Manningtree and Mistley Conservation Area Character Appraisal and Management Plan

Tendring District Council

PLACE SERVICES

Client:
Tendring District Council

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1. Introduction

1.1 Summary

The settlements of Manningtree and Mistley are located on the southern banks of the River Stour which forms the northern border of Essex. They are located within the picturesque valley of the River Stour with wide views of the Suffolk border. The Manningtree and Mistley Conservation Area was first designated by Tendring District Council in 1969 and is situated at the northeast of Tendring District. The special interest of the Conservation Area is derived from the origins of both areas as port settlements, located in ideal positions on the River Stour estuary, and as centres for the malting industry. Mistley, originally designed as a spa settlement, expanded with the boom of the maltings industry to include artisan houses and terraces of workers cottages. Manningtree is a medieval planned town with a number of historic buildings illustrating its growth; this settlement was also a major centre for the maltings industry though in later years much of the processing was undertaken at Mistley. The railway runs through both settlements, providing direct links to London and Norwich in Manningtree and as part of The Mayflower line with Mistley. The Conservation Area comprises the medieval and post-medieval development of both settlements, including historic industrial areas and the designed landscape and parkland associated with Mistley Old Hall and Mistley Place (Figure 1).

As defined by the 'Planning (Listed Building and Conservation Areas) Act 1990, a Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation Area designation gives broader protection than the listing of individual buildings, as it recognises all features within the area which form part of its character and ensures that planning decisions take the enhancement and preservation of the quality of the area into consideration.

1.2 Conserving Tendring's Heritage

Tendring District Council appointed Place Services to prepare this Conservation Area Appraisal. The document is provided as baseline information for applicants to consider when designing or planning new development within the Conservation Area or its setting. This document provides an assessment of the historic development and character of Manningtree and Mistley and outlines its special interest. The appraisal will also consider the significance of heritage assets and the contribution that these, along with their setting, make to the character of the area. The understanding of significance will be used to assess the susceptibility of the Character Areas to new development, highlighting key assets of importance.

This appraisal will consider how different Character Areas within Manningtree and Mistley came to be enhanced as well as assessed their building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities can be used to assess the key characteristics of each area, highlighting potential impacts future developments may have upon the significance of heritage assets and the character of Manningtree and Mistley. This assessment is based on information derived from documentary research and analysis of the individual Character 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 Advice Note 1 for Conservation Area Appraisal, Designation and Management (2019) and The Setting of Heritage Assets (2017).

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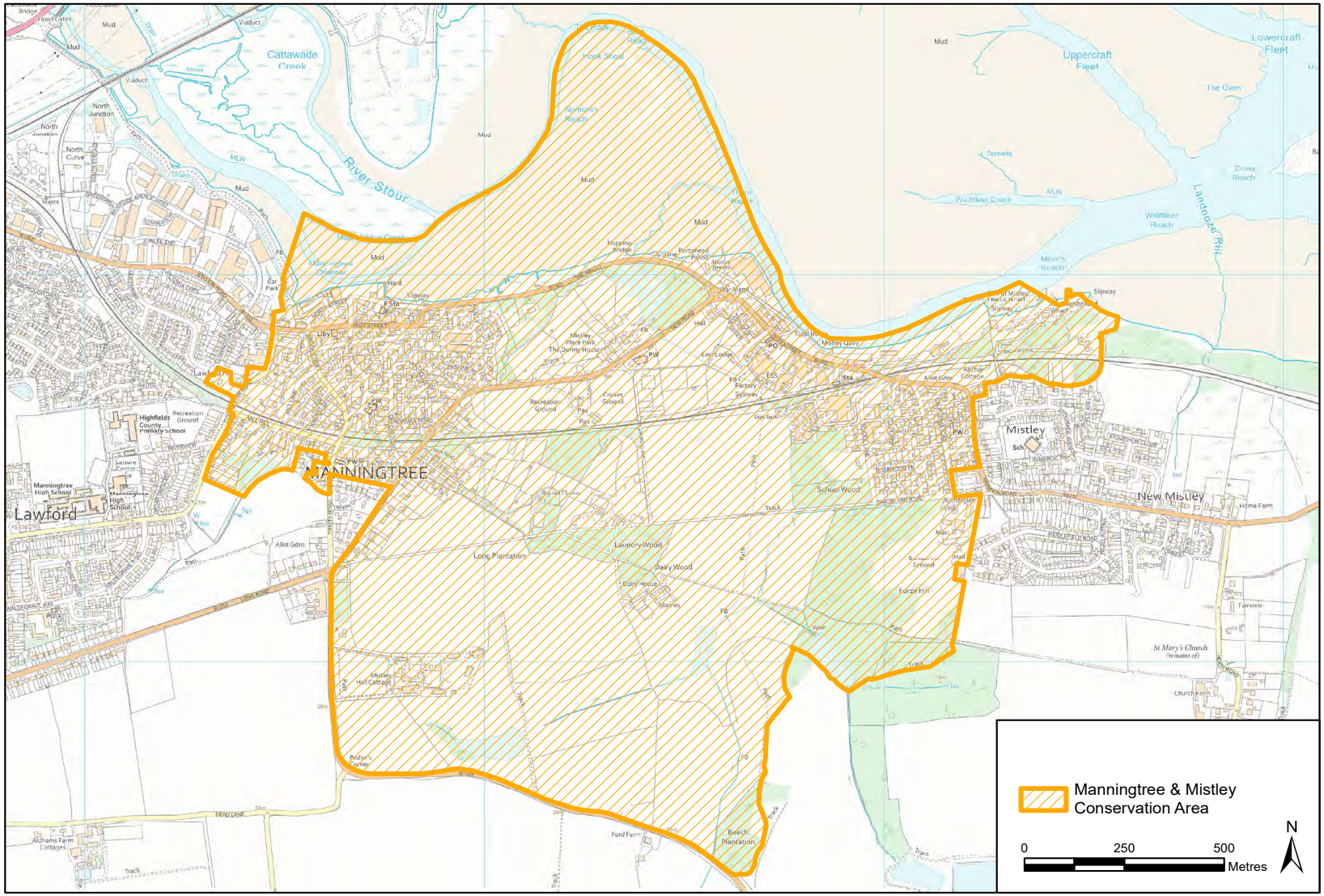

Figure 1 Map of the proposed 2022 Manningtree and Mistley Conservation Area within its wider context ©OS Maps

1.3 Purpose of Appraisal

This appraisal defines the special interest of a conservation area that merits its designation and describes and evaluates the contribution made by the different features to its character and appearance.

This document should be used as a baseline to inform future development and design regarding the sensitivities of the Historic Environment and its unique character.

It is expected that applications for planning permission will also consult and follow the legislation, policy and best practice guidance given in the appendix. Applications that demonstrate an understanding of the character of a Conservation Area are more likely to produce good design and good outcomes for agents and their clients. This Appraisal will strengthen understanding of Manningtree and Mistley and its development, informing future change.

1.4 Planning Policy Context

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.

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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

1.5 Conservation Area Designation

The Manningtree and Mistley Conservation Area was designated by Tendring District Council in 1969. Boundary revisions have been undertaken in 1981, 1983, 1989, 1994 and 2010. Of note are the 1994 and 2010 boundary extensions which included part of the parkland and landscape of the eighteenth century Mistley Old Hall within the boundary (to the south-east of the Conservation Area). Character appraisals were commissioned for the Conservation Area in 2001 by Tendring District Council and these were updated and adopted in 2006. These involved consultation with town and parish councils and local amenity bodies. A Conservation Area Management Plan of Manningtree and Mistley Conservation Area was undertaken in 2010 to co-ordinate the enhancement of the qualities of both Manningtree and Mistley together. Much of the descriptive material used in the 2006 report was retained and informed the management plan. While the separation of the settlements into separate Conservation Areas has been considered it was decided that the intertwined historical interest and parish histories combined with the influence of the Rigby family on the architecture and mutual maltings industry development all informed the built heritage and characteristics of both Mistley and Manningtree collectively.

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2. Manningtree and Mistley Conservation Area

2.1 Location and Topography

Both Mistley and Manningtree are situated along the south bank of the River Stour. The settlements are located on the eastern edge of Dedham Vale, a designated Area of Outstanding Natural Beauty. The area is characteristic lowland Essex countryside to the east and the Conservation Area is nestled between hills to the south and the river estuary to the north (Figure 2). The areas around Manningtree and Mistley comprise historic woodland, open agricultural landscape and, for Manningtree, the settlements of Cattawade and Lawford.

Both modern settlements retain their historic layout; Manningtree as a medieval port town and Mistley as a post-medieval planned spa, with later industrial maltings. The historic cores are designated together as one Conservation Area stretching from Colchester Road, Manningtree in the west to Harwich Road, Mistley in the east. The centre of the area is a large green space, formerly Mistley Old Hall parkland, with the Scheduled Monument of Mistley Towers located on the promontory by Mistley Quay.

The bedrock at Manningtree and Mistley is a mixture of clay, silt and sand, a sedimentary bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period. The sediments are marine in origin and comprise coarse to fine-grained slurries and debris that would have flowed from a river estuary into a deep-sea environment, forming graded beds.[1]

Figure 2 View of the River Stour from The Walls

1 British Geological Survey http://mapapps.bgs.ac.uk. Accessed 10/10/19

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2.2 Origin and Evolution

The settlement of Manningtree has its roots in the medieval period. Mistley Thorn settlement was established in the post medieval period and archaeological remains are evident in and around both settlements within the Conservation Area.

Prehistory: Palaeolithic to Iron Age

Manningtree's location, close to the River Stour on a raised sheltered plateau, would have provided a place for early settlers with access to various resources and the intertidal zone via the channel. Sparse Neolithic pottery has been recovered within the vicinity of the Lawford - Mistley parish boundary and significant monuments have been identfied within the wider landscape. Evidence of human occupation has been identified throughout the Conservation Area with a Bronze Age focus on Furze Hill and Mistley where cremations, Beaker pottery and prehistoric implements have been found.

Aerial photographic evidence has recorded cropmarks situated south of Manningtree and west of Mistley Old Hall, indicating activity in the wider prehistoric landscape. This identifies features associated with settlement such as a hut circle, ring ditch and trackway.

Roman

Manningtree is located just north of a Roman road and a scattering of evidence of Roman occupation has been found within the town. Roman features, including a ditch and pottery kiln, have been found at the River View Estate[2]. Although Roman activity and settlement has been identified in the wider area a focus for Roman activity at Mistley has not yet been identified.

A postulated Roman road from Colchester is evident in aerial photographs within the Conservation Area. Excavations have revealed further evidence outside the Conservation Area at Furze Hill and at Dale Hall, Lawford. Archaeological evidence of occupation and metal working industries are also known along the river.

