

# Frinton and Walton Conservation Area Character Appraisal and Management Plan

**Tendring**  
District Council



Client:  
Tendring District Council

Date:  
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Essex County Council



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# 1. Introduction

## 1.1 Summary

Frinton and Walton occupies approximately 5 km (3.1 miles) of coastline south westwards from The Naze, a natural headland dividing Hamford Water from the North Sea. Both settlements have been developed on a wide ridge of relatively higher ground between Hamford Water and the Holland Brook, the valley of which - with a tributary rising below Kirby Cross - separates Frinton from the larger conurbation of Clacton-on-Sea further to the southwest. The towns are reached via B roads that divide east of Thorpe-Le Soken.

Frinton is bounded on the north by the railway, on the west by its golf course, and on the southeast by the sea. This has helped to preserve its distinct character. The development of Frinton as an exclusive seaside resort dates from the end of the nineteenth century, with its heyday following some 30 years later in the 1920s and 1930s. The suburb contains examples of English domestic architecture of the period, set along tree lined avenues, with its main street Connaught Avenue leading to the open space and Esplanade on the sea front. Walton-on-the-Naze is a traditional British seaside town that developed in the early to mid-nineteenth century. While Frinton developed as an exclusively upper-middle class residential resort, Walton became a destination for day trippers. Walton's character and appearance derives exclusively from its context as nineteenth century seaside resort and tourist destination for day trippers and the working class. Walton is located north of Frinton, with a more compact development pattern and is distinctly different in character. Frinton and Walton are linked by twentieth century infill residential development and can be accessed on foot via the promenade or Walton Road by car.

## 1.2 Conserving Tendring's Heritage

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

This report provides an assessment of the historic development and character of Frinton and Walton and outlines its special interest. The appraisal will also consider the significance of heritage assets and the contribution that these 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.



### 1.3 Purpose of Appraisal

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

The appraisal recognises designated and non-designated heritage assets within the area which contribute to its special interest, along with their setting. It will consider how different Character Areas within Frinton and Walton came to be developed, their building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities will be used to assess the key characteristics of each area, highlighting potential impact future developments may have upon the significance of heritage assets and the character of the two settlements. This assessment is based on information derived from documentary research and analysis of the individual character areas.

This appraisal will enhance understanding of Frinton-on-Sea, Frinton Park Estate and Walton-on-the-Naze and their development, informing future design. Applications that demonstrate an understanding of the character of a Conservation Area are more likely to produce appropriate design and positive outcomes for agents and their clients.

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



Figure 1 Beach huts at Walton



## 1.4 Frequently Asked Questions

### ***What is a conservation area?***

Conservation areas are designated by the Local Planning Authority as areas of special architectural and historic interest. There are many different types of conservation areas, 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 1990 Planning (Listed Buildings and Conservation Areas) Act specifies the general duty of Local Authorities, in the exercise of planning functions (Section 72). The 1990 Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

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

### ***How are conservation areas designated and managed?***

The designation process includes detailed analysis of the proposed conservation area and adoption by the Local Planning Authority. As set out by Section 69(2) of the 1990 Act, a review process should be periodically undertaken, and the Conservation Area assessed to safeguard that it retains special architectural or historic interest. Threats can be identified, and the boundary reviewed, to ensure it is still relevant and appropriate.

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

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

Boundary maps of conservation areas can be found on your Local Planning Authority website. Some authorities have an online interactive map search allowing you to search for a property. You can also contact your Local Planning Authority directly to find out if you reside within a conservation area. Tendring District Council maintains a webpage with further information of all the conservation areas within the district. For further information, please visit the Council's website.

### ***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 Authority's Local Plan also typically includes a specific policy on Conservation Areas.



### ***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](#).

### ***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 will provide 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 local authority. However, it is strongly recommended that you contact the Local Planning Authority for clarification before commencing any works. The use of a contractor with the necessary skills and experience of working on historic buildings is essential. Inappropriate maintenance works and the use of the wrong materials will cause damage to the fabric of a historic building.

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

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

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

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

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

If you are thinking of cutting down a tree or doing any pruning work, the Local Planning Authority must be notified 6 weeks before any work begins. This enables the authority to assess the contribution the tree makes to the character of the conservation area and, if necessary, create a Tree Preservation Order (TPO) to protect it. Consent will be required for any works to trees that are protected. 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, local planning authorities have information on the conservation areas within their boundaries available on their websites. They will have information pertaining to when the conservation area was designated, how far it extends and the reason for its designation.





## 1.5 Planning Policy and Guidance

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

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

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

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.

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

*Policy SPL 3 - Sustainable Design*  
*Policy PP 8 - Tourism*  
*Policy PPL 3 - The Rural Landscape*  
*Policy PPL 7 - Archaeology*  
*Policy PPL 8 - Conservation Areas*  
*Policy PPL 9 - Listed Buildings*  
*Policy PPL 10 - Renewable energy generation and energy efficiency*  
*Policy PPL 11 - The Avenues Area of Special Character, Frinton-on-Sea*, also relates to the residential area to the west of Connaught Avenue.

## 1.6 Designation of the Conservation Area

Frinton and Walton Conservation Area was first designated in 1982, covering Frinton-on-Sea, Frinton Park Estate and Walton. The area was extended in 1989 to include the north-east side of Connaught Avenue, the north and north-east of Walton's All Saints Church, the area between Station Street and Crescent Road and a small area of Saville Street.

In 2001, Tendring District Council commissioned character appraisals of all the conservation areas in the district. These were updated and adopted as supplementary planning documents in 2005. Consultation involving the Town Council took place in 2005/06 and the results were taken into account when the conservation area appraisal was formally adopted by Tendring District Council in 2006. In 2007 and 2009, the Council commissioned management plans for the Frinton area and Walton area.

The area was reviewed as part of this appraisal in 2020 - 2022, with public consultation held in October 2022. A public exhibition was held on the 14th October 2022. The comments received have been incorporated into this document.

## 2. Frinton and Walton Conservation Area

### 2.1 Context and General Character

Frinton-on-Sea (Frinton) and Walton-on-the-Naze (Walton) are both coastal towns located within the Tendring District of Essex. They occupy a stretch of 5km of coastline. The towns are accessed via the B1033 which bifurcates north, becoming the B1034 passing through Kirby-le-Soken to Walton-on-the-Naze. The B1033 continues southeast (Thorpe Road) through Kirby Cross reaching Frinton-on-Sea.

The two settlements are medieval in origin, however, both developed in the mid to late nineteenth century as seaside resort towns. Each town is individual in its historical development and subsequent character. Frinton was planned as an exclusive resort from the late nineteenth century. Frinton Park Estate was developed later and is also home to the largest group of twentieth-century Modern Movement houses in the country. Walton a quintessential example of a mid-nineteenth century seaside resort for day trippers. The settlements are connected by a promenade and a continuous stretch of residential development.

To the north, Walton is bounded by arable farmland, Walton Mere, and Hamford Water National Nature Reserve. Located to the east of both settlements is the North Sea, and to their west is a stretch of farmland which separates Frinton and Walton from the inland villages of Kirby-le-Soken, Kirby Cross, and Great Holland. Walton abuts Frinton to its south, and the two areas are joined by post-war development. To the south of Frinton is the Frinton Golf Course and open arable land.

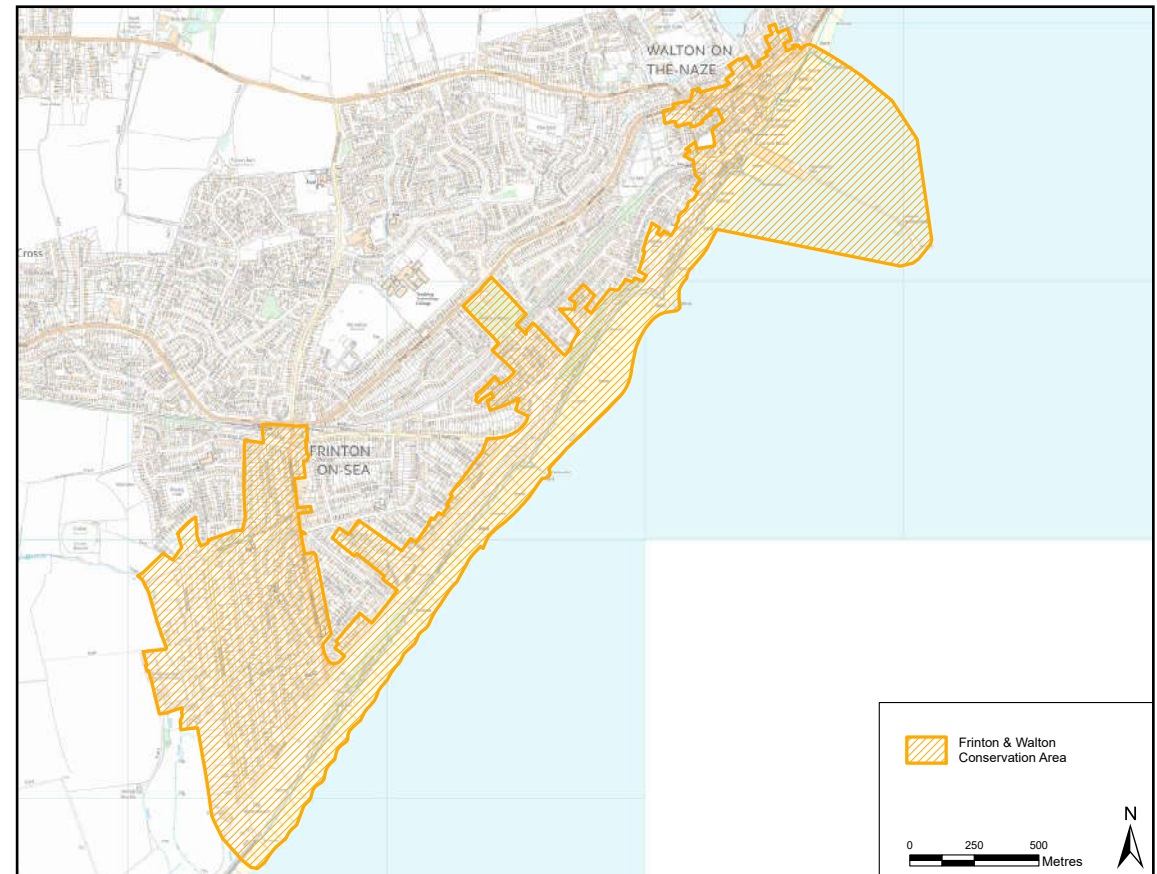


Figure 2 Map showing location of Frinton and Walton Conservation Area (2022)

## 2.2 Origin and Evolution

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

### Summary of Frinton

The core of the seaside town of Frinton developed from a small, scattered settlement during the late nineteenth century following the construction of Frinton railway station. The main residential development occurred in the early twentieth century with the construction of larger non-terraced housing situated toward the seafront. Blocks of late nineteenth century and early twentieth century terraced housing appear further inland (north) and along the main road arteries. Frinton incorporates the Modern Movement buildings of the Frinton Park Estate, located to the north-east of Frinton's core.



### Summary of Walton

The development of Walton as a seaside resort was initiated in the 1820s and originally promoted as a high-class residential resort. The initial growth of Walton was stimulated by steam-ship companies which, in turn, brought visitors. Investment consortiums saw opportunity with the increased number of visitors, they bought plots of land with the intention of building accommodation for the increasing number of visitors. Walton's development progressed with the construction of the Tendring Hundred Railway from Colchester which arrived in 1867. Walton subsequently became a popular destination for day-trippers and working-class excursionist, becoming a well-established leisure destination.



### **Prehistory (-500000 – 43)**

Evidence of occupation and activity from the Mesolithic period (7000 – 4000 BC) is rare within Essex, due to the hunter-gatherer way of life and lack of permanent settlements. Significant collections of Mesolithic flintwork are known from the coastline near the Naze at Walton, which indicates at least seasonal occupation during the Mesolithic period.

Evidence for Neolithic activity is widespread in the Walton area and thousands of worked flints have been collected from the vicinity of the Naze. Within the Conservation Area, Neolithic flint tools are recorded from the coastal areas at Walton, including polished axes, a polished knife (Essex Historic Environment Record Number (EHER): 3307) and some pottery (EHER 3308). Evidence for the establishment of agriculture has been recovered inland from recent investigations near Kirby Road on the periphery of the Conservation Area.

During the Mesolithic and Neolithic period, the sea level was considerably lower than it is today; as a result, large areas now within the intertidal zone were then dryland. The remains may represent widespread specialised coastal settlements, however much of this land surface has been eroded away or lies buried within the cliffs and intertidal zone.

Evidence for Bronze Age (2200 – 700 BC) occupation is particularly prevalent within the Tendring District. At Walton, a cremation was recovered from the cliffs at the Naze presumably deriving from a grave. Another cremation is recorded (EHER 3311) as being recovered within the Conservation Area at Walton, though historical records do not provide an accurate location. Beyond the Conservation Area at Walton recent archaeological investigations have found further cremation

vessels along with evidence for a possible nearby settlement located to exploit the resources of the coast and marshland nearby.

During the Iron Age (700 BC – AD 43) the area was predominantly an arable economy, with areas of salt marsh used for pastoral farming. Little archaeological evidence has been recovered for Iron Age activity within the Conservation Area, however the location would have been favourable for access to the coast and marshlands. It is believed that the production of salt first began in Tendring district in the later Iron Age period and this practice continued and increased in scale in later centuries.

### **Roman (43 – 410)**

Little evidence for Roman activity has been recovered from within the Conservation Area, most finds have emerged from the eroding cliffs at both Walton (EHER 3264) and Frinton or been recovered from the beach. Roman building foundations and tiles (EHER 3569) and pottery (EHER 2913) from Frinton may indicate a villa type of building was once located close to the coastline. No known Roman settlements are known to have been located within the surrounding area.

### **Early Medieval (410 – 1066)**

Surviving evidence for Saxon settlement and activity is generally rare within the region. No Saxon material has been recovered from within or in the vicinity of the Conservation Area.



## Medieval (1066 – 1540)

Both Frinton and Walton follow the typical medieval pattern of Essex, with a church hall complex, outlying farms and agricultural landscape surrounding. There was some activity relating to the salt marshes and grazing marshes, although such activity is not exclusively to Frinton and Walton.

### *Frinton*

The only surviving medieval development within Frinton is St Marys Church (EHER 34739) situated between Old Road and The Esplanade. Evidence of the Frinton's medieval landscape has mostly been lost due to post medieval development. The Domesday Book records a total of nine households in 1086. Frinton was listed under two owners; Land of Count Eustace of Boulogne and Land of Geoffrey de Mandeville.<sup>1</sup>

### *Walton*

Primarily Walton was an agricultural village set miles inland. However, due to coastal erosion most of the area was lost to sea in the medieval period. The Domesday Book records the settlement of 'The Naze' which had a population of 199 households and was in the largest 20% of settlements recorded in 1086.<sup>2</sup>

Walton-le-Soken manor, later Walton Hall, part of St. Paul's great estate of the Naze, was first recorded as a separate unit in 1222. In that year the manor, which covered the whole parish, had 750 acres in demesne, and around 466 acres of tenanted land, and extensive marshland pastures.

1 Domesday Book 1086, [<https://opendomesday.org/place/TM2319/frinton/>]

2 Domesday Book 1086, [<https://opendomesday.org/place/TM2319/frinton/>]



Figure 3 Image of Frinton St Mary before the extension of the chancel in 1879. (1861 accessed: <https://www.essexchurches.info/churchpic.aspx?p=Frinton-on-Sea&no=0021&ty=p&imgno=002&maximg=003>) copyright - Copyright 2022 - John Whitworth ([www.essexchurches.info](http://www.essexchurches.info))

In the earlier Middle Ages, there was also a second, smaller, manor, the endowment of a prebendal stall in the choir of St. Paul's Cathedral. However, the manor has been completely eroded by the sea, probably before the Conquest, giving rise to the name Consumpta per Mare by 1327; its earlier name remains unknown.



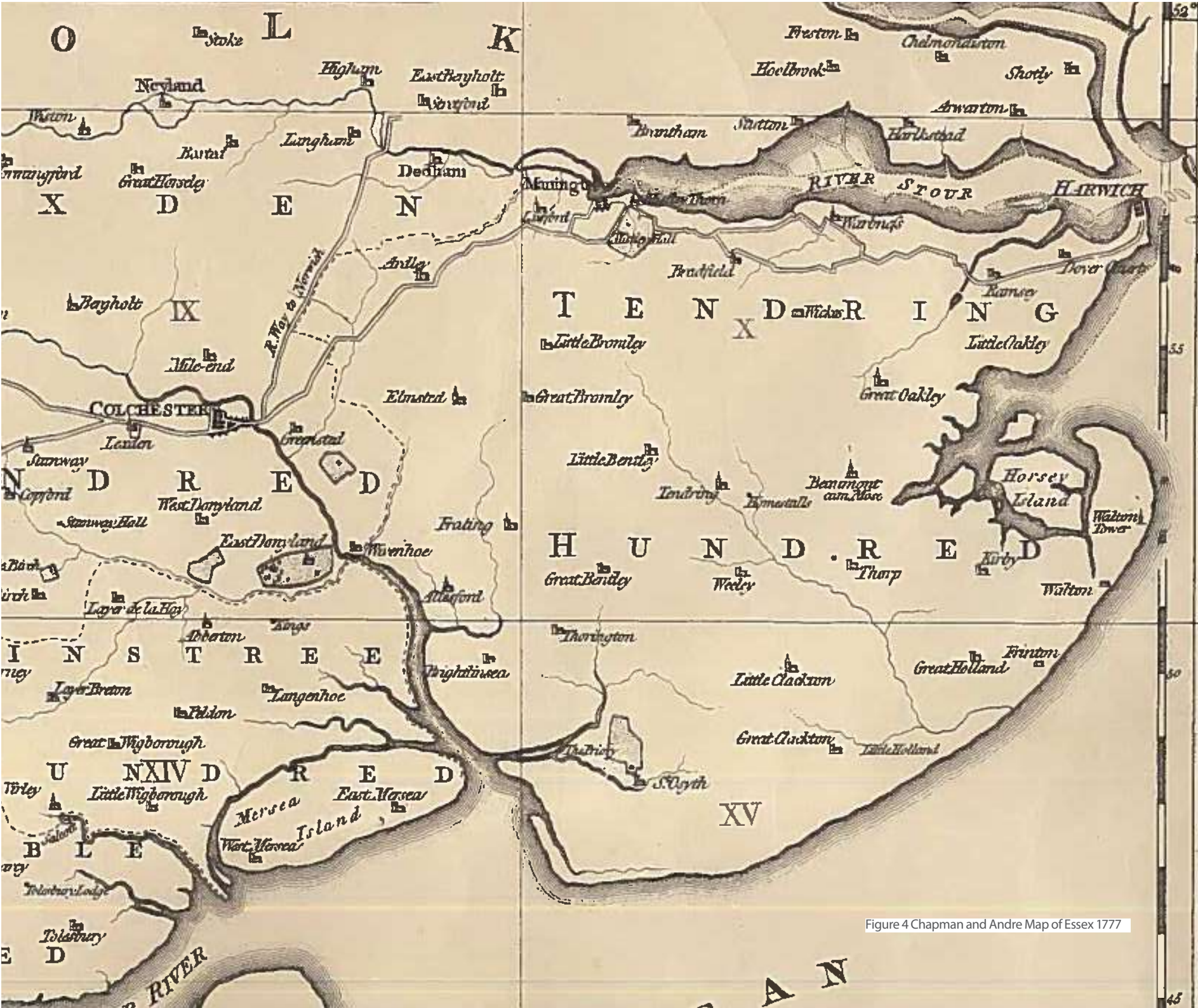


Figure 4 Chapman and Andre Map of Essex 1777

### Post Medieval (1540 – 1901)

The Chapman and Andre Map (1777) shows that Frinton and Walton remained rural settlements. The map shows that historic routes and small settlements had been established which also provided access to the sea front. Within the wider area of Walton-on-the-Naze, 'Walton Tower' can be seen, now known as 'The Naze Tower' (Grade II\* list entry: 1165846), which was erected in 1720 to serve as a lighthouse for ships going to Harwich.

#### *Frinton*

As visible on the Chapman and Andre Map, there is very little development within Frinton in 1777. There is a small collection of buildings situated along a single road including a Parsonage and 'The Hall'. The single road provides access to the sea front. Frinton developed along a ridge of higher ground between Walton to the north and the Holland Brook to the south, as seen in the topography of Chapman and Andre's map 1777. By the eighteenth century, Frinton, with an area of only 469 acres or 190 hectares was one of the smallest parishes in Essex, both in area and in population. Frinton's population at this time was correspondingly small and was never much higher than fifty throughout the medieval and post medieval period. Frinton remained a small settlement until the late nineteenth century following the construction of Frinton railway station.

The 1880 Ordnance Survey Map of Frinton shows the location of Frinton Hall. The map shows that Frinton's development remained relatively low density and only the initial phase of Third and Fourth Avenues being laid out.



Figure 5 Excerpt of Chapman and Andre Map 1777, showing Frinton



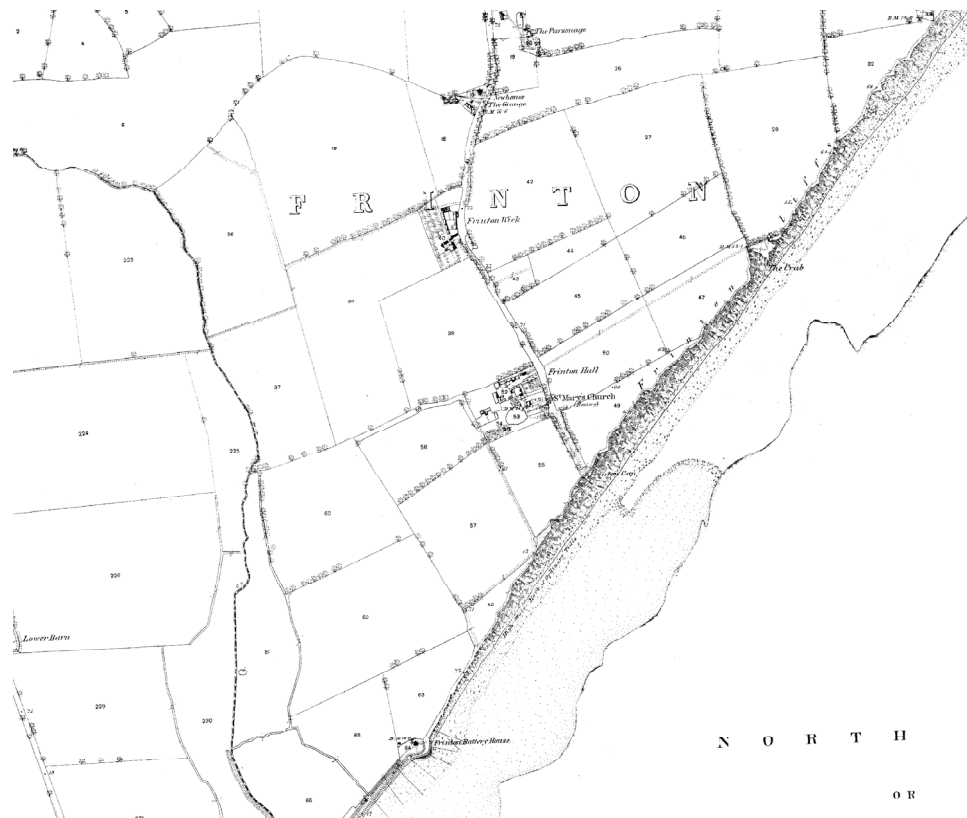


Figure 6 Ordnance Survey Map showing Frinton, 1876



Figure 7 Grand Hotel, Frinton on Sea, Essex. c.1906 (with the kind permission of <http://www.history-in-pictures.co.uk/>)



The late nineteenth century development of Frinton can be defined in two phases: the first under, Peter Schuyler Bruff and the second under Powell Cooper. Under Bruff's control, Frinton was designed to appeal to the "well-to-do" and was deliberately targeted towards them. In 1879, twelve years after the arrival of the railways, Bruff sought parliamentary powers to impose covenants on likely property purchasers in his new resort of Frinton. This was to discourage day-trippers and maintain the carefully created social tone.

In 1893, as owner of the local Estate, Bruff sold a large parcel of land in Frinton to Richard Powell Cooper, who continued to regulate development. Both imposed a high level of infrastructure charges and minimum house values. Powell Cooper imposed restriction to allow only costly detached houses standing in large plots. Prohibitions were also in place to prevent the development of commercial premises within Frinton, except for Station Road, (now Connaught Avenue), where retail development was permitted.

