

# Ardleigh Conservation Area Character Appraisal and Management Plan

**Tendring**  
District Council



**Client:**  
Tendring District Council

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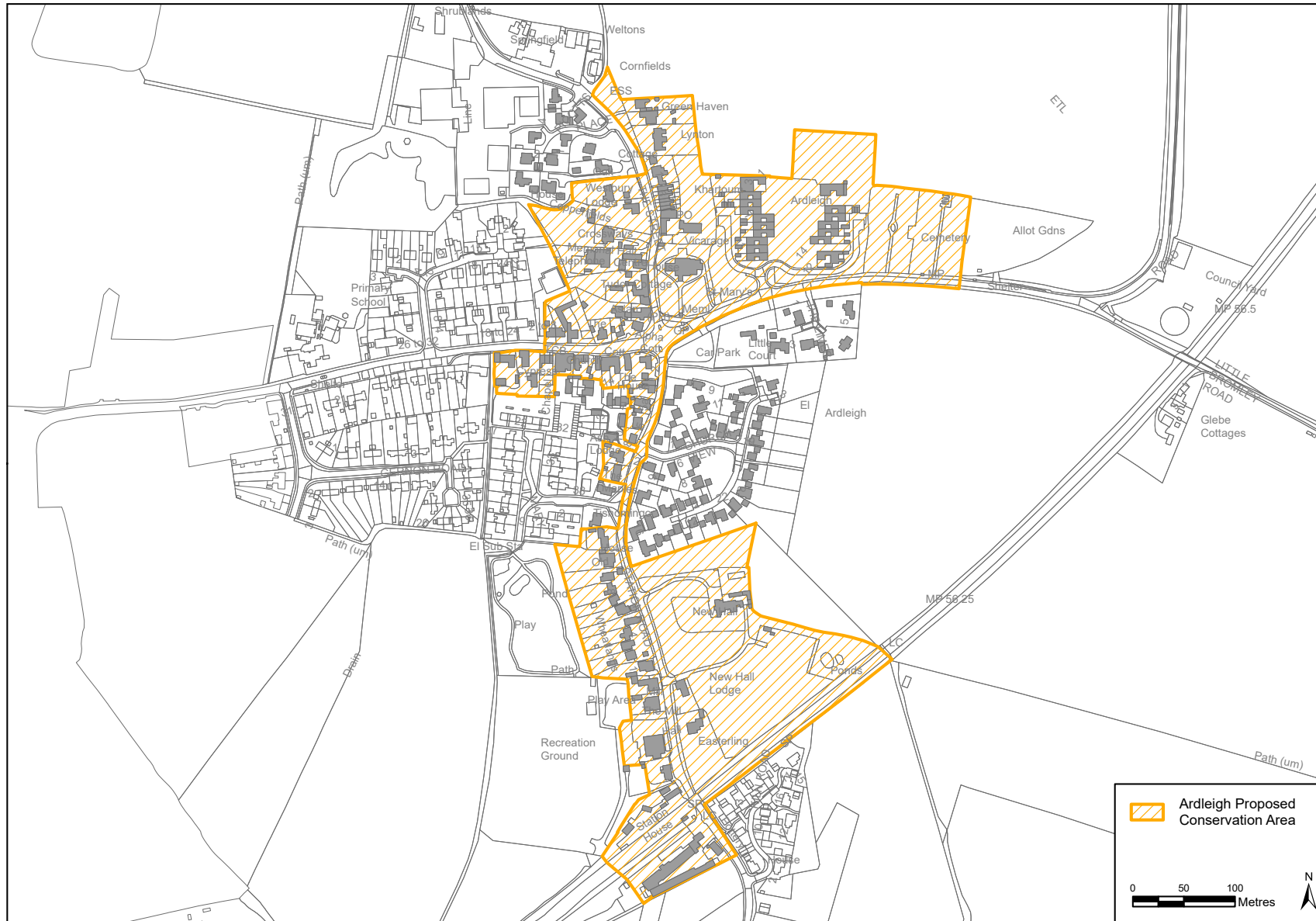
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# 1. Introduction

## 1.1 Summary

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

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

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

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



Figure 1 Church Hall with The Vicarage in the background



## 1.2 Purpose of Appraisal

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

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

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

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

## 1.3 Planning Policy and Guidance

The legislative framework for conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural or historic interest as Conservation Areas, and Section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposals for the preservation and enhancement of these areas.

The National Planning Policy Framework (NPPF) highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, the immediate and larger character of the area in which new development is sited.