Saxon and Medieval

Documentary evidence first records a settlement in Manningtree in the twelfth century. The settlement was later deliberately planned as a new port with the compact street plan and quayside lying parallel with the river course, dating to the thirteenth century. It is likely that the original quay was further inland than the shoreline is today; the discovery of revetments at the junction between Station Road and North Street indicated the quay's original location and revealed that much of the north of North Street consists of post-medieval madeground[3].

Manningtree grew as a trading settlement and largely shipped agricultural produce from the area. A market is recorded in the town in 1238, having been granted to the manor of Sciddinghou. The settlement of Manningtree grew around the marketplace which was located at the junction of South Street with the High Street. Many of the fifteenth century buildings are centred on this area and the wealth of the sixteenth century buildings also indicate that the port, by this time, was very successful. The dog-leg plan of South Street immediately to the south of the town suggests that there was once a town enclosure. An early burial ground, bequeathed to the town in 1633, has been identified along the High Street.

2 New Mistley - Mistley River View Estate

3 Sparrow, P. 2007. *The Old Slaughter House, Stour Street Manningtree*

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Figure 3 Survey of the manor of Mistley the estate of the Right Honourable Richard Rigby 1778

Post Medieval

The settlement of Mistley, otherwise known as Mistley Thorn, was established as a result of family investment and the expansion of the maltings industry in the eighteenth and nineteenth centuries (Figure 3). The medieval manors passed through various ownership until the estates were divided in 1703 and those in the parish of Mistley were held by Edward Rigby. White's Directory of Essex, 1848 records this as comprising New Hall, White Hall, Abotts Farm, Fords and Dickeley Hall. His son, Richard Rigby, settled in Mistley and built Mistley Hall along with its estate of 700 acres, which held commanding views of the River Stour. Richard Rigby esq. was the instigator of the construction of a model maltings industry at Mistley; this comprised the renovation of some existing properties, the construction of a shipyard, two malthouses, a granary, coal yard and the Thorne Inn in 1724. The first Rigby church was constructed in 1735 and the nave/body of the church was retained in the later Adams re-modelling. Prior to its construction, Mistley was served by its medieval church.

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Figure 4 Mistley Thorn Church 1832 (ERO I/Mb 244/1/9)

Following the development of the buildings in Mistley, Richard Rigby enlisted Robert Adam to design a salt-water spa development which were popular during eighteenth century. The spa development was unsuccessful, however many of the buildings associated with these plans, including the houses along the High Street and at The Green, the Swan Fountain, Mistley Towers and the Hopping Bridge largely survive. The houses built between the Thorn Inn and the church were constructed in 1778, so do not appear on the 1777 Chapman and Andre Map.

The Mistley Towers once formed the east and western wings of the Mistley Thorn Church (Figure 4). Adam remodelled the church in a classical and symmetrical style. The deterioration of the roof led to the demolitionmain of the body of Adam's church in 1870 when a new and larger church in the fashionable Gothic Revival style was built nearby in 1868-70. The towers were left standing and Columns were added to restore symmetry in the gaps left by the nave; the towers were sold on for reuse as private mausoleums, however they fell into disrepair, and were later restored in the mid twentieth century by local architect Raymond Erith and the Georgian Group.[4] It is now known as 'The Towers'.

4 https://www.english-heritage.org.uk/visit/places/mistley-towers/history/

Figure 5 The High Street, Manningtree c.1900-1925

Figure 6 Spooner Grocery Store, Manningtree c.1900-1925

Manningtree retained its medieval street plan into the post medieval period and a good range of surviving buildings are extant today (Figures 5-8). Eighteenth century ribbon development grew along South Street.

Figure 7 East of High Street from the Walls, c.1900-1925

Figure 8 South Street, Manningtree c.1900-1925

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All images on this page are Images of the Mistley, Manningtree and Lawford Area circa 1900-1925 (Manningtree Museum & Local History Group)

Figure 9 Ordnance Survey first edition map of 1875

During the nineteenth century, development took place both within the settlements of Mistley and Manningtree as well as a new house in the parkland between them. Mistley Place was originally built in 1821 for the Norman family and is visible in Figure 10. To its south, the sale of the Mistley Old Hall estate in 1844 allowed for development surrounding the park from the mid nineteenth century. Plots were sold in lots, mostly for meadows but some houses, wharfs, warehouses and a steam mill were built within the bounds of the park.

This included the construction of a new Mistley Hall (Mistley New Hall), a grand mansion built in 1846, which is now the residence of Acorn Village Community Care Home.

Between 1844 and 1875 the New Road was rerouted to the south, and the lands at Mistley Place grew to include a formal garden, ha-ha, nursey, lawn, boating lake and maze. These features are visible on the First Edition Ordnance Survey map 1875 (Figure 9).

Figure 10 Photograph of Mistley Place. Building demolished after WWI. (JBArchive)

Figure 11 Maltings to the east of the quayside, Mistley

Figure 12 The railway ran adjacent to the many maltings buildings from 1854.

Figure 13 Purpose-built quay, Mistley

Figure 14 EDME maltings, Mistley

During the nineteenth and twentieth centuries Mistley continued to grow as a thriving centre of the malting industry, supplying malt via rail and sea transport (Figure 11 and 12). Eight brick built malthouses were constructed as well as a purpose-built quay; these were designed with technologies advanced by Robert Free, whose designs were executed in cast iron made locally at Lawford Ironworks (Figures 13 and 14).

Additional buildings associated with the maltings were also constructed by maltsters Free and Rodwell within the old estate lands including dock facilities, an office block, workers housing and school. The workers cottages were located to the south and east of the planned town outside of the Conservation Area. A brickworks was also located within the former grounds of Mistley Old Hall.

All images on this page are copyright Manningtree Museum & Local History Group

The railway, which arrived in Mistley in 1854, brought with it an architecturally ornate station building to serve the growing industry (Figure 15). The industrial settlement of 'New Mistley' developed to the south of the railway and to the east of the historic settlement. The green gap between the two settlements, which comprises part of the parkland for Mistley Old Hall and Mistley Place, remains as a legible boundary between the two settlements.

The malting industry continued to be an important industry for Manningtree with five separate sites in operation (Figure 16). The Lawford Works was also a major employer with three complexes producing leather and iron goods on the west side of the town; a tannery was also located within the Conservation Area. Further housing was required for the residents who worked within these industries and workers terraces were constructed as a result. New streets were created south of the old town along Brook Street and the areas within the historic core were subject to infill development. The maltings industry in Manningtree was later eclipsed by the success of the large maltings complex at Mistley by the late nineteenth century. Despite this, the arrival of the Eastern Union Railway in 1854 and the continued presence of the quay still encouraged small industrial complexes to develop around the settlement.

Figure 15 Mistley Railway Station 1916 (JBArchive)

Figure 16 Aerial shot of Mistley with Manningtree in distance. Many of the maltings buildings of both Mistley and Manningtree are visible along the riverside. This photo shows the green gap between the two settlements (EROX172-19 IMb244-1-17).

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Modern

Mistley Place became a boys' school in 1910, and the school flourished until the Second World War, when its pupils were relocated for safety reasons and did not return (Figure 17). The building was demolished soon after the war ended, however elements of its designed landscape remain.

Mistley became an important military centre in the early 1950s, during the Cold War, when a number of anti-nuclear Anti-Aircraft Operations Rooms or AAOR were constructed making it one of three in Essex. The site at Mistley became a regional nuclear war headquarters and is now a museum.

The growth of Manningtree and Lawford as commuter towns has led to infill between the settlements along Station Road. Twentieth century development has also infilled sections of the town, particularly following the demolition of buildings adjacent to the marketplace in Manningtree and at the former maltings. This has also occurred in back garden plots such as along Mill Road. Housing developments along Harwich Road have impacted the village's rural setting though in both settlements the planned historic cores remain legible.

Figure 17 Manningtree from the air. The former Digby maltings' site and Mistley Place are visible in the centre of the photograph. (ERO I/Mb 244/1/16)

2.3 Revisions to the Boundary

The NPPF (2021, para. 191) states that "When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest".

An area would need to have special architectural or historic interest for such protection and it is solely in order to ensure the robustness of the Mistley and Manningtree Conservation Area, that those parts lacking the necessary special interest have been excluded. However, open areas that have been excluded form an important part of the setting of the Conservation Area. The undeveloped pastoral character of the setting contributes to the Conservation Area's significance and allows that significance to be appreciated. The setting of the Conservation Area is discussed in detail in section 3.5 Beyond the Conservation Area Boundary.

The removal of open meadows and fields that do not have special architectural or historic interest and their subsequent characterisation as part of the Conservation Area's setting, is essential in order to ensure the continued strength of protection the Conservation Area designation brings.

As part of this review, the Conservation Area boundary has been revised to reflect changing methodologies of good practice and provide a clearer strategy which acknowledges the practicalities of Manningtree and Mistley's unique built environment. The settlements of Mistley and Manningtree, as well as the open space between them, has been assessed. It is considered that the area spanning the two settlements is retained within the Conservation Area boundary; this is because it comprises the former deer park of Mistley manor and Mistley Place Park. Located within both parishes it is significant to the history of both settlements.

Necessary Extensions and Reductions

It is proposed that the area north of Long Road, comprising agricultural land and allotments, is excluded from the Conservation Area. This area of land has little intrinsic historic significance or special interest and is therefore not considered appropriate to include within the Conservation Area, however, this area contributes to the setting and significance of the Conservation Area.

Modern development, including Foundry Court west of Colchester Road and Elmdale Drive, is proposed for removal from the Conservation Area. Mistley Village Hall, which was built in the 1990s, is also recommended for exclusion. These areas lack special architectural or historic interest, and do not enhance the Conservation Area.