A co-axial layout of roads was adopted by the estate with progressive development away from Station Road, starting with Fourth Avenue and ending with Second Avenue in 1902. The Cooper Estate employed a major firm of architects. The firm of Harrington, Ley and Tomkins oversaw the design and estate management work. The architect's practice was located on a prominent position on Station Road.

By 1900 three hotels, The Grand, The Queens, and the smaller Rock had been constructed on the Esplanade. Powell Cooper's strict covenants on development were beginning to encourage the construction of large private houses along Fourth Avenue, stretching back from the Esplanade and The Grand Hotel.

### **Walton**

Walton as an agricultural settlement flourished in the seventeenth and eighteenth century.

The Chapman and Andre Map from 1777 is the earliest cartographic reference for the area, showing a small settlement centred around a single road. To the north, the road links the 'Walton Tower' located outside the Conservation Area. To the south occupies the area of Burnt Mills Farm, later brought by Bruff in the mid-nineteenth century for development. By 1800 Walton was an area occupied by 250 inhabitants compared to Frinton having just 30.

There are no buildings predating the eighteenth century in Walton due to coastal erosion, in 1789 All Saints Church was lost culminating the loss of the medieval settlement. The historic core of Walton developed round the area of the High Street from the early nineteenth century onwards. The historic core is now predominantly business and retail use with some residential development.

The resort development can be traced back to the late 1820s when an investment consortium bought plots of land with the intention of building accommodation for the increasing number of visitors. The Marine Hotel and its pier were the centrepiece of the development. Walton's original pier was built in 1830, one of the earliest in the country and was originally 300 ft long (91 m), later extended to 800 feet (240 m). It was built for landing goods and passengers from steamers. The associated leisure activities of the seaside town appealed to the middle classes including sailing and rowing at the annual Regatta.

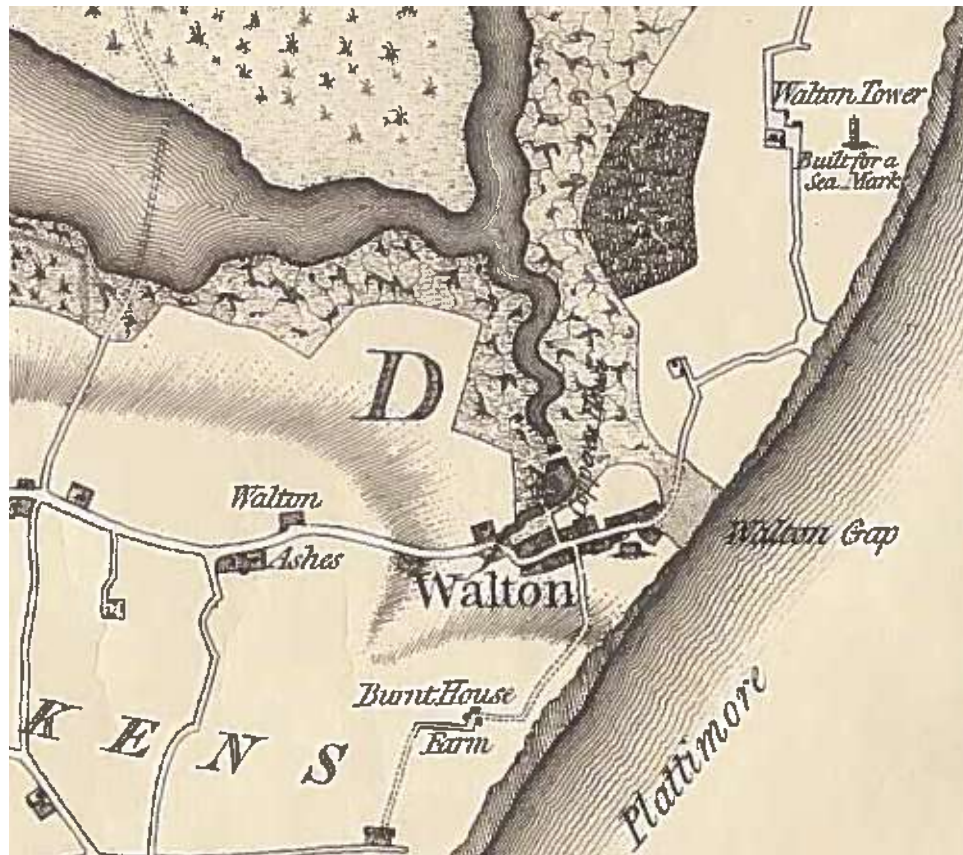


Figure 8 Excerpt of Chapman and Andre Map 1777, showing Walton

The paddle steamer was particularly important in the development of the Essex seaside resorts including Walton, Clacton and Southend-on-Sea. Walton became popular as a stop-over and change over point with the steam-packet services, bringing a steady flow of visitors to the embryonic resort. The historic core still retains remnants of the early nineteenth century street pattern of terraces and crescents, which can be recognised to the east of Station Road and along the sea front.

The quiet development of Walton abruptly ended following Peter Schuyler Bruff's purchase of the Burnt House Farm estate in 1855; the land he acquired stretched into the town as far as Newgate Street. The townscape Bruff created remains largely intact, the layout of which was dictated by the former site of Martello Tower J, demolished in 1835 and now the site of The Round Gardens. Bruff wanted to turn Walton into a genteel resort matching the prestige of south coast resorts. However, Walton's popularity extended to a much larger group and not just the "well-to-do".

The 1876 map shows later nineteenth-century domestic terrace housing developed within the core area. Development of the area increased following the arrival Tending Hundred Railway from Colchester to Walton-on-the Naze in 1867 and construction of the new pier.

The new railway connection direct to the east end of London attracted an increasing number of day trippers and for the first time affordable return tickets became available. Walton's rapid development in the period from 1867 ended abruptly with the arrival of the railway at Clacton-on-Sea in 1882, and thereafter the town entered a period of much slower evolution.



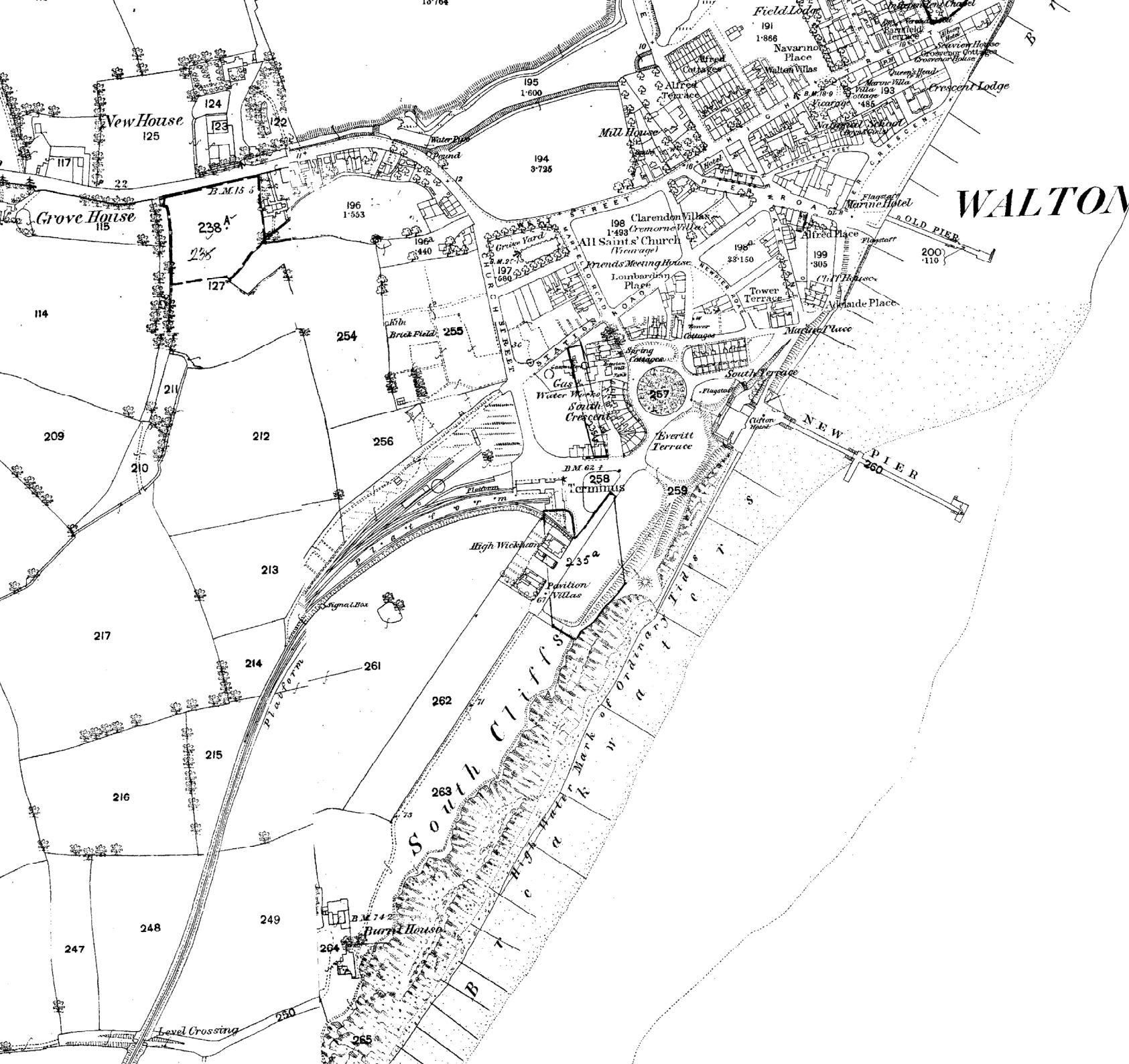
Walton's original pier was badly damaged in a storm in January 1871. A second pier opened in 1880, which also did not last. In 1895, the Walton-on-the-Naze hotel and pier company (then owners of the pier) opened a replacement pier 500 ft longer (150 m) than the original. Several extensions have increased the pier's length to 2,600 ft (790 m), the third longest in the UK. When the new pier opened in 1895, an electric tramway was installed to take passengers from the steamers to the front of the pier.

The 1876 first addition Ordnance Survey map depicts a well-developed nineteenth century sea-side town. Rows of terraced housing occupy the areas to the north of the High Street. South-west of the High Street and set back from the sea front, the development is less densely concentrated and set around more open spaces. The Old Pier is still in situ with the New Pier extending out from the Clifton Hotel.

The 1897 second edition Ordnance Survey maps depicts an increase in residential development, particularly around Pier Road and New Pier Road, as well as the extension of Alfred Terrace to the north.



Figure 9 First Pier in background with the new Pier Hotel (source: [http://www.putmans.co.uk/OW\\_Piers\\_Index.htm](http://www.putmans.co.uk/OW_Piers_Index.htm))



# WALTON ON THE NAZE

Figure 10 Ordnance Survey Map 1876, Walton



*Note - not watermark copy has been ordered and will be in the consultation version*

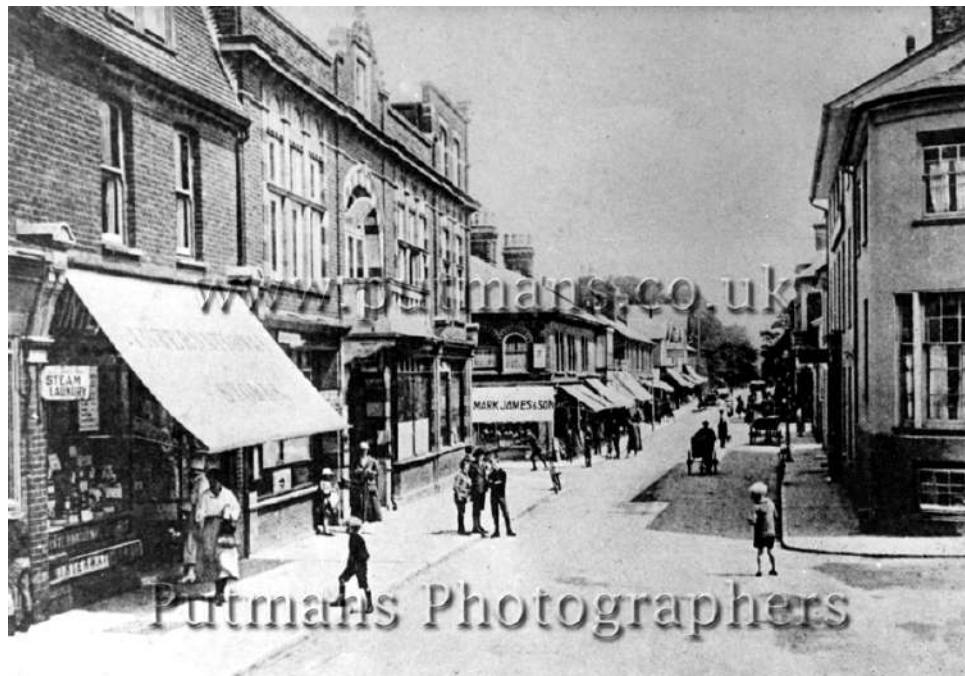


Figure 11 Walton High Street looking east (source: [www.putmans.co.uk](http://www.putmans.co.uk))



Figure 12 Alfred Terrace (source: [www.putmans.co.uk/](http://www.putmans.co.uk/))



## Modern (1901 – 2022)

### *Frinton*

Frinton's population of 55 in 1881 swelled through the beginning of the twentieth century, reaching 644 in 1901 and 3032 in 1921.<sup>3</sup>

The increase was largely due to the combination of Frinton's desirable and newly accessible location, and the vision and work of Richard Cooper in popularising Frinton with the upper classes. In 1910, the Cooper Estate Office was built on the corner of Upper Fourth and Fourth Avenues in the Arts and Crafts style. From here, Cooper exerted control over the development of the estate, including architects, surveyors and estate agents. Thus, the majority of Frinton's buildings were erected before the mid-1930s. The prevailing style of national romanticist architecture, 'Arts and Crafts', was widely adopted for new construction and the town has retained much of its Edwardian character. Houses were often individually designed, and clients often sought better known architects including Charles Voysey, who in 1902 designed 'The Homestead', Second Avenue, in intricate detail. The property is now widely admired and recognised as Frinton's most noteworthy.<sup>4</sup>

Organised sports, particularly tennis and golf, were highly popular with residents. The exclusivity of which was reinforced by a high subscriptions and barrier to entry. Powell Cooper created the Golf Club in 1896 and the Frinton lawn Tennis, Croquet and Bowl Club followed in 1900.

The years leading up to the First World War saw the opening of a number of commercial and business enterprises including two banks, a municipal laundry, a motor garage, public halls and religious buildings, in addition to a diverse range of shops and professional services.

3 N. Pevsner and J. Bettley, Essex: Buildings of England Series (Buildings of England) 2007

4 W, Hitchmough, The Homestead: Frinton-on-Sea 1905, C.F.A Voysey (Architecture in Detail)

### *World War One*

German bombardments of coastal towns caused much anxiety in Frinton. In February 1915, the military prepared defences on the seafront and the bathing huts were removed, barbed wire and sandbag parapets were erected, and trenches were dug on both the cliffs and The Greensward to a considerable depth. The social life of the resorts was reduced after the outbreak of war.

### *Interwar*

World War One had suspended the development of the town, which after the War was renewed with vigour. The third edition Ordnance Survey Map shows the rapid increase in development from the turn of the nineteenth century. The Avenues were now well established and the commercial centre densely concentrated.

The early to mid-twentieth century architectural design in Frinton remained with Cooper's agents working in the Arts and Crafts style. Furthermore, architects William Hayne and R.J. Page were working in the area and among Frinton's prolific architects. In 1934, the South Coast Property Investment Company purchased a large tract of land between cliffs and the new line of the railway, for the development of a residential estate incorporating houses, shops a school and even a Town Hall; the whole scheme was to be called Frinton Park Estate. Oliver Hill was appointed as consulting architect to the estate. Frinton Park was intended to be as exclusive as The Avenues, promoting a middle-class residential development. A feature of this development was the central axial avenue, now known as Central Avenue, which was to create a streamline character with development fronting the Greensward. Hill was allocated 135 plots for houses to be built to his design. However, construction proceeded slowly, and sales were poor; only fifteen of Hill's 135 were completed.





Hill's houses are all flat-roofed, with metal ribbon windows, balconies, loggias and include at least one striking curved wall. Some are of brick, others of reinforced concrete, but in all cases rendered and painted mainly white, although originally, they included splashes of colour, notably pink, blue and green under-surfaces. Flat-roofed houses proved difficult to sell, as did concrete ones; the local planning authority refused to accept six-inch concrete walls, and eight-inch walls were too expensive, and local builders had no experience of building in concrete.

Essex's smallest parish church, St Mary the Virgin Church on Old Road, was restored to its original footprint in 1929 when the larger St Mary Magdalene Parish Church opened on the same road.

Of those that were constructed, three designed by the leading architect Oliver Hill are now listed buildings. Most of the estate remained undeveloped until after the Second World War, by which time a more conservative architectural style had prevailed.

### *World War Two*

In the early part of World War Two, Frinton was amongst the twelve most vulnerable coastal towns in Britain. As a consequence, it was very heavily protected, sealed off against attack, not only from the sea but against a land assault outflanking the town. The beach was heavily defended with barbed wire, anti-invasion scaffolding and concrete anti-tank blocks. Roads leading into the town were sealed off with a road barrier of steel and concrete. At the railway crossing, the major road into the town, Connaught Avenue, was defended by the placing of anti-tank obstacles and a pillbox (the latter survives today, HER 10054). A total of 128 homes were destroyed during World War Two. Two structures from World War Two in Frinton survive: the pillbox noted above and anti-tank obstacles, located at the southern end of promenade (HER 10057).

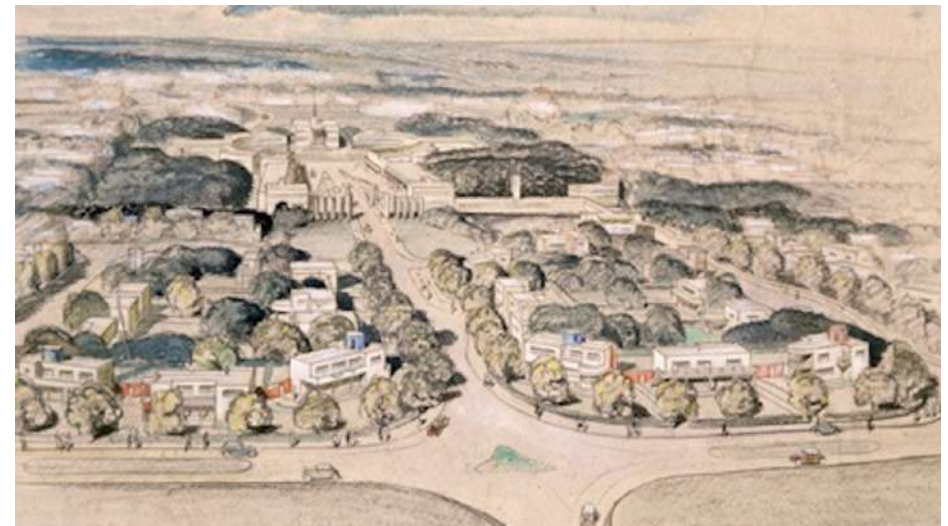


Figure 14 Frinton Estate (Radical Essex and Frinton and Walton Heritage Trust)



Figure 15 House design on Frinton Park Estate (<https://www.modernism-in-metroland.co.uk/blog/radical-essex>)

## **Walton**

### *World War One*

The advent of World War One and fear of invasion had an impact on the economic prosperity of Walton as the number of visitors dropped dramatically. However, after the cessation of war Walton's popularity returned, with thousands of visitors descending on the resort every week. The post-war government was prepared to give substantial financial assistance to local authorities willing to carry through a programme of social housing. Walton took advantage of this offer with several municipal housing schemes, chief amongst them along Standley Road and Eagle Avenue (1920) and Kirby Road (1926 to 1927), located in the setting of the Conservation Area.

The Third Edition OS Map 1923 shows a densely developed town with the new, long pier in situ. The long pier allowed for steamers to berth at low tide. However, as the railway dominated, the pier began to lose revenue. Residential development continued to infill gaps, resulting in a more densely concentrated area of development comprising mainly of rows of terraced properties lining both sides of the street. There are few open spaces remaining, and the pattern of development has been fully established.

### *Interwar*

Entertainment in the inter-war years was developed to appeal to wider audiences. The pier now boasted amusement arcades, a dance hall, and an electric tramway. However, with the advent of World War Two, the resort was emptied, and all holiday activity ended abruptly. The beach was heavily defended with barbed wire and tubular scaffolding and pill boxes were constructed at The Naze. Many larger buildings were requisitioned for wartime activities. The local coastguards and lifeboats stationed at Walton and Clacton were involved in rescuing mariners throughout the war and a number of German bombing raids resulted in civilian fatalities and the destruction of some property.

After World War Two, Walton set about rebuilding its holiday trade. The pier had been partially dismantled during the war to prevent its use by the enemy to land invasion troops. It was quickly rebuilt, and a number of new rides added including a large Ferris wheel.

### *Post-War*

Following the war, cultural shifts resulted in tourists visiting destinations abroad. While a steady number of day trippers remained, the number of long-stay tourists dramatically dropped, impacting the development of the area.

The restrictive and regulated nature of resort activities resulted in continued uneasiness to the presence of day trippers. Commercial interests and residential ones often conflicted.



Figure 16 Ordnance Survey Map 1923, Walton



### ***Late Twentieth / Early Twenty-First Century***

#### ***Frinton***

Resistance to change became a distinguishing characteristic of the now largely residential seaside resort of Frinton, with the ethos of the town upheld. However, some development occurred throughout the twentieth century, notably with the introduction of residential tower blocks along the seafront.

At the beginning of the twenty-first century Frinton gained its first licensed public house, the Lock and Barrel, in a former Ironmongers premises that retains its tiled Arts and Crafts frontage.

The Modern Movement houses within Frinton have also been celebrated in the twenty-first century through projects such as Radical Essex, with tours showcasing the modernist architecture undertaken in partnership with the Frinton & Walton Heritage Trust.

#### ***Walton***

The development of Walton has continued into the later twentieth and early twenty first century, particularly with residential development to the northwest and west of the Conservation Area. Within the Conservation Area later twentieth and twenty first century development has been limited to infill plots mainly of residential flats. However, the former Grade II listed Barker's Marine Hotel was demolished in the late twentieth century and replaced with a block of residential flats. Despite some uncharacteristic development, Walton has retained much of its historic building stock and its seaside character with the historic layout still legible today.

Today, Walton Pier remains a popular attraction, with amusements and funfair rides in a hangar-type building with many still visiting the seaside town for day trips to enjoy the sandy beaches and seaside activities. Walton offers a variety of tourist attractions including guided walking tours and boat trips.



### 2.3 Revisions to the Boundary

As part of this review, the Conservation Area boundary has been revised to reflect changing methodologies of good planning practice and provide a clearer strategy which acknowledges the practicalities of Frinton and Walton's unique built environment. This review is in line with Section 69 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraph 191 of the NPPF.

