built quay, Mistley



Figure 14 EDME maltings, Mistley

During the nineteenth and twentieth centuries Mistley continued to grow as a thriving centre of the malting industry, supplying malt via rail and sea transport (Figure 11 and 12). Eight brick built malthouses were constructed as well as a purpose-built quay; these were designed with technologies advanced by Robert Free, whose designs were executed in cast iron made locally at Lawford Ironworks (Figures 13 and 14).

Additional buildings associated with the maltings were also constructed by maltsters Free and Rodwell within the old estate lands including dock facilities, an office block, workers housing and school. The workers cottages were located to the south and east of the planned town outside of the Conservation Area. A brickworks was also located within the former grounds of Mistley Old Hall.

All images on this page are copyright Manningtree Museum & Local History Group

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The railway, which arrived in Mistley in 1854, brought with it an architecturally ornate station building to serve the growing industry (Figure 15). The industrial settlement of 'New Mistley' developed to the south of the railway and to the east of the historic settlement. The green gap between the two settlements, which comprises part of the parkland for Mistley Old Hall and Mistley Place, remains as a legible boundary between the two settlements.

The malting industry continued to be an important industry for Manningtree with five separate sites in operation (Figure 16). The Lawford Works was also a major employer with three complexes producing leather and iron goods on the west side of the town; a tannery was also located within the Conservation Area. Further housing was required for the residents who worked within these industries and workers terraces were constructed as a result. New streets were created south of the old town along Brook Street and the areas within the historic core were subject to infill development. The maltings industry in Manningtree was later eclipsed by the success of the large maltings complex at Mistley by the late nineteenth century. Despite this, the arrival of the Eastern Union Railway in 1854 and the continued presence of the quay still encouraged small industrial complexes to develop around the settlement.



Figure 15 Mistley Railway Station 1916 (JBArchive)



Figure 16 Aerial shot of Mistley with Manningtree in distance. Many of the maltings buildings of both Mistley and Manningtree are visible along the riverside. This photo shows the green gap between the two settlements (EROX172-19 IMb244-1-17).

© Place Services 2025

Modern

Mistley Place became a boys' school in 1910, and the school flourished until the Second World War, when its pupils were relocated for safety reasons and did not return (Figure 17). The building was demolished soon after the war ended, however elements of its designed landscape remain.

Mistley became an important military centre in the early 1950s, during the Cold War, when a number of anti-nuclear Anti-Aircraft Operations Rooms or AAOR were constructed making it one of three in Essex. The site at Mistley became a regional nuclear war headquarters and is now a museum.

The growth of Manningtree and Lawford as commuter towns has led to infill between the settlements along Station Road. Twentieth century development has also infilled sections of the town, particularly following the demolition of buildings adjacent to the marketplace in Manningtree and at the former maltings. This has also occurred in back garden plots such as along Mill Lane. Housing developments along Harwich Road have impacted the village's rural setting though in both settlements the planned historic cores remain legible.



Figure 17 Manningtree from the air. The former maltings' site and Mistley Place are visible in the centre of the photograph. (ERO I/Mb 244/1/16)

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2.3 Revisions to the Boundary

The NPPF (para. 204) states that “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”.

An area would need to have special architectural or historic interest for such protection and it is solely in order to ensure the robustness of the Mistley and Manningtree Conservation Area, that those parts lacking the necessary special interest have been excluded. However, open areas that have been excluded form an important part of the setting of the Conservation Area. The undeveloped pastoral character of the setting contributes to the Conservation Area’s significance and allows that significance to be appreciated. The setting of the Conservation Area is discussed in detail in Section 3.5 Beyond the Conservation Area Boundary.

The removal of open meadows and fields that do not have special architectural or historic interest and their subsequent characterisation as part of the Conservation Area’s setting, is essential in order to ensure the continued strength of protection the Conservation Area designation brings.

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 Manningtree and Mistley’s unique built environment. The settlements of Mistley and Manningtree, as well as the open space between them, has been assessed. It is considered that the area spanning the two settlements is retained within the Conservation Area boundary; this is because it comprises the former deer park of Mistley manor and Mistley Place Park. Located within both parishes it is significant to the history of both settlements. The boundary of the park has been drawn using historic cartographic evidence, following the park boundary shown on the First Edition OS Map, which takes in surviving parkland features and also in part follows the former 'sunken fence'.

Extensions and Reductions

The area north of Long Road, comprising agricultural land and allotments, has been excluded from the Conservation Area. This area of land has little intrinsic historic significance or special interest and is therefore not considered appropriate to include within the Conservation Area, however, this area contributes to the setting and significance of the Conservation Area.

Modern development, including Foundry Court west of Colchester Road and Elmdale Drive, has been removed from the Conservation Area. Mistley Village Hall, which was built in the 1990s, is was also excluded. These areas lack special architectural or historic interest, and do not enhance the Conservation Area.

The plantation to the south of Gull Pond and east of Beech Plantation has been included; this area of the park was planted by the turn of the twentieth century, and contributes to the historic character of the parkland. The area to the south of Gull Pond contains historic paths connecting the lost Gamekeeper Lodge and Kennels to the Hall and wider park and landscape.

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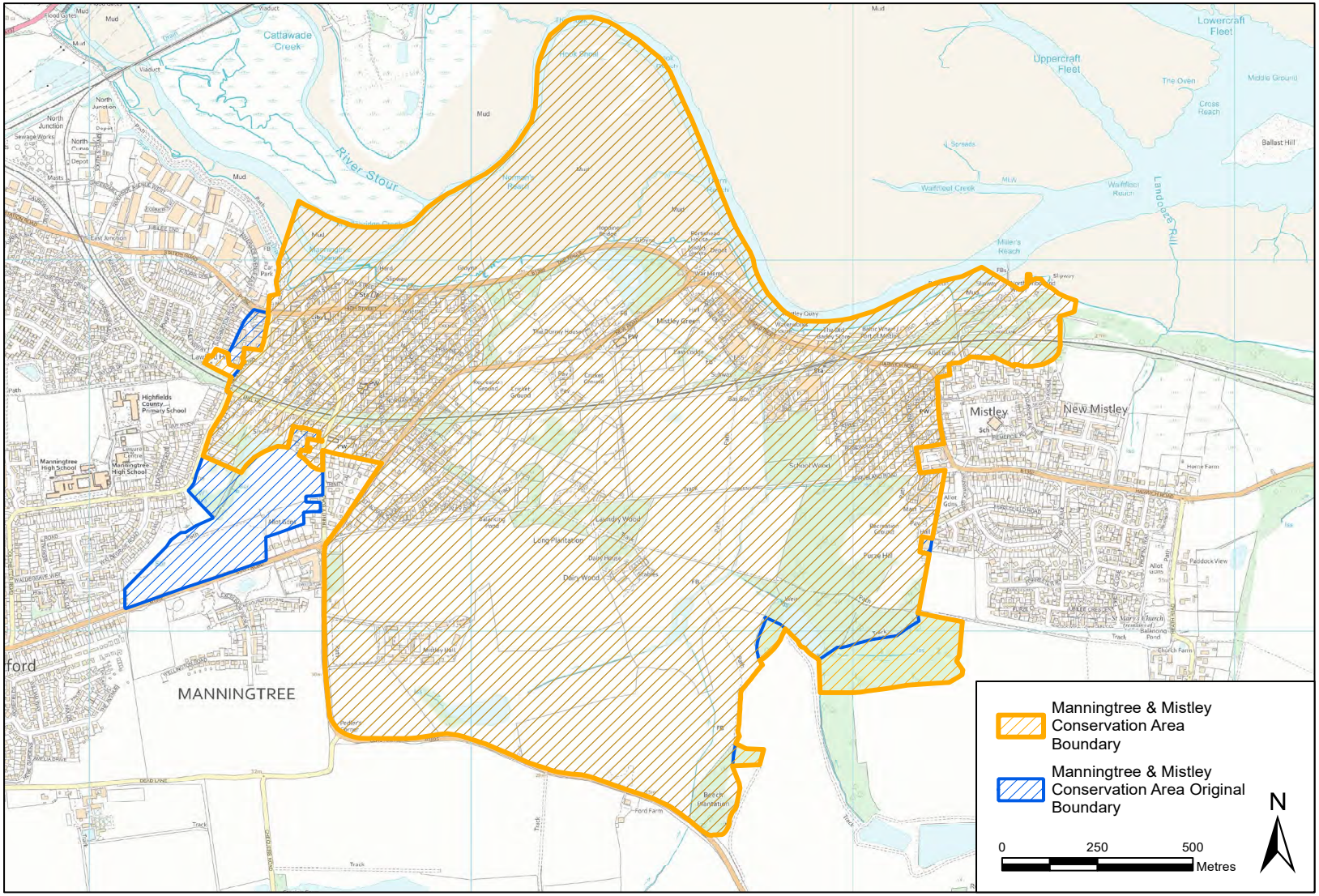


Figure 18 Map of Manningtree and Mistley Conservation Area Boundary Revisions (2025) ©OS Maps

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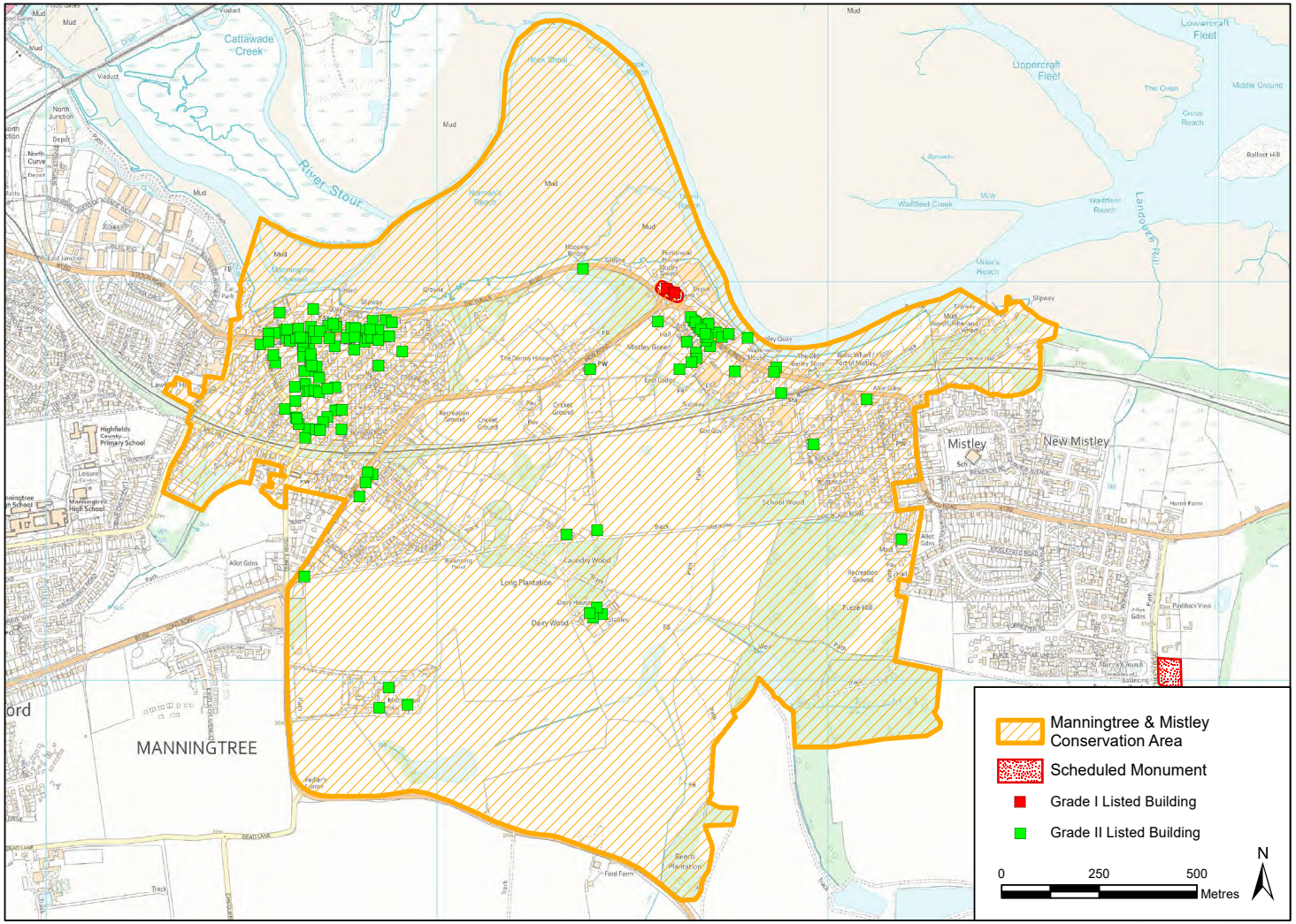


Figure 19 Map of designated assets within Manningtree and Mistley Conservation Area ©OS Maps

2.4 Designated Heritage Assets

Within the Conservation Area there is a high density of designated heritage assets, reflecting its historic significance and high retention of historic building stock (Figure 19). The designated heritage assets within the Manningtree and Mistley Conservation Area are as follows, with a full list by settlement included in Appendix 6.1.

Mistley

Within Mistley there are two Grade I Listed Buildings; the two Mistley Towers which are listed separately as the North West Tower (Entry No. 1240390) and South East Tower (Entry No. 1261061). These towers are also located within the Mistley Towers Scheduled Monument. The remaining forty-six Listed Buildings and structures within the Conservation Area are Grade II listed.

Manningtree

There are eighty-three Grade II Listed Buildings and structures within Manningtree.

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2.5 Non-Designated Heritage Assets

Local List

Tendring District Council currently has no list of buildings of local historical and/or architectural interest that are not designated, however the buildings listed below would be considered as non-designated heritage assets. These should be considered for inclusion as they are either considered to be good examples of their type or architectural style or are of heritage significance and are all relatively complete in their survival.

Further information on their contribution to the Conservation Area can be found in Sections 3.3 and they are identified below:

Manningtree

- 1 and 2 (Belmont Villas), Barnfield
- Barnfield Cottage, Barnfield
- The Swan, Brook Street
- 62 and 64, Colchester Road
- Rear of De'aths Bakery, High Street
- 67, High Street
- The Bungalow and Waterworks, Mill Hill
- 27 (Clareville) and 29 (Forest House), New Road
- 31 (Red House), New Road
- 34 (The Railway Cottage) - 46, New Road
- Mistley Lodge, New Road
- 16 (Park Lodge), New Road
- 18 (The Hollies), New Road
- 19 (Acacias) and 21 (Port View), New Road
- 22 (The Harbourage), New Road
- The Wagon, New Road
- 1-5, Norman Road
- Albury House, Norman Road
- Beech House, Norman Road
- 5A and 5B, North Street
- 1-8 Railway Terrace, Oxford Road
- 4, 6, 8 - 15, 21 - 37 and 43, Oxford Road
- 10 Stour Sailing Club, Quay Street
- Tide Clock Tower opp. Sailing Club, Quay Street
- 1-12, Regent Street
- 38, South Street
- 44 and 46, South Street
- 39, 41, 43, 58, 62, South Street
- The Skinners Arms, Station Road
- CMS Carpets Ltd, Stour Street
- The Old Maltings, Stour Street
- 1-3 Croft Cottages, The Chase
- Primrose Cottage, The Chase
- 1 (Dove Lodge) and 2 (Chase Cottage), The Chase
- 1-10 Park Cottages, The Park
- 1, 3, 5 and 7, The Park
- Trinity Farm Cottage, Trinity Road
- 1-4 Elm Terrace, Trinity Road
- Elm House, Trinity Road
- White Lodge, Trinity Road
- St Michaels Cemetery, Trinity Road
- Trinity Free Church, Trinity Road
- 10-16, York Street

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Figure 20 Tide Clock Tower opp. Sailing Club, Quay Street



Figure 21 The Swan, Brook Street



Figure 22 The Skinners Arms, Station Road



Figure 23 The Bungalow and Waterworks, Lawford (Mill Hill)

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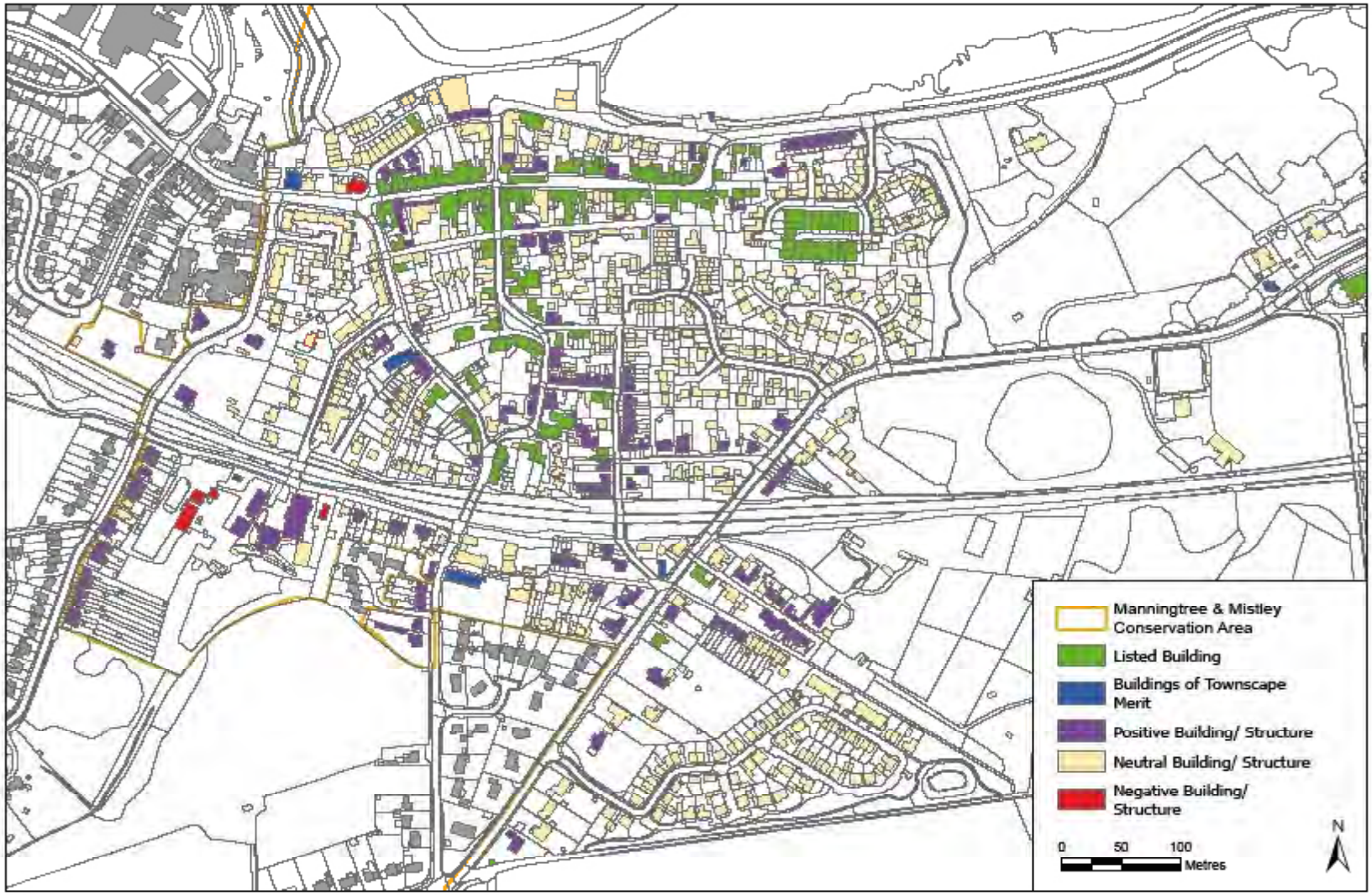


Figure 24 Significant Assets Map of Manningtree

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Mistley

- Stour Cottages, Beckford Road
- 1-4 Armagh Terrace, Beckford Road
- 1-4 Rigby Terrace, Beckford Road
- 1-2 Pleasant Place, Beckford Road
- Ladysmith Villas, Beckford Road
- James Terrace, Beckford/Harwich Road
- 20-58 , California Road
- Wiltshire Terrace, 5 - 9 , California Road
- Denman House, California Road
- Methodist Chapel, Chapel Cut
- Alma House, Harwich Road
- Anchor Inn, Harwich Road
- The EDME Malt Extract Factory, High Street
- Mistley Quay Workshop, High Street
- The Brooks Malting, High Street
- The Abbey, High Street
- 1 Waterworks House, High Street
- 2 Waterworks House, High Street
- EDME Ouse House, High Street
- Chimney EDME LTD, High Street
- Norman Schools (Old School and Schoolhouse, School Lane
- Seafield House (Robert Frees House), School Lane
- Maltings buildings south of the Railway line, School Lane
- Portishead House, The Walls
- War Memorial, The Walls



Figure 25 The Abbey, High Street



Figure 26 Rear of EDME Malt Extract Factory and Chimney, High Street



Figure 27 Trinity Free Church, Trinity Road



Figure 28 Denman House, California Road

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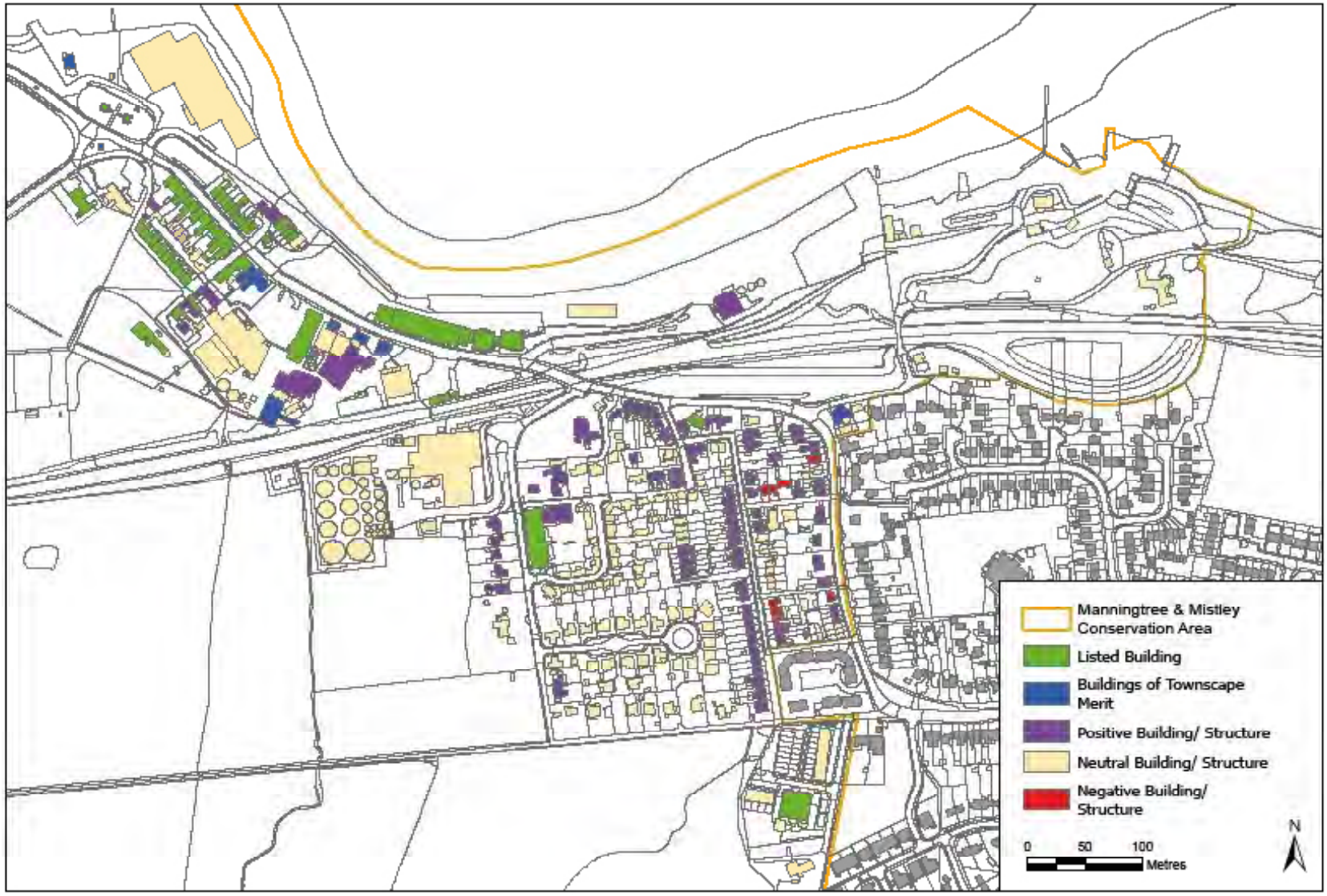


Figure 29 Significant Assets Map of Mistley

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2.7 Archaeological Potential

A few small-scale excavations have been undertaken within the Manningtree and Mistley Conservation Area. These largely comprise excavations of medieval stratigraphic deposits and timber remains of the quay and former structures.