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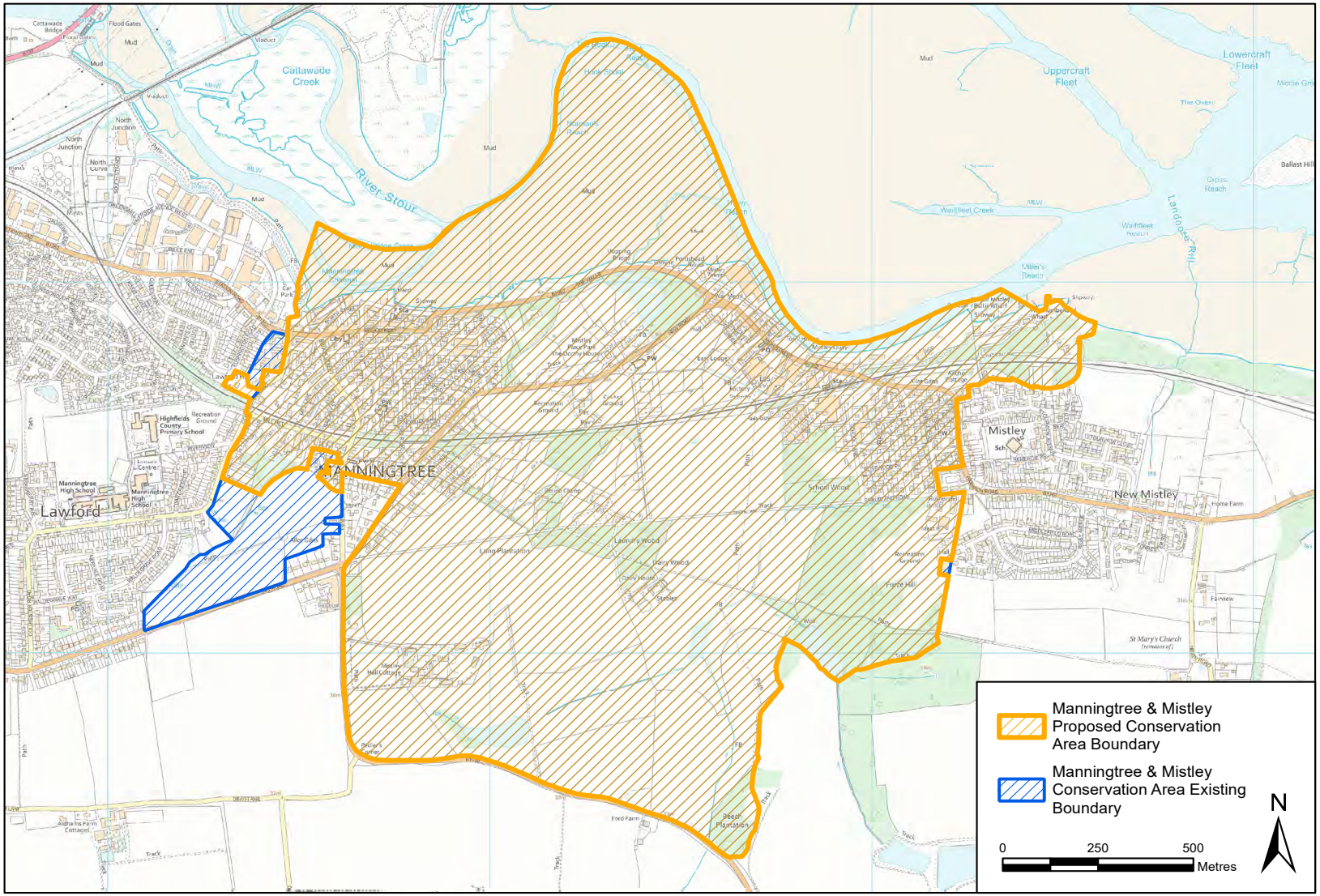

Figure 18 Map of Manningtree and Mistley Conservation Area Boundary Revisions (2022) ©OS Maps

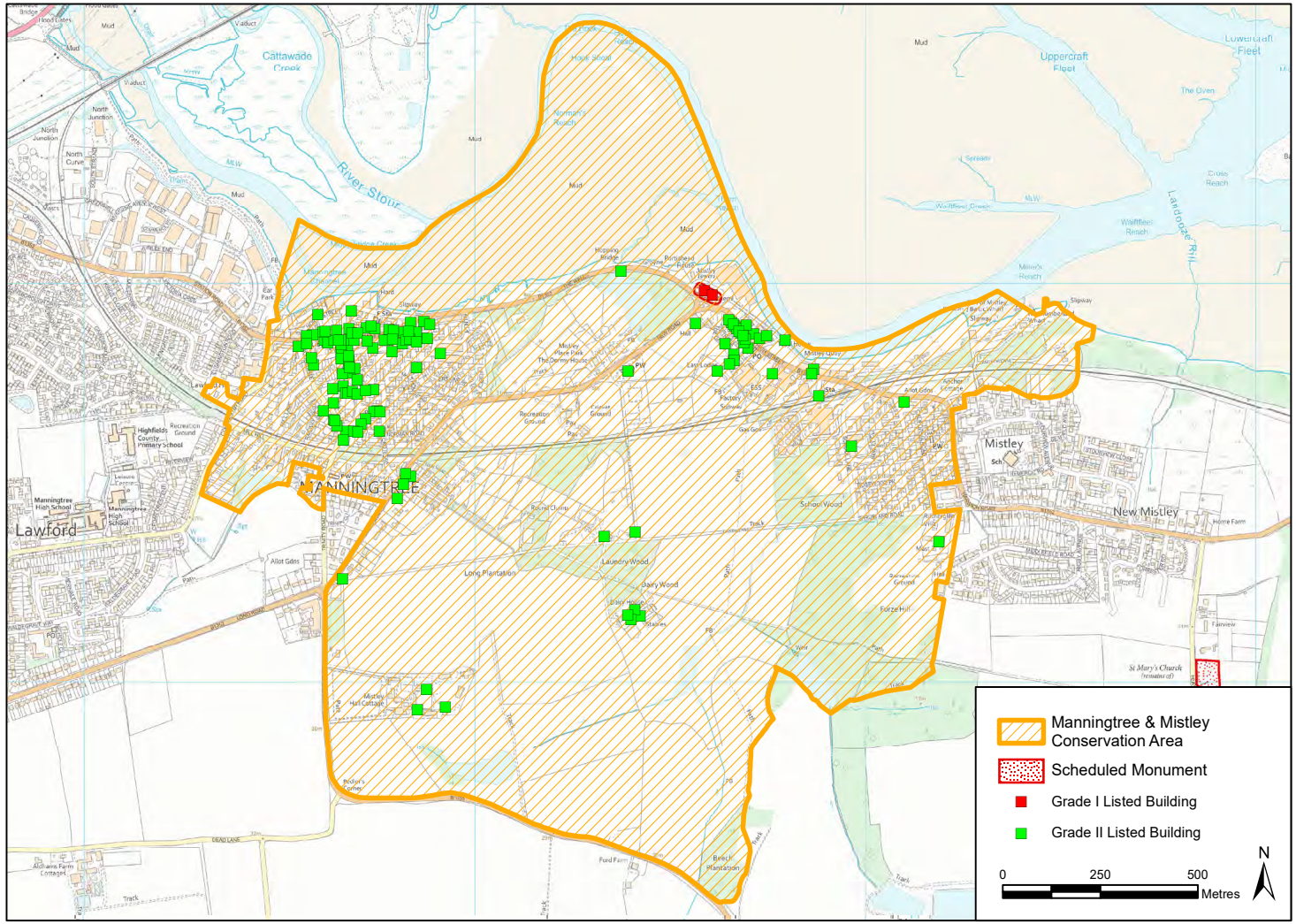

Figure 19 Map of designated assets within Manningtree and Mistley Conservation Area ©OS Maps

2.4 Designated Heritage Assets

Within the Conservation Area there is a high density of designated heritage assets, reflecting its historic significance and high retention of historic building stock (Figure 19). The designated heritage assets within the Manningtree and Mistley Conservation Area are as follows, with a full list by settlement included in Appendix 6.1:

Mistley

Within Mistley there are two Grade I Listed Buildings; the two Mistley Towers which are listed separately as the North West Tower (Entry No. 1240390) and South East Tower (Entry No. 1261061). These towers are also located within the Mistley Towers Scheduled Monument. The remaining forty-six Listed Buildings and structures within the Conservation Area are Grade II listed.

Manningtree

There are eighty-three Grade II Listed Buildings and structures within Manningtree.

2.5 Non-Designated Heritage Assets

Local List

Tendring District Council currently has no list of buildings of local historical and/or architectural interest that are not designated, however the buildings listed below would be considered as non-designated heritage assets. These should be considered for inclusion as they are either considered to be good examples of their type or architectural style or are of heritage significance and are all relatively complete in their survival.

Further information on their contribution to the Conservation Area can be found in Sections 3.3 and they are identified below:

Manningtree

- 5 A and B North Street
- Rear of De'aths Bakery
- 67 High Street
- 10 Quay Street, Stour Sailing Club
- CMS Carpets Ltd, Stour Street
- The Old Maltings, Stour Street
- 38 South Street
- 44 and 46 South Street
- 39, 41, 43, 58, 62 South Street
- 1-12 Regent Street
- 10-16 York Street
- 9-15 Oxford Street
- 4, 6,8, 10, 12, 21-37 and 39, 43 Oxford Street
- The Bungalow and Waterworks, Lawford (Mill Hill) (Figure 23)
- The Skinners Arms, Station Road (Figure 22)
- The Swan, Brook Street (Figure 21)
- Tide Clock Tower opp. Sailing Club, Quay Street (Figure 20)
- 30, 32, 34, 36, Oxford Road
- Trinity Farm Cottage, 1-4 Elm Terrace, Elm House, White Lodge, South Street
- St Michaels Cemetery, Trinity Road
- 62 and 64, Colchester Road

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Figure 20 Tide Clock Tower opp. Sailing Club, Quay Street

Figure 21 The Swan, Brook Street

Figure 22 The Skinners Arms, Station Road

Figure 23 The Bungalow and Waterworks, Lawford (Mill Hill)

