

St Osyth Conservation Area Character Appraisal and Management Plan

Client:
Tendring District Council

Date:
April 2025





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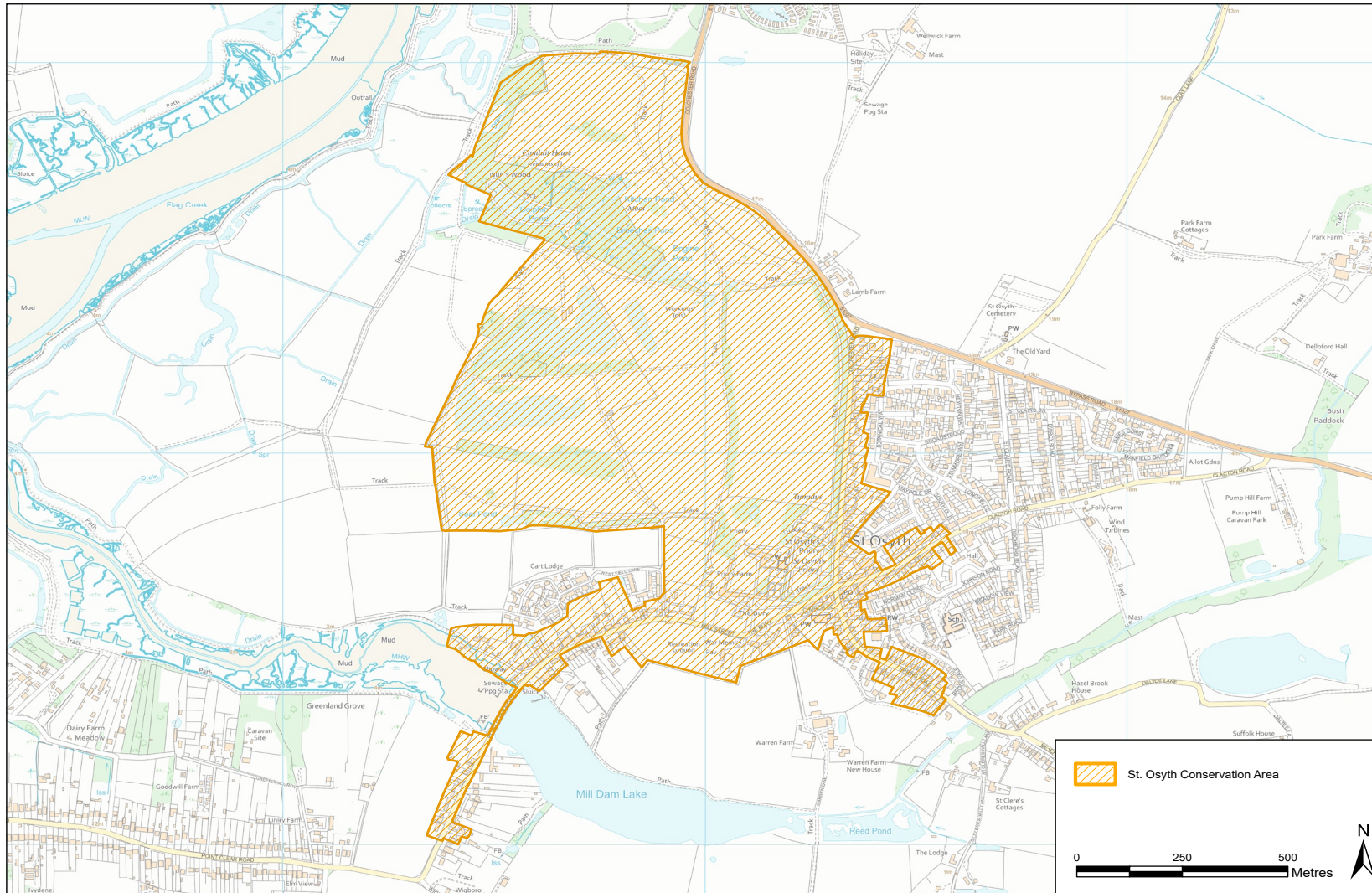


Figure 1 Map of St Osyth Conservation Area

1. Introduction

1.1 Summary

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

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

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

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



Figure 2 View of St Osyth Creek



Figure 3 The Gatehouse, St Osth Priory



Figure 4 St Peter and St Paul Church

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

1.2 Conserving Tendring's Heritage

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

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

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

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

1.3 Purpose of Appraisal

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

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

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

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

1.4 Planning Policy Context

The legislative framework for the conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular Section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and Section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation and enhancement of these areas. National planning policy in relation to the conservation and enhancement of heritage assets is outlined in chapter 16 of the Government's National Planning Policy Framework (DCLG 2024).

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

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

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

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

2. St Osyth Conservation Area

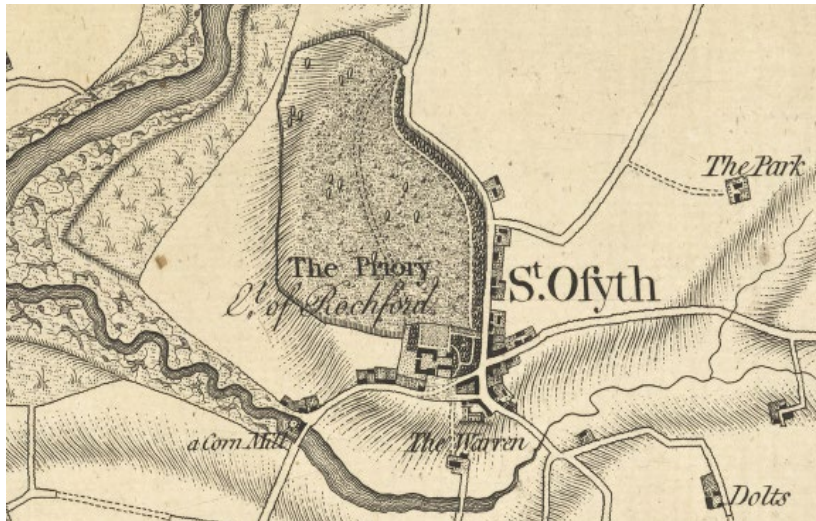


Figure 5 St Osyth as shown on the 1777 Chapman and Andre Map of Essex



Figure 6 St Osyth Creek

2.1 Context and General Character

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

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

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



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



Figure 8 Cottages on Spring Road

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

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

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

2.2 Origin and Evolution

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

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

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



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

Photo Credit: Andreas Moran, <https://pravoslavie.ru/sas/image/103276/327646.p.jpg?mtime=1571412771>

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

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

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

Roman

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

Saxon and Medieval

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

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

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

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

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

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

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

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

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

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

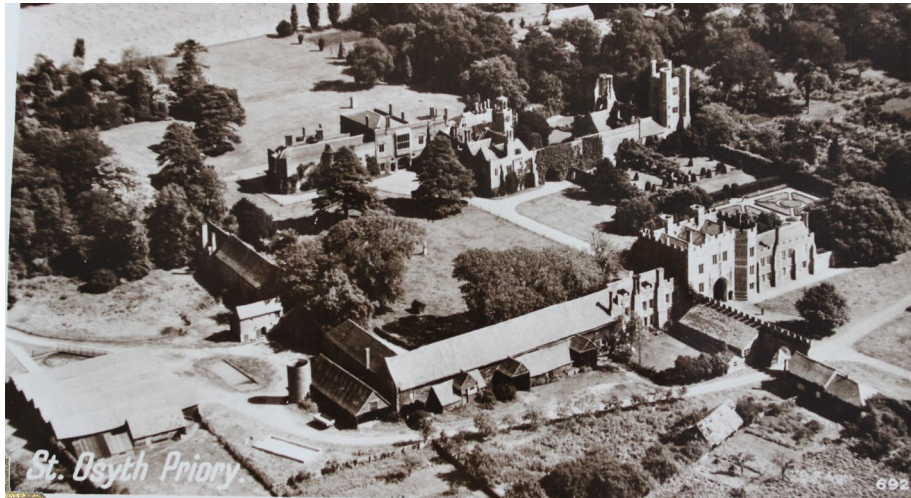


Figure 10 St Osyth Priory from above c. 1953 (Essex County Archives, D/DU 14647)



