

# Lawford Conservation Area Character Appraisal and Management Plan

**Tendring**  
District Council



Client:  
Tendring District Council

Date:  
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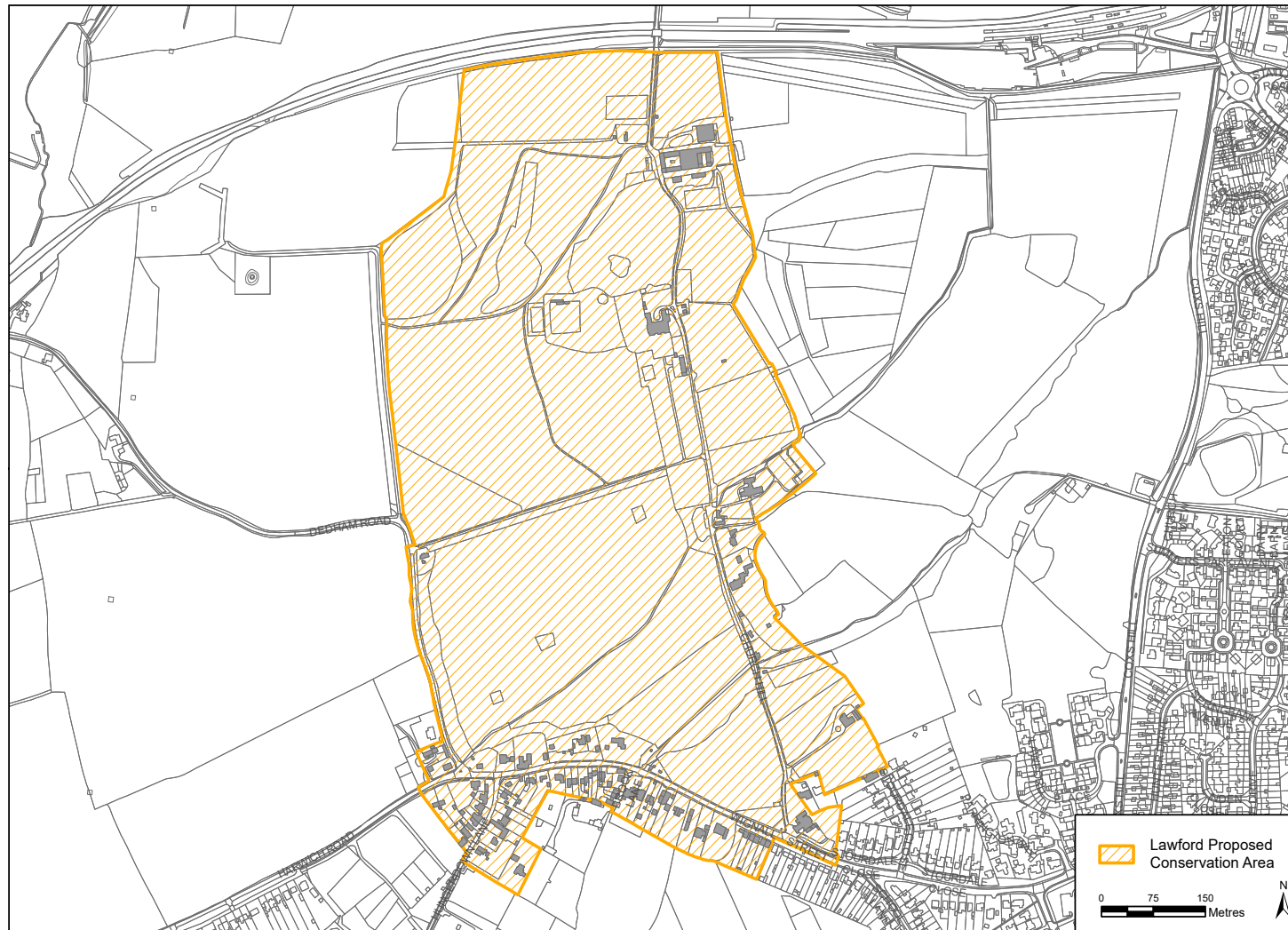


Figure 1 Map showing proposed Conservation Area boundary

# 1. Introduction

## 1.1 Summary

This Conservation Area Appraisal and Management Plan provides an overview of the Lawford Conservation Area, outlining its designation history, alterations to the boundary, and a description of its special interest. The appraisal will also consider buildings, green spaces and features which contribute to the Conservation Area's character and appearance.

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

The special interest of Lawford Conservation Area is derived from its building stock, layout and relatively intact historic character. There are a concentration of historic buildings along Wignall Street, whilst the northern section of the Conservation Area is dominated by Lawford Hall and the parish church of St Marys. Traditional materials and construction methods are commonplace, with large areas of parkland reinforcing the status of the hall and the contributing to the rural character of the Conservation Area.

Historically, Lawford comprised a small settlement on Wignall Street with further settlement along Church Hill linking the main road with the medieval church and hall; this layout is still discernible with little modern infill or encirclement of the historic routes. Lawford Hall is separated from the rest of the settlement by parkland. Most of the historic settlement is located within the Conservation Area, from which it derives its character and special quality. Modern Lawford is located to the east of the historic settlement, linking the historic core with the town of Manningtree.

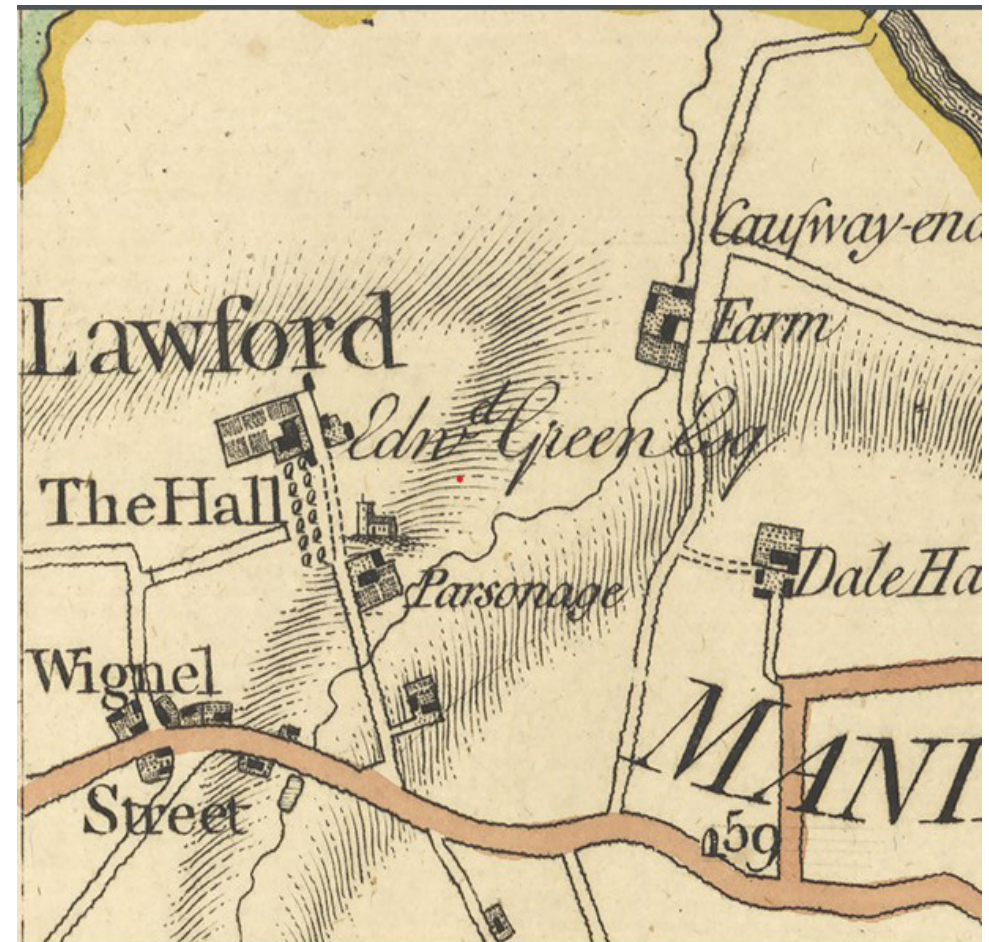


Figure 2 Chapman and Andre Map of 1777 showing Lawford



## 1.2 Conserving Tendring's Heritage

Tendring District Council appointed Place Services to prepare a Conservation Area Appraisal for Lawford Conservation Area in 2022. The document is provided as baseline information to support in the conservation of Lawford's heritage.

This report provides an assessment of the historic development and character of Lawford and outlines its special interest. The appraisal will also consider the significance of individual heritage assets within the Conservation Area and the contribution that these, along with their setting, make to the character of the Conservation Area as a whole. The understanding of significance will be used to assess the susceptibility of the Conservation Area to new development, highlighting key assets of importance and vulnerabilities.

## 1.3 Purpose of Appraisal

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

The appraisal recognises designated and non-designated heritage assets within the area which contribute to its special interest, along with their setting.

It will identify the area's building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities will be used to assess the key characteristics of the area, highlighting what potential impact future developments may have upon the significance of heritage assets. This assessment is based on information derived from documentary research, site visits and analysis of the Conservation Area.

