

Great Oakley Conservation Area Character Appraisal and Management Plan

Tendring
District Council



Client:
Tendring District Council

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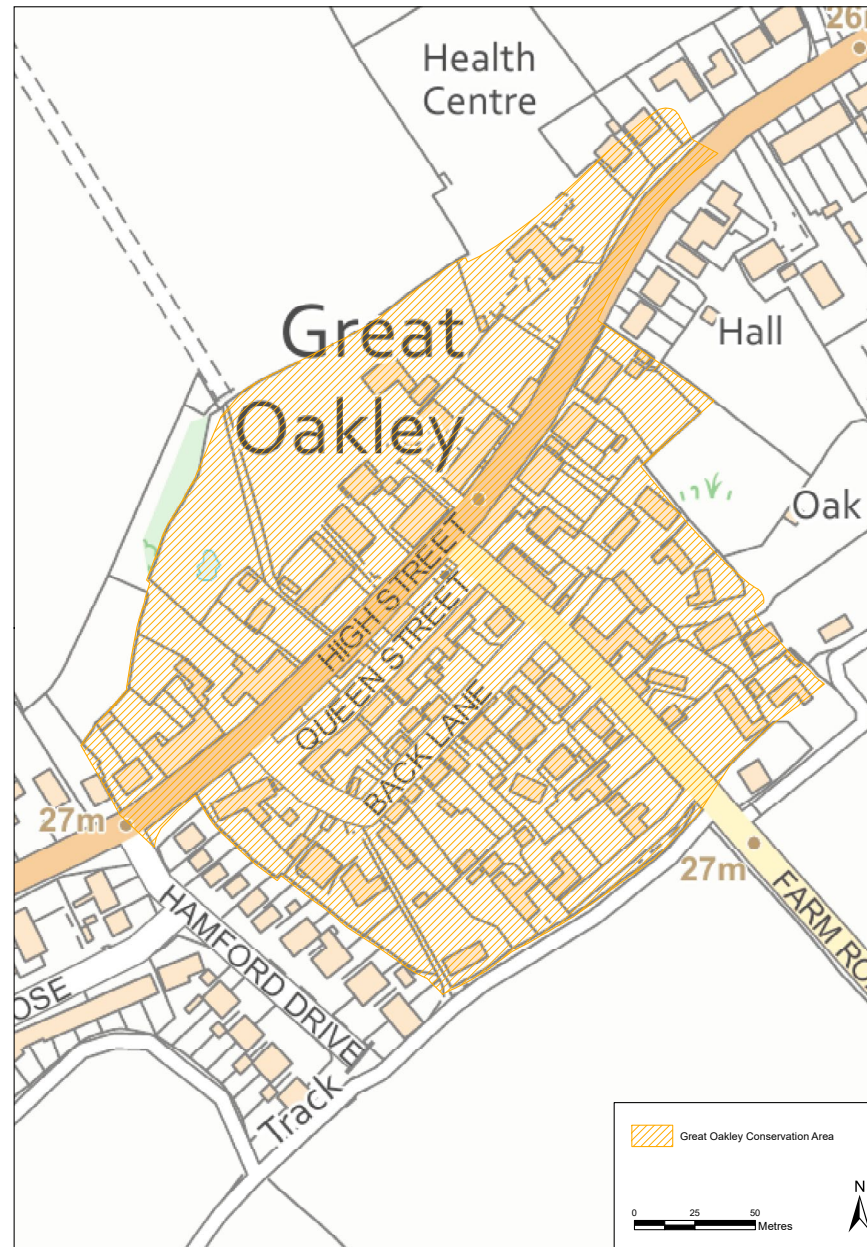


Figure 1 Great Oakley Conservation Area

1. Introduction

1.1 Summary

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

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

Great Oakley's significance is predominantly derived from its historic interest as a small, rural market village. Its special interest derives from the architectural interest of the tightly knit pattern of vernacular houses clustered around the central marketplace, reflecting the area's medieval origins.



Figure 2 Great Oakley Conservation Area central marketplace



1.2 Conserving Great Oakley's Heritage

Tendring District Council appointed Place Services to prepare a Conservation Area Appraisal for Great Oakley. This document is provided as baseline information to support the long-term conservation of Great Oakley's heritage. The appraisal will also consider the significance of heritage assets within the area 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 Conservation Area to new development, highlighting key assets of importance. Please refer to Section 1.3 for the appraisal's purpose and details on what it will consider.

1.3 Purpose of Appraisal

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

The appraisal recognises designated and non-designated heritage assets within the Conservation Area which contribute to its special interest. It will consider how Great Oakley came to be developed, the building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities will be used to assess the key characteristics of the area, highlighting the potential impact future developments may have upon the significance of heritage assets and the character of Great Oakley. This assessment is based on information derived from documentary research and analysis, as well as a review of the previous Conservation Area Appraisal for the area (2006).

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

It is expected that applications for planning permission will also consult and follow the national guidance outlined in Section 6.3.



1.4 Frequently Asked Questions

What is a conservation area?

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

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

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

How are conservation areas managed?

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

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

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

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



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

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

What is an Article 4 Direction?

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

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

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

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

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

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

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

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



Can I demolish a building in a conservation area?

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

Can I remove a tree within a conservation area?

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

How do I find out more about a conservation area?

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

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

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

1.5 Planning Policy and Guidance

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

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



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).

This assessment follows best practice guidance, including Historic England's revised *Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management* (2018) and *Good Practice Advice in Planning: 3 The Setting of Heritage Assets* (2017).

The Great Oakley Conservation Area is located within Tendring District. Local planning policy is set out in the Tendring District Local Plan 2013-2033 and Beyond. North Essex Authorities' Shared Strategic Section 1 of the Plan was formally adopted on 26 January 2021 and Section 2 was adopted on 25 January 2022.

Policies which are relevant to heritage assets include:

- SPL 3 – Sustainable Design*
- PPL 3 – The Rural Landscape*
- PPL 7 – Archaeology*
- PPL 8 – Conservation Areas*
- PPL 9 – Listed Buildings*

1.6 Designation of the Conservation Area

Great Oakley Conservation Area was first designated in 1973. The boundary was slightly amended in 1982, omitting the modern housing on the site of the Corn Mill from the Conservation Area.

The Conservation Area occupies the historic core of the village, clustered around the High Street, Queen Street, Back Lane and Farm Road. The western boundary runs along the rear boundaries of modern bungalows on the east side of Hamford Drive. The eastern boundary includes the modern development at Maltings Farm. The north and south boundaries mark the transition from the settlement to the surrounding agricultural land. An appraisal was adopted in 2006. The Conservation Area boundary, appraisal, and management plan were reviewed in 2022, and this document was produced. A public consultation period and event was held as part of the review.

2. Great Oakley Conservation Area

2.1 Context and General Character

Great Oakley is located in the north-east of Tendring District. It is situated on a gently undulating plateau in an agricultural landscape of fields, pasture and pockets of ancient woodland.

The historic settlement of Great Oakley lies to the south of Ramsey Creek, which runs to the north-east towards Harwich, draining into the Stour estuary. The district is characterised by dispersed farmsteads and small hamlets. Great Oakley is historically unusual in this area of Tendring as an early nucleated village settlement, with a market recorded from the mid-thirteenth century. The church, which occupies an isolated plot to the west of the historic village, has twelfth century origins.

Post-war ribbon development along the Harwich Road (B1414) has diluted the character of the settlement, so it is now experienced as predominantly linear, stretched out along the main road, although the historic extents of the village can still be appreciated in views from the north and south. The Conservation Area covers the historic core of the village.



Figure 3 Aerial view of Great Oakley



2.2 Origin and Evolution

The following section provides an overview of the history of Great Oakley and its environs.

Prehistory (-500000BC – 43AD)

Evidence for prehistoric archaeology within the area surrounding Great Oakley village is largely derived from historic sources and aerial photography. They include a significant find of a Bronze Age battle axe recorded from the area around Great Oakley Hall and possible burial urn. Although evidence for Bronze Age occupation (2200AD – 700 BC) is particularly prevalent within the Tendring district, no settlement activity is recorded from within, or in the areas, surrounding the Conservation Area. However, aerial photographic evidence, recorded as cropmarks within the fields, indicates prehistoric burial and agricultural activity.

Roman (43 – 410)

Artefacts recovered from the fields surrounding the Conservation Area suggest there may have been some evidence for permanent settlement during the Late Iron Age and Roman period. Coins, brooches, knives, keys and beads have been recorded with more tangible evidence recovered at Great Oakley Hall, to the north-east of the Conservation Area. Near Great Oakley Dock, to the south-east of the Conservation Area, the structural remains of salt making sites, known as 'red hills' survive, which are likely to be associated with nearby settlement in the wider area.

Early Medieval (410 – 1066)

Surviving evidence for Anglo-Saxon settlement and activity is generally rare within the region, and no Anglo-Saxon material has been recovered from within or in the vicinity of the Conservation Area. However, the entry for 'Oakley' in the Domesday book (1086) records the manor in 1066 as containing 12 villagers, 20 smallholders and 10 slaves. The place name of "Oakley" is derived from an Anglo-Saxon word meaning 'oak clearing'.

Medieval (1066 – 1540)

The village of Great Oakley lies along a historic route linking to the historic medieval port and town at Harwich. The medieval village was concentrated around an elongated market square located along the High Street. The surviving listed buildings provide the earliest known evidence of substantial activity within the Conservation Area dating from the fourteenth century. The settlement plan does not conform to a typical Essex medieval village as the Church and manorial hall lay at opposing ends of the village, rather than being located close to each other, as is more usual within rural Essex. The Church dates to the twelfth century and stands apart from the village to the south-west. The manorial Great Oakley Hall is located some distance to the north-east of the village and lies within a moated site, which is likely medieval in origin.



Figure 4 Chapman and Andre map, 1777

Post Medieval (1540 – 1901)

By the post medieval period, a small-scale road network had developed parallel and to the south of the High Street. The Chapman and André map of 1777 (Figure 4) depicts a tightly clustered village around the marketplace on the High Street. A mill is shown at the north-east end of the village (just beyond the boundary of the Conservation Area today); the eighteenth-century Mill House survives within the Conservation Area and is listed at Grade II (list entry no: 1112135).

The only evidence for post medieval activity within and surrounding the Conservation Area survives in built form; several listed buildings survive from the seventeenth to eighteenth century including the former Post Office and Village Shop (list entry no: 1391206) and Holly Trees (list entry no: 1322594). The Chapman and André map shows the church and parsonage distinct from the main settlement, located close together within a field to the south-west of the village. Several dispersed farmsteads are located within the wider agricultural landscape including the Lodge to the north of Great Oakley and Tanners to the south.

