

# Great Holland Conservation Area Character Appraisal and Management Plan

**Tendring**  
District Council



**Client:**  
Tendring District Council

**Date:**  
June 2023





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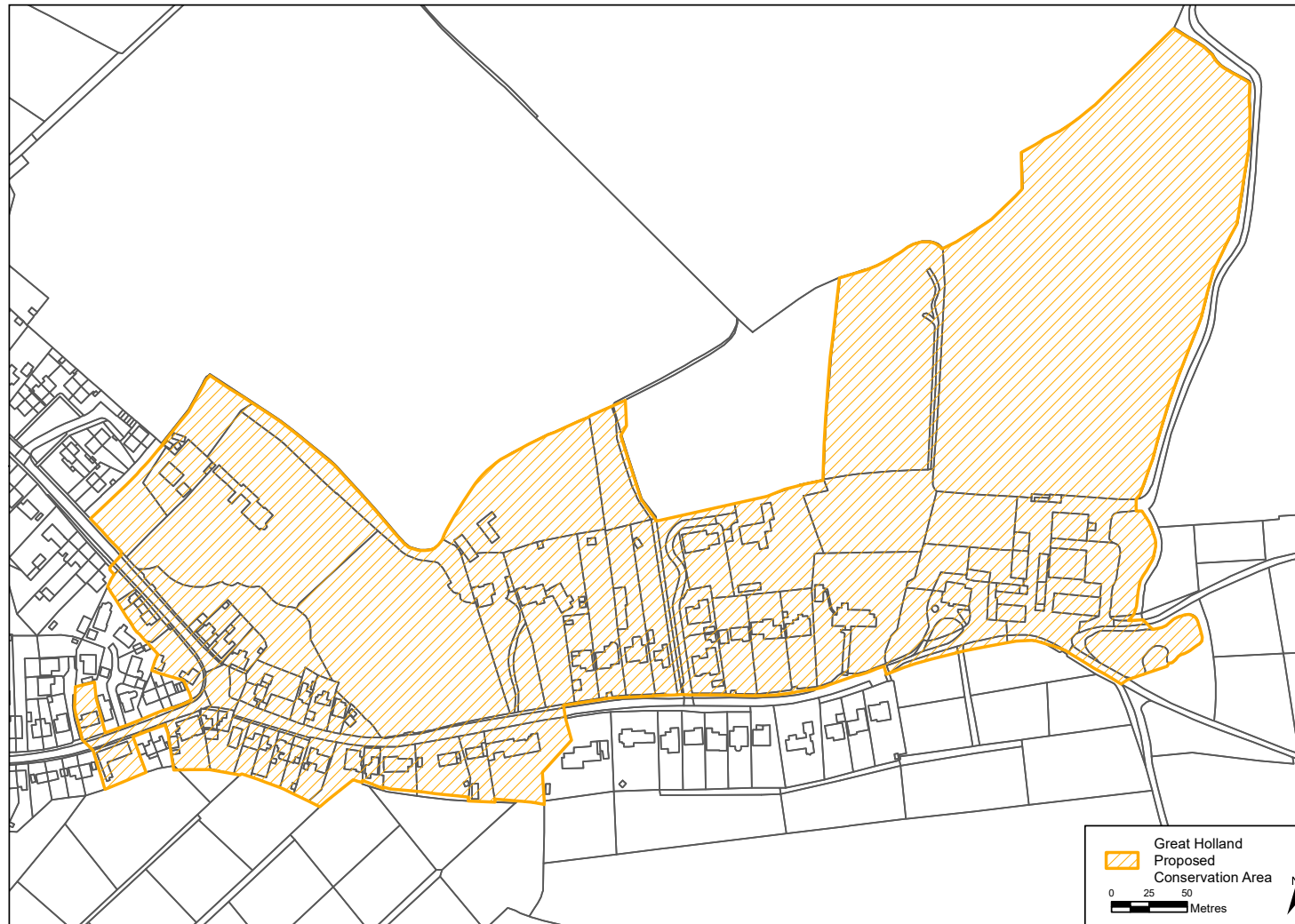


Figure 1 Map showing proposed Conservation Area boundary





# 1. Introduction

## 1.1 Summary

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

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

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

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

## 1.2 Purpose of Appraisal

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

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

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

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



### 1.3 Planning Policy and Guidance

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

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

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

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

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

Policies which are relevant to the historic environment include:

Policy SPL 3 - Sustainable Design

Policy PP 8 - Tourism

Policy PPL 3 - The Rural Landscape

Policy PPL 7 - Archaeology

Policy PPL 8 - Conservation Areas

Policy PPL 9 - Listed Buildings

Policy PPL 10 - Renewable energy generation and energy efficiency



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



#### 1.4 Designation of the Conservation Area

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

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

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

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

#### 1.5 Proposed Boundary Revision

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



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



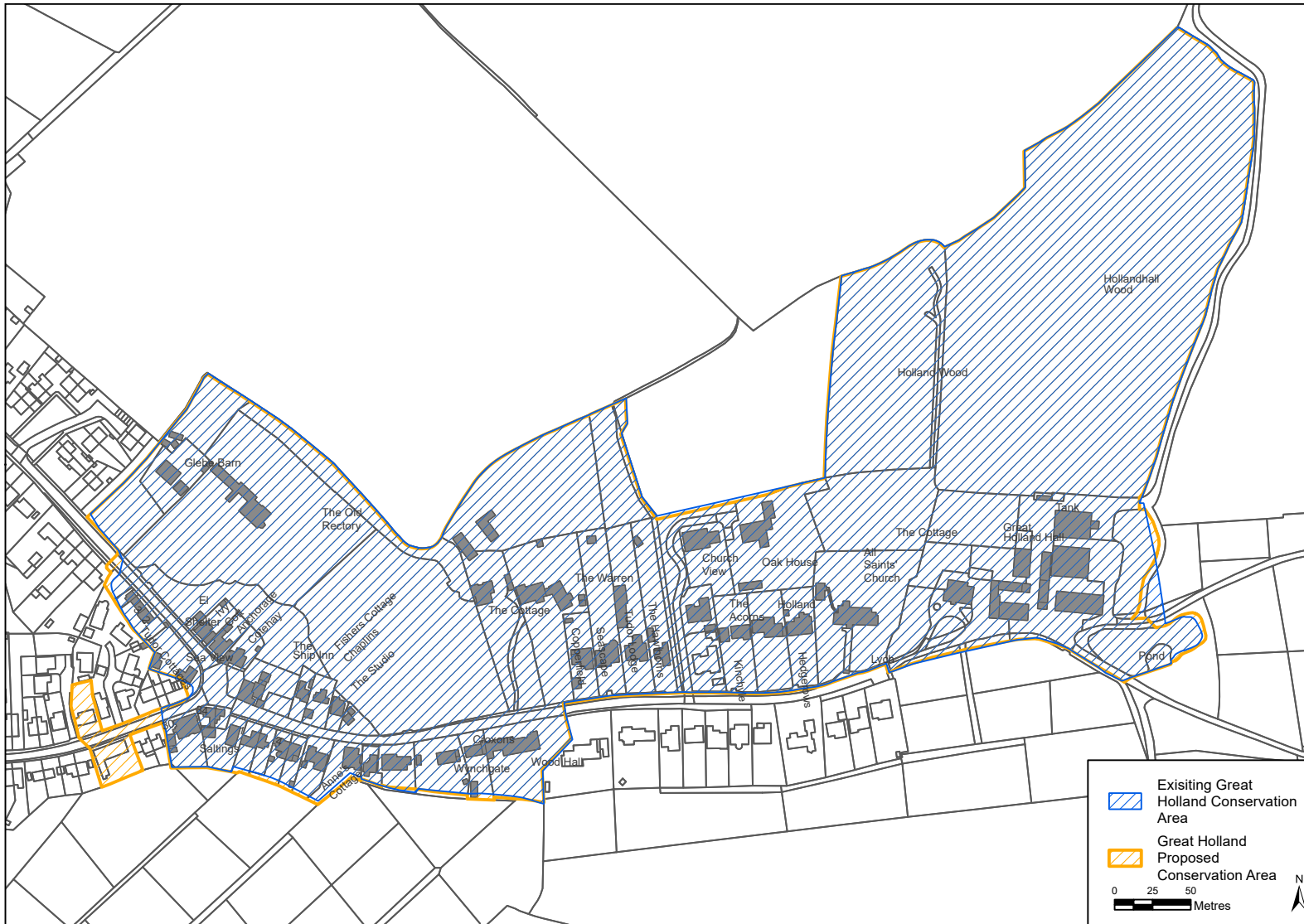


Figure 4 Map showing proposed revisions to the Conservation Area boundary

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

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

### Proposed Reductions

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

### Proposed Additions Area 1: North Extension

The war memorial on Rectory Road was not included within the previous boundary. The small extension is therefore recommended to include the monument. It is an unusual memorial, built of brick and tile, and originally functioned as a drinking fountain. The memorial makes a beneficial contribution to the character of the area and has communal, historic and aesthetic value. An inscription reads as follows:

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



Figure 5 The War Memorial Drinking Fountain on Rectory Road

## Area 2: South-western Extension

The 1981 boundary terminated at the Saltings (number 30 Manor Road). A second extension is recommended to the south-western end of the boundary on Manor Road, to include the Village Hall and the dwelling at number 25 Manor Road. The Village Hall was constructed in 1909 and historic photographs show it was a rendered building with a louvered cupola, arch headed windows, a central clock on the main façade and iron brackets supporting the guttering (Figure 5). The building has undergone unsympathetic alterations over the decades, with the tops of the arched window openings being infilled to form square openings, the replacement of the original windows with uPVC and the building finished with pebble-dash render. The original form of the windows is still visible within the render. The iron brackets supporting the guttering still remain, as does the clock, while the cupola was reinstated in 2012. The building has historic and communal value and has a prominent presence in the street scene when looking west down Manor Road from the area in front of the Ship Inn, or from outside the Conservation Area looking east.



Figure 6 The Village Hall



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