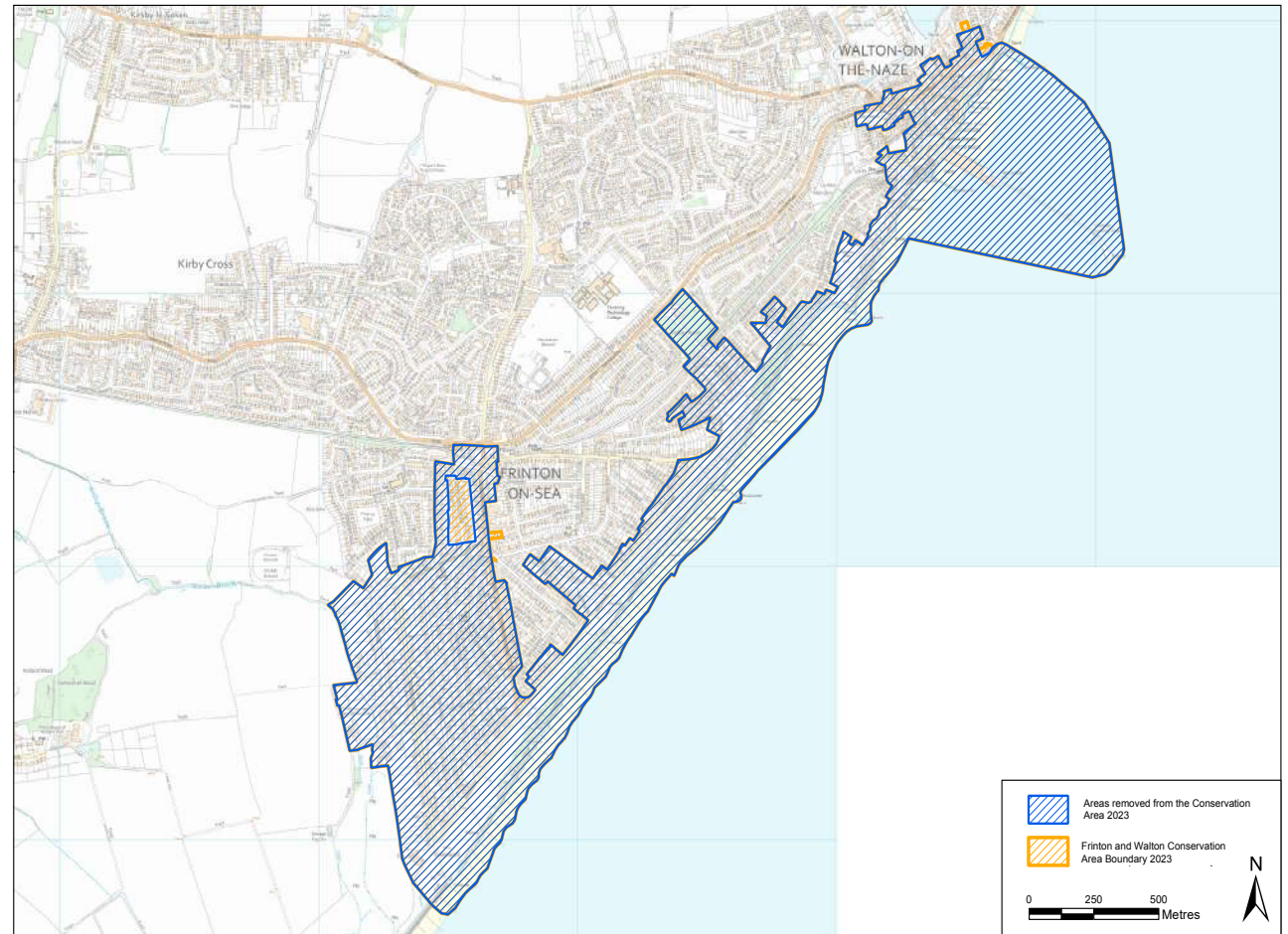


Figure 17 Map showing boundary alterations 2023

## Additions

The following areas have been included within the Conservation Area boundary:

- Extension east along the High Street to include Numbers 123-127. A row of three-storey terraced shops along Walton High Street (see Figure 18).
- Extension to the east side of Connaught Avenue, Frinton to include the Catholic Church. The Church appears on the 1922 Ordnance Survey map, labelled as 'Hall'.
- Extension at the junction of Queen's Road and Connaught Avenue, Frinton, to include a small area of public realm. This space provides symmetry to the area of public realm opposite and comprises high quality street furniture and planting, which makes a positive contribution to the character and appearance of the area.

## Reductions

The area to the south-west of Frinton Station has been reduced, to omit the terrace of modern housing on Witton Wood Road. These houses are red brick, with functional and simple architectural style, set back from the road behind a generous lawn. They make a neutral contribution to the area; therefore, they do not merit inclusion within the boundary.



Figure 18 Numbers 123 - 127 High Street, Walton



## 2.4 Designated Heritage Assets

There are 15 designated heritage assets within the Frinton and Walton Conservation Area boundary, including residential buildings, churches, and hotels. They are listed below and further information on how they contribute to the character and appearance of the Conservation Area is included within the description for each Character Area, outlined in Section 3 of this document.

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

### Listed Buildings

The rarer and/or older a building is, the more likely it is to have special interest and therefore be worthy of listing. As a general principle, all buildings that pre-date 1700 and are in a relatively intact condition will be listed, as will the majority of buildings that date between 1750 and 1850. The selectivity is increased for buildings that date 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 buildings are of exceptional interest and make up approximately 2.5% of all listings; Grade II\* are of more than special interest; Grade II are of special interest and most common, making up 91.7% of all listings.

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.

<i>Frinton</i>	<i>Walton</i>
<ul style="list-style-type: none"> <li>• Church of St Mary, Grade II* (list entry: 1111530)</li> <li>• C F A Voysey's Homestead, Grade II* (list entry: 1111531)</li> <li>• Council House, Grade II (list entry: 1165599), originally named The Wick dating from c.1700, which is now a library</li> <li>• Round House, Grade II (list entry: 1337115)</li> <li>• Seaspan, Grade II (list entry: 1392229)</li> <li>• 55 Quendon Way, Grade II (list entry: 1376783)</li> </ul>	<ul style="list-style-type: none"> <li>• All Saints Church, Grade II (list entry: 1111503)</li> <li>• Gothic House, Grade II (list entry: 1165832)</li> <li>• Blue Shutters, Grade II (list entry: 1337142)</li> <li>• 15 and 17 Saville Street, Grade II (list entry: 1317129) and</li> <li>• St Dominics, Grade II (list entry: 1111505)</li> <li>• The United Reformed Church, Grade II (list entry: 1111507)</li> <li>• 40-44, The Parade, Grade II (list entry: 1111508)</li> <li>• Gun Fleet, (list entry: 1309165)</li> </ul>



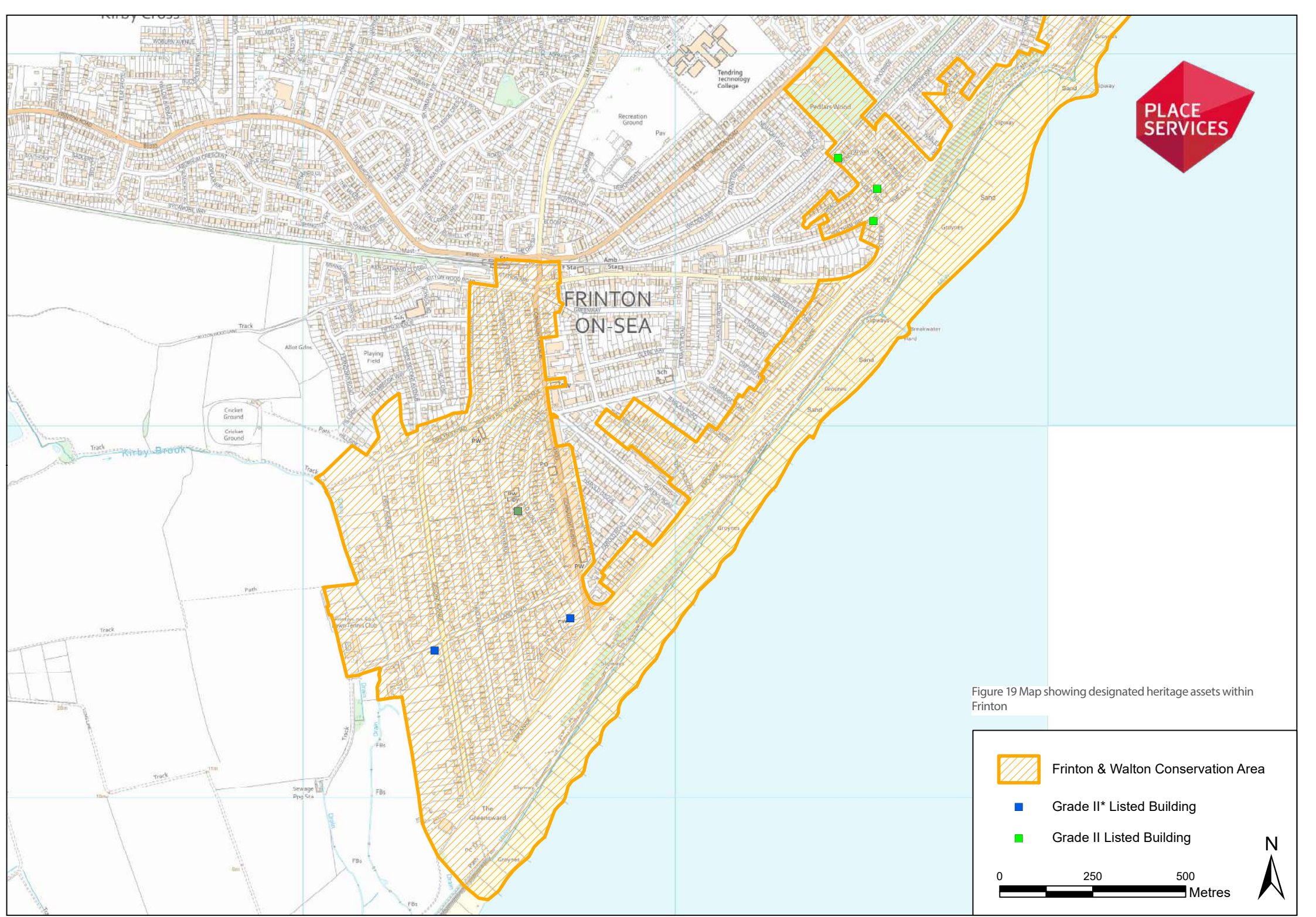






Figure 19 Map showing designated heritage assets within Frinton

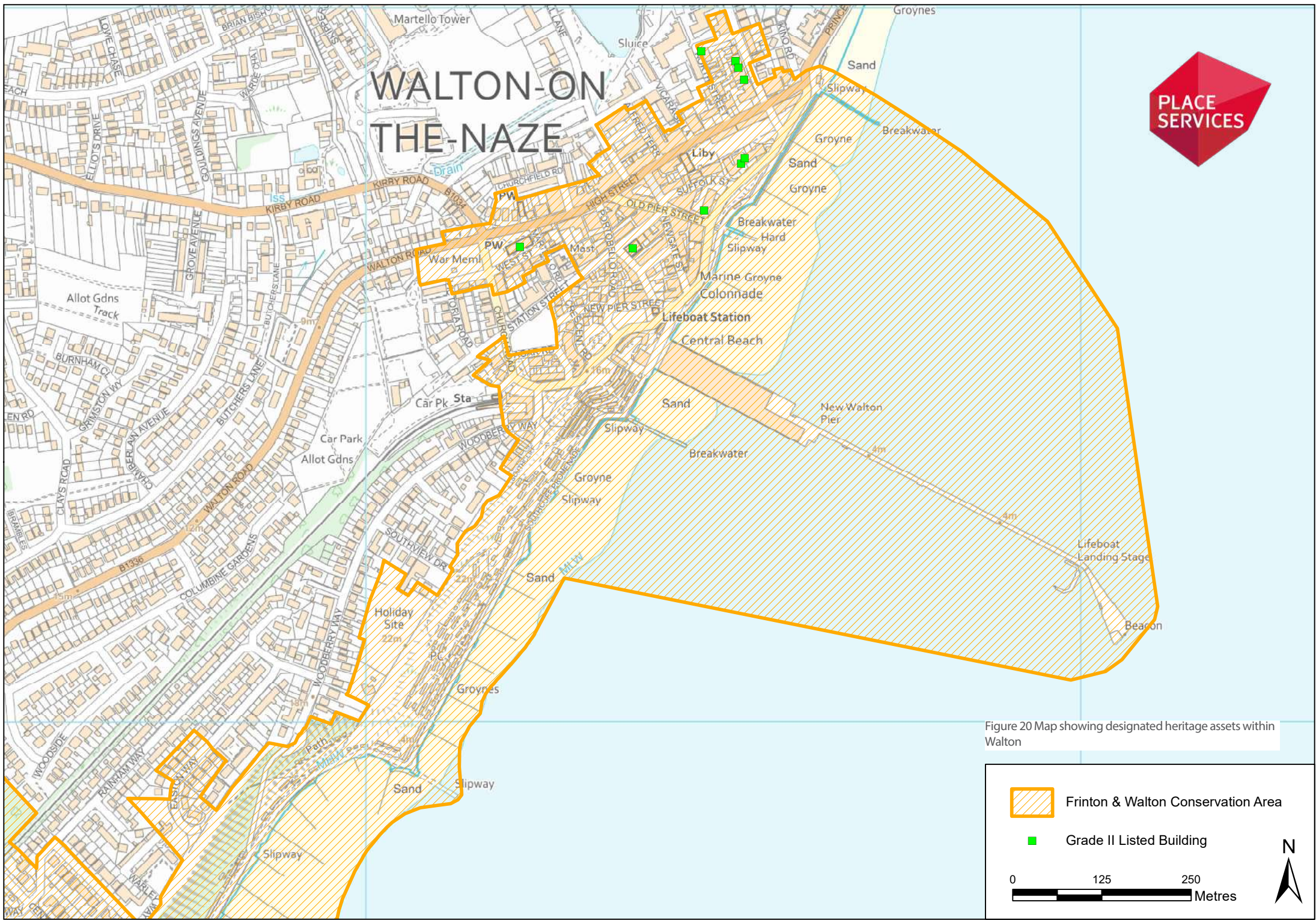
 Frinton & Walton Conservation Area

 Grade II\* Listed Building

 Grade II Listed Building

0 250 500 Metres 





# WALTON-ON-THE-NAZE



Figure 20 Map showing designated heritage assets within Walton

Frinton & Walton Conservation Area  
 Grade II Listed Building

0 125 250 Metres

N



## 2.5 Non-Designated Heritage Assets

Every building, space and feature within a Conservation Area makes a contribution to its character and appearance, be it positive, neutral or negative.

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

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. These may be considered as non-designated heritage assets.

At present, there is no approved local list for the Tendring District. Local listing is an important tool for local planning authorities to identify non-listed buildings and heritage assets which make a positive contribution to the locality. This document has identified heritage assets which make a notable positive contribution to the Conservation Area and could be considered for local listing in the future. These are identified in the character assessment of the Conservation Area outlined in Section 3.

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

## 2.6 Heritage at Risk

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

There is one statutory listed building within Frinton and Walton on Historic England’s at Risk Register. The Grade II\* listed Church of St Michael (list entry: 1111500), which is a late medieval church, restored in the nineteenth century. According to the at Risk register: The building suffers from subsidence at the east end of the chancel, resulting in substantial cracks in the walls and at the junction of the chancel roof and the east gable. Structural movement continues, with previously repaired areas cracking again. Monitoring, soil investigation and analysis have been carried out for repair options to be considered by the PCC.<sup>5</sup>

There are several unlisted vacant buildings within Walton. They are in a poor state of repair and at risk of further damage and decay.

The sensitive and sympathetic restoration of these buildings presents an opportunity to enhance the area’s significance and ensure the longevity of the historic building stock.

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<sup>5</sup> <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/17680> [accessed 28/10/20]





## 2.7 Archaeological Potential

Little archaeological investigation has taken place within the Conservation Area and most information on the archaeology of the area is based on findspot evidence and historic mapping. The original medieval village of Walton has been lost to coastal erosion. However, recent archaeological investigations have taken place on the outskirts of the Conservation Area at Walton which has revealed good survival of archaeological remains from the prehistoric, Roman and medieval period, and it is highly likely that further evidence for archaeological activity is likely to extend into the Conservation Area. Across the Conservation Area, the archaeological potential for archaeological deposits to survive is likely to be good in less developed areas. Between the inland developed areas and the coast lies a large open area of grassland known as The Greensward. The archaeological potential in this area is likely to be high.

The Conservation Area is heavily developed inland, and few areas of open space survive in the commercial and residential areas, undeveloped areas may contain undisturbed deposits. In particular, medieval and early post-medieval deposits, may survive in parts of Walton and in the vicinity of the medieval church at Frinton. The site of the former Martello tower at Walton was incorporated into the road layout at Crescent Road and Portobello Road and remains preserved in the current street scheme as a public open space. There is potential for below ground remains associated with the tower within this area. Little of the World War One defences are likely to survive and all World War Two defences have been destroyed. There is some possibility that the bases of these structures may survive below ground in undisturbed areas, such as the World War Two storage facility located within Pedlars Wood.

Ancient, buried land surfaces where exposed, particularly on the foreshore between the Naze and Stone Point and to the south of Walton, have produced much evidence for prehistoric occupation with significant assemblages of Mesolithic, Neolithic and Bronze Age worked flint, and for the latter periods, pottery. Along this stretch of coast, the landscape has changed in response to fluctuating sea levels, flooding, draining and investment in sea defences. There is potential for prehistoric settlement within the intertidal zone of the Conservation Area, possibly in the form of submerged landscapes. The potential for the survival of waterlogged material within the intertidal zone is of significance as a wider variety of material can survive in these deposits such as wooden artefacts and organic remains which provide greater insight into the use of the site as well as environmental conditions of the time.

The continuing erosion of the cliffs, especially at Walton, poses a threat to the archaeological resource along the coastal stretch within the Conservation Area. Evidence for settlement and activity, including burials have been recovered fallen from the eroding cliffs for many years and the likelihood that further archaeological remains will be lost is high.





## 3. Assessment of Significance

### 3.1 Summary

The significance of the Frinton and Walton Conservation Area derives from its character and appearance as a seaside town, which developed as result of the expansion of the railway in the late nineteenth century. While the two areas are linked by the long stretch of seafront, the towns were evolved through different aspirations, giving each town its own unique character.

The small towns developed independently, yet their primary function and thus significance is defined by the two being leisure destinations. Frinton-on-Sea was designed to appeal to the upper-middle class and discouraged day-trippers, providing an exclusive residential context. Conversely, day-trippers were drawn to Walton-on-the-Naze, which developed into a traditional British tourist seaside town. As a result of each town developing independently, they each present a distinctly different character. Although, both were largely a product of the arrival of the railway, and so Frinton and Walton's historic building stock largely dates from a similar period.



Figure 21 Frinton station

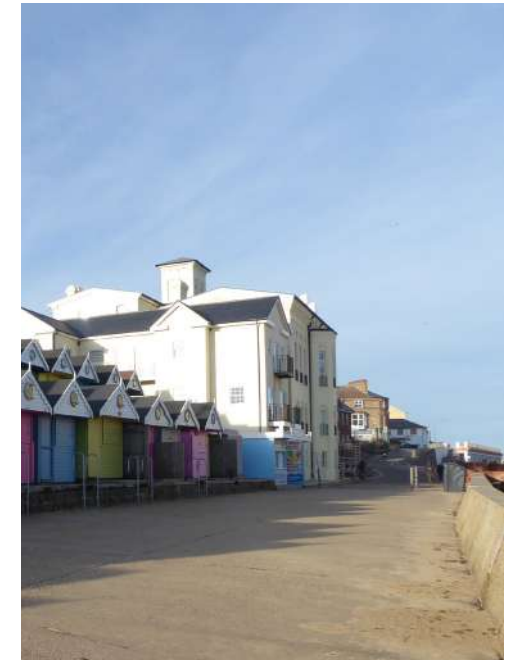


Figure 22 Walton's seafront





### 3.2 Views

Key views are identified on Figure 25. The views included in this assessment are a selection of key views; this list is not exhaustive 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.

#### *Frinton*

**South along the Avenues:** These views to the south along the Avenues are framed by the tree lined roads and verges which lead the eye towards the sea. The straight, parallel roads lead towards the seafront which creates wide terminating vistas. They reflect the residential, green, and grand character of the area.

**North along the Avenues:** These views to the north along the Avenues are also framed by the tree lined verges. The straight roads stretch far into the distance, and are residential, green, and grand in character. Notably, the view north along Upper Fourth Avenue is terminated by the station.

**West from Ashlyn's Road:** The view here takes in the surrounding agricultural land of Frinton and allows for an appreciation of its open setting. The ground is fairly undulating, and in the distance, it slopes up to the west, affording views towards All Saints Church which sits on high ground. This view allows for an appreciation of the rural setting of Frinton, with the isolated church tower prominent on the crest of the hill.

**North and south along Connaught Avenue:** These views take in the commercial centre of the settlement. This street is densely built up with a variety of architectural features, massing, rooflines and apertures which adds interest to the view.

**View from end of Connaught Avenue:** This view north takes in the entrance to the built core of Connaught Avenue, at an area which is open in character, with views towards the Memorial Garden dedicated to Field-Marshal the Viscount Byng of Vimy and the Frinton Free Church. It is a good position to take in the character of the area, with the busy High Street to the north, Church of St Mary to the west, and

The Greensward to the south.

**The Esplanade east and west:** views along the Esplanade are significant in that they take in the highest number of grand, seaside buildings, reflecting Frinton's development as an exclusive seaside resort. Particularly to the east, the Esplanade rises slightly, creating a stacked view of roofs and turrets against the sky.

**Along seafront:** Views along the coastal path make a considerable contribution to the character of the area. They are typical of seaside towns, comprising of swathes of sandy beaches, groynes, and the rows of beach huts which sit under the cliffs. Frinton's seafront is open and uncluttered, making the views unspoilt. Out to sea, the waves and distant wind farms introduce a steady kinetic element to the views.

**From the Crescent Gardens south:** The space within the garden is designed to afford views to the south, with a gap in planting framing the view overlooking The Greensward and the sea; benches which line the curved walkway face towards the south, providing an opportunity for visitors to take in the view.

**Central Avenue south:** the view from the railway to the south along Central Avenue forms a key view within the original design of Frinton Park Estate. The street trees frame a view towards the sea in the south, where the top of a sea shelter can be seen terminating the view.

**Easton Way and Graces Walk:** These views take in the groups of the Modern Movement houses and are significant in that they allow for an appreciation of how Frinton Park was envisaged. The concentration of white, boxy, flat roofed buildings creates a strong sense of place, which is best appreciated in these views where many of the houses are visible together.

**From Greensward north-west:** There is an important viewpoint of the crescent of Modern Movement houses, which spans from Cliff Way to The Leas. This consistent row of Modern Movement houses creates a striking view, which is unique to Frinton.

Seafront looking west: Along the eastern end of the seafront is a dogleg, where there are pleasant views west towards Frinton and east towards Walton. The Pier is a prominent feature of this view, enhancing the seaside character of the area.

### **Walton**

Due to the development pattern of Walton, there are relatively limited views when standing in the residential and commercial areas. There are glimpses of the seafront throughout the area, largely afforded at the end of the roads which join the seafront.

Looking south down Saville Street: Saville Street continues beyond the High Street and meets The Parade; this creates a strong and uninterrupted view of the sea and Pier. This is one of the only views of the sea throughout the commercial centre.

Between The Parade and Woodberry Way: There is a significant view of the sea from here. Due to the layout of the road and the gardens set on a triangular point, there are views north-east across the meandering parade and the Pier, as well as views south across Southcliffe. The atmosphere from this viewpoint is generally the most tranquil in the area, set on higher ground, removed from the bustling noise of traffic with long views out to sea.

Sea front looking south: The promenade winds into the land creating an open view of the stretch of sand connection Walton and Frinton and Walton. The rows of beach huts positively contribute the character and appearance of Walton as a Seaside Town.

There are many glimpsed views of All Saints church throughout Walton which is a way marker toward of the Commercial Core (see figures 23 and 24). This includes views between sky gaps where pitches fall, looking west along the High Street; looking north down Church Road the descends towards the High Street which provides greater views of All Saints Church and beyond to the wider setting of the Conservation Area.