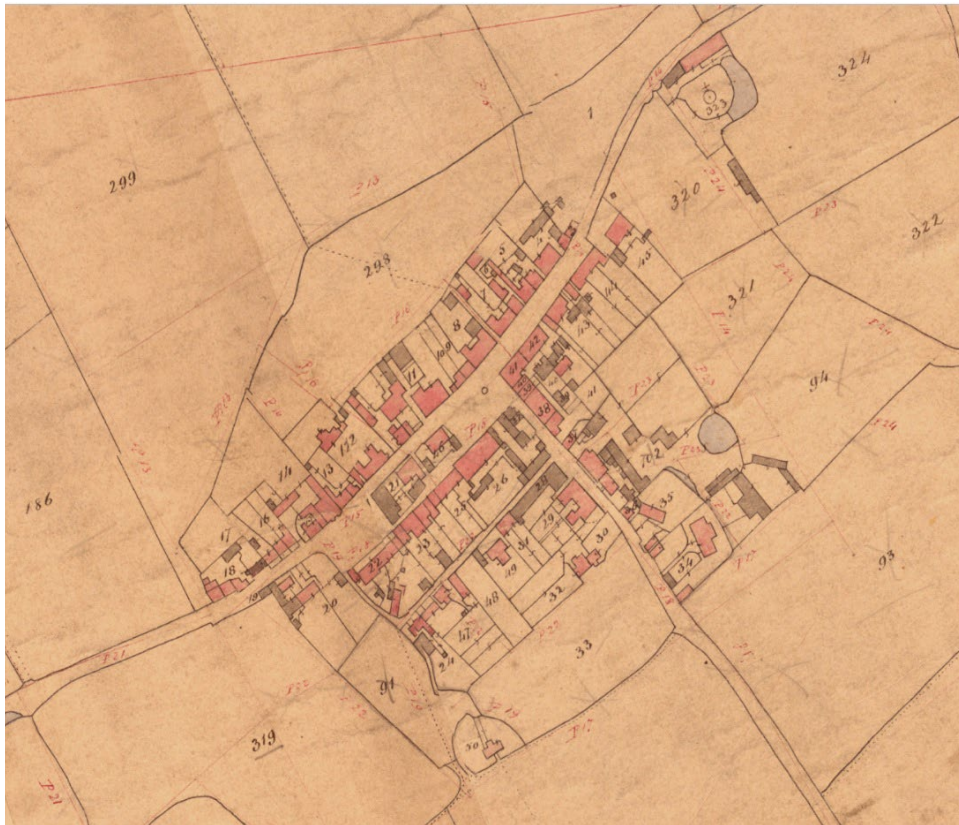


Figure 5 Tithe map, 1840 '© Crown Copyright Images reproduced by courtesy of The National Archives, London, England. www.NationalArchives.gov.uk & www.TheGenealogist.co.uk'

The 1840 tithe map (Figure 5) shows that the village had expanded but retained its tightly clustered form around the High Street and Farm Road. Several buildings have been constructed in the centre of the marketplace, forming a central island site, including Whispers, now listed at Grade II (list entry no: 1308597).

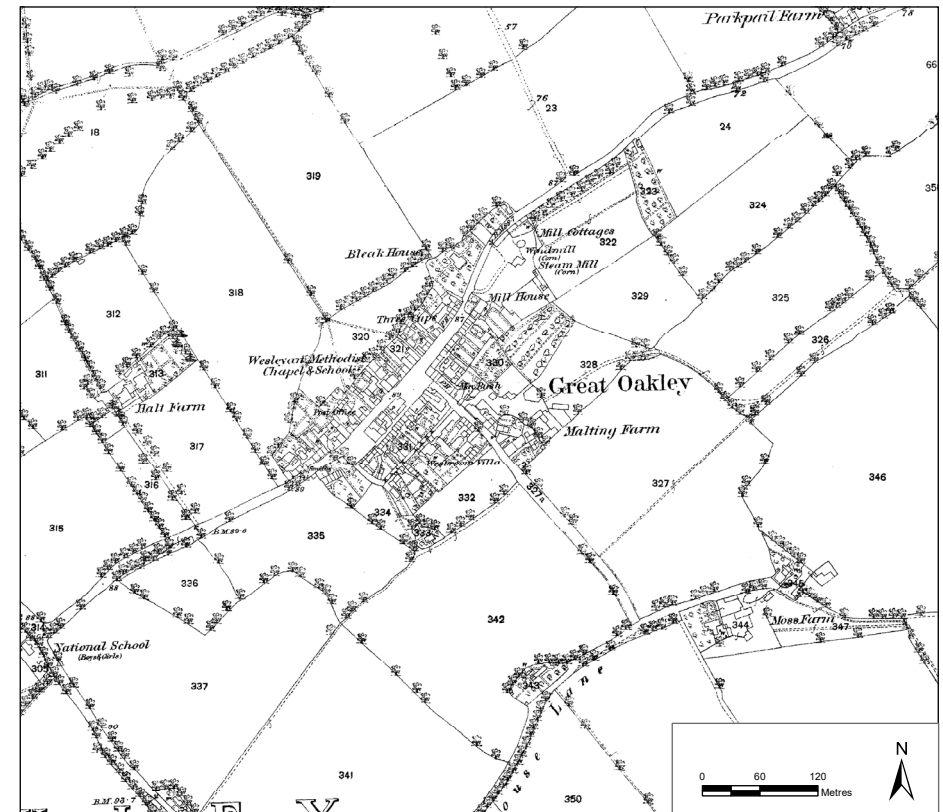


Figure 6 First edition Ordnance Survey map, 1897

By the time of the 1897 Ordnance Survey (OS) map (Figure 6), the village had acquired both a Wesleyan Methodist Chapel and schoolhouse, and a Primitive Methodist Chapel. A school had been built near the church at the junction of Wix Road and Beaumont Road, while the workhouse was located outside the village core at the junction of Pesthouse Lane and Beaumont Road.



Figure 7 Historic image of Great Oakley High Street looking west c.1900

Within the village, there are two smithies shown on the map, plus two public houses: the Three Cups and the Maybush (both labelled as hotels). The name of the Three Cups, the emblem of the Salters Company, indicates that there were salt works in the area, as the village lies near to the salt marshes around Hamford Water. At the north-east end of the village are shown a windmill and steam mill for grinding corn. At the turn of the century, Great Oakley was a busy agricultural hub, with a Post Office, public houses, breweries, slaughterhouses, butchers and blacksmiths.

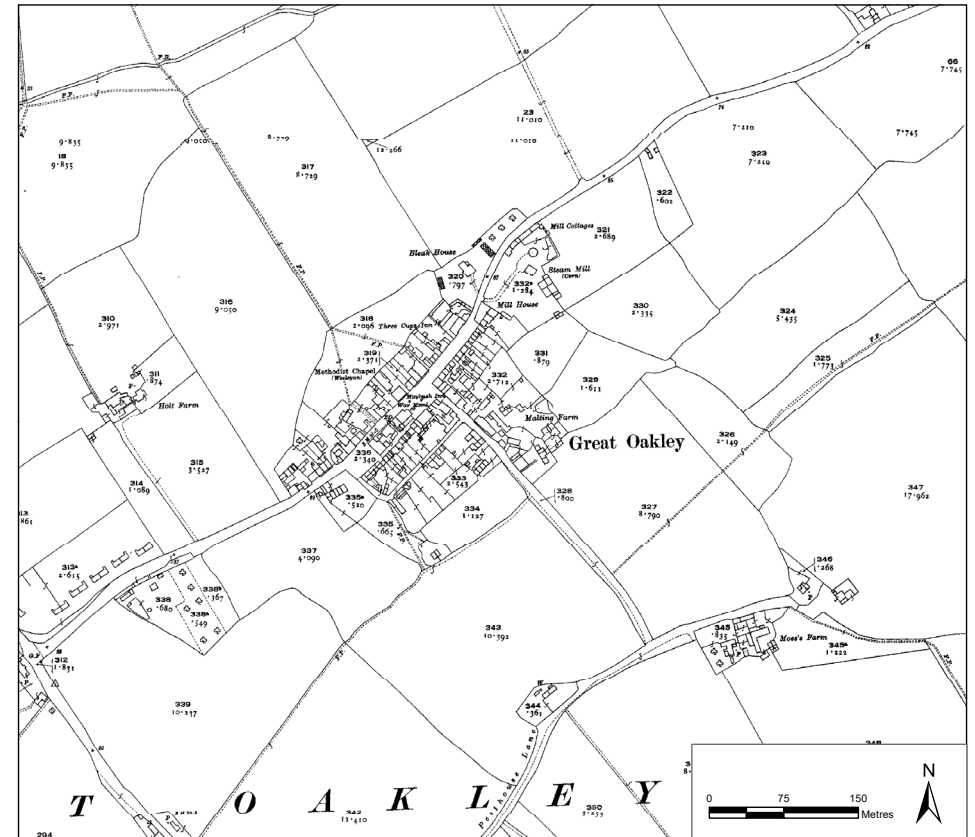


Figure 8 Second edition Ordnance Survey map, 1897



Figure 9 Ordnance Survey map, 1967

Modern (1901 – now)

In the early twentieth century, the village began to expand with ribbon development along the main road. The 1923 OS map (Figure 8) shows a row of six 1920s semi-detached houses on the north side of the Harwich Road by the junction with Wix Road.

Military sources show that Great Oakley was defended by a number of fortifications during the Second World War. Within the Conservation Area, these included pillboxes, barbed wire, gun positions and spigot mortar emplacements. Many of these have been destroyed, however, one pillbox survives in good condition in the garden of Apple Tree Cottage, close to the main road at the west end of the village.

In the post-war period, further expansion occurred. By the time of the 1967 OS map (Figure 9), ribbon development was scattered along both the north and south sides of the Harwich Road stretching nearly as far as Great Oakley Hall, diluting the strong nucleus of the historic core. A Police House, garage and sewage works are shown.

Further development occurred in the later twentieth and early twenty-first centuries. This includes some modern infill development within the historic core, in particular at the north-east corner on the site of the former corn mill and at the south end of the Conservation Area.



Figure 10 Modern development marking the boundary of the Conservation Area

2.3 Revisions to the Boundary

As part of this review, the Conservation Area boundary has been reviewed to reflect good practice and provide a clearer strategy which acknowledges the practicalities of Great Oakley's unique built environment, in line with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF guidance on Conservation Areas, paragraph 204.

The boundary underwent a minor revision in 1982. The Conservation Area boundary was adjusted to run along the south side of the High Street and the north-east boundary of Mill House, omitting the late twentieth century housing on the former site of the Corn Mill from the Conservation Area.