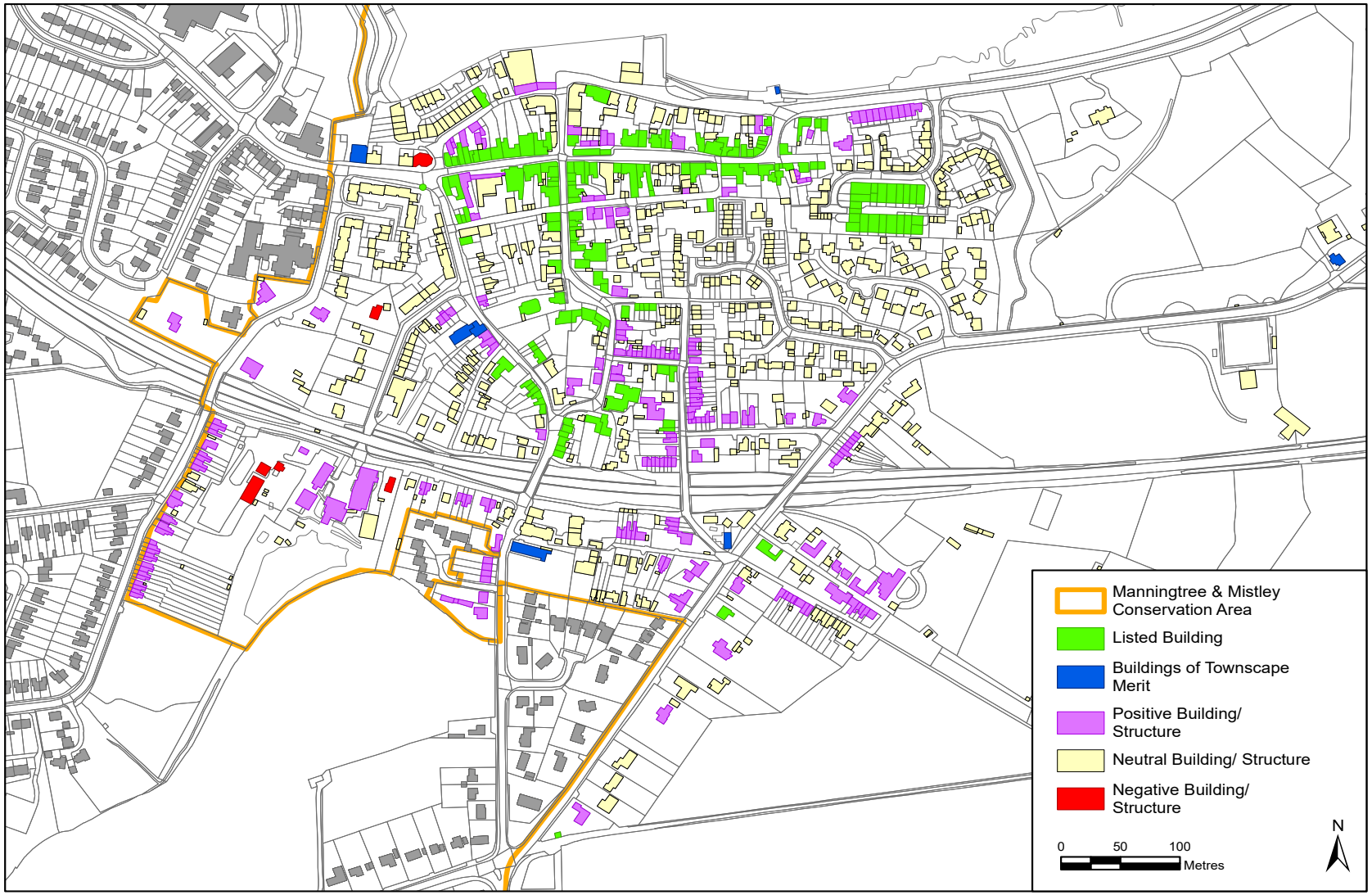

Figure 24 Significant Assets Map of Manningtree and Mistley

Mistley

- 1-10 Park Cottages
- 1,3,5,7 The Park
- Mistley Lodge, New Road
- 16, 18, 19, 21, 22 New Road
- 1-3 Croft Cottages, Primrose Cottage, 1 The Chase, Chase Cottage, The Chase
- 1,2, Barnfield Cottage, Barnfield
- 1-8 Railway Terrace, Oxford Road
- Nos. 20-58 California Road
- Wiltshire Terrace, 5-7 California Road
- Denman House, California Road (Figure 28)
- Methodist Chapel, Chapel Cut
- James Terrace, Beckford/Harwich Road
- Norman Memorial Hall
- Norman Schools (Old School and schoolhouse)
- The EDME Malt Extract Factory, High Street (S)
- Mistley Quay Workshop, High Street (N)
- The Brooks Malting, High Street (N)
- Seafield House (Robert Frees House)
- Alma House, Harwich Road
- Stour Cottages, Beckford Road
- 1-4 Armagh Terrace, Beckford Road
- 1-4 Rigby Terrace, Beckford Road
- 1-2 Pleasant Place, Beckford Road
- Ladysmith Villas, Beckford Road
- Maltings buildings south of the Railway line
- The Abbey, High Street (Figure 25)
- Waterworks House, High Street
- 2 Waterworks House, High Street
- EDME Ouse, House, High Street
- Chimney EDME LTD
- Anchor Inn, Harwich Road

Figure 25 The Abbey, High Street

Figure 26 Rear of EDME Malt Extract Factory and Chimney, High Street

Figure 27 Trinity Free Church, Trinity Road

Figure 28 Denman House, California Road

- Portishead House, The Walls
- War Memorial
- The Wagon, New Road
- Trinity Free Church, Trinity Road (Figure 27)

- 1-5 Norman Road
- Albert House and Beech House, Norman Road
- 27, 29, 31, 34-46, New Road

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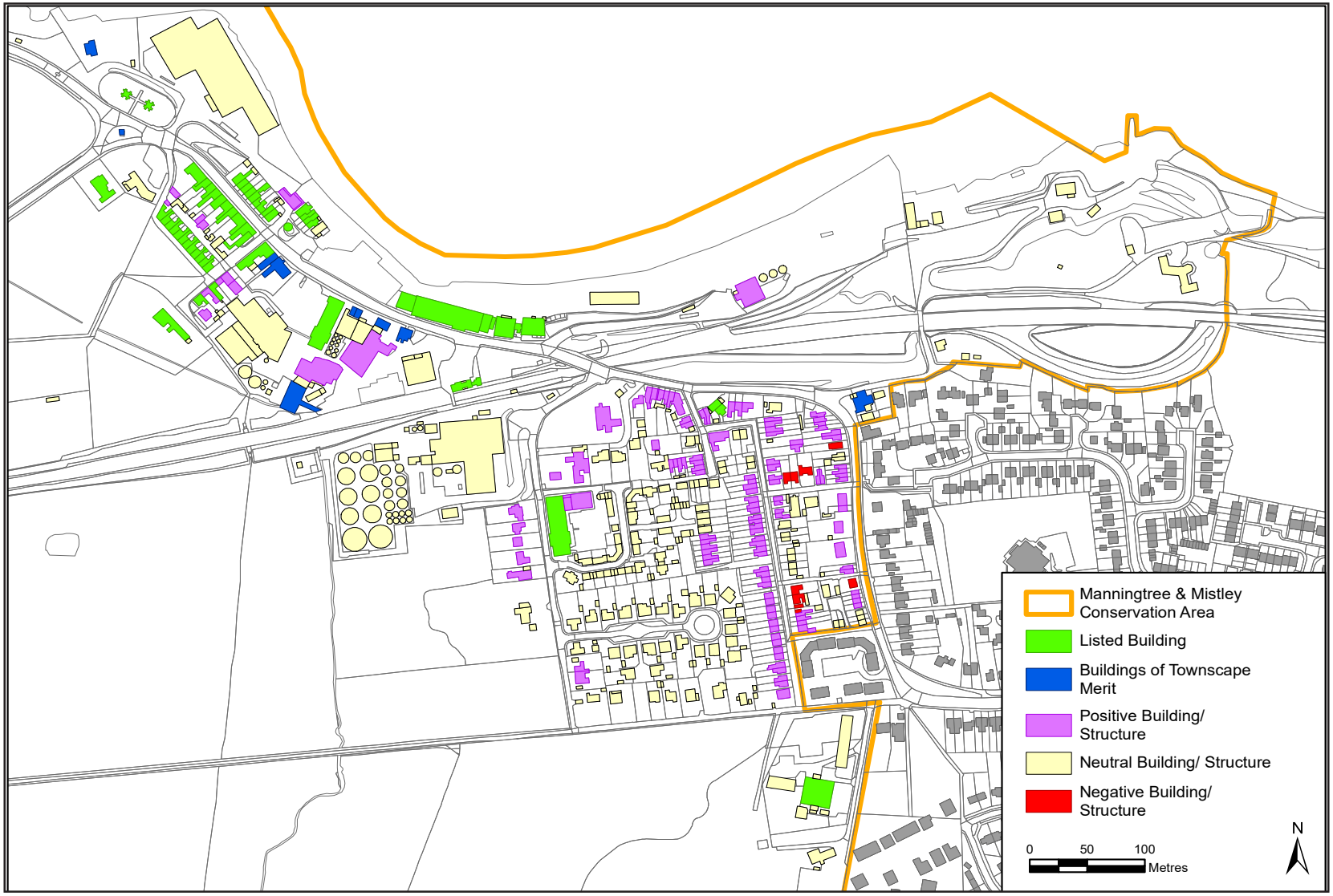

Figure 29 Significant Assets Map of Mistley

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2.7 Archaeological Potential

A few small-scale excavations have been undertaken within the Manningtree and Mistley Conservation Area. These largely comprise excavations of medieval stratigraphic deposits and timber remains of the quay and former structures.

The archaeology of the Conservation Area is likely to comprise of mainly medieval features, structures and finds although prehistoric finds and potential monuments have been found dispersed throughout the Conservation Area. There is a focus of Bronze Age archaeology around Mistley and Furze Hill probably due to the settlement's position on the estuary and high ground.

Roman activity has been largely focussed at Mistley with evidence of occupation and metal working industries along the river.[5]

The Colchester Roman road can be projected to terminate on the Stour estuary at Mistley and may suggest the presence of a small port and trading centre during the Roman period.

Whilst the post-medieval settlement evidence is more likely to be sited along the street frontage, the backyard areas contain preserved archaeological remains of the medieval settlement.[6]

These have shown good preservation of burials, paleoenvironmental and waterlogged deposits particularly in Manningtree along North Street and the High Street and in Mistley along the quay.[7] This level of preservation means structures and hulks relating to quays and landing facilities may survive in the Conservation Area. The area north of South Street is likely to have been the location of the medieval dock, as it was located at the point where Manningtree Channel comes closest to the shore. Excavation evidence has demonstrated the survival of bone and shell, as well as ceramics, metal objects and building materials.[8]

Post-medieval stratigraphic deposits have been found along the seaward side of 'The Walls' causeway where timber posts have been identified as the former sea wall revetment.[9] The partial survival of the medieval street plan of Manningtree, and the extensive listed buildings, is an important, well preserved resource. In a similar fashion, the designed plan of Mistley and its relationship with Mistley Old Hall and parkland is a legacy of industrial archaeological significance for the growth of the malting industry.

5 New Mistley - Mistley River View Estate

6 Sparrow, P. 2007. *The Old Slaughterhouse, Stour Street Manningtree*

7 Wallis, S. 1992. *Archaeology in Essex 1991. vol 23*

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3. Assessment of Significance

3.1 Summary of Special Interest

The special interest of Manningtree and Mistley combined derives from their origins as settlements with ports and the importance of the maltings industries.