Figure 23 Glimpsed view of All Saints church



Figure 24 Glimpsed view of All Saints church tower



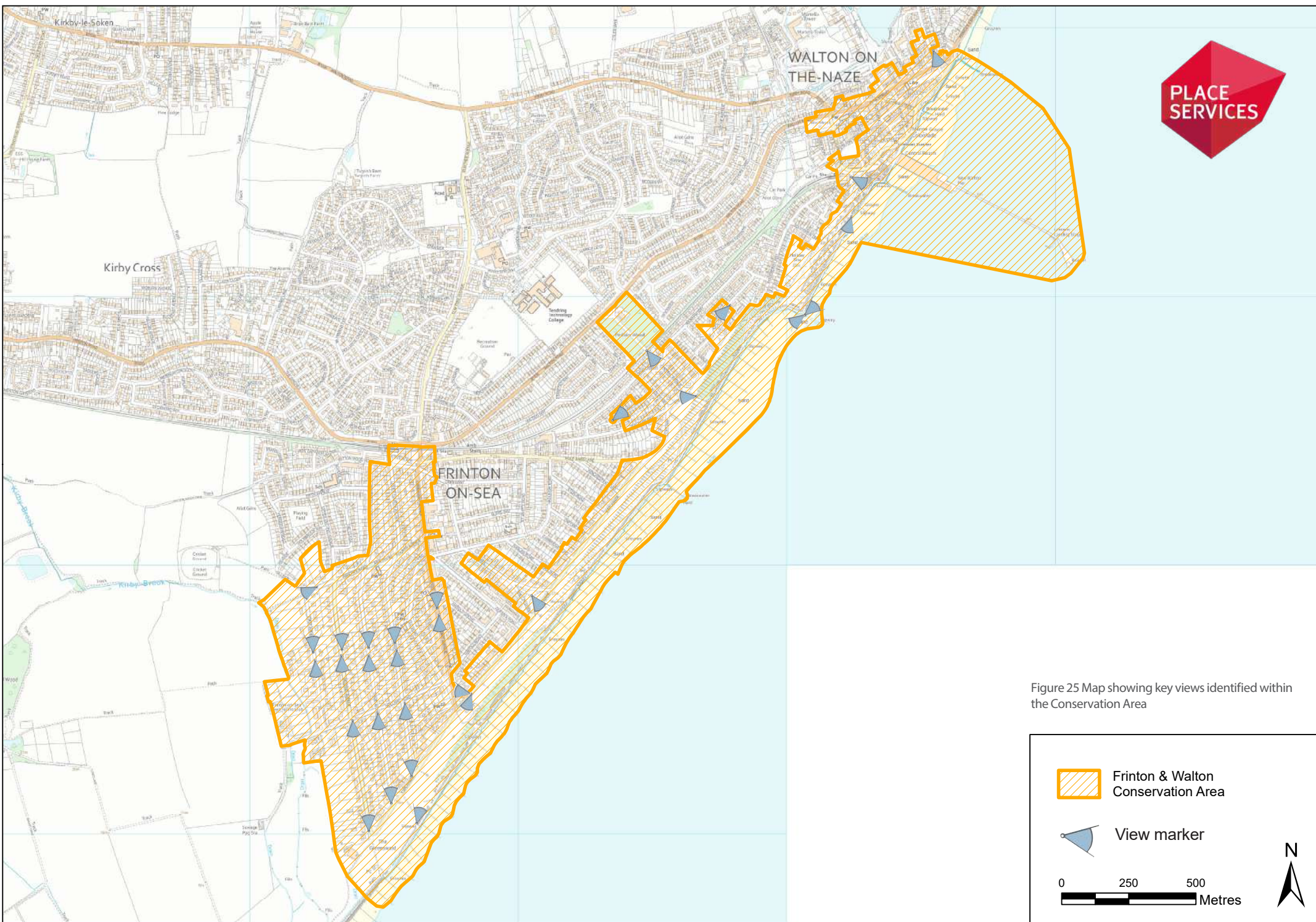




Figure 25 Map showing key views identified within the Conservation Area

 Frinton & Walton Conservation Area

 View marker

0 250 500 Metres





### 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, The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (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 guidance 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 Conservation Area draws significance from features and spaces outside of its boundary, most notably from the sea.

### Setting of Frinton

In Frinton, the grand seafront buildings, residential side streets, Connaught Avenue, the Crescent Gardens and Frinton Park Estate are deliberately orientated towards the sea, to afford the best views of the coast and to create a pleasant resort. The large green space, The Greensward, stretches along the clifftop and provides a key space by which the seaside setting can be appreciated. In Walton, the Pier currently provides a focal point to views and the open views of the sea undoubtedly enhance the special character and appearance of the Conservation Area.

To the west of the Conservation Area is Frinton Golf Course and a swathe of open arable fields between Frinton and Great Holland. These fields make a positive contribution to the area. They are a remnant of the historic landscape here before the creation of the seaside resort, which comprised dispersed settlements, farmsteads and churches (the Grade II\* listed Church of All Saints in Great Holland and the Grade II\* listed Church of St Mary in Frinton). The crescent shaped Golf Course is located to the south-west of the Conservation Area. It is a pleasant semi-ornamental landscape which is of historic value to the Frinton Resort, as it was built by Sir Richard Cooper in 1895. It is also a Protected Open Space recognised by Tendring District Council.

The north of the Conservation Area is largely dominated by residential development. Residential streets of note are the pleasant, twentieth-century tree lined streets such as Queens, Raglan, Cambridge, Oxford, Eton and Winchester Roads, which run parallel to The Crescent. These streets comprise of wide roads with grass verges and street trees, which lead the eye to the sea, and the buildings are predominantly early mid-twentieth-century detached villas, which make a positive contribution to the setting of the Conservation Area.



Further north, later development makes a neutral contribution to the Conservation Area, although does reflect its continued expansion, and contains some buildings and features which are of merit. For example, the Village sign located on Frinton Road at the junction with Walton Road and Connaught Avenue makes a positive contribution to the setting of the Conservation Area, marking its beginning. This residential development is also bisected by the railway, which makes a positive contribution to our understanding of the resort, which was only made possible by the introduction of the railway line in 1867.

There are areas of modern development within Frinton located outside the boundary of the Conservation Area which make a neutral or negative impact to its character and appearance. For example, the car dealership on Connaught Avenue is uncharacteristic in its materials, massing, and in the introduction of a large, paved frontage with parked vehicles which detract from the experience of the street. The modern, red brick commercial and residential buildings on its southern side from Number 122 – Hammond Court make a neutral contribution. At the southern end of Connaught Avenue is Forres, a large block of flats located on the eastern side of the road. This development is an uncharacteristic three storey post-war block of flats, which is utilitarian in its architectural style and massing. Marine Court and Queens House are located on the Esplanade and comprise of a block of three storey flats; their materials and massing are uncharacteristic of the area, although the buildings are set back from the road behind a well-maintained garden, which provides a pleasant buffer from the street. Further east, Kings House is an eight-storey block of flats, which is of an inappropriate scale for the area and is a prominent feature in views along the Esplanade and from The Greensward. The building is however of some interest for its landscaped front garden and architecturally, as it is raised on pillars and triangular stilts. Dolphin Court, another block of flats, makes a neutral contribution to the area, due to its uncharacteristic massing.

### Setting of Walton

To the north, the development of Walton continues along the sea edge, extending up to The Naze. The development is bound to the north and northwest by agrarian landscape. Located further north is Walton Mere and Hamford Water National Nature Reserve. There are some views of the Mere from North Street although the views are limited. The Mere and open landscape to the north provides an open sky backdrop with glimpses of greenery from within the Conservation Area.

To the south, Walton is bounded by modern housing development dating from the mid-to-late twentieth century which makes a neutral contribution to its setting. This development links Walton to Frinton and reflects the continued post-war expansion of the area. To the west, the Conservation Area is bounded by open agricultural fields which separate the development from the neighbouring settlement of Kirby-le-Soken. The eastern edge of the Conservation Area boundary runs along the seafront, the open water and swathes of beach are a defining feature of the Conservation Area's significance as a Victorian seaside resort.



Figure 26 View south of Frinton outside of the Conservation Area







### **3.4 Character Assessment**

This Conservation Area contains 10 distinct character areas. These are shown on Figure 27.

Section 3.4 of this document describes the overall character of each of these areas, first providing a summary of each, and then analysing the components which contribute to its distinctive character and appearance in more detail.

The character areas are:

Frinton Character Area One: The Avenues

Frinton Character Area Two: Commercial Centre

Frinton Character Area Three: Old Road

Frinton Character Area Four: The Seafront

Frinton Character Area Five: Modern Movement

Walton Character Area Six: The Sea Front

Walton Character Area Seven: Residential Area

Walton Character Area Eight: The Commercial Centre

Walton Character Area Nine: Alfred Terrace

Walton Character Area Ten: Saville Street and North Street

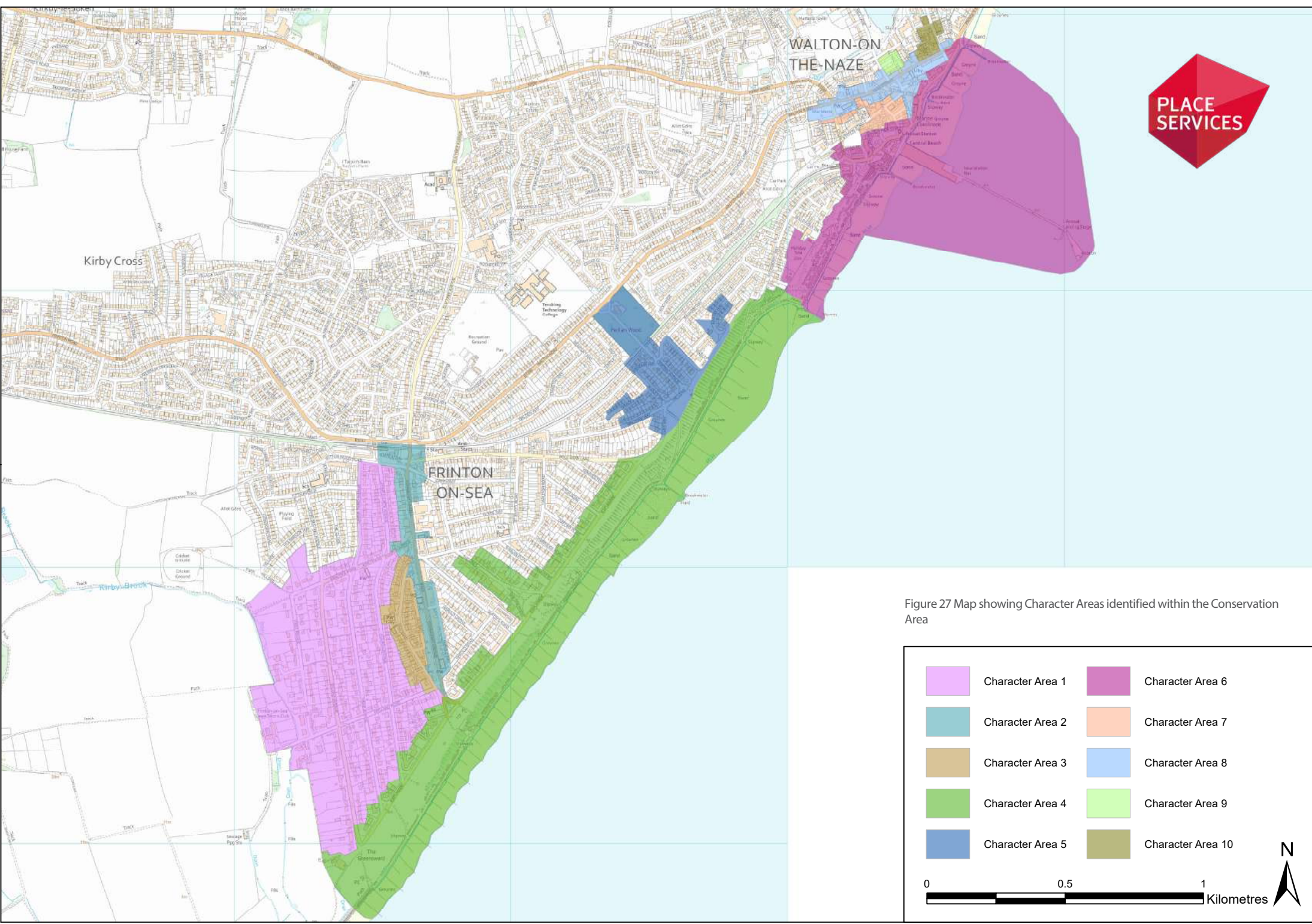













Figure 27 Map showing Character Areas identified within the Conservation Area

	Character Area 1		Character Area 6
	Character Area 2		Character Area 7
	Character Area 3		Character Area 8
	Character Area 4		Character Area 9
	Character Area 5		Character Area 10

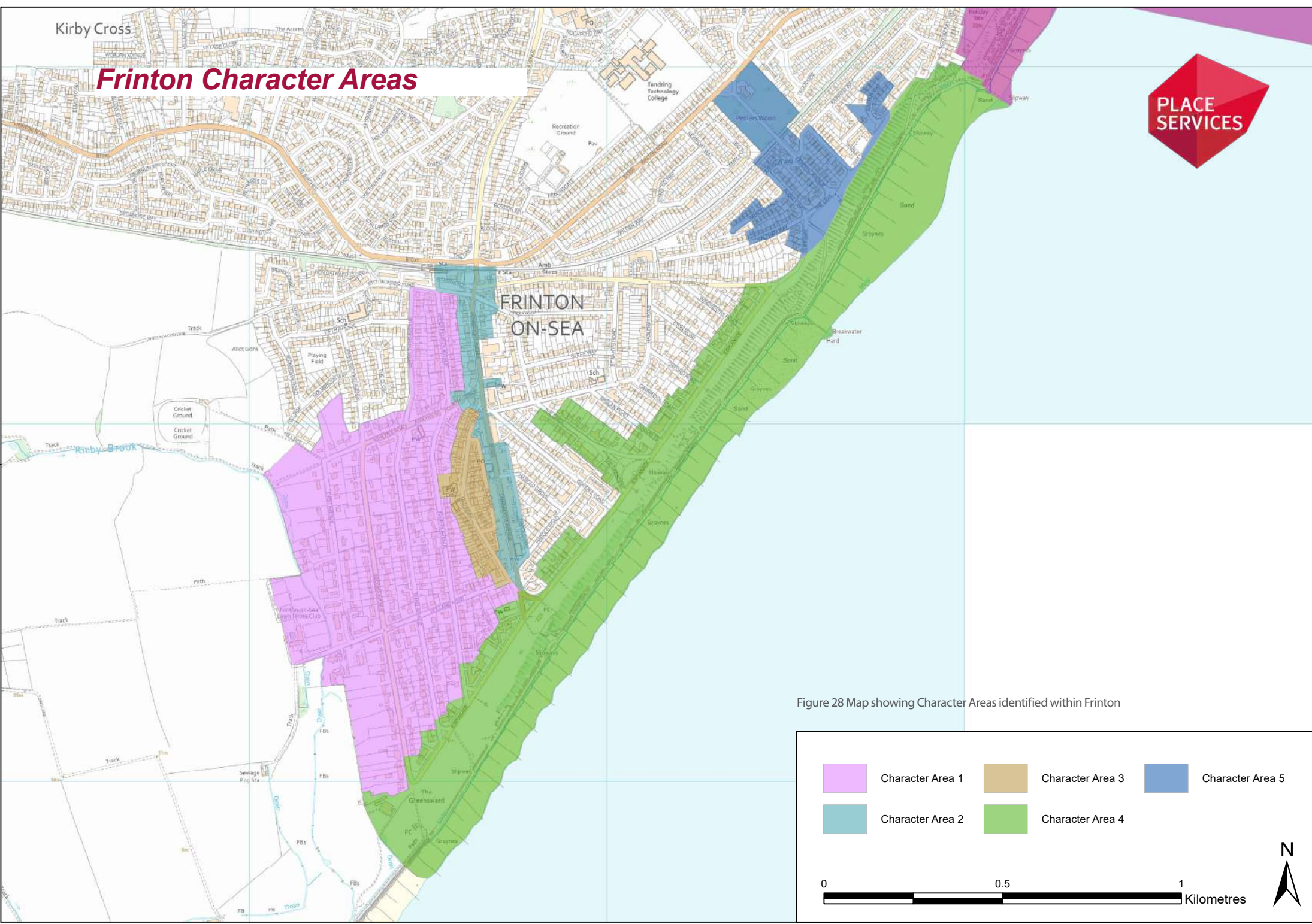
0 0.5 1 Kilometres





Kirby Cross

# Frinton Character Areas



FRINTON ON-SEA

Figure 28 Map showing Character Areas identified within Frinton

- Character Area 1
- Character Area 3
- Character Area 5
- Character Area 2
- Character Area 4



## Frinton Character Area One: The Avenues

### Summary of character area

This character area comprises the linear streets introduced to the fashionable seaside resort of Frinton from the late nineteenth century onwards. The villas are varied and are good examples of English domestic architecture, dating predominantly from the foundation of the resort in the 1890's to its heyday in the 1930's. Some of the finest houses are found on Second Avenue. There is one listed building in this area:

- C F A Voysey's Homestead, Grade II\* listed (list entry: 1111531)

The area is also covered by Policy PPL 11 in the Local Plan (2022).

The houses found within this character area are detached, with varied massing and a wealth of attractive details in high quality building materials. They are set in spacious gardens with designed frontages; boundary walls are frequently made of 'crazy' brick style, a technique using brick kiln rubble, and are often surmounted by hedges. Mature street trees line the avenues, contributing to the verdant, residential character of the area, and low boundary treatments allow for views into landscaped front garden plots.



Figure 29 The Grade II Listed Homestead





Figure 30 Example of roofscape along Avenues



Figure 31 Number 30 Ashlyn's Road

The Avenues comprise of a grid layout of grand residential streets, lined with trees and populated with large, detached villas set within generous gardens. Buildings are predominantly two storeys, in red brick and/or lightly painted render with plain tile roofs. However, there is a range of planforms and massing, resulting in a varied roofscape. Each dwelling is adorned with a range of architectural features, such as turrets, balconies and porches, classical doorcases, mock Tudor exposed beams, chimney stacks, and gable ends (Dutch influenced in rare cases). The Avenues are predominantly flat with a slight brow, which means that the southern section of each avenue shares a visual connection with the sea.

To the west of the area, First Avenue is the first street which journeys south from Ashlyn's Road. This street is residential in character; it is a fairly wide road, with generous pavements and often with boundary treatments abutting the pavement to the south or set within narrow grass verges to the north. Boundary treatments are varied, ranging from hedges, brick, and some close board fencing. These are often tall, which contribute to an enclosed and private feeling on the street, although some plots are without boundary treatment. To the north are some street trees, many of which are blossom, and make a positive contribution to the appearance of the streetscape. Dwellings are set within large gardens, often partially visible from the road. These are green in character, comprising of large lawns, with considered planting and landscaping. The dwellings are varied in architectural style, adding considerable interest to the area. The cul-de-sac section of First Avenue is generally of much later houses which make a neutral contribution, predominantly constructed in red brick often with detailing such as hung tiles and door casing.

To the east, the Second Avenue is the first to span the full length from Esplanade to Ashlyn's Road. It is a grand street, with wide grass verges, street trees, and strong boundary treatments which separate the pavement from large plots within which are a range of detached housing. Front gardens are often visible from the street, and contain mature planting and hedgerows, which contribute to the verdant character of the street. The grand residential buildings along the street appear

isolated within green spaces, the rooflines interspersed by trees and sky. At the midpoint of the road, on the junction with Holland Road, is the only listed building within the area; the grade II\* listed Charles Francis Annesley Voysey's homestead, constructed in 1905-6. It is a two-storey building in rough rendered brick, with a green slate roof and offset chimney turret. The building is set behind a low stone wall with substantial shrub border planting and dispersed garden trees.

Further east is Third Avenue, which runs parallel to Second Avenue; it is comparable in character, comprising of a wide street with grassed verges, street trees, and large detached residential dwellings. This street differs in that the houses are positioned closer together, particularly to the south, creating a more consistent rhythm to the street scene. Further north, stronger boundary treatments and mature planting break up the building line. Boundary treatments are varied, comprising of brick, hedgerows and some close board fencing.

Fourth Avenue, the final in the row, is of similar character to Third Avenue; it is tree lined with a narrow grass verge, and its grander buildings are found to the north of the road. To the south, there has been some erosion of the historic green character of the area through the introduction of modern infill, which make a neutral contribution, and substantial paving to front garden plots. Portland House is a modern block of flats which is in a prominent corner plot on Ashlyn's Road and Fourth Avenue. This building uses materials and proportions which are uncharacteristic of the area, making a neutral contribution, and is three-storeys in height, also uncommon within the historic residential area. The building is, however, set back from the road behind a small green with tree planting, which provides a pleasant buffer and reduces the impact the building makes to the street scape.



Figure 32 Street trees and grass verges along the Avenues



St Mary's Parish Church is located to the north-east side of the road and is unique for its use and architectural style within an otherwise overwhelmingly residential area, making a positive contribution to the area.

Holland Road, which bisects the Avenues, slopes up to the east, affording views along it to the wider arable setting in the west. Its residential buildings are varied in architectural style and are set back from the road within generous plots, similar to those on the Avenues. There has been more noticeable loss of historic boundary treatments on this road, with many gardens bordered by high close board fencing.

Ashlyn's Road is similar in character to the Avenues with wide roads, grass verges and properties set within spacious plots. Ashlyn's Road contains more modern dwellings and runs east to west as opposed to the Avenues which are set on a north south axis. The road opens around a green where Ashlyn's Road meets Fourth Avenue, which provides a focal point to the street and allows for long views towards the Methodist Church, a red brick building with decorative gault brick detail which makes a positive contribution.

Upper Fourth Avenue stretches from Ashlyn's Road to Witton Wood Road and is comparable in character to the Avenues in the south, however, comprises smaller plots with some terraced and semi-detached housing. Its buildings are predominantly in red brick or painted render, with timbered gables and hung tiles also a common feature. Plots along this street have largely retained front gardens and boundary walls, which are often in red brick with some in the 'crazy' brick style, such as at Numbers 31 and 29. These features are reflecting of the character and appearance of the area and make a positive contribution. Numbers 9 – 21 are unusual in their material and form, comprising a terraced row of cottages built in gault brick with slate roofs and projecting gable ends to the north and south. They make a positive contribution to the streetscape.



Figure 33 St Mary's Parish Church



## Land Usage

The overriding land use of this area is residential. The majority of spaces and features within the area relate to this residential use; private plots are large, covering much of the area, and the remaining land comprises the public spaces such as roads and verges which cater to the area. The Methodist Church is located to the north of the area and introduces an ecclesiastical element to the area.

## Landscaping and Open Spaces

Landscaping and open space is integral to the character of this area. It is largely defined by its grid form, with grassed verges and street trees designed into the street layout. Due to this design, the views along each street are verdant and open in character, making a strong contribution to the sense of place here.

Private landscaping also makes a positive contribution to the area. Low boundary walls frequently afford views into private gardens, which are mostly planted with mature trees and shrubs, which border generous lawns. These gardens add interest to the area, and many feature designed elements such as manicured trees and hedges, flower beds, and even gravel parterres, all of which are of aesthetic value.

There is a large green on Ashlyn's Road where the Methodist Church stands, which is bordered by street trees, and makes a positive contribution as a public area of green space.



Figure 34 The green on Ashlyn's Road, opposite the Methodist Church



Figure 35 'Crazy' brick detailing of Burr Walls

### Local Building Materials and Details

Buildings throughout this area are characteristically varied, however the use of traditional local materials are a consistent quality; this predominantly includes red brick, painted render, and plain or slate tile roofs. The houses are unique and display ornate detailing, which aimed to set them apart and bring a distinct character to each home. Some notable details within the area include hung tiles, half-timber and mock Tudor facades, herringbone brick detailing, hipped roofs and gable roofs (with some rare examples of Dutch gables), stone detailing, decorative barge boarding, shuttered windows, prominent chimney stacks, and typical seaside additions such as porches, balconies and turrets. Details to apertures are highly varied across the architectural styles of housing, ranging from traditional sashes to octagonal bays, turrets, arches and fanlights, small panes and leaded windows.

Typically, boundary treatments are constructed in red brick or 'crazy' brick. This method refers to the use of brick kiln rubble to create a textured and irregular wall, and can be found peppered throughout the area, adding interest and making a positive contribution.

Paving materials are varied, however of note are the Scoria bricks which line the edges of the road; these blue bricks make a positive contribution to the area, and are a detail found across towns in Tendring.

### Public Realm

The public realm within this area comprises the verges and pavements lining the linear roads. Street furniture is simple and uncluttered, and includes post-boxes and lampposts, with traditional lanterns set on tall concrete posts.



### Contribution by Key Un-Listed Buildings

Principally the buildings with the character area are notable for the group value of properties. As a whole, the building stock is of high quality, reflective of a range of architectural trends and made with quality building materials. The majority of buildings within this area make a positive contribution to the grand, residential character. There are, however, a number of buildings which make a distinct and notable contribution in their own right. As outlined in Section 2.2, this list is not exhaustive, there are many buildings within the area which make a positive contribution to its character and appearance.