The Conservation Area covers the historic core of Great Oakley. Whilst there have been some clusters of modern development within the area, especially at the Maltings Farm development and southern part of the Conservation Area, the hedges to the south provide a definitive boundary between the residential development and the rural fields beyond the Conservation Area. The Conservation Area can still be appreciated and understood as a small rural settlement surrounded by countryside and the retention of the modern development within the Conservation Area ensures that the distinction between the Conservation Area and its setting remains robust. The new development also appropriately responds to local vernacular through its scale, form and appearance, and makes a natural contribution to the area's character and appearance. Therefore, as part of this boundary review, it is recommended that the boundary remains as existing, with no changes.

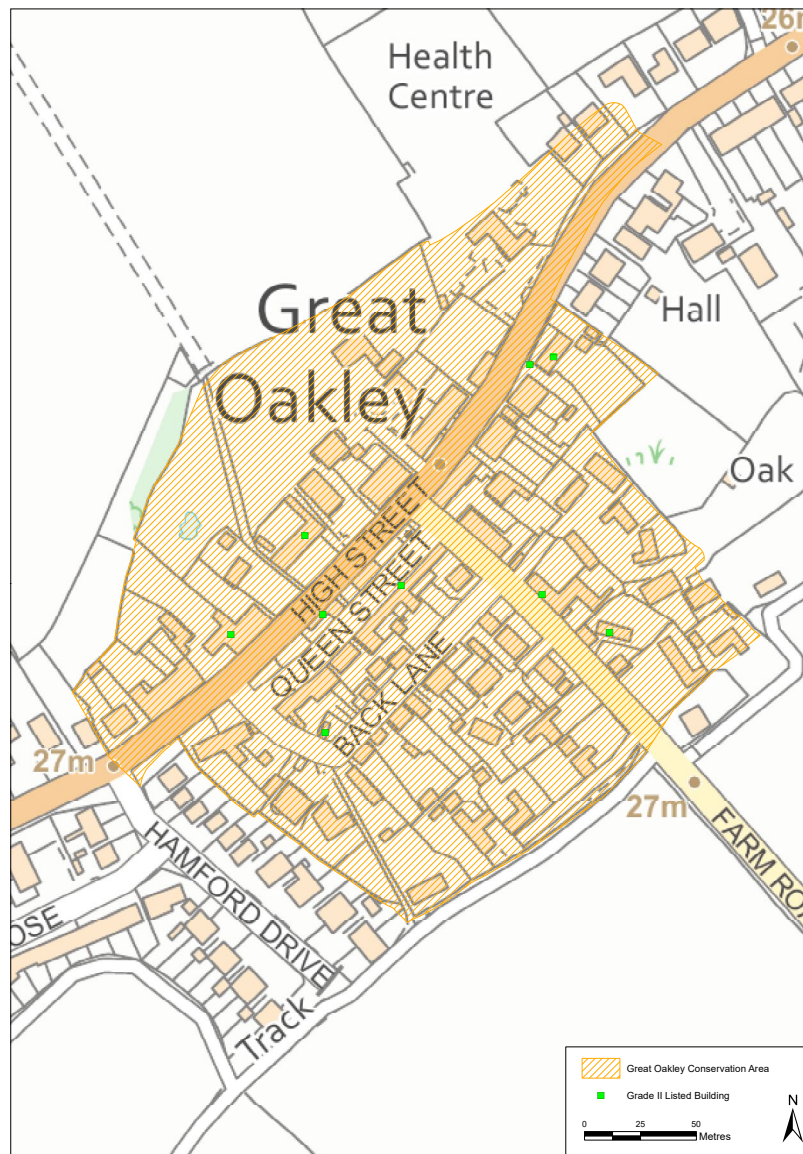


Figure 11 Map of Designated Heritage Assets

2.4 Designated Heritage Assets

There are nine designated heritage assets within the Great Oakley Conservation Area boundary, all of which are listed at Grade II. The list entry for “Pett’s Cottage, Armond House and House Immediately to the north-east” covers three properties within a single designation. A full list of all the designated assets within the Conservation Area, including their list descriptions, is provided in Appendix 6.1.

The designated heritage assets are mostly domestic houses and cottages, such as Old Scantlings and Holly Trees, but also include the former Post Office and Village Shop and a telephone kiosk adjacent to Mill House.

Designated heritage assets within the Great Oakley Conservation Area:

- Maltings Farmhouse (Grade II; list entry no: 1147224)
- Pett’s Cottage, Armond House and House Immediately to North East (Grade II; list entry no: 1147280)
- Old Scantlings (Grade II; list entry no: 1322632)
- Whispers (Grade II; list entry no: 1308597)
- Mill House (Grade II; list entry no: 1112135)
- Post Office and Village Shop (Grade II; list entry no: 1391206)
- Holly Trees (Grade II; list entry no: 1322594)
- Florence Cottage (Grade II; list entry no: 1147218)
- K6 Telephone Kiosk Adjacent to Mill House (Grade II; list entry no: 1264047)



Figure 12 Post Office & Village Shop



Figure 13 Old Scantlings



Figure 14 Pett's Cottage, Armond House and House Immediately to North East



Figure 15 Whispers



Figure 16 K6 Telephone Kiosk by Mill House

These buildings, structures and features have been listed due to their special architectural or historic interest as defined by Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and *Principles of Selection for Listed Buildings* (The Department for Digital, Culture, Media and Sport, 2018). Further information about the listing process can be found on the Historic England [website](#).



Listed Buildings and features

The rarer and older a building is, the more likely it is to be listed. As a general principle, all buildings that pre-date 1700 and are in a relatively intact condition will be listed, as will all buildings that date between 1750 and 1850. The selectivity is increased for buildings that date between 1850 and 1945. There is a strict criterion for buildings built after 1945; buildings less than thirty years old are unlikely to be listed unless they have been deemed as exceptional examples of their type.

Listed buildings are considered under three Grades in England. Grade I listed buildings are of exceptional interest and make up approximately 2.5% of all listings; Grade II* listed buildings are of more than special interest and constitute 5.8% of listed buildings; Grade II listings are of special interest and most common, making up 91.7% of all listings.¹

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

Great Oakley contains a number of listed buildings which reinforces its special interest as an historic settlement. The earliest listed building within the Conservation Area dates from the fifteenth century. There is a preponderance of houses dating from the seventeenth and eighteenth centuries, often with later phases reflecting a history of additions and alterations, reflecting a period of prosperity for the village. The twentieth century is represented by the listed telephone kiosk.

The majority of listed buildings are in residential use, reflecting Great Oakley's history as a small market village. The variety of the building ages provides a rich and layered representation of the development of domestic English vernacular architecture. It demonstrates how the town has developed and altered over time and reflects the long history of Great Oakley as an historic settlement.

¹ Historic England, Listed Buildings <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

2.5 Non-Designated Heritage Assets

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

There are many positive buildings within the Conservation Area that contribute to the Conservation Area's significance. The buildings that reflect local character and distinctiveness collectively define the character and appearance of the Conservation Area and make a positive contribution to its special interest.

The following buildings, located in character area one, have been identified as key unlisted buildings by virtue of their derivation, scale, form and appearance.

Heritage assets are defined in Planning Policy as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.'²

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

Local listing is an important tool for local planning authorities to identify non-listed buildings and heritage assets which make a positive contribution to the local area. At present there is no approved local list for Tendring District.

² NPPF, p73

This document has identified key unlisted heritage assets which, by virtue of their derivation, form and appearance, make a positive contribution to the Conservation Area and could be considered for local listing in the future; these are identified in the analysis of character in Section 3 of this appraisal and are summarised below. This list is not exhaustive, and further buildings may be identified as non-designated heritage assets through the planning application process.

Buildings and features within the Conservation Area which are considered to be non-designated heritage assets include:

- The Three Cups, High Street
- Mill House Cottages (2 – 5 High Street)
- Cambria House, High Street
- Apple Tree Cottage and No. 2, High Street
- Pillbox outside Apple Tree Cottage, High Street
- Romaric, Queen Street
- The Maybush Inn, Farm Road



Figure 17 Pillbox outside Apple Tree Cottage, High Street



Figure 18 Mill House Cottages (2-5 High Street)



Figure 19 The Three Cups, High Street



Figure 20 The Maybush Inn, Farm Road (now a dwelling)



2.6 Heritage at Risk

The Historic England Heritage at Risk Register includes Grade I or Grade II* listed buildings and monuments, Grade II listed places of worship, and conservation areas that have been assessed and found to be at risk.

There are no buildings or features within the Great Oakley Conservation Area which are on the Historic England Heritage at Risk register.

2.7 Archaeological Potential

There has been no recorded archaeological fieldwork within or surrounding the Conservation Area. Much of the information on the archaeology of the area is based on findspot evidence, aerial photography, and historic mapping.

The survival of the medieval and post medieval street plan of Great Oakley, and the listed buildings are an important, well-preserved resource. Few areas of open ground survive within the nucleated village, however there is an area of undeveloped land north of the High Street. Open areas within the Conservation Area are likely to contain evidence relating to the historic settlement; historic mapping shows that some buildings predating c.1840 had been demolished by the late nineteenth century. Medieval and later settlement evidence is more likely to be sited along the street frontage; the garden areas may also contain evidence for ancillary activity, such as wells, cess-pits, yards and middens, as well as small-scale industrial activity.

The soils within the Conservation Area are likely to be acidic in places and not beneficial to the survival of bone or organic material, however there is likely to be good survival of pottery, ceramic material and metal.

3. Assessment of Significance

3.1 Character Analysis

Summary

Great Oakley is a small, compact and predominantly residential conservation area. It is unusual within Tendring District as an early nucleated village, clustered around the central marketplace, rather than being a dispersed settlement around a green or along a road. Few villages of this size would have had a marketplace, as these are more commonly associated with larger towns, suggesting that Great Oakley was likely to have been a focal point in the surrounding agricultural districts because of its market. The core of the Conservation Area is a tightly knit pattern of vernacular houses, grouped around the small scale road network, which developed parallel and to the south of the main road, reflecting the area's medieval origins and historic development.



Figure 21 View of the Maybush Inn (now a dwelling) looking south-east down Farm Road



Figure 22 View looking north-east along Queen Street



Figure 23 Great Oakley High Street looking south-west



Figure 24 Apple Tree Cottage and No. 2, High Street with pillbox in foreground

The core of the Conservation Area is characterised by a good survival of historic buildings, nine of which are listed at Grade II. Buildings within the Conservation Area are predominantly one and a half or two storeys in height. The majority are timber-framed and rendered, but there are also examples of red brick construction. Render colours are varied including pale green, salmon pink and cream, but they are predominantly muted, pastel shades. There is a varied roofscape across the Conservation Area with several thatched buildings reflecting the local vernacular. The majority of houses are covered with clay tiles. There are also examples of pantiles, especially on outbuildings, and slate roof coverings.