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

This assessment follows best practice guidance, including Historic England's revised *Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management* (2019) and *Good Practice Advice in Planning: 3 The Setting of Heritage Assets* (2017).



The Conservation Area which is the subject of this report is located within the area covered by Tendring District. Local planning policy is set out in the *Tendring District Local Plan 2013-2033 and Beyond Section 2 (2022)*.

Policies which are relevant to the historic environment include:

Policy SPL 3 - Sustainable Design

Policy PP 8 - Tourism

Policy PPL 3 - The Rural Landscape

Policy PPL 7 - Archaeology

Policy PPL 8 - Conservation Areas

Policy PPL 9 - Listed Buildings

Policy PPL 10 - Renewable energy generation and energy efficiency

#### **1.4 Designation of the Conservation Area**

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

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

It is proposed to revise the boundary to remove the modern residential developments including Picotts Place and other modern dwellings constructed in the land formerly occupied by Ardleigh Hall. The Limes; Church View and Chapel Croft; and Forge Court are also proposed for removal from the Conservation Area boundary as they are of low historic interest and make a limited contribution to the character and appearance of the Conservation Area. Ribbon development has been constructed to the west side of Station Road, comprising of detached dwellings of varying designs. This infill development is neutral in its contribution to the Conservation Area but remains within the boundary due to its location and visual prominence in Station Road. Further assessment on neutral and negative features can be found in section 5.1 of this document.

It is proposed to extend the boundary to include the Ardleigh Studios (former goods sheds) located to the south of the railway line. These buildings appear to be mid-late nineteenth century in origin and contribute positively to the architectural interest and industrial history of the Conservation Area.

Minor alterations are also proposed to rationalise the Conservation Area boundary against existing plot boundaries.