Manningtree's significance is drawn from its growth as a medieval market town which is distinct from Mistley in terms of the density of historic domestic buildings dating from this period of growth. These buildings are illustrative of the town's relationship with the river, which sparked its growth as a market town and agricultural centre. As a result, its narrow streets evoke the medieval character of the place. Manningtree retains the original warehouse areas and workshop spaces along North Street, Stour Street and the river boundary emphasises the feel that this town was, and is, characterised by its working relationship with the River Stour.

Mistley, in contrast, derives its significance from its planned creation as a post-medieval spa town with contrasting grand Georgian buildings and large industrial maltings complex along the quay. Stylistically, the planned communal spaces within this village close to the river add to the village's recreational 'spa' feel. The style of buildings throughout the settlement are a result of Richard Rigby's design and this style has been adopted in Robert Free's Maltings buildings. Despite the differences in land use and date, the relationship between the residential and industrial areas is intrinsic and embodies the settlement's significance.

3.2 Land Usage

The Conservation Area predominantly comprises of commercial, residential and recreational areas. The north of the Conservation Area includes dockside infrastructure and maltings complexes. Manningtree comprises a mixture of retail and residential buildings, often medieval in origin.

Both settlements within the Conservation Area can be divided into two areas each distinctly 'industrial and commercial' and 'historic and residential'. In both Mistley and Manningtree, industrial areas relating to the shipwrights and maltings industries, including malthouses and adjoining kilns, are still evident within the historic building stock. Mistley is still home to two Maltings industries.

The green gap between the two settlements, formerly part of Mistley Park estate, constitutes a mixed-use area, primarily privately owned, but used by the public for leisure activities. This is encouraged by the recreation ground, Public Rights of Way (PRoW) and woodland, a cricket ground and playground. The railway 'Mayflower' line, which provided for both industrial and domestic services, makes a direct link across the Conservation Area connecting the two settlements.

3.3 Character Analysis

The Conservation Area has been divided into ten-character areas. These have been determined by their predominant land usage, building layout and building ages resulting in distinct characteristics. Six-character areas are located in Manningtree and four in Mistley, including the former deer park of Mistley manor and designed landscape of Mistley Place Park.

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

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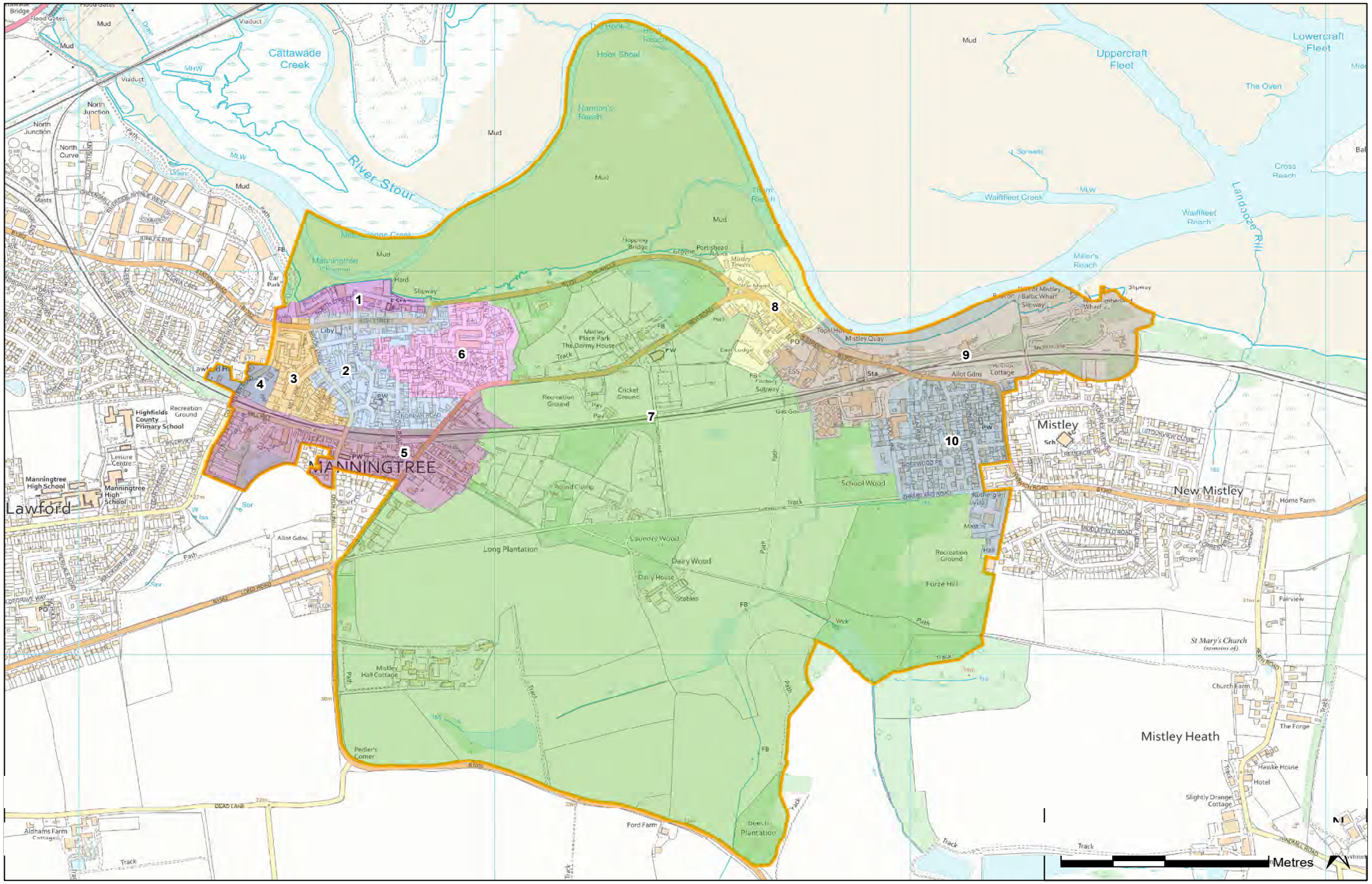

Figure 30 Character Areas within the Manningtree and Mistley Conservation Area ©OS Maps

Key to Character Area Map

1 - The Quay

2 - Historic Core

3 - Marketplace and Mill Lane

4 - Colchester Road Villas

5 - South of the Railway Line

6 - Manningtree East

7 - Mistley Old Hall parkland, Mistley Place Park, The Walls and The Stour

8 - Mistley Historic Core

9 - Mistley Maltings

10 - East Mistley

Manningtree

Figure 31 View east along North Street, Kiln of original maltings visible

Figure 32 Varied roofline to the rear of the properties on the High Street, viewed from North Street

Area 1 – The Quay

The Quay character area comprises the historic industrial quayside with associated buildings in the north of the Conservation Area. Originally a centre for the cloth trade, Manningtree's port would have been a busy place, a quay for barges to dock who carried their cargoes to London or elsewhere along the East coast. This area follows the historic development along the river's edge and its industrial heritage.

Layout

The historic plan of the development along the River Stour's edge, which would have originally followed the quayside, is still evident in the wide nature of Quay Street. The twentieth century development along North Street has referenced the form, detailing and materiality of maltings buildings which would have formerly lined the quayside (Figure 31). These are neutral contributors to the Character Area.

To the south of North Street, an area of former maltings buildings is undeveloped and is currently being used as car parking. This allows for views of the domestic and commercial entrances to the High Street shops and services (Figure 32). These entrances would have been accessed via alleyways and some of these are preserved behind buildings to the south west of North Street.

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Figure 33 Grade II listed former warehouse to the east of south street

Listed Buildings

There are two listed buildings within this character area; the kiln at the east end of the maltings along North Street and the Quay Courtyard. The kiln is the last remaining feature of the maltings that stood adjacent to the Stour from the nineteenth century and, therefore, has evidential and historical value because it is the final clear link between the Robert Free industry which linked both Manningtree and Mistley and held them both up as centres for the maltings trade (Figure 31). The building is red brick with a rendered ground floor, hipped grey slate roof and similarly grey slate pyramidal roofed ventilators with white timber boarding. This building has influenced the form of surrounding modern development.

The second is a Grade II listed former warehouse to the east of south street (Figure 33). A two-storey former docklands building of gault brick looks out towards the timber yard and river with large semi-circular windows on the first floor and full height round headed gauged arches.

Non-Designated Heritage Assets

Considered a Building of Townscape Merit, The Skinners Arms is in a prominent position along Station Road. This is a red brick former house which dates to the early nineteenth century and has a later frontage with pilastered entrance and large sash windows. The pub has a characteristic Suffolk/Essex cartouche advertising 'Tolly Cobbold' a local Harwich brewery (Figure 34). The merging of Tollemaches and Cobbolds in 1957 indicates that this sign is a later addition to the building.

Figure 34 Tolly Cobbold sign at The Skinners Arms

Figure 35 Maltings Kiln and Jewsons warehouse

The eastern most building within this character area, the Stour Sailing Club, is an attractive former residential building (now club house) with a raised doorway, weather boarded bay window, a balcony with river views and decorative railings to the fore and steps (Figure 36). The sailing club has owned this house for a number of years and the residential building, which dates to the nineteenth century.

The Tide Clock and Boathouse, a significant marker for those out on the river as well as along The Walls, is located just off Quay Street adjacent to the slipway. The building makes a positive contribution to the river side vista.

Building Materials and Boundary Treatments

The building materials in this character area are largely of red brick. The twentieth century maltings style development is finished with black weather boarded jettied gables, white painted render and slate tiles reflecting the adjacent early nineteenth century kiln.

The remaining historic buildings are finished in white painted render with slate roof. Along North Street, the older buildings directly abut the road and twentieth century development fronts onto the pavement. The dockland industrial character is enhanced by the large green warehouse which maintains the height of the maltings and the gabled roof, to the rear of Jewsomes (Figure 35).

Quay Street is similar in character with several additional treatments, black railings and brick wall. A line of cobbles demarcates the pavement along Quay Street. The lack of any raised pavement, although potentially historic, is particularly unsafe along Quay Street due to the blind corner and one-way traffic.

Figure 36 The Stour Sailing Club, Quay Street

Landscaping and Open Spaces

There are few open spaces given the dense urban industrial townscape. Two areas have been landscaped, along the north of Quay Street and along Maltings Wharf, and these both make a positive contribution to the area. The open space comprising beach and promenade just off Quay Street enhances the character area by demonstrating the historic links between this area and the quayside. Despite the strong waterside relationship views of the river are restricted along Quay Street however the riverside and beach are easily accessible. Parking follows the riverside wall and a small green exists midway; gaps in the wall provide glimpses out towards the estuary and the beach and the slipway. The continual use of the riverside for sailing, rowing and other water sports contributes to the experience of this character area.