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

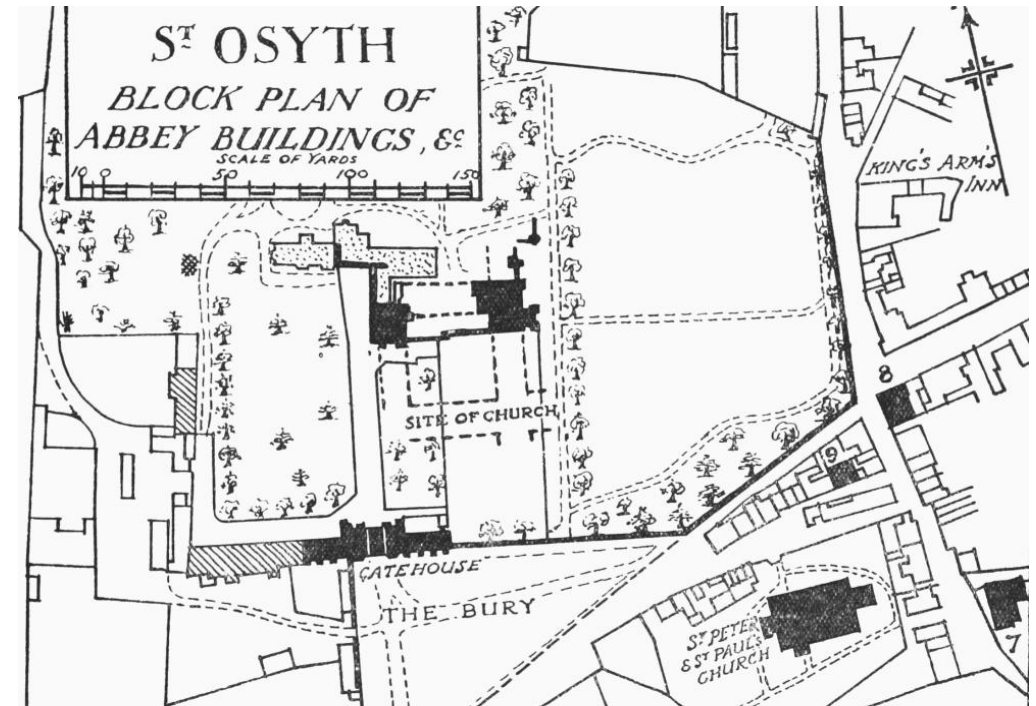


Figure 12 Block Plan of the Priory Buildings

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

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

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

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

Meetings and village events would have been held at the Guildhall, which would have acted as an important focal point for village life in the medieval period.

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



Figure 13 The Cage, St Osyth

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



Figure 14 Exterior Sign on The Cage, Colchester Road

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

Post Medieval and Modern

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

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

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



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

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

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



Figure 16 1898 Ordnance Survey Map

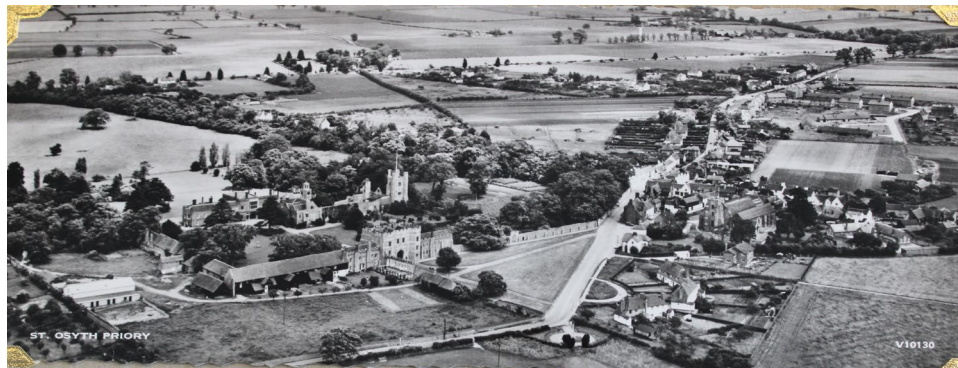


Figure 17 St Osyth from above (Essex County Archives, D/DU 14647)