## 2. Ardleigh Conservation Area

### 2.1 Context and General Character

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

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



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



## 2.2 Origin and Evolution

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

### Prehistory (-500000BC – 43AD)

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

### Roman (43 – 410)

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

### Early Medieval (410 – 1066)

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

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

### Medieval (1066 – 1540)

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

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

### Post Medieval (1540 – 1901)

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

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

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

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

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

### Eighteenth century

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

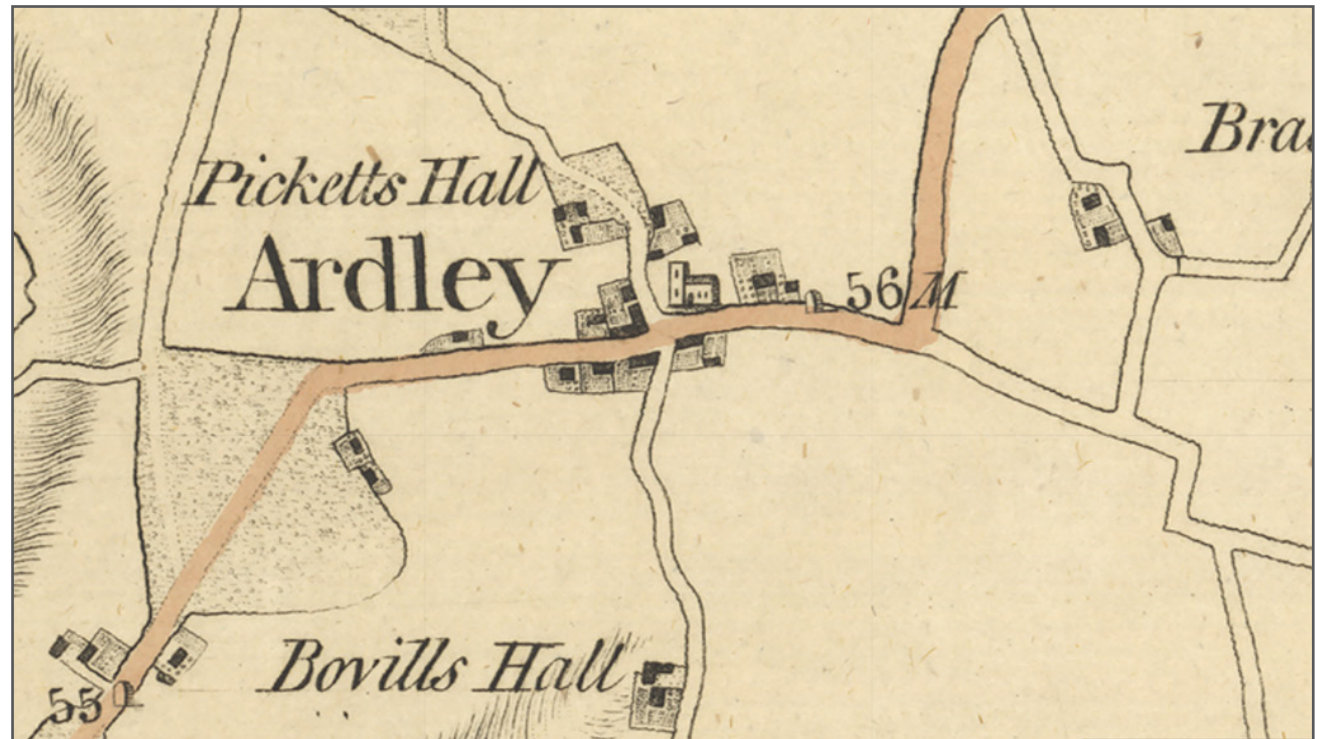


Figure 3 Chapman and Andre Map of 1777





Figure 4 First edition Ordnance Survey map of 1875

### Nineteenth century

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

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

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

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



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







### 2.3 Designated Heritage Assets

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

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

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

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

### 2.4 Non-Designated Heritage Assets

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

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

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

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

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5 NPPF, p67

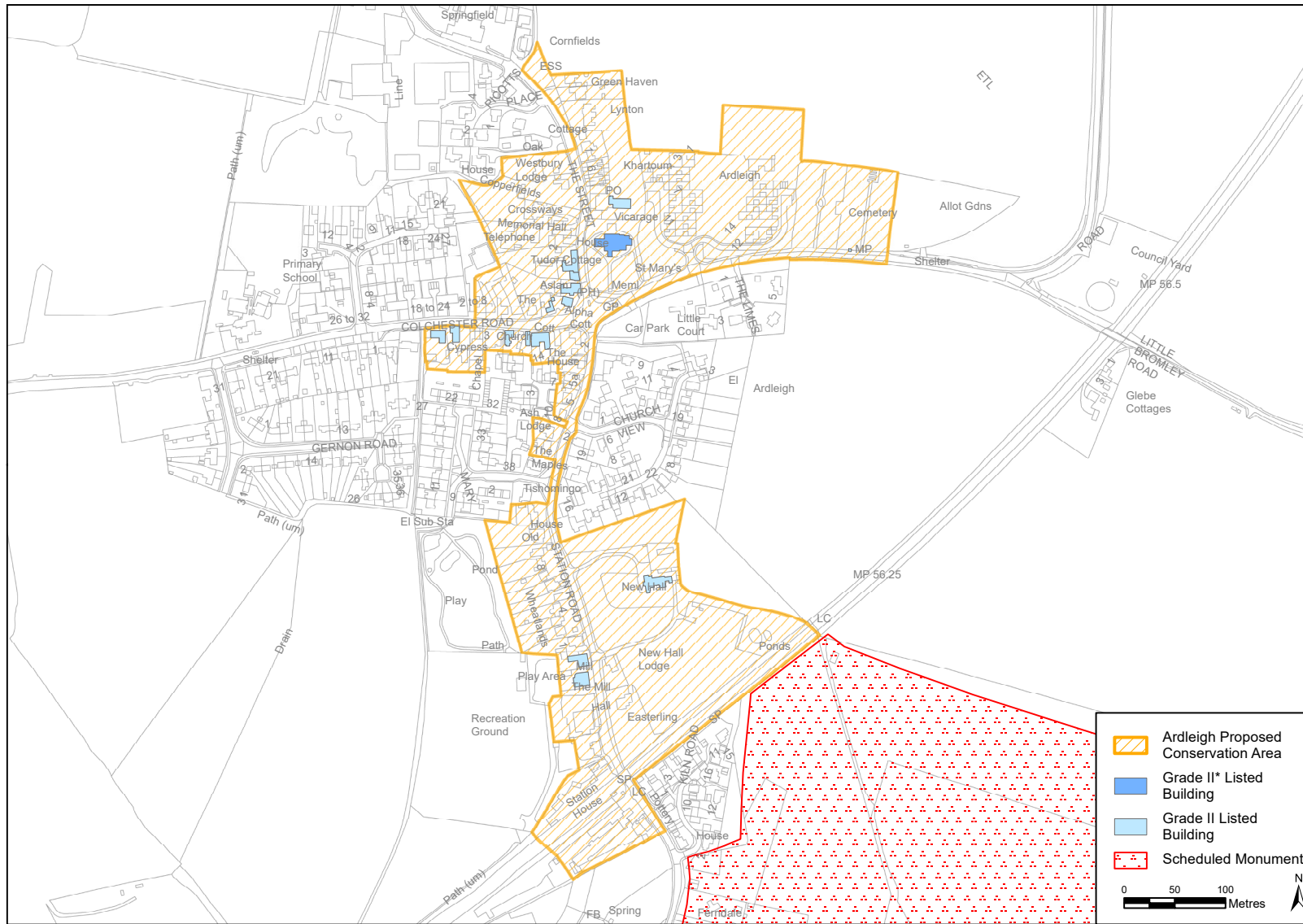


Figure 7 Map showing location of designated heritage assets within the Conservation Area