Address	Description
24 to 20, Second Avenue	A group of well-preserved dwellings in the Arts and Crafts style. They have details which are typical of the movement, including hipped roofs, dormers, hung tiles, half timbering, leaded windows and large chimneys. They make a positive contribution to the historic character of the street and are of aesthetic and architectural interest.
47, Second Avenue	To the north of Holland Road on the west side of Second Avenue is a notable house; it is of two and half storeys with a plain tile roof punctuated by tall chimney stacks, and white painted render. There are two prominent stepped Dutch gables on the main façade, and a fluted front porch. Apertures are irregular, some with brick flat arch detailing and keystones, and those on the first floor are shuttered.
9, Third Avenue (The Studio)	A rare example of the Modern Movement within this area. This house was designed by A. Douglas Robinson for T. Cannon Brookes, 1930, and is set within a densely planted garden which partially shields it from view from the street. Further information on the site is available at the Essex Record Office (ERO, D/UFr Pb1/969)
48, Third Avenue	A modest building with rendered walls and a Dutch gable; its most striking feature is its roof of green glazed pantiles. Pevsner notes this property was designed by R.J. Page of Tomkins, Homer & Ley in what Osbert Lancaster dubbed the 'Pseudish' style 1935
The Methodist Church, Ashlyn's Road	A notable building of architectural interest and makes a positive contribution to the area. It is red brick with stone detail and stone arched windows to the south. Some windows on the west elevation have been replaced. There is a low red brick wall topped by iron railing to the south of the church.





Figure 36 View south along Connaught Avenue

## Frinton Character Area Two: Commercial Centre

### Summary of character area

This area derives its character and appearance predominantly from its central main street where there is a high concentration of buildings. The area is enclosed in character, due to the strong building line and density of historic buildings and shopfronts. Further north, the area is greener and more open, the wide street and public realm features allude to the arterial nature of the street. The Station and railway line act as the northern boundary to the Conservation Area, providing a clear gateway; these features, along with the flow of pedestrian and vehicular traffic, create a more urban and busy character area.

The commercial centre of Frinton comprises the area along Connaught Avenue, stretching from the station in the north and seafront to the south. The commercial centre of Frinton was a focal point during its heyday and is reflected in the buildings found here. It is enclosed in character, serving as a main arterial road which connects the station with the stretch of shops. Many early shopfronts and interesting architecture survive.

The north of the area is bounded by the railway line, which acts as a gateway into the Conservation Area. To the south, the pavement is lined with street trees and then on each side of the road are gardens bounded by white picket fences topped with hedgerows and shrubs. These provide a pleasant and verdant welcome into the area. Garden and Railway Museum is located to the west side of Frinton's Crossing Cottage. The road opens at the junction between Connaught Avenue, Pole Barn Lane and Station Approach, with areas of public realm and raised



flowerbeds adding to the special interest and importance of the road, reflecting its use as an arterial way through the town. A collection of red brick and rendered buildings are grouped at the Pole Barn Lane junction and are prominent within corner plots with architectural detailing such as curved facades and historic shopfronts. Opposite, on Station Approach, is a small one storey red brick building and the Wittonwood Spinney, now used as the Station Garden. The station building is to the west, a single storey red brick building with simple architectural details.

Heading south is a stretch of residential buildings between Green Way and Witton Wood Road ad Ashlyn's Road. These houses are varied in architectural style and are set back from the wide road and generous pavements lined with street trees and benches. They are also set behind low boundary walls, often with planted front gardens. These, along with the street trees, contribute to the sense of importance along this main avenue into the commercial heart of Frinton.

At the junction of Connaught Avenue and Fourth Avenue are a group of notable buildings, including the former Cooper Estate Office on the corner, to the south of the road. It is in the Arts and Crafts style, half-timbered over brick with stone details. The original pyramid roof on the octagonal tower on the leading corner has since been lost. Opposite the junction is the church, an interesting building in painted render with exposed timber detail.

Further south, the start of the commercial centre is marked by the junction of Old Road and Queen's Road. There is an area of public realm with planted flower beds, benches and bike racks; views towards the south are dominated by two modern buildings (one of which falls outside of the Conservation Area) flanking the road with prominent gable ends to the north. From here, the street has an enclosed character, with buildings of varying architectural styles, heights and detailing set close to one another adding interest to the street scape and roof scape. On street parking also contributes to an enclosed character, and the street is lined with trees and street furniture. The north-west predominantly contains historic red brick buildings with ground floor shopfronts. There are a range of architectural details

including parapets, rubbed bricks, bay windows and historic shopfront detail. A stretch of shops to the west from 117 - 123 Connaught Avenue are uncharacteristic of the historic high street due to their single storey height, yellow brick and concrete facades and largely modern shopfronts, and make a neutral contribution to the area.

Further south the building line continues predominantly in red brick with ground floor shopfronts and some unusual detail, such as Number 113 in the limed oak style, mimicking medieval timber details with a projecting bay and a carved bressummer. The Post Office building is notable for its architectural interest and makes a positive contribution to the streetscape. Continuing south, buildings are typically three-storeys in height, adding to the sense of grandeur and creating a consistent streetscene, which terminates to the south towards the seafront. A stretch of notable buildings has heavily glazed gables, adjacent is a three-storey building gable end to road, all with rubbed brick voussoirs in facades of red or brown brick. At Number 75 is Barclays Bank is in Queen Anne Baroque, with four grand order pilasters supporting a timber cornice with big modillion brackets between windows with decorative surrounds. The ground floor frontage is of smooth render painted white, with an unsympathetic turquoise plastic fascia.

Further south is a row of terraced buildings painted in bright white and cream, which make a positive contribution to the streetscene. Their gables are dominant features and form a consistent group of seven frontages with large and small alternating gables, some in Dutch gable style. Opposite them is the Frinton Free Church, a large red brick building with interesting apertures including circular windows within the main gable ends. It also has a tower to the south, topped with a dome and decorated with clocks. The church acts as the entrance to the commercial street, marking the end of the dense building line to the east side. To the west, a row of two and half to three storey red brick buildings continue south and wrap around the corner to overlook a small public realm space, which terminates the street.



## Land Usage

There is a variety of land use throughout the area, however the key area is to the south, where the highest concentration of commercial buildings can be found. The street comprises buildings which have shopfronts and restaurants at ground floor level, often with flats above, which introduces some residential use to the area.

On the east side of Connaught Avenue are two ecclesiastical buildings; the Catholic Church is located at the midpoint, and the Frinton Free Church is to the south. These buildings both make a positive contribution to the area and are of architectural interest and communal value.

To the north, there is a greater variety of land uses. A stretch of the road includes residential detached buildings, which terminate at a large junction in the north, where a group of commercial buildings, public realm spaces, Frinton's Crossing Cottage Museum and Garden, the Station and railway are located. This variety makes a positive contribution to the character of the area and creates a sense of openness and importance at the gateway area to the Conservation Area.

## Landscaping and Open Spaces

The key areas of landscaping can be found in public realm spaces to the north and south of the area. The south comprises a triangular space at the junction of Old Road and Connaught Avenue known as Gun Gardens and now the Lord Byng of Vimy; it is largely paved, with raised beds planted with shrubs and trees, and with plenty of benches. A telephone box is also located in the space. This formal landscaping makes a positive contribution to the area and reflects the planned design of the avenue, providing a pleasant place of considered landscaping between the seafront and the commercial spaces of the town.

To the north are a range of open spaces, including paved and planted areas of public realm which are similar in character to that in the south, as well as more informal gardens and green spaces. The Spinney is a nature reserve located opposite the Station and is a narrow area of recently redesigned green space. The area had contained dense tree and shrub planting, however, work in 2019 removed overgrown planting and created a more formal space, with a walkway, border planting, benches, fountain, and tree avenue. The space is bordered by a low wall, and functions as pedestrian access to the Station, making a positive improvement to the gateway here. Opposite this green is the garden of Crossing Cottage; this is a well-maintained garden which provides a secluded and pleasant garden space within the core of the town. It is bordered by mature trees and shrubs a low white picket fence.

Some private landscaped spaces also make a positive contribution to the character of the area. For example, a line of mature fir trees and a willow tree are located in the garden of 148 Connaught Avenue and make a positive contribution to the streetscape. Many of the front gardens along Connaught Avenue also have shrubs, trees and hedges which make a positive contribution, and create a sense of openness in the north of the area.





Figure 37 Brick frontages on the east side of Connaught Avenue, with varied rooflines and gables fronts to the south

### Local Building Materials and Details

Despite the variety of architectural styles and types of building within this area, the predominant traditional building materials are consistent. Buildings are constructed largely in red brick, with some half-timber or painted render. Roofing is largely in plain tiles.

There are some exceptions, such as a yellow brick house at 163 Connaught Avenue, with some yellow brick buildings in the commercial centre (such as numbers 88 – 92 Connaught Avenue, and Number 115 which is half yellow brick half-timber clad). Otherwise, the built stock in this area is overwhelmingly made of red brick and a light paint palette of whites and creams.

The details within this area are characteristically varied, due to the range in buildings within the commercial centre. There are an unusually high number of single storey shopfronts, which provide evidence of planned development which was left unfinished. Gable ends are important features in the appearance of Connaught Avenue, particularly in the south, they often front onto the street and contributing to the variety of the street scape.

Rooflines are varied and tend to be more varied where original buildings have survived within the south of the area. Chimney stacks are often visible from the street, punctuating the sky, and adding to the interest of the roofscape.

## Public Realm

A small area of public realm space is formed to the south of the area, where Connaught Avenue meets Old Road. This triangle shaped area comprises pebbled and stone paving, with benches, flower and shrub planting, a traditional telephone box and black metal waste bin. Part of the garden is a Memorial Garden, dedicated to a Field-Marshal the Viscount Byng of Vimy, with an interpretation board detailing his military career and connection with Thorpe Hall. It is a well-designed and maintained area, of communal value as a memorial garden, and is open in character with views out to surrounding streets and the Esplanade to the south.

Along Connaught Avenue public realm features are of high quality and make a positive contribution to the historic character and appearance of the high street. Trees line the pavement and are often surrounded by iron railings, which adds to the more urban character of the commercial centre of the town. The lampposts also make a positive contribution and are orb lanterns with metal fittings and finials atop the domed lantern and post.

To the north of the area is a triangle of public realm space, where Connaught Avenue meets Old Road. It is paved with raised flower beds, planted with shrubs and flowers. Eight benches surround a central, circular brick bed which is also planted with manicured shrubs and flowers. This space makes a positive contribution to the area, providing formal green space within the commercial centre of the town.

Other public realm features include metal bike racks to the north and south of the area, and black metal waste bins throughout.



Figure 38 Public realm space to the south of Connaught Avenue



### Contribution by Key Un-Listed Buildings

Key buildings within the character area have been identified below. As outlined in Section 2.2, this list is not exhaustive, there are many buildings within the area which make a positive contribution to its character and appearance. Those that present high quality detailing, use traditional and local materials, and relate to the architectural context of the area form part of the Conservation Area's significance.

Address	Description
The Station, Station Approach	The station is a single storey red brick building, pleasantly proportioned, with a prominent gable to its front elevation. It has simple architectural detailing, including arched windows with brick arches, and brick banding. It has a plain tile roof, with prominent chimney stacks. The building is prominent in views and is the terminating view north along Upper Fourth Avenue. The station makes a positive contribution to the area, for its historic, architectural, and communal values.
90, Connaught Avenue	Number 90 is the former Cooper Estate Office. It was constructed in the Arts and Crafts style. It is half timbered over brick with stone details. Its ground floor windows are large and arched, with keystone detailing. The octagonal tower on the leading corner is a notable feature of the building and makes a positive contribution.
Catholic Church, Connaught Avenue	The property was built in 1904 by the architect William Hayne and was originally used as a public hall and is named as Queen's Hall on the 1923 Ordnance Survey map. It was converted into a church in the 1920s. The building is in mock Tudor style, with a brightly painted façade. The building makes a positive contribution to the street and forms a terminating view east along Ashlyn's Road and Fourth Avenue.
125-129, Connaught Avenue	This is a terrace of notable buildings; they are two to three storeys in height, built in red brick with a range of architectural details. The northernmost building is three storeys, with a modern shopfront and fascia at ground floor level, a projecting bay at first floor with two windows above (replaced in aluminium) separated by creased tile work. There is also a parapet and toothings to the main façade, and an exposed gable which is evidence of an unfinished scheme here. Next door is a Queen Anne style building with rubbed brick details, a prominent dormer and an original shop front detail. To the south, the two-storey adjoining bakery has its 1930's original shopfront with green tiles.
The Post Office, Connaught Avenue	This two-storey building constructed in the Queen Anne style in 1913 with its date inscribed on its semi-circular pediment along with delicate floral detail. The building is of architectural interest, with timber dentilled eaves, rubbed brick details, and leaded lights in cross-mullioned windows at first floor level. Its main entrance is accessed by a ramp with iron railings, and its panelled door is encased by decorated stone. Above the door is an inscription reading 'POST OFFICE'. A single storey annex to the north side has an attractive gable fronting onto the street.



The Barclays Bank, Connaught Avenue	A three storeys property, built in the Queen Anne Baroque style, with four grand order pilasters supporting a timber cornice and modillion brackets between windows with decorative surrounds. The ground floor frontage is of smooth render painted white, with a modern white plastic fascia. The property is a grand and notable building, making a positive contribution to the street.
53 and 55, Connaught Avenue	A pair of interesting buildings; they are three storeys in red brick with historic shopfronts. They have stacked bay windows to the first and second floor, and prominent Dutch gables. They also have blind arches stretching from the first to second floor which add to their architectural interest.
21 – 33, Connaught Avenue	A brightly painted row of terraced properties with large and small alternating gables, some in Dutch gable style. They have brick detailing such as window arches and keystones, and plain tile roofs with decorative ridge tiles.
Frinton Free Church, Connaught Avenue	A large red brick building with stone detailing. The building has interesting details including circular windows within the main gable ends and arched windows. It also has a tower to the south, topped with a dome and with clocks on each elevation. It is set within a corner plot, which is paved with some planting and bordered by a low hedge, which makes a positive contribution to the streetscape
1, Connaught Avenue	A prominent corner plot development, the southern façade of the building is curved, with historic shopfronts, bay windows to the first and second floor, and prominent gables. It is a striking building which makes a positive contribution to the area and marks the southern end of the commercial centre.
McGrigor Hall, 85 Fourth Avenue	A plain, single storey building, in white painted render with a plain tile roof. Over the front door is a stepped pediment with brick detailing. The building was built for Frinton Women's Institute (WI) in 1934 and was originally known as the Women's Institute Hall. The building was later renamed after Dorothy McGrigor, a founding member of the Frinton WI, who played a vital role in securing funding for the hall to be built. The building now functions as the only theatre in Frinton and is of note for its historic interest and community value.
The Frinton War Memorial Club, 88 Fourth Avenue	The building was originally the Masonic Hall before this was moved to a permanent site at Central Avenue/Walton Road junction. It was established to honour the memory of those from Frinton who served in the First World War in 1921. The building is two storeys, red brick with painted render, with two large arched windows on the ground floor level with arch brick detailing. The final bay contains a memorial plaque, with a brick arch header, which holds a display of poppies and wreaths. The building makes a positive contribution for its aesthetic qualities, and as an important building for the community.

### ***Frinton Character Area Three: Old Road***

#### **Summary of character area**

This character area is formed by Old Road, a crescent which runs between Fourth Avenue and Connaught Avenue. This area is characterised by its residential buildings to the north, with substantial areas of greenery with wide verges, and by commercial buildings to the east and south, which are more urban in character.

There is one listed building in this character area:

- Council House, Grade II (list entry: 1165599), originally named The Wick dating from c.1700, which is now a library.

The road is curved, which creates pleasant views to the north and south, incorporating the trees which line the road and the red brick buildings.

The north and south are separated by the church at the central point of the road, where the character becomes more built-up to the south, through the reduction of grass verges and fewer trees lining the street. There are periodic views to the rear elevations of Connaught Avenue, which adds interest and contributes to the more urban character of the area.

Its northern end begins with a group of commercial buildings, which make a neutral contribution; Numbers 115 – 117, which are altered and have a variety of paving materials, modern windows, and shopfronts. Further south, buildings predominantly comprise of pairs and terraced rows of Edwardian houses. These buildings are of group value, creating a strong rhythm to the streetscene and make a positive contribution to the historic character and appearance of the area. However, many



Figure 39 Shopfronts to the south of Old Road

have been altered, and have lost some of their historic detail. Notable are the loss of slate roofs, the introduction of paving of front gardens for parking, window and door alterations, and porch extensions. However, many have retained a historic character, and have some small tree and shrub planting to their front gardens, which provides a pleasant residential historic character.

The north-east of the area is formed by a stretch of grass verge, with tree planting and access to the backs of buildings on Connaught Avenue. Rear elevations are visible from Old Road and Old Way. Old way is an access lane running to the rear of the properties of Old Road and Connaught Avenue.



Figure 40 Glimpsed views to Connaught Avenue along pathways

There are some unique buildings on the north-east side of Old Road; St Cedd's Hall is a one storey, red brick hall of simple architectural design which makes a positive contribution to the historic character here. Further south, the green becomes a paved area of parking and altered buildings, one of which is dated 1902.

Further south, the buildings are larger in scale, set within more generous plots. They comprise mainly of pairs or groups of Edwardian properties, retaining original windows and other features. A one storey Chapel is located on the east side of the road, a red brick building with a triangular dormer and paved courtyard, bounded by a low brick wall with railings. Opposite is St Mary's Parish Church; this is a prominent building within the area, set back from the road behind a lawn and a substantial square structure. The design is a mix of flint with brick and courses, typical to East Anglia. The church hall to the north is concrete framed, with the original metal windows and margin lights, and makes a neutral contribution to the character and appearance of the area.

Further south beyond the church the area is green in character, and opposite the library, the widest part of the road, has a small green, with some self-seeded sycamores. Beyond the green to the east side of the road are a row of modern buildings and some late Victorian or Edwardian houses, opposite a group of post war buildings. The modern infill within this grouping makes a neutral contribution.

To the south, the character becomes more varied in its architectural styles and streetscape. Winston Court is the first building to mark this change; it is uncharacteristic of the area and is a negative contributor. Beyond this, is a single house in red brick with timbered gable, followed by a pleasant pair of double-fronted red brick houses, with slate roofs over red brick elevations. Opposite these are pairs of houses, in a range of architectural styles, set back from the road behind large garden plots. Further south, there is commercial buildings towards





the junction with Connaught Avenue: on the west side is an attractive group of four Edwardian properties, three of them retaining original fascia designs, with projecting bays at first floor with lead tops and pebbledashed gables above. There is a two-storey flat roofed extension to the north of this group, with a utilitarian group of flat roofed buildings to the rear. The front plot has been paved and is divided by posts and chains.

A group of commercial buildings is located to the south-east of the area; number 4 is notable for its intricate pediment with cone plinth and orb detailing. It has retained its timber windows on the first floor, which also makes a positive contribution.

### **Land Usage**

Land use within this area is fairly segregated. There is an area of residential development to the north, with some ecclesiastical and community buildings at the midpoint where the road curves. Residential development then continues to the south, with the area terminated in the south by a cluster of commercial buildings.

### **Landscaping and Open Spaces**

This area is green in character due to the wide open verges which line the road. These make a key contribution to the character of the area, particularly opposite the church and to the north, where they are widest. The greens are populated with mature trees, which also make a positive contribution to the area.

The church is set within a small area of green space, which is laid lawn. This complements the opposite verges and is a pleasant setting for the church to be appreciated.

Many private front gardens make a positive contribution, due to the hedge borders or tree and shrub planting which is visible from the road.

### **Local Building Materials and Details**

Building materials within this area are typical of the residential development across Frinton, and comprise of red brick with painted render, in white and neutral colours. Some roofs have retained their original tiling; however, many are now concrete tiles. Many original windows have been replaced with uPVC, which make a negative contribution to the special interest of the area.

The Church is a key exception and is built in the style of a typical East Anglian church building, using materials such as flint, red brick and stone dressing. Winston Court uses materials which are uncharacteristic of the area, its ground and first floor in yellow brick and its second floor in hung tile.

Architectural details within this area are varied, ranging from simple domestic detail in the north such as gault brick dressing along terraced cottages, and more prominent details for larger properties throughout the area such as timbered gable ends, porches, circular windows and arched windowpanes (for example at Numbers 38 to 44).

Roofs are varied, with examples of gables, hipped and mansard roofs found throughout the area. Gable ends often form prominent features of the streetscape, particularly in the south.

### **Public Realm**

There are very few areas of public realm within this area, as open spaces comprise the grass verges and the green which surrounds the church. These green spaces often contain street furniture such as park benches. Other features, such as lampposts, make a positive contribution, with historic lanterns atop of concrete posts.



### Contribution by Key Un-Listed Buildings

The majority of buildings within this area are notable for their group value; terraced rows of cottages and detached houses and the strong sense of rhythm to the built line all make a positive contribution to the residential character of the area in the north and commercial element in the south. A key building within the character area has been identified below. As outlined in Section 2.2, this list is not exhaustive, there are many buildings within the area which make a positive contribution to its character and appearance. Those that present high quality detailing, use traditional and local materials, and relate to the architectural context of the area form part of the Conservation Area's significance.

Address	Description
St Mary Magdalene Church, Old Road	It is a prominent building within the streetscape, and is typically East Anglian in design, constructed in a mix of flint with brick and courses. It makes a positive contribution to the area, functioning as a key focal point due to its scale, use and location, and is also prominent in views along the road.

## Frinton Character Area Four: The Seafront

### Summary of character area

This area is dominated by Frinton's seafront; wide views south towards the sea create an open, seaside character. The seafront also contributes to the bright and grand character of the Esplanade. The Esplanade has preserved much of its historic character, which stretches back to the early development of Frinton as a resort.

There is one listed building in this character area:

- Church of St Mary, Grade II\* (list entry: 1111530)

The wide Greensward dominates views and provides a pleasant backdrop for the historic seafront buildings and the shore beyond the low cliffs. The sea contributes to the sensory experience of the area; waves and gulls can be heard from The Greensward, creating a strong sense of place.

This area includes the Esplanade and the seafront, located to the south of Frinton. It stretches from the Frinton Golf Club in the west to the Southcliff Promenade in the east.

To the west is the Frinton Golf Clubhouse, a small complex with a half-timbered building in the centre and a semi-octagonal entrance with a copper dome. There is a large 1930's block with a large flat roofed extension around it. There are extensive views out beyond it to the edge of Holland-on-Sea and south-west across the golf course and to the Frinton beach huts.



Figure 41 The Greensward





Figure 42 The Rock Hotel

To the east, the Esplanade is lined by grand and generously proportioned residential development to the north and the green to the south. The land slopes up to the east, creating a view of tiered rooftops and a wide expanse of green. Between Second and Third Avenue there are a group of detached houses, with gables fronting onto the Esplanade and features which utilise the views south, such as large windows and balconies. On the junction with Third Avenue is The Rock Hotel, a well-preserved Arts and Crafts building with decorative chimneys and hanging tiles. A small triangular green with a tree and flower planting provides a break in the building line.

Further east is another group of detached houses, which are large and capitalise on the views towards the sea. They have typical seaside features, including octagonal turrets with pyramid roofs. Number 5 has pleasant architectural detailing, such as the arched windowpanes on the first floor, however it is in poor condition and at risk of further deterioration. A private garden dominates the corner plot between Fourth Avenue and the Esplanade, with mature trees and a well-maintained hedge border making a positive contribution. Another small green is located at the southern end of the Avenue, which breaks the building line of the Esplanade and makes a positive contribution to the green character of the area. A circular shelter is located on The Greensward opposite Fourth Avenue; it is a notable feature of the area, with a red tile roof and clock tower above, with a timber and glass shelter which provides a pleasant space to view the green and the sea beyond.



Figure 43 Seaside shelter

The next building on the Esplanade is the former late Victorian Grand Hotel. It is a large building within intricate architectural detailing which has survived well and reflects the splendour of the seafront as part of a designed resort. It was built in 1896 with an inscription on its main façade. The building is three and half storeys with an octagonal turret topped with a pyramid roof. Next door are modern blocks of flats, Garden Court and Frinton Court. These are uncharacteristic of the area and make a neutral contribution, however Frinton Court Block B makes a negative contribution to the area due to its increased height.

The next road junction is that of Connaught Avenue and is a significant point on The Greensward. The road is open in character, with a triangular green to the north of the Esplanade in which there is formal planting and a fountain, which overlooks an area of landscaping on The Greensward. There are public conveniences with a low brick wall and benches, and mature trees which are a significant feature in longer views. This is also the high point on The Greensward, everything to the south sloping gently to the valley of the Holland Brook. Trees have

been planted on either side of the path leading down to the sea, via steps and a ramp to a focal point on the seafront with a tarmac walk with views north to Walton pier. The surroundings of this path and steps are landscaped with decorative shrubs.

The Grade II\* listed old Church of St Mary (List Entry No. 1111530) is located here at the end of Connaught Avenue. There is an attractive churchyard, which is populated by mature trees, the church itself is set back from the road within the churchyard, bordered by a stone wall topped with iron railings. The churchyard is separate in character, as a secluded historic green space, screened by trees; however, it makes a positive contribution, and contributes to the verdant character of the area, also providing insight into the history of the settlement prior to its expansion as a resort.