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

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

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

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



Figure 18 1923 Ordnance Survey Map

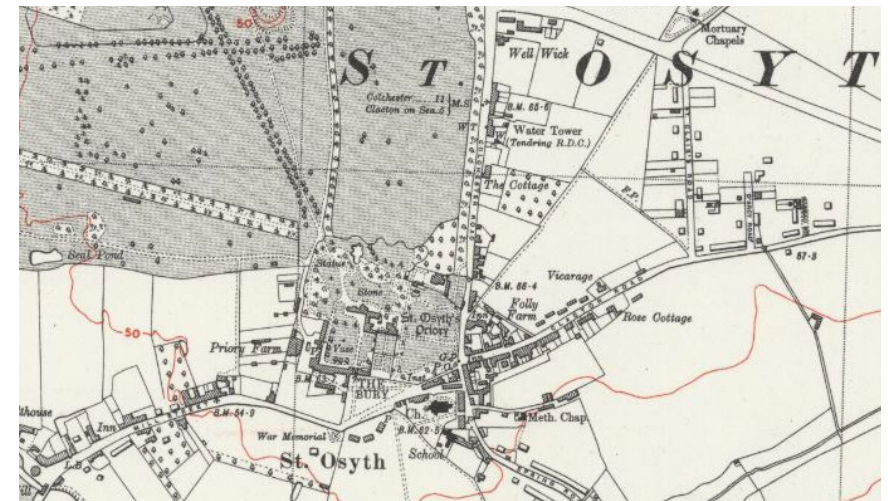


Figure 19 1936 Ordnance Survey Map

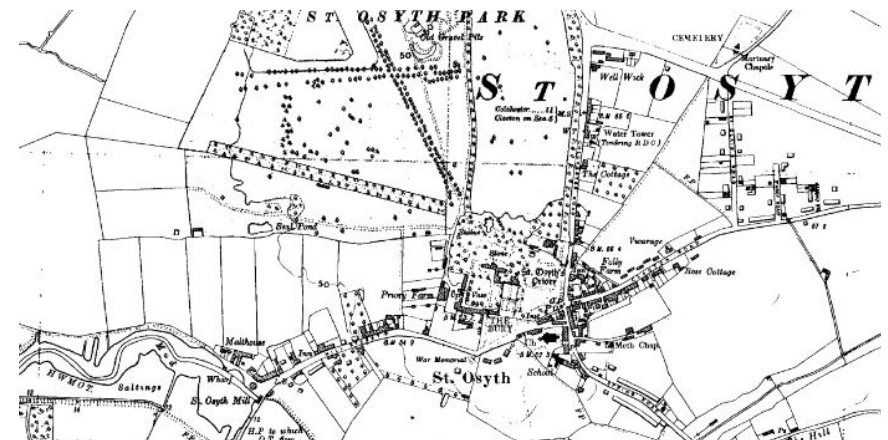


Figure 20 1958 Ordnance Survey Map

2.3 Revisions to the Boundary

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

Reductions

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

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

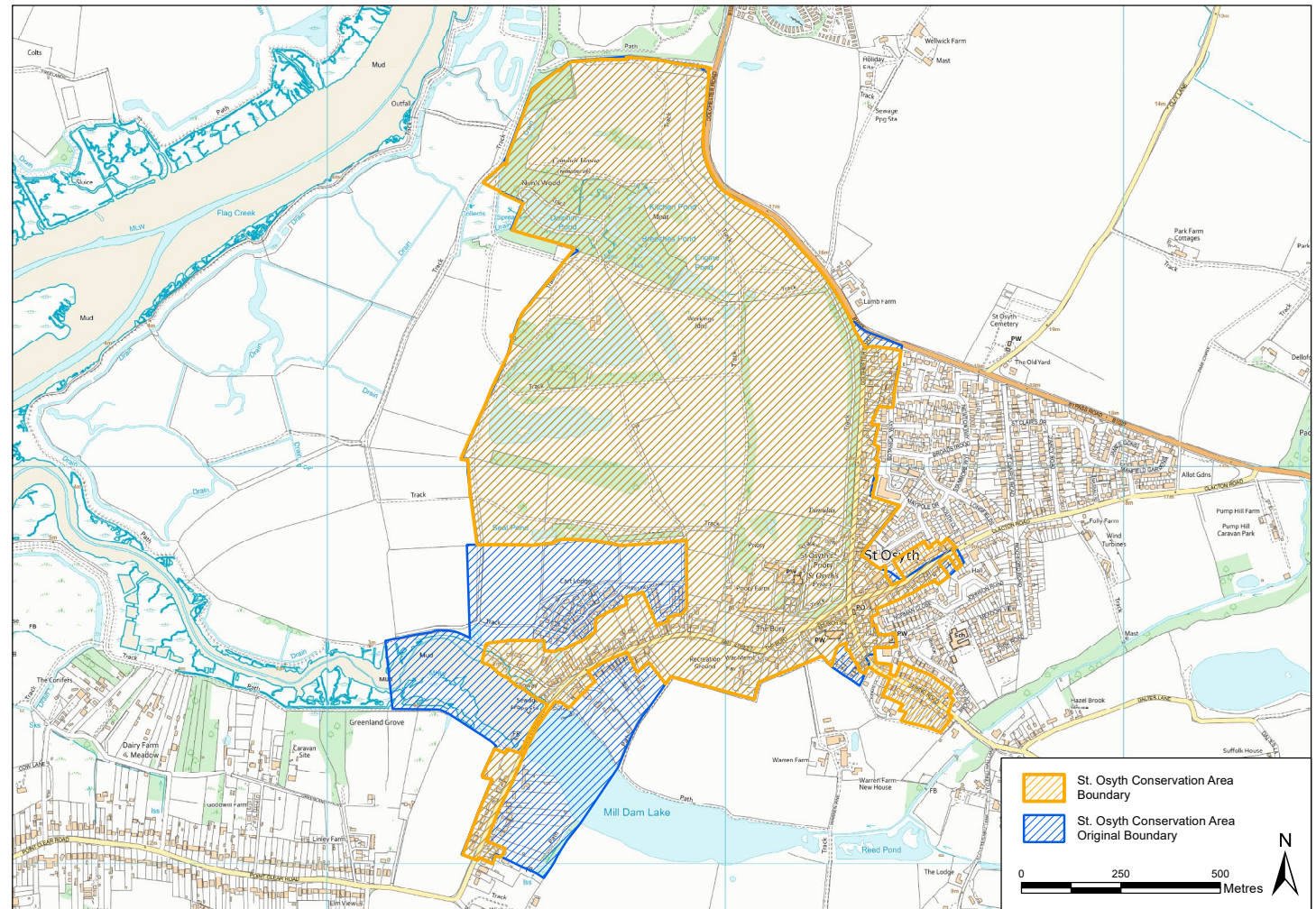


Figure 21 Map showing boundary revisions of 2025



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

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

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

Additions

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

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

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

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

2.4 Designated Heritage Assets

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

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

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

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

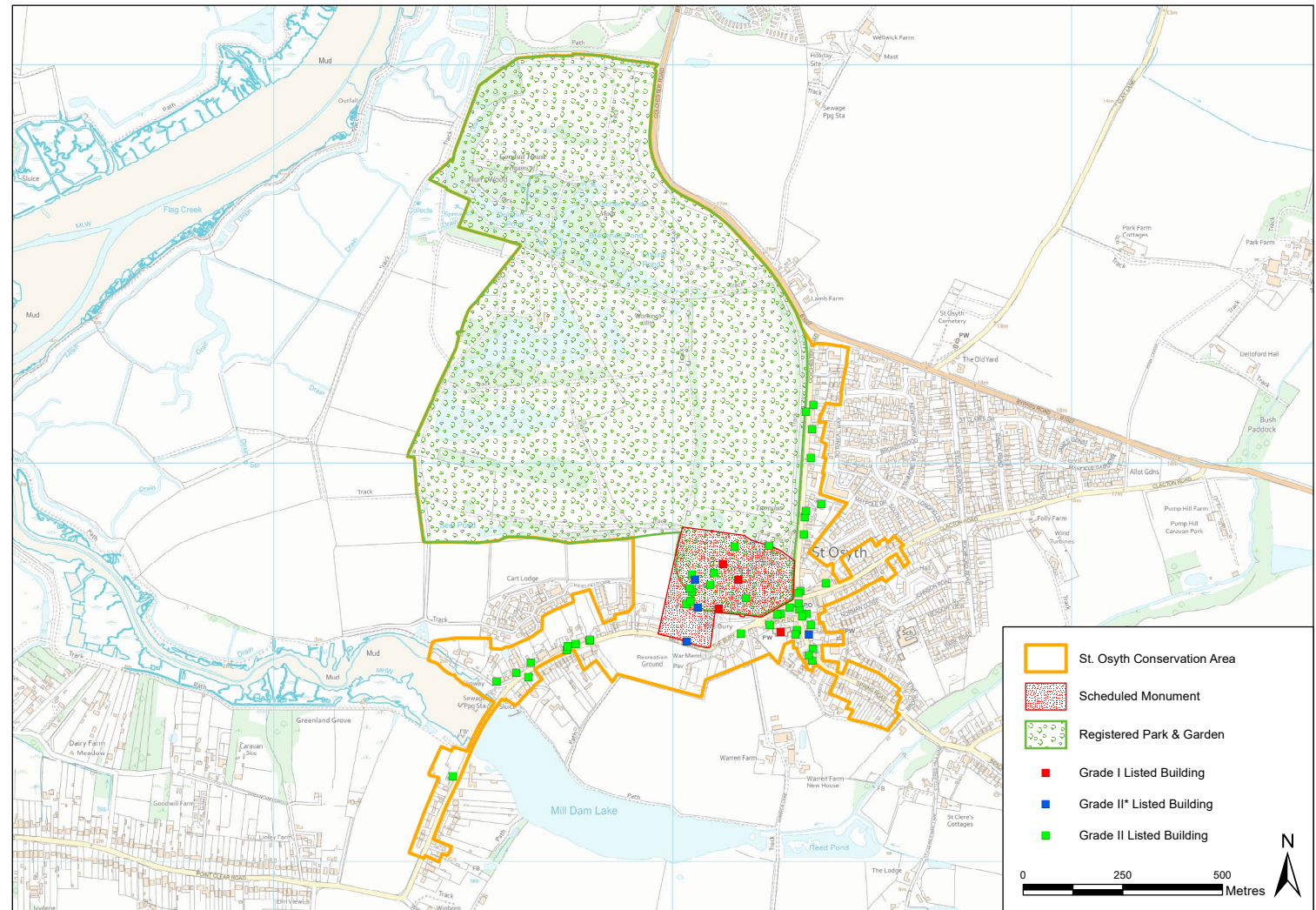


Figure 22 Map showing Designated Heritage Assets within the Conservation Area

2.5 Non-Designated Heritage Assets

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

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

The Bury/Mill Street

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

Church Square

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

Chapel Lane/Spring Road

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



Figure 23 St Osyth Social Club



Figure 24 The Red Lion

Clacton Road

- Red Lion, Clacton road. Visually prominent on Clacton Road, The Red Lion public house features an attractive and architecturally ambitious, highly decorative nineteenth century frontage. The rear ranges of the building appear to be older, possibly from the seventeenth or eighteenth century.