The archaeology of the Conservation Area is likely to comprise of mainly medieval features, structures and finds although prehistoric finds and potential monuments have been found dispersed throughout the Conservation Area. There is a focus of Bronze Age archaeology around Mistley and Furze Hill probably due to the settlement's position on the estuary and high ground.

Roman activity has been largely focussed at Mistley with evidence of occupation and metal working industries along the river.[5]

The Colchester Roman road can be projected to terminate on the Stour estuary at Mistley and may suggest the presence of a port and trading centre during the Roman period.

Whilst the post-medieval settlement evidence is more likely to be sited along the street frontage, the backyard areas contain preserved archaeological remains of the medieval settlement.[6]

These have shown good preservation of burials, paleoenvironmental and waterlogged deposits particularly in Manningtree along North Street and the High Street and in Mistley along the quay.[7] This level of preservation means structures and hulks relating to quays and landing facilities may survive in the Conservation Area. The area north of South Street is likely to have been the location of the medieval dock, as it was located at the point where Manningtree Channel comes closest to the shore. Excavation evidence has demonstrated the survival of bone and shell, as well as ceramics, metal objects and building materials.[8]

Post-medieval stratigraphic deposits have been found along the seaward side of 'The Walls' causeway where timber posts have been identified as the former sea wall revetment.[9] The partial survival of the medieval street plan of Manningtree, and the extensive listed buildings, is an important, well preserved resource. In a similar fashion, the designed plan of Mistley and its relationship with Mistley Old Hall and parkland is a legacy of industrial archaeological significance for the growth of the malting industry.

5 New Mistley - Mistley River View Estate

6 Sparrow, P. 2007. *The Old Slaughterhouse, Stour Street Manningtree*

7 Wallis, S. 1992. *Archaeology in Essex 1991. vol 23*

8 CAT, 2019. *18 High Street, Manningtree*

9 Barford, P, 1976, *Unrecorded Discoveries in North-East Essex 1955-1976*

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3. Assessment of Significance

3.1 Summary of Special Interest

The special interest of Manningtree and Mistley combined derives from their origins as settlements with ports and the importance of the maltings industries.

Manningtree's significance is drawn from its growth as a medieval market town which is distinct from Mistley in terms of the density of historic domestic buildings dating from this period of growth. These buildings are illustrative of the town's relationship with the river, which sparked its growth as a market town and agricultural centre. As a result, its narrow streets evoke the medieval character of the place. Manningtree retains the original warehouse areas and workshop spaces along North Street, Stour Street and the river boundary emphasises the feel that this town was, and is, characterised by its working relationship with the River Stour.

Mistley, in contrast, derives its significance from its planned creation as a post-medieval spa town with contrasting grand Georgian buildings and large industrial maltings complex along the quay. Stylistically, the planned communal spaces within this village close to the river add to the village's recreational 'spa' feel. The style of buildings throughout the settlement are a result of Richard Rigby's design and this style has been adopted in Robert Free's Maltings buildings. Despite the differences in land use and date, the relationship between the residential and industrial areas is intrinsic and embodies the settlement's significance.

3.2 Land Usage

The Conservation Area predominantly comprises of commercial, residential and recreational areas. The north of the Conservation Area includes dockside infrastructure and maltings complexes. Manningtree comprises a mixture of retail and residential buildings, often medieval in origin.

Both settlements within the Conservation Area can be divided into two areas each distinctly 'industrial and commercial' and 'historic and residential'. In both Mistley and Manningtree, industrial areas relating to the shipwrights and maltings industries, including malthouses and adjoining kilns, are still evident within the historic building stock. Mistley is still home to two Maltings industries.

The green gap between the two settlements, formerly part of Mistley Park estate, constitutes a mixed-use area, primarily privately owned, but used by the public for leisure activities. This is encouraged by the recreation ground, Public Rights of Way (PRoW) and woodland, a cricket ground and playground. The railway 'Mayflower' line, which provided for both industrial and domestic services, makes a direct link across the Conservation Area connecting the two settlements.

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3.3 Character Analysis

The Conservation Area has been divided into ten-character areas. These have been determined by their predominant land usage, building layout and building ages resulting in distinct characteristics. Six-character areas are located in Manningtree and four in Mistley, including the former deer park of Mistley manor and designed landscape of Mistley Place Park.

Key elements of each Character Area have been identified, including designated and non-designated heritage assets as well as those buildings that are considered to make a positive contribution to the significance of the Conservation Area.

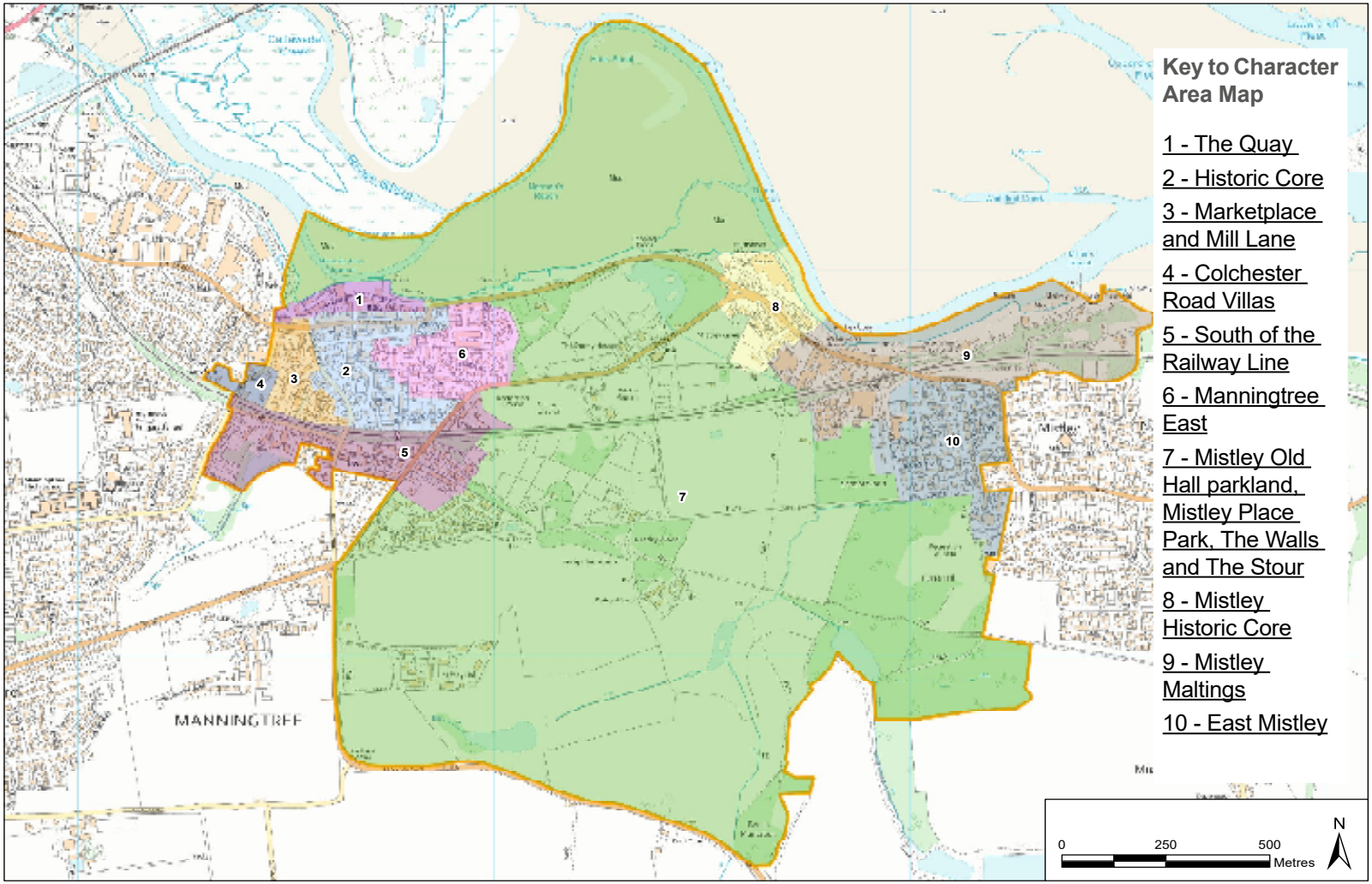


Figure 30 Character Areas within the Manningtree and Mistley Conservation Area © OS Maps

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Figure 31 View east along North Street, Kiln of original maltings visible



Figure 32 Varied roofline to the rear of the properties on the High Street, viewed from North Street

Manningtree

Area 1 – The Quay

The Quay character area comprises the historic industrial quayside with associated buildings in the north of the Conservation Area. Originally a centre for the cloth trade, Manningtree's port would have been a busy place, a quay for barges to dock who carried their cargoes to London or elsewhere along the East coast. This area follows the historic development along the river's edge and its industrial heritage.

Layout

The historic plan of the development along the River Stour's edge, which would have originally followed the quayside, is still evident in the wide nature of Quay Street. The twentieth century development along North Street has referenced the form, detailing and materiality of maltings buildings which would have formerly lined the quayside (Figure 31). These are neutral contributors to the Character Area.

To the south of North Street, an area of former maltings buildings is undeveloped and is currently being used as car parking. This allows for views of the domestic and commercial entrances to the High Street shops and services (Figure 32). These entrances would have been accessed via alleyways and some of these are preserved behind buildings to the south west of North Street.

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Figure 33 Grade II listed former warehouse to the east of south street

Listed Buildings

There are two listed buildings within this character area; the kiln at the east end of the maltings along North Street and the Quay Courtyard. The kiln is the last remaining feature of the maltings that stood adjacent to the Stour from the nineteenth century and, therefore, has evidential and historical value because it is the final clear link between the Robert Free industry which linked both Manningtree and Mistley and held them both up as centres for the maltings trade (Figure 31). The building is red brick with a rendered ground floor, hipped grey slate roof and similarly grey slate pyramidal roofed ventilators with white timber boarding. This building has influenced the form of surrounding modern development.

The second is a Grade II listed former warehouse to the east of south street (Figure 33). A two-storey former docklands building of gault brick looks out towards the timber yard and river with large semi-circular windows on the first floor and full height round headed gauged arches.

Non-Designated Heritage Assets

Considered a Building of Townscape Merit, The Skinners Arms is in a prominent position along Station Road. This is a red brick former house which dates to the early nineteenth century and has a later frontage with pilastered entrance and large sash windows. The pub has a characteristic Suffolk/Essex cartouche advertising 'Tolly Cobbold' a local Harwich brewery (Figure 34). The merging of Tollemaches and Cobbolds in 1957 indicates that this sign is a later addition to the building.



Figure 34 Tolly Cobbold sign at The Skinners Arms

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Figure 35 Maltings Kiln and Jewsons warehouse

The eastern most building within this character area, the Stour Sailing Club, is an attractive former residential building (now club house) with a raised doorway, weather boarded bay window, a balcony with river views and decorative railings to the fore and steps (Figure 36). The sailing club has owned this house for a number of years and the residential building, which dates to the nineteenth century.

The Tide Clock and Boathouse, a significant marker for those out on the river as well as along The Walls, is located just off Quay Street adjacent to the slipway. The building makes a positive contribution to the river side vista.

Building Materials and Boundary Treatments

The building materials in this character area are largely of red brick. The twentieth century maltings style development is finished with black weather boarded jettied gables, white painted render and slate tiles reflecting the adjacent early nineteenth century kiln.

The remaining historic buildings are finished in white painted render with slate roof. Along North Street, the older buildings directly abut the road and twentieth century development fronts onto the pavement. The dockland industrial character is enhanced by the large green warehouse which maintains the height of the maltings and the gabled roof, to the rear of Jewsomes (Figure 35).

Quay Street is similar in character with several additional treatments, black railings and brick wall. A line of cobbles demarcates the pavement along Quay Street. The lack of any raised pavement, although potentially historic, is particularly unsafe along Quay Street due to the blind corner and one-way traffic.



Figure 36 The Stour Sailing Club, Quay Street

Landscaping and Open Spaces

There are few open spaces given the dense urban industrial townscape. Two areas have been landscaped, along the north of Quay Street and along Maltings Wharf, and these both make a positive contribution to the area. The open space comprising beach and promenade just off Quay Street enhances the character area by demonstrating the historic links between this area and the quayside. Despite the strong waterside relationship views of the river are restricted along Quay Street however the riverside and beach are easily accessible. Parking follows the riverside wall and a small green exists midway; gaps in the wall provide glimpses out towards the estuary and the beach and the slipway. The continual use of the riverside for sailing, rowing and other water sports contributes to the experience of this character area.

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Figure 37 Former marketplace with the Manningtree Ox sculpture affixed to the end of the eighteenth century building

Area 2 – Historic Core

Character Area 2 comprises the central core of Manningtree encompassing medieval and post-medieval built heritage. Buildings in this Character Area are some of the earliest in the settlement and form the thriving centre of the historic market town (Figure 37). The streets of this Character Area are narrow and lined with two and three storey buildings of varying materials and construction techniques including timber framed buildings with rendered elevations or refaced in the eighteenth century with Georgian red brick.

The decorative neo-Classical Greek and Tuscan style doorcases of the Georgian houses contrast with the smaller industrial buildings and cottages, resulting in a streetscape with a varied architectural character. The contrast between the more formal Georgian facades and the vernacular buildings is a consistent theme throughout this Character Area.

Layout

This area comprises the historic core of Manningtree originally laid out along the High Street. It contains the medieval High Street and later linear ribbon development along South Street and Brook Street. The former market area at the crossroads with South Street, and the two Grade II listed eighteenth century buildings in the centre of the street, are prominent features in views along the High Street from both the west and east. The density of development within the commercial core is high with buildings located on the pavement edge creating narrow streets. The southern part of the Character Area contains late eighteenth and nineteenth century houses and cottages, predominantly of brick construction. Most are terraces at the pavement edge but there are some detached houses with small front gardens. There are important views into this Character Area entering Manningtree from the west and south.

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Listed Buildings and Non-Designated Heritage Assets

There is a high concentration of listed buildings along the High Street (See Appendix 6.1). 31 listed buildings line both sides of the High Street creating a continuous frontage of historic buildings with traditional architectural details and materials, many with sash windows, decorative doorcases and historic shopfronts. There are several listed public houses, and former public houses, along the High Street. These include the former White Hart Public House and The Crown Public House both on the north side of the High Street and similar in age and appearance. Both are sixteenth or early seventeenth century buildings with an eighteenth century brick refronting, now painted. The carriage arch of The Crown remains intact and there is a shopfront infill to the former carriage arch of the former White Hart. The carriage arch at The Crown affords views towards the River Stour (Figure 38).

A variety of historic and traditionally detailed shopfronts contribute to the street scene and many are within Grade II listed buildings. The traditional shopfronts are timber and typically include decorative features including pilasters and consoles, between well-proportioned fascias and stallrisers. Particularly interesting examples along Manningtree High Street include the double pilastered shopfront with panelled pediments on the former Abbey National building, and the intricate Victorian shopfront of 19 High Street which includes panelled and fluted end pilasters, decorative columns with carved capitals and decorative spandrels.

The library building dominates the west end of the High Street. Built in 1865 as the Corn Exchange, it later became a public hall and then a church before its conversion to a library. Its off-white stuccoed façade in a formal classical style with a central portico of four Ionic columns to an Ionic portico, deep cornice and large round headed windows, is prominent within the streetscape (Figure 39).



Figure 38 View through the carriage arch at The Crown Inn



Figure 39 The Library building with its distinctive façade

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Occupying the plot in the centre of the High Street alongside the former market place is 25 High Street. This is a well-proportioned two storey eighteenth century building constructed in red brick with a large external chimney stack to the western end. Due to its position, it is the central focus for the High Street. Adjacent to this, on the corner of the High Street and South Street, is The Mogul Indian Restaurant (Figure 40). The medieval origins of this building are immediately apparent in its South Street frontage where part of the fifteenth century timber framed structure, with jetty, timber mullion windows and brick noggin infill, is exposed. This building makes an important contribution to the area's character and appearance as one of the settlement's earliest surviving buildings, as well as being an attractive element of the streetscene.

39-45 High Street, currently Lucca's Restaurant, is located in a prominent position in the centre of the High Street on its northern side. This is also a building of timber framed construction with its fenestration altered in the eighteenth and nineteenth centuries to include sash windows and ground floor bay windows.

There are 26 listed buildings along South Street. A terrace of houses run from 7 to 15 South Street, dating to the eighteenth century (Figure 41). Largely unaltered, this is an attractive red brick terrace with sash windows under gauged brick lintels, decorative doorcases and flat roofed dormers.



Figure 40 The Mogul restaurant with exposed timber frame and mullion windows



Figure 41 View north of the eastern side of South Street

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Several Georgian listed buildings front the small Green midway along South Street (Figure 42). 48, enclosed to the front by a low brick wall surmounted by arrowhead railings, is a characteristic example of the eighteenth-century building style prevalent throughout the area. Its symmetrical gault brick front elevation with sash windows and portico, below a slate roof, positively contributes to the streetscape. Also notable on South Street is the Methodist Church and associated Hall; this imposing frontage, which dominates the northern end of South Street, is a landmark building in gault brick with stone dressings and a classical recessed porch with columns and a central cupola above a pediment (Figures 43-44).

Three sixteenth century Grade II listed cottages terminate South Street at the junction with Brook Street. Formerly a timber framed hall house with projecting cross wings, the rendered elevations now painted in bright pastel colours make a positive aesthetic contribution to the streetscape. The tall eighteenth-century gambrel roof to the former southern cross wing, occupies a prominent corner position and is a particularly characterful building form.



Figure 42 Hill House, 54 South Street



Figure 43 57, South Street



Figure 44 Methodist Church

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Figure 45 Listed cottages along Brook Street

There are eight listed buildings along Brook Street, three on Regent Street and one on Oxford Road, all of which make an important positive contribution to this Character Area. This residential part of the Character Area expanded rapidly during the nineteenth century and there are many listed buildings which are characteristic of this date, including 2-8 Brook Street which comprises an attractive Grade II listed terrace of four cottages with sliding sash windows and decorative doorcases featuring pilasters and plain friezes (Figure 45). There are other examples of well-preserved nineteenth century terraces along Regent Street, Oxford Street and the Old Railway Terrace. 1-11 Regent Street terrace retains several original pilastered doorcases, characteristic of this area, and sash windows set within red brick frontages above a continuous rendered plinth (Figure 46). Also dating to the nineteenth century, the Manifest Theatre, formerly a Methodist Primary School, is a fine red brick building; set back from the housing this characterful building creates a break in the building line established by the terraced houses and is of communal and historic value (Figure 47).



Figure 46 1-11 Regents Terrace



Figure 47 The Manifest Theatre, Oxford Road

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Non-Designated Heritage Assets

Due to the quality of historic building stock in this Character Area, there are several buildings of local architectural or historic interest which are considered to be non-designated heritage assets including:

- CMS Carpets Ltd, Stour Street
- The Old Maltings, Stour Street
- 38 South Street
- 44 and 46 South Street
- 39, 41, 43, 58, 62 South Street
- 1-12 Regent Street
- 10-16 York Street
- 9-15 Oxford Street
- 4, 6,8, 10, 12, 21-37 and 39, 43 Oxford Street
- 1-5 Norman Road
- The Swan, Brook Street
- Albert House and Beech House, Norman Road
- 30, 32, 34, 36 Oxford Road
- 1-8 Railway Terrace, Oxford Road



Figure 48 The former Swan PH, now Nirala Tandoori Restaurant

The former Swan PH, now Nirala Tandoori Restaurant, is considered to be a Building of Townscape Merit (Figure 48). This is largely due to its age, historic fabric and location which is visible from the historic core and marketplace. It occupies a prominent position on Brook Street.

However, this building has undergone some unsympathetic modern additions and alterations that detract from the building's special interest. Future works to the building could provide an opportunity for improvements to its appearance. This would have a positive effect on the streetscape.

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Building Materials and Boundary Treatments

Within this Character Area, render and brick are the most common external building materials. Brick frontages often disguise older timber framed structures along the High Street, Brook Street and South Street. Gault, red and yellow brick comprise the predominant materials for eighteenth and nineteenth century houses, and painted brick is also common along the High Street. Red brick terraces are common towards the south east of the Conservation Area, along Regent Street, York Street, Norman Road and Oxford Street. Some are interspersed with light coloured render. Large detached houses, also of brick with more formal doorcases and brickwork detailing, are more common towards the south along Oxford Road and Norman Road. Gauged and segmental arch brick lintels and brick strong courses are common brickwork features throughout the Character Area,

Many of the buildings within this Character Area are rendered and predominantly painted in white, off-white or pastel colours. The variation in paint colour along the High Street and South Street contributes to the character of the area and enhances its coastal location. Many rendered buildings are timber framed and there are also some large commercial and community buildings, including the former Corn Exchange and sides of the Methodist Church, with a stuccoed finish.












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The rears of some buildings along the High Street provide more evidence of their timber frame construction, due to the narrow, gable ended projecting ranges and their roof forms. The rears of many of these buildings are extensively altered and extended reflecting their ancillary and secondary use as workshops, stores and accommodation serving the principal building range fronting the High Street. As a result of this, the roofscape is varied in views from Quay Street and North Street of the rears of buildings along the High Street.

Stour Street is made up of largely industrial buildings which are more utilitarian in design and form (Figure 49). These buildings are typically low in height utilising different bricks and different bonds with repair work clearly visible. Some of these industrial buildings feature some black featheredged weatherboarding, a traditional Essex building material, particularly to infill larger openings.

Roofs within the Character Area are predominantly clad in clay plain tiles and natural slates. Plain tile is predominant on more historic buildings with slate used on nineteenth century buildings, or earlier buildings that have been remodelled and reroofed.

Timber sash windows are common within this Character Area. Earlier sashes tend to be divided by more glazing bars, with later sashes having larger panes of glass. Timber side-hung casements are also a common traditional window arrangement with grander buildings featuring more elaborate window styles and details.

Boundary treatments within the Character Area vary due to the different land uses and density of development; the commercial High Street and the northern part of South Street is densely developed with buildings at the pavement edge, and further north along South Street, on Oxford Road and Brook Street the looser grain of the residential buildings permit small front gardens.



Figure 49 Industrial buildings on Stour Street featuring repaired brickwork and black weatherboard infill

The properties towards the south of the Character Area have small front gardens bounded by railings or hedging. Oxford Road has mixed boundary treatments with low railings, picket fences and hedging. Tall hedges and planting in front gardens along the south of Brook Street contribute to the verdant character of the residential area.

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Figure 50 Manningtree Ox sculpture and small square

Landscaping and Open Spaces

Due to the density of the layout, there are few opportunities for open spaces within the historic core. However, where they exist, they have created focal points within the Character Area.