Opposite the Village Hall is the dwelling at number 25. This is a distinctive, late Victorian detached house which has its original windows and decorative joinery above ground floor level. It is understood to have been the home of Henry Ratcliffe, who established a foundry and lawnmower production business on the site of what is now Great Holland Court (off Manor Road) in the late-nineteenth century.<sup>1</sup> Thus the building is of local architectural and historic interest. The proposed boundary extension excludes the modern development at Great Holland Court and the modern dwellings at 31-35 and 28-26 Manor Road.

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



Figure 8 Number 25 Manor Road



## 2. Great Holland Conservation Area

### 2.1 Context and General Character

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

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



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



## 2.2 Origin and Evolution

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

### Prehistory (-500000 – 43)

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

### Roman (43 – 410)

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

### Early Medieval (410 – 1066)

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

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

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

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

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

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

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

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

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

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

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

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



### Medieval (1066 – 1540)

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

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

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

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

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

<sup>10</sup> Ibid

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

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

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

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

### Post Medieval (1540 – 1901)

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

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



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



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

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

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

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

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



Figure 11 OS map 1838 Showing Great Holland and the coast

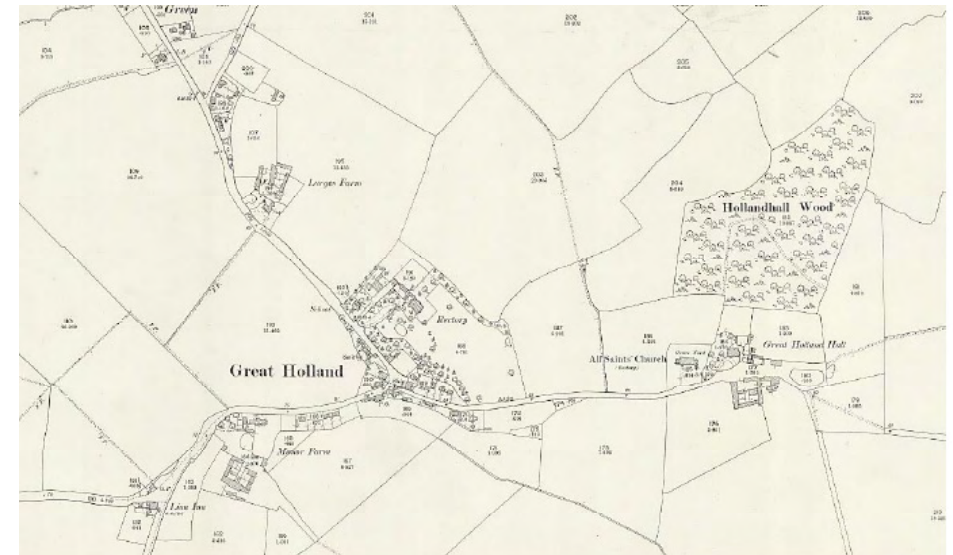


Figure 12 OS Map of Essex (1st Ed/Rev 1862-96) XXXIX.9 Revised: 1896, Published: 1897 (National Library of Scotland)