- Dukes Bistro, 9 Clacton Road. The building features an attractive nineteenth century shop front which includes the same arched fenestration as that found at the adjacent (listed) Waterloo House. At first floor there is a central Juliet balcony with an unusual scalloped timber canopy.
- St. Osyth Almshouses, 21-27 Clacton Road. Restored in 1897 and 1937, the terrace of four cottages are of historic interest, estimated to be about 400 years old. Two central plaques describe the terrace's restorations.
- The Old Parsonage. Formed of two distinct parts, the left-hand side of the building is Georgian in appearance with a symmetrical façade and two projecting ground floor bays. The right-hand side of the property is more vernacular in style, with the first floor oversailing the ground floor supported by two slender pillars. The house is painted white with blue shutters and doors creating a sense of cohesion between the two sections; it is surveyed on the first edition OS map as a Vicarage.

Colchester Road

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

Further important buildings and building groupings:

- 67-86, 88, and 90 Spring Road. A ribbon development of semi-detached houses to both sides of Spring Road dating from the early twentieth century. Five buildings are to the north east and six to the south west. The buildings feature two central gabled wall dormers and are a good example of post war construction and design.
- 47-65 Clacton Road. Built c.1921, a ribbon development of two-story semi-detached houses in a vernacular revival style to the north side of Clacton Road.
- 1-6 The Bury. A crescent development of six semi-detached properties built c.1923 by Tendring Rural District Council. The block plan of the houses responds to the shape of The Bury and Priory Gatehouse opposite and features a central semi-circular area of grass, upon which is an iron village sign, marked with the insignia of the Priory. The sign shows features four insignia which represent aspects of the village St Osyth (pictured as a cephalophore, holding her dis severed head), the gatehouse, the sign of St Peter and St Paul (Paul's sword crossed with Peter's key) and a crow.