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Figure 37 Former marketplace with the Manningtree Ox sculpture affixed to the end of the eighteenth century building

Area 2 – Historic Core

Character Area 2 comprises the central core of Manningtree encompassing medieval and post-medieval built heritage. Buildings in this Character Area are some of the earliest in the settlement and form the thriving centre of the historic market town (Figure 37). The streets of this Character Area are narrow and lined with two and three storey buildings of varying materials and construction techniques including timber framed buildings with rendered elevations or refaced in the eighteenth century with Georgian red brick.

The decorative neo-Classical Greek and Tuscan style doorcases of the Georgian houses contrast with the smaller industrial buildings and cottages, resulting in a streetscape with a varied architectural character. The contrast between the more formal Georgian facades and the vernacular buildings is a consistent theme throughout this Character Area.

Layout

This area comprises the historic core of Manningtree originally laid out along the High Street. It contains the medieval High Street and later linear ribbon development along South Street and Brook Street. The former market area at the crossroads with South Street, and the two Grade II listed eighteenth century buildings in the centre of the street, are prominent features in views along the High Street from both the west and east. The density of development within the commercial core is high with buildings located on the pavement edge creating narrow streets. The southern part of the Character Area contains late eighteenth and nineteenth century houses and cottages, predominantly of brick construction. Most are terraces at the pavement edge but there are some detached houses with small front gardens. There are important views into this Character Area entering Manningtree from the west and south.

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Listed Buildings and Non-Designated Heritage Assets

There is a high concentration of listed buildings along the High Street (See Appendix 6.1). 31 listed buildings line both sides of the High Street creating a continuous frontage of historic buildings with traditional architectural details and materials, many with sash windows, decorative doorcases and historic shopfronts. There are several listed public houses, and former public houses, along the High Street. These include the former White Hart Public House and The Crown Public House both on the north side of the High Street and similar in age and appearance. Both are sixteenth or early seventeenth century buildings with an eighteenth century brick refronting, now painted. The carriage arch of The Crown remains intact and there is a shopfront infill to the former carriage arch of the former White Hart. The carriage arch at The Crown affords views towards the River Stour (Figure 38).

A variety of historic and traditionally detailed shopfronts contribute to the street scene and many are within Grade II listed buildings. The traditional shopfronts are timber and typically include decorative features including pilasters and consoles, between well-proportioned fascias and stallrisers. Particularly interesting examples along Manningtree High Street include the double pilastered shopfront with panelled pediments on the former Abbey National building, and the intricate Victorian shopfront of 19 High Street which includes panelled and fluted end pilasters, decorative columns with carved capitals and decorative spandrels.

The library building dominates the west end of the High Street. Built in 1865 as the Corn Exchange, it later became a public hall and then a church before its conversion to a library. Its off-white stuccoed façade in a formal classical style with a central portico of four Ionic columns to an Ionic portico, deep cornice and large round headed windows, is prominent within the streetscape (Figure 39).

Figure 38 View through the carriage arch at The Crown Inn

Figure 39 The Library building with its distinctive façade

Occupying the plot in the centre of the High Street alongside the former market place is 25 High Street. This is a well-proportioned two storey eighteenth century building constructed in red brick with a large external chimney stack to the western end. Due to its position, it is the central focus for the High Street. Adjacent to this, on the corner of the High Street and South Street, is The Mogul Indian Restaurant (Figure 40). The medieval origins of this building are immediately apparent in its South Street frontage where part of the fifteenth century timber framed structure, with jetty, timber mullion windows and brick noggin infill, is exposed. This building makes an important contribution to the area's character and appearance as one of the settlement's earliest surviving buildings, as well as being an attractive element of the streetscene.

39-45 High Street, currently Lucca's Restaurant, is located in a prominent position in the centre of the High Street on its northern side. This is also a building of timber framed construction with its fenestration altered in the eighteenth and nineteenth centuries to include sash windows and ground floor bay windows.

There are 26 listed buildings along South Street. A terrace of houses run from 7 to 15 South Street, dating to the eighteenth century (Figure 41). Largely unaltered, this is an attractive red brick terrace with sash windows under gauged brick lintels, decorative doorcases and flat roofed dormers.

Figure 40 The Mogul restaurant with exposed timber frame and mullion windows

Figure 41 View north of the eastern side of South Street

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Several Georgian listed buildings front the small Green midway along South Street (Figure 42). 48, enclosed to the front by a low brick wall surmounted by arrowhead railings, is a characteristic example of the eighteenth-century building style prevalent throughout the area. Its symmetrical gault brick front elevation with sash windows and portico, below a slate roof, positively contributes to the streetscape. Also notable on South Street is the Methodist Church and associated Hall; this imposing frontage, which dominates the northern end of South Street, is a landmark building in gault brick with stone dressings and a classical recessed porch with columns and a central cupola above a pediment (Figures 43-44).

Three sixteenth century Grade II listed cottages terminate South Street at the junction with Brook Street. Formerly a timber framed hall house with projecting cross wings, the rendered elevations now painted in bright pastel colours make a positive aesthetic contribution to the streetscape. The tall eighteenth-century gambrel roof to the former southern cross wing, occupies a prominent corner position and is a particularly characterful building form.

Figure 42 Hill House, 54 South Street

Figure 43 57, South Street

Figure 44 Methodist Church

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Figure 45 Listed cottages along Brook Street

There are eight listed buildings along Brook Street, three on Regent Street and one on Oxford Road, all of which make an important positive contribution to this Character Area. This residential part of the Character Area expanded rapidly during the nineteenth century and there are many listed buildings which are characteristic of this date, including 2-8 Brook Street which comprises an attractive Grade II listed terrace of four cottages with sliding sash windows and decorative doorcases featuring pilasters and plain friezes (Figure 45). There are other examples of well-preserved nineteenth century terraces along Regent Street, Oxford Street and the Old Railway Terrace. 1-11 Regent Street terrace retains several original pilastered doorcases, characteristic of this area, and sash windows set within red brick frontages above a continuous rendered plinth (Figure 46). Also dating to the nineteenth century, the Manifest Theatre, formerly a Methodist Primary School, is a fine red brick building; set back from the housing this characterful building creates a break in the building line established by the terraced houses and is of communal and historic value (Figure 47).

Figure 46 1-11 Regents Terrace

Figure 47 The Manifest Theatre, Oxford Road

Non-Designated Heritage Assets

Due to the quality of historic building stock in this Character Area, there are several buildings of local architectural or historic interest which are considered to be non-designated heritage assets including:

- CMS Carpets Ltd, Stour Street
- The Old Maltings, Stour Street
- 38 South Street
- 44 and 46 South Street
- 39, 41, 43, 58, 62 South Street
- 1-12 Regent Street
- 10-16 York Street
- 9-15 Oxford Street
- 4, 6,8, 10, 12, 21-37 and 39, 43 Oxford Street
- 1-5 Norman Road
- The Swan, Brook Street
- Albert House and Beech House, Norman Road
- 30, 32, 34, 36 Oxford Road
- 1-8 Railway Terrace, Oxford Road

Figure 48 The former Swan PH, now Nirala Tandoori Restaurant

The former Swan PH, now Nirala Tandoori Restaurant, is considered to be a Building of Townscape Merit (Figure 48). This is largely due to its age, historic fabric and location which is visible from the historic core and marketplace. It occupies a prominent position on Brook Street.

However, this building has undergone some unsympathetic modern additions and alterations that detract from the building's special interest. Future works to the building could provide an opportunity for improvements to its appearance. This would have a positive effect on the streetscape.

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Building Materials and Boundary Treatments

Within this Character Area, render and brick are the most common external building materials. Brick frontages often disguise older timber framed structures along the High Street, Brook Street and South Street. Gault, red and yellow brick comprise the predominant materials for eighteenth and nineteenth century houses, and painted brick is also common along the High Street. Red brick terraces are common towards the south east of the Conservation Area, along Regent Street, York Street, Norman Road and Oxford Street. Some are interspersed with light coloured render. Large detached houses, also of brick with more formal doorcases and brickwork detailing, are more common towards the south along Oxford Road and Norman Road. Gauged and segmental arch brick lintels and brick strong courses are common brickwork features throughout the Character Area,

Many of the buildings within this Character Area are rendered and predominantly painted in white, off-white or pastel colours. The variation in paint colour along the High Street and South Street contributes to the character of the area and enhances its coastal location. Many rendered buildings are timber framed and there are also some large commercial and community buildings, including the former Corn Exchange and sides of the Methodist Church, with a stuccoed finish.

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The rears of some buildings along the High Street provide more evidence of their timber frame construction, due to the narrow, gable ended projecting ranges and their roof forms. The rears of many of these buildings are extensively altered and extended reflecting their ancillary and secondary use as workshops, stores and accommodation serving the principal building range fronting the High Street. As a result of this, the roofscape is varied in views from Quay Street and North Street of the rears of buildings along the High Street.

Stour Street is made up of largely industrial buildings which are more utilitarian in design and form (Figure 49). These buildings are typically low in height utilising different bricks and different bonds with repair work clearly visible. Some of these industrial buildings feature some black featheredged weatherboarding, a traditional Essex building material, particularly to infill larger openings.

Roofs within the Character Area are predominantly clad in clay plain tiles and natural slates. Plain tile is predominant on more historic buildings with slate used on nineteenth century buildings, or earlier buildings that have been remodelled and reroofed.

Timber sash windows are common within this Character Area. Earlier sashes tend to be divided by more glazing bars, with later sashes having larger panes of glass. Timber side-hung casements are also a common traditional window arrangement with grander buildings featuring more elaborate window styles and details.

Boundary treatments within the Character Area vary due to the different land uses and density of development; the commercial High Street and the northern part of South Street is densely developed with buildings at the pavement edge, and further north along South Street, on Oxford Road and Brook Street the loser grain of the residential buildings permit small front gardens.

Figure 49 Industrial buildings on Stour Street featuring repaired brickwork and black weatherboard infill

The properties towards the south of the Character Area have small front gardens bounded by railings or hedging. Oxford Road has mixed boundary treatments with low railings, picket fences and hedging. Tall hedges and planting in front gardens along the south of Brook Street contribute to the verdant character of the residential area.

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Figure 50 Manningtree Ox sculpture and small square

Landscaping and Open Spaces

Due to the density of the layout, there are few opportunities for open spaces within the historic core. However, where they exist, they have created focal points within the Character Area.

Located in the centre of the High Street is a small square formed by the former marketplace. Benches and planting here provide a small but attractive public space in the middle of the busy High Street. from which the Manningtree Ox sculpture, installed on the western elevation of the building overlooking the space, can be appreciated (Figure 50). The sculpture is a reference to the town's festival referred to in Shakespeare's Henry IV, evoking the importance of the town in the medieval period.