Further east, rows of detached houses overlook the Esplanade, with gables fronting onto the street; these have retained a strong boundary treatment, which makes a positive contribution, and often have large windows and balconies overlooking the sea.

The southern entrance to The Crescent is a notable feature within the area. It is a large triangular green space, with paved walkways leading through the hedge border and mature tree border planting into a landscaped garden. It contains areas of lawn, flower planting and benches, and makes a positive contribution to the grand character and appearance of the area. On the west side of the road is Astell Lodge, a fine Norman Shaw-style building dating to 1882 (though not shown on the estate map of 1899). It has preserved many original features, with tall chimneys, Cumberland slate roof, and heavily projecting dentilled eaves. The front garden wall is bounded by brick piers and between them is arcing crazy walls of brick kiln rubble, a common feature in the area. To the west of the road, a large portion is



Figure 44 Church of St Mary (Grade II\* Listed)



dominated by post war blocks of flats, which make a neutral contribution to the area. The remaining buildings along The Crescent are good examples of English domestic architecture at the turn of the twentieth century, set behind the tree lined avenue and behind well-maintained front garden plots.

The stretch between The Crescent and Pole Barn Lane comprises detached houses in red brick, brightly painted render and half-timber. They have typical seaside charm and characteristics, including large windows, balconies, porches, turrets and are good examples of the late nineteenth and twentieth century residential development of Frinton's coast.

The cliffs are largely densely planted, however there is a formal walk down from Connaught Avenue to the seafront, and other paved walkways which provide access down the cliffs. The seafront comprises rows of beach huts, often elevated on stilts, and painted in a neutral colour palette. The huts overlook a paved coastal path with the wide sandy beach beyond.

### Land Usage

Land use within this character area largely follows three linear stretches comprising of the seafront, The Greensward, and the residential development to the north-west of the Esplanade. There are some buildings which are of ecclesiastical or commercial land use, for example the historic Church of St Mary's at the centre of the area, and the Golf complex to the south. The majority of buildings, however, are domestic use. The green and seafront is, characteristically sparse, which reflects the ethos under which Frinton was developed.

### Landscaping and Open Spaces

The open spaces within this area make a significant contribution to its feel and distinctive character. The Greensward and the gardens at the foot of The Crescent are designated as Protected Open Space, which demonstrates their significance.

The wide Greensward is perhaps the most notable open space within the character area; it is a large green which creates a sense of openness that stretches along the seafront. The Greensward is peppered with trees, benches, and attractive seaside shelters which give it its seaside character. This space compliments long reaching views to the south, sloping gently towards the low cliffs and seafront, and is also an important element of setting for the buildings which line the Esplanade.

A key element of open space is the Frinton and Walton Cliffs and the seafront itself; these make a notable contribution to the appreciation of Frinton as a coastal town and resort. The cliffs comprise of areas of turf, dense planting, and close to Connaught Avenue, formal walkways. Colourful beach huts line the coastal path to the south, overlooking the beach, and making a positive contribution to the area. In the east, the coastal path curves out to the sea, and allows for long views back over the Frinton cliffs.

Roads are frequently terminated with triangular green spaces where they join the Esplanade; these green spaces make an important contribution to the character of the area. They are often planted or contain formal landscaping in the case of Connaught Avenue and The Crescent.

Front gardens also make a contribution to the area, and the majority are well kept, with elements of landscaping visible from the road and green. These gardens, particularly trees within them, contribute to the open and green character of the area.





### Local Building Materials and Details

Traditional materials used within this area are red brick, white or cream painted render, with some hanging tiles with tiles also used as creasing. Boundary walls are largely of brick or crazy brick waste, a feature which is characteristic of Frinton.

There are a variety of surface treatments, including tarmac drives, crazy paving, in-situ concrete, with some shingle and concrete pavers: they all contribute to the quality and texture of the scene.

The architectural details within this area are notable, as they are typically of high quality and reflect the grandeur of the Esplanade. Many of the buildings here have typical seaside detailing, such as octagonal turrets with pyramid roofs, large windows, and balconies. Balconies are often decorative with intricate iron railing, for example the railings at Number 21, which adds interest to the buildings and streetscene. Number 2 Cambridge Road also has a notable balcony, which wraps around the first floor of the building supported by columns below. Many porches, verandas and balconies have retained details such as decorative trim, notably on the former Grand Hotel, which adds to the sense of opulence to buildings on the Esplanade. Another important element is the visual separation between these houses.

Another feature of the area are the gables on buildings, which often face the seafront and create a strong rhythm to the building line on the Esplanade. This is particularly the case to the east of the area, where a more consistent row of detached houses forms the streetscape. Numbers 22 and 23 on the Esplanade have Dutch gable ends, which are an unusual detail in this area and make a positive contribution, adding interest to the street.

### Public Realm

Areas of public realm make a considerable contribution to the way in which this area is experienced. They provide a range of spaces, from formal greens to the wide and open Greensward.

On the north side of the Esplanade where Connaught Avenue terminates is a small formal green space, bounded by well-maintained hedges with flower planting and a focal statue in the centre. Public benches here are of high quality, and there are a number of them within this space. Opposite, there is an area of formalised public realm space, which includes a paved walkway, benches, waste bins and public restrooms. The features and landscaped planting create a pleasant area of public realm space.

The Crescent is a larger space than the green on Connaught Avenue, however, is similar in character and appearance in that it is a formal garden space, bounded by hedgerows with high quality street furniture within it. It has considerable tree planting and walkways which cross the lawn, and includes sculptures, a paved installation named "Happy Days" and an interpretation board.

The street furniture found on The Greensward is of a similar high quality, and includes benches, which are set regularly along the coastal path, and which afford views to the south to the sea. There are also a number of seaside shelters set across The Greensward which are notable features of public realm and make a key contribution to the character of the area. These are well maintained and provide sheltered seating.

The Esplanade is lined with street trees and lampposts which are sympathetic with historic lanterns, although set atop modern concrete posts.



**Contribution by Key Un-Listed Buildings**

Key buildings within the character area have been identified below. As outlined in Section 2.2, this list is not exhaustive, there are many buildings within the area which make a positive contribution to its character and appearance. Those that present high quality detailing, use traditional and local materials, and relate to the architectural context of the area form part of the Conservation Area's significance.

Address	Description
Former Grand Hotel, Esplanade	Constructed in 1896, the hotel has retained its late Victorian splendour. It is one of the most notable building within this area and boasts high quality architectural details which make a positive contribution to the area and enhances the appreciation of Frinton's historic development as a resort. The building is constructed in red brick and is three and a half storeys tall with a taller octagonal tower on the west side of the building. It has ground and first floor balconies, with unusual apertures that complement the arched detail of the balconies, including a central door flanked by two slanted windows. The building has two prominent gables which are orientated towards the sea. It is set within a landscaped garden, with shrub planting, bounded by a low stone and brick wall. The building has since been converted to flats, however, has retained much of its historic character and makes a positive contribution to the area
Shelter opposite the Grand Hotel on The Greensward	A small circular shelter which makes a positive contribution to the area. Its unusual circular shape makes it a notable feature on the green, and its bright plain tile roof topped with the clock tower and finial contribute to the architectural interest of the building.
Astell Lodge, The Crescent	The property, built in 1882, is a two and a half storey building, in red brick and painted render, built in a Norman Shaw-style making it an unusual but noteworthy building. The steeply pitched Cumberland slate roof is punctuated by tall chimneys, with heavily projecting dentilled eaves. Some of the windows are shuttered but have been replaced with uPVC windows which impacts the historic character of the building. It is set within a small garden, landscaped with shrubs, and bounded by a crazy brick wall, which makes a positive contribution.



<p>2, Cambridge Road</p>	<p>A two-storey building with white painted render and a veranda which wraps the first and ground floor of the building. It has tall windows on the first floor, which are shuttered, and a bay window on the ground floor. There is a tower which rises from the roofline and provides views towards the sea. It is set within a well-kept garden, with dense shrub and tree planting.</p>
<p>6, Cambridge Road</p>	<p>A rendered property with half-timber, displaying patterns particularly to the octagonal tower on the southeast corner of the building. The roofline is varied, the most prominent feature being the pyramid roof of the tower, topped with a finial.</p> <p>The property is notable for its architectural detailing and makes a positive contribution to the area and is a well-preserved example of its type.</p>
<p>36 and 37, Esplanade</p>	<p>Located either side of the entrance to Eton Road and are noted for their group value. Number 36 is rendered with red brick detailing, including arched windows, doors and recesses over the ground floor patio. Its main façade is dominated by a large circular window on the ground floor and first floor above, with hung tiles between. An attractive fan light sits over the door, above which is an open pediment on the main gable end. The roof is in plain tile, with a twisted brick chimney. The building has retained a high number of interesting architectural details. Number 37 is of similar mass, materials and orientation and makes a positive contribution. It is set within a well-maintained lawn with clipped hedges.</p>
<p>The beach huts</p>	<p>The beach huts sit along the seafront itself make a notable positive contribution as a group. They reflect the seaside character of the area and can be found stretching along the walkway below the cliffs overlooking the sea.</p>



## Frinton Character Area Five: Modern Movement

### Summary of character area

This character area is defined by the Modern Movement housing found within it. These distinctive houses are scattered throughout the area, with a concentration on Easton Way and Graces Way, following the planned street layout evident in the 'Ways' and Central Avenue. There are three Grade II listed building in this character area:

- Round House, Grade II (list entry: 1337115)
- Seaspan, Grade II (list entry: 1392229)
- 55, Quendon Grade II (list entry: 1376783)

This area includes the built development within Frinton Park. It is a distinctive part of the Conservation Area containing the surviving parts of an estate planned in the 1930's and is the largest group of Modern Movement houses in the country.<sup>6</sup>

The area begins on Cliff Way in the south-west, where three Modern Movement houses are located, overlooking the opposite green. The house on the corner plot is the grade II listed Round House (List Entry No. 1337115), built in 1935 by architect Oliver Hill. It is a striking building, and a strong architectural statement due to its circular planform. The building was originally designed as the Frinton Park Estate Offices, and so makes a contribution to the understanding of the historical development and vision of the estate, complimented by the Modern Movement houses to its west.



Figure 45 Group of Modern Movement houses

<sup>6</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1337115>



Figure 46 Waltham Way

Along Waltham Way, the boundary takes in a row of dwellings on the north side of the road; these include a mixture of detached two storey properties, bungalows, and Modern Movement houses. Waltham Way has a slight curve, following the original track bed of the railway line between Frinton and Walton, and is lined with trees and narrow grass verges. This contributes to the historic residential character and appearance of the area. The most impressive features of Waltham Way are the Modern Movement houses found here; Number 8 is the first along the street, with aluminium windows in hardwood surrounds. The next two at Number 14 and 16 retain their original metal windows, painted black. Number 20 has an unusual elongated narrow window. The remaining houses at Numbers 22 – 26 retain their characteristic plain elevations, although with altered windows. These buildings make a positive contribution to the streetscape, stark white walls against the surrounding trees and lawns, and are of group value.

The Leas runs parallel to The Greensward; it is metalled track without a pavement which merges into the green, separated by a row of low timber posts. Halfway along the road is a Modern Movement house named The Leas, designed by Oliver Hill. The house has retained its character although it has lost several original features including the staircase and windows. The remaining houses on The Leas make a neutral contribution to the area.

Central Avenue stretches north to south, and forms what would have been the main road of the estate. To the south, it is dominated by bungalows which line the street and make a neutral contribution to the character of the area. The dense planting in the north is prominent in views along the street, and the view to the south is terminated by a seaside shelter on the green. The railway line and pronounced hump over the line divides Central Avenue. The north of Central Avenue is poorly surfaced and is dominated by woodland on either side. At the foot of Pedlars Way to the north stands the converted crescent of Modern Movement shops. Only part

of the crescent and its return were constructed, and the remains of the part that was built have recently been converted into residential buildings. The woodland, Peddler's Wood, is divided by Central Avenue, with one side managed as a woodland walk, which is open to the public, and the other as an educational nature trail.

To the west is Quendon Way; this residential road is more enclosed in character, due to the fairly narrow road and lack of pavements to the north side, with boundary treatments and planting close to the edge of the road behind a narrow grass verge. Numbers 55 and 57 are Modern Movement houses located on the north side of Quendon Way, and both make a positive contribution to the area. Both were designed by Oliver Hill, although Number 55 is one of only two Modern Movement houses that are listed within the character area, as it is a well-preserved example of the style. The houses were built in 1935, with circular façades that mirror one another. They are set within small, landscaped plots, and Number 55 has a small shingle front drive and two mature trees on its southern boundary. The remaining buildings on this road make a neutral contribution.

Audley Way is similar in character to the adjacent Central Avenue; it is lined by bungalows, set back from the road behind private front gardens, many of which are laid to lawn with small scale planting. The buildings make a neutral contribution to the area. Numbers 1, 3 and 4 are Modern Movement houses, and make a positive contribution to the area, and are of group value. Number 4 is the grade II listed house named Seaspan (List Entry No. 1392229); designed by Oliver Hill and built in 1935. The front elevation contains strip windows around the curve at ground and first floor, which makes a positive contribution to the street and is a good example of the architectural style of the movement.



Figure 47 Quendon way

Graces Walk has a high concentration of Modern Movement houses, designed by J.T. Shelton. The grouping demonstrates the ethos of the development of the estate, and an understanding of the character of these buildings, with crisp, curving lines contrasting with blockish massing and apertures. Front garden plots are fairly incoherent in their landscaping.





Figure 48 Green space overlooking the sea and Modern Movement houses

The west side of Warley Way is included within the boundary and is similar in character to Central Avenue which runs parallel to it. It comprises mainly of bungalows, which make a neutral contribution to the character of the area. Along the south-western side of the road is Number 16, a Modern Movement building known as Willingale, designed by Oliver Hill. It makes a positive contribution to the street.

From Warley Way, the boundary continues south to The Greensward, excluding Dolphin Court, extending northward to take in Morae on the south-west side of Easton Way. Morae is a Modern Movement house, and is in good condition, retaining details such as the parapet (which may be a later restoration) and original windows. Opposite is another Modern Movement house consisting of a long rectangular block, with a balcony between two projecting semi-circular bays; however, the windows have been replaced with small paned uPVC windows, which is a detracting feature. Between the houses, terminating at Easton Way, is a small

triangular area of green space with a tree, which provides a pleasant terminating view of the road. The remainder of Easton Way comprises a concentration of Modern Movement housing, designed by R.A. Duncan, Hall, Easton & Robertson, Frederick Etchells, Marshall Sisson, E. Warmsley Lewis, and Oliver Hill. As a group, they make a positive contribution to the character and appearance of the street and wider area.

The south of this area includes a small section of The Greensward, which continues along the seafront and the Frinton and Walton Cliffs. The green space is scattered with trees and benches and creates an open character with wide reaching views towards the sea and the prominent white Modern Movement development.

### Land Usage

The area comprises mainly of residential development which can be found on the Ways, Graces Walk, The Leas and Central Avenue. To the south, there is a stretch of open public land on The Greensward, and to the north is Pedlars Wood. Pedlars Wood is a privately owned area of ancient woodland; the western side of the wood has a woodland walk which is open to the public, and the eastern side is an educational nature trail, visited by appointment.

### Landscaping and Open Spaces

The Greensward and Pedlars Wood are designated as Protected Open Space, which demonstrates their special interest. The Greensward is an open space, which contains a large expanse of lawn, with some scattered trees, and elements of street furniture. There is also a seaside shelter located to the south of Central Avenue,

its plain tile roof visible from the road terminating the view. This feature makes a positive contribution to the seaside character of the area. This green space makes a significant positive contribution to the area; its wide and open character reflecting the openness of the sea to the south and providing a vantage point for views of the cliffs, sea, Walton Pier, and Modern Movement housing to the north.

Typically, houses are set back from the road behind private gardens, which contributes to the open character of the streets. There are green verges which flank the roads, and which also make a positive contribution, and help to frame views.

The north of the area is dominated by the area of Ancient Woodland, Pedlars Wood. The woodland is 7 acres in total, bisected by Central Avenue. To the east of the avenue, 4.5 acres of the site is private and used as an educational nature trail, to the west the other 2.5 acres are open to the public with a woodland trail. The private woodland on the eastern side of the Avenue contains a walkway, laid in bark, a large pond and is notable for its ancient woodland indicator species such as bluebells and primroses. The western public trail contains a footpath, benches and memorial to the former owners of the wood. The wood is supported by volunteers, who have restored the woodland over the course of the early twenty-first century. The space draws its character and appearance from the dense planting, populated with flora and fauna which is typical of an ancient woodland, and features related to the trails. It makes a positive contribution to the historic character of the area and is an important feature in its own right. It is also visible from the residential development in the south, providing a green backdrop to the Modern Movement housing. Remnants of the commercial Frinton Park Estate development were located to the north of the wood, and although they are now demolished, the site is a reminder of the vision of the estate in the 1930s.



Figure 49 Central Avenue, with woodland either side

### Local Building Materials and Details

The materials found within this area are notable, as they are unusual within the Conservation Area and reflective of the Modern Movement. The Modern Movement houses utilise materials such as plastered concrete painted bright white, and many have retained the original Crittall windows.

The buildings not constructed in the 1930s as part of the Park Estate are less distinctive. Comprising of detached one and two-storey properties, commonly constructed in red brick left exposed or in brightly painted render. Roofs are originally in plain tiles, although many have been replaced with concrete, as well as window replacements.

Boundary treatments, where they exist, are in a variety of materials, ranging from close board fencing, low brick walls, and hedgerows. This variety creates an incoherent approach across the area, and together makes a neutral contribution to the character and appearance.

The notable details within this area are those which relate to the 1930s development; the flat roofs, white rendered walls, Crittall windows, staircase towers, sun decks and unique apertures such as small circular windows or windows that follow the curves of the walls all contribute to a strong sense of place. There are some buildings which have retained a higher number of original detailing, namely The Round House, Seapsan and Number 55 Quendon Way (all of which are Grade II listed), particularly with regard to windows, but they all showcase typical features of the International Style elements in differing arrangements.

The remainder of the housing are typical twentieth century examples, with simple domestic detailing such as bay windows, hanging tiles, and gable end frontages. They make a neutral contribution to the area.

### Public Realm

The most notable area of public realm is the area of Greensward which stretches to the south of the residential development, overlooking the sea. This space is laid to lawn, with a paved walk to connect the estate to the seafront. Walkways are lined with timber posts, demarking the green space from roads and footpaths in a sympathetic material. Atop the cliff are high-quality public benches, regularly spaced, to afford views out to sea. A seaside shelter also provides covered seating and is built in red brick with plain tile roof. A granite memorial stone to PC Brian Bishop, inscribed “here fell PC Brian Bishop 22<sup>nd</sup> August 1984”, is located on The Greensward at the end of The Leas. It was funded and erected by The Police Memorial Trust and was the first memorial of the Trust to be laid outside of London. The memorial is of communal value.

The avenues are uncluttered from street furniture, with some street trees lining grass verges and modern lampposts.



Figure 50 Bright rendered walls, flat roof and curved corners





**Contribution by Key Un-Listed Buildings**

Key buildings within the character area have been identified below. As outlined in Section 2.2, this list is not exhaustive, there are many buildings within the area which make a positive contribution to its character and appearance. Those that present high quality detailing, use traditional and local materials, and relate to the architectural context of the area form part of the Conservation Area's significance.

Address	Description
3 and 6, Cliff Way	Number 3 was designed by R.J. Page and Number 6 by Oliver Hill, and Number 4, a combination of both architects, all make a positive contribution to the area. Although they have lost some original features, such as their Crittall windows, the buildings are notable as they retain their historic character and reflect the distinctive architectural style and planform which reflects the vision of the estate. They form a group on the edge of the residential development, overlooking the green and sea to the south, and are therefore prominent in views.
The Leas House, The Leas	Designed by Oliver Hill, makes a notable contribution to the area. It is a large house situated overlooking the green and sea. It displays monolithic reinforced concrete cavity construction, known as the Wheeler system, and was showcased in F.R.S. Yorke's 'The Modern House in England' (1937 edition). The building is washed white, and although it has lost its outside ladder and had a garage extension to the left, it has retained its distinctive character.
57, Quendon Way	Designed by Oliver Hill, named Sunnyholme. It mirrors the listed building at Number 55, named Dawn, also by Oliver Hill. The building makes a positive contribution to the streetscape and forms part of the group of Modern Movement houses in the area. It has been sympathetically restored and extended. The building, along with its neighbouring Number 55, was pictured in a Country Life article 'A Planned Seaside Resort' in 1935, demonstrating its historic and architectural value
Graces Walk	<p>Grace's Walk contains a high concentration of Modern Movement houses. As a group, they are a good example of the vision for the Frinton Park Estate development and are of significance due to their architectural interest and group value.</p> <p>They were designed by J.T. Shelton, the resident architect for Tomkins, Homer &amp; Ley. The houses still display many of their original features, such as the outside ladder at Number 18, which makes a key contribution to the architectural interest of the building. The bungalow is particularly unusual, as a rare example of a one storey building in this style.</p>



<p>1 and 3, Audley Way</p>	<p>The Modern Movement buildings on Audley Way were designed by Oliver Hill. Along with the listed Seaspan at Number 4, Numbers 1 and 3 were featured in the original sales brochure for the estate. Many original features have been lost, for example external ladders have been removed, a garage has been developed and original doors repositioned. However, each building makes a positive contribution, and forms a small group of houses.</p>
<p>Willingale, 16, Warley Way</p>	<p>Designed by Oliver Hill. It is a large building, in render on brick/ blockwork, set within a small but well landscaped garden plot. The building is of architectural interest and makes a positive contribution to the street and area.</p>
<p>Easton Way</p>	<p>Located here is a large collection of Modern Movement houses, as Oliver Hill had originally planned for plots on this road to be allocated to renowned young designers in the contemporary style such. The houses here were designed by R.A. Duncan (Number 10), Hall, Easton &amp; Robertson (Number 12), Frederick Etchells (Number 19), Marshall Sisson (Number 21), E. Warmsley Lewis, as well as Hill himself.</p> <p>The houses are more varied in their architectural features, which reflects the range of designers here. They all have the distinctive whitewash walls with crisp lines and interest in the formation, size and spacing of apertures. Number 21 in particular is unusual, designed by Sisson, the managing director of the estate, with a grid-like row of windows to the ground and first floor. Many of the houses have lost their original windows and features, and one has been painted in a subtle pink wash; these changes detract from the historic interest of the properties; however, they retain their group value. The Morae house is set within a large corner plot on the west of the road, its curved south-east elevation visible from the street. The landscaped setting makes a positive contribution to the house and street.</p>

# Walton Character Areas

## WALTON-ON-THE-NAZE

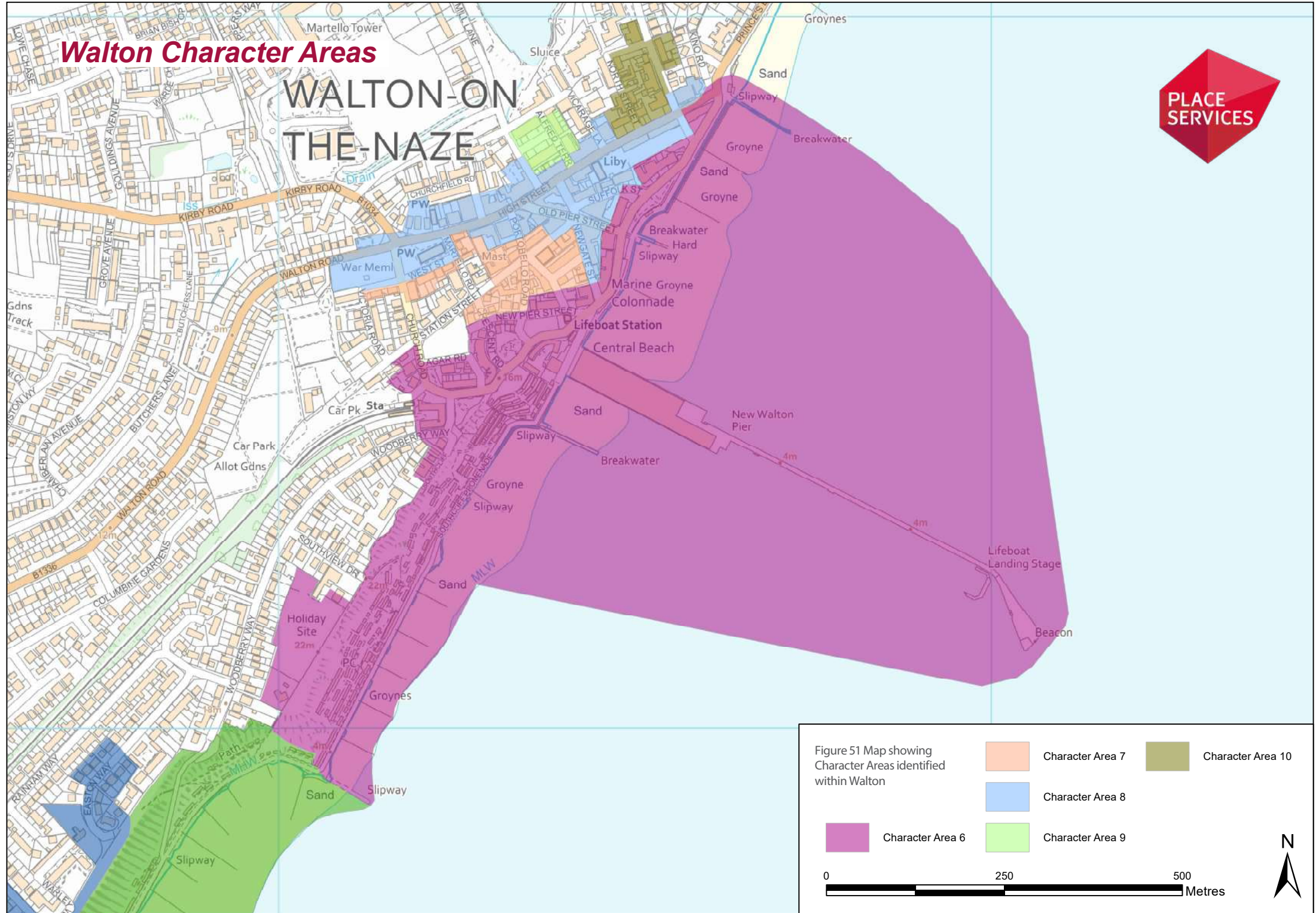
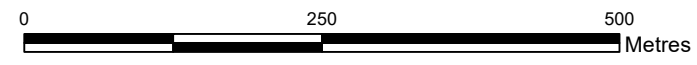


Figure 51 Map showing Character Areas identified within Walton

- Character Area 7
- Character Area 8
- Character Area 9
- Character Area 10
- Character Area 6







## Walton Character Area Six: The Sea Front

### Summary of character area

The area comprises Walton Pier, the beach and promenade connecting Frinton, as well as the residential properties which outlook onto the coast. The character of this area is defined by the coastal edge and views out across the sea. The stepped down promenade affords the properties fronting the coast uninterrupted views across the sea. The wider road and pedestrian walkways, contribute to a sense of openness. The residential development within this area is typical of nineteenth century seaside vernacular of a greater scale and more elaborate decoration compared to the residential areas.