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

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



## 1.4 Frequently Asked Questions

### What is a conservation area?

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

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

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

### How are conservation areas designated and managed?

The designation process includes detailed analysis of the proposed conservation area and adoption by the local planning authority. A review process should be periodically undertaken, and the Conservation Area assessed, to safeguard that it retains special architectural or historic interest. Threats can be identified, and the boundary reviewed, to ensure it is still relevant and appropriate.

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

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

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



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

The Local Authority must follow the guidance in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). These set out in clear terms how development proposals within Conservation Areas should be considered on the basis of whether they preserve and enhance the character and appearance of the area. Applications which fail to preserve or enhance the character of the Conservation Area are likely to be refused as a result. An authorities Local Plan also typically includes a specific policy on Conservation Areas.

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

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

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

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

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

Some conservation areas are covered by an Article 4 Direction, which brings certain types of permitted development back under the control of a local planning authority. This allows potentially harmful proposals to be considered on a case by case basis through planning applications.

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

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

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





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

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

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

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

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

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

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

Further information on TPOs and trees in conservation areas can be found on Historic England's [website](#).

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

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

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

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



## 1.5 Planning Policy and Guidance

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, *Conservation Area Appraisal, Designation and Management* (2019) and *The Setting of Heritage Assets* (2017).

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.

National planning policy in relation to the conservation and enhancement of heritage assets is outlined in chapter 16 of the Government's National Planning Policy Framework (DCLG 2021).

The Conservation Area which is the subject of this report is located within the area covered by Tendring District Council. Local planning policy is set out in the Tendring Local Plan, 2013 – 2033 and beyond. Policies which are relevant to heritage assets and Conservation Areas 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 Lawford Conservation Area include Archaeological Policy EN29.

Tendring District Council on 9 October 2017 submitted an updated Local Plan and has formally adopted Section 1 of the Tendring District Local Plan 2013-2033 and Beyond: North Essex Authorities' Shared Strategic Section 1 Plan. A Draft of the emerging Local Plan with updated policies is publicly available and until adoption it is advised you discuss proposals with Tendring District Council.

## 1.6 Designation of the Conservation Area

Lawford Conservation Area was first designated in 1969 and was subsequently amended and extended in 1982. Further to this a Conservation Area Character Appraisal was published in 2006.

## 1.7 Article 4 Directions

The Lawford Conservation Area is currently not covered by any Article 4 Directions.

## 2. Lawford Conservation Area

### 2.1 Context and General Character

Lawford is a rural village located in the Tendring District of northeast Essex and the parish of Lawford. The Conservation Area comprises the historic core at the western end of the modern village and Lawford Hall and park and Parish Church. Pevsner described the early fourteenth century chancel in the church as 'one of the most splendid monuments of its date in the county'.

The historic development of Lawford, shares a close relationship with the surrounding agricultural landscape which imparts a strong rural character upon the Conservation Area and the neighbouring settlement of Manningtree. The earliest recorded history of Lawford is from a reference within an Anglo-Saxon Will in 1045 and the earliest surviving structure is that of the Parish Church of St Mary, where the chancel dates to the fourteenth century.

The village of Lawford remained a small, isolated rural settlement until the second half of the twentieth century, with sparse development until this point, see the Chapman and Andre map of 1777 (Figure 2). The listed and historic buildings within Lawford are themselves varied, demonstrating the differing phases of development and form distinctive character areas or attractive groups of buildings, which positively contribute to the Conservation Area.



Figure 3 Context and location of Lawford Conservation Area ©Google Earth 2023



## 2.2 Origin and Evolution

The following section provides an overview of the history of Lawford and the surrounding landscape.

### Prehistory

The archaeology of the Lawford area is well documented through excavation and cropmark evidence. These have revealed a widespread multi-period landscape with evidence for settled occupation and funerary activity since the Neolithic period.

To the immediate south of the Conservation Area is the Scheduled Monument *Settlement Site NNE of Lawford House* (NHLE 1002157), this consists of a circular enclosure with opposed entrances showing as a cropmark. Excavation has proved it to be of Neolithic date, the finds suggest a domestic function. It forms part of a larger multi-period prehistoric landscape as evidenced by cropmarks of field-systems and possible enclosures. The Bronze Age round barrow adjacent to Lawford Park is also Scheduled (NHLE 1002125), it is a rare survival of an upstanding prehistoric earthwork in Essex. It was excavated in 1812 when two urns were recovered. Cropmark evidence shows that it forms part of a larger barrow cemetery, with further ring-ditches to the south and south-west. To the north of the Conservation Area, adjoining the river is another Scheduled Bronze Age ring-barrow cemetery (NHLE 1002135) which forms part of a much larger cropmark complex of enclosures, fields and trackways located on valley sides of the River Stour.

Excavation in advance of housing development to the south and south-east of the Conservation Area has identified extensive areas of Bronze Age and Iron Age settlement and agricultural activity, including to the east of Bromley Road.

### Roman

There is limited evidence to date for securely dated Roman activity within the Conservation Area, although Roman metalwork has been recovered from the field next to church. It is possible that some of the cropmark fields and tracks are Roman in date. However there is extensive evidence for Roman rural settlement in the wider landscape, excavations at Dale Hall Farm to the east recorded a Late Iron Age and Roman agricultural landscape, including a cemetery enclosure and kiln.

### Anglo Saxon

Lawford is mentioned in an Anglo-Saxon will of 1045, at which date it was named *Lalleford (Lealla's ford)*. By the end of this period Lawford was a royal manor, held by King Harold prior to 1066. It was evidently a large manor, comprising 57 households. It is probable that many of these would have been scattered across the manor in individual farms, the manor-house would have been located somewhere in the vicinity of either the present Hall or the Church. There was also a second smaller manor held by Aelfric, containing some 15 households.

### Medieval (1066 – 1540)

The Domesday Book indicates that the period immediately post-Conquest was unstable, with the Lawford area claimed by various Norman lords and men-at-arms. However, by 1086 William the Conqueror had apparently gained control of the entirety of the royal manor, with the new Norman tenants paying their dues to him. Count Eustace had seized the second, smaller manorial holding, later known as Dale Hall.

The Church of St Mary is fourteenth century in origin. The chancel in particular is noteworthy for the quality of its carvings, almost certainly funded by Sir Benet de Cokefield, Lord of the Manor and owner of both church and hall, around 1340. Archaeological investigations during the installation of an underfloor heating system in the nave and north aisle recovered medieval foundations, as well as several post-holes, suggesting that there may have been an earlier church on the site.

Banks and ditches adjacent to St Mary's Church have been interpreted as marking the site of a possible deserted medieval village, these are no longer visible. Alternatively, they may have marked the site of a medieval predecessor to the Hall. Numerous medieval and early post-medieval coins have been recovered by metal-detecting from the fields to the west of the Conservation Area.



Figure 4 Photo of Church Chancel

The relatively isolated position of the church and Hall in relation to the remainder of the settlement is typical of Essex. The medieval settlement would have comprised a possible focus around the Church and along Church Hill, a second focus on Wignall Street and scattered farms and cottages, widely distributed across the parish and linked to the church by a complex network of lanes and footpaths.

**Post Medieval (1540 – 1901)**

The 1777 Essex map by Chapman and André depicts Lawford, marking the grouping of church and Hall, with a parsonage and a large house (now Abbots Manor) on Church Hill (Figure 2).

The development at the junction of Wignall Street and Dedham Road is also shown, with the settlement limited to a few dwellings.

Lawford Hall is said to have been built about 1580-83 for the Waldegrave family but may incorporate earlier phases. The south front was altered circa 1756 by Mr Edward Green, adding a red brick façade in the Georgian style. The Hall is depicted in the 1777 map as set within a formal garden, with an avenue of trees framing the view to the south. To the south-east is an eighteenth/nineteenth century red brick stable block, its presence highlighting how the hall developed within this period. Possession of the manor had been in the hands of the Waldegrave and Dent families until it was sold to the Nichols family in 1865.



Figure 5 Photo of Church Lane, Rectory



Figure 6 Photo of Lawford Hall 1908 Klammer

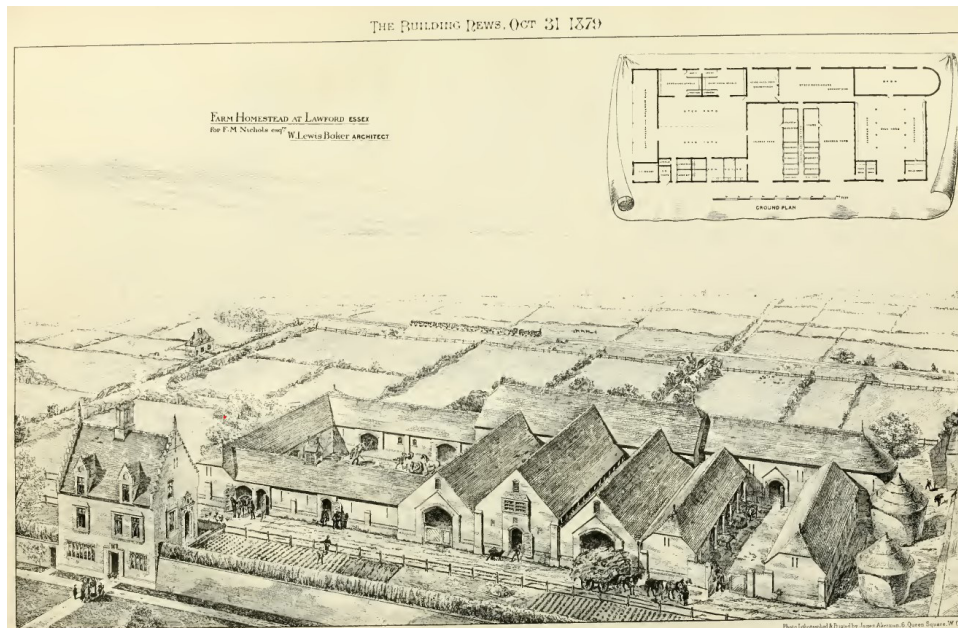


Figure 7 Lawford Hall Farm (<https://archive.org/details/buildingnewsengi37londuoft/page/n489/mode/2up>)