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

### Modern (1901 – present)

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

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

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

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

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

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



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

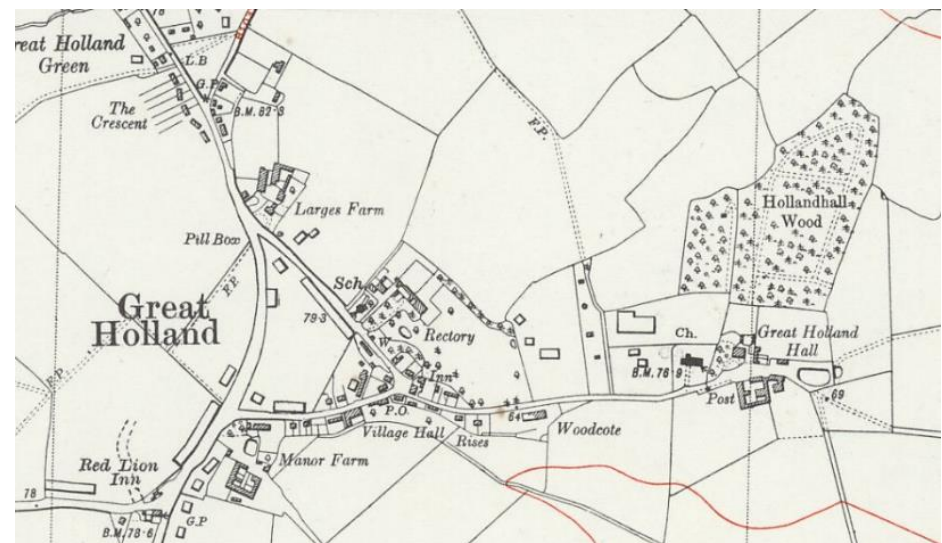


Figure 14 Essex Sheet nXLIX.NE Revised: 1938, Published 1946, showing New Manor Road (now Main Road) bypassing the village