Located in the centre of the High Street is a small square formed by the former marketplace. Benches and planting here provide a small but attractive public space in the middle of the busy High Street. from which the Manningtree Ox sculpture, installed on the western elevation of the building overlooking the space, can be appreciated (Figure 50). The sculpture is a reference to the town's festival referred to in Shakespeare's Henry IV, evoking the importance of the town in the medieval period.

At the dogleg along South Street, the small Green is the only notable open green space within this Character Area and makes an attractive central feature to the streetscape as well as a focal point enhanced by mature trees and benches (Figure 51).

Away from the High Street and into the residential streets of this Character Area, private front gardens, trees and planting along boundaries all make a positive contribution to the area's character and appearance (Figure 52).



Figure 51 The small Green along South Street



Figure 52 Private front gardens, trees and planting along boundaries

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Area 3 – Marketplace and Mill Lane

This Character Area is characterised by its wide, open urban streetscape and predominantly twentieth and twenty-first century development. The existing marketplace is also included within this Character Area.

Layout

This Character Area comprises the twentieth century expansion between Colchester Road at the western boundary of the Conservation Area and Brook Street and also includes the residential streets of Mill Lane and Railway Street.

This area is predominantly residential and includes the detached properties along Mill Lane and the housing development at Bendalls Court. The latter makes a neutral contribution to the Conservation Area and is largely unobtrusive due to its massing and use of appropriate materials (Figure 53).

The houses along Mill Lane are predominantly modern and consist of terraced properties and large detached houses resulting in a disjointed character to the streetscene. Some of the development along this road have referenced the form, detailing and materiality of historic buildings within the settlement, including the terrace at 15-25 Mill Lane (Figure 54). Railway Street is a narrow L-shaped lane connecting Brook Street and South Street; its eastern end is accessible to pedestrians only and affords a clear view of the railway line to the south.

Building Materials and Boundary Treatments

Brick and render are the predominant facing materials within this Character Area, with natural slates and clay and concrete tiles for roofing. The development of Bendalls Court comprises red brick buildings with some painted render jettied first floors and others clad in black weatherboarding; this approach mimics traditional Essex buildings (Figures 55-57).



Figure 53 Flats along Colchester Road and entrance to Bendalls Court, The Skinners pub in background



Figure 54 Numbers 15- 25, Mill Lane

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Figure 55 Houses along Mill Lane



Figure 56 Bendalls Court and marketplace showing jettied frontages of modern development

A large octagonal building at the junction of Station Road with North Street, containing residential flats, has a visually prominent red brick frontage with blue brick window heads and sills (Figure 58). Its slate roof references the form of a maltings kiln but it is particularly imposing within this Character Area and detracts from the scale and quality of detailing of the nearby historic buildings.



Figure 57 Same modern development of Bendalls Court fronting Station Road

Landscaping and Open Spaces

Public open space is predominantly that of the marketplace area with access along the High Street and footpaths. The area of Mill Lane is residential with large plots and gardens containing mature trees and planting. The verdant plots of this residential area contribute to the character of the Conservation Area. There is little planting within the urban environment of the marketplace and the street scene as one travels towards the marketplace.



Figure 58 Blue brick window heads and sills

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Area 4 – Colchester Road Villas

Character Area 4 is a small area covering four nineteenth and early twentieth century villas, and their outbuildings, located at the brow of the hill on Colchester Road above the historic settlement. These large detached houses, originally on the outskirts of the main settlement, are situated to take advantage of the wide views of the estuary, just north of the railway line along Colchester Road.

Non-Designated Heritage Assets

There are no statutory listed buildings within this Character Area, however, all four of the houses within this Character Area are of particular local architectural and historic interest and are considered to be non-designated heritage assets due to their significance. The group is indicative of the late nineteenth and early twentieth century affluence and growth of Manningtree.

Located in a prominent position on the eastern side of Colchester Road, no.34 appears in views south along Colchester Road from the junction with Station Road. It is an attractive early twentieth century Arts and Crafts style house with many surviving architectural features typical of its age and style. The clay tile pitched roof with prominent red brick chimneys dominates views south along Colchester Road and its recessed porch with columns, half hipped roof and casement windows add to its architectural quality. It is a good, relatively unaltered, example of an Arts and Crafts style house of local architectural interest.

No. 23 Colchester Road is located at the entrance to the former Lawford Iron Works (Figure 59). It is the last surviving remnant of the Iron Works and has historical value as a surviving link with local industrial heritage and a firm which would have been a large employer in the locality (Figure 60). The house is Victorian and has a classically proportioned symmetrical frontage to the north-east with three bays and a central door.



Figure 59 Gault brick frontage of Number 23 Colchester Road at the entrance of the former Lawford Iron Works



Figure 60 Boundary treatment of the former Lawford Iron Works

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This principal elevation is gault brick with gauged brick lintels with the flank and rear walls are constructed in red brick under a hipped slate roof with end chimney stacks. It is of both architectural and historical interest.

No. 40 Colchester Road, also known as Hill House, is similar in style to no. 23 with an attractive symmetrical frontage facing Colchester Road. Its elevations are in red brick with six-over-six sash windows and a hipped slate roof. Its position would have originally afforded long views over the River Stour. This building is of local architectural interest.

No. 29 Colchester Road is set further back from the road and is limited in views from the public realm. However, its architectural quality still makes a positive contribution to the Conservation Area. It dates from the early twentieth century and is of an Arts and Crafts style typical of this period with an asymmetrical elevation under a clay plain tile roof.

Building Materials and Boundary Treatments

Red and gault brick are the prevailing building materials within this Character Area. Roofing materials are either natural slate or plain tiles; slate on the slacker, hipped roofs of the two classically proportioned buildings and plain tiles on the two Arts and Crafts style houses.

Tall hedges and established planting form the boundary treatments with a tall brick wall forming the roadside boundary of no.23, part historic part modern, hedges and planting create a characterful, verdant streetscene. Originally housing a tannery and Lawford Iron Works, 23 Colchester Road has an attractive low brick wall entrance with decorative iron gateposts. This entrance has been remodelled but it would have originally formed the entrance to the iron work's yard and the associated house.

Landscaping and Open Spaces

There are no public open spaces within this Character Area. The four detached houses within the Character Area are set within large plots with large gardens containing mature trees, hedges and planting. Large gardens, mature trees and tall hedges contribute to the area's verdant character and permit glimpsed views of the large houses set back from the road (Figure 61). The mature trees and hedges provide an attractive aspect to road which would have historically led to the rural landscape beyond the settlement. These features make a positive contribution to this area.



Figure 61 View north along Colchester Road into the Character Area 4

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Figure 62 View south along Trinity Road

Area 5 – South of the Railway Line

This Character Area comprises the streets south of the railway line including Mill Hill, Trinity Road and the southern end of Oxford Road. The buildings are predominantly nineteenth century red brick houses and workers cottages and the Victorian buildings of the Lawford's Water Works on the southern side of Mill Hill are a landmark feature of this Character Area.

Layout

The railway line forms the northern boundary of this Character Area with the Conservation Area boundary forming its western and southern edges. Mill Hill runs parallel to the railway line between Colchester Road and Trinity Road (Figure 62). The southern end of Oxford Road bends south east to join New Road and the nineteenth century development of The Park. The Park originally formed the access for Mistley Lodge and Mistley Old Hall beyond. The buildings within this Character Area are relatively low density with terraces along Colchester Road and detached and semi-detached houses along Mill Hill and The Park. The large buildings of the Water Works, formerly the site of Lawford Leather Works, occupy a large site and the Character Area's setting to the south and east consists of areas of undeveloped land.

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Listed Buildings

There are four Grade II statutory listed buildings within this Character Area all located on New Road to the east of the Character Area. The three listed houses, one surrounded with listed railings, are clustered together in an area developed in the mid-nineteenth century with large and affluent homes situated at the edge of the grounds of the old manor house, Mistley Old Hall. The three houses are all similar in design and typical of mid-nineteenth century classically inspired architecture. Together with the development of The Park, they form an important group of well-designed, high quality late Georgian and early Victorian houses within Manningtree.

Dorset House, with Grade II listed gate and railings, dates to c.1840 and is located between the two entrances into The Park. It is two storeys with a three-bay frontage divided by pilasters and six-over-six sash windows with a central porch on Ionic columns. The principal elevation is gault brick with red brick flank and rear elevations under a hipped slate roof.

Further south along New Road is Park Manse, also dating to the mid-nineteenth century. This house is also two storeys and three bays with eight-over-eight sash windows and a central round headed doorway with decorative fanlight. It is red brick with a hipped slate roof It is probable that Park Manse[10] was built at the same time as the Church of Mary and St Michael located north east along New Road (Figure 63).

The Hollies is located south of Park Manse and is also a mid-nineteenth century house of a similar design; two storeys and three bays with a Doric columned central porch, six-over-six sash windows, paired bracketed eaves and a hipped slate roof.



Figure 63 Park Manse to left of photo

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Figure 64 Terrace, The Park

Non-Designated Heritage Assets

Within Character Area 5 there are a range of buildings, including Trinity Free Church and the Bungalow and Waterworks, Lawford, considered to be non-designated heritage assets because of their local architectural and/or historic value. Because of their significance they make a particularly positive contribution to the character and appearance of the Conservation Area. Many of these buildings are residential properties and are representative of the development of the settlement and are good examples of nineteenth century domestic architecture, some with interesting detailing and all with a high survival of original features.

New Road contains a number of well-preserved nineteenth century houses in addition to those that are listed. Together these building form an important group with stylistic similarities, resulting in a characterful and distinctive streetscape. 25 New Road is a late nineteenth century house constructed in gault brick under a slate roof. Similar to many of the other nineteenth century buildings, it has a bracketed eaves detail, bay windows and prominent chimneys. Neighbouring this building are a pair of red brick houses with yellow brick banding, bay windows, bracketed eaves and round arched doorways and central first floor windows.

On the east side of New Road, opposite Park Manse, is the former Wagon Public House, a characterful building which occupies the corner between Oxford Road and New Road (Figure 64). The building has now been converted, but it retains much of its historic character and occupies a particularly prominent position, particularly due to its alignment at an angle to New Road. It is deliberate in its prominence because of its former use as a public house and coaching inn travellers to Manningtree and Mistley from the south; its continued prominence within the streetscape is an important aspect of its local significance. It likely dates to the eighteenth or early nineteenth century and is an attractive, two storey red brick building with traditional sash windows under segmental arches and a slate roof. It is of local architectural and historic interest.

The terraces located within The Park are characteristic of this area (Figure 65). They are red brick and some original architectural details survive including decorative doorcases and sash windows, although many windows and doors have been unsympathetically replaced. They make a positive contribution to this Character Area and, similar to the nineteenth century houses on The Chase, are positioned on unadopted tracks leading off the main road indicating the nineteenth century layout and development of this Character Area.



Figure 65 The Former Wagon, New Road

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Figure 66 62-64 Colchester Road



Figure 67 Trinity Free Church

On Colchester Road there is a terrace of four nineteenth century houses (nos. 50-56) which have retained many of their original details including paired arch headed doorways with recessed storm porches, two-over-two sash windows, a slate roof and red brick elevations. 62-64 Colchester Road pre-dates many of the surrounding houses and originally stood alone opposite the track to Lawford Hill Windmill (now demolished) (Figure 66). It has an attractive red brick frontage laid in a Flemish bond with three S-shaped tie ends and a dentilled brick eaves under a clay tile roof. There are two small cat-slide dormers and windows under segmental arches. Elm Terrace, which lines the west side of Trinity Road, dates to 1897 and is an attractive group of red brick houses with yellow brick banding under a slate roof, although some have had original windows and doors replaced and front gardens paved over.

Trinity Free Church, located on the east side of the road, is a Building of Townscape Merit and, due to its position at the pavement edge and the open land of the graveyard to the south, is prominent in views along this part of Trinity Road (Figure 67). The earliest parts of the building date to 1814 when a school was established here, with a front extension added in 1905. In the 1980s the building became a church. The building has modern roof tiles and modern replacement windows but its form as a nineteenth century school building is recognisable. It is simple and functional in detailing, but it is a building which contributes to the character and history of the area. The open green space of the graveyard bounded by a low brick wall and railings along Trinity Road also contributes to the area's character and appearance.

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Figure 68 Barnfield Cottage, Barnfield

Barnfield Cottage is located at the end of Barnfield, a narrow track accessed from New Road, is an attractive cottage likely dating to the mid-nineteenth century with rendered elevations and shallow pilaster details with simple capitals (Figure 68). There are also some attractive examples of red brick Victorian houses on the south side of Barnfield.

The industrial buildings of Lawford Water Works are located on the south west side of Mill Hill and consist of a number of well-detailed industrial buildings which are prominent additions to the streetscape and in views from the railway line (Figure 69 and 70). The Tendring Hundred Waterworks Co. was established on the site in the late nineteenth century and was later expanded. The two large pump houses of yellow brick are distinctive in appearance with tall round arched windows and clerestories along the ridgeline. There are other smaller buildings on the site with similar detailing, including an aerator.

Fronting the road is a single storey, red brick lodge style building, likely site offices. It has two terracotta, moulded plaques bearing the initials 'THWWCo' (Tendring Hundred Water Works Co.) and the date 1908 (Figure 71). The brick boundary wall alongside the entrance into the site contains loop holes and appears to have served a purpose in defending the vital infrastructure on the site (Figure 72). The buildings and structures within the waterworks site make an important historical and architectural contribution to the Conservation Area as well as a positive contribution to the area's industrial past.

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Figure 69 Pump House and railway, Lawford Water Works



Figure 71 The Bungalow, Lawford Water Works



Figure 70 Pump House, Lawford Water Works



Figure 72 Boundary wall with loop holes, Lawford Water Works

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Figure 73 Trinity Farm Cottage and 1-4 Elm Terrace, South Street

Building Materials and Boundary Treatments

As most of the buildings within this Character Area date to the nineteenth century and so brick and slate are the prevalent building materials. Red brick terraces are common with gault brick reserved for larger, detached houses particularly along New Road. Older buildings within the area, or those with an Arts and Crafts style, including the waterworks office building, have clay plain tile roofs.

There are some examples of inappropriate and unsympathetic building materials in the area, including modern examples of painted weatherboarding and timber cladding which do not relate predominance of nineteenth century brick construction. Concrete roof tiles replacing slate or clay tiles or used on twentieth century buildings have a negative impact on the appearance of the area. uPVC replacement windows and doors are modern in finish and detailing and erode the specific character of the area.

Boundary treatments vary throughout the Character Area though low brick walls or railings are predominant. Established hedging and mature trees form front boundary treatments for many of the larger buildings along New Road. Surviving front boundary treatments along Trinity Road and Colchester Road create attractive frontages (Figure 73). The removal of boundary treatments and front gardens to accommodate parking has had a negative impact on the streetscape, and the replacement of traditional boundary treatments with modern alternatives, including concrete blocks, does not preserve the traditional characteristics of the area.

Landscaping and Open Spaces

The layout of this Character Area, predominately developed during the nineteenth century, is relatively dense and there are few open spaces. Along the residential roads, front gardens, trees and boundary hedges contribute to the area, particularly along New Road. The Conservation Area boundary to the south of this Character Area adjoins areas of open space, including allotments and fields, and these contribute to the setting of the area by indicating the growth of the town within a rural and coastal landscape. The graveyard on Trinity Road, alongside the Trinity Free Church, is an area of open space of high communal value.

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Area 6 – Manningtree East

Character Area 6 comprises an area of three twentieth and twenty-first century developments along Kiln Lane, Erskine Road and Malthouse Road. It is a modern expansion of the historic core of Manningtree to the east, following the demolition of a large maltings complex (the earliest to be constructed by Edward Norman in Manningtree), Mistley Place Hall (School) and Mistley Gas Works.

Layout

The layout of this area is governed by the former buildings which occupied the space. The development along Malthouse Road was formerly open land between New Road and Stour Street. It is now an informal urban street with wide frontages and shallow plots. The most north-easterly development, along Kiln Lane, has a convoluted layout which mainly follows the original routes through the maltings site. Only two of the original buildings survive and these are both listed under a single listing entry (Figure 74). The remaining buildings within this Character Area include the modern development of St Michaels Close and three infill houses of a similar style along Oxford Road.



Figure 74 Listed maltings buildings at centre of development

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Figure 75 1 Kiln Lane, the oldest remaining building within the Character Area



Figure 76 1-10 Brooks Malting with partially infilled arches

Listed Buildings

The main characteristics of this Character Area derive from its former existence as a maltings complex. As a result, the listed maltings buildings which have been retained and restored are pivotal to its significance. To the south of Kiln Lane are the Grade II listed Mistley Mills. This individual listing encompasses two maltings with adjoining kilns linking the two and a carriageway under the kilns. The north maltings dates to 1817 and is red brick (with gault brick to the east end of the south range) laid in both Flemish and English bonds, and timber weatherboarding and rendering to areas which have been recently renovated. The building was awarded the 'Best Conservation and Restoration' prize in the 2007 Design Awards by Tendring District Council.

Non-Designated Heritage Assets

1 Kiln Lane is the oldest remaining maltings building within the site (Figure 75). It is single storey and constructed in gault brick under a slate roof. It has a distinctive bracketed eaves detail and a large bay window overlooking The Walls and the estuary beyond. It was likely used as an office for the maltings complex and makes a positive contribution to the Conservation Area and is a non-designated heritage asset due to its local architectural and historic interest. Adjacent are a row of houses occupying the former maltings building, 1 – 10 Brooks Malting (Figure 76). They are roofed in slate with red brick walls and partially infilled arches. There were originally eight maltings on the site and these buildings are the only remaining evidential link with the historic significance of the site.

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Figure 77 View into Kiln Lane development showing the listed kiln in the centre



Figure 78 Planting and boundary treatments along Kiln Lane

Building Materials and Boundary Treatments

Red brick is the predominant building material within this Character Area, both on the historic buildings and modern developments. Within the development along Kiln Lane, different facing materials including render and timber weatherboarding have been used to create the impression of a multi phased development (Figure 77). In contrast, the buildings on Erskine Road and Malthouse Road have wide frontages and are shallow in plan and adopt a simple palette of red brick and buff brick.

Many buildings are located on the pavement edge or fronting open front gardens but where front boundary treatments exist, they are generally low in height largely consist of hedging, low brick walls and railings. This creates a varied and open streetscape.

Landscaping and Open Spaces

There is little open space within this Character Area due to the density of development, but there are some views over the River Stour, the open grounds of Mistley Place or south into the former Mistley deer park. Erskine Road and Malthouse Road benefit from a large amount of planting and green space within private front gardens giving a spacious and verdant character to the streetscene. Planting and hedges along Kiln Lane also contribute to this characteristic (Figure 78).

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Mistley

Area 7 – Mistley Old Hall parkland, The Walls and The Stour

This large Character Area comprises the land between Mistley and Manningtree. It contains the open parkland associated with the Mistley Old Hall estate evident on the Chapman and Andre Map of Essex 1777, estate survey maps, the grounds of Mistley Place Park, pockets of ancient woodland (particularly concentrated on Furze Hill), the main route between Manningtree and Mistley along the river (The Walls), and an area of the River Stour estuary to the north of Manningtree stretching to the county boundary of Essex and Suffolk.

The character of this area is predominantly derived from surviving features of the eighteenth-century landscape park of Mistley Old Hall and nineteenth century grounds of Mistley New Hall Park, including the mature planting, lawns, walks and lakes (Figure 80). The open green spaces which surround them permit wide-reaching views across the area. These features contribute to the historic and verdant character of the area. The special interest of the area is enhanced by views, reinforcing the visual connection between the historic buildings and features and their associated designed landscapes. This includes the buildings associated with the Mistley Old Hall (demolished in 1844) which are historically connected with the Rigby family, the 1846 Mistley New Hall, and buildings associated with Mistley Place (demolished shortly after WWI).

The area of historic parkland is bounded to the north by The Walls, a road which flanks the edge of the estuary and provides a promenade from which the picturesque and celebrated estuary landscape can be viewed. While the landscape of this Character Area has retained its historic character, there are a number of modern features within it which make a neutral contribution to its character and appearance. These include the structures associated with the supported village community within the former Mistley New Hall and features such as the bowling green, sports pavilions and some buildings associated with Acorn Village.

The grounds of Mistley Place have been heavily altered in the twenty-first century and were used as an animal rescue centre until 2019. The use as an animal park has had a negative impact on the historic character of Mistley Place, with the introduction of unsympathetic boundary treatments and compartmentalisation of the formerly open lawns, which impacts the appreciation and understanding of the designed landscape.



Figure 79 The Demesne of Mistley Hall, 1778



Figure 80 Sales map of Mistley Hall Estate, c.1844

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Figure 81 View from Green Lane out across the parkland including the tower of St Mary and Michael's Church and the Edme Maltings chimney

Layout

The layout of this Character Area has largely been shaped by the estates of Mistley Old Hall and Mistley Place Park, and the natural boundary of the River Stour. It is intersected by a number of key historic routes and networks (Figure 81). Three main roads cross the area; these are New Road which now separates the two parks and was rerouted away from Mistley Place around 1860, Clacton Road forming the southern boundary of the Conservation Area, and The Walls towards the north. The Walls has always functioned as the main route between the settlements of Mistley and Manningtree and forms a key route within the Character Area as both a road and a public footpath and promenade (Figure 82). Church Lane connects New Road to Green Lane and passes the nineteenth-century Parish Church of St Mary and Michael.



Figure 82 View along the Walls from Manningtree into Mistley

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Figure 83 Grade II listed buildings at Dairy House complex including stables, dairy, brewhouse and cowhouse

Listed Buildings

Most designated and non-designated buildings and structures within this Character Area are associated with Mistley Old Hall parkland. They reflect the park's development by the Rigby family and their influence over the design of the landscape. The location of Mistley Old Hall, residence of the Rigby family, is visible in the centre of Mistley Park and the Character Area. It is marked by the survival of its former outbuildings, kennels and garden walls. The replacement later nineteenth century Mistley New Hall, built within the kitchen gardens of the estate, makes a strong positive contribution to the character of this area as the principal building of the parkland which dominates the Character Area.

The Grade II listed Old Hall (formerly outbuilding to the demolished Mistley Old Hall), dates to the eighteenth century and is red brick with a gault brick north elevation. It has an attractive red pantile roof and a rusticated archway with keystone over the central carriageway with rusticated quoins and a dentilled pediment above the parapet. The courtyard ranges have seven windows with gauged arches. Visible from The Walls and Mistley, it has wide reaching views to its south, which make a positive contribution to its parkland setting and historic character. The Grade II listed garden wall to the South and East of Old Hall also significantly contributes to views along Church Lane and enhances understanding of the estate grounds and former gardens established by the Rigby family (Figure 83).

Due south of the Grade II listed Old Hall (the former outbuilding) are four Grade II listed buildings which comprise an attractive former farmstead with dairy, brewhouse and attached stables. All buildings are constructed from Flemish bond red brick and were built for the Rigby family before 1777.

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Figure 84 Grade II listed Hopping Bridge

To the north of the Character Area, the Grade II listed Hopping Bridge built c.1774-80 was designed by Robert Adam for Richard Rigby (Figure 84). It is an ornamental bridge, only partially surviving, with red and yellow stone dressings and stone coping. Its end pilasters have moulded stone bases and heads. The bridge makes a positive contribution to the character of the area.