This list is not exhaustive, and further buildings may be identified as non-designated heritage assets through the planning application process. Buildings and features within the Conservation Area which are considered to be non-designated heritage assets include:

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

## **2.5 Heritage at Risk**

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

## **2.6 Archaeological Potential**

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

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

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



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

The manor of Ardleigh is Saxon in origin, however the location of the original settlement is uncertain, although the vicinity of the Church and hall is the most likely location for the manorial centre. The later medieval church is likely to be on the site of earlier structures, below ground remains of which may survive within the churchyard.

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

The survival of the later medieval Church is an important, well-preserved resource, as is the historic core of the village, centred around the crossroads. Medieval and later settlement evidence is more likely to be sited along the street frontage, the garden areas may also contain evidence for ancillary activity, such as wells, cess-pits, yards and middens, as well as small-scale industrial activity.

The recovery of pottery, industrial remains, metal, glass and stone jewellery from excavated sites on the periphery of the Conservation Area would suggest good survival of most archaeological remains. Bone survival on gravel soils is poor, however cremated deposits within vessels have shown excellent preservation. Deep features have potential for waterlogged deposits which have shown preservation of wood and textiles as well as bone and faunal remains.

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



Figure 8 St Mary's Church door








## 3. Assessment of Significance

### 3.1 Summary

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

### 3.2 Significance of buildings

Where visible from areas of the public realm, the buildings within the Ardleigh Conservation Area have been assessed. The map on page 19 should be read in conjunction with the key notes below. These outline the broad descriptions of positive, neutral and negative attributed to buildings within the Conservation Area. It should be noted that just because a building is positive it does not mean it cannot be enhanced. Some positive buildings may have intrusive aspects, but these are more widespread across the Conservation Area (such as inappropriate windows) and are addressed in the management plan. The buildings identified as 'Positive with opportunity for enhancement' tend to have more bespoke or fundamental issues that are not generally observed or widespread across the area.

- 
**Positive:** these are buildings that have been identified as positive contributors to the character or appearance of the Conservation Area. Whilst identified as positive there are likely to be enhancements which can be made to better reveal the architectural interest of the building and improve its contribution to the character and appearance of the Conservation Area. These general enhancements are noted in the management plan. One example would be the replacement of windows where the buildings have uPVC. The upgrade of these items would be beneficial as a general rule.
- 
**Positive with opportunity for enhancement:** these are buildings which have been highlighted as they are positive contributors, but have been compromised due to intrusive alterations or additions. These buildings can be enhanced through the removal, replacement or redesign of intrusive or unsympathetic alterations. In the case of Ardleigh, buildings have been highlighted which require changes that go further than the widespread issues such as inappropriate windows and can include buildings with unsympathetic doors, boundary treatments and extensions.
- 
**Neutral:** These buildings make no beneficial or adverse contribution to the character or appearance of the Conservation Area.
- 
**Negative:** These buildings make an adverse or intrusive contribution to the character or appearance of the Conservation Area.
- 
**Other:** It was not possible to view these buildings from the public realm to ascertain their contribution to the Conservation Area.