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

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



### 2.3 Designated Heritage Assets

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

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

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

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

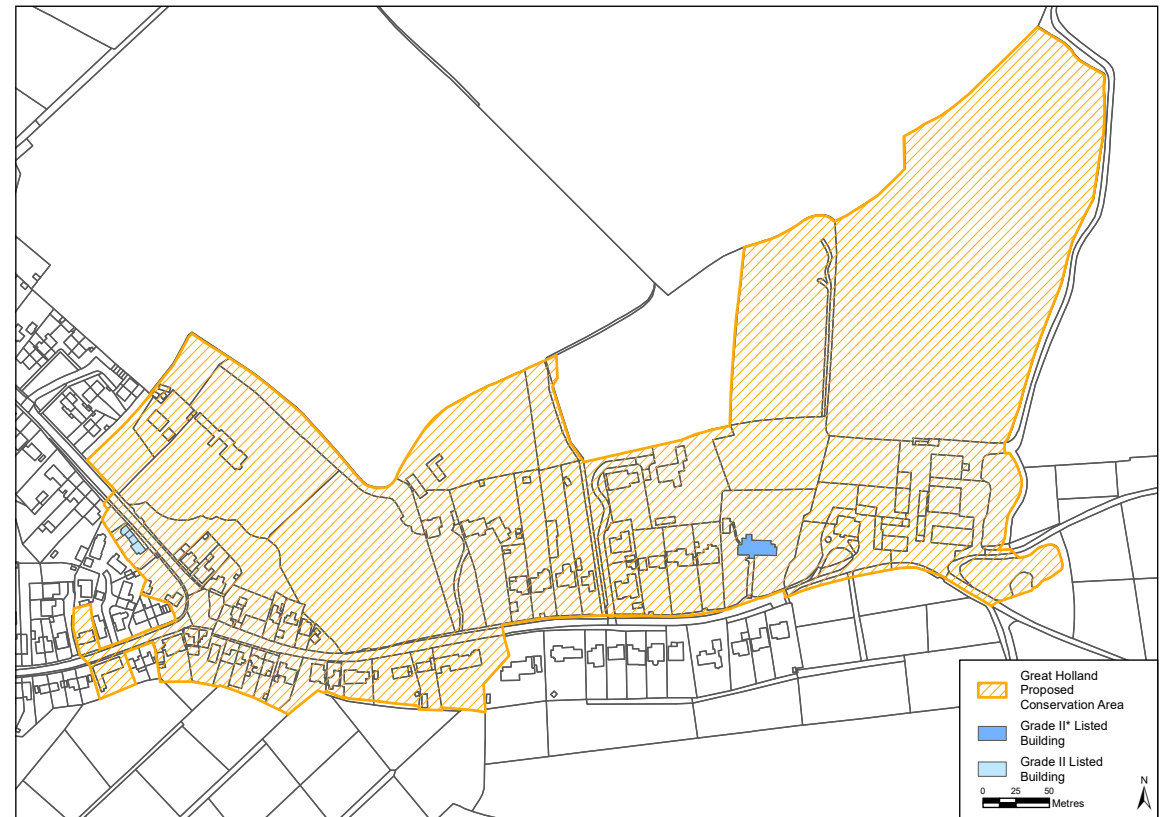


Figure 16 Map showing the location of the designated heritage assets within the Conservation Area





Figure 17 Grade II\* Listed Church of All Saints

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

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



Figure 18 Grade II Listed Tudor Cottages

## 2.4 Non-Designated Heritage Assets

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

Heritage assets are defined in Planning Policy as ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.’<sup>21</sup> Not all heritage assets are listed, and just because a building is not included on the list does not mean it is of no heritage value. Buildings and other structures of the built environment such as fountains, railings, signs and landscaping can make a positive contribution to the appreciation of an area’s historic interest and its general appearance.