At the dogleg along South Street, the small Green is the only notable open green space within this Character Area and makes an attractive central feature to the streetscape as well as a focal point enhanced by mature trees and benches (Figure 51).

Away from the High Street and into the residential streets of this Character Area, private front gardens, trees and planting along boundaries all make a positive contribution to the area's character and appearance (Figure 52).

Figure 51 The small Green along South Street

Figure 52 Private front gardens, trees and planting along boundaries

Area 3 – Marketplace and Mill Lane

This Character Area is characterised by its wide, open urban streetscape and predominantly twentieth and twenty-first century development. The existing marketplace is also included within this Character Area.

Layout

This Character Area comprises the twentieth century expansion between Colchester Road at the western boundary of the Conservation Area and Brook Street and also includes the residential streets of Mill Lane and Railway Street.

This area is predominantly residential and includes the detached properties along Mill Lane and the housing development at Bendalls Court. The latter makes a neutral contribution to the Conservation Area and is largely unobtrusive due to its massing and use of appropriate materials (Figure 53).

The houses along Mill Lane are predominantly modern and consist of terraced properties and large detached houses resulting in a disjointed character to the streetscene. Some of the development along this road have referenced the form, detailing and materiality of historic buildings within the settlement, including the terrace at 15-25 Mill Lane (Figure 54). Railway Street is a narrow L-shaped lane connecting Brook Street and South Street; its eastern end is accessible to pedestrians only and affords a clear view of the railway line to the south.

Figure 53 Flats along Colchester Road and entrance to Bendalls Court, The Skinners pub in background

Figure 54 Numbers 15- 25, Mill Lane

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Building Materials and Boundary Treatments

Brick and render are the predominant facing materials within this Character Area, with natural slates and clay and concrete tiles for roofing. The development of Bendalls Court comprises red brick buildings with some painted render jettied first floors and others clad in black weatherboarding; this approach mimics traditional Essex buildings (Figures 55-57).

Figure 55 Houses along Mill Lane

Figure 56 Bendalls Court and marketplace showing jettied frontages of modern development

Figure 57 Same modern development of Bendalls Court fronting Station Road

Figure 58 Blue brick window heads and sills

A large octagonal building at the junction of Station Road with North Street, containing residential flats, has a visually prominent red brick frontage with blue brick window heads and sills(Figure 58). Its slate roof references the form of a maltings kiln but it is particularly imposing within this Character Area and detracts from the scale and quality of detailing of the nearby historic buildings.

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Area 4 – Colchester Road Villas

Character Area 4 is a small area covering four nineteenth and early twentieth century villas, and their outbuildings, located at the brow of the hill on Colchester Road above the historic settlement. These large detached houses, originally on the outskirts of the main settlement, are situated to take advantage of the wide views of the estuary, just north of the railway line along Colchester Road.

Non-Designated Heritage Assets

There are no statutory listed buildings within this Character Area, however, all four of the houses within this Character Area are of particular local architectural and historic interest and are considered to be non-designated heritage assets due to their significance. The group is indicative of the late nineteenth and early twentieth century affluence and growth of Manningtree.

Located in a prominent position on the eastern side of Colchester Road, no.34 appears in views south along Colchester Road from the junction with Station Road. It is an attractive early twentieth century Arts and Crafts style house with many surviving architectural features typical of its age and style. The clay tile pitched roof with prominent red brick chimneys dominates views south along Colchester Road and its recessed porch with columns, half hipped roof and casement windows add to its architectural quality. It is a good, relatively unaltered, example of an Arts and Crafts style house of local architectural interest.

No. 23 Colchester Road is located at the entrance to the former Lawford Iron Works (Figure 59). It is the last surviving remnant of the Iron Works and has historical value as a surviving link with local industrial heritage and a firm which would have been a large employer in the locality (Figure 60). The house is Victorian and has a classically proportioned symmetrical frontage to the north-east with three bays and a central door.

Figure 59 Gault brick frontage of Number 23 Colchester Road at the entrance of the former Lawford Iron Works

Figure 60 Boundary treatment of the former Lawford Iron Works

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This principal elevation is gault brick with gauged brick lintels with the flank and rear walls are constructed in red brick under a hipped slate roof with end chimney stacks. It is of both architectural and historical interest.

No. 40 Colchester Road, also known as Hill House, is similar in style to no. 23 with an attractive symmetrical frontage facing Colchester Road. Its elevations are in red brick with six-over-six sash windows and a hipped slate roof. Its position would have originally afforded long views over the River Stour. This building is of local architectural interest.

No. 25 Colchester Road is set further back from the road and is limited in views from the public realm. However, its architectural quality still makes a positive contribution to the Conservation Area. It dates from the early twentieth century and is of an Arts and Crafts style typical of this period with an asymmetrical elevation under a clay plain tile roof.

Building Materials and Boundary Treatments

Red and gault brick are the prevailing building materials within this Character Area. Roofing materials are either natural slate or plain tiles; slate on the slacker, hipped roofs of the two classically proportioned buildings and plain tiles on the two Arts and Crafts style houses.

Tall hedges and established planting form the boundary treatments with a tall brick wall forming the roadside boundary of no.23, part historic part modern, hedges and planting create a characterful, verdant streetscene. Originally housing a tannery and Lawford Iron Works, 23 Colchester Road has an attractive low brick wall entrance with decorative iron gateposts. This entrance has been remodelled but it would have originally formed the entrance to the iron work's yard and the associated house.

Landscaping and Open Spaces

There are no public open spaces within this Character Area. The four detached houses within the Character Area are set within large plots with large gardens containing mature trees, hedges and planting. Large gardens, mature trees and tall hedges contribute to the area's verdant character and permit glimpsed views of the large houses set back from the road (Figure 61). The mature trees and hedges provide an attractive aspect to road which would have historically led to the rural landscape beyond the settlement. These features make a positive contribution to this area.

Figure 61 View north along Colchester Road into the Character Area 4

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Figure 62 View south along Trinity Road

Area 5 – South of the Railway Line

This Character Area comprises the streets south of the railway line including Mill Hill, Trinity Road and the southern end of Oxford Road. The buildings are predominantly nineteenth century red brick houses and workers cottages and the Victorian buildings of the Lawford's Water Works on the southern side of Mill Hill are a landmark feature of this Character Area.

Layout

The railway line forms the northern boundary of this Character Area with the Conservation Area boundary forming its western and southern edges. Mill Hill runs parallel to the railway line between Colchester Road and Trinity Road (Figure 62). The southern end of Oxford Road bends south east to join New Road and the nineteenth century development of The Park. The Park originally formed the access for Mistley Lodge and Mistley Old Hall beyond. The buildings within this Character Area are relatively low density with terraces along Colchester Road and detached and semi-detached houses along Mill Hill and The Park. The large buildings of the Water Works, formerly the site of Lawford Leather Works, occupy a large site and the Character Area's setting to the south and east consists of areas of undeveloped land.

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Listed Buildings

There are four Grade II statutory listed buildings within this Character Area all located on New Road to the east of the Character Area. The three listed houses, one surrounded with listed railings, are clustered together in an area developed in the mid-nineteenth century with large and affluent homes situated at the edge of the grounds of the old manor house, Mistley Old Hall. The three houses are all similar in design and typical of mid-nineteenth century classically inspired architecture. Together with the development of The Park, they form an important group of well-designed, high quality late Georgian and early Victorian houses within Manningtree.

Dorset House, with Grade II listed gate and railings, dates to c.1840 and is located between the two entrances into The Park. It is two storeys with a three-bay frontage divided by pilasters and six-over-six sash windows with a central porch on Ionic columns. The principal elevation is gault brick with red brick flank and rear elevations under a hipped slate roof.

Further south along New Road is Park Manse, also dating to the mid-nineteenth century. This house is also two storeys and three bays with eight-over-eight sash windows and a central round headed doorway with decorative fanlight. It is red brick with a hipped slate roof It is probable that Park Manse[10] was built at the same time as the Church of Mary and St Michael located north east along New Road (Figure 63).

The Hollies is located south of Park Manse and is also a mid-nineteenth century house of a similar design; two storeys and three bays with a Doric columned central porch, six-over-six sash windows, paired bracketed eaves and a hipped slate roof.

Figure 63 Park Manse to left of photo

10 EHER34665

Figure 64 Terrace, The Park

Non-Designated Heritage Assets

Within Character Area 5 there are a range of buildings, including Trinity Free Church and the Bungalow and Waterworks, Lawford, considered to be non-designated heritage assets because of their local architectural and/or historic value. Because of their significance they make a particularly positive contribution to the character and appearance of the Conservation Area. Many of these buildings are residential properties and are representative of the development of the settlement and are good examples of nineteenth century domestic architecture, some with interesting detailing and all with a high survival of original features.

New Road contains a number of well-preserved nineteenth century houses in addition to those that are listed. Together these building form an important group with stylistic similarities, resulting in a characterful and distinctive streetscape. 25 New Road is a late nineteenth century house constructed in gault brick under a slate roof. Similar to many of the other nineteenth century buildings, it has a bracketed eaves detail, bay windows and prominent chimneys. Neighbouring this building are a pair of red brick houses with yellow brick banding, bay windows, bracketed eaves and round arched doorways and central first floor windows.

On the east side of New Road, opposite Park Manse, is the former Wagon Public House, a characterful building which occupies the corner between Oxford Road and New Road (Figure 64). The building has now been converted, but it retains much of its historic character and occupies a particularly prominent position, particularly due to its alignment at an angle to New Road. It is deliberate in its prominence because of its former use as a public house and coaching inn travellers to Manningtree and Mistley from the south; its continued prominence within the streetscape is an important aspect of its local significance. It likely dates to the eighteenth or early nineteenth century and is an attractive, two storey red brick building with traditional sash windows under segmental arches and a slate roof. It is of local architectural and historic interest.

The terraces located within The Park are characteristic of this area (Figure 65). They are red brick and some original architectural details survive including decorative doorcases and sash windows, although many windows and doors have been unsympathetically replaced. They make a positive contribution to this Character Area and, similar to the nineteenth century houses on The Chase, are positioned on unadopted tracks leading off the main road indicating the nineteenth century layout and development of this Character Area.