The Nichols family were a family of writers, with John Bowyer Buchanan Nichols and his son Robert Nichols both poets. Their family were responsible for many of the estate buildings and facilities which are a prominent feature of the village. These include Lawford Hall Farm, a late nineteenth century model farm designed by W. Lewis Baker for F.M. Nichols. It was illustrated in “The Building News” in 1879 and is still essentially intact. Wignall Street became part of the turnpike road to Harwich in the early 18<sup>th</sup> century, with a tollhouse located next to the Ogilvie Hall site

Manningtree railway station is located to the north-east of the Conservation Area, it stands at the junction of the main line from London to Norwich and the branch line to Harwich. The station was opened by the Eastern Union Railway in 1846 but rebuilt by the Great Eastern Railway in 1899-1901.

By the date of the first 6” Ordnance Survey edition in 1874, Lawford had become established as a village, with a school and a public house on the main road. By this time, development had also spread further along the southern edge of the village towards the junction with Church Hill.

### Modern (1902-Present)

The Ogilvies of Lawford Place were considerable benefactors in the early years of the last century, they are responsible for the 1909 Village Hall.

There was very limited development within the village until the mid- twentieth century when further housing was added along the Harwich Road, to east and west of the historic core. The housing estates that now link Lawford to Manningtree are late twentieth century in date and there has been further development and infilling in the last few decades.

The War Memorial at the junction of Church Hill and Wignall Street was erected c.1920 and commemorates the dead of both World Wars.



### **2.3 Revisions to the Boundary**

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 Lawford's unique built environment. This review is in line with the NPPF guidance on Conservation Areas (paragraph 191).

#### **Additions**

The proposed addition to the Conservation Area includes the Ogilvie Hall and early twentieth century social housing with some later infill development.

The boundary of the Conservation Area shall be expanded eastwards along Wignall Street to include Nos. 11-16 Wignall Street on the southern side of the road. Together these buildings form a pleasing and uniform group on the approach to the historic core of Lawford. The buildings are of special historic interest and some architectural interest, representing a period of time when social housing was expanded in response to a post First World War national housing crisis.

The boundary change would also include the 1909 Ogilvie Hall, which is in the Arts and Crafts style and plays a prominent role in the approach to the historic core of Lawford.



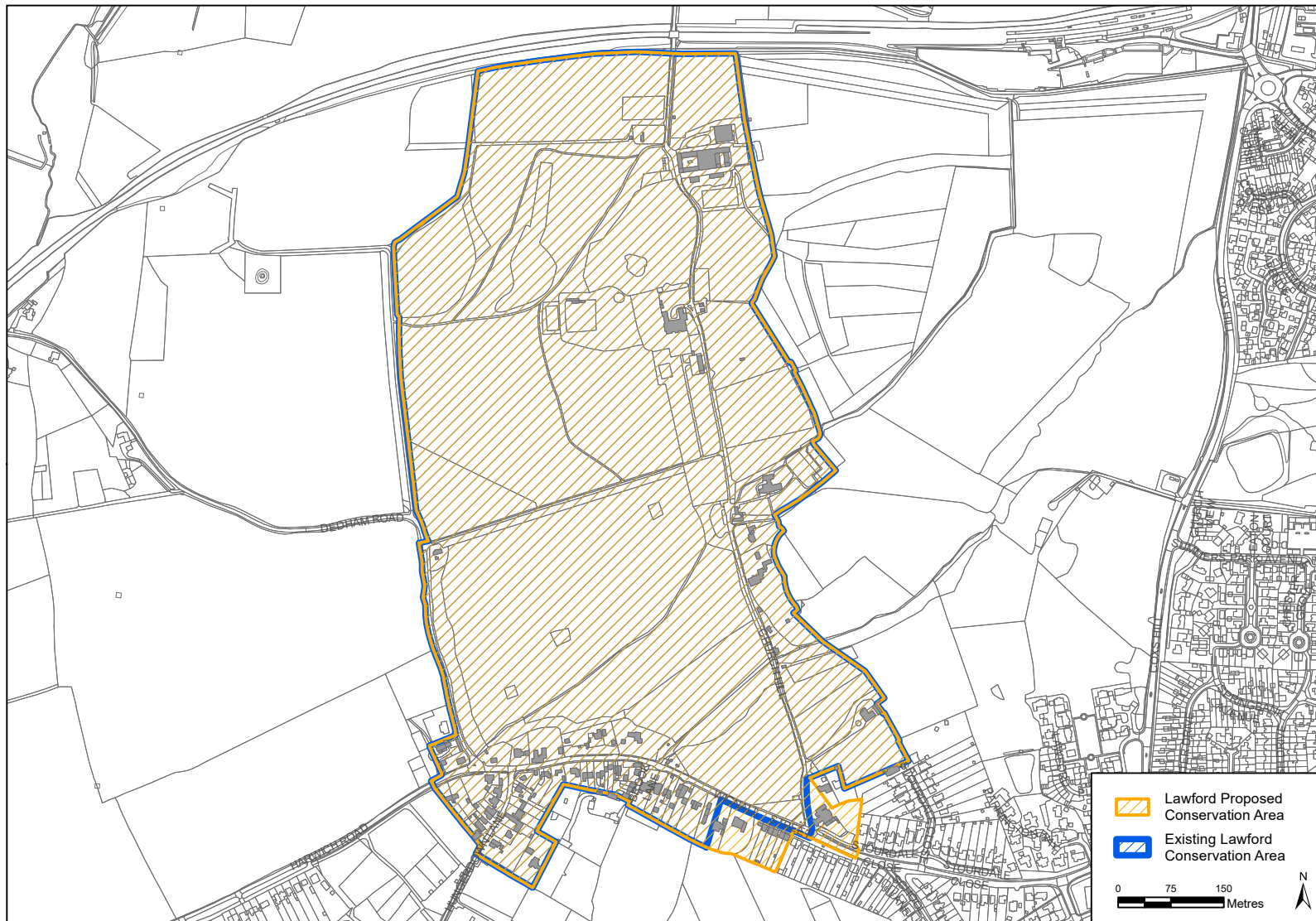


Figure 8 Map showing proposed revisions to the Conservation Area boundary



## 2.4 Designated Heritage Assets

There are eight designated heritage assets within Lawford Conservation Area, including the Grade I listed Parish Church of St Mary and the Grade I listed Lawford Hall. A full list of all the designated assets within the Conservation Area is included in Appendix 6.1. They are also listed in the description for each Character Area, outlined in Section Three of this document.

These buildings, structures and features have been listed due to their special historic and architectural interest as defined by the Department for Digital, Culture, Media & Sport (Principles of Selection for Listed Buildings, 2018). Further information about the listing process can be found on the Historic England [website](#).

The Lawford Conservation Area contains relatively few listed buildings, however the variety is important, ranging from the Grade I Church and hall to the Grade II War Memorial and the former King's Arms public house, highlighting how the village has developed and altered over time and acknowledging the multiple phases of Lawford's development.

## 2.5 Non-Designated Heritage Assets

Every building, space and feature within a Conservation Area makes a contribution to its character and special interest, be it positive, positive (in need of improvement), neutral or negative.

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

Not all heritage assets are listed, and just because a building is not included on the list does not mean it is of no heritage value. Buildings and other smaller features of the built environment such as fountains, railings, signs and landscaping can make a positive contribution to the appreciation of an area's historic interest and its general appearance. Local listing is an important tool for local planning authorities to identify non-listed buildings and heritage assets which make a positive contribution to the locality. At present there is not an approved Local List for Tendring District Council however this document has identified heritage assets which make a positive contribution to the Conservation Area and could be considered for Local Listing in the future. These are also identified in the descriptions of the Conservation Area and each character area as outlined in Section 3.

The buildings and structures proposed for local listing are identified below:

- Hall Farm
- Ogilvie Hall
- The Old School, Church Hill
- Woodman, Church Hill
- Almshouses
- 11-16 Wignall Street
- The Old Laundry

It should be noted that conservation area appraisals are not binary documents and there remains the potential for additional non-designated heritage assets or positive contributors to the Conservation Area to be identified in the future.