Following the sale and demolition of Mistley Old Hall in 1844, a new principal residence was built within the estate in 1846. This is the Grade II listed Mistley Hall (Mistley New Hall), located to the south west of the Character Area. Mistley New Hall is a large red brick house with three faces of stuccoed detailing, sliding sash windows and hipped grey slate roofs. It has a large entrance with a flat canopied porch and cast-iron columns. The building is now part of Acorn Village. There are other listed buildings and structures associated with Mistley Place Park, comprising of the Grade II walled garden and gardeners shed to the south of Mistley New Hall dating to the early nineteenth century, and the Grade II listed Folly Bridge, a gauged brick ornamental bridge which forms part of the designed gardens. To the north of Mistley New Hall, at the west end of Green Lane, is The Lodge, also listed at Grade II. Originally an entrance lodge to Mistley Old Hall, the building marks the boundary of the former parkland. Due to its low height and high boundary treatments, comprising close board fencing and mature shrubs, the building is not visible. It is classically Georgian in gault brick with a hipped grey slate roof and panels of swags and modillions to each face of the building below the cornice. It is likely part of Robert Adam's design for the park for Richard Rigby.



Figure 85 Grade II listed garden wall of Old Hall

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The Grade II listed Parish Church of St Mary and Michael, located on the south side of New Road, dates to 1868-70 (Figure 87 and 88). The church serves both Mistley and Manningtree following the demolition of Manningtree's St Michael and All Angels' Church in 1967. Built of Kentish ragstone with Bath stone dressings under red tiled roofs, its architectural features include carved stone corbelled eaves, trefoiled windows and gargoyles. The tower has a splayed base with buttresses and an octagonal spire. The church is a landmark in the landscape and can be seen from the Manningtree end of the Walls, throughout Mistley and to the south from Green Lane, making it a prominent central focal point. It has some internal features rescued from Mistley Towers (formerly Rigby church). It has an attractive lychgate entrance and a low hedge forming its boundary beyond which there is a graveyard (Figure 86).



Figure 86 Parish Church of St Mary and Michael graveyard



Figure 87 Parish Church of St Mary and Michael



Figure 88 Parish Church of St Mary and Michael

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Figure 89 Dormy Lodge sited opposite the church

Non-Designated Heritage Assets

Dormy Lodge, which sits opposite the parish church, makes a positive contribution to the character of the area and is a non-designated heritage asset (Figure 89). Dormy Lodge was a lodge to Mistley Place constructed after New Road was moved to the east in around 1860. The single storey building retains many original features and is in a prominent position along New Road making a positive contribution to the streetscene. It is a building of local interest due to its architectural design and detailing and its historic associations with Mistley Place.

Boundary Treatments

The boundary treatments within this Character Area largely follow the same historic lines that formed the division of the landed estate in the eighteenth century. As a result, most boundary treatments to residential properties are made up of hedgerows or low landscaped hedges, such as those around the parish church. These boundaries are sympathetic to the historic landscape character and make a positive contribution to the verdant appearance of the area. Prominent trees line the eastern boundary of New Road creating a green avenue with those along Mistley Place Park. Two large Wellingtonia trees mark the entrance to the church (Figure 90). The Walls has a historic boundary to the south with young trees interspersed with ancient oaks and tall pines. Young trees line the riverside and are sparsely planted permitting fine views across the River Stour.



Figure 90 Two large Wellingtonia trees mark the entrance to the church.

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Figure 91 View across to church through Mistley Place Park



Figure 92 View to the Walls through Mistley Place Park showing mature tree boundary

Landscaping and Open Spaces

This Character Area includes much of the open space within the Conservation Area and contributes to the historic and green character of the area and the understanding of the development of both Mistley and Manningtree. The open spaces within the area are distinct and separate in character and historical development, often separated physically by roads and strong boundary treatments, however, together they contribute to the large area of green space.

Mistley Old Hall park reflects the fashion for naturalistic designed parkland in the eighteenth century (Figure 91). Established by Richard Rigby, the park is a significant designed landscape which enhances our understanding of the history and development of Mistley, and its association with the Rigby family. The park comprises large expanses of lawn, densely planted tree clumps, scattered mature trees, and lakes. Elements of formal and kitchen gardens remain surrounding the listed structures on the site of Mistley Old Hall and Mistley New Hall.

The site of the former Mistley Old Hall is located within the centre of the park, enclosed by mature tree belts which visually screen the Dairy House Farm, cottages and Brewhouse to the south. The nineteenth century Mistley New Hall is located to the south west of the park, and now forms part of the modern complex of Acorn Villages. The park is traversed by paths and, notably, by the railway line, which cuts it into two. The line has been partially screen by planting. To the north of the railway line is Mistley Cricket Club and Bowls Club and a recreation area and playground, all well kept open areas available to use for leisure activities. Views to the north from these areas take in the open park of Mistley Place Park, which further contributes to the open character of this area (Figure 92).

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Figure 93 Ancient tree nicknamed Nobbly

An area of ancient woodland sits on the high ground of Furze Hill within the character area and comprises densely planted woodland. Within the wood is the tree known as Nobbly, sometimes nicknamed 'Old Knobbley', an ancient oak which dates from the thirteenth century (Figure 93). There are several ancient oaks within the Conservation Area. This woodland makes a positive contribution to the historic and green character of the area.

St Mary and St Michael's Church is accessed from New Road and set within a small churchyard with mature planting notably including two tall Wellingtonia trees either side of the lychgate. Trees are predominantly located to the south, east and west, with views to the north left uninterrupted to permit open views towards the estuary. To the south of the churchyard is a large cemetery, with walks and specimen tree planting throughout.

Mistley Place Park is located to the north of New Road. It has retained some elements of the nineteenth century designed grounds, such as the ornamental boating lake to the east and some areas of mature planting, however its recent use as an animal sanctuary has impacted its historic character and designed landscaping (Figure 95). This area has retained its openness, and provides views of the church from The Walls, allowing for visual connectivity between the two.



Figure 94 Public space along the Walls



Figure 95 Lake within designed landscape of Mistley Hall Park

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Figure 96 Views of River Stour from the Walls

The road along The Walls connects Mistley to Manningtree. There is a footpath and grassed verge on the north side of the road which affords views to the north over the River Stour. The walk is tree lined, contributing to the green character of the area, and interspersed with benches from which the views can be appreciated (Figure 96).

The River Stour is an important aspect of the setting of this Character Area as it spans the Stour's valley and there is an important and deliberate intervisibility between the parkland and the river. The river is visible from parts of Green Lane which spans the former deer park from east to west, and watercourses run from Mistley Park to the river as part of the designed landscape.

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Figure 97 Grade I listed Mistley Towers

Area 8 – Mistley Historic Core

This Character Area comprises the historically significant Georgian development of Mistley located at the northern end of the High Street. The Character Area contains a high density of eighteenth century listed buildings including the Grade I listed Mistley Towers (Figure 97). Eighteenth century terraces line the High Street, and modern and historic quayside warehouses are located on the estuary to the north of the High Street. To the south of the Character Area, The Green is enclosed by late eighteenth century houses to the south of which is located East Lodge. There are two focal points within this Character Area; the eighteenth century Mistley Towers, surviving remnants of a former church, and the Swan Fountain which forms part of Richard Rigby's development of the town as a spa resort in the eighteenth century.

Layout

The historic layout of Richard Rigby's Georgian development remains legible and the concentration of late eighteenth century buildings provide a unique character. The terraced houses along The Green are two storey red brick former almshouses overlooking Mistley Green and at the southern corner East Lodge is a large gault brick and rendered house. Two storey rendered houses line the southern side of The Green. The stretch of the High Street within this Character Area is lined by terraces of eighteenth century two-storey houses with dormer windows, creating a sense of enclosure. The terrace on the south side of the High Street terminates in Acacia House, a taller three-storey dwelling with a central pilastered porch. The Thorn Hotel fronts the Swan Fountain and Fountain House behind thought to have been built at an assembly room or hotel for Richard Rigby's spa resort. To the north of the Character Area, Mistley Towers dominate views and to the north east of the Towers are large, modern warehouses and offices. Portishead House is located at the northern extent of the Character Area and is a large, rendered building under a clay tile roof overlooking the river. Mistley Institute, built in 1911, is located on New Road at the west of the Character Area and, at the junction of The Walls and New Road, the War Memorial, village sign and finger post create an attractive approach into Mistley.

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The large quayside warehouses located to the east of the Character Area replaced a maltings building but are unsympathetic in their modern form and materials. Whilst the industrial use of the quayside is an factor which contributes to the Conservation Area's significance, the design of the building makes a negative contribution. The clinic building located on the corner of New Road and The Green is a single storey, red brick, flat roofed building dating to the mid-late twentieth century. It is unassuming in height and is not intrusive within the streetscene but it does not contribute to the character or appearance of the Conservation Area and is considered to be a negative element.

Listed Buildings

The majority of buildings in this Character Area are listed. Mainly they comprise Georgian buildings constructed in the late eighteenth century and are listed Grade II (Figure 98). Mistley Towers are listed individually at Grade I listed and are also designated as a Scheduled Monument. As a largely unaltered element of Richard Rigby's ambitious Georgian spa town development, the listed buildings within this Character Area form a group of particular importance. Their group value contributes to their significance.

The towers were constructed in c.1777 by Robert Adam for Richard Rigby and were additions to an earlier, remodelled church. The nave with a central portico was located between the towers and was demolished in c.1870. A memorial to Richard Rigby dated 1830 survives within the north western tower. Mistley Towers are landmarks within the town; they are prominent in views from the High Street, The Walls and New Road, and they are striking and characterful features of the town.



Figure 98 Mistley Green looking East

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Figure 99 Photos of Mistley High Street Georgian terraces

The Grade II listed Mistley Institute is located on New Road. It was built in 1911 and designed by the renowned Arts and Crafts architect, W. D. Caröe. It is a single storey building of red brick construction with creasing tile dressings under a plain tile roof. A large, shallow arched window is set within the gable end and smaller windows within arcade detailing on the side elevations. It is prominent due to its relatively isolated position on New Road and it forms part of a group with the surrounding listed buildings.

Mistley House is located on the High Street and forms the north western end of the eighteenth century terrace. Mistley House is later in date, constructed in the nineteenth century with simple neo-Gothic detailing including unusual buckle quoins (Figure 99). It is Grade II listed along with the houses comprising Georgian terrace which continues south east along the High Street. The houses are rendered and painted in characterful pastel colours reminiscent of their seaside location.

The terrace on the north eastern side of the street is also Grade II listed and comprises red brick cottages, some with pastel painted brickwork and others rendered (Figure 100). This terrace terminates in Swan House (Grade II listed) which is a larger house with a hipped roof and a central door between two ground floor bay windows fronting the Swan Fountain. These buildings benefit from group value and together they are fundamental components of the character of the area. They share key architectural details including sash windows, small flat roofed dormers and simple pilastered doorcases. Two retain historic shopfronts (only one in use) which also make a positive contribution to the streetscape.



Figure 100 Buckle quoin detailing, Mistley House

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Figure 101 Cast iron water pump

Fronting the open space of Mistley Green are a terrace of twelve cottages also dating from the Georgian development of the town and listed at Grade II. They are red brick with gault brick dressings, although nos. 1-5 are rendered. At their eastern end is a Grade II listed, nineteenth century, cast iron water pump (Figure 101).

East Lodge is located south of Mistley Green and dates to the eighteenth century, possibly with earlier origins. It is a large building with a gault brick frontage and rendered rear ranges which terminate the view along The Green from the High Street. Like all of the surrounding eighteenth century buildings, it was built for Richard Rigby. Two further listed buildings line the southern side of The Green; the nineteenth century Old Custom House and the three houses forming Kowloon, another element of Rigby's Georgian development. The Thorn Hotel, also Grade II listed, is located on the corner of Green Lane and the High Street with the adjoining former Post Office (Figure 102).

The Grade II listed Swan Fountain is a prominent element of Rigby's Georgian spa resort development (Figure 103). It is located on the north eastern side of the High Street opposite The Thorn Hotel. The life-size stone swan fountain is positioned in the centre of a large oval cement basin with moulded sides. On the north east side, a horse trough is incorporated into a brick wall. Behind the fountain is Fountain House. This building forms the backdrop to the Swan Fountain in views from the High Street and is also an integral part of Rigby's development. It is reputed to have been built as the spa's original bathhouse and is now converted into three dwellings (Fountain House, The Grape Vine, and Grape Vine Cottage). It is red brick (the northern end is painted) under a hipped plain tile roof with a central dentilled pediment and oculus window. There is a central blocked semi-elliptical window above a semi-elliptical porch supported on Tuscan columns. To the rear, the building has a very different character and the three dwellings are more apparent; a modern red brick extension sits alongside a central gault brick cottage which adjoins a half-weather boarded building. The central gault brick element has the remnant of a painted advertisement below the first-floor windows.



Figure 102 The Thorn Hotel



Figure 103 Swan Fountain and Fountain House

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Figure 104 Mistley Quay Workshops and Tearoom

Mistley Quay wall (also known as Thorn or Allen's Quay) forms the north eastern boundary of the Character Area and partially continues into Character Area 9 (Mistley Maltings). It was designed by the Duke of Bridgewater for Rigby in 1777, although it may incorporate earlier structures, and is constructed of red and gault brick between bands of Portland stone. The Duke of Bridgwater was a key figure in civil engineering in the eighteenth century, instigating the construction of the first canal in England.

Non-Designated Heritage Assets

Whilst there are few unlisted buildings within the Character Area, there are some buildings of interest which contribute positively to the character and appearance of the area and, due to their local architectural or historic interest, are considered to be non-designated heritage assets.

The building containing Mistley Quay Workshops and Tearooms, to the rear of Swan House, is a modest industrial building of historic and architectural interest (Figure 104). The evidence of the building's past adaptations and modifications are clear in the changes of material and window sizes and designs which add to the building's interest. The use of red brick, gault brick and black weatherboarding are all characteristic of the wider Conservation Area.

Portishead House, located to the north of the Character Area, is placed prominently overlooking the river. It is nineteenth century in date and is a large two and a half storey rendered building under a plain tile roof. It is an attractive element of the streetscene with a prominent gable facing The Walls. Approaching The Green from New Road, Blackhorse Cottage fronts the lane leading to the single-storey terraces of red brick and featuring decorative black iron work.

The Abbey is a substantial two and a half storey building on the High Street adjacent to The Thorn Hotel and Post Office (Figure 105). The north elevation features two prominent Dutch gables and an off-centre projecting gabled bay with a steeply pitched canopy over the main entrance. It is constructed in red brick laid in Flemish bond with decorative diaper work and a plain tile roof. The building dates from the late nineteenth century and is an unusual addition to the High Street. It makes a positive contribution to the significance of the Conservation Area and adds to its architectural interest.



Figure 105 The Abbey, High Street

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Figure 106 Decorative tiles at Number 1, Mistley Green

Building Materials and Boundary Treatments

Red brick render or stucco and clay plain tiles are the prevailing building materials within the Character Area. There are also examples of painted brick, gault brick and painted timber weatherboarding. Rendered, stuccoed and painted brickwork elevations are most commonly pale in colour and a variety of pastel colours feature on the High Street and The Green creating an attractive streetscape. Most of the buildings have retained their historic timber doors, doorcases and windows.

Many buildings within the Character Area do not have front boundary treatments as they are located at the pavement edge. There are examples of low, black painted, metal railings and timber picket fencing along the High Street with planting behind; both permitting views of the front elevations of the buildings (Figure 107). Black painted metal railings also surround the basin of the Swan Fountain, although these are a twentieth century addition. Red brick walls also feature as boundary treatments including The Abbey and East Lodge.

The concrete wall with brick piers along the northern side of the High Street is an unattractive feature within the streetscene.



Figure 107 Painted black railings along High Street and decorative planting

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Figure 108 Mistley Towers and surrounding graveyard



Figure 109 War memorial at junction of New Road and the Walls

Landscaping and Open Spaces

The area around Mistley Towers and the War Memorial opposite are a key open space (Figures 108 and 109). Mature trees and planting contribute to the verdant scene with views across the River Stour and the area has a tranquil setting alongside the War Memorial. The War Memorial's landmark position, at the junction of New Road with The Walls and Mistley High Street, makes it a prominent feature in the townscape. Mistley Green is also an important open space providing the setting of the cottages at nos. 1-12 The Green and East Lodge. It is bounded by a historic red brick wall and timber posts and contributes a sense of openness in this part of the Character Area.

The Swan Fountain and Fountain House are an attractive focal point. From here views north west down the terraced High Street and south east towards the former maltings buildings permit an understanding of the historic development of Mistley in the eighteenth century and its key industry which flourished in the nineteenth century. The area around the fountain, however, is dominated by hardstanding with a patched concrete and tarmac car park and paviours surrounding the fountain basin and the access to the quay. The extent of hardstanding detracts from the settings of the listed buildings due to its monotonous appearance.

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Figure 110 Surviving rails of the tramway which once spanned the quayside at Mistley

Area 9 – Mistley Maltings

This area is characterised by vast nineteenth century maltings and industrial areas associated with the quayside. The maltings in Mistley were hugely significant in the development of the malting industry as technological advances from Robert Free's new designs were introduced and trialled. Some of the buildings have been altered but the maltings are significant architecturally and are of great historic interest (Figure 110). As a group they are nationally important, and this is recognised in their designation as Grade II listed buildings. The development of the railway, as well as the quayside, both had pivotal roles in the malting industry in Mistley and the settlement's growth. The easternmost side of this Character Area includes former brick fields and brick kilns as well as the tramway which once linked the quayside to the mainline railway.

Layout

The layout of this Character Area is governed by the development of the maltings and industrial areas along the quayside to the north, the High Street and the route of the railway. The former tramway, which loops around the brick kilns and railway line to the north east of the Conservation Area, is likely to have been constructed alongside the earliest maltings on the site; this would have facilitated the movement of bulk goods arriving on the quayside to the road, railway line and upper maltings (Figure 111).



Figure 111 Nineteenth century converted maltings buildings with River Stour behind

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Figure 112 Red brick elevations with yellow stock brick details

The maltings to the north of the railway line are the oldest surviving maltings within the complex, dating to the mid-late nineteenth century, and these originally followed the length of the quay and formed an abutment to the higher ground along the roadside. Formerly comprising several docks and jetties, the quayside has been filled in to create one surface. The construction of the station in 1854 saw the maltings production extended south of the road, and later south of the railway.

Listed Buildings

There are four listed buildings within this Character Area. There are two Grade II listed maltings buildings, one with associated listed railings, and Mistley Station.

To the south of the High Street is Number 2 Maltings dating to 1893, a later replacement of a maltings destroyed by fire on the site in 1892 (Figure 112). Designed by Robert Free for Free, Rodwell and Co, it is typical in its rectangular plan and its red brick elevations with yellow stock brick details are similar to many other late nineteenth century buildings within Mistley (Figure 113). The building has a regular bay rhythm with equal sized windows under yellow brick arches and decorative terracotta keystones. This building remains a part of the EDME Maltings; EDME has been based on this site for over one hundred years.



Figure 113 Number 2 Maltings

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Figure 114 Rear of Maltings and Kiln 1 overlooking the River Stour with recent balcony editions. The trackways have been retained.

The Maltings and Kiln 1, recently converted to residential use, is part of several maltings buildings which line the south of the quayside (Figure 114). The building dominates the streetscape comprising a double range of eight storeys and seventeen bays (Figure 115). The elevations are faced in red brick with gault brick shallow arched window heads, pilasters between each bay and a dogtooth and dentilled band and cornice. The three projecting central bays are more decorative with yellow brick pilasters terminating in round headed arches with keystone detailing and simple capitals. The kiln is five storeys and three bays and located to the east of the main maltings block with a grey slate pyramidal roof, characteristic of its former use. The maltings to the west of this building have recently been demolished.



Figure 115 Southern face of Maltings and Kiln 1 (The Quaside Maltings) fronting the High Street

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Built in 1854, Mistley Railway Station is a good example of a nineteenth century railway station and is largely unaltered. It mirrors the architectural detailing and materials of the maltings buildings and structures in red brick with yellow brick banding, pilasters and round headed arches (Figure 116). The railway would have connected the settlement and maltings to a wider area for supply and distribution, encouraging the development of the malt industry.

Many of the other buildings connected with the malting industry make a positive contribution to this Character Area and are considered non-designated heritage assets. The roofscape and silhouette of the EDME Buildings and Robert Free's maltings have been landmarks within the town for over one hundred years. Most buildings within this Character Area have a significance as a group of national importance demonstrating the growth and technological advances of the malting industry.

Three attractive early nineteenth century buildings, considered to be buildings of townscape merit and non-designated heritage assets, front the south of the High Street. These buildings all contribute to the significance of the Conservation Area through their architectural quality and their association with the maltings; they were the original offices and workers houses of the maltings, and some remain in their original use.



Figure 116 Mistley Railway Station



Figure 117 EDME House with decorative bricks and large bay windows



Figure 118 EDME Ltd Sign, EDME House

EDME House, an attractive Gault brick house and office with decorative bricks and large bay windows, has an attractive pained glass panel above the door reading "EDME Limited Malt Product Manufacturers" (Figures 117, 118). To the west, 1 and 2 Waterworks House have a distinctive yellow brick banding and earlier six-over-six sash windows. All three have low brick front boundary walls with iron railings and are set back from the High Street. Their prominent position in the streetscene indicates their importance.

Non-Designated Heritage Assets

The maltings building to the south east of the EDME site dates to the late nineteenth century. Although this building is not listed it is a building of heritage interest within the maltings complex and is notable for the extension to the east with a water tank on its roof. It is very similar in architectural style to Number 2 Maltings being of red brick with yellow stock pilaster detail and a grey slate roof.

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Figure 119 EDME Chimney from Mistley High Street along with maltings building South east of EDME



Figure 120 EDME Chimney from Green Lane

The building was originally built as a syrup factory and in 1994 suffered significant fire damage so has been subject to some rebuilding (Figure 119). Despite this, the building forms a crucial part of the group of maltings buildings and has similar aesthetic and architectural value to the other buildings within the complex. It is considered to be a non-designated heritage asset and would benefit inclusion on a local list. The chimney to the south of the site, on which the words "EDME.MALT. EXTRACT" are displayed, dates to the late twentieth century but forms an iconic landmark in the townscape (Figure 120). It is present in views throughout the Conservation Area, in particular Green Lane, and is a structure of townscape merit.

Building Materials, Landscaping and Boundary Treatments

Red brick elevations with yellow brick detailing predominate within the Character Area. These materials are a consistent feature of both domestic and industrial maltings buildings throughout Mistley. Gault brick is used specifically for more affluent buildings and for those resided in by influential residents such as Robert Free. The iron work for the maltings buildings was largely supplied by Lawford Works, formerly based along Colchester Road in Manningtree.

Railings comprise the main front boundary treatment within this Character Area and are particularly prominent on the three large houses which front the south of the High Street, although only the central building (1 and 2 Waterworks House) retains its historic railings. There are also railings to the north of the High Street, continuing down to the quayside and along Harwich Road to the road bridge over the railway line.

This is probably again as a result of the close proximity of the iron works foundry in Manningtree and its close association with Robert Free and his work. They are therefore characteristic of the Conservation Area. White painted picket fencing delineates the entrance to the station and its forecourt and provides an attractive and distinct frontage to the station (Figure 121). The scots pine, which has a plaque marking 'the turning of the first sod to join the Harwich Branch of the Great Eastern Railway with the Tendring Hundred Railway to Walton', is located to the front of the station. It contributes to the character of the area and is a prominent feature in views along the High Street

Towards the east of the Character Area, the heavily treed embankments of the railway line contribute to the verdant character of this part of the area and shield much of the line from view. There are also allotments along the north side of Harwich Road and onto Anchor Lane. The red brick bridge reflects the prominent building material of the Character Area.



Figure 121 White picket fence outside Mistley station

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Area 10 – East Mistley

Character Area 10 is sited on elevated land to the east of Mistley's industrial maltings buildings and to the south of the railway line. Square in plan, the area is bounded by Harwich Road to the north and east, School Lane to the west, and Shrublands Road to the south.