Many buildings front directly onto the pavement, creating a dense streetscape. Some houses are set back from the street, behind front gardens, such as Grade II listed Holly Trees. Private gardens provide welcome patches of greenery, which help to soften the streetscape and make a positive contribution to the rural, green character and appearance of the area.

Land Usage

The Conservation Area is predominantly residential. There are a handful of commercial buildings remaining, including a convenience store on the High Street, the Maybush Inn (a former community owned pub, now converted), and the One Stop Steel Shop next to Forge Cottage on the High Street, previously a garage services business.

The former Wesleyan Methodist Chapel was converted into residential use in c. 2010 and is now called the Old Prayer House. The former Three Cups pub, a substantial red brick building of six bays at the eastern end of the High Street, is also now in residential use.

At the time of the 1897 Ordnance Survey map (Figure 6), Great Oakley is shown as a bustling commercial centre, with two smithies, two hotels/public houses, a steam mill and a windmill for corn, a Post Office and two Methodist Chapels. The subsequent decline in business and community uses reflects changing employment patterns in the wider district, the availability of personal transport and the concentration of shopping uses into larger towns.

Landscaping, Open Spaces and Public Realm

The marketplace forms the core of the Conservation Area. Historically it was an open space surrounded by buildings, as shown on the 1777 Chapman and André map (Figure 4). By the time of the tithe apportionment in 1840 (Figure 5), several buildings had been constructed on a central island, splitting the marketplace in two. One of these buildings, Whispers, is now Grade II listed.

Today, the open space is still legible to the east and west of the central island, although it is now given over to parking. The surface finish is tarmac with a paved brick strip around the war memorial with a bench and some planters.



Figure 25 Great Oakley central marketplace

Two lantern-type streetlights add to the historic character of the central square. The open space of the marketplace contributes positively to the character and appearance of the Conservation Area as a historic market village and provides a setting for the attractive cluster of surrounding historic buildings grouped around the market square.

The main form of landscaping within the Conservation Area is derived from private gardens of residential houses. These provide welcome patches of greenery, including some mature trees and hedges, which help to soften the streetscape. These gardens make a positive contribution to the rural, green character and appearance of the area; the domestic landscaping reflects the residential character of the Conservation Area.



Figure 26 Holly Tree House, High Street. Private gardens make an important contribution to the rural, green character of the Conservation Area



Figure 27 The gravelled yard in front of the former Methodist Church, opposite the central marketplace

At the east end of the High Street, the majority of buildings front directly onto the road, creating a dense urban realm. Where modern buildings on the north side of the road are set back, the front gardens are typically narrow strips with a few shrubs.

Towards the west end of the High Street, there are several buildings which are set well back from the road with front gardens or yards. Apple Tree Cottage, No.2 and Oaklands, on the south side of the High Street, have generous front gardens with grassed areas and some mature trees providing an attractive gateway to the Conservation Area. The back garden of Whispers, in the central island between the High Street and Queen Street, comprises of mature vegetation, which provides an important focal point in the approach to the Conservation Area from the south-west. The mature planting softens the streetscape and provides a green oasis in the centre of the Conservation Area, contributing to the character of the High Street and Queen Street.

Holly Tree House and Oakleigh on the north side of the High Street are set back behind long front gardens with lawns and several mature trees, adding to the looser grain and more rural character of this part of the High Street. In contrast, the front yard of the former Methodist Church lacks any vegetation. Historically, there were buildings fronting onto the High Street here, but these were subsequently cleared, and the area became a front garden for the church. It was gravelled over when the building was converted into residential use, creating an unattractive area of hard landscaping opposite the marketplace. The lack of greenery creates a featureless gap site at the centre of the Conservation Area, detracting from its character.

Along Back Lane, small private gardens, set behind low hedges and fences, provide pockets of greenery, punctuating the streetscape. In some places, garden space has been paved over for car parking, which is a detracting element, but the Conservation Area generally retains a verdant green character, typical of a historic rural village.

Beyond the historic core of High Street, Queen Street and Back Lane, there is a looser grain of development, with detached houses set within more generous plots. At the northern edge of the Conservation Area, large private gardens form a green buffer, with mature hedgerows bordering the agricultural fields beyond.



Figure 28 Vernacular materials including painted render, weatherboarding, clay tiles and pantiles and red brick boundary walls

Local Building Materials and Details

The Conservation Area has a high density of historic buildings, especially along the south side of the High Street and around Queen Street and Back Lane. Therefore, the traditional and local building materials are predominantly historic in character.

Built form and materials

The majority of buildings within the Conservation Area are timber-framed and rendered, but there are also examples of red brick construction, such as the former Wesleyan Methodist Church or Mill House Cottages on the High Street, and weatherboarding, such as Grade II listed Florence Cottage on Back Lane.



Figure 29 Timber weatherboarding and clay pantiles on outbuilding with picket fencing

Weatherboarding is also used on some side elevations and gable ends, such as No. 6 High Street. Some brick buildings have been painted, such as Jessica, at the south-western end of the marketplace. Render colours are varied including pale green, salmon pink and cream, but they are predominantly muted, pastel shades. Roughcast render has been used on some buildings, such as Grade II listed Maltings Farm.

These traditional materials make a positive contribution to the historic character and appearance of the area and give the village a sense of cohesion. Some twentieth century buildings at the southern part of the Conservation Area introduce materials which are at odds with the local vernacular, such as yellow or buff brick and concrete tiles.



Figure 30 Grade II listed Florence Cottage with weatherboarded walls, clay pantile gambrel roof and boundary hedge

Roofscape and materials

Buildings within the Conservation Area are predominantly one and a half or two storeys in height; this contributes to the varied roofscape across the Conservation Area. There is also an assortment of different roof forms and materials. There are several thatched buildings within the Conservation Area, including No. 2 High Street, Rayners Cottage on Farm Road, and Grade II listed Old Scantlings, reflecting rustic vernacular architecture.



Figure 31 Grade II listed Maltings Farmhouse, a timber-framed and roughcast rendered house with fifteenth-century origins

The majority of buildings within the Conservation Area are covered with clay plain tiles, some of which have been replaced with modern concrete tiles, which detract from the architectural interest of the Conservation Area. Clay pantiles are also evident, especially on outbuildings such as on the single storey outbuilding by Whispers on the High Street. Slate is used on a number of nineteenth century buildings such as those at the eastern end of the High Street and is also present on some twentieth century buildings. Some later twentieth century buildings, such as Kimberleigh on Farm Road, are covered with concrete tiles, which detract from the vernacular character of the Conservation Area.

Roofs are pitched, several with attractive gambrel roofs, such as Grade II listed Florence Cottage, Holly Trees and Larch House. Other vernacular details include gablets on Grade II listed Maltings Farmhouse.

Rooflights are not a feature of the historic roofscape and are mostly absent within the Conservation Area. Where rooflights have been introduced on more modern infill buildings, they detract from the historic character of the area.

Doors and windows

Many buildings display modest historic detailing, such as timber sash or casement windows and dormers. Rose Cottage on Back Lane possesses an attractive pair of shallow curved bay windows. Brick buildings display features including decorative brick banding, flat or arched brick lintels over windows and doorways, and decorative toothed brick cornices. While many buildings have had modern porches added, there are a number of surviving historic doorways with narrow projecting porches, often supported by decorative brackets, such as on Grade II listed Mill House.

Across the Conservation Area, many of the traditional timber windows and doors have been replaced with uPVC, which undermines the historic character of the area. This is particularly apparent on the Red House by the marketplace at the corner of the High Street and Farm Road; as a focal building in views along the High Street, the introduction of unsympathetic uPVC windows makes a negative contribution to the character of the Conservation Area.

Boundary treatments

There is a variety of boundary treatments within the Conservation Area, giving little consistency to the streetscape. Traditional boundary treatments are dwarf walls in red brick, low picket fencing and hedgerows, which make a positive contribution to the rural character of the Conservation Area.

There are also examples of iron railings, a more urban style of boundary treatment, but often softened with planting behind, which helps to provide greenery to the streetscape.

There are also examples of close boarded fencing, a twentieth century boundary treatment which makes a negative contribution to the historic character of the area when applied to front boundaries, such as by Coy Cottage on Farm Road, but is generally neutral when surrounding back gardens.



Figure 32 Grade II listed Mill House



Figure 33 Cambria House, High Street

Contribution by Key Unlisted Buildings

There are numerous buildings that contribute positively to the character and appearance of the area; however, some are considered to make a key contribution. These have been listed in Section 2.5 and are discussed below.

Maybush Inn

The Maybush Inn was first recorded in 1769. It is of vernacular construction with six bays and a clay tiled roof, but the façade has been reworked with render panels separated by courses and vertical strips of bricks, now all painted one colour, which obscures this architectural detail. Its architectural interest has been eroded with the replacement of the traditional timber windows with unsympathetic uPVC units, but as the last operational public house in the village, it possesses historic and communal interest as a focal point for the local community. In 2016 it was taken on by the local community and is run as a co-operative pub.

Three Cups

The former Three Cups public house is located at the eastern end of the High Street and is now in residential use. It is a substantial red brick building of six bays with plain white rendered gables and canted bay window. It possesses historic interest as a former public house and hotel, illustrating the historic development of the village. The name refers to the emblem of the Salters' Company, reflecting the importance of salt production as a local industry. It is a large but rather austere Victorian building, which provides an effective termination of the north side of the High Street, but its architectural interest has been undermined by the replacement of all its windows with uPVC units and a modern slate roof.

Apple Tree Cottage and No. 2, High Street

Apple Tree Cottage and No.2 High Street are an attractive pair of vernacular cottages at the western gateway of the Conservation Area. They are timber-framed and plastered with multi-paned timber sash windows and pitched dormers. The roof of No. 2 is thatched. Their well-stocked front gardens surrounded by rustic picket fencing contribute to the rural charm of the area. The interest of Apple Tree Cottage is heightened by the survival of the Second World War pillbox in its front garden.

Pillbox

The Second World War pillbox which survives in the garden of Apple Tree Cottage has been identified as a particularly good example with rare surviving features including, uniquely in Essex, part of the cable barrier anchored through the side wall. On grounds of condition, location, typicality of type and rarity of the integral anti-tank feature, every effort should be made to ensure the continued survival of this important part of local history and heritage.