It also includes the Station and surrounding land which is set at the highest point of the town. The boundary of Walton's seafront extends along Southcliff promenade until the land angles in and curves round which then extends onto Frinton where there are rows of characterful beach huts. The length of the pier affords good views of the Conservation Area's wider setting.

There are two listed buildings within the character area which are both Grade II listed;

- 40-44, The Parade, Grade II (list entry: 1111508)
- Gun Fleet, Grade II (list entry: 1309165)

### Land Usage

The land use within this area is a mix of residential, small, planned gardens, wide pedestrian walkways along the seafront, the open stretch of beach and promenade. Predominantly, this area is defined by the larger scale residential development with views of the sea and the leisure activity associated with the seafront and Walton Pier.

### Landscaping and Open Spaces

The large stretch of open beach and wider roads contrast with the more compacted development of the commercial centre and residential areas.

There are five landscaped gardens within this character area.

The Round Garden of Rest, The Crescent is set down within the road accessed by steps and is the former location of an early nineteenth century Martello tower. The Martello Tower was demolished in 1835 and subsequently converted into the gardens. The openness of this area has been compromised by modern development. An elongated grassed area with flower beds and benches is located just east of the Round Garden.

Another is located on The Parade, comprising of a small lawned area and planter with the statue of Private Herbert Columbine VC centrally placed.

There is a small garden between the junction of Church Road and The Parade. This is one of the highest points within the Conservation Area, affording views north across the Walton to out to the wider setting, including a view of All Saints Church. A garden is located at the end of Agar Road with pleasant landscaping. Another is located between Woodberry Way and The Parade set in a triangular shaped space with a steep slope down to the beach huts and seafront below. The gardens are well maintained and offer small realms of greenery that is very limited within the Walton area.



Figure 52 Grass area beside the Round Garden



Figure 53 Grassed area with planting and benches



Figure 54 Small green space on The Parade



Figure 56 View across green on Agar Road towards church



Figure 57 View towards church



Figure 58 View towards seafront



Figure 55 statue of Private Herbert Columbine VC

## Public Realm

The public realm within this character area is extensive, including the wider pedestrian walkways along The Parade, Walton Pier and the promenade.

Walton Pier is a substantial and impressive structure. The promenade extends the full length of the coast between Frinton and Walton and is a defining feature of the public space with this character area. The promenade is a mostly hard landscaping forming part of the sea wall defences, originally laid out in the late nineteenth century and rebuilt during the 1930s and 1950s. The promenade is dropped down from The Parade and not visible when walking or driving along the road (Figure 59).

Public realm street furniture consists of benches planters, open green space, post boxes and streetlamps. Benches line the pedestrian walkway along the sea front. The walkways to the east side of The Parade are considerably wider than within the rest of the Conservation Area.

## Local Building Materials and Details

There is a variety of the traditional materials within this area. Buildings are either rendered, painted brick or red and gault brick. There is a variety of roof coverings including traditional slate and red plain tiles. There are some instances where traditional roof materials have been replaced with concrete tiles. This should be avoided as it dilutes the material quality of the area. Many of the buildings throughout the area have had traditional windows replaced with unsympathetic uPVC and there are very few with traditional timber windows, this places greater emphasis on maintaining those that remain.



Figure 59 View towards Pier



Figure 60 Public realm space

As a group the sea defences, promenades, public realm spaces, beach huts, pier and amusements, timber groynes and the Walton beach form the most distinctive characteristic of Walton as a seaside resort. The beach huts form a significant characteristic of Walton as a seaside town, stretching the full length of the cliffs between Frinton and Walton.

The beach huts are one of the most characteristic features of the front. Their appearance including the colour palette from which they can be painted, is strictly controlled by local legislation ([Standard Beach Hut Specification- 1978](#) and [Tendring Beach Hut Strategy 2013](#)). They are a lightweight construction and typically timber built with weather-boarded elevations and pitched asphalt covered roofs. The painting of the beach huts in muted pastel shades is a feature that positively contributes to the seaside character of the promenade.





Figure 61 Wide promenade



Figure 62 Three storey terraced row

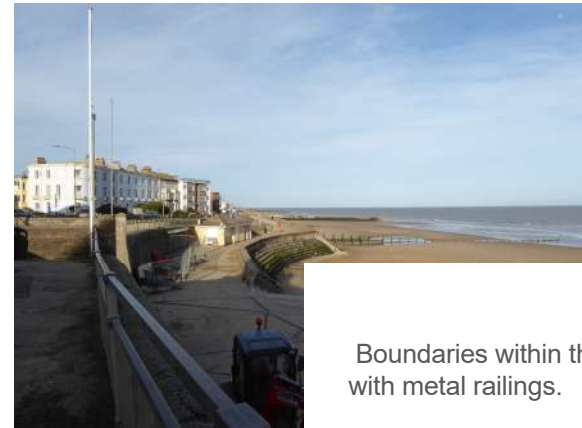


Figure 63 View towards sea

Figure 64 Large corner building



Boundaries within the area are generally low walls with metal railings.

The properties in this character area are typically larger in scale with more elaborately detailed than other buildings within the Walton-on-the-Naze sub area. The properties are typically set over three to four storeys and some having basement levels. The larger scale of the mid to late nineteenth century terraces is a defining feature of this area. Many properties have large, canted bay windows set over the ground and first floor. Balconies are typical within this area and a traditional feature of Victorian seaside architecture. The principal entrances have Doric porticos, some with segmental arch and some with flat lintels. Many of the larger properties facing the seafront have fanlights above the entrance door. Many properties have large and bulky chimneys.



Figure 65 Prominent chimneys



Figure 66 Rendered building material



Figure 67 Brick building material



### Contribution by Key Un-Listed Buildings

Key buildings within the character area have been identified below. As outlined in Section 2.2, this list is not exhaustive, there are many buildings within the area which make a positive contribution to its character and appearance. Those that present high quality detailing, use traditional and local materials, and relate to the architectural context of the area form part of the Conservation Area's significance.

Address	Description
The Royal Albion, The Parade	Constructed after the arrival of the Railway in 1867, this is a prominent corner building set on a tight corner between The High Street and The Parade. The lower ground is divided into bays by Doric pilasters and the upper floor by Ionic pilasters. There is a variation of window design and proportions within this building, adding stylistic depth to the building. Some ground floor windows have been unsympathetically blocked up and replaced with uPVC. Other windows on the ground floor are large, recessed bow windows. Some timber windows have been retained. The building has many attractive decorative features such as stucco lion heads on each window lintel and the stained glass of the first floor 'excursion' rooms.
Numbers 1- 15, Great Eastern Court	The former Railway Station constructed in 1867 now converted to residential units. The former station comprises two distinct buildings which present their own unique character. Facing north, fronting Church Road forms part of the old train station, now converted to residential flats. The windows have been replaced with unsympathetic uPVC, nevertheless, the building retains a strong character and is largely unaltered. It is an attractive red brick building with gault brick banding and pilasters, the windows are arched. Substantial chimneys with a slate roof.
3 Woodberry Way	Once forming part of the original train station is a prominent symmetrical building rendered. The central section is slightly recessed, the projecting sections are pedimented. The building is set of three storeys including a visible basement level. Windows appear all still to be timber. The building is highly attractive and appears to retain many original features, largely unaltered and makes a considerable contribution the historic building stock of the area.
Number 25-29 The Parade	A large corner building between The Parade and New Gate Street. Set over three storeys with shops to the lower ground and residential units to the upper floors. Although there have been alterations such as the removal of windows, insertion of unsympathetic fronts to the ground floor, the building retains its original elevation treatment with attractive brick detailing.



Walton Pier	The superstructure of the pier is post-war and utilitarian in form. The Pier is divided into two sections, the landward end with its amusements housed within brightly clad lightweight modern buildings and the open seaward end, used as a promenade and vantage point for sea anglers.
The Beach Huts	The colourful beach huts along the seafront are notable for their group value and attractive appearance. They reflect the seaside character of the area and stretch along the Promenade connecting Frinton and Walton.



### Walton Character Area Seven: Residential Area

This area comprises the residential development that is nestled between the seafront and the commercial area, located on the western boundary of the Conservation Area. The overarching character of the residential area derives from the late nineteenth century vernacular. The properties are predominantly terraced or semi-detached fronting the road; typically set over two and three storeys. There are limited views of the seafront due to the typography of the land sloping upwards to the seafront and the compact development. The street pattern of this area is irregular, there is a radial junction and a mixture of co-axial roads. The atmosphere of this area is more peaceful and lack of through traffic contributes to the residential character (see figures 68 - 72).

There is one listed building within this character area:

- The United Reformed Church, Grade II listed (list entry: 1111507)

### Land Usage

The land use in this area is exclusively residential. There is a variety of vernacular buildings in this area which is indicative of the unplanned and organic development of Walton.



Figure 68 Number 2 Portobello Road



Figure 69 Numbers 59 and 61 Station Street



Figure 70 Numbers 65 - 75 Station Street



Figure 71 Numbers 32 - 22 Station Street



Figure 72 Number 13 New Pier Street

### Landscaping and Open Spaces

Martello Road and Crescent Road are wider affording greater relief between the road and built form, with a greater sense of openness and additional soft landscaping. Overall, open space within the residential area is limited and confined to the wider walkways of Martello Road and Crescent Road. There are glimpses of open green spaces towards the sea front.

### Local Building Materials and Details

The residential development is a mix of rendered, red or painted brick, set over two and three storeys under hipped or gabled covered in slate or plain tiles. The three-storey properties are generally located closer to the sea front. A key feature of this residential area is the range of mid to late nineteenth century residential dwellings. There has been some infill development, but this has been minimal.

Common features throughout this character area include: bay windows, either bow or canted with hipped roofs or parapets. Some properties have Doric porticos; prominent chimney stacks; decorative barge board and eaves detailing (see figures 73 - 77 for material details). On the narrower roads some terraced houses are staggered, positioned at an angle to the street. Small front gardens contribute to the residential character and appearance and are bounded by low brick walls.



Figure 73 Decorative eaves and corner brick detail



Figure 74 Small spaces between buildings



Figure 75 Decorative insets



Figure 76 Brick banding



Figure 77 Bay windows with hipped roof



**Public Realm**

The public realm within this area is limited to pavements which are paved concrete or tarmac. Street furniture includes streetlamps, post boxes and road signs of a modern appearance. There are some examples of unsympathetic concrete bollards however, street furniture is largely unobtrusive within the streetscene.

**Contribution by Key Un-Listed Buildings**

Key buildings within the character area have been identified below. As outlined in Section 2.2, this list is not exhaustive, there are many buildings within the area which make a positive contribution to its character and appearance. Those that present high quality detailing, use traditional and local materials, and relate to the architectural context of the area form part of the Conservation Area’s significance.

Address	Description
36 Station Street	A Gothic style former Methodist Chapel now residential dwelling. Constructed in red brick, with stone window and door surrounds. Elaborately carved barge with finial and pendant finial.
Olive Villa, New Gate Street	Constructed in 1905; It is a detached villa, rendered under a hipped roof. There is a canted bay to the south corner and a veranda with metal railings around the first floor. The property is a typical Victorian villa and is an attractive dwelling in the streetscene.
1 Portobello Road	The former red brick industrial building is set over two-storeys sitting with a gabled slate roof. The front elevation has a wide double width boarded door to ground floor, positioned directly above is a similar taking-in doorway with an arched lintel. Flanking the timber double doors at first floor are two gothic style windows with pointed two-centred heads and glazing bars.
YMCA Red Triangle Club, Portebello Road	Built in 1943 for the YMCA, constructed of red brick set over two-storeys, the property was designed by Tomkins, Homer & Ley. The property is architecturally unique within the streetscene with an attractive Art Deco door and surround and is a good example of interwar architecture within Walton. The property holds communal value also as a YMCA purpose built YMCA building which still functions today.



## Walton Character Area Eight: The Commercial Centre

### Summary of character area

This area is predominantly characterised by shops, cafes, pubs and business that front the road, with some residential dwellings interspersed throughout the area. Residential units are typically located to the upper floors with shops located on the ground floors.

There is one listed building in the area:

- All Saints Church Grade II (list entry: 1111503)

This is located in the north-west of the area on an important junction where the roads from Frinton and Kirby converge. This junction forms one of the limited open and spacious areas within the character area.

The west-end of the commercial centre is demarked by All Saints Church, where the road is wide forming a two-way street contributing a greater sense of openness. The High Street narrows to a single-track road which continues down to the sea. Within the commercial centre views of the sea front are limited due to the compact grain of development and intertwining road.

The High Street forms the primary business street of Walton-on-the-Naze with smaller streets verging off the High Street, including Portobello Road, Old Pier Street, New Gate Street and the west side of Mill Lane which also contain commercial units. The five way radial junction from which these roads verge off creates an interesting arrangement. There are prominent and attractive corner buildings. Many of the commercial outlets lining these streets are typical of the 'day tripper' seaside resort see figures 79 and 80.



Figure 78 All Saints Church



Figure 79 Example of commercial building on corner plot



Figure 80 Commercial street in Walton

There are some residential dwellings that front the High Street, which are typically set back from the road with front gardens. The front gardens provide distinction between the residential dwellings and the commercial shops, as well as an attractive contrast from the density of the High Street (see figures 54 and 55). There is some residential development located within the commercial centre, for example there is a row of Victorian dwellings of various architectural design to the eastern end of the High Street which present a characterful and traditional appearance, contributing to a varied streetscene and are indicative of the transition out of the commercial centre.

Suffolk Street is also included within this character area due to its proximity to the High Street. The Victory Public House occupies the corner plot. Suffolk Street is lined to the north with semi-detached and terraced properties with small front gardens and to the south lined with modern dwellings.

The west side of Mill Lane up to The Old Council Yard is also included within the commercial centre. The use, form and appearance of the buildings closely relate to the details seen throughout the commercial centre.

### Land Usage

The commercial centre is predominantly occupied by shops, pubs and businesses, all of which line the High Street. Many of the properties within this area have the commercial units to the lower ground with residential flats to the upper floors. Within the commercial centre there is a high density of development, typically of terraced properties that front the road.



Figure 81 Terraced row of residential dwellings



Figure 82 The Victory Public House



Figure 83 Example of residential dwelling which contrast in the density of the commercial high street



Figure 84 View along Suffolk Street



Figure 85 Memorial Gardens



Figure 86 Church and churchyard

### Landscaping and Open Spaces

There is relatively limited open space or landscaping within the character area due to the tight grain of development. However, there are three key areas of landscaped and open space.

Millennium Square – a large open which is also used as a carpark. The area is a focal point for community activity and interaction. Trees line the pavement with benches, brick planters and a community notice board, a weekly market also takes place.

All Saints Church and Memorial Gardens - The green and open space surrounding the church affords emphasis of the church as a focal point within the community. All Saints Church yard is green and well maintained, it is enclosed by a low red brick wall with the church stepped up from the road, this affords uninterrupted views of the Church and its immediate surroundings.

The Memorial Gardens - occupies a small corner plot on the opposite the Church. The gardens add pleasant greenery to the streetscene and frame the edge of the Conservation Area.

### Local Building Materials and Detailing

The bulk of the historic building stock derives from the early to late nineteenth century. Buildings are predominantly rendered. There are also several red brick buildings which date from the late nineteenth to early twentieth century, which are typically more visually striking with more elaborate detailing. There are a few examples where hung tiles have been used as well as half timbering which can





Figure 87 Millenium square



Figure 88 Hard landscaping



Figure 89 Street furniture

be seen on earlier twentieth century buildings. This is indicative of the historic development of the area and add variation to the way in which traditional materials are used. There are few buildings in the area that have red clay roofs with the majority having slate or clay tile roofs. Many of the shops within the commercial centre retain traditional, timber shop fronts with individual design and detailing contributing to the varied and eclectic streetscene.

As well as the varied traditional shop fronts, eaves/cornice detailing, and decorative brickwork is common. There are a few buildings with stone dressing, although typically only on the more prominent buildings in the area.

Bold chimneys are also glimpsed and add to the varied streetscape. Much of this detailing is continues throughout the rest of the Conservation Area although is more muted throughout the residential areas.

### Public Realm

The public realm within this area largely comprises pavements that run linear to the road. The street furniture within the commercial centre is generally traditional in its appearance, which responds positively to the character of the area. However, there are examples of modern street furniture which are considered to detract. along the High Street are also painted black with a traditional appearance. Millennium Square also forms an integral part of the public realm, located at the centre of High Street, to the east of the public library.



**Contribution by Key Un-Listed Buildings**

Key buildings within the character area have been identified below. As outlined in Section 2.2, this list is not exhaustive, there are many buildings within the commercial core which make a positive contribution to the character and appearance of the area. Those that present high quality detailing, use traditional and local materials, and relate to the architectural context of the area form part of the Conservation Area's significance.

Address	Description
Walton Public Library	The Library is a converted former school built in 1853 but enlarged by Horace Darken in 1871-2. The now library is constructed in red brick with a slate roof and gothic details. The former school is a single storey detached property and set back in the road with Millennium Square immediately adjacent. It is a notable building within the High Street due to its scale, form and architectural detailing
61 High Street	A prominent corner building and one of the most highly decorated in the High Street. This property is the former Town Hall, completed in 1901. A large red brick building with Bath stone dressings and decorative window details. A cantilevered stone balcony at first floor once existed projecting from the arched window. It originally contained a large hall which could seat up to 700 people and a smaller hall for meetings. The upper floors were reserved for council offices and the ground floor divided between the post office, Barclays Bank and various commercial outlets.
63 High Street	Situated on the corner of the High Street and Mill Lane opposite the former Town Hall; a two-storey dark brick building with gault brick quoining under a hipped slate roof. To the lower ground is shops and the first floor has attractive arch sashes.
Old Post Office 99-101 High Street	A purpose built post office building constructed in the 1930s in a Neo-Georgian style. The property is single storey, red brick with a stone parapet and large sash windows. It has a detailed stone door surround, with keystone and decorative emblem within. Located opposite Millennium Square and set back from the road, the building is attractive and notable within the streetscene.



<p>Portobello Buildings, High Street</p>	<p>The former Portobello Hotel located on the corner plot between the high Street and Old Pier Street before the High Street narrows to a single-track road. The hotel was rebuilt in the early nineteenth century from its origins as a former inn by John Penrice as part of his original scheme. Brick built and rendered, the hotel is three and two storied with a flat roofed forward set single bay to the front. This incorporates a central full height forward set entrance bay crowned by a parapet and ball finials with an ornate ashlar stone door surround opening onto Old Pier Street.</p>
<p>Queens Head Public House</p>	<p>A two-storey Public House under a red tiled roof. The ground floor is constructed in red brick laid in Flemish bond with bay windows and leaded lights; the upper floor is rough rendered with eight over eight sash windows.</p>
<p>Barnfield House , 119 High Street, Walton</p>	<p>A large, detached residential property constructed in red brick with light brick banding and quoining and sits under a gable ended roof. Prominent chimneys flank the dwelling. The front elevation has a central entrance with a Doric portico and two-storey, stone dressed, bay windows to either side. The property set back from the High Street with a long front garden and is an atypical property within this character area; the scale and appearance contrasts with the concentrated development pattern but is architecturally attractive, contributing to a varied streetscape.</p>





Figure 90 Images above: views of Alfred Terrace

### Walton Character Area Nine: Alfred Terrace

#### Summary of character area

This character area forms a small residential section just north of the High Street. The Alfred Terrace is set around a T junction. This character area has two phases of development; Numbers 1-21 and 2-26 comprise of the late nineteenth century development phase and

The area is of a piecemeal development and largely consists of terraced cottages set over two storeys. The properties within this character area follow a similar scale, form, proportion, and appearance from which this character area draws its individuality. There are no statutory listed buildings in this area. The significance of this area derives from the group value of the terraces which are distinct in their appearance.

#### Land Usage

The land use in this character area is exclusively residential. Diverting off the High Street, the properties abut the road. Numbers 1-21 and 2-26 have large front gardens. This affords the road a greater sense of openness and a wider road.

#### Landscaping and Open Spaces

As this is a residential area the open space is relatively limited. Numbers 1-21 and 2-26 being far set back within their plot, offers relief from the density of the built

form. Although, the majority of front gardens have been replaced with hardstanding to accommodate driveways, which hardens the area and would benefit from softer landscaping and boundary treatments to reinforce the residential character (see figure 91).

### Local Building Materials and Details

This character area is defined by its late nineteenth and early twentieth century terraced cottages of a similar design. The terraces present a simple composition and mirror in design with front entrances set next to another with a single window to ground and first floor. The properties are mainly rendered, there are several that are painted brick and few that are red brick. The roof coverings vary, with a mix of slate and concrete and red plain and pan tiles. The chimneys are bold, and dominate the roofscape, appearing disproportionate to the size of the dwellings. The chimneys are visually prominent and contribute to local style and detailing.

There are some slight stylistic differences between the rows of cottages. For example, Numbers 48-56 have canted oriel windows to the first floor, which overhang into the street. To the south of Alfred Terrace some properties have Doric porticos (see figure 93). Numbers 28 – 44 are relatively plain, with little to no architectural details.

Unsympathetic alterations, particularly to Number 1-21 and 2-26, such as the addition of porches, bay windows and dormers as well as differing elevation treatments and roof coverings dilute the cohesive appearance of the group.



Figure 91 Front gardens

### Public Realm

The public realm consists of tarmacked pavement. Street furniture in this area is limited with a few streetlamps and parking restriction signs which are small.

### Contribution by Key Un-Listed Buildings

There are no key unlisted buildings identified within this character area. The significance of this character area derives from the group value as a collection of terraced properties dating from the nineteenth and early twentieth century.