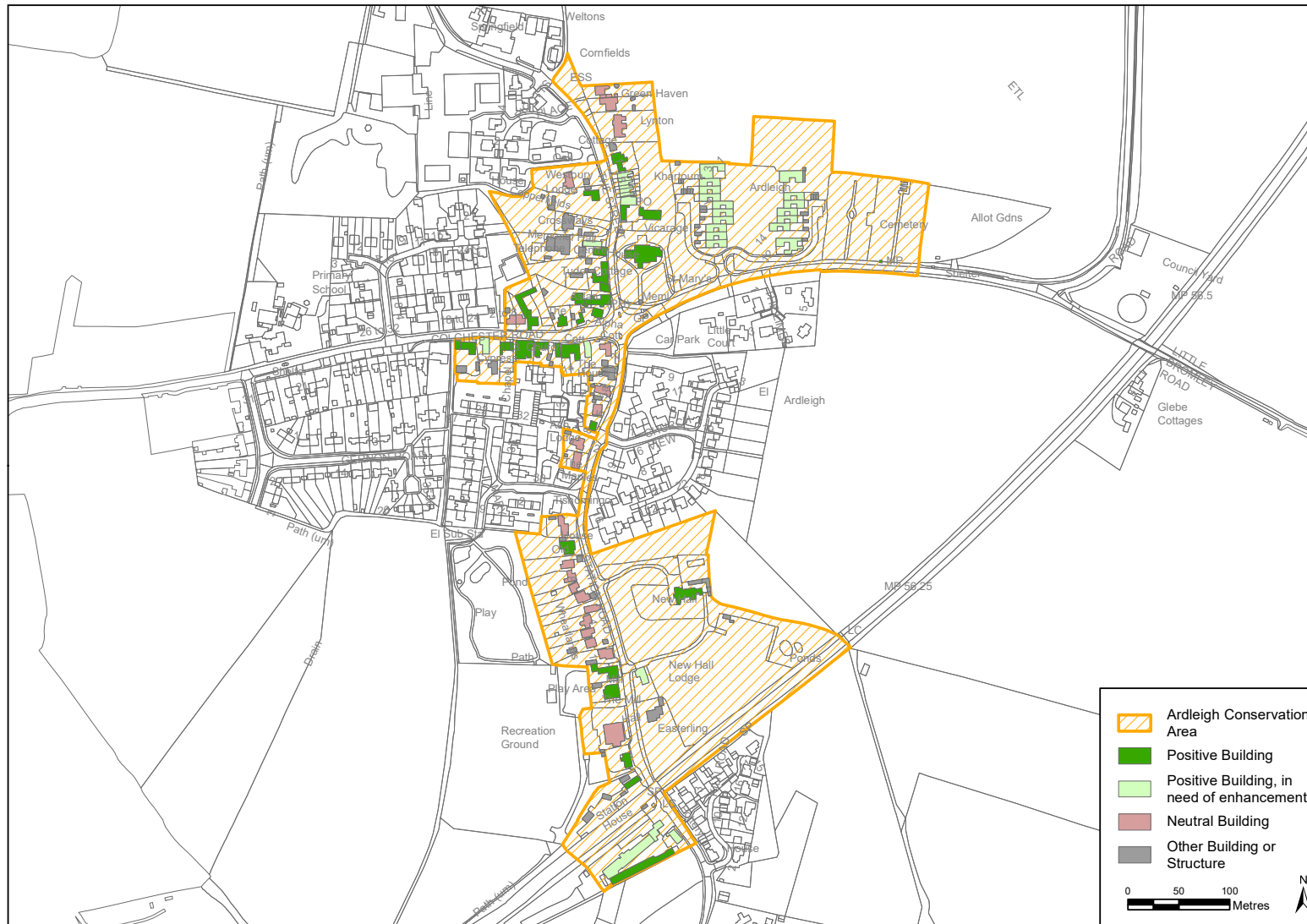


Figure 9 Map showing significance of buildings within the Conservation Area





### 3.3 Character Areas

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

Character Area One: Historic Core

Character Area Two: Industrial

Character Area Three: Twentieth-Century Patio Bungalows

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

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

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

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

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

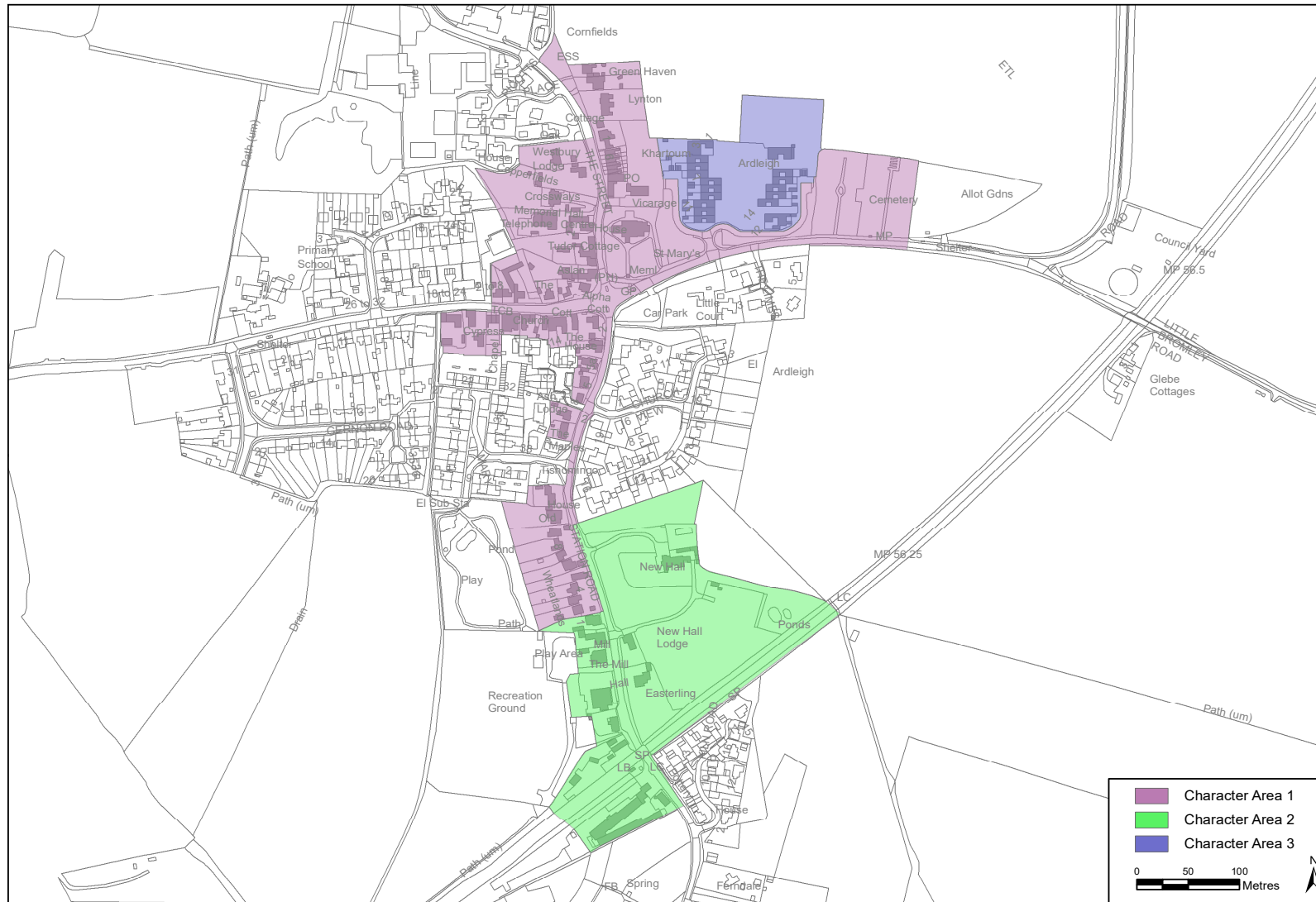


Figure 10 Map showing Character Areas

### 3.4 Character Area One: Historic Core

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

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



Figure 11 The crossroads looking west



Figure 12 Church of St Mary

## Land Usage

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

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

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

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



Figure 13 Churchyard Gates





Figure 14 The Vicarage

### Landmark Buildings

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

### Landscaping, Open Spaces and Public Realm

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

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



Figure 15 The Cemetery



Figure 16 The Churchyard





Figure 17 Small green upon entering the Conservation Area

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

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

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

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



Figure 18 K6 Telephone Kiosk



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

### Contribution of Key Un-Listed Buildings

There are numerous buildings that contribute to the character and appearance of the area, however some are considered to make a key contribution and have been identified in Section 2.4. They include:

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



Figure 19 The Hollies



Figure 20 Numbers 1-6 The Street and Post Office



Figure 21 Church Hall (west of The Vicarage)



Figure 23 The Dairy



Figure 22 The Methodist Church



Figure 24 Numbers 1-3 Chapel Cottage, Colchester Road



### Local Building Materials and Details

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

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

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

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



Figure 25 Examples of materials within the Historic Core



### 3.5 Character Area Two: Industrial Area

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

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

#### Land Usage

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

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



Figure 26 Level crossing looking north along The Street



Figure 27 Mill House and Phoenix Mill



Figure 28 Phoenix Mill

### Landmark Buildings

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



Figure 29 Mill House

### Landscaping, Open Spaces and Public Realm

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

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

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

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

There is modern streetlighting throughout the Conservation Area.