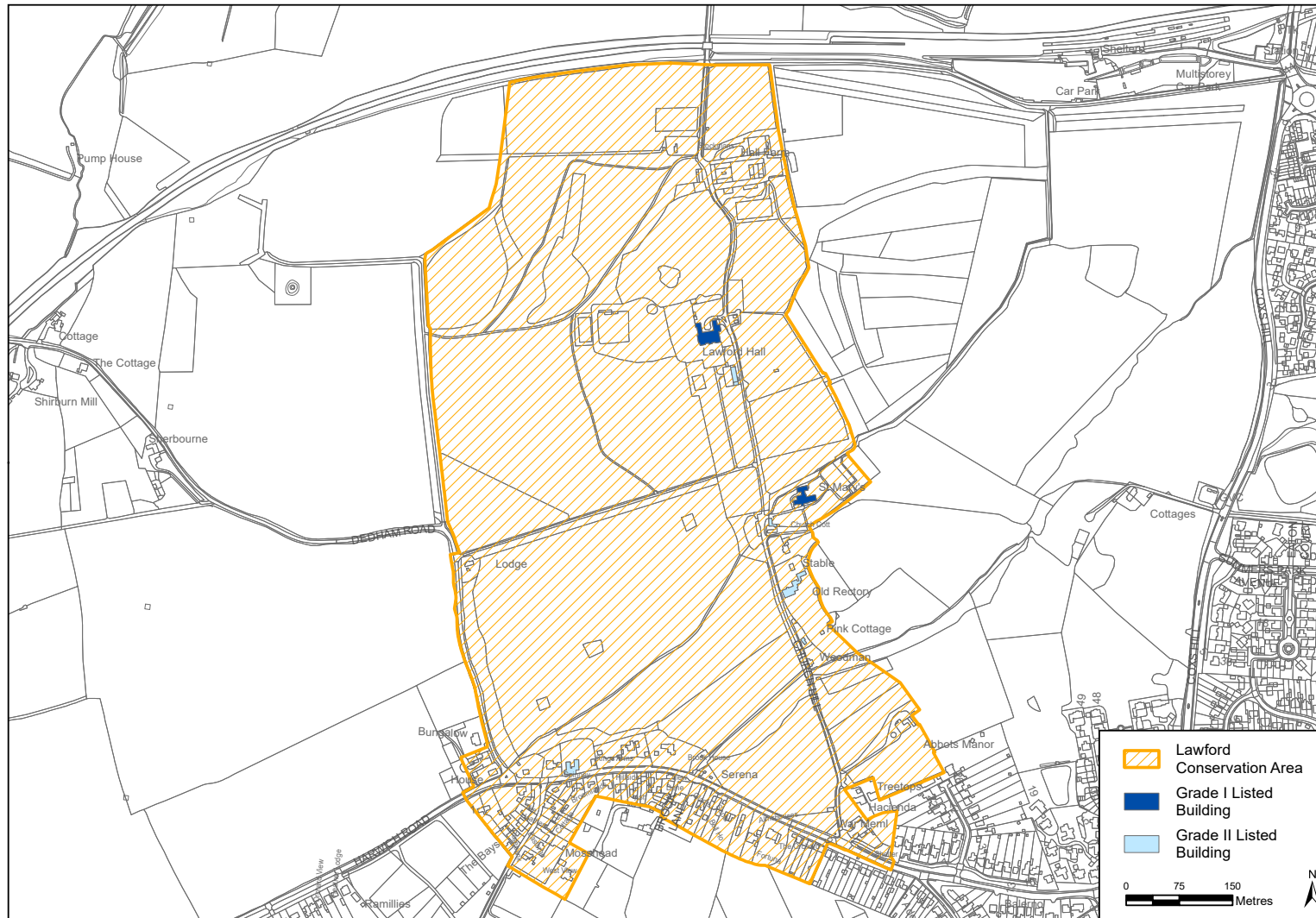


Figure 9 Map showing designated heritage assets within the Conservation Area



## 2.6 Positive, Negative or Neutral Elements

The map opposite (Figure 10) should be read in conjunction with the key notes below. These outline the broad descriptions of positive, neutral and negative attributed to buildings within the Conservation Area. It should be noted that just because a building is positive it does not mean it cannot be enhanced. Some positive buildings may have intrusive aspects but these are more widespread across the Conservation Area (such as inappropriate windows) and are addressed in the management plan. The buildings identified as 'Positive with opportunity for enhancement' tend to have more bespoke or fundamental issues that are not generally observed or widespread across the area.

**Positive:** these are buildings that have been identified as positive contributors to the character or appearance of the Conservation Area. Whilst identified as positive there are likely to be enhancements which can be made to better reveal the architectural interest of the building and improve its contribution to the character and appearance of the Conservation Area. These general enhancements are noted in the management plan. One example for Lawford would be the replacement of UPVC windows and other inappropriate windows and doors, the upgrade of these items would be beneficial as a general rule.

**Positive with opportunity for enhancement:** these are buildings which have been highlighted as they are positive contributors, however, they have been compromised due to intrusive alterations or additions. These buildings can be enhanced through the removal, replacement or redesign of intrusive or unsympathetic alterations. In the case of Lawford, buildings have been highlighted which require changes that go further than the widespread issues such as inappropriate windows and can include buildings with unsympathetic roof extensions, replacement bay windows, and modern balconies.

**Neutral:** These buildings make no beneficial or adverse contribution to the character or appearance of the Conservation Area.

**Negative:** These buildings make an adverse or intrusive contribution to the character or appearance of the Conservation Area.



Figure 10 Map showing significance of buildings within the Conservation Area



## 2.7 Heritage at Risk

Tendring District Council published a Heritage Strategy in 2019 using data from the Heritage at Risk Programme (HAR) by Historic England, however there is not a separately published Heritage at Risk Register by Tendring District Council.

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

## 2.8 Archaeological Potential

The Conservation Area has potential for the preservation of significant archaeological remains dating from the prehistoric to medieval period. The extensive and ongoing excavations which have taken place over a number of years to the south and east in advance of development have revealed extensive multi-period archaeological remains.

Previous investigations and cropmark evidence have revealed the Conservation Area lies within a widespread settled landscape dating from the Neolithic period onwards, it includes extensive barrow cemeteries dating to the Bronze Age. There is also the potential for a Saxon predecessor hall and church to have existed within the Conservation Area.

The Conservation Area is comprised of the Church, Lawford Hall and its associated parkland and a small area of historic settlement along Church Hill and Wignall Street. The manor is Saxon in origin, however the location of the original settlement is uncertain, although the vicinity of the Church and hall is the most likely location for the manorial centre.

The isolated nature of the Church and Hall are a common medieval settlement pattern where they lie at some distance from the main settlement area. The survival of the medieval Church is an important, well-preserved resource. Archaeological fieldwork within the church have established the survival of belowground features within the structure. There are records of ditches and banks located next to the church that may mark the location of former associated settlement.

The location of the associated medieval manorial hall is likely to be either within the area of the current hall or closer to the Church. The present hall was built in the late sixteenth century and so belowground remains relating to earlier precursors of the manorial hall are to be expected. The 1777 Chapman and André map shows the original historic farmstead associated with the hall located immediately to the east of the Hall and Church Hill, below ground remains may survive in this area. There may also be surviving remains related to the various phases of the hall gardens and the parkland.

The recovery of pottery, industrial remains, shell and bone from excavated sites on the periphery of the Conservation Area would suggest good survival of most archaeological remains. Environmental remains, preserved in deeper features have yielded information on the wider landscape as well as evidence for food and cereal production. The gravels and brickearths have potential to contain Pleistocene faunal remains.



## 3. Assessment of Significance

### 3.1 Summary

The special interest and the significance of the Lawford Conservation Area is primarily drawn from its legibility as a small historic rural settlement.

The Conservation Area contains relatively few listed buildings, however the development of Lawford and the shared relationship of its historic building stock contributes to the understanding of the settlement's character and special interest. Three Character Areas have been identified within this appraisal as they mark differing aspects of Lawford's development.

Despite development and expansion of the village in the twentieth century, including large modern developments to the east, the character and understanding of the Lawford Conservation Area is still dictated by its historic core on Wignall Street, and the Church, Lawford Hall and other historic buildings on Church Hill.