Layout

The principal road in the Conservation Area is the Harwich Road, now also known as the B1352. The road is a historic route and is included in "A Survey of The Manor of Mistley" by Bernard Seale dated 1777. The layout of New Mistley began as purpose built terraced and semi-detached two-story houses with associated social amenities provided for workers at the Free, Rodwell & Co Maltings. The school and Lord Denman Inn are both now converted to residential use, while the chapel remains in use as a place of worship. Robert Free's own house, The Elms (now known as Seafield House), is located in a prominent position at the north west of the Character Area (Figure 122). It is constructed in gault brick with a prominent double pile gable facing Harwich Road. It is set back from Harwich Road and School Lane, partially concealed behind a low stone wall with fencing, hedging and mature trees. The building's location is purposeful, located on the route travelled to and from the maltings and school by workers and children living in this nineteenth century development.

Beckford Road and California Road span north-south across the area, parallel to School Lane and Harwich road as it turns south. Beckford Road and California Road align with Ye Olde Mill House and the site of the previous associated mill (Figure 123). The roads cross the lower ground at the site of the gravel pit marked on the Survey Manor of Mistley. Smaller roads run east-west between Harwich Road and California Road and off School Lane.



Figure 122 Grade II listed Ye Old Mill House



Figure 123 Seafield House (The Elms)

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Figure 124 Grade II listed maltings, Nos. 3 and 4





Figure 125 Photos of the former Cold War Bunker and Anti Aircraft Operations room

Two new modern housing developments have been constructed off School Lane; Barley Close and Rosewood Park. Rosewood Park consists of two story detached dwellings, while Barley Close features a range of detached, semi-detached, and terraced two-story housing, with a walking route created through to Beckford Road. These developments contrast with the historic buildings of the Character Area, making a neutral contribution.

On School Lane, opposite the former Maltings 3 and 4, are a group of bungalows and, adjacent to them, a large modernist house. The low-rise nature of these buildings contributes neutrally to the Character Area, with the modernist building featuring black cladding that positively references the large industrial maltings buildings to the north.

Lining Shrublands Road, several early and mid-twentieth century detached houses are set back from the road on elevated ground, these make a neutral contribution to the Character Area. The large front gardens give Shrublands Road an open character.

Listed Buildings

There are three Grade II listed buildings within this Character Area; Ye Old Mill House at the north of the area on Harwich Road, Maltings 3 and 4 (Figure 124) and the former Cold War bunker and anti-aircraft operations room, south of Shrubland Road.

Ye Old Mill House dates to the eighteenth century. It is an attractive cottage in a prominent position on Harwich Road at a storey and a half in height, with dormer windows lighting the first floor. It is of timber frame construction with plastered elevations under plain tile roofs and a central chimney stack.

The former Cold War Bunker and anti-aircraft operations room dates to 1951 and formed an integral part of the country's Cold War defence strategy. (Figure 125) It is square in plan and two storeys, partly below ground. It is a plain concrete building with a flat roof and heavy blast walls protecting the two entrances.

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The south west of the bunker is an associated aerial. Despite its unassuming appearance, it is considered to be one of the best surviving examples in England. The building provides an important record of the Essex's historic role in the defence of the United Kingdom during the twentieth century and is therefore of great communal value locally and regionally. The site is now being developed into a modern housing development and the bunker being refurbished.

Malting No. 7, built between 1900 and 1904 was previously on the site of the modern development of Barley Close. This maltings was eight stories in height, taller than Grade II listed Maltings Nos. 3 and 4, which is five stories in height plus an attic.



Figure 126 Former Lord Denman Inn, California Road

Non-Designated Heritage Assets

Due to the quality of historic building stock in this Character Area, there are several buildings of local architectural or historic interest which are considered to be non-designated heritage assets including:

- Alma House, Harwich Road
- Stour Cottages, Beckford Road
- 1-4 Armagh Terrace, Beckford Road
- 1-4 Rigby Terrace, Beckford Road
- 1-2 Pleasant Place, Beckford Road
- Ladysmith Villas, Beckford Road
- Anchor Inn, Harwich Road
- 20-24 Harwich Road
- Seafield House (Robert Frees House)
- James Terrace, Beckford/Harwich Road
- 20-58 California Road
- Wiltshire Terrace, 5-7 California Road
- Methodist Chapel, Chapel Cut
- Maltings buildings south of the Railway line
- Norman Schools (Old School and schoolhouse)

The Character Area largely comprises late-nineteenth and early twentieth century semi-detached and terraced brick workers houses with later twentieth century infills of development.

There are a number of buildings of local architectural and historic interest including St James's Terrace and the adjoining Old Bakery, Armagh Terrace and Stour Terraces. Three large detached properties located on Harwich Road (56-58, 60 Alma House, and 64 Holly Place) which are good examples of the nineteenth century housing which developed in this area (Figure 126).

The old school is built in an Italianate style in gault brick. It has now been converted to residential use and is a building of particular historic, communal and artistic value within the Character Area. Unusually, the spearhead detailing of the railings fronting School Lane have been deliberately hammered flat.

Two new modern housing developments have been constructed off School Lane; Barley Close and Rosewood Park. Rosewood Park consists of two story detached dwellings, while Barley Close features a range of detached, semi-detached, and terraced two-story housing, with a walking route created through to Beckford Road. These developments contrast with the historic buildings of the character area, making a neutral contribution.

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Figure 127 The Anchor Inn, Harwich Road

The Anchor Inn, located at a prominent corner of Harwich Road, is a landmark building within Mistley, visible from the railway bridge and in views along the road to the west (Figure 126). The Inn is a two storey building comprising two abutting ranges. The older range fronts Harwich Road and has a double pile plan with sash windows. The building is clad in white painted timber weatherboarding with slate roofs but no chimney stacks remain. The front of the northern range has a veranda and timber casements. Three hand painted pub signs make a positive contribution to the overall appearance of the building's principal elevation and the dark green colour of the joinery results in a positive uniform appearance.

Building materials and boundary treatments

Red, yellow and gault brick elevations and natural slate roofs are the prevailing building materials within the Character Area, reflective of the nineteenth century development if the area (Figure 128). Many of the terraces feature contrasting brickwork bands to the front and side elevations as well as the chimney stacks, and brick pilasters with brick capitals. However, there are many examples of rendered and painted brickwork which has undermined the appearance of the streetscene.

There are some examples of clay and concrete roof tiles including the plain tiled roofs of Ye Olde Mill House, and several houses along California Road which feature terracotta pantiles or concrete tiled roofs. Fenestration throughout the consists largely of timber sash windows, although many have been replaced by UPVC windows. There are some examples, such as at St James's Terrace, where the main doorways feature architraves with consoles supporting flat pediments.



Figure 128 Examples of natural slate roofs within this Character Area

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Figure 129 Blue scoria bricks

Characteristic of their nineteenth century and early twentieth century date, there are several examples of name and date stones on buildings, inlayed within the brickwork of front elevations, some featuring additional decorative details. Several of these plaques commemorate European allied nations and date to the early twentieth century (Figure 130).

Front boundary treatments are typically low brick walls or timber fences. Where front gardens and hedges survive, they contribute positively to the significance of the area and the appearance of the streetscene.

California Road is edged in blue scoria bricks (Figure 129) which add interest to the streetscape and hardsurfacing. Scoria bricks appear to be a common feature of Essex costal locations and so contribute to local character and distinctiveness.

Negative elements

Many of the houses within the Character Area have late twentieth century front or side porches, featuring UPVC doors and windows which negatively contribute to the character of the area. The loss of timber windows and doors and their replacement with modern uPVC alternatives detracts from the traditional characteristics of the buildings and the appearance of the streetscape. There are frequent examples of the removal of front boundary treatments and front gardens to create areas of hardstanding for parking. This has had a negative impact on the character of the area.



Figure 130 Selection of plaques, one commemorating the European allied nations and dating to the early twentieth century

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3.4 Views

Key views are identified on Figures 132 (Manningtree), 135 (Parkland) and 138 (Mistley). Due to the scale of the Conservation Area, the assessment of viewpoints has been separated into three sections, however, the views in each section are not insular and there are views between the three sections. The views included are a selection of key views; this list is not exhaustive and there may be other views of significance. Any proposals for development within the Conservation Area, or its environs, should consider the views below and any others which may be relevant or highlighted as part of a bespoke assessment of that proposal. It should also be considered how these views alter between winter and summer months.



Figure 131 EDME Maltings and St Mary and St Michael's church from the Green Lane (Viewpoint 13 within Mistley Park)

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Manningtree (Figure 132)

Within Manningtree there are several important viewpoints along the High Street. The High Street is at the core of the historic settlement and views along the street include historic properties spanning several centuries of development from the sixteenth to the nineteenth century. Views looking east and west along the High Street (Viewpoints 1, 3 and 4) provide an understanding of the historic growth of the town and permit an appreciation of the scale, form and materials of the historic building stock.

Viewpoint 3 located at the junction of the High Street with South Street permits important views in all directions. As well as the views along the High Street noted above, Manningtree's location on the River Stour is evident in the view north from Viewpoint 3 and this view is important in understanding the setting of the settlement and its relationship with the river. The view south along South Street also includes many of the town's historic buildings and terminates in the small green in front of large eighteenth and nineteenth century dwellings. This view provides an appreciation of the scale and design of historic buildings but also an understanding of the layout of the town with residential areas radiating from the commercial High Street. This is also apparent in Viewpoint 2 looking north up Brook Street where the typography of the town, raising to the south, is also revealed. Viewpoint 6 at the mid-point of South Street takes in views north and south of the historic houses within this part of Manningtree (Figure 133). Both the views north and south are attractive and highlight the quality of the historic building stock, its scale, materiality, form and detailing.

The view from Quay Street looking east (Viewpoint 5) includes the buildings fronting the street and a panoramic view across the River Stour towards Suffolk. It allows the location of the settlement on the edge of the estuary to be understood, as well as an appreciation of the role the River Stour played in the development of Manningtree.Viewpoint 7 is located on The Walls and takes in views in multiple directions. The Walls is the principal route between Manningtree and Mistley. It follows the bank of the River Stour and spans the gap between the two settlements in which the open landscape consisting of the former parkland to Mistley Old Hall is located. The view west from this position takes in the development at the eastern side of Manningtree and the view east looks towards Mistley with the open landscape to the south.

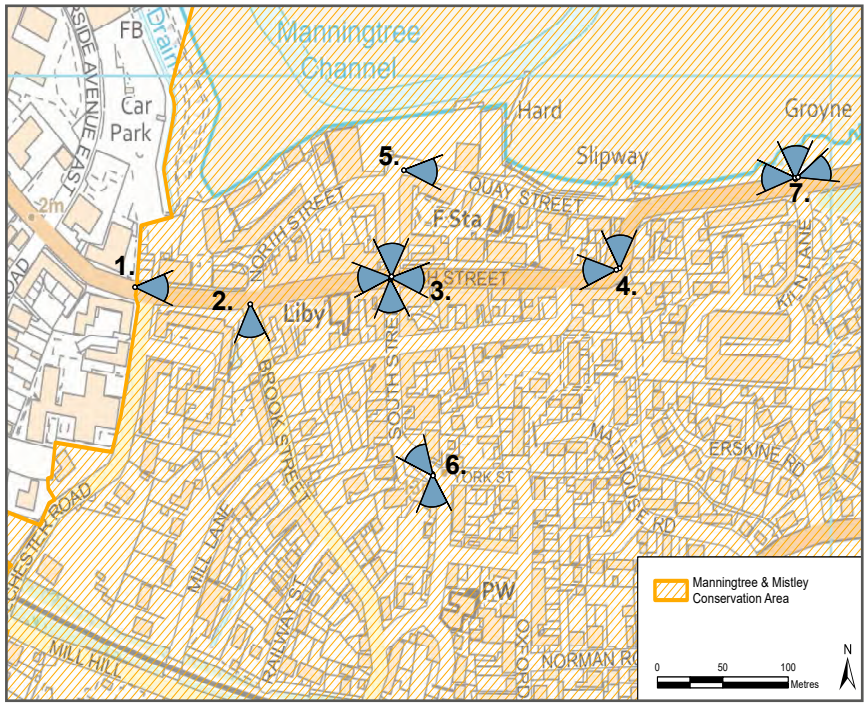


Figure 132 Significant views within Manningtree ©OS Maps

There is a panoramic view of the River Stour over towards Suffolk on the north side of the river. This view reinforces the understanding of the location of the two in relation to the river and its influence on their historic development. The relative locations of Manningtree and Mistley can be appreciated from this position; they are closely linked but remain as distinct settlements.

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Figure 133 Viewpoint 6 (Manningtree)



Figure 134 Viewpoint 3 (Manningtree)

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Mistley Park Landscape (Character Area 7) (Figure 135)

The landscape in the centre of the Conservation Area includes features formerly associated with Mistley Old Hall and its parkland, Mistley New Hall and Mistley Place Park.

Viewpoint 8 includes views north from the open landscape and The Walls to the River Stour and contributes to the setting of the Conservation Area and the sense of openness. Viewpoint 9 is located on The Walls where gaps in the treeline permit long views to the south of the Church of St Mary and St Michael (Figure 136). Its tower and spire are prominent in the open landscape and are a deliberate landmark feature.

Gaps in the treeline and hedgerow along New Road permit long views to the north across the open landscape of Mistley Old Hall park towards the River Stour, including Viewpoint 10. These views permit an appreciation of the wider landscape setting of the parkland on the edge of the river. The Church of St Mary and Michael is prominent Viewpoint 11 from New Road looking west. The trees and hedges lining the road frame views of the tower and spire and this view permits an appreciation of the landmark quality of the church.

Viewpoints 12 and 13 are taken from Green Lane which cuts through the middle of the parkland landscape. Viewpoint 12 looking south includes a view of the former Mistley New Hall and provides an appreciation and understanding of the hall's setting within its former parkland, separate from the two settlements (Figure 137). Viewpoint 13 (Figure 131) includes the view looking north from Green Lane in which the tower and spire of St Mary and St Michael's Church and the EDME maltings chimney are prominent features. This view highlights the landscape merit of the two structures and provides an appreciation of the position of Mistley in relation to the open parkland and the importance of its industrial heritage.

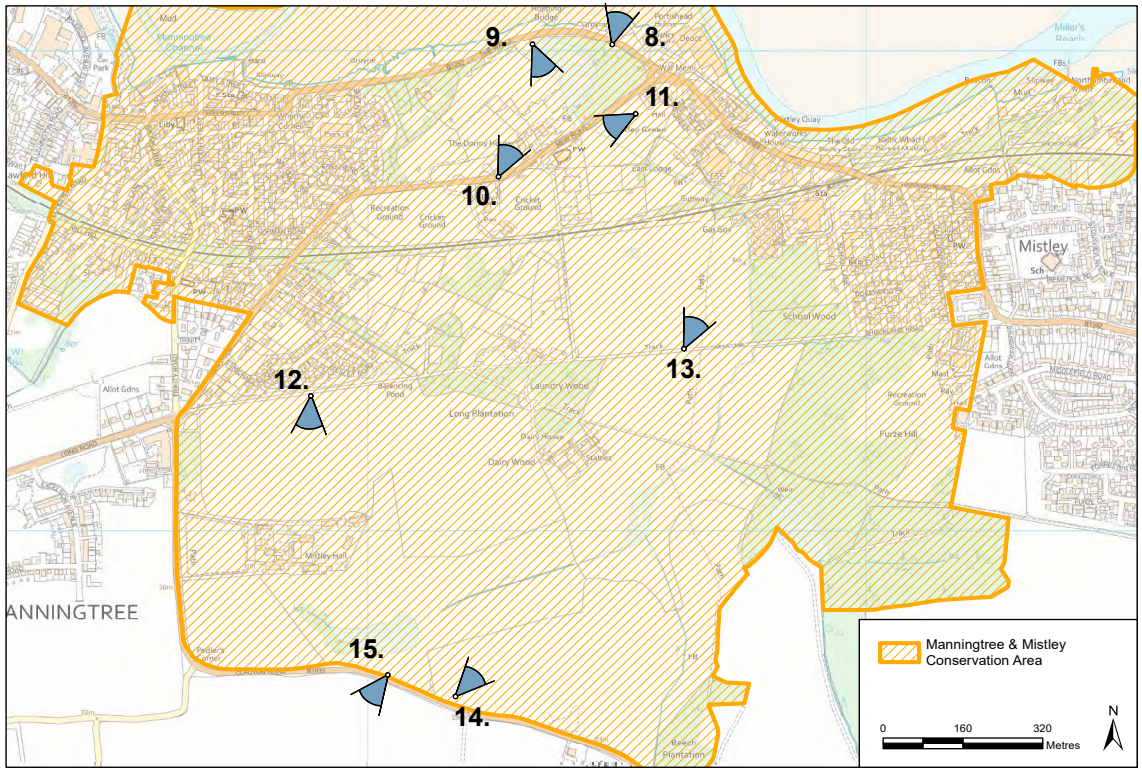


Figure 135 Significant views within Mistley Park Landscape ©OS Maps

At the south of the Conservation Area boundary there are panoramic views of the landscape both north and south from Clacton Road. Viewpoint 14 is located on a high point of Clacton Road which affords a long view north east over the former Mistley Deer Park towards the surviving red brick buildings of the eighteenth-century farm constructed to serve the Mistley Old Hall estate.

In the distance, the EDME maltings chimney is a prominent feature of the skyline. This view permits an appreciation of the open landscape setting of the former Mistley Old Hall estate and the influence of the Rigby family on the landscape. Views south from Clacton Road (including Viewpoint 15) include the wider, rural landscape setting of the Conservation Area permitting an appreciation of the location of Manningtree and Mistley in a largely agrarian landscape.

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Figure 136 Viewpoint 2 (Mistley Park Landscape)



Figure 137 Viewpoint 5 (Mistley Park Landscape)

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Mistley (Figure 138)

Viewpoint 16 from New Street looking east is an important view of Mistley Towers. In this view the landmark quality of both towers on the edge of the main settlement of Mistley can be appreciated. The gap in between the towers was occupied by the eighteenth century church until its demolition in the nineteenth century. This view also includes the War Memorial which is located in a prominent position on a small area of green at the junction of New Road, The Walls and the High Street.

Similar to Manningtree, there are a number of important views along the High Street in Mistley. Viewpoint 17 at the north western end of the High Street looking north west along The Walls includes the significant Mistley Towers and views of the River Stour beyond (Figure 140). Viewpoints 18 and 19looking south east and north west along the High Street take in the Georgian terraces lining the street, and the view to the south east includes the large maltings building further south (Figure 139). These views highlight the group value of the buildings along the High Street in creating a unique character and distinctive sense of place. There is an appreciation of the scale, form and materiality of the Georgian houses with, in Viewpoint 18, the large scale and dominance of the nineteenth century maltings building beyond.

Viewpoints 20 (looking north east from The Green) and 21 (looking west from beside Fountain House both afford views of the centre of the former Georgian spa report built by Richard Rigby. In these views the Swan Fountain can be appreciated as the centrepiece with the contemporaneous eighteenth century buildings surrounding it. These views provide an appreciation of the eighteenth century development of Mistley and the influence of Rigby on its character and appearance.Viewpoints 22 and 23 are important in highlighting the nineteenth century development of Mistley and the dominance of the maltings industry. Viewpoint 22 is located on the quayside towards the south east and the view includes the industrial quayside with the maltings buildings, and associated ancillary buildings, on both sides of the High Street.

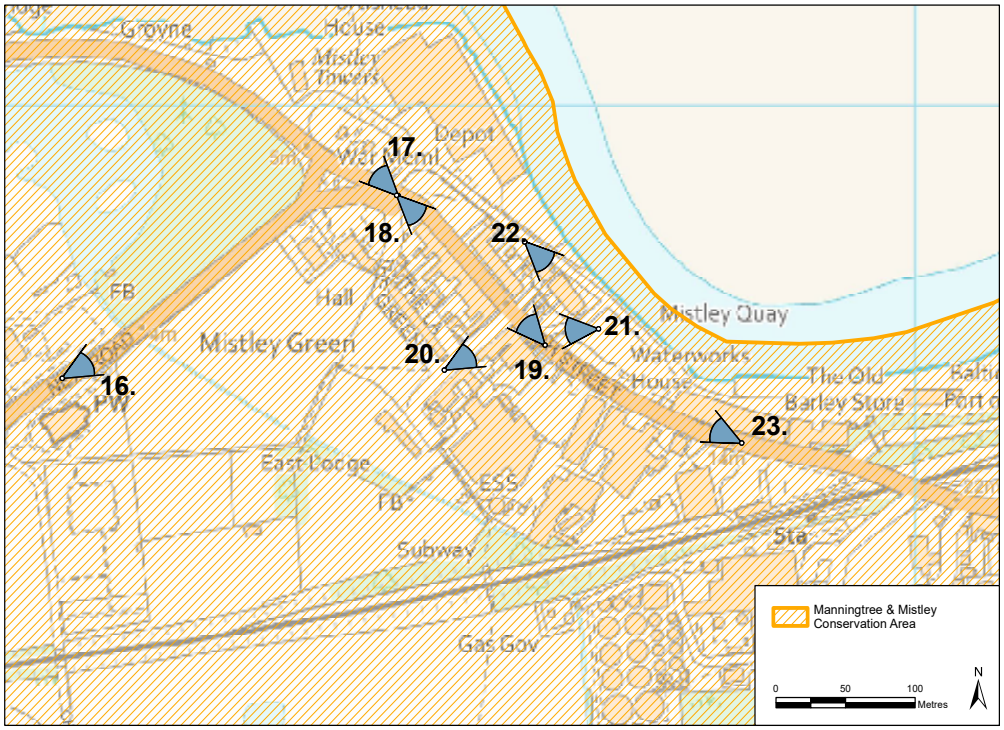


Figure 138 Significant views in Mistley ©OS Maps

In this view the scale of the buildings and the similarities in architectural design can be appreciated, as well as providing an understanding of the role of the River Stour in the success of the maltings industry. Viewpoint 23 is located on the High Street to the north of the railway station. The view north west from here along the High Street includes the large maltings buildings and their associated offices and, beyond these, the south eastern end of the Georgian spa resort. In this view the industrial past of Mistley and its nineteenth century expansion, helped by the arrival of the railway, is understood and the distinctive character of Mistley which combines an attempted Georgian spa resort and a dominant Victorian maltings industry can be appreciated.

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Figure 139 Viewpoint 3 (Mistley)



Figure 140 Viewpoint 2 (Mistley)

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3.5 Beyond the Conservation Area Boundary

The Conservation Area also draws its significance from key features outside of its boundary, most notably from the wider landscape including the River Stour to the north and open fields to the south which include parts of the former parkland and landscape of Mistley Old Hall. The setting of the Conservation Area contributes to our understanding of its development on the banks of the River Stour within a largely undeveloped and agrarian landscape (Figure 141). The influence of the Rigby family on the wider landscape is also apparent. For example, to the east of the Conservation Area, at the junction of Shrublands and Harwich Road, is a cylindrical red brick wall topped with historic iron railings, which closely encloses a horse chestnut tree. This feature is likely to mark the eastern access to Mistley Old Hall park and has a historic and aesthetic relationship with Character Area 7 and the park.

The high ground to the east and south of the Conservation Area permits long views both of the River estuary and the historic settlements contained within the Conservation Area itself. These views enhance the understanding and appreciation of the layout and development of both Mistley and Manningtree and the importance of the River Stour and surrounding agricultural land in their supporting and accelerating their growth. The quayside along the River Stour and the fertile farming land to the south of Mistley contribute to an understanding of the expansion and success of the maltings industry in Mistley in the nineteenth century (Figures 141, 142 and 143).



Figure 141 Aerial photograph of Manningtree and Mistley and its wider setting (EROX172-19 IMb 244-1-16)





Figure 142 Agricultural fields and pasture to the east of the Conservation Area and beyond (Left and Right)

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Modern development has taken place outside of the Conservation Area boundary to the east and west. Whilst this development is not considered to uphold the special architectural and historic interest of the historic buildings and features within the Conservation Area, the general form and scale of the more modern buildings are not intrusive within the Conservation Area's setting. The southern boundary of the Conservation Area follows the line of Clacton Road.