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





Figure 31 Ardleigh Studios (former goods sheds)

### Contribution of Key Un-Listed Buildings

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

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



Figure 32 Nursery View



### Local Building Materials and Details

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

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

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



Figure 33 Easterling



Figure 34 New Hall Lodge



### **3.6 Character Area Three: Patio Bungalows**

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

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

#### **Land Usage**

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

#### **Landscaping and Open Spaces**

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

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

#### **Contribution of Key Un-Listed Buildings**

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

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

### Local Building Materials and Details

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

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

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

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

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



Figure 35 Patio Bungalows





### 3.7 Key Views

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

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

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

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

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

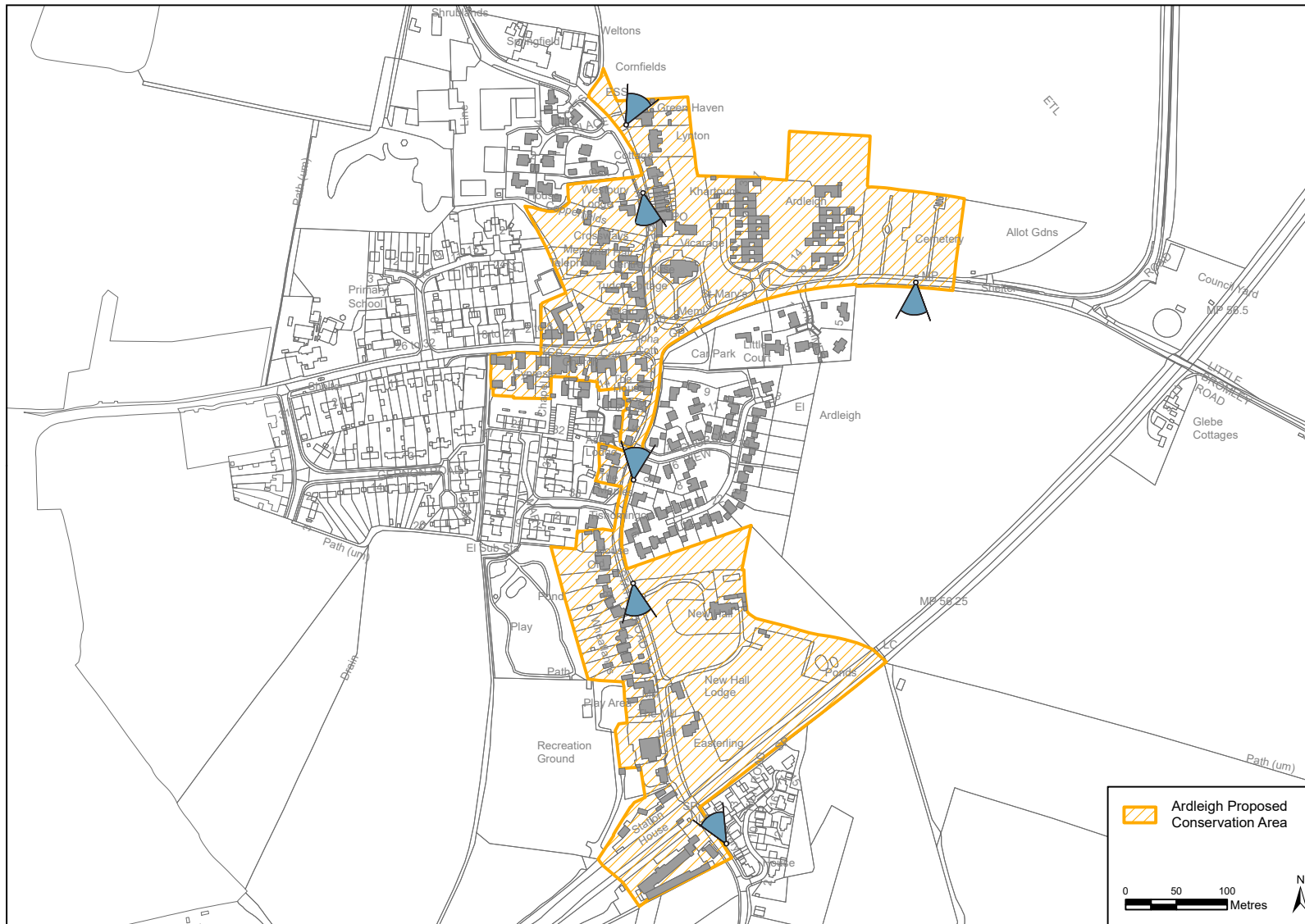


Figure 36 Map showing key views within the Conservation Area



### 3.8 Setting of the Conservation Area

The NPPF describes the setting of a heritage asset as:

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

*Historic England Good Practice Advice 3: Setting of Heritage Assets (2017)* indicates that the setting of a heritage asset is the surroundings in which the asset is experienced. It goes on to note 'Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset'.

Historic England's advice note on setting includes a:

*"(non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance'. As the advice note states, 'only a limited selection of the attributes listed will be of a particular relevance to an asset.'"*

This checklist has been used to inform this assessment.