### 3.2 Character Areas

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

Character Area One: Lawford Hall and Park

Character Area Two: Church Hill

Character Area Three: Wignall Street and Hungerdown Lane

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

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

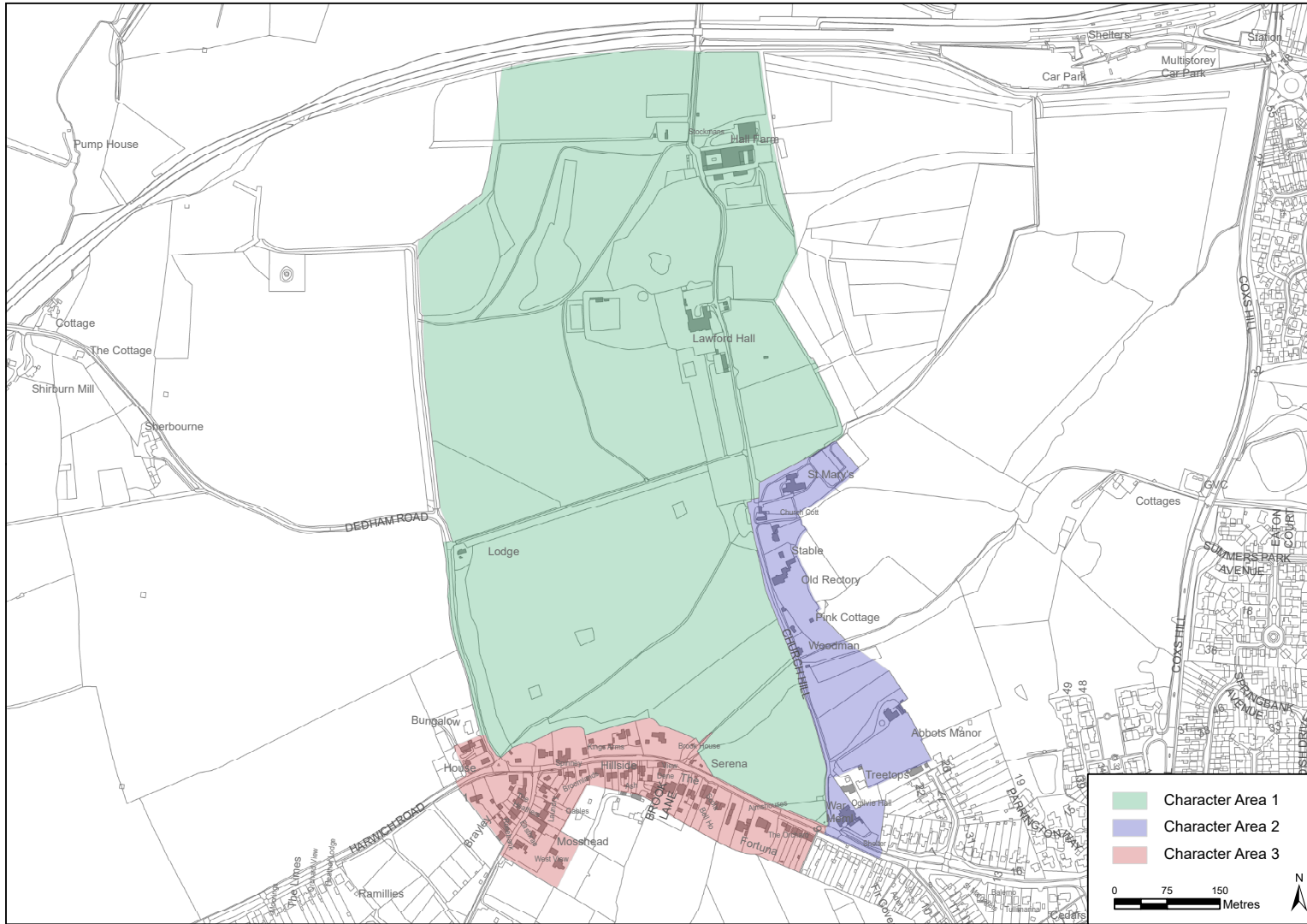


Figure 11 Map showing Character Areas





### 3.3 Character Area One - Lawford Hall and Park

Character Area One is focussed upon Lawford Hall and its associated parkland and buildings, including a late nineteenth century Model Farm. The Hall is one of the earliest surviving structures within the Conservation Area and fundamental to understanding the history of the settlement.

There are two designated heritage assets within Character Area One, as shown on Figure 9. These are Lawford Hall (a Grade I listed building) and its associated stable block (Grade II listed).

Lawford Hall and its parkland have an extensive history, and its parkland and the hall itself remain largely unchanged comparative to their depiction on the 1874 1<sup>st</sup> edition Ordnance Survey map. The avenue of lime trees leading up to the hall is depicted on the 1777 Chapman Andre map of Essex; to the north of the Hall is a Wilderness called The Rookery and to the west further ornamental gardens and a walled kitchen garden, a modern tennis-court has been added to this ensemble behind the walled garden. The wider parkland contains copses and individual parkland trees (some of which act as reminders of earlier field boundaries that were removed to make the park). The parkland is bisected by an entrance carriageway, accessed via a former gate lodge on the Dedham Road. A number of footpaths lead across the parkland from the Dedham Road and Wignall Street to the Church, which allows public access to an otherwise private landscape. The parkland historically extended to the east of Church Hill, and the historic layout and parkland appearance of the area is still discernible in the landscape despite more recent planting.

A track continues northwards beyond the model farm, and the edge of the Conservation Area is reached at the railway embankment through which the lane passes under a semi-circular arched brick tunnel.

There is a pleasant view north-eastwards from the other side of the tunnel and attractive views between the outbuildings and the tunnel to fields outside the Area to the east. Magnificent trees and mature hedgerows are too numerous to mention in this setting.

#### Land Usage

This area comprises Lawford Hall and park, and associated buildings, including the model farm and gate lodge. It is a rural, open landscape with extensive views.

#### Building Materials and Boundary Treatments

Buildings within this character area are concentrated to the north, around Lawford Hall. The design of the buildings in the Character Area is predominantly formal and high-status, reflecting the age and development of this section of the village, which focussed upon the day to day activities of Lawford Hall..



Figure 12 Lawford Hall

Lawford Hall is a Grade I listed building. It was constructed in 1583 as a large half-H plan mansion for Edward Waldegrave. The original north elevation is Elizabethan, two and a half storeys in height, with walls of deep pink render under a roof of old clay tiles with projecting wings with jettied ends. Edward Green had the south front re-cased c.1756 in red brick with small-paned sash windows under rubbed brick voussoirs. An elegant door-case is reached via a circular drive set within a small forecourt framed by yews and a low brick wall with decorative brick copings.

A two-storey red brick stable wing (Grade II) with an attractive paved forecourt stands on a relatively prominent position to the south-east of the main front. A conifer screen to the east of the drive restricts views across the river. The east front of the house to the main drive retains its attractive late seventeenth century railings.

To the north of the Hall is a fine example of a late nineteenth century model farm. This comprises a noteworthy complex of agricultural buildings in red brick with blue diaper patterning and arched openings, all now with concrete pantiled roofs. There is a fine pair of cottages of two and a half storeys, dated 1871, with a steep clay tiled roof, a central stack, crow-step gables and small crow-step gable dormers. The outbuildings have a mixture of king post and scissor trusses surrounding a courtyard. These farm buildings come at the foot of a steep grassy slope studded with mature trees. On the west side of the lane just beyond the agricultural buildings is another delightful estate cottage. The historic farmstead with its mature trees positively contributes the understanding of the historic development of Lawford, its close functional relationship to the surrounding agrarian landscape and the rural character and appearance of the Conservation Area.



Brick and render are dominant features in this part of the Conservation Area, with the use of blue brick diapering adding to the particular character of the estate buildings, featuring on both the former gatehouse and farm buildings.

Roofs are predominantly tiled. Tiles are typically plain red or brown clay and handmade plain tiles. Replacement concrete tiles on the farm buildings detract from the character and appearance of the area.

Where present, uPVC windows and doors detract from the traditional appearance of the building within this character, as do satellite dishes and aerials placed in visible locations.

Old walling and historic boundary treatments, such as brick walls and established hedgerows, positively contribute to the character area.

### **Landscaping and Open Spaces**

Lawford Park dominates this part of the Conservation Area, it is present in all key views and provides an appropriate landscape setting for Lawford Hall. The verdant nature of the park and its numerous trees with some planting to the north contributes to the rural character of the Conservation Area.

Wignall Brook, at the south eastern corner of the character area, is a densely planted area of woodland, through which public footpaths pass. As an area of public space, it is used by dog walkers and other pedestrians, providing a recreational space for the village.

### 3.4 Character Area Two - Church Hill

Character Area Two comprises the Parish Church of St Mary and the scattered linear development along the east side of Church Hill. The Parish Church is the earliest surviving structure in Lawford, and there are a number of associated historic buildings in proximity to the church, as well as a small amount of modern infill.

There are four statutory listed buildings located within this area; the Grade I Parish Church of St Mary the Virgin, and the Grade II Church Clerk's Cottage, Old Rectory and Pink Cottage.

The Parish Church is located at the northern end of this character area. The early fourteenth century chancel is considered to be one of the most splendid monuments of its date in Essex. The two most notable features of the church are the extravagant chancel windows in curvilinear Decorated style and the building's striking square tower, faced in an irregular mixture of brick, flint, puddingstone and septaria. The church has seen various additions and repairs in the succeeding centuries, culminating in a general restoration in 1887-9. A While there is plenty of mature planting in the churchyard, from the southern edge of the churchyard there is a splendid view eastward over Manningtree and the Estuary, towards the tower of the Royal Hospital School. There are also attractive views from the Churchyard entrance to the west into Lawford Hall's parkland.

The lane dips through mature trees past the eighteenth-century Pink Cottage (Grade II listed), a pretty thatched cottage of one and a half storeys and pink rendered walls, and The Woodman, a two storey brick cottage. There are attractive glimpses of parkland on either side of the road at this point. At the top of a short rise fringed by dense hedgerows reaching an arch over the road, stands Abbots' Manor, a two storey house with sash windows set in pink render under a hipped slate roof. The attractive grounds include mature trees and a splendid view to the north east.



Figure 13 Church, Church Clerk's Photo



At the junction with the main road is the War Memorial (Grade II listed), supported visually by a large oak tree. Prominent on the opposite corner is the 1909 Ogilvie Hall, a building with Arts-and-Crafts styling with pebble dashed elevations and a roof of concrete tiles. There is a simple modern extension to the front. Its main road frontage contains mature trees and a hedge, the latter has some gaps. It is recommended that the Conservation Area is extended here to encompass the Ogilvie Hall and its grounds, and the Ogilvie Hall is also recommended for Local Listing.

### Land Usage

This area comprises the parish church, the former village school, Ogilvie Hall and a small number of rural residential properties and their associated grounds. All are located on the eastern side of Church Hill lane, with views into Lawford Park to the front and into open farmland to the rear.