Mill House Cottages (2 – 5 High Street)

Mill House Cottages are a range of four red brick cottages at the eastern end of the Conservation Area. Each is two bays wide, with simple detailing, such as rubbed brick lintels over windows and doorways, under a slate roof with red brick chimneys. The group is well-preserved and retains their timber sash windows and timber six-panelled doors, preserving the uniformity of this modest terrace.

Romarc, Queen Street

Romarc is a well-preserved vernacular cottage of two storeys with a rendered elevation and clay pantile roof. The historic six-panelled front door is surmounted with a triangular pediment resting on brackets which adds architectural interest to the front elevation. The attractive vernacular detailing makes a positive contribution to the character of the area. It shares pan tiled roof and picket fencing around the narrow front garden with its neighbour, whose architectural interest has been eroded with the loss of its original windows and front door.



Figure 34 Romarc and neighbouring houses, Queen Street



Figure 35 Pillbox outside Apple Tree Cottage, High Street



Cambria House, High Street

Cambria House occupies a prominent position in the Conservation Area at the eastern apex of the central island by the marketplace. It is a substantial building of three bays with a colour-washed rendered façade and double-pile hipped clay tile roof with red brick chimneys. It retains its historic timber sash windows, six-panelled door and narrow porch resting on decorative brackets. It makes a positive contribution to the character of the area because of its architectural detailing and prominence within the Conservation Area. There have been some unsympathetic alterations such as a damp-proof course injected into the brick plinth and the removal of the historic red brick boundary wall facing the High Street to facilitate parking, reducing the sense of enclosure and creating an awkward gap site.

Other positive contributors

In addition to those above, which could be considered for local listing in the future, the following buildings are considered to be important contributors to the character and appearance of the Conservation Area.

Former Methodist Church, High Street

The former Methodist Church with associated cottage on the High Street forms an interesting grouping and possesses communal significance as a former Wesleyan Methodist Chapel. The cottage is an attractive brick building, of two storeys with small-paned casement windows and a tall central stack. The original chapel is two storeys, with rendered walls under a hipped slate roof. A forward extension with a red brick gable is the most prominent feature from the street and is utilitarian in appearance. The conversion to residential has included some unfortunate alterations including the truncation of the round headed window facing onto the High Street and the paving over of the front yard.

Jessica, High Street

At the north-eastern end of the central island by Cambria House is Jessica, of unusual design, with a bold quadrant outer corner which was presumably a former entrance to commercial premises. Its architectural interest has been diminished by the insertion of unsympathetic uPVC windows and the overpainting of the exterior brickwork, but its prominence in the centre of the Conservation Area and distinctive design makes it a positive contributor to the character of the area.

Wesbroom Villas, Back Lane

Wesbroom Villas is a red brick building in Flemish bond of two-storeys with attics with eight-over-eight timber sash windows and a characterful tiled central porch supported by slender timber pillars with twinned front doors. It makes an elegant contribution to the streetscape of Back Lane.

Rayners Cottage, Farm Road

Rayners Cottage, the last house in the area down Farm Road, is a good example of a surviving vernacular cottage within the Conservation Area. It is timber-framed and plastered, of one storey with attics with a thatched roof and a modern tiled extension to the north. It is set well back from the road in a garden with mature trees, fronted by a modern brick wall with rendered panels and contributes positively through its modest vernacular architecture.

Surgery, High Street

The Surgery, marked on the 1897 Ordnance Survey map (Figure 6) as 'Bleak House', is a large two-storey, three-bay house of red brick with white brick dressings under a hipped slate roof with prominent original chimney stacks. It occupies an isolated position, set back from the roadway in a large plot at the gateway of the eastern edge of the Conservation Area, which sets it apart from its surroundings. While its appearance has been somewhat diminished by the insertion of uPVC windows, but the building is still considered to be of significance to the Conservation Area owing to its scale and architectural interest, although the prominent close-boarded fence detracts from the approach into the High Street.

3.2 Views

Key views are identified on Figure 36. The views included in this assessment are not exhaustive; for example, there are also glimpsed and kinetic views from streets and footpaths across the Conservation Area that contribute to the character and appearance, particularly those towards the agricultural landscape that forms its setting, and there may be other views of significance. Any proposals for development within the Conservation Area, or its environs, should consider the views below and any others which may be relevant or highlighted as part of a bespoke assessment of that proposal.



Figure 36 Key Views Map



Figure 37 North-east along the High Street

View 1: North-east along the High Street

This view is from the western edge of the Conservation Area. The cluster of vernacular buildings at this end of the High Street announces the transition of the historic core of the Conservation Area. In the foreground, the Second World War pill box is an interesting historic survival, while the mature vegetation in the front gardens of the south side of the High Street and the garden of Whispers provides welcome greenery, emphasising the rural charm of the Conservation Area.

View 2: East towards the marketplace and war memorial

This view is towards the historic marketplace and the heart of the Conservation Area. The different ages and styles of buildings, with their diversity of building heights, render colours and varied roofscape provides an attractive cluster of historic buildings grouped around the open marketplace. The Red House is a key building in this view, occupying a prominent corner position at the junction of High Street and Farm Road. Although in a degraded condition, it is a positive contributor because of its prominent location and vernacular architecture. The three-storey modern terrace on the north side of the marketplace, constructed of buff brick, is a dominating feature which detracts because of its height and uncharacteristic buff brick material.



Figure 38 South-east down Farm Road

View 3: South-east down Farm Road

This view down Farm Road is dominated by the Maybush Inn, a key unlisted building within the Conservation Area because of its history and long-standing community use. The rural character of the Conservation Area is expressed through the lack of pavement, the varied width of the roadway and the mature trees terminating the view. The deteriorated condition of the Red House on the corner and the gap site between it and the Maybush Inn are detracting features.



Figure 39 South-west along Queen Street

View 4: South-west along Queen Street

The focal point of this view is the war memorial flanked by cast iron bollards, giving the central square a sense of formality, although its setting is somewhat dominated by parked vehicles in the marketplace. On the south side of the marketplace is an important range of Grade II listed buildings: Larch House, Armond House and Pett's Cottage, a varied range with a complex development history. This view allows an appreciation of the vernacular character of the Conservation Area, expressed through the row of historic houses with their attractive detailing, the narrowness and informality of the carriageway, and glimpses through to other buildings, softened by incidental planting in private gardens.



Figure 40 South-west along High Street

View 5: South-west along High Street

In the foreground of this view is Grade II listed Mill House, which forms a charming entrance to the village from the north-east. Its characterful stepped parapet, historic red brick low front boundary wall and the mature trees in the front garden are important elements in the street scene. The gentle curve of the High Street draws the eye into the historic centre of the Conservation Area. The former Three Cups public house on the north side of the High Street, now in residential use, is an important surviving building in the history of the village, although somewhat degraded by the insertion of inappropriate uPVC windows and the replacement of its front boundary fence with an unsightly parking area.

3.3 Setting of the Conservation Area

The NPPF describes the setting of a heritage asset as:

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

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

Historic England's advice note on setting includes a:

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

This checklist has been used to inform this assessment.

The Grade I listed Church of All Saints is located outside the boundary of the Conservation Area, to the west of the village, in an isolated location. This is characteristic in Essex, where the church typically served a rural parish of dispersed farmsteads and could often be located at a distance from the main settlement. Although an important building in the history of the village, it has not been recommended for inclusion within the Conservation Area because of its secluded location and distance from the historic core, which means that it is not experienced as part of the main historic settlement. It is therefore not discussed in detail in this appraisal because it lies outside the Conservation Area, but it forms an important part of the wider setting.

To the east and west, the Conservation Area is enclosed by modern, twentieth century development, while to the north and south the distinct boundary between its historic development extents and the agricultural land beyond is still clearly legible.

The rural, agrarian landscape is a defining feature of the Conservation Area's setting, enabling Great Oakley to be understood and appreciated as an isolated agricultural settlement which remained largely unchanged until the mid-twentieth century. Therefore, the open and undeveloped nature of the landscape, especially to the north and south of the historic core, makes an important contribution to the historic significance of the Great Oakley Conservation Area.

To the east, the setting of the Conservation Area is formed by a ribbon of modern post-war development. The linear form of the modern development along the main road has affected the character of modern-day Great Oakley, which is no longer experienced as a small, tightly knit nucleated village, but instead as a larger, more loose-grained, dispersed settlement. The sprawl of modern development detracts from the understanding of the historic extents of the village.



Figure 41 Modern development to the east of the Conservation Area



Figure 42 The southern boundary of the Conservation Area is clearly legible, bounded by agricultural fields

The southern boundary of the Conservation Area is formed by mature hedgerows bounded by a footpath with agricultural fields beyond. While there has been some modern development within the Conservation Area, infilling the southern end of the area, the historic boundary of the village is clearly legible. The agricultural fields beyond contribute positively to the setting of the Conservation Area as the agricultural setting with dispersed farmsteads and historic routes through the landscape provides the rural context of the historic settlement.

To the west, the Conservation Area is enclosed by unremarkable twentieth century houses along Hamford Drive. The approach along the High Street from the west is lined by a group of modern detached houses in a vernacular style. This residential growth demonstrates the expansion of Great Oakley in the twentieth century but undermines the legibility of the historic extents of the village.



Figure 43 Post-war housing along Hamford Drive forms the setting of the Conservation Area to the west

The northern boundary of the Conservation Area is formed by large private gardens, delineated by mature hedgerows bordering the agricultural fields beyond that provide a clear distinction between the village and its wider rural setting. There are views out across the rolling agrarian landscape, providing a visual link between the Conservation Area and the wider landscape. The open fields make a positive contribution to the setting of the Conservation Area as a rural market village serving the wider agricultural landscape.



Figure 44 Private gardens at the northern end of the Conservation Area provide a transition to the agricultural landscape beyond



Figure 45 Views north from the Conservation Area across the agricultural landscape

4. Opportunities for Enhancement

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

4.1 Inappropriate alterations

Doors and windows

A key concern across the majority of the Conservation Area is the alterations to windows and doors. The replacement of timber windows with inappropriate uPVC windows has a harmful impact on the historic significance of the buildings and detracts from the character of the Conservation Area and, therefore, its special interest. The location of doors and windows within a historic building is also an essential part of its character, and by altering their position, or blocking them up, can detract from its appearance.

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

Since the previous appraisal was compiled in 2006, several historic buildings have had their windows replaced with unsympathetic uPVC units, leading to an erosion of the historic and architectural interest of the Conservation Area. This is particularly apparent on the south-east side of the High Street, where the majority of traditional windows have been replaced, diminishing its historic character.