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

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

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

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

## 2.5 Heritage at Risk

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

## 2.6 Archaeological Potential

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

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

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

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

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

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

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

## 3. Assessment of Significance

### 3.1 Summary

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

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

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








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



### 3.2 Significance of buildings

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

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

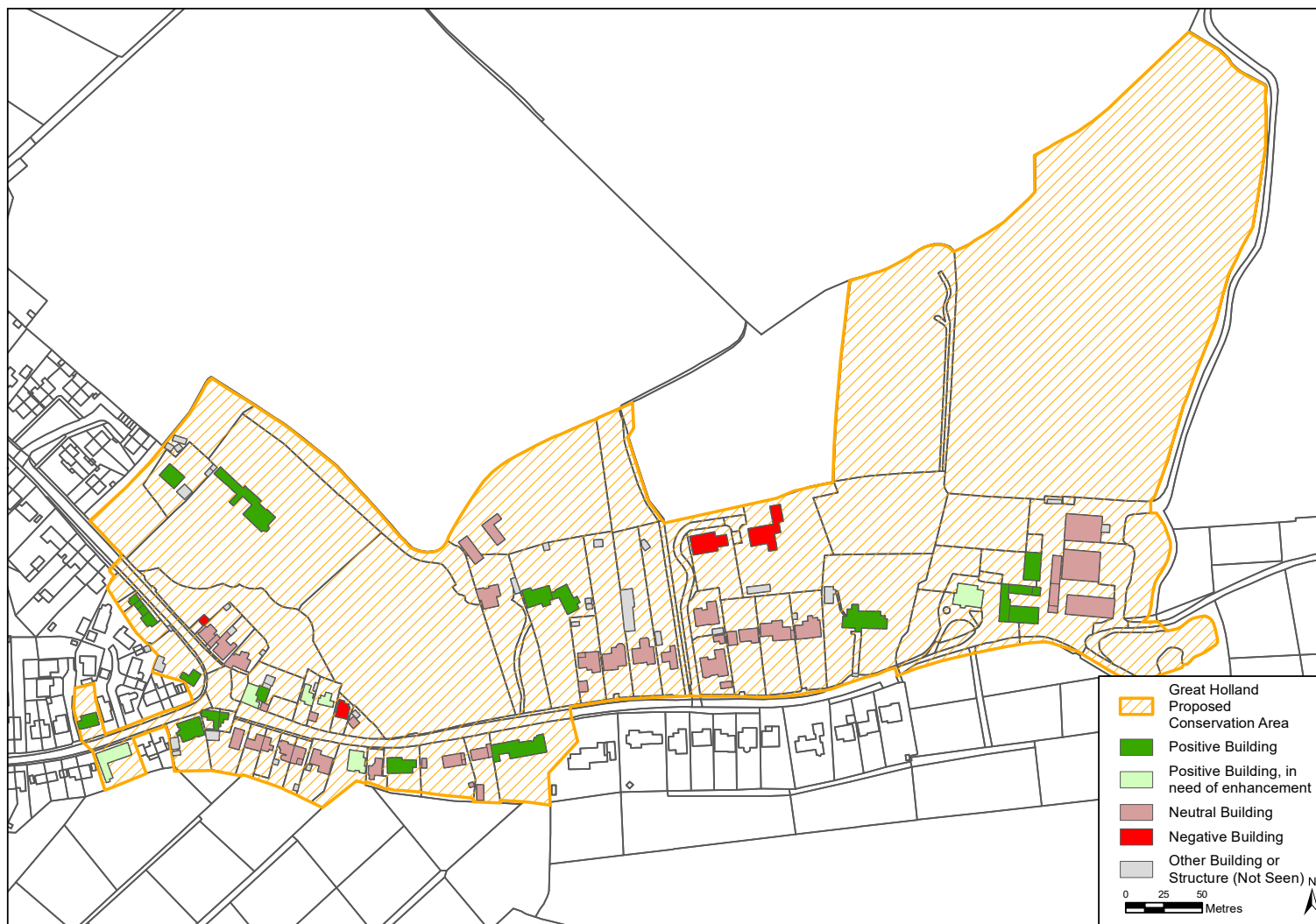


Figure 20 Map showing significance of buildings within and neighbouring the Conservation Area

### 3.3 Character Analysis

#### Summary Of Character

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

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

#### Land Usage

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

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

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



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

### Landmark Buildings

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

### Local Building Materials, Details and Boundary Treatments

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





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



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

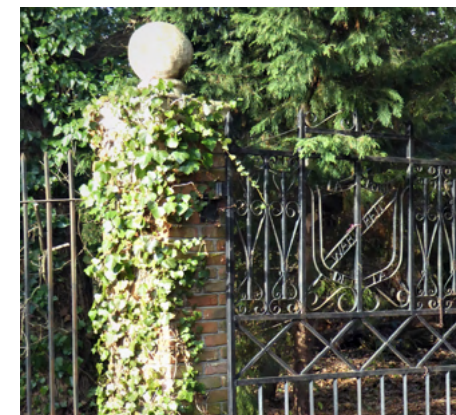


Figure 23 Prominent and positive boundary treatments in the Conservation Area include hedges, red brick walls, iron railings, gates and brick piers and picket fences.

## Landscaping, Open Spaces and Public Realm

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

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

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

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

<sup>23</sup> Paul Withams. Editor Great Holland Village Website 2023 Pers Comm.

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

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

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

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

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

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

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

### Contribution by Key Un-Listed Buildings

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

#### The Ship Inn

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

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

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

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

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

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

<sup>30</sup> Ibid.