To the south west of the Conservation Area on Trinity Road are allotments and Trinity Fields which retains a historic agrarian character and an edge of town feel.

The parkland of Mistley Old Hall, part of which is included within the Conservation Area boundary, is to the north of the road and to the south is open, undeveloped agricultural land forming the setting of the southern part of the Conservation Area. To the south-east of the boundary is part of the eighteenth century parkland of Mistley Old Hall. It has now been turned to agricultural use. This open landscape is an important element of the setting of the Conservation Area in providing an appreciation of the development of the historic settlements within an agricultural landscape. It also permits views out from the parkland of Mistley Old Hall into an open landscape beyond, contributing to the quality and sense of place within the park.



Figure 143 Looking northwest from The Walls towards Manningtree



Figure 144 Looking north from The Walls towards Suffolk across the River Stour

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4. Issues and Opportunities for Enhancement

The following key issues have been identified and are summarised below in brief. The list is in no way exhaustive and neither are the issues identified unique to Manningtree and Mistley, with many being shared with other Conservation Areas.

4.1 Car Parking

Car parking is an inevitable concern within any historic village settlement, and the same is true for areas of the Mistley and Manningtree Conservation Area. In order to sustain both settlements visitors and trade, adequate numbers of parking are necessary for the local economy. The problem with this is inevitably greater in Manningtree where the narrower streets and quantity of visitors for the market and events tends to exceed those visiting Mistley. The creation of parking spaces within Conservation Areas is often harmful to the character of the area. Aside from the negative visual impact of the parked vehicles, the sites are often in prominent locations and feature poorly maintained boundary and surface treatments with minimal positive landscaping.

The current identified areas of parking within the Conservation Area include:

- North Street: car parking for adjacent residents and businesses (Figure 145)
- Car parking on marketplace
- On-street car parking particularly along both High Streets, Oxford Road, South Street and Harwich Road
- Parking at The Crown Public House and along the river front (Quay Street)
- Parking at St Mary and St Michaels Church.

The car parking to the south of North Street is currently poorly surfaced and unregulated with areas allocated for individual homes and businesses. It detracts from the surrounding historic buildings and contributes negatively to the character of this area. This could be particularly enhanced by screening, an improved and consistent surface treatment, a boundary with North Street and allocated parking. This may also create additional spaces for less abled visitors to the High Street.



Figure 145 Parking for residents and businesses, North Street

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This is similarly the case along Quay Street. Car parking along the river frontage detracts from Manningtree's river frontage and interrupts views across the estuary (Figure 146).

Private parking on a smaller, residential scale impacts the Conservation Area due to the cumulative effect of on-street parking, the loss of front boundary treatments, the loss of front gardens and the creation of areas of hardstanding. There is scope for enhancement in this regard, and the potential for the use of an Article 4 Direction to remove Permitted Development rights for the removal of front boundary treatments and with the creation of hardstanding. Most buildings along Quay Street, Mill Hill and Oxford Street have lost their original boundary treatments, as well as roads within the eastern part of Mistley including California Road. Front boundary treatments have either been removed in their entirety or replaced with a wide variety of materials and designs which often do not reflect the traditional materials or detailing of the area creating an untidy and discordant streetscape and detracting from the character of these areas. Cumulatively this erodes the historic character and appearance of the Conservation Area and these areas would benefit from the reintroduction of sympathetic boundary treatments and planting where possible.



Figure 146 Parking to the north of Quay Street

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Figure 147 Historic shop frontage, Manningtree

4.2 Shop Frontages

Both Manningtree and Mistley contain several historic shop frontages which make a positive contribution to the area, predominantly located within the Historic Core Character Area (Figures 147 and 148).

While many have retained their historic character, some are in need of small maintenance repairs. Some are vacant and are therefore at risk of deterioration or loss of the architectural details which give them their character. Some examples do little to contribute to the area or character and could be enhanced in the treatment of their elevations (such as the shopfront shown in Figure 149).



Figure 148 Historic shop frontage, Manningtree



Figure 149 Tesco express shop frontage

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4.3 Loss of Architectural Details

While most buildings within the Conservation Area have retained their key, simple, historic architectural features which give them their character, some have lost their original windows and doors in place of plastic alternatives. They do not replicate the high-quality detailing of those they replace, resulting in a clunky and unsympathetically modern appearance at odds with the finer detailing and craftsmanship of historic timber windows. It is important to preserve the historic character and appearance of the town through the retention of timber windows and the replacement of unsympathetic modern windows with timber windows (Figure 150).

Well maintained and well-fitting timber windows are thermally efficient. Advice from the Council's Planning Department should be sought regarding replacement windows and doors.



Figure 150 Visual comparison of historic retention of sash windows (right) and modern replacements (left)



Figure 151 Lack of boundary treatments along California Road

The loss of front boundary treatments has been harmful in some locations within the Conservation Area. Historic front gardens and boundary treatments should be retained, or replaced with sympathetic alternatives where necessary, to preserve the character and appearance of the streetscape. Many buildings along Mill Hill and Barnfield suffer from a complete absence of boundary treatment and, in many cases, with varying surface treatments within driveways (Figure 151). Colchester Road is a good example of where historic boundary treatments have been retained.

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Figure 152 Green Lane through the former Mistley deer park

4.4. Access and Integration

Both settlements are compact and easily accessible from the A12 and other major routes. There is some lack of signage when accessing Manningtree from the west as to the direction of the historic core and Conservation Area; this is partly due to the convergence of Lawford with Manningtree and the lack of clear distinction between the two settlements. This could be improved with signage in relation to its historic interest or Conservation Area status. This would improve the awareness of the historic and architectural significance of both settlements. Consideration should be given to the potential benefits of appropriately located and well-designed interpretation boards which are standardised across the Conservation Area (Figure 152).

A heritage trail linking both settlements with The Walls and the former deer park could improve access to, and awareness of, the historic origins of Manningtree and Mistley (Figure 153). Consideration should be given to opportunities for creating an electronic self-guided trail.

The publication of guidance to inform building owners and residents within Manningtree and Mistley of the Conservation Area status and the effects of the designation should be considered.



Figure 153 Current information board on the Witchfinder General

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Figure 154 Octagonal building, Station Road and Maltings Wharf

4.5 Inappropriate Modern Development

There are some examples of inappropriate modern development within the Conservation Area however this is largely limited. Most buildings dating to the late twentieth century are neutral contributors to the Conservation Area in that they neither harm nor enhance the significance of the area.

The area of 'neutral' development along the west of Mill Lane has had a detrimental impact on the historic character of the surrounding areas and seems to have made little attempt to be in-keeping with its surrounding character. This is particularly visible and contrasting with the largely historic/mock maltings style of Brook Street. The octagonal building which houses flats 1 to 13 Maltings Wharf and 2-4 Station Road again is modern development which has an imposing effect on the Conservation Area (Figure 154). At the entrance of the west end of the High Street in Manningtree and adjacent to the historic core this building has a detrimental impact on the historic character. Within Mistley inappropriate development is scattered and is mainly limited to extensions and porches within the Conservation Area. Number 42A, Harwich Road is a good example of inappropriate development within Mistley; the building's height and gable orientation negatively contrasts with the surrounding buildings.

There is little modern development within Mistley. The Georgian core has remained relatively unaltered, although the large quayside warehouse to the north east of Mistley Towers is an unattractive addition to the area due to its scale and incongruous modern materials; it is considered to make a negative contribution to the Conservation Area.

To the east of the Conservation Area, the nineteenth and early twentieth streets of Mistley (Character Area 10) are interspersed with some modern development , including Rosewood Park and Barley Close, which is predominantly neutral in its impact. There is some late twentieth century housing on California Road which is appropriate in scale but does not uphold the quality of the materials or detailing of the historic building stock. The eastern boundary of the Conservation Area alongside Character Area 10 deliberately excludes some examples of modern, sympathetic development including Swan Court. Similarly, the car sales garage located at 7 Harwich Road results in an open gap in the streetscene which is dominated by parked cars and this detracts from the continuous and relatively uniform appearance of the street.

There are examples of modern development on Railway Street, Barnfield and Mill Hill in Manningtree and whilst their scale and general form are appropriate, in some cases, they lack the quality of materials and detailing

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found on the surrounding historic buildings. On the most part, these buildings are neutral in their impact on the significance of the Conservation Area.

Most modern development to the west of the Conservation Boundary, predominantly along Station Road and Colchester Road, is unobtrusive in its scale and use of materials. However, within the Conservation Area boundary, the development at the junction of Station Road and North Street is inappropriate in its scale and design. At four storeys it visually detracts from the two storey historic buildings on the High Street. It appears to have been designed to reference maltings buildings with an octagonal tower mimicking a kiln. It is unsuccessful in its execution with small windows, modern brickwork and an unattractive mansard roof on the westernmost block.

It is negative in its contribution to the Conservation Area. To the rear (north) of this, the late twentieth century development of Maltings Wharf more successfully references the traditional forms and materials of a maltings building and is appropriate in scale. This is considered to have a neutral impact.

The large, modern, metal clad warehouses on North Street and Quay Street, at the junction with South Street, are intrusive to the character and appearance of the Conservation Area. The adjacent builders' yard is also an unattractive feature of the streetscape which inhibits views from the historic core of Manningtree towards the River Stour. The sensitive redevelopment of this site would be beneficial to the character and appearance of the Conservation Area and could enhance its significance.

4.6 Neutral Contributors

There are some buildings which are considered to make a neutral contribution to the character and appearance of the Conservation Area as noted above. The buildings that fall into this category still contribute to the area's character and appearance, and their contribution should not be underestimated and certainly should not be considered negative. Small scale improvement works, such as reinstating boundary treatments, planting, appropriate replacement windows and roofs, use of a characteristic colour palette, and preventing loss of architectural form and features, would enhance these buildings. Similar interventions to the more modern neutral buildings could help to further integrate them into the area. Care needs to be taken through the planning process to ensure that neutral buildings do not become negative through inappropriate alterations and additions, particularly within the modern development.

Maltings Wharf is accessed off North Street in Manningtree. The residential development incorporates part of a historic maltings building but most of the development is modern (Figure 155). The buildings on Station Road make a negative contribution to the area but those along North Street have been designed to reflect the form, materials and detailing of a nineteenth century maltings and it is appropriate in scale.



Figure 155 Maltings Wharf

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Figure 156 Benches overlook The Walls, providing points to take in the views

This development is neutral in its contribution because whilst it is sensitively designed, it lacks the detailing and quality of the Conservation Area's historic building stock. For similar reasons, other modern residential development on North Street, for example Compass Court on the corner with South Street, also make a neutral contribution.

Character Area 6 (Manningtree East) includes modern housing developments along Erskine Road, Malthouse Road and Kiln Lane. These developments, particularly Erskine Road and Kiln Lane, have been designed to reflect the Essex vernacular architecture. Their materiality, form and detailing are reminiscent of traditional buildings in Essex. Red brick, yellow brick, clay pantiles and slates predominate. The houses are in keeping with the characteristics of the Conservation Area and so are considered to be neutral in their contribution to the significance of the area. There are modern developments of a similar appearance in Character Area 10 (Mistley East) on Barley Close and Rosewood Park which are also considered to make a neutral contribution to the character abd appearance of the Conservation Area.

4.7 Public Realm

Whilst there is limited public realm within the Manningtree and Mistley settlements, Character Area 7 comprises the majority of the public realm in the Conservation Area; it is largely well maintained but sometimes the approach lacks a consistent style of street furniture with a varied mix of styles, ages and upkeep.

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

The Conservation Area contains several areas of public realm, which include street furniture such as benches and litter bins (Figure 156). Ensuring a consistent approach to the design of lampposts, bollards and pedestrian railings should also be considered. There are differing examples of street furniture throughout the Conservation Area including varying bollard finishes, standard metal pedestrian railings and post and rail fencing. It would be beneficial for any bollards within the Conservation Area to be black metal in a traditional style and similarly a consistent boundary treatment reflecting the historic railings in Mistley. The Walls exhibit well designed sympathetic benches, but this contrasts with the bins which currently show unsympathetic signs to protect the swans. This could potentially be achieved in an aesthetically more considered manner.

The edge of the quayside in Mistley is enclosed with approximately two metre high, Heras style metal fencing. Although it is indicative of the industrial use of the area, it detracts from the appearance of the Conservation Area and the setting of nearby listed buildings as well as impeding views out over the River Stour. It is necessary to have barrier or railings along the quayside, however, there is an opportunity to introduce railings of a more appropriate design at a lower height. This would enhance the appearance of the area and permit views across the River.

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Hard Landscaping

There are some areas of inconsistency in the approach to hard surfacing where driveways, private roads and sections of pavement are in varying states of repair and of varied material. These areas may be enhanced through a consistent approach to material and maintenance of hard surfacing and an assessment as to where resurfacing is necessary.

Large, open areas of parking on North Street to the rear of the properties on the High Street in Manningtree are untidy in appearance due to inconsistencies in hard surfacing and would benefit from improved maintenance and a more consistent approach in material.

The extent and variety of hard surfacing around the Swan Fountain in Mistley could be improved. The hard surfacing is relatively tidy, but the large areas of tarmac car parking and different paviours do not enhance the settings of the surrounding listed buildings and would benefit from softening with planting or resurfacing to avoid a patchwork effect.



Figure 157 St Mary and St Michaels Cemetery

Open Spaces

The open and green spaces across the Conservation Area make a positive contribution and are integral to its character in many instances. The maintenance needs of these spaces should be considered and, where appropriate, opportunities taken to enhance them and ensure access is maintained.

Those spaces highlighted as making a positive contribution to the area are as follows:

- The Beach, Quay Street
- The Walls, Mistley
- The Market Place
- Recreation Ground and Cricket Club, Mistley
- Mistley Towers
- The Green, Mistley
- Mistley Place Park

Trees and Planting

Appropriate levels of maintenance need to be ensured and, where required, opportunities for enhancement sought to maintain and manage the trees within the Conservation Area. This is particularly the case around the areas of the historic parkland, along The Walls, around St Mary and St Michaels Church and cemetery, the green in South Street, Manningtree and around Mistley Station (Figure 157).

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Figure 158 Mistley Place Park historic wall

4.8 Conservation of Parkland

The designed landscape of Mistley Place Park, later used as an animal sanctuary, shows signs of neglect and loss of elements of the nineteenth century designed landscape features (Figure 158 and 159). This has impacted its historic character and significance. It has however retained its openness, and provides views of the church from The Walls, allowing for visual connectivity between the two (Figure 160). Opportunities should be sought to better understand and manage the historic parkland, in conjunction with key stakeholders including the Essex Gardens Trust. A heritage trail linking the settlements would include awareness of Mistley Place Park.



Figure 159 Mistley Place Park

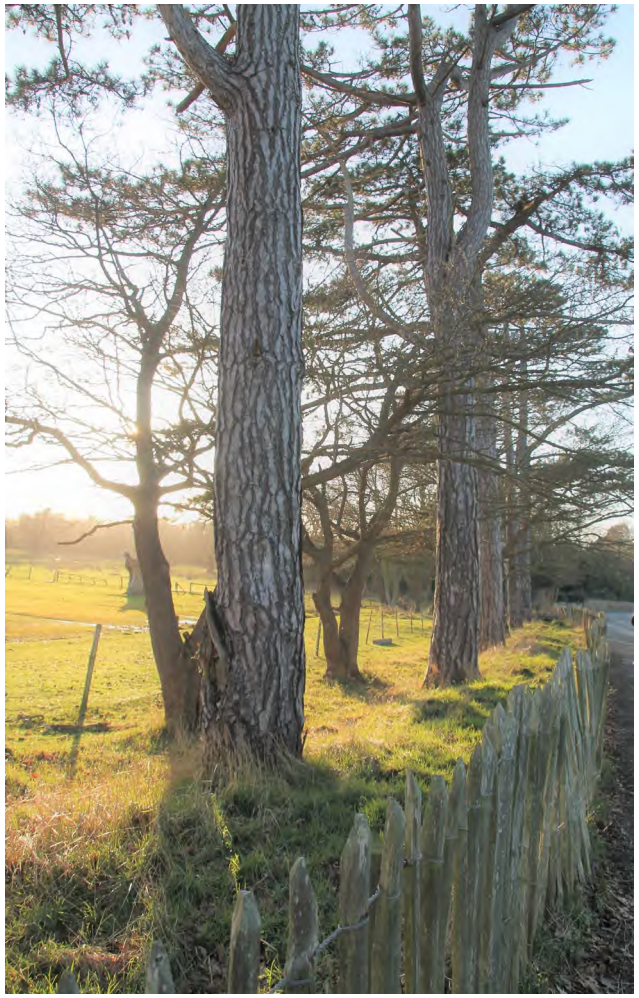


Figure 160 Mistley Place Park boundary along The Walls

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5. Management Proposals

There are several issues facing the Manningtree and Mistley Conservation Area, many of which share common themes. This Chapter seeks to recommend management proposals which address these issues in both the short and long term.

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 within 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

The significance of both Manningtree and Mistley lies in the preservation of its built heritage which has survived, in some cases, complex growth and regeneration. As such many of the buildings which are not listed also contribute positively to the significance and special interest of the area. Manningtree and Mistley would benefit from adopting and maintaining a comprehensive Local List (as part of a district initiative) in order to recognise buildings of local architectural or historic interest and better preserve its historic environment.

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. 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.

There are several buildings within the Conservation Area which are of sufficient quality to be considered for local list status, as highlighted in Section 2.6.

Shop Frontages

Manningtree's High Street is a well-preserved historic shopping street with many traditional, well-detailed shopfronts and signs. There are some examples of poorly detailed, modern signage, for example on the Tesco Express. There are some vacant shop units and upper floors, although others are in residential use. Encouraging the reuse of upper floors and investment from businesses in the maintenance of shopfronts and the installation of sympathetic signage would be beneficial to the High Street. This would enhance its unique character and local distinctiveness and attract visitors as well as encouraging residents to shop locally.

There is potential to raise awareness of the importance of historic shopfronts and traditional signage and the contribution they make to the special interest of the Conservation Area through the production of information leaflets or web pages which provide guidance for shop owners on upkeep and maintenance of historic frontages. Article 4 Directions could also be used to prevent loss of historic shop frontages.

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.

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Twentieth Century Premises

There are some twentieth century developments which make a neutral or negative impact on the character of the Conservation Area. These are mainly located in Character Area 3, though others exist throughout the Conservation Area. The large, modern warehouses and builders' yard on North Street in Manningtree and the warehouses on the quayside to the north east of Mistley Towers in Manningtree both contribute negatively to the character and appearance of the Conservation Area. There is scope to enhance these sites and buildings through a considered design approach which can guide future improvements. Should opportunities for redevelopment arise in the future, high quality design should be pursued and encouraged through design guidance.

General Maintenance: Public Realm and Highways

Through the agreement of a standard 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 a standard street furniture within Character Areas to ensure consistency over time as elements are introduced or replaced. This will have a long-term positive impact on the Manningtree and Mistley Conservation Area and ensure the preservation of characteristic features of the Area including gas lamp style streetlights, granite kerbstones and Scoria brick paving detailing on California Road and The Green in Mistley and South Street in Manningtree, for example (Figure 161).



Figure 161 Historic Scoria brick paving detailing

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Figure 162 Poor surface treatments opposite Mistley Towers

Public Realm and Highways: Short-term

Whilst replacing all inappropriate street furniture is an optimum solution it is acknowledged that this is an expensive project to undertake. There are numerous other short-term solutions to this problem. A positive working interdepartmental relationship is key to improving the public realm and highways. The Highways Department should be engaged to conduct an assessment of existing signage within the Conservation Area with the 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.

Planning and Highways should work together to agree standard good practice within a Conservation Area such as avoiding excessive road markings and where necessary using narrow road markings. An assessment of resurfacing of certain public areas needs to be undertaken, particularly along The Walls (Figure 162).

There are some information boards in Manningtree. These would benefit from updating and the addition of more information boards in suitable locations within both Mistley and Manningtree would make a positive contribution to our understanding of its history and heritage assets (Figure 163). It should be ensured that information boards benefit from regular maintenance to ensure their upkeep.



Figure 163 Information boards along The Walls

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Heritage Statements, Heritage Impact Assessments and Archaeological Assessments

In accordance with the NPPF (Para.207), applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. All applications within the Conservation Area and immediate setting require an appropriately detailed Heritage Statement. Any application without a Heritage Statement should not be validated.

The key views noted within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, tree's or highways on key views should be considered to aid decision making. This includes development outside the Conservation Area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (March 2015). 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, street trees, and trees with amenity value on private land throughout the Conservation Area should be monitored and maintained appropriately. This will ensure the symmetry along tree lined streets and visual rhythm, as well as 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.

Neutral Elements

As discussed, the dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character.

The quality of design within the area must not be 'averaged down' by the neutral and negative elements of the built environment and, wherever possible, neutral buildings should be enhanced through the reinstatement of lost architectural details or alterations which better respect their context.

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 signage, shopfronts, windows, doors, rainwater goods, boundaries and roof extensions will ensure inappropriate development does not continue to be the accepted norm.

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 Tendring's built heritage. At present there is a range of interpretation (information boards, signage, webpages) within the Conservation Area and relating to the Conservation Area, aimed at improving understanding and awareness. These must continue to be maintained and updated where appropriate to ensure awareness and establish the identity of Manningtree and Mistley individually as historic settlements.

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New Development

There are limited opportunities within Manningtree and Mistley Conservation Area and its setting for development; however, when undertaken it should be ensuring it 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, 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;
- Use materials and building methods which as high in quality of those used in existing buildings; and
- Create new views and juxtapositions which add to the variety and texture of their setting.

Tendring 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 medium-large scale development schemes are referred to Design Review (or similar) to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it's appropriate to a conservation area.
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

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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.

Conservation Area Boundary

The Conservation Area boundary has been revised within this appraisal in accordance with the NPPF (2024) and Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (2019). The boundary now excludes areas of open land to the west which now form part of the landscape setting of the Conservation Area. The boundary now includes additional buildings of historic significance, which improve the understanding of the development of the Manningtree settlement.

The Conservation Area should be reviewed regularly to monitor change and inform management proposals. The boundary should be assessed as part of this review to ensure it is robust and adequately protects the significance of the area.

Character Appraisal and Management Plan

The Conservation Area Appraisal and Management Plan should be reviewed every five years to monitor change and inform management proposals. The boundary should be assessed as part of this review to ensure it is robust and adequately protects the significance of the area.

Improved Understanding and Awareness

Manningtree and Mistley, both individually and separately, have a strong sense of place. Their growth has been influenced by similar factors and individual benefactors which has led them to be intertwined despite their different origins. However, they retain their historic separation and have different characteristics and patterns of development; as a result, the green gap, comprising the Mistley Old Hall parkland of Character Area 7, is fundamental in preserving the separation of the settlements, their unique characteristics and the understanding of the historic relationship between the two.

Given the parkland's important contribution to the significance of the Conservation Area, its attractive landscape setting and its inherent historical and archaeological value, there is an opportunity to improve interpretation of the landscape shaped by Mistley Old Hall and parkland, Mistley New Hall and Mistley Place Park. Creating a large-scale programme of subtle interpretation, which does not detract from the landscape character, could be beneficial to the long-term interpretation and understanding of both settlements. The Walls themselves are visited by a substantial number of tourists and locals every year and this interpretation, including a signposted walking route, may encourage a greater experience of the parkland landscape and an awareness of its importance.

Enhancements should be considered to create a stronger understanding of Mistley's industrial heritage and the influence of the Rigby family. This would bring about a greater appreciation of the importance of the quayside and maltings to the settlement especially for visitors. The maltings industry was a significant part of Manningtree and Mistley's past but due to the limited remaining buildings is not immediately evident. Signposted pedestrian and tourist routes throughout the Character Areas within the Conservation Area, or interpretation schemes which promote key features within the Conservation Area could improve awareness. It would also encourage a more comprehensive understanding of the Conservation Area.