2.6 Heritage at Risk

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

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

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



Figure 25 St Osyth Village Sign

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

2.7 Archaeological Potential

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

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

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

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

3. Assessment of Significance

3.1 Summary

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

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

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

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

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

3.2 Land Usage

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

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

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

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

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



Figure 26 The churchyard

3.3 Character Analysis

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

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

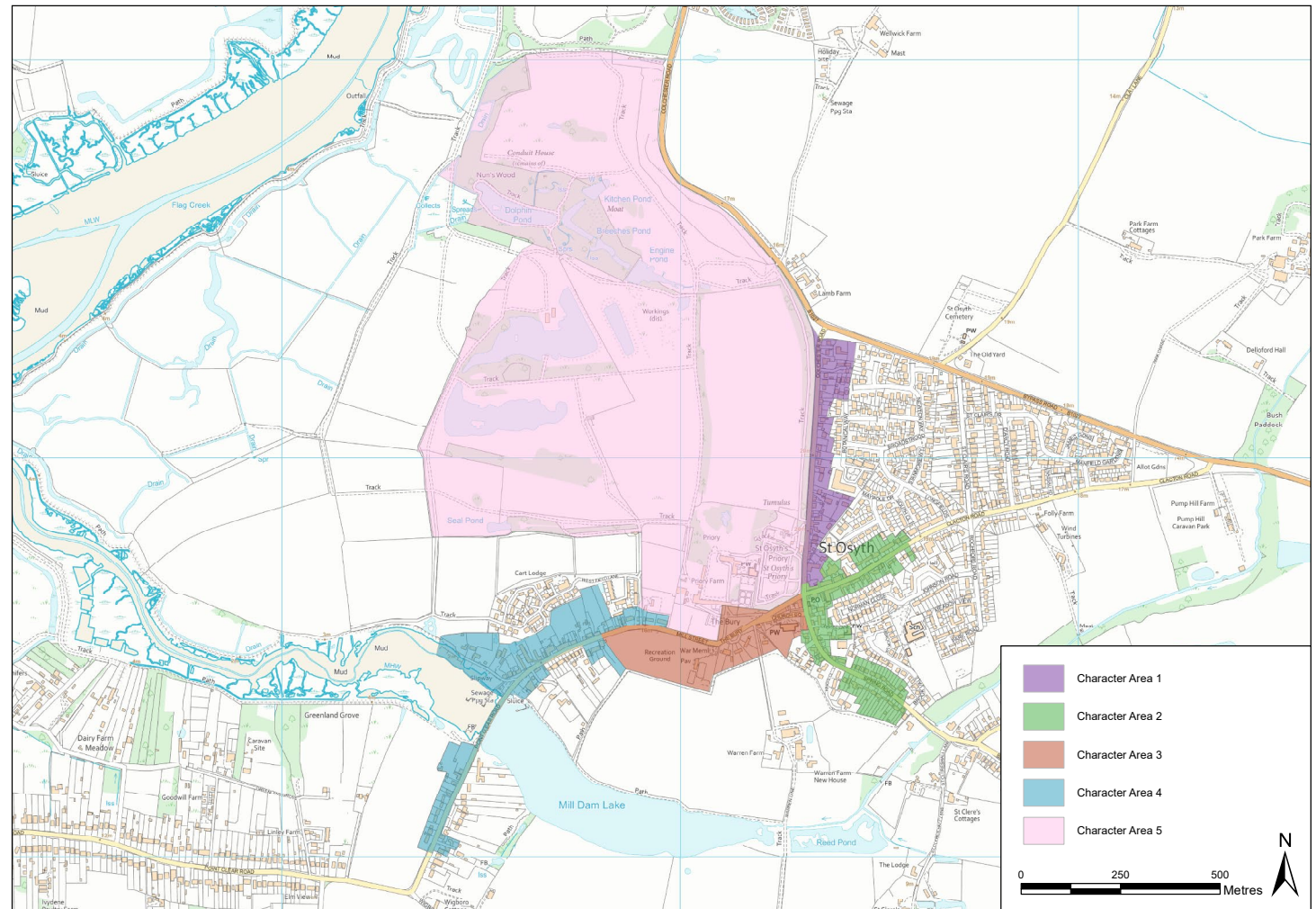


Figure 27 Character Areas within St Osyth Conservation Area

Character Area One: Colchester Road

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

Layout

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

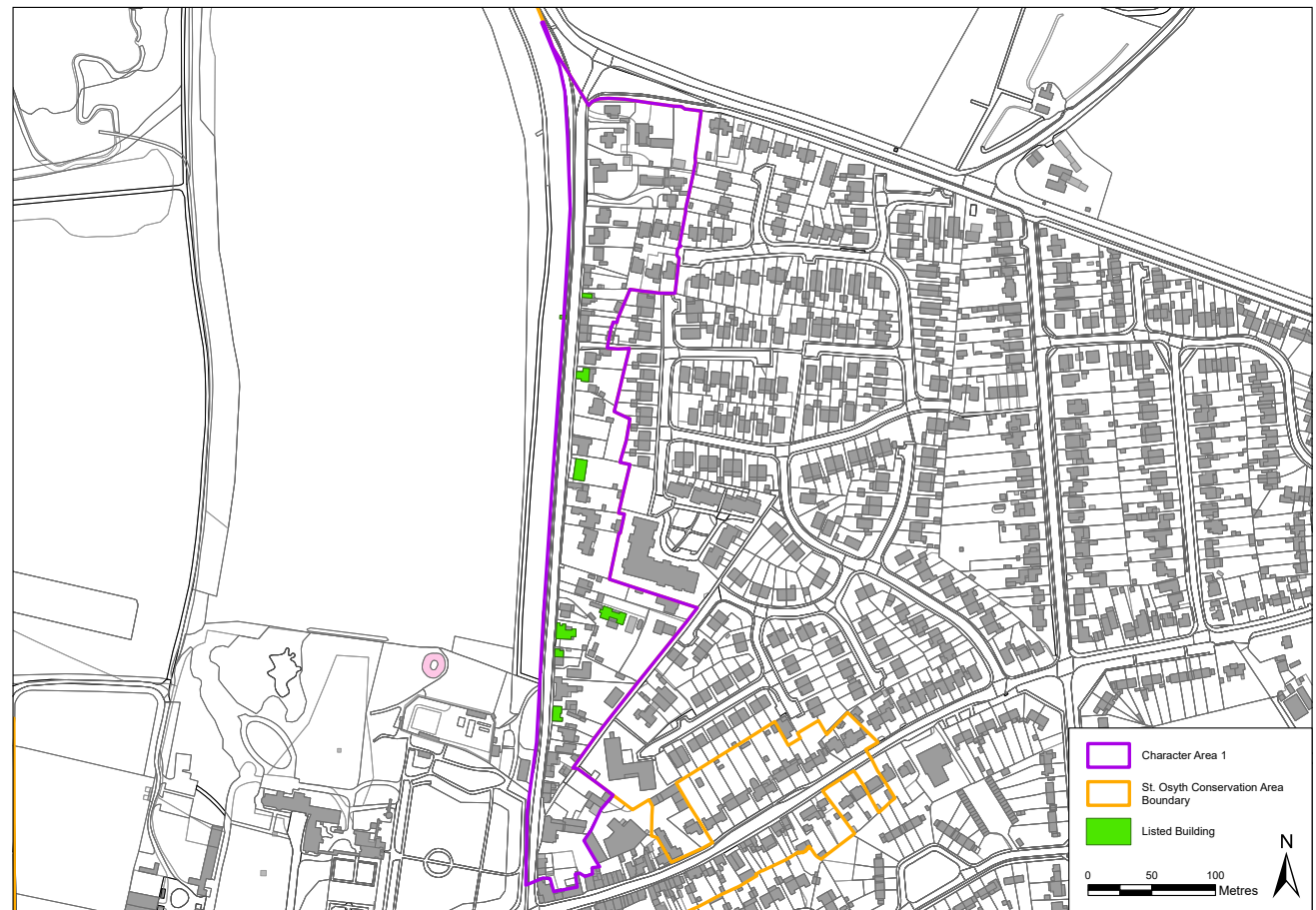


Figure 28 : Map of Character Area 1

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

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

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

Building Materials and Boundary Treatments

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

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

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

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

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



Figure 29 Street scene in Character Area 1



Figure 30 Stone section of wall

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

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

Listed Buildings and Non-designated Heritage Assets

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

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

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

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

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

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

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

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

Contribution by Other Buildings

Set back from the road and now in residential use, The Old Chapel, 30 Colchester Road (Figure 31), makes an interesting contribution to the street scene. The building is marked on the First Edition OS map and features a central first floor stained glass window, its appearance and design indicating its original function. The building was

constructed for use as Swedenborgian Chapel and has been heavily extended to the rear. The extensions are largely concealed, meaning the Chapel retains its relatively small and unimposing appearance within the street scene, whilst ensuring its façade is not detrimentally altered or dominated by the building's conversion to a dwelling.

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

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

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

Landscaping and Open Spaces

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

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



Figure 31 The Old Chapel 30 Colchester Road

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

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

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

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

Character Area Two: Clacton Road and Spring Road

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

Layout

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



Figure 32 Map of Character Area 2

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

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

Building Materials and Boundary Treatments

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

As in Character Area One, many of the building's rendered and brick facades hide timber framed structures. Where brickwork is left exposed it is typically red in colour,

variation in brick tone provides a visual indication of the mixture of building ages present in the Character Area.

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

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

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

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



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



Figure 34 23 Spring Road

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

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

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

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



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



Figure 36 Little Priory/The Old House

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

Listed Buildings and Non-designated Heritage Assets

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

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

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

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

Contribution by Other Buildings

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

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

When first built, the Methodist Church on Spring Road benefitted from a rural setting, however it is now surrounded by twentieth century housing, which



Figure 37 The Almshouses



Figure 38 The Methodist Church

partially undermines its appearance. The building is now appreciated within an enclosed setting, accessed via a narrow alleyway. Relatively simple in design, the church is a typical example of a Victorian Wesleyan Chapel and was built in 1855. Featuring Gothic details, such as the lancet windows, it is an attractive brick building and an important architectural contrast to the parish church and St Osyth's Priory, providing a historic reference to changes in worship style and ecclesiastical architecture.