Figure 24 The Ship Inn



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

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

### Sea View

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

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



Figure 25 Sea View

### Number 25 Manor Road

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



Figure 26 Number 25 Manor Road

### The Village Hall

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

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



Figure 27 The Village Hall Manor Road



### The Saltings

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



Figure 28 The Saltings, Manor Road

### The Old Rectory

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



Figure 29 The Old Rectory



### 3.4 Views

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

#### View 1: Rectory Road

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



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

## Views 2 and 3: Manor Road

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



Figure 31 View 2 Manor Road



Figure 32 View 3 Manor Road

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



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

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



Figure 33 View 4 Rectory Road from the square



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



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



### **View 7: Rectory Meadow**

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



Figure 36 View 7 Rectory Meadow

### View 8 Church Lane

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



Figure 37 View 8 Church Lane

### View 9 Eastern end of Church Lane

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



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



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

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



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



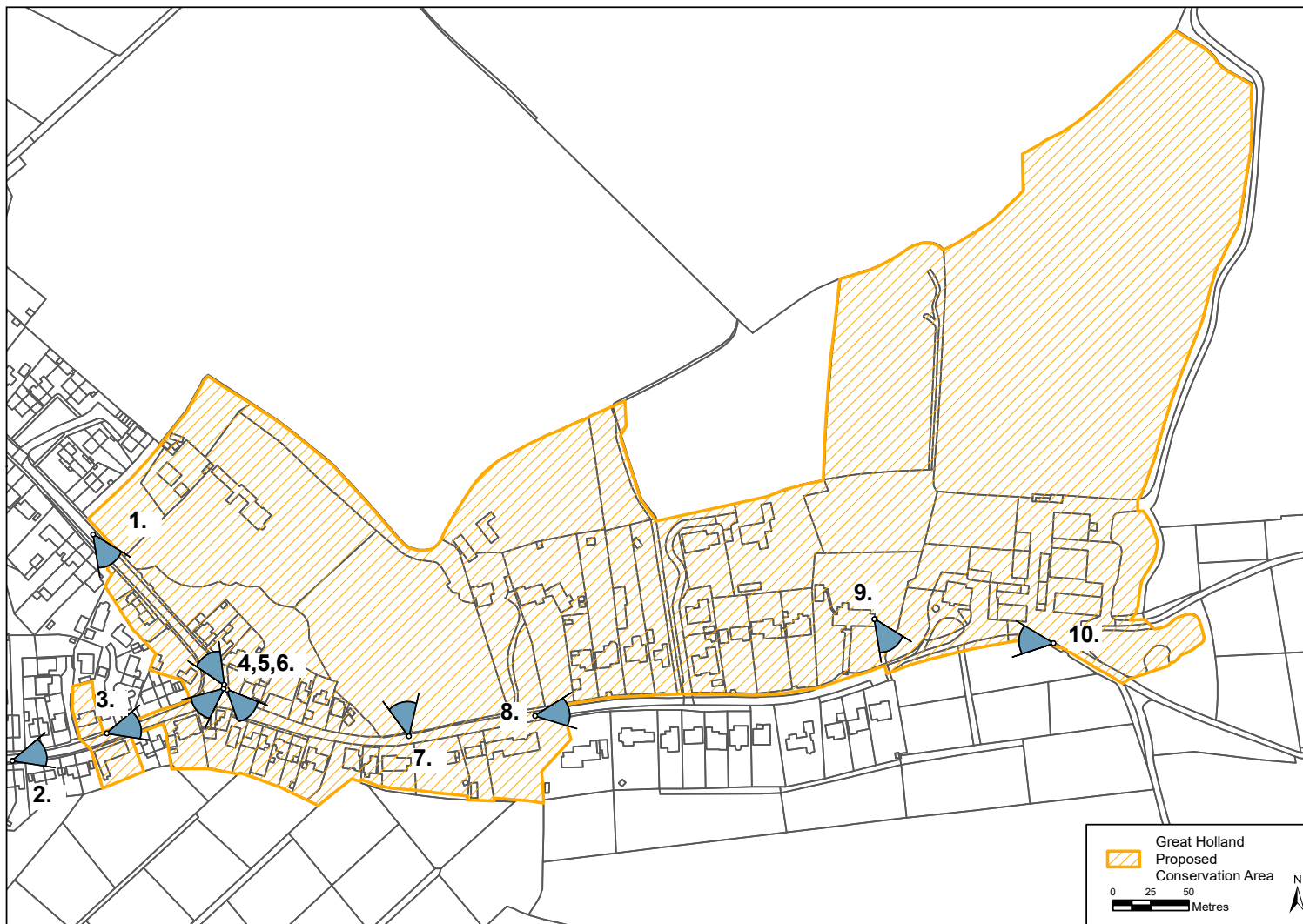


Figure 40 Views map

### 3.5 Setting of the Conservation Area

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

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

(NPPF: Annex 2: Glossary)

Historic England Good Practice Advice 3: Setting of Heritage Assets (2017) notes that where the experience of a heritage asset ‘...is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset’.