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Opportunity Sites

There are some opportunity sites across the Conservation Area which, if sensitively redeveloped, may enhance the character and appearance of the Conservation Area. Sites which may provide opportunity for enhancement include:

- Warehouses and builder's yard on North Street, Manningtree
- Warehouses on the quayside to the north east of Mistley Towers, Mistley
- Vacant site of the demolished maltings building on the quayside, Mistley

Shop Frontages

There is scope for maintenance and improvement to shop frontages to enhance the character and appearance of the historic streetscape. In addition to tightening controls, information leaflets and guidance as well as small grant funding schemes would provide an incentive to encourage private property owners to carry out works to enhance their property and thereby the wider Conservation Area.

Vacant shop units can be enhanced creatively at a low cost and should be considered a 'blank canvas' for improvement. This could include public art or information on the area.

The Council should consider utilising existing powers to intervene where any unit has been vacant for over three months so that it does not detract from the area's character and appearance.

5.3 Funding Opportunities

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

National Lottery Heritage Fund

The National Lottery Heritage 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 NLHF 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 Mistley and Manningtree. 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.

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6. Appendices

6.1 Listed Buildings Mistley

List Entry No.	Name	Grade
1240390	Mistley Towers, South East Tower	I
1261061	Mistley Towers, North West Tower	I
1074928	Number 1a House And Shop Adjoining To East Of The Moorings	II
1074929	Nutcracker Tea Shop	II
1074930	Staplehurst	II
1074931	The Post Office And The Thorn Hotel, With Right Return To The Green	II
1074932	Maltings And Kiln Number 1, Mistley Quay Handling And Forwarding Company Ltd	II
1074933	Church Of St Mary And St Michael	II
1074955	Swan House With Left Return To Number 9 High Street	II
1074956	Swan Fountain	II
1240274	Walled Garden And Gardeners Shed Attached To South Of Mistley Hall	II
1240275	Old Hall	II
1240276	Garden Wall To South And East Of Old Hall	II
1240278	Return Of Swan House	II
1240279	Fountain House, Grape Vine Cottage, The Grape Vine	II
1240280	Dolphin House	II
1240299	Dorset House	II
1240300	Entrance Gate And Front Railings To Dorset House	II
1240301	The Hollies	II
1240302	Maltings, Numbers 3 And 4 Adjacent To School Road	II
1240303	Pump Adjacent To East Return Of Number 12	II
1240341	East Lodge Including Outbuilding At Rear	II

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List Entry No.	Name	Grade
1261061	Mistley Towers, South East Tower	I
1240390	Mistley Towers, North West Tower	I
1074928	Number 1a House And Shop Adjoining To East Of The Moorings	II
1074929	Nutcracker Tea Shop	II
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1074933	Church Of St Mary And St Michael	II
1074955	Swan House With Left Return To Number 9 High Street	II
1074956	Swan Fountain	II
1240274	Walled Garden And Gardeners Shed Attached To South Of Mistley Hall	II
1240275	Old Hall	II
1240276	Garden Wall To South And East Of Old Hall	II
1240278	Return Of Swan House	II
1240279	Fountain House, Grape Vine Cottage, The Grape Vine	II
1240280	Dolphin House	II
1240299	Dorset House	II
1240300	Entrance Gate And Front Railings To Dorset House	II
1240301	The Hollies	II
1240302	Maltings, Numbers 3 And 4 Adjacent To School Road	II
1240303	Pump Adjacent To East Return Of Number 12	II
1240341	East Lodge Including Outbuilding At Rear	II
1240342	Kowloon	II
1240389	South Face Of Hopping Bridge	II
1240535	Former Cowhouse To South East Of Dairy House	II

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List Entry No.	Name	Grade
1240536	Former Dairy And Office Building Approx One Metre North East Of Dairy House	II
1260993	Dairy House, Dairy Cottage And Attached Stables	II
1260955	Former Brewhouse To South East Of Dairy Cottage	II
1261060	Old Custom House	II
1261078	Park Manse	II
1261079	The Lodge	II
1261080	White Horse House	II
1261081	1-12, The Green	II
1261102	Mistley Hall	II
1261103	Folly Bridge Approximately 35 Metres South East Of Mistley Hall	II
1261104	Ye Olde Mill House	II
1261106	Railings Attached To Number 1 Maltings And Adjacent To North Side Of Pavement	II
1356640	Acacia House With Left Return To The Green	II
1360960	Mistley House	II
1360965	The Moorings	II
1360966	Empty Shop To East Of Nutcrackers	II
1360967	Calburne Shop Occupied By J And Rw Steel	II
1391744	No. 2 Maltings	II
1391976	Former Aaor And County Emergency Hq	II
1392980	Mistley Station	II
1413747	Mistley Quay Wall (Also Known As Thorn Or Allen's Quay)	II
1440369	Mistley Institute	II

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6.2 Listed Buildings Manningtree

List Entry No.	Name	Grade
1240209	1, The Walls	II
1239925	Townsends	II
1239940	Goodmans Restaurant/ Peerage Carpets	II
1239941	49, High Street	II
1239942	57, High Street	II
1239943	69, High Street	II
1239944	Kiln At East End Of Maltings Adjacent To North Street	II
1239945	Quay Courtyard	II
1239946	Regent House	II
1239948	Town And Country Building Society	II
1239947	The Old Coffee House	II
1240000	17, Regent Street	II
1240014	Number 7 With Return To High Street	II
1240065	31, South Street	II
1240066	33, South Street	II
1240067	Methodist Church Hall	II
1240068	65, 67 And 69, South Street	II
1240069	71, 73 And 75, South Street	II
1240124	Methodist Church	II
1240127	59, South Street	II
1240148	Taylor And Partners Estate Agents Corner Shop	II
1240152	The Dragon House Chinese Restaurant	II
1240159	Number 48 And Attached Forecourt Railings	II

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List Entry No.	Name	Grade
1240160	Independants Chapel To Rear (West) Of Number 48 (At One Time A British Legion Hall)	II
1240161	Cumberland House	II
1240162	52, South Street	II
1240163	Hill House	II
1240164	Mowbray Cottage	II
1240165	Milepost	II
1240166	Outbuilding At Rear Of Number 42 High Street Fronting Stour Street	II
1240167	3 And 4, The Walls	II
1240168	2-8, York Street	II
1240533	K6 Telephone Kiosk (Adjoining Post Office)	II
1240538	Mistley Maltings, Pair Of Maltings At National Grid Reference Tm10853179	II
1240616	Mistley Mills Pair Of Maltings And Adjoining Kilns At National Grid Reference Tm109318	II
1254187	7, Brook Street	II
1254188	45, 47 And 51, Brook Street	II
1254189	30,32 And 34, Brook Street	II
1254190	40, Brook Street	II
1254191	English House	II
1254192	County Library	II
1254251	Return To Numbers 1 And 2 Stour Street	II
1254277	Yew Tree Cottage	II
1254279	36 And 38, Brook Street	II
1254309	Manningtree Gallery/ Og Thorpe And Son, Butchers	II
1254310	James Newsagents	II
1254312	46, High Street	II
1254313	The Surgery	II

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List Entry No.	Name	Grade
1254314	St Faiths	II
1254315	Forge Cottage	II
	Forge Studios	II
1254316	Russell House	II
1254317	Abbey National Building Society/Cyril Cox, Solicitors	II
1254318	Aldis Fashions/Foster Prior, Estate Agents/Le Fleur	II
1254319	Pollyanna	II
1254377	Church House	II
1254403	Brantham House And Railings Attached To Front Steps	II
1254426	Pump Approximately 1 1/2 Metres To Rear (South East) Of	II
1254431	The White Hart/Wisteria House/Forge Cottage	II
1254451	Calver And Arnold, Hardware/ National Travel World	II
1260956	5, High Street	II
1261151	10 And 12, South Street	II
1261163	The Red Lion Public House	II
1261164	The Gardens	II
1261191	Masonic Hall	II
1261192	37, South Street	II
1261193	House Attached To North East Of Number 59	II
1261194	Stour Books	II
1261225	23,25 And 27, South Street	II
1261247	The Crown Public House Including Extension And Carriageway	II
1261248	59-65, High Street	II
1261249	Harley Cottage/Jasmine House	II
1261250	Regent Cottage	II

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List Entry No.	Name	Grade
1261251	17, South Street	II
1261252	29, South Street	II
1261280	Hammonds Shoes	II
1261286	Trustee Savings Bank	II
1261351	R Gwinnel And Sons, Funeral Directors/Robert Clubb And Sons/The Special Touch	II
1261352	Cooperative Pharmacy/Dry Cleaning Centre/Krystyna/Numbers 38, 40 And 42 Including Church Wall To Left (East)	II
1261353	48, High Street	II
1261373	2 And 3, English Terrace	II
1261374	National Westminster Bank And Return To Number 2 Brook Street	II

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Images

Essex Historic Environment Record

Essex Record Office

James Bentley Archive

Manningtree Museum & Local History Group

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6.4 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 (2024) DCLG	Chapter 16; Annex 2
National Guidance	National Planning Practice Guidance (2019) 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 (2017) Repointing Brick and Stone Walls Guide for Best Practice	
Local Supplementary Planning Document	Tendring District Local Plan 2013-2033 and Beyond: Section 1 and Section 2	SPL 3 – Sustainable Design PPL 3 – The Rural Landscape PPL 7 – Archaeology PPL 8 – Conservation Areas PPL 9 – Listed Buildings

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6.5 Glossary (National Planning Policy Framework)

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.

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Place Services
County Hall, Essex CM1 1QH

T: +44 (0)3330 136 844
E: enquiries @placeservices.co.uk

www.placeservices.co.uk



Essex County Council

Manningtree & Mistley Public Consultation Comments and Actions (2022)

Comment	Action
Map of positive buildings.	Map of all positive buildings included. This is not an exhaustive account.
Characterful features noted.	This is included within the document, no further action required.
Why are the 1930s(?) villas on the east side of the section of Harwich Road on which n. 64 is located completely exempt?	The area to the east of Harwich Road (Mistley) is predominantly of mid/late twentieth century building stock. The early twentieth century buildings are much altered and unfortunately of little architectural interest. This area is not proposed to be included for this reason - no further action required.
The alteration to the Manningtree boundary should not be permitted (referring to Foundry Court).	Objection to the removal of Foundry Court. Foundry Court is itself of little/no historic or architectural merit thus its inclusion within the Conservation Area is difficult to justify, thus it is proposed for removal. No further action required.
Include whole of Mistley Estate (Bob Horlock proposal).	This would result in a large area designated as a Conservation Area and this would take in large areas which are of little historic or architectural contribution. It is understood that the Mistley Demesne was large and included the area however as it scores low on architectural interest, it should not be brought into the Conservation Area. More appropriately, it would be best suited to designation as a Registered Park and Garden however this too would be challenging. No further action required.
Removal of Trinity Road site (allotments) objected.	The submission of additional evidence that the land also known as Trinity Field and lands has shown a historic link to Manningtree and Trinity Chapel. Upon further review, it remains proposed to remove this area from within the

	Conservation Area. This is due to the analysis of historic maps, which demonstrate that it has remained agrarian land outside the settlement, and therefore, it serves better as an attractive and important part of the Conservation Area's setting. The parcel of land in itself does not contribute to the special historic and architectural interest of the conservation area, but as its setting, it is an important open space and illustrate an important historic relationship, between the settlement and its surrounding agricultural landscape.
Maps out of date.	Maps checked and updated.
Could Lawford also be included in this area.	Lawford has its own Conservation Area. Also to combine the Conservation Areas would result in a very large area and would combine the settlements which would not be appropriate to their historic context.
Objection to removal of allotments.	See above point on allotments/Trinity fields. Added mention of Trinity Fields on page 87 highlighting them as part of the setting.
Typo page 43 - number 25 should be number 29.	Amended.
In section 5.3, typo should read Mistley.	Amended.
Page 16, Mill Road? Do you mean Mill Lane?	Amended.
Regarding Area 3 — Marketplace and Mill Lane, on pages 40-41, there is no subsection for Landscaping and Open Spaces. This is in contrast to almost all of the other Character Areas described in the document.	Amended, a short section has been added and formatting changes to allow for additional text
The essence of Mistley is the Quay & Port. Port should be included more.	The port is included within the history and character sections. No further action required.

Area 4 - Colchester Villa check House No.	Checked and numbers are correct.
Check No.25 Colchester Road is actually No.29. P43.	Amended.
Objection to removal of Trinity Gardens/allotment area. There is a historic link.	See above point on allotments/Trinity fields. Added mention of Trinity Fields on page 87 highlighting them as part of the setting.
Traffic Management issues.	No solution proposed through the Conservation Area Character Appraisal and Management Plan.
Better higher scale maps.	The latest map will be sourced.
UPVC a common threat in the CA.	Agreed, mentioned in document. No further action required.
Mistley Quay, complaint about Heras fencing.	This is an ongoing issue - included in opportunities for enhancement (section 4.7).
Include 24 Harwich Road for Area 10 as a positive building.	Added.
More detail needed on justification of Mistley Park boundary.	Confirmed approach with Council Officers and updated some of the text in the boundary section as agreed - referred to 'sunken fence', gull pond, gamekeeper buildings and the historic plantation.

Mistley and Manningtree

Boundary revision following public consultation (2025)

Having reviewed comments received at public consultation, historic maps, and the experience/features on the ground, one small amendment to the boundary has been proposed to ensure they are robust and defendable.

Discussion

To the south of the conservation area, around Mistley Park, there was some confusion at public consultation about why the boundary falls where it does, particularly as it is hard to follow on the ground within the woodland plantation. Place Services have reviewed the boundary on the ground and through historic map analysis to readdress the conservation area boundary.



Figure 1 Survey of Mistley Hall 1778

Originally, the Mistley Hall Survey (above) had been used to draw the boundary in the south of the conservation area. The boundary roughly followed the line marked as a 'Sunken Fence' on this historic map, however, with the following deviations:

- Some minor deviations to mean that it followed more sensible modern boundaries (edges of fields for example)

- Deviation to take in Beech Plantation, which historically was outside the fence but shown on the historic map as planted at this time
- Deviation to take in Gull Pond and the archaeological remains of the Game Keeper building and Dog's Kennels, which are all labelled features on the historic park map

The deviations from this historic boundary led to confusion, as it resulted in a portion of plantation being severed from the remaining area, which was not legible on the ground. It would, therefore, be beneficial to include the remainder of the historic plantation to follow the boundary shown on the First Edition Ordnance Survey Map, which is also more legible on-the-ground today.

Proposed change

It is proposed to amend the boundary to the south-east slightly to take in the historic woodland/plantation rather than following the line of a footpath through the middle. This way the whole landscape feature is included rather than just half of it. Historic cartographic evidence shows that the plantation to the south of Gull Pond was planted by the century. Today, it contributes to the historic character of the parkland and contains historic routes that would have connected the lost Gamekeeper Lodge and Kennels to the Hall and wider park and landscape and a waterway.

The proposed boundary would now follow the OS boundary shown below, giving a more robust boundary line.

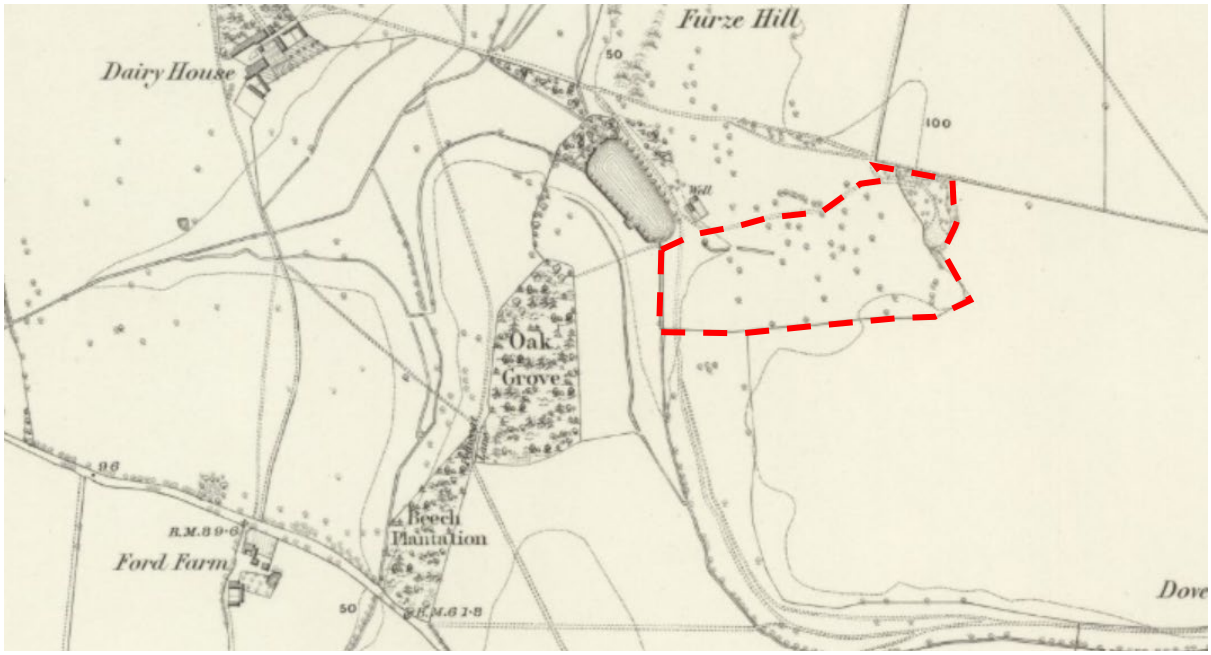


Figure 2 Excerpt of the 1881 Ordnance Survey Map of Mistley Hall, showing the proposed addition

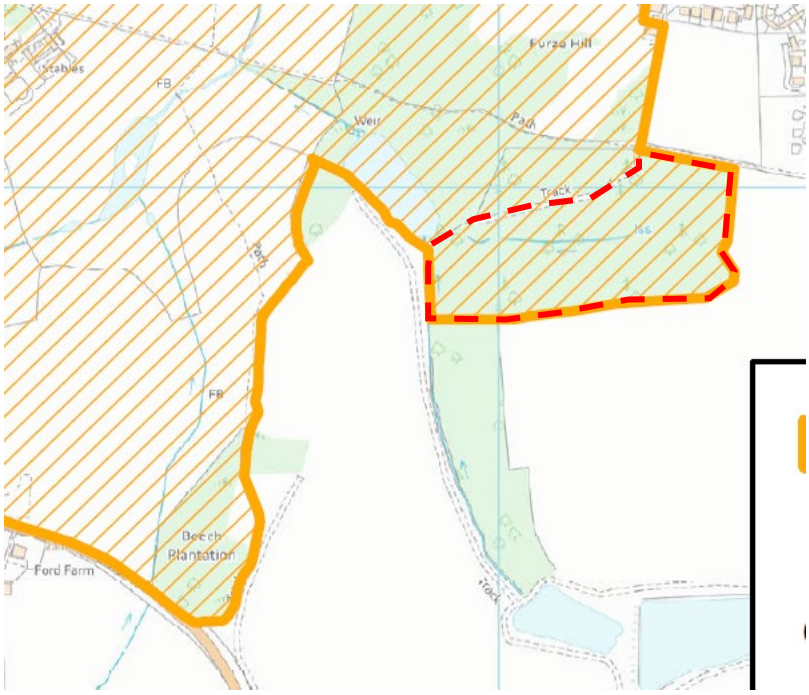


Figure 3 Map of boundary proposal 2025, with addition outlined in red

The woodland in Mistley is likely in the same ownership as the part already in the conservation area, so it is proposed that a targeted letter can be sent to the landowner.

Manningtree & Mistley Public Consultation Comments and Actions 2025

Comments relating to Trinity Field, south of Long Road

Name	Representation
Susan Bamber **3355**	It is with serious concern that I note the proposed change to the conservation area affecting this land. As shown in the attached link to the decision refusing planning consent for this same site, the reasons for that refusal clearly demonstrate the significance of this land within the wider landscape. The conservation area designation provides essential protection for these qualities and remains fully justified. There is no logical or defensible reason to remove this land from the conservation area. To do so would undermine the integrity of the conservation boundary and disregard the very factors that led to the previous planning refusal. I would like to register my objections to this proposal and ask for a clear explanation of the rationale behind this proposal and how it can be justified in light of the established planning history and conservation importance of the site.
Mr Anthony Barsoum 3344	My comment regards the removal from the conservation area of the area north of Long Road, comprising agricultural land (known as Trinity Fields) and allotments. The Appraisal states 'this area contributes to the setting and significance of the Conservation Area', and 'retains a historic agrarian character and an edge of town feel'. It should also be recognised that, despite removal from the Conservation Area, this area is a designated strategic 'green gap' in the Tendring District Local Plan. The importance to the Conservation Area of maintaining this area, in its current form, should be more strongly emphasised in the Appraisal
Mr Dominic Beard-Stevens 3345/3346	Objection to the proposal to remove the field that runs along Trinity Road and Long Road from the Manningtree and Mistley Conservation Area
Mr Dominic Beard-Stevens 3351	I would like to object to the proposal to remove the field that runs along Trinity Road and Long Road from the Manningtree and Mistley Conservation Area for the following reasons: • Preservation for historical reasons There is historical evidence that the field and the original Trinity Chapel are linked, which has since been converted into the Trinity Free Church. The field shows the historic relationship between the urban settlement of Manningtree and its surrounding agricultural landscape. It has remained agrarian land for centuries. The use of the land as allotments and general agricultural fields reflects a traditional aspect of local life and economy that has largely remained unchanged overtime, offering a physical link to past community practices. Archaeological findings indicate the presence

	of significant features from the Roman and Iron Age periods, including a large, square ditched enclosure (potentially a fortification) and ancient field boundaries. This points to human activity and potentially strategic use of the site thousands of years ago, highlighting its deep historical roots in the landscape. • Trinity Field contributes to the character of the area given its setting Boundary treatments, gardens, open spaces etc are paramount to the character and setting of Manningtree and Mistley. Removing Trinity Field might allow changes inconsistent with the period (materials, style, boundary design) that degrade the overall character. • Preservation of open spaces The open areas adjacent (fields, allotments, the graveyard / church) are integral in giving a sense of openness and rural-town interface. Trinity Field's inclusion helps safeguard that buffer / setting. Without it, that open context might be built out or altered in ways that harm the feel and setting. • Protecting views, setting, and context The conservation area isn't just buildings: views to/from open land, the estuary, and how the town meets the countryside are part of what makes Manningtree & Mistley special. Including Trinity Field keeps those contexts protected. • Community value Spaces such as open fields, allotments, mature landscaping are part of what makes the place attractive to residents. Conservation area status helps ensure communal amenities and landscape heritage aren't lost. The community as a whole would prefer to keep this within the Conservation Area. • Planning control and guidance Keeping Trinity Field inside the Conservation Area allows local authorities greater control over design, demolition, materials, and tree protection, ensuring new development (if any) is sympathetic. • Preservation of vast wildlife and nature This open space is crucial for supporting biodiversity, maintaining healthy ecosystems. As an undeveloped area bordering the urban settlement, Trinity Field serves as a crucial green corridor, facilitating movement for various species between different habitats. Preserving such linkages is vital for maintaining local ecological networks and ecosystem resilience. The field supports a range of plants, insects, and small mammals. Healthy, functioning ecosystems provide essential services such as pollination, nutrient cycling, and soil formation, which are fundamental to sustaining local life. The field offers shelter, nesting, and food sources for a variety of species, including pollinators, small mammals, and birds (whilst not protected, deer live in the field). The retention of mature trees and hedgerows within and around the site is particularly valuable for wildlife. Attachments: None

Jade Beard-Stevens 3357	I wish to formally object to the proposed removal of Trinity Field (the land running along Trinity Road and Long Road) from the Manningtree and Mistley Conservation Area. While I appreciate that conservation boundaries are reviewed periodically, I believe that removing Trinity Field would cause unnecessary and lasting harm to the historic, environmental, and visual character of Manningtree. This land clearly continues to meet the criteria for conservation designation, as defined in both local and national policy. 1. Contribution to setting and local character Trinity Field provides a vital visual and spatial transition between the historic town centre and surrounding countryside. Its open character, hedgerows, and mature boundaries frame the setting of the former Trinity Chapel (now the Trinity Free Church) and nearby historic homes. Excluding this land would blur the town's established edge, creating a harsher urban boundary inconsistent with Manningtree's historic form and rural charm. 2. Historical and archaeological significance There is strong historic continuity between the field, the original Trinity Chapel, and the wider pattern of settlement and agricultural use. Archaeological findings indicate Roman and Iron Age features within this landscape, suggesting deep historical roots. Historic mapping confirms that the field has remained largely unchanged for over a century, reflecting Manningtree's evolution from an agricultural settlement to the town we recognise today. 3. Views, openness, and setting of heritage assets The views across Trinity Field and towards open countryside and the estuary are integral to the character of this part of Manningtree. The land also contributes to the setting of nearby listed buildings and the experience of the Conservation Area from public vantage points along Trinity Road and Long Road. Removing the field would risk degrading these views and altering how the town meets the countryside, a defining feature acknowledged in Tendring District Council's own Conservation Area Appraisal. 4. Environmental and ecological value Trinity Field supports a diverse range of wildlife, including muntjac deer, bats, birds of prey, and pollinators. It forms part of a green corridor connecting the churchyard, allotments, and wider countryside, a network that sustains biodiversity and contributes to ecosystem resilience. Protecting this land aligns with local and national environmental policy, helping preserve green linkages that are already under pressure from development. 5. Community and landscape value This open green space contributes directly to the identity and wellbeing of the community, providing visual relief, natural beauty, and a sense of place. In a small town like Manningtree, where growth has been rapid in recent years, maintaining open space within the conservation area is essential to balance new development with heritage and quality of life.