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

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

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

Landscaping and Open Spaces

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

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

Character Area Three: The Bury and Church Square

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



Figure 39 Twentieth century semi-detached houses



Figure 40 Semi-detached properties on Clacton Road



Figure 41 Boundary treatments

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

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

Layout

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

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

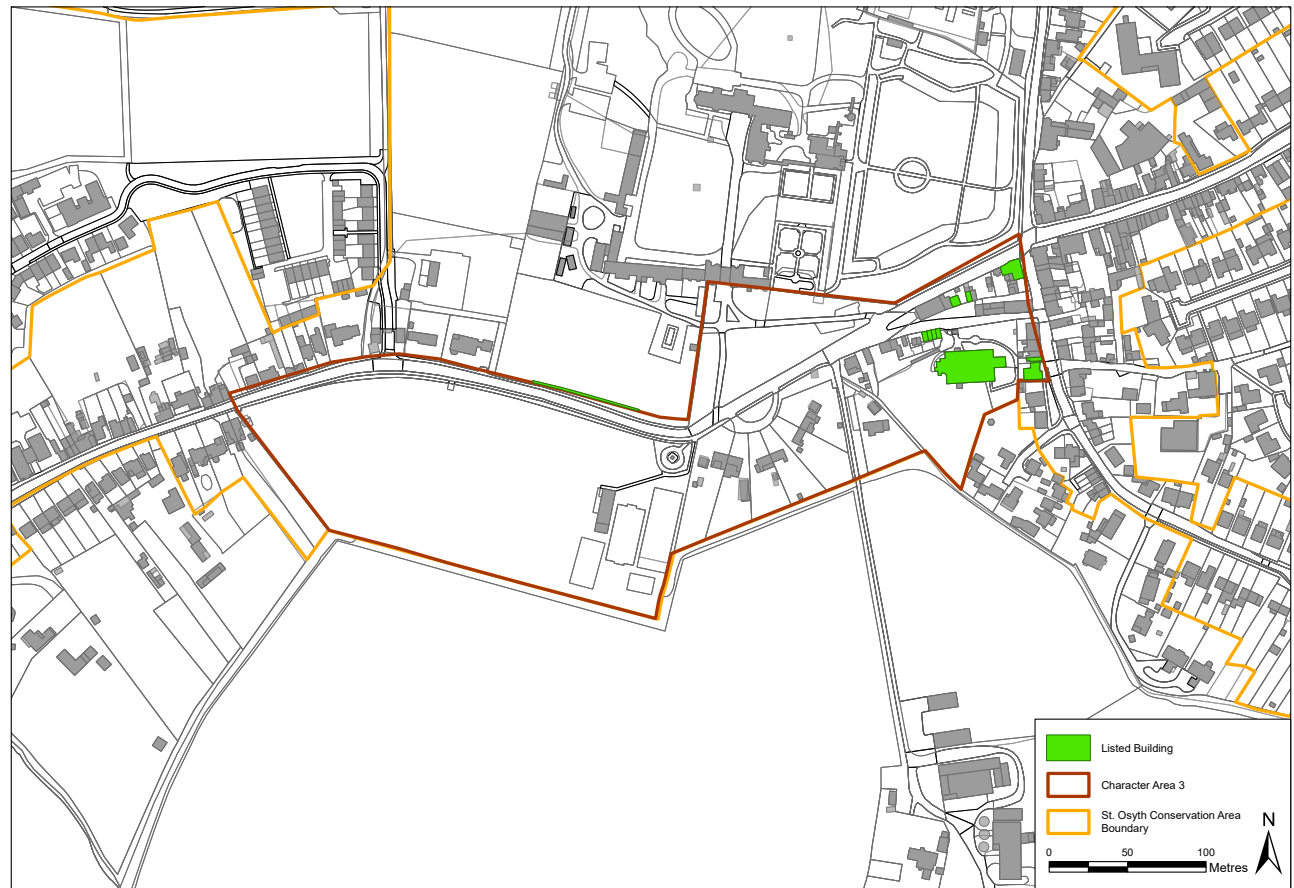


Figure 42 A map of Character Area 3



Figure 43 View towards Bar Corner



Figure 44 Narrow street
at Church Square



Figure 45 Glimpsed views towards the Church



Figure 46 Render and weatherboarding

Building Materials and Boundary Treatments

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

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

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

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

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

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

Listed Buildings and Non-designated Heritage Assets

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

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

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

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

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

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



Figure 47 Number 8-14 Spring Road



Figure 48 Semi-detached properties on The Bury



Figure 49 Recreation ground and Memorial

Contribution by Other Buildings

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

Landscaping and Open Spaces

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

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

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

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

Character Area Four: Point Clear Road and St Osyth Creek

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

Layout

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

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

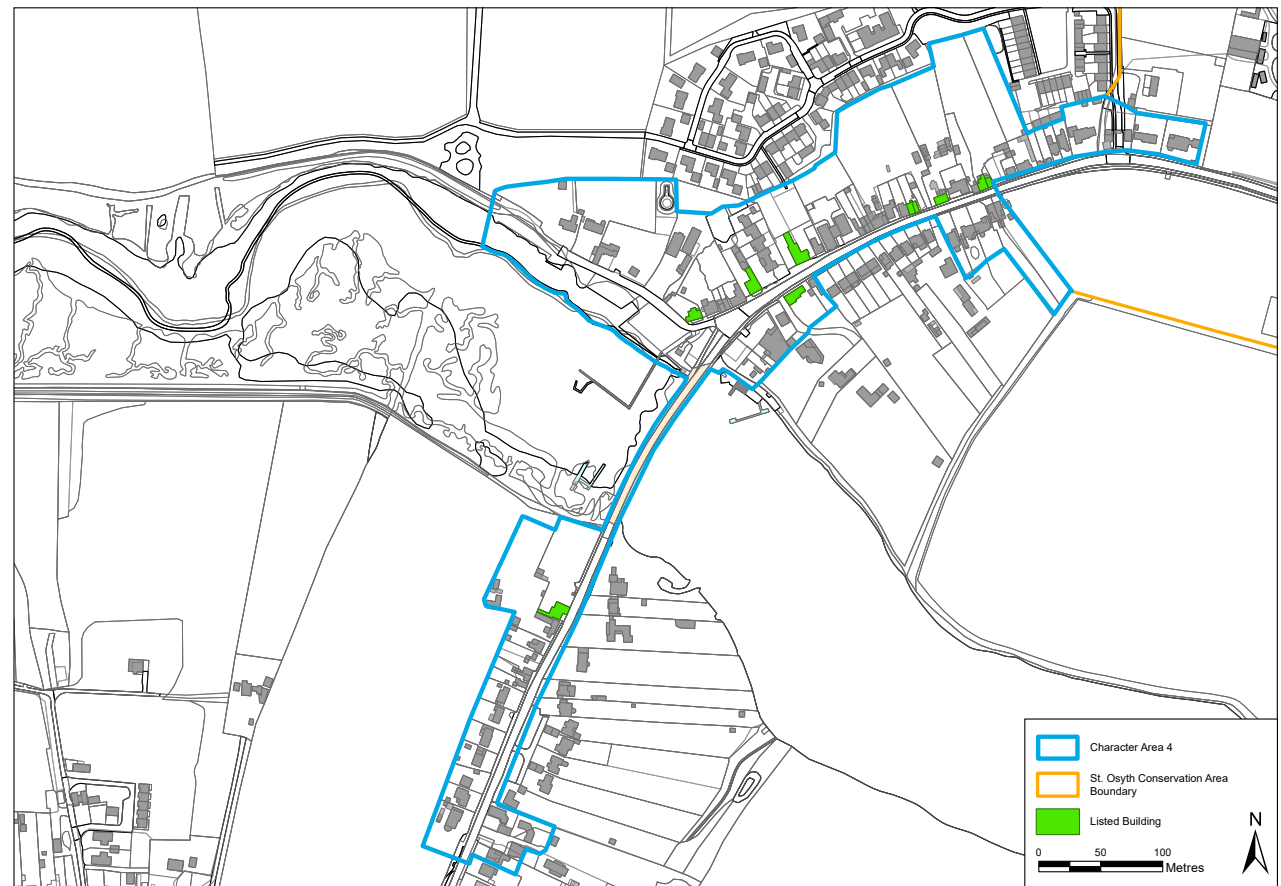


Figure 50 Map of Character Area Four



Figure 51 St Osyth's water courses



Figure 52 Mill Dam Lake



Figure 53 Topography of the area



Figure 54 Point Clear Road

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



Figure 55 New development of The Priory's grounds

Building Materials and Boundary Treatments

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

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

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



Figure 56 The White Hart Inn



Figure 57 Post medieval character



Figure 58 Timber boarding



Figure 59 Roofscape



Figure 60 Example of historic walls



Figure 61 Numbers 45-49 Mill Street



Figure 62 Old Mill Cottage

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

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

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

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

functional appearance, evocative of the area's former industrial use.