Historic England’s advice note on setting recommends a ‘(non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance’. As the advice note states, ‘only a limited selection of the attributes listed will be of a particular relevance to an asset’.” Historic England’s recommendations have been used to inform this assessment.

### Rural Setting

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



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



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

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



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



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



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



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

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

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

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

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



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



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



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



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



Figure 49 The Crescent today



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

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



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

## 4. Opportunities for Enhancement

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

### 4.1 Access and Integration

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

### 4.2 Car Parking and traffic

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



Figure 51 Parking in areas in front of dwellings

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

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

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

### 4.3 Interpretation

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

### 4.4 Loss of Architectural Details

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

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

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

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

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



## 4.5 Public Realm

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

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

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

### Hard Landscaping

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



Figure 52 The bus shelter on Rectory Road



Figure 53 Redundant concrete bollards outside the Ship Inn and

## Open Spaces

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

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

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

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



Figure 54 The access to the public footpath on Church Lane



Figure 55 The cemetery of All Saints Church



## Trees and Planting

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



Figure 56 The view east towards Hollandhall Woods



#### 4.6 Unsympathetic additions

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

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

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

#### 4.7 Inappropriate Modern Development

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

Examples of inappropriate modern development are considered to include:

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

#### 4.8 Neutral Contributors

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

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

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



Figure 57 Anchorage, on Rectory Road



Figure 58 Ivy Cottage on Rectory Road

## 5. Management Proposals

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

### 5.1 Positive Management

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

#### Local Heritage List

At present there is no approved local list for Tendring District. A Local List identifies buildings and structures of local architectural and/or historic interest, and these are considered to be 'non-designated heritage assets' under the provisions of the NPPF. Local Lists can be beneficial in ensuring the upkeep and maintenance of historic buildings that contribute to the character of settlements.

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

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

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

#### Article 4 Directions

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

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

#### Enforcement

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



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

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

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

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

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

The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures or trees on key views should be considered to aid decision making. This includes development outside the Conservation Area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic

England's Good Practice Advice in Planning Note 3: *The Setting of Heritage Assets* (2019). Applications which fail to have assessed any impact upon views and setting should not be validated.

## **Tree Management**

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

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

## **New Development**

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

Successful new development will:

- Preserve those elements of the setting that make a positive contribution to the asset, in accordance with the NPPF
- Enhance or better reveal the significance of the Conservation Area, in accordance with the NPPF.
- Relate to the geography and history of the place and the lie of the land.
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respect the scale of neighbouring buildings; and
- Use materials and building methods which as high in quality of those used in existing buildings.

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

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

### **Neutral and Negative Elements**

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

### **Public Facing Resources**

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

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

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

## 5.2 Positive Management: Longer Term

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

### Conservation Area Boundary

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

The boundary should continue to be assessed as part of future reviews of the Management Plan to ensure it is robust and adequately protects the significance of the area.

### Character Appraisal and Management Plan

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

### Public Realm and Highways

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

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

### Improved Understanding and Awareness

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



### 5.3 Funding Opportunities

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

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

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

#### **Section 106 Agreements**

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

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

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



## 6. Appendices

### 6.1 Designated Heritage Assets

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

## 6.2 Bibliography

### Publications

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

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

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

Tendring Geodiversity Characterisation Report, Essex County Council (2009)

### Archives

Essex Record Office (ERO)

Historic Environment Record (Essex County Council)



### 6.3 Legislation, Policy and Guidance

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

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

## 6.4 Glossary

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



Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

## 6.5 Frequently Asked Questions

### What is a conservation area?

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

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

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

### How are conservation areas designated and managed?

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

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

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

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

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

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

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

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

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

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

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

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

Article 4 Directions are written specifically for the area they apply to and are used to control specific works that could threaten the character of an area. As an example, in some conservation areas, an Article 4 direction will remove permitted development rights for the replacement of windows and doors, as these are architectural features which contribute positively to the special interest of the conservation area. The loss

of these features would be considered harmful, therefore an Article 4 direction would require that a planning application is required for these works, and the proposals considered by the local planning authority and approved before constructed. Historic England provides information on Article 4 Directions on their website, and the local planning authority will also publish information regarding any Article 4 directions in their district.

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

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

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

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





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

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

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

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

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

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

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

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

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

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

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