Figure 46 The insertion of inappropriate uPVC windows has harmed the historic and architectural interest of the Conservation Area

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

To preserve the special interest of the Conservation Area, historic windows should be retained. Any proposals for the replacement of windows should avoid the loss of any historic fabric and should be appropriate to the host building. The application of uPVC windows will not be supported.

Inappropriate materials

Historic roof coverings have been replaced with inappropriate concrete tiles in some buildings across the Conservation Area and should be reinstated with traditional materials wherever possible.

Overpainting of brickwork and the use of cementitious render on facades has resulted in the loss of original architectural features. Removal of overpainting to reveal historic brickwork would be an enhancement to the character of the area. Cementitious render can cause longer-term problems in historic timber-framed buildings; where historic buildings have been rendered with inappropriate materials, the reinstatement of traditional lime plaster would be considered beneficial.



Figure 47 Inappropriate materials including yellow brick and concrete tiles on modern dwellings

Some modern infill properties, such as those along Farm Road, have also used materials which are inappropriate for the area, such as yellow brick and concrete roof tiles, which erodes the character of Great Oakley. New developments should employ traditional materials such as render, red brick or weatherboarding for walls and clay tile or natural slate for roof coverings. This has been successfully followed at the Maltings Farm development, which uses traditional vernacular materials to preserve the character of the Conservation Area, such as clay pantiles, red brick, painted render and weatherboarding.

Boundary treatments

There is a wide variety of boundary treatments in the Conservation Area. Dwarf walls in red brick, hedges and low picket fences add to the character of the area as a rural village. Metal railings are less suitable in a rural context as they are a more urban feature. If paired with well-grown hedgerows, however, they can contribute to the verdant, green character of the area. Existing historic boundary walls make an important contribution to the character of the area and should be maintained and reinstated wherever possible. Where inappropriate boundary treatments have been installed, these should be replaced where possible with boundaries that are with more in keeping with the character of the area.

In several places, modern metal gates have been erected which are oversized and anachronistic, failing to respond to the vernacular character of the Conservation Area.

Removing front boundaries to create car parking should be avoided as it reduces the sense of enclosure on the streetscape, reduces the amount of green space and erodes the special character of the Conservation Area.



Figure 48 Inappropriate modern metal gates to a vernacular dwelling on Farm Road



Figure 49 Removing historic boundary treatments to create parking, such as by Cambria House on the High Street, erodes the special character of the Conservation Area



Figure 50 There is a lack of defined front boundary on modern development on the west side of Farm Road, reducing the sense of enclosure and leading to a blurring between the public and private realms

Solar panels

A number of buildings within the Conservation Area have been fitted with solar panels on their roofs, including several modern buildings at the eastern end of the High Street. While solar panels are an important element in the move towards sustainable energy sources, they are a modern intervention which can be visually intrusive, introducing large expanses of dark, reflective surfaces onto the traditional roofscape of the Conservation Area which are at odds with its vernacular character and appearance. Some traditional roofscapes, such as thatched roofs and those on listed buildings, are unsuitable for solar panels. Generally, solar panels should be confined to rear roof slopes or secondary roof pitches which face away from the main thoroughfares or placed on outbuildings, to reduce their impact on the character of the Conservation Area.

Other alterations

Throughout the Conservation Area, there are examples of inappropriate and unsympathetic additions which can result in a cumulative impact on the area. The addition of modern equipment such as TV aerials and satellite dishes, extraction flues and air conditioning units to prominent street-facing or side elevations of buildings harms the historic character and appearance of the area.



Figure 51 Solar panels on modern dwellings can be intrusive to the traditional, vernacular roofscape of the Conservation Area when applied to front-facing roof pitches



Figure 52 Car parking along High Street blocks the pavement in some areas



Figure 53 Car parking dominates the central marketplace

4.2 Car parking and traffic management

Great Oakley is compact and easily accessible by the main thoroughfare (B1414) travelling east to west. The footpaths from the wider landscape into the Conservation Area are well signposted and marked.

The streets and lanes within the Conservation Area are characteristically narrow, reflecting their historic origins. Farm Road, Queen Street and Back Lane lack dedicated pavements because of their narrowness, meaning that pedestrians must walk in the street, sharing the space with other road users.

As the main route through the village, the High Street is a relatively busy road. Parking is controlled along some stretches, but in other places cars are parked on the street, blocking the pavement in some areas. Because of the constraints on parking, there is pressure to provide off-street parking places, in some cases by removing front boundaries and gardens, leading to a degraded streetscape with reduced greenery.

The main areas of dedicated parking are in the former marketplace at the junction of the High Street with Back Lane and Farm Road. These provide valuable off-road parking spaces, but the presence of parked cars reduces the amenity of the open marketplace, creating a space which is dominated by vehicular traffic and views of stationary cars. This diminishes the setting of the handsome cluster of historic buildings in these areas.

Car parking impacts how the area is experienced and detracts from the historic character of the area. This is an issue faced by many Conservation Areas nationally and is not, therefore, unique to Great Oakley. The loss of front gardens to car parking and the creation of large areas of hardstanding should be avoided, as the planting in gardens is important in creating a softening effect on the streetscape and adds to the rural character of the area. There is also the opportunity to reduce car traffic and parking by exploring alternative solutions to car travel, for example through the promotion of sustainable transport solutions.



Figure 54 Modern development on the north side of the High Street



Figure 55 Post-war bungalows are an untraditional building type for the Conservation Area

4.3 Inappropriate modern development

There are some areas of modern infill development which are unsympathetic to their surroundings and do not respond to the traditional palette of materials or design, detailing and fenestration, eroding the historic character and appearance of Great Oakley. This is particularly the case at the southern end of the Conservation Area, which was historically an open field and has been infilled since the Conservation Area was first designated in 1973.

Examples of inappropriate modern development are considered to include:

- Modern development on the north side of the High Street, which is not in keeping with the character of the Conservation Area, due to inappropriate design and materials. This includes the three-storey modern terrace on the north side of the marketplace, constructed of buff brick, which detracts because of its height and uncharacteristic buff brick material. Its neighbours employ materials which are uncharacteristic in Great Oakley, such as tile hanging and half rendered facades at first floor level and the fenestration lacks proportion and symmetry. These houses are set back behind narrow gardens, contrasting with the historic urban grain of this area, and bounded by front railings which are overly urban for a rural Conservation Area.
- The One Stop Steel Shop on the High Street, which has a blank utilitarian frontage.
- Modern infill buildings, such as Farndale and Roseacre on Back Lane, which do not respond to local character.
- Post-war bungalows such Kimberleigh, at the junction of Back Lane and Farm Road, which are an untraditional building type for the Conservation Area.
- Modern development at the south end of the Conservation Area, between Farm Road and the western boundary of the Conservation Area; some of these, such as The Pyghtle and Brevelay, could be considered as detracting from the character and appearance of the area through their uncharacteristic materials and design.



4.4 Neutral contributors

A notable area which makes a neutral contribution to the character and appearance of the Great Oakley Conservation Area is the modern development on the east side of the Conservation Area at Maltings Farm. This has been designed in accordance with Essex Design Guideline principles and employs traditional vernacular materials such as clay pantiles, red brick, painted render and weatherboarding effectively to preserve the character of the Conservation Area.

4.5 Maintenance

While the Great Oakley Conservation Area is generally well maintained, there are several prominent buildings which have been impacted by a gradual decline in their condition due to lack of ongoing maintenance. The importance of preventative maintenance cannot be over-emphasised, as ongoing maintenance can not only limit, or even prevent, the need for repairs later, it will avoid the loss of original fabric and is cost-effective.³

The Red House, a prominent building in the streetscape at the junction of the High Street and Farm Road by the marketplace, is of particular concern. This has suffered the loss of its historic windows and replacement with poorly detailed uPVC units. It is in a state of disrepair with stained and peeling paintwork, cement render and decaying timber door. Exchanging the uPVC windows with suitable timber replacements and carrying out appropriate repairs and maintenance would enable this focal building to make a positive contribution to the area.

There are some examples of other maintenance issues across the area, which are common in Conservation Areas, such as the deterioration of paintwork, timber rot, installation of unsightly flues and cables, and loss of historic features.

³ [Preventative Maintenance \(spab.org.uk\)](http://spab.org.uk)

There is an opportunity to monitor ongoing condition and maintenance issues across the Conservation Area by means of a regular baseline photographic survey. Going forward, this could be an opportunity for local groups and individuals to lead in, and there is scope for the Council to work in partnership with the community to undertake ongoing assessments such as this.

4.6 Colour palette

The Conservation Area is characterised by its combination of red brick and painted render facades. Render colours are generally cream or muted, pale shades, reflecting the traditional palette of colours for historic buildings, which were based on natural pigments. While a range of façade colours can give a pleasing variety to the streetscape, the introduction of inappropriate modern colours or an overly-strident colour palette would detract from the historic character of the area and could have a cumulative impact on the appearance of the Conservation Area. Generally, colour choices should reflect the historic palette to preserve the local distinctiveness and should respond to the age, status and architectural style of the building. Appropriate paint types which are compatible with the historic fabric should be used. Where lime render survives, paints which are vapour permeable such as limewash or mineral paints should be used to avoid causing damage to the fabric of the historic building by trapping moisture within the façade.

4.7 Public realm

The main area of public realm within the Conservation Area is the marketplace and war memorial. The war memorial was restored by the Parish Council in 2009 and is in good condition. This area is generally well maintained, with good quality streetlights, cast iron bollards and bench which are historic in character and make a positive contribution to the area. Small pots with flowers enhance the public realm. The placing of the litter bin could be reconsidered as it detracts from views of the war memorial; it would be beneficial to move it to beside the bench. This area is somewhat dominated by traffic and parked cars, which reduces its appeal as a space to sit.

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

Street furniture is fairly limited within the Conservation Area but is generally of reasonable quality. The bus shelter is a small, well designed timber design which incorporates the stop signage, reducing street clutter.

The pair of concrete bollards outside the Red House on the junction of High Street and Farm Road are constructed of untraditional materials and one is damaged. It would be beneficial to replace them with cast iron bollards such as those around the war memorial, which would improve the consistency of appearance of the public realm.

Other than the two lantern-style streetlights in the marketplace, the occasional streetlights within the Conservation Area are the standard modern grey design, which are fairly unobtrusive. Signage is restrained and there is little modern street clutter, helping to preserve the historic character of the area.



Figure 56 Street furniture at the marketplace includes benches, cast iron bollards and streetlights, bench and flower arrangements



The K6 phonebox outside Mill House is an attractive historic feature and is Grade II listed. It is showing some signs of neglect however, with peeling paintwork and moss growing on it. If it is redundant for telephone use, it would be beneficial to find an alternative use for this characterful historic feature, such as housing a defibrillator or as a miniature library, which would contribute to its long-term conservation.