The open space to the north of Abbot's Manor formed its historic parkland and is still discernible as such.

### Building Materials and Boundary Treatments

There is a concentration of traditional buildings in this section of the Conservation Area, the design of the buildings in the Character Area is predominantly vernacular, reflecting the age and development of the settlement.

The Church is of brick, flint and stone construction, the west tower in particular shows an extraordinary mix of materials, which adds much to its charm and character.

The church features a smooth rendered north aisle with a slate roof, connected to a new Church Hall of yellow brick with simple detailing. The churchyard wall to the north is identical to that fronting the south forecourt of the Hall; that to the south is also in brick but with plainer copings.

The domestic buildings throughout this area are typically one and a half or two storeys in height with central or flanking chimneys. Brick and render predominantly features in this part of the Conservation Area, with differences in brick colour tone and bond providing a material differentiation between modern and older properties.

A significant feature from both inside and outside the churchyard is the seventeenth century or earlier Church Clerk's Cottage (Listed Grade II), a one-and-a-half storey house with rendered walls under a roof of old clay tiles with traditional dormers. Next to this is The Old School House, a brick-built estate-building constructed in 1848 in the Tudor style with a clay tiled roof. To the south is the modern Rectory, dating from the early 1960's, a pleasant building in red brick with a clay tiled roof and classical details. This is built on the site of an earlier building which formed part of the original Rectory complex.



The Old Rectory dates from 1757 and is a red brick, double pile house of five bays, with a significant pair of gables fronting on to the lane. There is an interesting, moulded brick cornice and string course details to the south elevation and a prominent porch on the principal north elevation, supporting the arms of St. John's College, Cambridge. A number of associated buildings, including the former stables, are located to the rear of The Old Rectory.

Roofs are predominantly tiled. Tiles are typically plain red or brown clay and handmade on older properties, with a few examples of pantiles. Concrete tiles can be found on the more recent twentieth century buildings, which provide a dilution of the otherwise traditional character and appearance of the area. The Pink Cottage is thatched.

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

In this part of the Conservation Area, most properties front the lane or are set behind front gardens, which are demarked by low walls or hedgerows. The Church is set within its churchyard. The old walling and historic boundary treatments positively contribute to the street scene of the Conservation Area. There are some instances of unsympathetic fencing, however its presence is not dominant.

### **Landscaping and Open Spaces**

The buildings stand within their own grounds, many with mature planting and trees. The Character Area includes part of the historic parkland associated with Abbot's Manor. The adjoining parkland for Lawford Hall dominates this part of the Conservation Area, it being present in all key views and frames the buildings on its fringe. The verdant nature of the parkland together with the churchyard planting and the trees and hedges associated with individual properties contributes to the rural character of the Conservation Area. The green spaces and mature trees positively contribute to the character and appearance of the Conservation Area.

### 3.5 Character Area Three: Wignall Street and Hungerdown Lane

The Wignall Street Character Area stretches along the main road, Wignall Street, from the junction with Church Hill to the junction with Dedham Road. It extends into the northern part of Hungerdown Lane and represents one of the historic foci for settlement in Lawford and is still traditional in appearance, despite a degree of modern infill.

There is one statutory listed building located within this area, the former King's Arms Public House. The King's Arms (listed Grade II) is seventeenth century or earlier in date. It is of timber-frame and painted brick construction with a clay tile roof. It was formerly a Public House, but it closed in 2012 and was converted to a private residence. It is a good example of vernacular architecture and contributes positively to the Character Area, as well as the significance of Lawford Conservation Area.

The approach to the Conservation Area from the east comprises the Ogilvie Hall to the north (see Character Area Two) and a row of council houses probably dating from the 1930's and 1950's to the south. The earlier semi-detached buildings (11-16 Wignall Street) are representative of the post First World War response to a national housing crisis. It is recommended that the Conservation Area is extended to include this grouping of semi-detached dwellings.

To the west of the semi-detached group, Wignall Street drops down into the valley. Here, the Almshouses on the southern side of Wignall Street break the pattern of development, facing away from the road.



Figure 14 Photo of Kings Arms



Figure 15 Photo of Charity Farm

Park View occupies an important location close to the road edge on the south side of the road, with Brook Cottage to the south of Park View. The grouping is given more visual distinction by the setting-back of the two modern houses with their gardens to the east.

Wignall Street turns the slight corner and rises from this point, past a varied group of properties on the south side and the commercial premises of Valley Garden Supplies to the north. Development on the south side of Wignall Street consists first of all of five cottages in two groups, with varied access arrangements and garden frontage treatments. The eastern group of three cottages retains many original features, including door cases and, in two examples, the original small-paned sash windows. Three new houses with a shared access step back from the road frontage, and lead on to a pair of unsympathetic three storey houses.

Beyond this again are three detached vernacular properties of two-and-a-half storeys with rendered facades and gambrel roofs of brown clay tiles. The loss of the original windows to these houses have resulted in loss of much of their original character. To the east of these is a small vernacular cottage. On the northern side of the road is the Listed Kings Arms, a former Public House, which occupies a prominent position in the street scene. West of the pub is a modern house of simple design, followed by Forge Cottage in a significant corner location. The delicately modelled brick facades in Flemish bond are extremely attractive, complimented by original door and window features.

Beyond the junction with Dedham Road is Charity Farmhouse, a pleasant early nineteenth century design with other significant features such as its brick front wall, corner planting and an outbuilding to the side. There are no views into the parkland from the road, although a short walk on public footpaths to the north allows attractive views to develop. Views down Dedham Road into the Conservation Area are focused on Crossway on the southern side of Wignall Street, a vernacular cottage with pink rendered walls and a substantial roof of old clay tiles. A pair of estate cottage dating from 1957 and constructed in a simple neo-Georgian style complete the main road frontage in this area. These share a single access to the west, behind a high hedge.



The Character Area runs southwards to include the properties fronting Hungerdown Lane, these consist of a mix of historic properties and modern infill. Rose Cottage on the east side was formerly The Rose Beer-house and Post Office, leads past modern houses to a fascinating group of former estate buildings, including The Old Laundry. The Old Laundry complex is recommended for Local Listing. A cottage at the rear has elevations in diapered brick behind a long single-storey brick range under a hipped roof which projects boldly to the road edge. Beyond this is a pretty house with symmetrical elevations behind a prominent hedge, and a pair of estate cottages identical to those at Rose Valley next to The Old School on the main road. On the western side of this short road, a pair of late-Victorian or Edwardian houses stand among modern properties of no overriding historic interest. The lane ends in a series of allotments and open countryside.

### Land Usage

The Character Area comprises linear residential development along both sides of Wignall Street and along the northern, built-up, part of Hungerdown Lane. There is one small area of commercial development, comprising Valley Garden Supplies, on Wignall Street. The properties on the northern side of Wignall Street back on to Lawford Park, those on the southern side of the street and on Hungerdown Lane back onto open farmland or allotments.



Figure 16 Rose Beerhouse

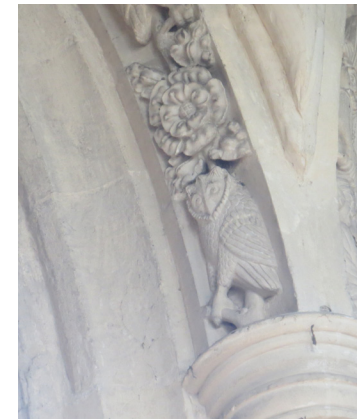


### Building Materials and Boundary Treatments

Buildings are predominantly of two storeys, faced with red brick or render in this part of the Conservation Area. Where brickwork is left exposed decorative features, such as blue brick patterning, quoining and dentil eaves can be seen. Some modern infill residential buildings are of red brick; the variation in brick tone amongst the building stock provide a visual indication of the mixture of building ages present in the Character Area. Some buildings have been painted, the colours are typically sympathetic, reflecting the age and architectural style of the buildings. Pastel colours, creams and white provide variation across the Character Area.

The Almshouses are a notable example of estate buildings which feature brick diaper work. Much more prominent in the street scene is The Old School House, designed by W.L. Baker in 1872-3 in diapered brick with Tudor details and a substantial central stack. The adjacent cottages, 1-2 Rose Valley, also have patterned bricks and may have been designed by the same architect. On the northern side of the road is Serena, a very small vernacular brick cottage with a gambrel roof. Together they make an extremely picturesque grouping. There are significant views northwards into Lawford Park from this point

Roofs are clad in red or brown plain clay tiles and natural slate upon older properties, twentieth century buildings typically feature concrete tiles/pantiles. The concrete tiles/pantiles detract from the traditional character of the area. Roofs are a mix of gable, hipped and gambrel forms, which add to the variety of the scene.





The positioning of buildings along the streetscape varies considerably, which adds to the character of the area. Some of the buildings front directly onto the street, some are set above the road, some are set below the road level, some are set back behind a small front garden and others by a larger front garden. Frontages are demarked by brick walls, fencing or hedgerow.

Street signage and furniture is restrained owing to the few commercial buildings. The Dedham Road has a noticeable amount of traffic calming signs, and these could be considered for rationalisation.

### **Landscaping and Open Spaces**

Landscaping and areas of open space comprise front and side gardens, and glimpses to the rear of properties of further trees. These positively contribute to the appearance of the area. The Character Area backs onto Lawford Park to the north and to open countryside and allotments to the south. This setting positively contributes to the historic rural village character of the character area. The eastern end of the character area abuts the modern development that now links Lawford with Manningtree.