Figure 92 Dormer extension



Figure 93 Doric Porticos



### Walton Character Area Ten: Saville Street and North Street

#### Summary of character area

Saville Street and North Street form a small residential pocket to the north of the High Street. The area was established by John Penrice in 1829 to provide holiday accommodation in particular summer rentals for the gentry and includes the first resort housing to be built in Walton. The Streets are arranged in a perpendicular layout and once benefited from sea views.

There are five listed buildings in this character area all of which are Grade II listed;

- Gothic House, Grade II (list entry: 1165832)
- Blue Shutters, Grade II (list entry: 1337142)
- 15 and 17 Saville Street, Grade II (list entry: 1317129) and
- St Dominics, Grade II (list entry: 1111505)

The streetscape in this character area is varied due to the wealth of historic buildings. The character of the area is residential, and the atmosphere is undisturbed in contrast to the High Street. The properties front the road with small front gardens contributing to a more open and residential appearance. Only the east side of North Street is included in the Conservation Area.



Figure 94 Saville Street and North Street

## Land Usage

The land use within this character area is exclusively residential. It includes Saville Street, Stratford Place and the east side of North Street which diverge north of the High Street.

## Landscaping and Open Spaces.

As an exclusively residential area the development is relatively low density. The majority of the properties within this character area have small front gardens, with planting and small areas of lawn which create a softer streetscape and contribute to the residential character of the area.

Replacement of front gardens with hardstanding is an unsympathetic and diminishes the residential character. There are some attractive boundary treatments, for example y low brick walls with brick piers with ironwork. There are some instances where the boundaries have been replaced with low breezeblocks walls or close boarded fences which detract from the traditional character of the area.

Although there are limited open spaces within the area, there are glimpses of the seafront (see figure 95) and standing in North Street looking north, there are views of Walton's wider setting looking onto Walton Mere (see figure 96). This contributes to the more tranquil atmosphere of the residential area.



Figure 96 Example of boundary wall



Figure 97 Example of boundary wall replacement



Figure 95 Glimpsed views of the sea



Figure 98 Glimpsed views of Walton Mere



Figure 99 Example of historic pair of houses within the area



Figure 100 Example of historic buildings within the area

### Local Building Materials and Details

This area contains some of Walton’s earliest tourist development, thus there is a wealth of historic building stock within this small section of the Conservation Area (see figures 99 and 100). As the area was initially developed for the gentry, there is a collection of high-status Regency and Victorian terraced properties which are set over three storeys. There are two-storey dwellings nearer the High Street which are a mix of terraced, semi-detached, and detached dwellings. There are some good quality villas and nineteenth century cottages, their significance is recognised through their listing.

Properties are typically rendered or painted brick, with the exception of Numbers 14-20 which are redbrick. St Dominics, Grade II (list entry: 1111505) is white weatherboarded which is unique within the area and contributes to an understanding of its pre-eminence.

Most of the properties do not conform to a uniform design and are a mixture of architectural styles adopting the elegant symmetry of Regency styling and the influences of the Gothic revival.

### Public Realm

The public realm in this character area comprises tarmacked pavements and road. The street furniture within the area is limited, with few streetlamps, indicative of the residential character.





**Contribution by Key Un-Listed Buildings**

Key buildings within the character area have been identified below. As outlined in Section 2.2, this list is not exhaustive, there are many buildings within the area which make a positive contribution to its character and appearance. Those that present high quality detailing, use traditional and local materials, and relate to the architectural context of the area form part of the Conservation Area’s significance. Those that are not listed remain good examples nineteenth century architecture, contributing to the area’s historic individuality and design.

Address	Description
23-27 Saville Street	The Conservation Area boundary specifically extends to include this row of early to mid-century properties. The terrace is set over three-storeys and are simple. Number 29, also set over three storeys although slightly set down from the neighbouring 23-25. It is rendered and decorated with stucco plaster work and decorative eaves.
12-20 Saville Street	A row of mid-Victorian terraces, noted on historic maps as the ‘Richmond Villas’, they are large four storey buildings, including a basement level. Constructed in red brick with yellow brick banding and stone lintels painted white. This row presents many attractive features, large chimneys, deep projecting canted bays over three storeys with a parapet. The principal entrance of the properties is stepped road level which contributes to their prominence within the street.



## 4. Opportunities for Enhancement

The following key 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 Frinton and Walton, with many being shared with other Conservation Areas.

### 4.1 Access and Integration

Within Frinton there have recently been improvements made to the waymarking from the station, with the renovation of the gardens at the Spinney Nature Reserve providing a pleasant gateway to the area. This area surrounding the station would still benefit from stronger waymarking to Connaught Avenue and the seafront, such as a signpost in the style found elsewhere throughout the Conservation Area. Waymarking is of high quality throughout Frinton and should be maintained.

Following the move of the Pier after a storm, the Pier has been separated from the historic core of Walton and accessed by a narrow road. The connection between the Pier and the historic core and High Street could be improved through stronger waymarking, high quality public realm features such as flower planting. Throughout Walton, enhancements to pedestrian access should be considered, as they are currently limited and impact on the way the Conservation Area is experienced.

### 4.2 Car Parking and vehicular traffic

Frinton has characteristically wide streets, which enable space for car parking without it causing great concern, as it can be across other seaside towns; the Esplanade provides rows of parking, without this affecting the flow of traffic. However, there is a visual impact caused by parked cars, for example the line of cars separating the Esplanade from The Greensward. Along Connaught Avenue,



Figure 101 Enhanced space at Spinners Nature Reserve

parking is more of a concern, as the street sees more vehicular traffic with short term parking along both sides of the street. There is opportunity to improve the pedestrian experience of Connaught Avenue in particular, and to provide easier pedestrian access to The Greensward from Connaught Avenue.

Within Walton, the one-way traffic system contributes to high vehicle speed and considerable congestion in and around the Conservation Area during the summer months. This is especially a concern along the High Street, where higher vehicle traffic combined with only two pedestrian crossings detracts from the experience of the High Street. The traffic system has also resulted in the pedestrian severance of the town from the seafront, as the width of The Parade and the lack of pedestrian crossings do not foster a sense of connection between the two parts of town. Other traffic related issues include on-street parking, as few properties in the conservation area have front gardens and many roads now have residents parking schemes.





### 4.3 Heritage Interpretation

There are a range of Interpretation Boards across the Frinton area, which make a strong contribution to the appreciation of the Conservation Area. Boards can be found at the south-western end of The Greensward, at the Memorial Garden on Connaught Avenue, and at the Crescent Gardens. There is some opportunity for improvement, particularly for the board in the Crescent Gardens, which have weathered and as a result, there is reduced legibility of the board. There are also boards which are linked to the 'Resorting to the Coast' trail; this is a district wide project which links seaside resorts of Tendring, led by Tendring District Council and local communities and stakeholders. These boards make a positive contribution to the area and reflect its significance as one of many coastal towns across Tendring with a shared heritage. The boards should continue to be maintained, and information updated regularly within them to ensure they are not left blank and that they reflect current information.

There is scope within the Frinton Park Estate to provide some interpretation on the Modern Movement development. Currently, there is no physical interpretation within the area, however digital interpretation exists through the Radical Essex project; this is a project which ran in 2016-17 led by Focal Point Gallery in collaboration with Visit Essex and Firstsite to provide insight on Essex's role in British Modernism. There is potential to reflect the work of the project physically within the area, to provide further understanding into the history and significance of the Estate.

The Round Gardens within Walton contain an interpretation board which reflects the historic site of the Martello Tower. This makes a positive contribution to the area and should continue to be maintained.

### 4.4 Inappropriate Modern Development

Inappropriate modern development within Frinton typically is formed by blocks of flats, which introduce uncharacteristic massing and materials into the area. These include the flats on the Esplanade, particularly Kings House at the corner of Connaught Avenue, The Crescent, and Fourth Avenue. These flats are inappropriate in their scale and massing, and tend to comprise of long stretches of buildings, contrasting with the large, detached villas which are more characteristic of Frinton. The front gardens to these flats should continue to be maintained, as they provide a small but significant buffer between the blocks and the street. The well maintained and planted plots make a positive contribution to the streetscene.

Consideration should also be given to the Modern Movement houses; many have undergone inappropriate changes such as the loss of original features like windows, doors, staircases, and façade treatments, as well as the addition of garages. Alterations and development should continue to promote coherent groupings of Modern Movement Houses and enhance their period character and appearance.

Within Walton, there are several examples of inappropriate development. The inappropriate development largely relates to alterations and extensions to the historic building stock, diluting the character and appearance of the Conservation Area. However, there are also examples of inappropriate modern buildings. The development between the High Street Car Park and The Parade, for example, comprises flats which are inappropriate in the form and appearance, as they make no reference to the local building stock and materials. They are located on a prominent corner plot and generally detract from the more characterful buildings.

Number 46 The Parade is an example of a twentieth-century building which is a good representative of its architectural style, which highlights the importance of ensuring scale is respectful of existing historic buildings. Another example at 68-72

High Street, although two storeys, is more in keeping with the scale of the three storey buildings within the area; however, the general appearance of the building is out of keeping with the modest appearance of surrounding buildings due to its large glazed windows and signage.

#### **4.5 Maintenance**

The special character of the buildings in Walton is considered to have been diminished by poor condition and lack of routine maintenance, and the visual effect of multiple-occupancy buildings, such as the higher levels of waste receptacles and parking of cars in the forecourts of properties.

Due to the topography of the land, the large scale of buildings along the sea front and the development pattern of the commercial centre, there are many views of the rears of properties. These would benefit from general and ongoing maintenance.

The sea defences are an important and distinct feature of the seaside town, their



Figure 102 Uneven road surfacing

continued maintenance would work to preserve the conservation area's special interest.

#### **4.6 Public Realm**

##### ***Street Furniture***

Street furniture, such as benches, signage and waste bins across Frinton are typically of historic character. Streetlights are predominantly sympathetic, with historic lanterns, although many have had their posts replaced to modern materials.

Traditional street furniture within Walton is typically concentrated within the High Street, with modern, functional features found elsewhere throughout the area.

There is no Conservation Area wide coherent approach to public realm features, meaning there is scope to introduce consistency in quality across the whole area, which may enhance the sense of place.

##### ***Hard Landscaping***

The hard landscaping across the Conservation Area within Frinton is typically of high quality, with designed elements such as scoria brickwork. There is scope for enhancement by ensuring the same high-quality approach is reflected throughout the Conservation Area, as there are currently some streets and pavements which are better maintained than others.

Hard surfacing is a particular concern within the Frinton Park Estate, where the private roads are in poor condition.

Surfacing throughout Walton is varied and could benefit from maintenance and the introduction of high-quality local materials.

### **Open Spaces**

There are a number of open spaces across the Conservation Area, as highlighted in the Character Assessment in Section 3. These currently make a positive contribution to the Conservation Area and should continue to be maintained.

### **Trees and Planting**

Trees and planting are used effectively throughout the Conservation Area and should continue to be maintained, ensuring plans for replanting where any trees are nearing maturity. The street trees are of particular importance in Frinton, where they make a considerable contribution to the character of residential streets and Connaught Avenue. There are examples where trees have been cut down and not replaced, particularly along Connaught Avenue and Holland Road; there is opportunity to reinstate these.

Trees and planting within Walton is limited, and the area would benefit from a considered approach to landscaping. The planting within the gardens in Walton should be maintained, as it makes a positive contribution.

### **4.7 Shop Frontages**

Frinton and Walton contain a number of historic shop frontages which make a positive contribution to the area, predominantly located within Connaught Avenue and the High Street. While many have retained their historic character, some are in need of small maintenance repairs and have undergone unsympathetic alterations; of those many are vacant in Walton and are therefore at risk of deterioration or loss of the architectural details which give them their character.

Any alterations to shop fronts within Frinton should reflect the [Council's Shopfront Design Guidance](#), and any within Frinton and Walton should reflect the [Essex County Council's Design Guidance for Historic Shop Fronts in Historic Areas](#).

### **4.8 Vacant Premises**

There are a number of vacant properties across Walton, which provide opportunity for enhancement through general repair and maintenance. Walton has varied visitor numbers at different times of the year. In the summer months, the roads and services become overrun. In the winter, the roads and shops are relatively empty. Many businesses have closed in Walton in recent years, perhaps due in part to the inconsistency in trading levels. As a consequence, the vacancy of shops and other buildings has an adverse effect on the appearance and amenity of the Conservation Area.

There are very few vacant buildings in Frinton, however where they exist they would benefit from enhancement. Examples are at No. 15 Second Avenue and No 6 below on the Esplanade.



Figure 103 Vacant building on Frinton's Esplanade





## 5. Management Proposals

Section 4 has identified a wide range of opportunities for the Frinton and Walton Conservation Area, many of which share common themes. This section seeks to recommend management proposals which address these in both the short and long term.

The area covering Frinton has previously had a Management Plan created, dated 2007, and Walton dated 2009. This assessment has included a review of the 2007 and 2009 plans, to incorporate aspects which are still relevant to the management of the Conservation Areas and to update where necessary.

### 5.1 Positive Management: Short term

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

#### **Enforcement**

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

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

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

#### **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 within the Conservation Area and its setting require an appropriately detailed and sufficient Heritage Statement. Any application without a Heritage Statement should not be validated.

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



should be in accordance with Historic England's Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (2017)*. Applications which fail to have assessed any impact upon views and the significance of relevant heritage assets 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. Currently, Tendring District Council is currently working towards establishing a Local List. The exercise of creating a Local List will facilitate a greater understanding of the area and can 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 opportunities within Frinton and Walton and their setting for new development which makes a positive contribution to the Conservation Area. To be successful, any future development needs to be mindful of the local character and appearance of the Conservation Area, while 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;
- Positively respond to the pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respond to the scale of neighbouring buildings;
- Use local, traditional and high quality materials; and
- Use high quality building methods that responds to existing buildings in the area.

**Tendring 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, that responds to the existing built environment.



- 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 sympathetic with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it's appropriate to a conservation area.
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

### **Public resources**

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

- Provide guidance on appropriate design and materials for windows and doors and 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 slate and the removal of unsympathetic modern materials such as interlocking concrete tiles.
- Provide and update guidance relating to signage. This should address appropriate size and design, the extent and amount and associated lighting. All further planning applications and advert consent applications should be required to comply, where possible, with this standard, designed to help to restore the character and appearance of the Conservation Area.

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 Walton and to a lesser extent Frinton's built heritage.

At present there is a range of interpretation (information boards, signage, webpages) within the Conservation Area and relating to the Conservation Area, aimed at improving understanding and awareness. These must continue to be maintained and updated where appropriate to ensure awareness and establish the identity of Frinton and Walton as a historic settlement.

### **Shop Frontages**

As outlined in Section 4.8, 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. Article 4 Directions could also be used to prevent loss of historic shop frontages.

### ***Tall Buildings***

Within Frinton tall buildings have been introduced to the Esplanade which are inappropriate in height. Blocks of flats are often over four storeys, with Frinton Court reaching up to twelve storeys. These buildings are prominent in views along the historic Esplanade and from The Greensward; Frinton Court is also visible from areas of the Avenues as well, particularly from Holland Road, and encloses the churchyard of the old Church of St Mary's. It is important that future development does not exceed an appropriate height of four storeys within the Conservation Area, where buildings are rarely over this height. This will prevent cumulative harm within the area.

Walton has had some modern tall buildings introduced which are between four to five storeys, particularly along the seafront; it is considered that buildings over three to four storeys would be uncharacteristic of the area, resulting in a negative impact to the character and appearance of the Conservation Area.

### ***Tree Management***

In line with the Town and Country Planning Act, all trees in Conservation Areas are afforded the same protection as a Tree Preservation Order. Trees which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground, may not

be felled or lopped unless six weeks written notice has been given to the Council. Six weeks notice has to be given to the council under S211 of the Act.

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

### ***Twentieth Century Premises***

There are some later twentieth century developments which make a neutral or negative impact on the character and appearance of the Conservation Area. Some of these do represent a changing approach to development within Frinton in particular, and are of some architectural interest, however the majority have scope for enhancement 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 around positive management but either take longer to implement or are better suited to a longer time frame.



### ***Access and Integration***

Enhancements could be considered to create a stronger relationship between Frinton's station and its historic core and seafront. This could be achieved through the introduction of a sympathetic signpost within the courtyard area.

Waymarking to Walton's Pier could be improved reconnect it with the historic core and enhance pedestrian experience.

### **Article 4 Directions**

There would be scope for three targeted Article 4 Directions in Frinton for the Avenues, Connaught Avenue, the Frinton Park Estate and Walton. Further assessment into the removal of permitted development rights is recommended to address common issues, such as the replacement of windows and doors, and historic shopfronts.

### ***Car Parking***

As noted in Section 4.2, car parking concerns vary across Frinton and Walton. The approach to car parking should begin with a car parking survey to establish the need for car parking and targeted areas for improvement. Once the level of necessary car parking has been established a landscape strategy should be

created in conjunction with local stakeholders. Schemes to relieve the parking problems in the towns should be considered in order to help encourage the retention of front gardens for planting rather than their conversion to hard surfacing. Planting and landscaping schemes could also improve the appearance of larger public car parking areas.

### ***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.

As the Conservation Area Appraisal notes, Frinton and Walton are distinctly separate places with their own identities. It is suggested that the Conservation Area should be divided, in recognition of their respective characters, into separate conservation areas: one for Walton and one for Frinton and the Frinton Park Estate. This division has already been acknowledged in the approach to the 2007 and 2009 management plans and should be considered going forward.

### ***Conservation Area Boundary***

The Conservation Area boundary has been revised within this appraisal in accordance with, Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and Historic England *Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (2019)*. It is



proposed that the boundary is amended to:

- exclude the modern housing to the south-west of Frinton station;
- include the Catholic Church on Connaught Avenue;
- include a small area of public realm at the junction of Connaught Avenue and Queen's Road;
- include the number 123-127 High Street; this row of three storey buildings are set over three stores and demark the end of the High Street before the road verges off to the seafront. The buildings were constructed in 1923 and have attractive detailing.

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***

It is important that local people should understand the significance of their area to invite engagement from the local community. There is a clear need to publish information on the history of Frinton and Walton and their special qualities. This could be an outcome of the character appraisal process.

One method may be through formalising a Conservation Area Advisory Committee to act as an important interface between local understanding and council decision

making.

At present there is a range of interpretation across Frinton and Walton, including information boards, signage, and webpages which are aimed at improving understanding and awareness. These are detailed in Section 4.3. These should continue to be maintained, and further methods of interpretation explored such as the introduction of a heritage interpretation board within the Frinton Park Estate. This would be an effective way to improve the awareness and re-establish the identity of the Modern Movement as an area of national significance.

The Resorting to the Coast project, led by Essex County council and Tendring District Council and funded by the National Lottery Heritage Fund, should continue to be maintained to ensure that boards are kept up-to-date and that website links are functioning correctly.

There are also opportunities to improve skills at all levels. The District Council's Historic Environment Champion will be instrumental in seeking to raise awareness of conservation issues among elected councillors. The County Council is the key to the improvement of historic building craft skills in the building trades through its programme of training events.

### ***Design Codes***

It is considered that, due to the unique character of Frinton and the Frinton Park Estate, these areas would benefit from more prescription over the design of new buildings, rather than adopting a case-by-case approach, through an overarching design code. Coding would set out principles for new buildings according to their location and context.





Walton would benefit from an overarching design guide that sets out unique local detail so that new development is coherent with the character and appearance of the Conservation Area and do not detract from its special interest.

The guidance provided by the design codes would be adopted as a Supplementary Planning Document with the implication that planning decisions would be coherent where proposals are put forward in accordance with the code.

### ***Enforcement***

It is apparent that there have been many cases of inappropriate changes across the Conservation Area, particularly regarding window replacements. It is recommended that a photographic survey is undertaken as a baseline record for measuring change, monitoring building condition and to provide evidence for enforcement. For the latter, however, it is important that the record is updated every four years because breaches more than four years old cannot be enforced against. Communities can assist with this work, perhaps led through the proposed Conservation Committee.

### ***Local Businesses***

It is also considered that local businesses within Frinton help to create a unique character to the area, and that wherever possible local businesses should be supported within Connaught Avenue. This is also the case in Walton, where the high proportion of local shops in the retail core is a significant aspect of Walton's character. Many of the local retailers are concentrated around the "Six Releet",

which is the local name for the wide junction of Old Pier Street, Suffolk Street, Newgate Street and Station Street. Traffic and parking, loading and servicing have been identified as significant factors, but promoting support for local shops is vital if existing values are to be maintained.

### ***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:

- Improvement of the junction of Connaught Avenue and Old Road. This 'gateway' to the shopping area could be enhanced by more-sensitive developments on the raw ends of the 1960s buildings that currently frame the street.
- The setting of Frinton Station could be improved, as it currently is dominated by a tarmac parking lot with minimal pedestrian access or wayfinding.
- Improvements could be made to the open carparks in the Conservation Area and within the immediate setting. For example, The High Street Car park (within the Conservation Area) and the Church Road Car Park. Planting could soften their appearance.
- Increased interpretation boards in Walton could enhance public understanding of the historic development of the area.



- There are a number of vacant and sites within Walton where consideration should be given to their enhanced maintenance.
- The Pier appear deteriorated due to lack of maintenance, which has been exacerbated by storm damage. Repairs and maintenance of the Pier is required as this would enhance the appearance and experience of the Walton's main tourist attraction.
- The Royal Albion Hotel was vacant at the time of this assessment. The property is located on a prominent corner plot and the end of the High Street facing the sea front. Enhancement of this site would greatly improve the aesthetic quality of the streetscene.
- Buildings located outside of the Conservation Area may also have an impact on its character due to visibility from within the Conservation Area. For example, Kino Amusements and former site of Walton Autos would benefit from some enhancement as this could improve the steetscene and approaches into the Conservation Area.

### **Public Realm**

The first opportunity to enhance the character and appearance of the Conservation Area is through investment to improve the wider public realm. This can be achieved through continuing to maintain existing areas of public realm, and to seek to improve and rationalise existing street furniture.

General enhancements to public areas within Walton would include raising the quality of materials and detailing for paving, coordinated schemes for signage and

lighting, planting and maintenance of street trees and verges, and management of traffic and servicing.

### **Shop Frontages**

There is scope for improvement to shop frontages to enhance the character and appearance of the historic streetscape. In addition to tightening controls, small grant funding schemes would provide an incentive to encourage private property owners to carry out works to enhance their property and thereby the wider conservation area.

Vacant shop units can be enhanced creatively at a low cost and should be considered a 'blank canvas' for improvement. This could include public art or information on the area.

The Council should consider utilising existing powers to intervene where any unit has been vacant for over three months so that it does not detract from the areas character and appearance.

### **Upper Floors**

Small grant funding schemes would provide an incentive to encourage private property owners to carry out works to enhance their property and thereby the wider Conservation Area.



### 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 (NHFL) is the single largest dedicated funder of heritage in the UK and therefore is a key source of potential funding. Funding is often targeted at schemes which preserve, enhance and/or better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change overtime, for up-to-date information on NHFL 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 Frinton and Walton. 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 Bibliography

#### ***Publications***

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Ed. Christopher C. Thornton, Herbert Eiden, *VCH Essex, Volume XI - Clacton, Walton and Frinton: North-East Essex Seaside Resorts* (2011)

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*Tendring Geodiversity Characterisation Report*, Essex County Council (2009)

*W Hitchmough, The Homestead: Frinton-on-Sea 1905*, C.F.A Voysey (*Architecture in Detail*)

#### ***Webpages***

<http://www.radicalessex.uk/wp-content/uploads/2016/07/ESSEX-Architecture-Weekend-Official-Guide.pdf>

<http://daveanderson.me.uk/houses/england/essex.html>

#### ***Archives***

Essex Record Office (ERO)

Historic Environment Record (Essex County Council)



## 6.2 Legislation, Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	All sections are relevant, although the following pertain to Conservation Area Appraisals and Management Plans:  66: General duty as respects listed buildings in exercise of planning functions.  72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2021) DCLG	Section 16;  Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England Advice Note 1 (2019) Conservation Area Appraisal, Designation and Management	
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 (2017) Traditional Windows	
National Guidance	Historic England, High Streets for All (2018) Advice for Highway and Public Realm Works in Historic Places	
National Guidance	Historic England (2020) Conserving Georgian and Victorian terraced housing	
Local Supplementary Planning Document	Tendring District Local Plan 2013-2033 and Beyond (2022)	Section 2



### 6.3 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.



<p>Non-Designated heritage asset</p>	<p>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.</p>
<p>Setting of a heritage asset</p>	<p>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.</p>
<p>Significance (for heritage policy)</p>	<p>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.</p>

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