No bike stands were observed in the area. These could be installed in the marketplace area to encourage alternative forms of transport.

Hard Landscaping

Pavements along the High Street are tarmac-covered and in relatively poor condition, with areas of surface spalling and patched repairs where services have been installed. There is scope for enhancement by improving the surface treatment of the pavement by introducing pavers instead of a tarmac finish. There is also potential for enhancement of the parking area at the junction of the High Street and Queen Street. At present, it is tarmac covered and lacks definition. Introducing a high-quality surface material such as stone setts would help to delineate the former marketplace area and improve the appearance of the public realm.

Trees and Planting

Trees and planting within the Conservation Area are predominantly within private gardens. There are no street trees. Private gardens therefore make an important contribution to the rural character of the Conservation Area by providing green spaces that soften the urban realm. However, trees and greenery in private gardens can be vulnerable to removal and loss.

Trees are protected under Conservation Area legislation that requires the local authority to be notified of any proposed work to a tree in a Conservation Area. Consent is required for work to trees that are protected by a Tree Preservation Order (TPO).

Several areas of private gardens have been degraded within the last few years, eroding the verdant, rural character of the Conservation Area. For example, the space in front of the former Methodist Church on the High Street was formerly grassed over with a large weeping willow tree forming a focal point in views along the High Street and an attractive setting for the marketplace on the opposite side of the road. When the building was converted into residential use, the tree was removed, and the front yard given over to gravel hardstanding. This has created a gap site at the centre of the Conservation Area. The parking area provided is overly large and it would be beneficial to return part of it to garden use. Planting a hedge along the front boundary wall would help to soften the streetscape and reintroduce some welcome greenery to this area.

Similarly, part of the front garden by the Three Cups has been recently removed. The boundary fence and mature greenery has been removed and the area tarmacked over for parking, with a set of utilitarian gates which are out of keeping with the character of the Conservation Area. This has created an unsightly gap site at the gateway of the Conservation Area, reducing the sense of enclosure provided by the boundary fencing and diminishing the verdant green character of the area, detracting from the aesthetic interest of this part of the Conservation Area. It would be beneficial to restore a front boundary with hedging here, locating a small area of parking behind the boundary, as existed previously.



Figure 57 Convenience store on High Street

4.8 Shop frontages

There are few historic shop frontages surviving within the Conservation Area, which is now mostly in residential use. The Grade II listed former Post Office and Village Shop building on the High Street is undergoing maintenance to preserve its historic features and improve its appearance, including the repair of the pair of shallow bay shopfront windows facing onto the High Street.

The Convenience Store at 9-10 High Street has suffered some unsympathetic alterations, most noticeably the overpainting of the red brick façade, leading to loss of historic detailing and lack of coherence with its neighbours. The large plastic signage blocks the lower part of one of the first floor windows, while the ground floor shop window is obscured with vinyl signage. These features detract from the character of the Conservation Area. Removal of the paint from the brickwork elevation, removal of the vinyl stickers and installation of a smaller painted timber sign would improve its appearance. This should be in line with the [Essex County Council's Shopfront Guidance](#).

In general, shop frontages should be sympathetic to the character and appearance of the Conservation Area and utilise traditional, high-quality materials such as timber windows, doors and signage. Shop and commercial signage should be sympathetic to the historic character of the Conservation Area, using appropriate materials, colour palette and lettering. Internally illuminated signage is not characteristic of the Conservation Area and would not be supported.



5. Management Proposals

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

5.1 Positive Management: Short term

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

Enforcement

Where the necessary permission has not been sought for alterations, such as building alterations or advertising signage which are not contained within the General Permitted Development Order, the Local Planning Authority's powers of enforcement should be considered. This could assist in reinstating any lost character or architectural features whose loss may have a negative cumulative effect on the Conservation Area, as well as avoiding a precedence being set for similar, uncharacteristic works. The loss of original windows is a particular concern within the Great Oakley Conservation Area, as well as unsympathetic alterations such as the replacement of roof coverings with concrete tiles or the removal of front boundaries. It is recommended that an assessment and gazetteer is undertaken across the Conservation Area to ascertain the condition of historic buildings that have been impacted in this way.

General Maintenance: Public Realm and Highways

Through the agreement of a standard good practice within the Conservation Area between relevant Local Authority teams and other landowners, long term goals can be set to promote good design within the public realm, such as avoiding excessive road markings or signage and agreeing a standard street furniture within Conservation Areas to ensure consistency over time as elements are introduced or replaced. This will have a long-term positive impact on the Great Oakley Conservation Area and ensure the preservation of characteristic features of the area.

Heritage Statements, Heritage Impact Assessments and Archaeological Assessments

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

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

The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures or trees on key views should be considered to aid decision making. This includes development outside the Conservation Area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: *The Setting of Heritage Assets* (2017). Applications which fail to have assessed any impact upon views and setting should not be validated.



Local Heritage List

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

There are several buildings and features within Great Oakley which make a positive contribution to the special interest of the area and are of sufficient quality to be considered for Local List status, as highlighted in Section 2.5. This indicates that a Local List may be beneficial to ensure the upkeep of key buildings which are significant to Great Oakley's history and character.

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

Neutral and Negative Elements

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

New Development

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

Successful new development will:

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

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

- Engaging with developers at an early stage through the Pre-Application process to ensure modern development is high quality in design, detail and materials.
- Ensuring large scale development schemes are referred to a Design Review Panel (or similar) to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The



choice of materials and the detailed design of building features are important in making sure it is appropriate to a conservation area.

- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

Public Resources

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

- Provide guidance on appropriate design and materials for windows and doors, encouraging the retention or reinstatement of historic glazing patterns and door designs and the use of appropriate materials.
- Provide guidance on the traditional form of boundary treatments and encourage their reinstatement where they have been removed or compromised.
- Provide guidance on traditional roofing materials and encouraging the

reinstatement of good quality clay tiles and the removal of unsympathetic modern materials such as interlocking concrete tiles.

- Provide and update guidance relating to signage. This should address appropriate size and design, the extent and amount and associated lighting. All further planning applications and advert consent applications should be required to comply, where possible, with this standard, designed to help to restore the character and appearance of the Conservation Area.

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 Great Oakley's built heritage.

Beyond the information board by the Second World War pillbox, there is no publicly available interpretation within the Conservation Area to improve understanding and awareness. An information board could be added by the central marketplace or near the Maybush Inn to increase awareness of Great Oakley's distinctive history and identity as an historic market village.

Shop Frontages

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



Tall Buildings

Buildings within the Conservation Area are typically one to two storeys, depending on the location and use of the building. The new terrace adjoining the site of the former Methodist Church rises to three storeys, which is unprecedented within the Conservation Area and gives these modern buildings undue prominence in the streetscape.

It is considered that the introduction of taller developments, both within the Conservation Area and within its wider setting, would be harmful to its historic character. Development should remain at two storeys to be appropriate to the area, or two storeys with attics as a maximum.

Tree Management

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

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

Twentieth Century Buildings

There are some twentieth century developments which make a neutral or negative impact on the character of the Conservation Area. There is scope to enhance these sites and buildings through a considered design approach which can guide future improvements. Should opportunities for redevelopment arise in the future, high quality design should be pursued and encouraged through design guidance.



5.2 Positive Management: Longer Term

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

Car Parking

This should begin with a car parking survey to establish the need both now and in the future. Once the level of necessary car parking has been established a landscape strategy should be created by the Council in conjunction with local stakeholders. Areas of concern are the High Street and the narrow thoroughfares of Queen Street and Back Lane, where lack of parking places pressure to remove boundaries and tarmac over gardens to provide parking space, eroding the character of the Conservation Area.

Character Appraisal and Management Plan

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

Conservation Area Boundary

The Conservation Area boundary has been reviewed within this appraisal in accordance with the NPPF (2024) and *Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management* (2018). It has been decided to retain the existing boundary of the Conservation Area which covers the historic core of the village.

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

Interpretation: Improved Understanding and Awareness

There is an interpretation board by the Second World War pillbox, but no other publicly available interpretation within the Conservation Area. There is scope for further interpretation within the Conservation Area aimed at improving understanding and awareness of its historic development and special interest. This would be an effective way to re-establish the identity of Great Oakley as a historic settlement. One key area which may benefit from interpretation is the area of public realm at the central marketplace near the war memorial, which is the historic centre of the Conservation Area. An information board could be added here to increase awareness of Great Oakley's distinctive history and identity as an historic market village.

Opportunity Sites

There are some opportunity sites across the Conservation Area which, if sensitively redeveloped, may enhance the character and appearance of the Conservation Area. Sites which may provide opportunity for enhancement include negative contributors on the south-west side of Farm Road and the One Stop Steel Shop on the High Street.



Public Realm

There is the opportunity to enhance the character and appearance of the Conservation Area through investment to improve the wider public realm. This can be achieved through continuing to improve and rationalise existing street furniture and the continued maintenance of existing, high-quality street furniture. The central marketplace area could be improved with paved street surfaces and enhancement of the pavement surfaces of the High Street.

Shop Frontages

Great Oakley was historically a market town with several shops and businesses. There are now few commercial premises within the Conservation Area, reducing its vitality. There is scope for enhancement of the remaining shop frontages to enhance the character and appearance of the historic streetscape, especially the historic shopfront of the Grade II listed former Post Office and Village Shop, and the convenience store at 9-10 High Street, which has suffered some insensitive alterations that detract from the character and appearance of the area.

Heritage Improvement Schemes

Small grant funding schemes would provide an incentive to encourage private property owners to carry out works to enhance their historic properties and thereby the wider Conservation Area. This may be particularly beneficial for historic shop frontages.