	6. Infrastructure and cumulative development impact Manningtree has already accommodated substantial development in recent years. With a single access route via the bridge, a small high street, and limited public facilities, further loss of protected land risks adding strain to infrastructure and eroding the qualities that make the town sustainable and distinctive. 7. Policy alignment and planning control Keeping Trinity Field within the Conservation Area ensures continued oversight on design, materials, and landscaping. This enables the Council to manage change sensitively and in accordance with Paragraphs 199-202 of the National Planning Policy Framework (NPPF), which emphasise giving great weight to the conservation of heritage assets and their settings. Removing Trinity Field would also set a concerning precedent for the gradual erosion of other protected edges of the Conservation Area, undermining its overall integrity. 8. Consistency with the Council's own conservation objectives Tendring District Council's own appraisal recognises that the character of Manningtree and Mistley lies not only in its historic buildings but also in the relationship between built form and surrounding open countryside. Trinity Field embodies that relationship and therefore clearly continues to satisfy the purpose and spirit of the designation. Trinity Field plays an essential role in preserving the historic setting, landscape continuity, wildlife habitat, and rural character of Manningtree. Removing it from the Conservation Area would diminish the town's heritage and set a precedent for future boundary reductions that could irreversibly alter its identity. For these reasons, I respectfully request that Trinity Field remains within the Manningtree and Mistley Conservation Area.
Dawn Bee 3368	**Good afternoon,** I am deeply disappointed to hear that it is proposed to remove conservation status from Trinity Road field. This relatively small but unique habitat and green space deserves our continued protection and the title of conversation area should remain to afford it that protection for many generations to come. It is not just an attractive open space it is important to residents that call this area home, it is part of our heritage and we have a sense of pride that we are fortunate enough to say we live in a conservation area we need to preserve this historic layout and rural setting and protect our town, this staus should not be taken away. It was previously described as a quite scenic area of undulating green space, "The green gap designation is long-standing and preserves a valuable degree of openness, greenery and spatial relief within an otherwise extensive and expanding built-up part of Manningtree, Lawford and Mistley. A vital habitat for wildlife and space for nature to be uninterrupted.

	This green space remains all of those things do not under estimate its importance and make a decision that strips its protection away.
Mr Caerwyn Davies 3340	The Plan is flawed in relation to removal of Trinity field area from the conservation area. (In these comments, when I say Trinity Fields, I mean the entire open space area proposed to be removed from conservation area). First, the premise that Trinity Fields has no historic significance is not correct. As alluded to throughout the appraisal, part of Manningtree's historical significance that needs protection is the nature of the town itself as a rural town. On the assumption that this part of what the conservation is seeking to protect, the current boundary (including Trinity Fields) is critical to achieving this while facilitating development around Manningtree for the longer term sustainability and economy of the town and area. That wider development relies on the conservation protection of Manningtree as it is now. The important thing here is that the current boundary is not preventing development within the conservation area but is protecting Trinity Fields from inappropriate development that would do overall harm to the conservation area (and wider area). The authority should be expanding the conservation area around the boundary of the town so that the historically significant atmosphere and setting is clearly delineated from development and density outside the conservation area boundary. Aside from the fact that the premises that Trinity Fields has "no historical significance" is wrong, the second issue is that the appraisal itself seems to have a number of flaws in the analysis undertaken to reach the conclusion. No proper analysis of purpose of original boundary and justification for the change has been set out. There is no explanation of why the justifications for retaining the open space within area 7 do not also apply to Trinity Fields and the setting to which they contribute for area 5. Section 3.3 (p50) notes the contribution of the open space to area 5 but there is no explanation as to why this is then treated differently to open space making the same contribution to area 7. The lack of equivalent analysis expressly set out in the appraisal would seem to open up potential criticism - and possibly an avenue to challenge. There is no analysis of potential viewpoints from within and around Trinity Fields even though it is a position with an elevated sightline over the area. Removing Trinity Fields in itself devalues the concept of conservation areas that are being retained. If the rationale is used that the area does not have any historical interest in its own right, then that misapplies all the Historic England guidance about setting - and ultimately will lead to the actual historically important assets (if you believe that is limited to buildings which it shouldn't be) being compromised because of lack of protection surrounding them. By retaining Trinity Fields in the conservation area, the authority has greater control over development opportunities that would

	enhance the Manningtree Conservation Area, particularly the areas adjacent to and "downhill" from Trinity Fields. The authority would be in a better position to "better reveal the significance" of the relevant historic assets and areas in accordance with the NPPF. No reasoning is given for denying Trinity Fields the protection of the LPA's conservation area duties in section 72(1) Planning (Listed Building and Conservation Area) Act 1990. Retaining the duty would seem to be the best way to preserve the things that the wider conservation area is seeking to protect. The appraisal does not seem to properly apply The Oxford Character Assessment Toolkit (referred to Historic England guidance) in relation to Trinity Fields. If it had been, the appraisal would be more express about this analysis and set out the reasoning for removal of Trinity Fields while other areas are retained. There is no analysis or weight given to space, views, landscape etc. compared to other areas - or explaining a change in circumstances over time that would justify the removal. There is no analysis of national and local planning policies that may mitigate the effect of removing Trinity Fields from the boundary. Historic England guidance does state that the immediate setting of conservation assets needs to be protected if national and local planning policy does not protect it. As no analysis of this has been included, the removal cannot be justified as Trinity Fields is part of that setting.
Mr Richard Green 3359	I'd like Trinity Field to remain within the Conservation Area. Since I've lived in Trinity Close, the adjacent area has become unsightly following the failed application to build number of high density homes. However, it remains a haven for wildlife, notably butterflies, beetles, toads, moths, bats and a wide variety of birds. Whilst some lower density housing development may eventually be approved, retention of the Field within a conservation area, would hopefully mean the wildlife habitats could be retained/managed, providing health benefits, not just for longstanding residents, but families living in the more recent homes built south of Long Road.
Mr Stephen Jones 3338	It is proposed that the 'green gap', agricultural land and allotments north of Long Road, should be excluded from the Conservation Area. The Appraisal states that 'this area contributes to the setting and significance of the Conservation Area', and 'retains a historic agrarian character and an edge of town feel'. It should also be recognized that the visibly evident tributary valley is the topographic precursor for settlement development at this point on the river. The contribution of this landscape area to the setting and historical narrative of the CA should be more robustly emphasized in the wording of the Appraisal.
Nicolette Lindsey 3356	I am writing in relation to the above and to raise my objections to changes to the borders of the conservation area and building on conservation areas for the following reasons:-

	1. To protect the historical layout and rural setting 2. To protect the impact upon views to the countryside and estuary 3. To maintain the town's character and heritage 4. To provide a vital habitat for wildlife 5. To keep stronger planning controls in place ensuring changes are sympathetic and in order that you can't keep building over conservation areas. There are plenty of fields in the country to build on where the impact would not be felt. Not only that Manningtree is not a cash cow. I came here from London - working hard for some peace and a lifestyle - it is almost like being sold a false promise because you are going to ram people in and I simply do NOT accept that you need all this housing. It's greed and you risk alienating the very people who have lived here all their lives and "incomers" like myself who are paying large council tax bills, just to line pockets further. I can only imagine following devolution you will do some delightful deals with Colchester and I'll be living in a giant car park by 2030. It's the start of a complete takeover of the countryside and a complete disregard for the people who are bringing funds to this area, and those who have lived here for years.
Wilson McLean 3369	I hear you are intending to remove restrictions currently on the use of land north of Long Road. I am dismayed at the loss of a view that is an asset to us in the Manningtree area and to Tendring as a whole. You should be protecting the best not putting it under threat. There are many alternative areas nearby that could meet your purpose without causing any harm. With care making it better?
Mr Bob Orvis 3353	I am writing to oppose any plans to remove Trinity Fields from the Manningtree and Mistley conservation area. The area in question is a critical green area for many reasons. These reasons are why this area has been a part of the conservation plan in the first place. Main reasons are wildlife habitats and local appeal for the rural setting it provides. The biggest is its ability to absorb the impact of global warming effects to this part of the area. It is hill based and is able to reduce any flooding impacts that we see more and more off nowadays. We do not need more housing in this critical area even if some people do have large sums of cash and promises that they do not follow through. Keep the conservation areas as they are to try and keep the traditional and historical features intact. These are maintaining a standard in the area that is desirable for people.
Tracy Orvis 3352	Please lodge my objection to remove Trinity Field from the Manningtree and Mistley Conservation Area.

	To remove this would be devastating to the wildlife as we have lost so much green land to building development, so much so, that the poor geese which i have watched fly above my home for the past 40 years are now struggling to find places to hanker down for the evenings. Also this will affect our foxes, deer and butterflies, to name but a few. There is also the landscape and heritage which would be so sad to lose but the wildlife is calling out for help and nobody seems to care. Please do not allow us to lose this very important green space. Yours most concerningly, Tracy Orvis
Mr Peter Shakespeare 3343	I , like many local residents are very concerned about the removal of Trinity Field (including the allotments) from the Conservation Area , although I do understand that the area is to remain protected under the Strategic Green Gap in the Local Plan .Given that fears of development on the land surfaced previously,' think it is crucial that the public are fully reassured in any documentation of the protection provided by the Green Gap Policy and that the character of the land will be clearly acknowledged and considered in any future considerations .

Response to Comments

A number of representations objected to the proposed removal of Trinity Field, citing its contribution to the setting of the Conservation Area, its openness, historic and rural character, ecological value, importance to local views, and the additional planning controls associated with Conservation Area designation. These comments have been considered; however, the review concludes that whilst Trinity Field makes a positive contribution to the setting of the Conservation Area, it is not considered to possess the special architectural or historic interest necessary for inclusion within the designated boundary. The appraisal therefore continues to recognise the importance of the land as part of the setting of the Conservation Area, but not as a component of the Conservation Area itself.

Detailed comments on other aspects of the document

Mr Colin Stacey 3339	As mentioned in my email response on 18th October 2022, the reference ti Mill Road on page 94 should surely refer to Mill Lane? This is still incorrect. For the record, I still think it is unfair to designate the property on the west side of Mill Lane as a Negative Building/Structure and I outlined my reasons in the aforementioned email. This was not addressed in the Comments and Actions document. Page 38 – “on Oxford Road and Brook Street the loser grain of the residential buildings…” – is “loser” a typo for “looser”?

	The document is showing its age. Page 66 – the "…adjoining Post Office…" has been closed for several years. Page 91 – Barclays has closed. Page 96 – I believe the litter bins shown in Figure 156 have been replaced.

Response to Comment

- The reference to Mill Road will be corrected to Mill Lane in the final version of the appraisal.
- The classification of the building on the west side of Mill Lane has been reviewed and amended from a negative building/structure to a neutral building in the final appraisal.
- The typographical error on page 38 ("loser grain") will be corrected in the final version of the appraisal.
- The reference to the Post Office has been updated to refer to the former Post Office.
- The reference to Barclays Bank has been removed from the final appraisal.
- The photograph shown in Figure 156 has been updated to reflect changes in the area and replaced with a photograph of the riverside benches.

Mr Bob Horlock 3450	• **`Historic woodland' is incorrect** **"The plantation is not an historic woodland .** It was planted in the 1950's • Gamekeepers Wood, Pond and Cottage/Lodge "Why does the boundary go through the middle of Gamekeepers Wood? It should follow FP 29 up the side of Gamekeepers Wood" "Plantations" around" Gamekeeper's Pond Most of it is NOT around Gamekeeeper's Pond It is to the east" "The Gamekeepers Cottage (NOT LODGE) was not in the fir forest" • Oak Grove "Why include only part of the Oak Grove and not all of it" • Round Clump and The Mount to be included in the boundary "My suggestion also includes Round Clump and the Mount" "Old Mount to be included. If this is not an important historic site then nothing is The adjacent Roman finds field could also be included" • Clarification of the wooded areas What woodland ?There are two wooded areas The fir forest (FF)and the Gamekeeper's Wood (GW)FP29 to one side FP 28 to the other FF planted 1950's

Response to Comment

- The comments relating to the explanatory text accompanying the proposed boundary amendments, including references to woodland areas and

associated features, are noted and a number of factual corrections and clarifications will be incorporated into the final version of the appraisal.

- The suggested revisions to the Conservation Area boundary around Gamekeepers Wood have been considered and amendments will be incorporated into the final appraisal.
- The comments regarding the boundary around Oak Grove have been considered and the final boundary has been reviewed in light of these representations.
- The suggestion to extend the Conservation Area boundary to include Round Clump and The Mount has been considered. However, it is concluded that these features are too remote from the main body of the Conservation Area and their inclusion would result in an unnecessarily extended boundary.

Mistley and Manningtree

Boundary revision following public consultation (2026)

Comments received at public consultation have been reviewed. As a result a small amendment to the boundary has been proposed.

Discussion

During the public consultation, there was a query regarding the rationale behind the existing boundary of the Conservation Area in the southeast portion of Mistley Park, within the woodland plantation. Within this area, the delineation is difficult to discern on the ground. In response, Place Services conducted a review of the boundary, both on-site and through consultation of historic cartography.



Figure 1 Survey of Mistley Hall 1778

Proposed change

It is proposed that the south-eastern boundary of the conservation area be realigned to encompass the entirety of the woodland/plantation, rather than continuing along a footpath that currently bisects it. This amendment would ensure the inclusion of the complete landscape feature, as opposed to only part of it. Historical cartographic evidence confirms that the plantation south of Gull Pond was established by the nineteenth century. It remains a significant contributor to the historic character of the parkland and contains remnants of historic routes that would have connected the former Gamekeeper's Lodge and Kennels to Mistley Hall, the broader estate, and associated waterways.

The proposed boundary would follow the Ordnance Survey line as indicated below, resulting in a clearer and more robust delineation.

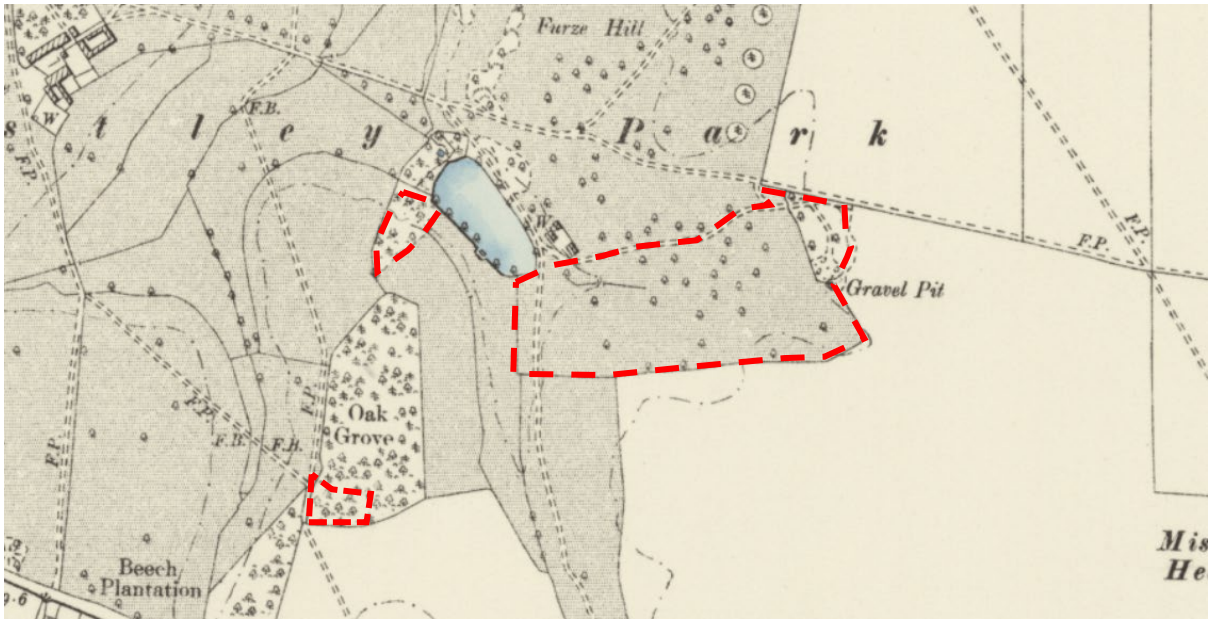


Figure 2 Excerpt of the 1905 Ordnance Survey Map of Mistley Hall, showing the proposed additions

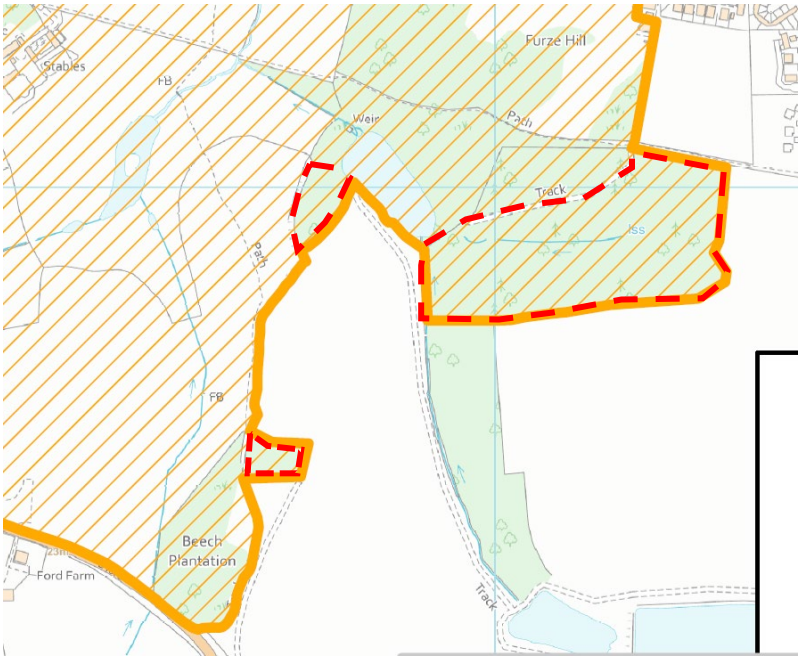


Figure 3 Map of boundary proposal 2026, with additions outlined in red

Manningtree & Mistley Public Consultation Comments and Actions 2026

Rep no.	Respondent	Comment	Action
14544	Mr David Barton - Community Campaigner	Traditional Architecture Design Codes should be a central component across this entire consultation and its various chapters and sections especially concerning new construction. It performs strongly on economic, ecological and environmental grounds as can be attested to by leading figures and organisations with academic studies that corroborate this. Please see my PDF Umbrella Representation for the various merits outlined including Placemaking and Greenery Proposals. A ban on demolition of buildings constructed prior to 1950 should be enacted as soon as possible with reconstructions of previously demolished historic buildings listed or not given full support for restoration and reuse. Non-Designated Heritage Assets and unclassified historic buildings should also be given full protection and support against their demolition, such as selling of publicly owned historic buildings that will be demolished otherwise. Historic buildings should be duly reconstructed authentically as they were. Whilst present points are mostly find the shift to utilising authentic Traditional Architecture based Design Codes will mitigate concerns facing all key stakeholders ranging from incumbent local residents to the Local Authority and House Builders and prospective new residents and businesses alike. It does this by directly addressing the need for housing, the otherwise avoidable strain on the environment and surrounding biodiversity whilst enabling the complete Tendring Area to shine and stand out as a source of economic activity that can withstand local, regional, national and international pressures	None
14551	National Highways	Thank you for your correspondence dated 18 May 2026, inviting National Highways to comment on the matter referenced above. National Highways is responsible for the operation, maintenance, and improvement of the Strategic Road Network (SRN) in England on behalf of the Secretary of State. Within and surrounding Tendring District Council's administrative area, we are responsible for the A120 trunk road. We note that this current	None

		consultation relates to proposed updates to both the appraisal text and the boundary of a single Conservation Area: Manningtree and Mistley. National Highways has previously provided consultation responses in relation to two Conservation Areas: (i) St Osyth and (ii) Manningtree & Mistley. Having reviewed the information provided, we consider that the nature and location of the proposed updates are unlikely to have any material impact on the operation or safety of the Strategic Road Network (SRN), including the A120. On that basis, National Highways has no comments to make	
14552	Mr Colin Stacey	I've commented on multiple versions of this document, most recently in October 2025 (representation Id 3339). Are you sure that the version purporting to be from January 2026 is the latest version as none of my previous corrections or comments have been incorporated? There were a number of version control issues with this document when it was published in Autumn 2025. I will repeat the comments that I made then as they still apply to this version. "As mentioned in my email response on 18th October 2022, the reference to Mill Road on page 94 should surely refer to Mill Lane? This is still incorrect. For the record, I still think it is unfair to designate the property on the west side of Mill Lane as a Negative Building/Structure and I outlined my reasons in the aforementioned email. This was not addressed in the Comments and Actions document. Page 38 - "...on Oxford Road and Brook Street the loser grain of the residential buildings..." - is "loser" a typo for "looser"? The document is showing its age. Page 66 - the "...adjoining Post Office..." has been closed for several years (NB it is now incorporated into the Thorn Hotel). Page 91 - Barclays has closed. Page 96 - I believe the litter bins shown in Figure 156 have been replaced."	Mill Road has been corrected to Mill Lane. The reference to negative building/structure has been reviewed and changed to neutral building, on indesign layer. Typing error loser has been corrected to looser. Added adjacent former Post Office. Removed reference to Barclays. Photo in Figure 156 has been replaced to one of the benches overlooking the river.

14555	Mr Peter Thompson Bates	Figure 24 shows Lane Cottage and 3 Lane Cottage, the Lane Mistley CO11 1EX as being buildings that are positive structures. There is no justification given for this and the designation is inappropriate. Section 2.7 describes the area as potentially a small Roman port. Given the emerging evidence of a dual track way to Colchester it suggests a more significant Roman settlement	These buildings appear to be historic properties, appearing on the 1897 OS Map (1st Ed). Streetview not available so review is based on historic mapping. It has been agreed to change these to neutral buildings, updated on the mapping. The word small has been