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

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

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

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

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





## 4. Opportunities for Enhancement

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

### 4.1 Car Parking

Ardleigh is fortunate that car parking is not a prevalent issue to the character and appearance of the Conservation Area. This is largely a result of the compact development around the crossroads and to the south the properties benefit from generous plots with sufficient space. There are instances of on-street parking along The Street, however, it does not appear overcrowded.

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

### 4.2 Inappropriate alterations and development

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

#### Windows, doors, and materials

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

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

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



### **Inappropriate features**

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

### **Modern Development**

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

### **Boundary Treatments**

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

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

### **4.3 Interpretation**

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

### **4.4 Maintenance**

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

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Preventative Maintenance (spab.org.uk)



#### **4.5 Public Realm**

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

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





## 5. Management Proposals

There are a wide range of opportunities for the Ardleigh Conservation Area, many of which share common themes. This section builds on the opportunities identified in Section 4 and seeks to recommend management proposals which address these.

### 5.1 Positive Management: Short term

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

#### Enforcement

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

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

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

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

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

#### Local Heritage List

A Local List identifies buildings and structures of local architectural and/or historic interest, and these are considered to be 'non-designated heritage assets' under the provisions of the NPPF. Local Lists can be beneficial in ensuring the upkeep and maintenance of historic buildings that contribute to the character of the settlements.

There are some buildings and features within Ardleigh Conservation Area which make a positive contribution to the special interest of the area, which indicates that a Local List may be beneficial to ensure the upkeep of buildings which are significant to Ardeleigh's history and character.

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

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



### Neutral and Negative Elements

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

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

### New Development

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

Successful new development will:

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

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

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

### Public resources

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a conservation area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. The properties within Ardleigh are generally well maintained. However, the benefits of simple maintenance and repair cannot be over-emphasised. A continuation of general maintenance and increase awareness would be valuable to preserve the character Ardleigh's built heritage.



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

The design guide will provide the following:

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

### **Tree Management**

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

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

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

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

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

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

#### **Conservation Area Boundary**

The Conservation Area boundary is proposed to be revised within this appraisal in accordance with the NPPF (2021) and *Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management* (2018). It is proposed that the boundary is reduced to exclude modern housing developments and extended to the south to include the Goods Sheds. The boundary should continue to be assessed as part of future reviews of the Management Plan to ensure it is robust and adequately protects the significance of the area.

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

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





### **Opportunity Sites**

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

### **Public Realm**

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

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

### **5.3 Funding Opportunities**

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

#### **National Heritage Lottery Fund**

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

#### **Section 106 Agreements**

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon Ardleigh. These agreements could be used to fund public realm or site-specific improvements.

#### **Partnership Schemes in Conservation Areas (Historic England)**

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



## 6. Appendices

### 6.1 Frequently Asked Questions

#### What is a conservation area?

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

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

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

#### How are conservation areas managed?

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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





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

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

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

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

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

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

## 6.2 Bibliography

### Publications

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

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

Hilton, H. F., *The Eastern Union Railway 1846 to 1862, 1946*

*Pevsner, Essex (second edition), 1965*

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

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

### Archives

Essex Record Office (ERO)

Historic Environment Record (Essex County Council)

The Mills Archive Trust

### 6.3 Legislation, Policy and Guidance

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

National Guidance	Historic England (2020) Conserving Georgian and Victorian terraced housing	
National Guidance	Historic England (2017) Repointing Brick and Stone Walls Guide for Best Practice	
Local Supplementary Planning Document	Tendring District Council Local Plan (2007)	<p>QL9 – Design of New Development</p> <p>QL11 – Environmental Impacts and Compatibility of Uses</p> <p>EN1- Landscape Character</p> <p>EN17- Conservation Areas</p> <p>EN18- Fascia and Shop Signs in Conservation Areas</p> <p>EN18 (a) and (b)- Advert Control within Conservation Areas</p> <p>EN20- Demolition within Conservation Areas</p> <p>EN21- Demolition of Listed Buildings</p> <p>EN22- Extension and Alterations to Listed Buildings</p> <p>EN23- Development within the Proximity of a Listed Building</p> <p>EN25- Satellite Dishes on Listed Buildings and in Conservation Areas</p>



## 6.4 Glossary

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Local List	Local listing is a concept that is designed to ensure that the historic and architectural interest of buildings that are of local importance but do not meet the criteria for being nationally listed is taken account of during the planning process. Local lists can be used to identify significant local heritage assets to support the development of Local Plans.

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