### 3.6 Views

Key views are identified on Figure 16. The views included in this assessment are a selection of key views; this list is not exhaustive and there may be numerous 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.

The numerous views of Lawford Hall and the park are important to the understanding of the Conservation Area, its history and significance (Views 1). These change as the viewer moves through the park or around its perimeter. The visibility of the church from Church Hill and the park and the public footpaths to the east emphasises the role the church played within the history of Lawford and its development (Views 2), these views change as the viewer moves through the park or along the footpaths and road. There are also views out from Character Areas 1 and 2 to the north and east to the Stour Estuary and the surrounding rural landscape.

Other views comprise views of the historic settlement along Church Hill (Views 3) demonstrating its contribution to the character and special interest of the Conservation Area and its inter-relationships with the other Character Areas. These are kinetic in nature, in that they change as the viewer travels along Church Hill, reflecting the changes in gradient, the sunken nature of the lane and the nature of the vegetation on either side, so that they can be confined in one location and expansive in the next.

There are also views along Wignall Street within Character Area Three (Views 4) demonstrating its contribution to the character and special interest of the Conservation Area and its inter-relationships with the other Character Areas. Again, these are kinetic in nature, in that they change with the gradient, the proximity of the buildings to the road frontage and the nature of the boundary treatments. This variety contributes to the character and special interest of the Conservation Area.

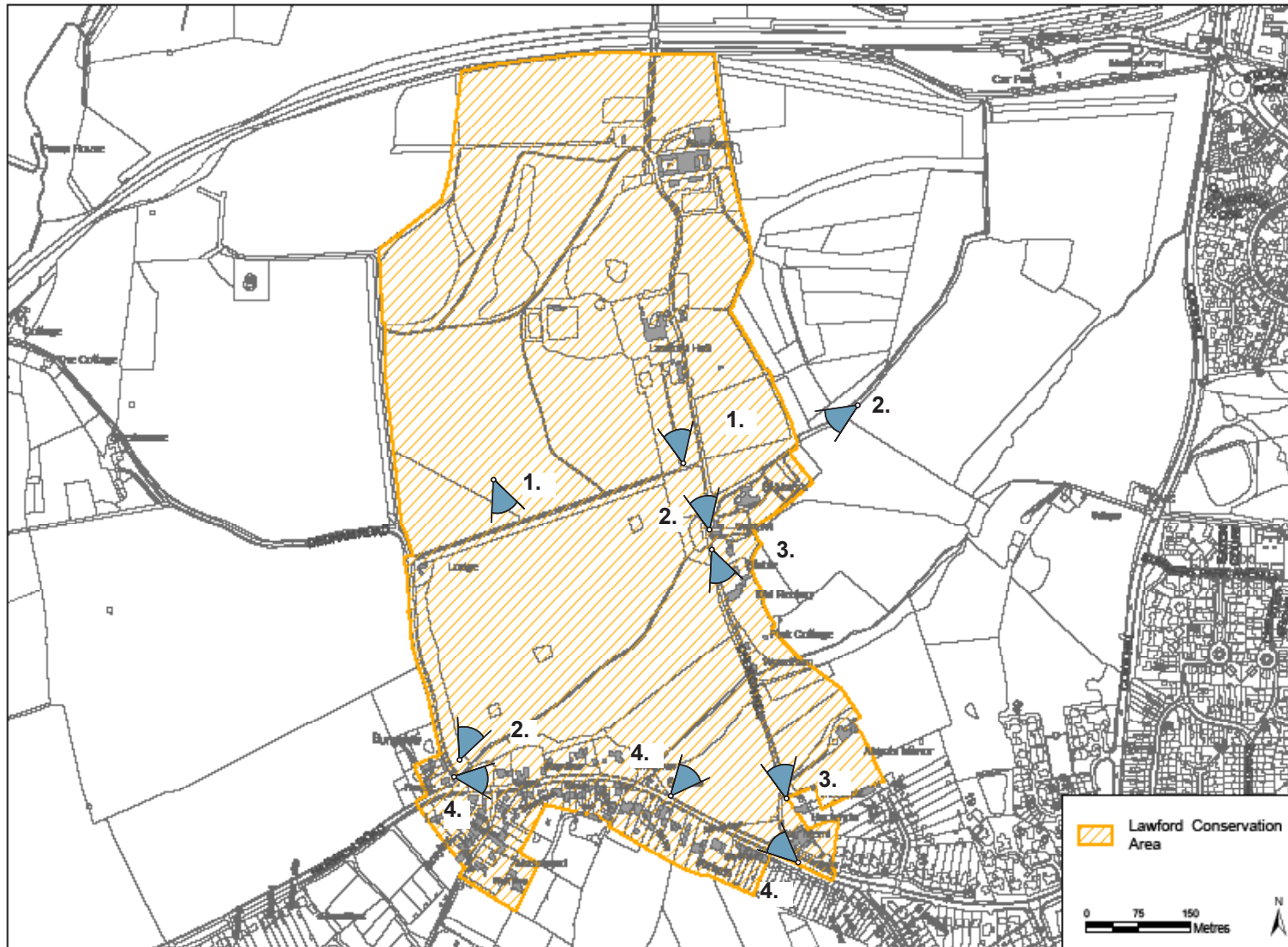


Figure 17 Map showing key views within the Conservation Area



### 3.7 Setting of the Conservation Area

The NPPF describes the setting of a heritage asset as:

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

Historic England provides detailed guidance on the setting of heritage assets, stating that all heritage assets have a setting, whether they are designated or not, irrespective of the form in which they survive. In the analysis of setting, the important contribution of views to the significance of heritage assets and the ability to appreciate that significance is often a primary consideration. Yet the contribution a setting makes to the significance of a heritage asset, such as the Lawford Conservation Area, is not limited to views alone. Setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses. The detrimental alteration of the character of a setting may reduce our ability to understand the historic relationship between places. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access, view or experience that setting. Therefore, any application for development within the setting of a heritage asset is subject to constraints.

The NPPF states that for any development within the setting of a heritage asset, a thorough assessment of the impact on the setting is required. This should be proportionate to the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it (NPPF, paragraph 194).

In addition, paragraph 206 of the NPPF states that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets (including the setting of Conservation Areas), to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. Therefore, the favourable treatment of proposals that retain the open, agrarian character of the Conservation Area's setting is obligatory by the local authority, while proposals that fail to retain this character would be rejected.

When assessing an application for development which may affect the setting of a heritage asset, local planning authorities should also consider the implications of cumulative change and incremental harm. New developments and changes can not only detract from a heritage asset's significance in the short-term but may also damage its significance and economic viability now, or in the future, thereby threatening its on-going conservation.



### Surrounding Landscape

The Conservation Area draws significance from the surrounding, undeveloped, rural landscape and the loose 'grain' of the surrounding built environment. The Conservation Area's setting within a historically agrarian landscape permits an understanding and appreciation of the historic development of Lawford, as a largely isolated rural settlement until the nineteenth century. The quality of the surrounding rural landscape makes an important contribution to the historic setting and significance of the Lawford Conservation Area.

As demonstrated in the above section upon key viewpoints, there are also strong visual links between the Conservation Area and views from outside the Conservation Area towards heritage assets, such as the church tower.

The approach towards Lawford Conservation Area and its surrounding setting from the west along Harwich Road, the north from Dedham Road and south along Hungerdown Lane is characterised by open fields. The approach from the east, along Wignall Street is more developed with largely twentieth century residential properties. From the north-east at Coxs Hill there are extensive views to the rear of the Conservation Area across open farmland.

Development within the setting of the Conservation Area should be sympathetic to the character of the Lawford Conservation Area.





## 4. Opportunities for Enhancement

The following opportunities for enhancement have been identified and are summarised below in brief. The list is in no way exhaustive, and neither are the issues identified unique to Lawford, with many being shared with other conservation areas

### 4.1 Loss of Architectural Details

As highlighted within the appraisal, a number of buildings within Lawford have been subjected to unsympathetic alterations which has resulted in the gradual, and in some cases irrevocable, loss of architectural detailing which would contribute positively to the village's distinctive character. Two key examples of this are the loss of original timber windows and doors and replacement with modern windows and doors, which do not replicate the high-quality detailing of those they are replacing.

Historic England's *Traditional Windows: Their Care, Repair and Upgrading* (2017) advises that:

'The loss of traditional windows from our older buildings poses one of the major threats to our heritage. Traditional windows and their glazing make an important contribution to the significance of historic areas. They are an integral part of the design of older buildings and can be important artefacts in their own right.... The distinctive appearance of historic hand-made glass is not easily imitated in modern glazing.'

The loss of historic joinery such as sash and casement windows and panelled doors results in a degree of harm to the significance of an historic building, and the loss of crown or other early glass can also cause harm to the significance of the buildings. Historic England's 2017 advice recommends that '*Surviving historic fenestration is an irreplaceable resource which should be conserved and repaired whenever possible.*'

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

Throughout the Conservation Area, there are examples of the loss of historic rainwater goods and poor maintenance. The rendering of facades and the decorative brickwork is also evident, often with cementitious render.

There has also been the loss of original boundary treatments which negatively impact the street-scene.