Listed Buildings and Non-designated Heritage Assets

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

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

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

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

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

Contribution by Other Buildings

Other buildings which make a positive contribution to the Character Area are located north of Mill Street, by St Osyth Boatyard and the Creek. This area features appreciable architectural interest, showcased by Quay House, Mariners and Summer Cottage. The three properties represent different phases and influences of development in this area and the wider village and are a contrasting group, showcasing traditional Essex

features, such as the gambrel roof Summer Cottage, which contrasts to the simple gable of Mariners. The use of traditional materials on the three properties, coupled with their setting and the functional, rough appearance of St Osyth Boatyard create a visually stimulating and diverse area which contributes positively to the Character Area and overall significance of St Osyth Conservation Area.

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

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



Figure 63 The Old Mill House, 81 Mill Street



Figure 64 Hillside

Landscaping and Open Spaces

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

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

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



Figure 65 Gambrel roof Summer Cottage



Figure 66 Number 31 Point Clear Road



Figure 67 Open space and street furniture

Character Area Five: The Priory and Park

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

Figure 68 shows the extent of the Character Area.

Layout

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

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

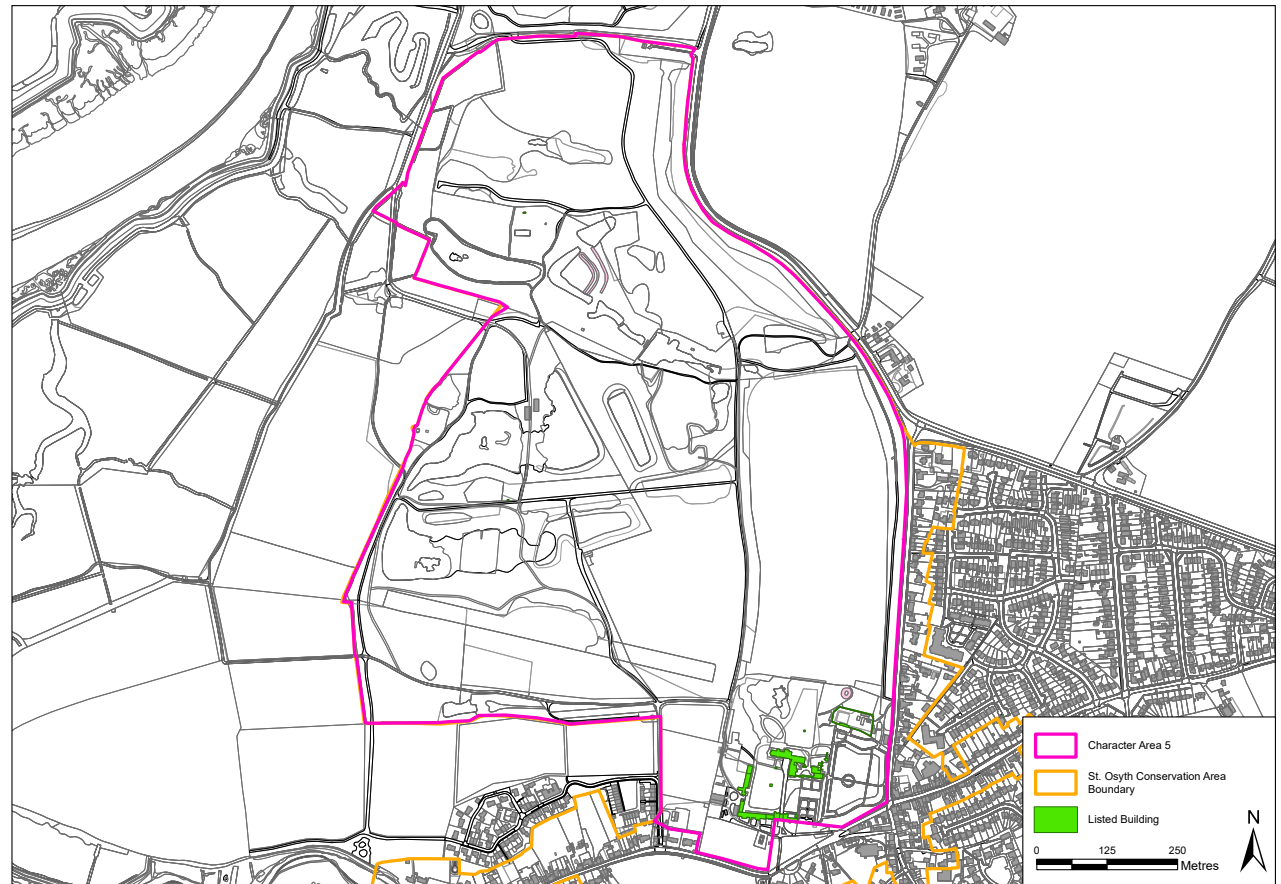


Figure 68 Map of Character Area Five



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



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

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

Building Materials and Boundary Treatments

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

West of the Gatehouse are former agricultural and

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

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

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



Figure 71 Flushwork of the Priory gatehouse



Figure 72 The Green or South Lawn



Figure 73 Georgian Darcy House

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

The use of timber framing is an important feature of the surviving Priory buildings and offers important clues to

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

Brick is another important building material used across the Priory site, including the Georgian Darcy House, the surviving section of a much larger brick building which was built by the 3rd Earl of Rochford. The Darcy House is relatively plain, featuring a large bow fronted bay. Its comparatively simple appearance, when compared to the highly decorated outer Gatehouse and other Priory buildings provides a striking visual contrast and sense of refinement, emphasised by the bright, rich red tone of the brickwork. 'Vintoner's Gatehouse', on the eastern side and adjoining The Darcy House, is aligned on the outer gateway which originally lead to the Abbot's lodgings. It is a remarkable example of older, Tudor, brickwork, featuring a large oriel window at first floor with Italianate decoration. The combination of brickwork and stone used on the Tudor section provide a strong visual contrast to the classicising Darcy House, highlighting the phased development of the Priory and changing architectural trends. Vintoner's Gatehouse

is demarked with the date 1527 and was remodelled internally and on the north side by Sir John Johnson in the late nineteenth century and features a drawing room and large banqueting hall. Adjoining Vintoner's Gatehouse is a range of gabled brick buildings, the location of which corresponds roughly to the western cellarer's range of the Abbey's no longer surviving cloister.