5.3 Funding Opportunities

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

National Heritage Lottery Fund

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

Section 106 Agreements

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon Brightlingsea. 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 Designated heritage assets

Grade II

Maltings Farmhouse: (list entry: 1147224)

House and ancillary building, now a restaurant and flat. C15, altered in C16 and C17. Timber framed, roughcast rendered, roofed mainly with handmade red clay tiles, partly with slate. 2-bay hall facing NE with C16 axial stack in left bay, 2-bay service crosswing to left, 3-bay parlour/solar crosswing to right, both projecting to rear. C17 internal stack at right side of right crosswing, and long C17 extension or ancillary building beyond, now incorporated. C19 lean-to extension with slate roof to rear of hall. Main building of 2 storeys, right extension of one storey with attics. Ground floor, 2 late C19 sashes of 4 lights, one C19 casement. First floor, 3 similar sashes. 4-panel door, the upper panels glazed, in C20 gabled porch. Right extension, one C20 casement, the remainder obscured by dense foliage. Gablet hips at both ends of hall and at rear of both crosswings. Rear elevation (now used as an entrance elevation), scattered C20 fenestration and 2 C20 doors. Shaped sprockets below eaves. The hall has a mid-C16 inserted floor comprising a transverse moulded beam and moulded joists of horizontal section with runout stops, a wide wood-burning hearth (of which the mantel beam has been replaced), and a roof raised in the C17. The left crosswing has a bridging beam with mortices for a former partition between 2 service rooms, plain joists of horizontal section jointed to it with unrefined soffit tenons, jowled posts in the middle and to the rear, a cambered central tiebeam with one arched brace in situ, wallplates with edge-halved and bridled scarfs, and a roof altered in the C17. A former jetty to the front has been cut back to align with the front of the hall. Diamond mortices for an unglazed window, now blocked, in the left upper wall. The right crosswing has an original partition between the middle and rear bays, a chamfered binding beam, plain joists of horizontal section jointed with unrefined soffit tenons, jowled posts, and similar alterations to the roof and jetty. At the junction with the right extension is a bread oven, complete with door. The extension has a chamfered axial beam and plain joists of vertical section. Possibly RCHM 4. In the title award of 1841 this was the farmhouse of a farm of 58 acres, unnamed (Essex Record Office, D/CT 258)



Pett's Cottage, Armond House and House Immediately to North East: (list entry: 1147280)

Complex group originally comprising one C18 house and one C15 house, combined and re-divided to form 3 houses. Timber framed, plastered and weatherboarded, roofed with handmade red clay tiles. All facing NW. The C18 house, at the left, now comprises the NE part of Armond House and the house to NE of it; it has an axial stack, almost central, a lean-to garage to the left, and a lean-to extension to the rear, and is of 2 storeys with attics. On each floor one early C19 sash of 16 lights and one C18/early C19 sash of 12 lights, with some crown glass; at the left end of the front elevation, 6-panel door with plain overlight and moulded flat canopy on scrolled brackets. Gambrel roof with elaborately moulded eaves cornice in the Gothick style. The C15 house to SW of it comprises the SW part of Armond House and Pett's Cottage to the SW; it has a 2-bay hall with an early C17 stack in the left bay, an originally storeyed service bay to the left and an originally storeyed parlour/solar bay to the right. Rear extensions. 2 storeys. 3 C20 casements on the ground floor, 4 on the first floor. At the left end the door to Armond House is of 6 panels, the upper 4 glazed; the door to Pett's Cottage is of plain boarded type. At the time of survey, September 1985, Armond House was undergoing major renovation; a trellised gabled porch was demolished, and a timber-framed false front with parapet was being replaced in breeze block. The ground floor of Pett's Cottage is weatherboarded. The C15 house has jowled posts, heavy studding with curved tension braces trenched to the outside, some panels of original stick wattle and daub, and edge-halved and bridled scarfs in both wallplates. In the service end plain joists of horizontal section are arranged longitudinally. The inserted floor in the hall has a deeply chamfered transverse beam. The inserted stack is much mutilated. Diamond mortices and shutter grooves for unglazed windows. Crownpost roof, heavily smoke-blackened over the hall; the central crownpost is of octagonal section with a square base and a moulded square cap, and 4-way arched braces, complete. Shown as 3 dwellings in the tithe award of 1841 (Essex Record Office, D/CT 258). There are close similarities between the Gothick eaves cornice and that of Oakley House, Thorpe-le-Soken (item 9/96, q.v.).

Old Scantlings: (list entry: 1322632)

House. C17 or earlier. Timber framed, roughcast rendered, hoof thatched. 4 bays facing approx. S, with axial stack in second bay from left end, forming a lobby-entrance. C20 lean-to extension at right end. One storey with attics. 6 C20 casements on ground floor, and one more in gabled dormer. C20 door in glazed gabled porch roofed with red clay 'Roman' tiles. Chamfered axial beams, plain joists of horizontal section. At the time of survey, September 1985, the roof was stripped down to felt for re-thatching, with some red clay 'Roman' tiles below the dormer. No access to the rear or the interior.

Whispers: (list entry: 1308597)

House. Circa 1700, altered in C19. Timber framed, plastered, with facade of painted brick in Flemish bond, roofed with handmade red clay tiles. 3 bays facing north-west, with stack in middle bay behind axis, forming a lobby-entrance. 2 storeys. Ground floor, 2 early C19 sashes of 12+12 lights. First floor, 2 late C19 sashes of 3+6 lights. 6-panel door in fluted doorcase with flat canopy on scrolled brackets, early C19. The brick facade, c.1840, stands forward of the doorcase. In left bay, large wood-burning hearth, and chamfered axial beam without stops, plain joists of vertical section. In right bay, smaller wood-burning hearth, chamfered axial beam with lamb's tongue stops, and similar joists. Primary straight bracing. Original winder stair in front of stack, with at the top a moulded handrail of vertical section and splat balusters. On the first floor, small wrought iron coal-burning grate, altered.



Mill House: (list entry: 1112135)

House. C18. Timber framed, plastered, roofed with handmade red clay tiles. 3 bays facing NW, with central stack, forming a lobby-entrance. Full-length original out-shut at rear, roofed with red clay pantiles, and small C20 extension to rear of it. C19 single-storey extension to right, front wall of plastered brick, other walls of concrete, roofed with red clay pantiles. Early C19 single-storey lean-to extension to left, with internal stack at rear, roofed with machine-made red clay tiles. 2 storeys. 3-window range of C18 sashes of 12 lights, with crown glass. Central 6-panel door, the top 2 panels glazed, the other panels flush. In the left extension, early C19 6-panel door, the top 2 panels glazed, the middle panels fielded, the bottom panels flush. Moulded plinth. Moulded eaves cornice. Stepped parapet at front of left extension. The left return has 2 early C19 sashes of 12 lights on the ground floor of the extension, and one on the first floor of the main house, with crown glass. 2 wood-burning hearths, reduced for C20 grates, and an early C19 cast iron ducknest grate in left extension. Chamfered beams with lamb's tongue stops in rear outshut. Main frame of hardwood, jointed and pegged, exposed in right ground floor room and on first floor. Early C19 half-glazed internal door to left extension. The name refers to a windmill which formerly stood 100 metres to the NE. Central 6-panel door, the top 2 panels glazed, the other panels flush. In the left extension, early C19 6-panel door, the top 2 panels glazed, the middle panels fielded, the bottom panels flush. Moulded plinth. Moulded eaves cornice. Stepped parapet at front of left extension. The left return has 2 early C19 sashes of 12 lights on the ground floor of the extension, and one on the first floor of the main house, with crown glass. 2 wood-burning hearths, reduced for C20 grates, and an early C19 cast iron ducknest grate in left extension. Chamfered beams with lamb's tongue stops in rear outshut. Main frame of hardwood, jointed and pegged, exposed in right ground floor room and on first floor. Early C19 half-glazed internal door to left extension. The name refers to a windmill which formerly stood 100 metres to the NE.

Post Office and Village Shop: (list entry: 1391206)

Shop with residence. C17 or earlier house, re-fronted in late-C18 including shop, and with C19 and C20 alterations and additions. Timber framed core, with rendered brick facade, and wood and glass shop-front.

PLAN: 2-bay front with shop at ground floor and residence above and behind.

EXTERIOR: Main elevation with ground floor late-C18 shop front comprising central doorcase flanked by pair of rounded advanced shop windows. Continuous cornice with diamond and dentil decoration to base of frieze. Central doorcase with recessed door of 4 panes flanked by pair of fluted pilasters beneath ogee brackets supporting flat hood. Shop windows of 5-over-5 large panes above wood plinth, and fluted pilasters under shallow console bracket to outsides. Lower door to left of shop-front under hood supported by pair of console brackets.

INTERIOR: Ground floor with exposed beams, some chamfered and some with redundant joist mortises, and joists to both front bays. Surviving framing to first floor includes beam with central posts, joists, and original front wall plate. Plank and 4-panel doors to first floor. C19 extension to ground floor rear with fireplace and pair of glazed doors set in splayed panelled surround. C20 additions to side and rear not of interest. An elaborate and well-preserved late-C18 shop front, with a significant amount of framing from the or earlier house behind.



Holly Trees: (list entry: 1391206)

House. C18. Timber framed, plastered and roughcast rendered, roofed with handmade red clay tiles. 2 bays facing SE, with internal stack at right end. Single-storey lean-to extension to rear. 2 storeys with attics. 2-window range of early C19 sashes of 16 lights, and 2 more in flat-roofed dormers. Gambrel roof. Front elevation plastered and inscribed in imitation of stone blocks, remainder roughcast rendered.

Florence Cottage: (list entry: 1147218)

Cottage. C18/early C19. Timber framed, weatherboarded, roofed with red clay pantiles. 2 bays facing approx. SE, with an internal stack at the right end and an external stack at the left end. C19/early C20 single-storey extension to right with end stack. One storey with attics. 2 C19/early C20 casements. C20 door in rustic porch with gabled roof of corrugated iron. In right extension, one C20 casement and one C20 door. Gambrel roof. Shown in the tithe award of 1841 (Essex Record Office D/CT 258).

K6 Telephone Kiosk Adjacent to Mill House: (list entry: 1147218)

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door



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

Tendring Geodiversity Characterisation Report, Essex County Council (2009)

Archives

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Historic Environment Record (Essex County Council)

6.3 Legislation, Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	All sections are relevant, although the following pertain to Conservation Area Appraisals and Management Plans: 66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2024) DCLG	Chapter 16; Annex 2
National Guidance	National Planning Practice Guidance (2019) DCLG	ID: 18a
National Guidance	Historic England Good Practice Advice in Planning Note 1 (2015) The Historic Environment in Local Plans	
National Guidance	Historic England Good Practice Advice in Planning Note 2 (2015) Managing Significance in Decision-Taking in the Historic Environment	
National Guidance	Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	



National Guidance	Historic England Advice Note 1 (2019) Conservation Area Appraisal, Designation and Management	
National Guidance	Historic England (2017) Traditional Windows	
National Guidance	Historic England, High Streets for All (2018) Advice for Highway and Public Realm Works in Historic Places	
National Guidance	Historic England (2017) Repointing Brick and Stone Walls Guide for Best Practice	
Local Supplementary Planning Document	Tendring District Local Plan 2013-2033 and Beyond: Section 1 and Section 2	<p>SPL 3 – Sustainable Design</p> <p>PPL 3 – The Rural Landscape</p> <p>PPL 7 – Archaeology</p> <p>PPL 8 – Conservation Areas</p> <p>PPL 9 – Listed Buildings</p>

6.4 Glossary

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

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