### 4.2 Unsympathetic additions

Throughout the Conservation Area, there are examples of inappropriate and unsympathetic additions which can result in a cumulative impact on the area. The addition of uncharacteristic porches, the installation of TV aerials, extraction flues and air conditioning units to street facades, sides and rear of buildings harm the historic character of the area and its appearance. Care should be taken that unsympathetic additions do not impact key views and the character of groups of historic buildings is preserved.





### 4.3 Neutral Contributors

A number of buildings are considered to make a neutral contribution to the character and appearance of the Conservation Area. The buildings that fall within the category still contribute to the area's character and appearance, their contribution should not be considered negative.

### 4.4 Public Realm

**Street Furniture (including lampposts, benches, signage, bins, bike stands, bollards etc.)**

Street furniture is generally of good quality and sympathetic in character. There are a large number of traffic signs at the junction of Dedham Road, and these could be considered for rationalisation.

#### Hard Landscaping

Road surfacing is generally of good quality however there are areas of inconsistencies and that would benefit from maintenance.

Hard landscaping can have a harmful effect upon the character of the area and the loss of front garden space in favour of parking would be unsympathetic to the character of the Conservation Area. It is however acknowledged that the use of part of the front gardens for parking does ensure that on-street parking is not a particular issue for the area.

The carpark in front of the Church would benefit from levelling and re-gravelling.

### Open Spaces

The open and green spaces across the Conservation Area make a positive contribution to its significance and are integral to its character in many instances. Appropriate levels of maintenance needs should be considered to these spaces and, where appropriate, opportunities for enhancement sought.

#### Trees and Planting

The trees across the Conservation Area make a positive contribution to its significance and are integral to its character in many instances. Appropriate levels of maintenance needs should be considered to these and, where appropriate, opportunities for enhancement sought.

### 4.5 Access and Integration

There is scope for enhancement in terms of wayfinding within the village, to better signpost key features such as the Parish Church and wider public rights of way to enhance the link between the village and its surrounding countryside.



#### 4.6 Colour Palette

The Conservation Area is currently characterised by its red brick and light painted render. Future alterations should respond to the existing and historic palette to preserve the local distinctiveness; however, it should also reflect the age, status and architectural style of its host building. The introduction of an inappropriate modern colour palette into the street scene would be a concern within the Conservation Area, and have the potential to have a cumulative and significant impact upon the character and appearance of the Conservation Area. It is also imperative that appropriate paints are used to ensure that the passage of moisture through historic properties' fabric is not inhibited which can cause decay.

#### 4.7 Inappropriate Modern Development

There has only been small-scale modern development within the Conservation Area and most of this has been infill development located between older properties. These developments have been largely designed in accordance with Essex Design Guideline principles and can be considered as neutral in their impact on the Conservation Area.

Care needs to be taken within the Conservation Area that windows, doors, roofs and other architectural elements are not replaced with those of inappropriate design and materials. The character of the Conservation Area is defined by the historic palette of materials used and this piecemeal loss of fabric can cumulatively have a more significant impact on the character and appearance than any of the other concerns. Examples of inappropriate modern development are considered to include:

- The Fairway and Broomlands, Wignall Street

The impact of modern development on the outskirts of the village or the Conservation Area will need to be controlled or appropriately mitigated so that it does not impact on the setting of the Conservation Area, or on its wider views, and the contribution these make to its significance.



## 5. Management Proposals

There are a wide range of issues facing the Lawford 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 with the local planning authority. These are generally low cost and can be implemented within a short timeframe, typically within one or two years.

#### Enforcement

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

### 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 Lawford Conservation Area and ensure the preservation of characteristic features of the Area including Lawford.

### Heritage Statements, Heritage Impact Assessments and Archaeological Assessments

In accordance with the NPPF (Paragraph 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 its setting require an appropriately detailed Heritage Statement. Any application without a Heritage Statement should not be validated.

The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, trees 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 (2017)*. Applications which fail to have assessed any impact upon views and setting should not be validated.



### Local Heritage List

Lawford would benefit from the local planning authority adopting and maintaining a comprehensive Local List in order to preserve its historic environment from further deterioration. 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. A Local List may be beneficial to ensure the upkeep of buildings which are significant to the history and character of Lawford. The exercise 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 a number of buildings within the Conservation Area which are of sufficient quality to be considered for local list status.

### 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 and look to conserve and reinstate historic features. It is also considered that poor-quality or unsympathetic schemes should not be allowed, both within the Conservation Area and its setting.

### New Development

There are opportunities within Lawford and its setting for development which makes a positive contribution to the Conservation Area.

To be successful, any future development needs to be mindful of the local character of the Conservation Area, 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 sympathetically 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 traditional materials and building methods which are as high in quality of those used in the existing buildings; and

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

- Engaging with developers at an early stage through the Pre-Application Process to ensure modern development is high quality in design, detail and materials.
- Ensuring large scale development schemes are referred to a Design Review Panel (or similar) to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it's appropriate to a conservation area.
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.



### **Public resources**

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a conservation area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. Poor maintenance leads to the deterioration of the fabric of the built environment and the loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of Lawford's built heritage.

### **Tree Management**

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

It is also considered that any prominent trees, 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.

### **5.2 Positive Management: Longer Term**

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

#### **Character Appraisal and Management Plan**

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

#### **Conservation Area Boundary**

The Conservation Area boundary has been revised within this appraisal in accordance with the NPPF (2021) and Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (2018). The boundary now includes early-twentieth century development along Wignall Street. The boundary should continue to be assessed as part of future reviews of the Management Plan to ensure it is robust and adequately protects the significance of the area.

#### **Interpretation: Improved Understanding and Awareness**

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 Lawford as a historic settlement. One key area which may benefit from this would be Parish Church of St Mary. This is a highly significant assets within the Conservation Area, and therefore would benefit from interpretation.



### Public Realm and Highways

The first opportunity to enhance the character and appearance of the conservation area is through investment to improve the wider public realm. Improved signage such as for Public Footpaths would also be an enhancement to the Conservation Area.

The Highways Department should be engaged to conduct an assessment of existing signage within the Conservation Area with the view to 'de-clutter' and enhance the historic environment. Collaboration between the Highways Department and the Local Planning Authority should ensure the maintenance and replacement programmed for street furniture and hard surfacing.

### 5.3 Funding Opportunities

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

#### National Heritage Lottery Fund

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

## 6. Appendices

### 6.1 Designated Heritage Assets

LIST ENTRY	NAME	GRADE	DATE LISTED
1254098	CHURCH CLERKS COTTAGE	II	30/11/1987
1254131	LAWFORD HALL	I	21/2/1950
1254186	THE KINGS ARMS PUBLIC HOUSE	II	30/11/1987
1261435	PINK COTTAGE	II	30/11/1987
1261443	STABLES APPROXIMATELT 60 METRES SOUTH EAST OF LAWFORD HALL	II	17/11/1966
1261444	THE OLD RECTORY	II	17/11/1966
1261462	CHURCH OF ST MARY	I	17/11/1966
1391298	WAR MEMORIAL	II	21/3/2005



## 6.2 Publications

Fryer, M. and Horlock, B., 2013, *Revisiting the Past: Maps and images of Mistley, Manningtree and Lawford c. 1769-1926*, pub. R.J. Horlock

Manningtree Museum and Local History Group, 2000, *Pictures from the past of Manningtree, Mistley, Lawford and District*, Harwich printing company

*Pevsner, N., 2007, Essex: Buildings of England Series, Yale University Press*

*Welch, P. and Fisher, D., 1996, Manningtree, Mistley and Lawford in old picture postcards, European Library*





### 6.3 Legislation, Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	All sections are relevant, although the following pertain to Conservation Area Appraisals and Management Plans:  66: General duty as respects listed buildings in exercise of planning functions.  72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2021) DCLG	Section 16;  Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England Good Practice Advice in Planning Note 1 (2015) The Historic Environment in Local Plans	
National Guidance	Historic England Good Practice Advice in Planning Note 2 (2015) Managing Significance in Decision-Taking in the Historic Environment	
National Guidance	Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	Historic England Advice Note 1 (2019) Conservation Area Appraisal, Designation and Management	
National Guidance	Historic England (2017) Traditional Windows	
National Guidance	Historic England, High Streets for All (2018) Advice for Highway and Public Realm Works in Historic Places	
National Guidance	Historic England (2020) Conserving Georgian and Victorian terraced housing	



National Guidance	Historic England (2017) Repointing Brick and Stone Walls Guide for Best Practice	
Local Supplementary Planning Document	Tendring District Council Local Plan (2007)	<p>QL9 – Design of New Development</p> <p>QL11 – Environmental Impacts and Compatibility of Uses</p> <p>EN1- Landscape Character</p> <p>EN17- Conservation Areas</p> <p>EN18- Fascia and Shop Signs in Conservation Areas</p> <p>EN18 (a) and (b)- Advert Control within Conservation Areas</p> <p>EN20- Demolition within Conservation Areas</p> <p>EN21- Demolition of Listed Buildings</p> <p>EN22- Extension and Alterations to Listed Buildings</p> <p>EN23- Development within the Proximity of a Listed Building</p> <p>EN25- Satellite Dishes on Listed Buildings and in Conservation Areas</p>



## 6.4 Glossary

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Cropmark	Where a below-ground archaeological feature, such as a ditch, is visible from the air due to differential growth-patterns in the covering crop.
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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