Listed Buildings and Non-designated Heritage Assets

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

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

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

Contribution by Other Buildings

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

Landscaping and Open Spaces

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

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

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



Figure 74 The Priory Parkland



Figure 75 The Priory's ecological connection



Figure 76 Entrance from The Creek

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

3.4 Views

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

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

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

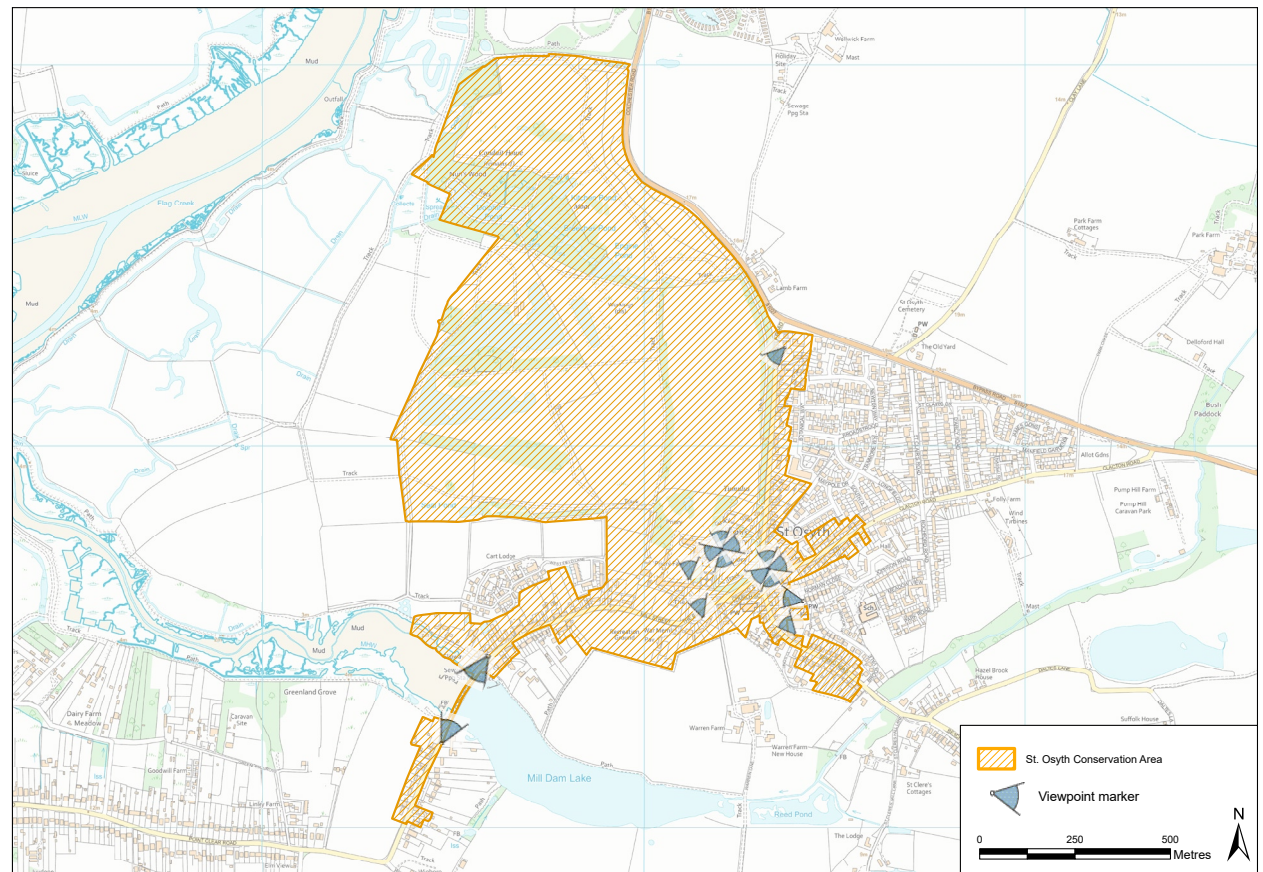


Figure 77 Map of views

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

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

3.5 Beyond the Conservation Area Boundary

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

“the surroundings in which a heritage asset is experienced... Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”.

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

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

Surrounding Landscape

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

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

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

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

Other heritage assets beyond the Conservation Area boundary include:

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



Figure 78 Fields to the south of the Conservation Area

4. Opportunities for Enhancement

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

4.1 Car Parking

Car parking can have an adverse effect on the character of a Conservation Area, impacting the street scene and how the area is experienced. St Osyth contains some areas where parking is particularly an issue and presents an opportunity for enhancement. Throughout the area, there is a shortage of off-road parking. Parking is predominantly on-street, and thus does little for the appearance of the Conservation Area.

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

4.2 Vacant Buildings

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

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

4.3 Loss of Architectural Details

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

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

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

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

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

4.4 Unsympathetic additions

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

Within residential areas in particular, the agglomeration of structures through additional side developments between detached properties can have a detrimental impact to the historic grain of the village, and our appreciation of its development. St. Osyth is a historic settlement and has been subject to a considerable degree of infilling and building on larger gardens. It is considered that further development in this way would most likely harm the character of the Conservation Area. The more substantial older properties are enhanced by the setting provided by their reasonable and proportioned gardens. Backlands are important features of old town centres

and villages, being part of the grain of the historic town plan and representing areas that had a service function in relation to the main street frontages. Those that survive in St. Osyth provide spaces useful for service areas and off-street parking. Similarly, the installation of unsympathetic and piecemeal boundary treatments can harm the immediate setting of historic buildings and spaces and the use of inappropriate railings, walls, and fences make cumulative harm to the street scape and character of the area. This is particularly evident along Colchester Road, where the concrete and barbed wire boundary fencing of St Osyth's Priory is uncharacteristic of the historic parkland, and impacts the approach into the village from the north as well as views towards the registered park and garden.

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

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

4.5 Inappropriate Modern Development

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

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

4.6 Neutral Contributors

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

4.7 Public Realm

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

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

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

Hard Landscaping

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

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

Open Spaces

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

Trees and Planting

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

4.8 Access and Integration

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

4.9 Interpretation

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

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

5. Management Proposals

There are a wide range of issues facing the St Osyth Conservation Area, many of which share common themes. This section recommends management proposals which address these issues in both the short and long term.

5.1 Positive Management

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

Local Heritage List

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

Article 4 Directions

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

need for planning permission and are set out within the General Permitted Development Order.

Article 4 Directions served on properties within the Conservation Area would introduce the need to apply for planning permission for certain works and this would allow the Council to better preserve and enhance the area by ensuring high quality design and use of traditional materials.

Enforcement

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

General Maintenance: Public Realm

Through the agreement of a standard good practice within the Conservation Area between relevant Local Authority teams and other landowners, long term goals can be set to promote good design within the public

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

Heritage Statements, Heritage Impact Assessments and Archaeological Assessments

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

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

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

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

Tree Management

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

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

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

New Development

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

Historic England guidelines state that successful new development will:

- Relate to the geography and history of the place and the lie of the land;
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respect the scale of neighbouring buildings;

- Use materials and building methods which as high in quality of those used in existing buildings; and
- Create new views and juxtapositions which add to the variety and texture of their setting.

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

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

Neutral Elements

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

Public Facing Resources

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a conservation area. Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of St Osyth’s built heritage.

5.2 Positive Management: Longer Term

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

Conservation Area Boundary

The Conservation Area boundary has been revised within this appraisal in accordance with the NPPF (2021) and Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (2019).

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

Character Appraisal and Management Plan

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

Public Realm and Highways

The Highways Department should be engaged to conduct an assessment of existing signage within the conservation area with the view to ‘de-clutter’ the

historic environment. Other case studies have found this was a cost-neutral exercise due to the scrap value of signage and posts.

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

Improved Understanding and Awareness

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

Heritage at Risk

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

5.3 Funding Opportunities

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

National Lottery Heritage Fund

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

Section 106 Agreements

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

Partnership Schemes in Conservation Areas (Historic England)

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

6. Appendices

6.1 Listed Buildings

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

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

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

6.2 Bibliography

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6.3 Legislation, Policy and Guidance

LEGISLATION/POLICY/ GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2024) DCLG	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	Historic England (2019) Statements of Heritage Significance Advice Note 12	
National Guidance	Historic England (2019) Conservation Area Appraisal, Designation and Management (Advice Note 1)	
Local Policy	Tendring District Council Local Plan (2007)	QL9 – Design of New Development QL11 – Environmental Impacts and Compatibility of Uses EN1- Landscape Character EN17- Conservation Areas EN20- Demolition within Conservation Areas EN21- Demolition of Listed Buildings EN22- Extension and Alterations to Listed Buildings EN23- Development within the Proximity of a Listed Building

6.4 Glossary (National Planning Policy Framework)

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

Place Services
County Hall, Essex CM1 1QH

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

www.placeservices.co.uk