Figure 65 The Former Wagon, New Road

Figure 66 62-64 Colchester Road

On Colchester Road there is a terrace of four nineteenth century houses (nos. 50-56) which have retained many of their original details including paired arch headed doorways with recessed storm porches, two-over-two sash windows, a slate roof and red brick elevations. 62-64 Colchester Road pre-dates many of the surrounding houses and originally stood alone opposite the track to Lawford Hill Windmill (now demolished) (Figure 66). It has an attractive red brick frontage laid in a Flemish bond with three S-shaped tie ends and a dentilled brick eaves under a clay tile roof. There are two small cat-slide dormers and windows under segmental arches. Elm Terrace, which lines the west side of Trinity Road, dates to 1897 and is an attractive group of red brick houses with yellow brick banding under a slate roof, although some have had original windows and doors replaced and front gardens paved over.

Figure 67 Trinity Free Church

Trinity Free Church, located on the east side of the road, is a Building of Townscape Merit and, due to its position at the pavement edge and the open land of the graveyard to the south, is prominent in views along this part of Trinity Road (Figure 67). The earliest parts of the building date to 1814 when a school was established here, with a front extension added in 1905. In the 1980s the building became a church. The building has modern roof tiles and modern replacement windows but its form as a nineteenth century school building is recognisable. It is simple and functional in detailing, but it is a building which contributes to the character and history of the area. The open green space of the graveyard bounded by a low brick wall and railings along Trinity Road also contributes to the area's character and appearance.

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Figure 68 Barnfield Cottage, Barnfield

Barnfield Cottage is located at the end of Barnfield, a narrow track accessed from New Road, is an attractive cottage likely dating to the mid-nineteenth century with rendered elevations and shallow pilaster details with simple capitals (Figure 68). There are also some attractive examples of red brick Victorian houses on the south side of Barnfield.

The industrial buildings of Lawford Water Works are located on the south west side of Mill Hill and consist of a number of well-detailed industrial buildings which are prominent additions to the streetscape and in views from the railway line (Figure 69 and 70). The Tendring Hundred Waterworks Co. was established on the site in the late nineteenth century and was later expanded. The two large pump houses of yellow brick are distinctive in appearance with tall round arched windows and clerestories along the ridgeline. There are other smaller buildings on the site with similar detailing, including an aerator.

Fronting the road is a single storey, red brick lodge style building, likely site offices. It has two terracotta, moulded plaques bearing the initials 'THWWCo' (Tendring Hundred Water Works Co.) and the date 1908 (Figure 71). The brick boundary wall alongside the entrance into the site contains loop holes and appears to have served a purpose in defending the vital infrastructure on the site (Figure 72). The buildings and structures within the waterworks site make an important historical and architectural contribution to the Conservation Area as well as a positive contribution to the area's industrial past.

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Figure 69 Pump House and railway, Lawford Water Works

Figure 71 The Bungalow, Lawford Water Works

Figure 70 Pump House, Lawford Water Works

Figure 72 Boundary wall with loop holes, Lawford Water Works

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Figure 73 Trinity Farm Cottage and 1-4 Elm Terrace, South Street

Building Materials and Boundary Treatments

As most of the buildings within this Character Area date to the nineteenth century and so brick and slate are the prevalent building materials. Red brick terraces are common with gault brick reserved for larger, detached houses particularly along New Road. Older buildings within the area, or those with an Arts and Crafts style, including the waterworks office building, have clay plain tile roofs.

There are some examples of inappropriate and unsympathetic building materials in the area, including modern examples of painted weatherboarding and timber cladding which do not relate predominance of nineteenth century brick construction. Concrete roof tiles replacing slate or clay tiles or used on twentieth century buildings have a negative impact on the appearance of the area. uPVC replacement windows and doors are modern in finish and detailing and erode the specific character of the area.

Boundary treatments vary throughout the Character Area though low brick walls or railings are predominant. Established hedging and mature trees form front boundary treatments for many of the larger buildings along New Road. Surviving front boundary treatments along Trinity Road and Colchester Road create attractive frontages (Figure 73). The removal of boundary treatments and front gardens to accommodate parking has had a negative impact on the streetscape, and the replacement of traditional boundary treatments with modern alternatives, including concrete blocks, does not preserve the traditional characteristics of the area.

Landscaping and Open Spaces

The layout of this Character Area, predominately developed during the nineteenth century, is relatively dense and there are few open spaces. Along the residential roads, front gardens, trees and boundary hedges contribute to the area, particularly along New Road. The Conservation Area boundary to the south of this Character Area adjoins areas of open space, including allotments and fields, and these contribute to the setting of the area by indicating the growth of the town within a rural and coastal landscape. The graveyard on Trinity Road, alongside the Trinity Free Church, is an area of open space of high communal value.

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Area 6 – Manningtree East

Character Area 6 comprises an area of three twentieth and twenty-first century developments along Kiln Lane, Erskine Road and Malthouse Road. It is a modern expansion of the historic core of Manningtree to the east, following the demolition of a large maltings complex (the earliest to be constructed by Edward Norman in Manningtree), Mistley Place Hall (School) and Mistley Gas Works.

Layout

The layout of this area is governed by the former buildings which occupied the space. The development along Malthouse Road was formerly open land between New Road and Stour Street. It is now an informal urban street with wide frontages and shallow plots. The most north-easterly development, along Kiln Lane, has a convoluted layout which mainly follows the original routes through the Digby Maltings site. Only two of the original buildings survive and these are both listed under a single listing entry (Figure 74). The remaining buildings within this Character Area include the modern development of St Michaels Close and three infill houses of a similar style along Oxford Road.

Figure 74 Listed maltings buildings at centre of development

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Figure 75 1 Kiln Lane, the oldest remaining building within the Character Area

Figure 76 1-10 Brooks Malting with partially infilled arches

Listed Buildings

The main characteristics of this Character Area derive from its former existence as a maltings complex. As a result, the listed maltings buildings which have been retained and restored are pivotal to its significance. To the south of Kiln Lane are the Grade II listed Mistley Mills. This individual listing encompasses two maltings with adjoining kilns linking the two and a carriageway under the kilns. The north maltings dates to 1817 and is red brick (with gault brick to the east end of the south range) laid in both Flemish and English bonds, and timber weatherboarding and rendering to areas which have been recently renovated. The building was awarded the 'Best Conservation and Restoration' prize in the 2007 Design Awards by Tendring District Council.

Non-Designated Heritage Assets

1 Kiln Lane is the oldest remaining maltings building within the site (Figure 75). It is single storey and constructed in gault brick under a slate roof. It has a distinctive bracketed eaves detail and a large bay window overlooking The Walls and the estuary beyond. It was likely used as an office for the maltings complex and makes a positive contribution to the Conservation Area and is a non-designated heritage asset due to its local architectural and historic interest. Adjacent are a row of houses occupying the former maltings building, 1 – 10 Brooks Malting (Figure 76). They are roofed in slate with red brick walls and partially infilled arches. There were originally eight maltings on the site and these buildings are the only remaining evidential link with the historic significance of the site.

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Figure 77 View into Kiln Lane development showing the listed kiln in the centre

Figure 78 Planting and boundary treatments along Kiln Lane

Building Materials and Boundary Treatments

Red brick is the predominant building material within this Character Area, both on the historic buildings and modern developments. Within the development along Kiln Lane, different facing materials including render and timber weatherboarding have been used to create the impression of a multi phased development (Figure 77). In contrast, the buildings on Erskine Road and Malthouse Road have wide frontages and are shallow in plan and adopt a simple palette of red brick and buff brick.

Many buildings are located on the pavement edge or fronting open front gardens but where front boundary treatments exist, they are generally low in height largely consist of hedging, low brick walls and railings. This creates a varied and open streetscape.

Landscaping and Open Spaces

There is little open space within this Character Area due to the density of development, but there are some views over the River Stour, the open grounds of Mistley Place or south into the former Mistley deer park. Erskine Road and Malthouse Road benefit from a large amount of planting and green space within private front gardens giving a spacious and verdant character to the streetscene. Planting and hedges along Kiln Lane also contribute to this characteristic (Figure 78).

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Mistley

Area 7 – Mistley Old Hall parkland, The Walls and The Stour

This large Character Area comprises the land between Mistley and Manningtree. It contains the open parkland associated with the Mistley Old Hall estate evident on the Chapman and Andre Map of Essex 1777, estate survey maps, the grounds of Mistley Place Park, pockets of ancient woodland (particularly concentrated on Furze Hill), the main route between Manningtree and Mistley along the river (The Walls), and an area of the River Stour estuary to the north of Manningtree stretching to the county boundary of Essex and Suffolk.

The character of this area is predominantly derived from surviving features of the eighteenth-century landscape park of Mistley Old Hall and nineteenth century grounds of Mistley New Hall Park, including the mature planting, lawns, walks and lakes (Figure 80). The open green spaces which surround them permit wide-reaching views across the area. These features contribute to the historic and verdant character of the area. The special interest of the area is enhanced by views, reinforcing the visual connection between the historic buildings and features and their associated designed landscapes. This includes the buildings associated with the Mistley Old Hall (demolished in 1844) which are historically connected with the Rigby family, the 1846 Mistley New Hall, and buildings associated with Mistley Place (demolished shortly after WWI).

The area of historic parkland is bounded to the north by The Walls, a road which flanks the edge of the estuary and provides a promenade from which the picturesque and celebrated estuary landscape can be viewed. While the landscape of this Character Area has retained its historic character, there are a number of modern features within it which make a neutral contribution to its character and appearance. These include the structures associated with the supported village community within the former Mistley New Hall and features such as the bowling green, sports pavilions and some buildings associated with Acorn Village.

Figure 79 The Demesne of Mistley Hall, 1778

The grounds of Mistley Place have been heavily altered in the twenty-first century and were used as an animal rescue centre until 2019. The use as an animal park has had a negative impact on the historic character of Mistley Place, with the introduction of unsympathetic boundary treatments and compartmentalisation of the formerly open lawns, which impacts the appreciation and understanding of the designed landscape.

Figure 80 Sales map of Mistley Hall Estate, c.1844

Figure 81 View from Green Lane out across the parkland including the tower of St Mary and Michael's Church and the Edme Maltings chimney

Layout

The layout of this Character Area has largely been shaped by the estates of Mistley Old Hall and Mistley Place Park, and the natural boundary of the River Stour. It is intersected by a number of key historic routes and networks (Figure 81). Three main roads cross the area; these are New Road which now separates the two parks and was rerouted away from Mistley Place around 1860, Clacton Road forming the southern boundary of the Conservation Area, and The Walls towards the north. The Walls has always functioned as the main route between the settlements of Mistley and Manningtree and forms a key route within the Character Area as both a road and a public footpath and promenade (Figure 82). Church Lane connects New Road to Green Lane and passes the nineteenth-century Parish Church of St Mary and Michael.

Figure 82 View along the Walls from Manningtree into Mistley

Figure 83 Grade II listed buildings at Dairy House complex including stables, dairy, brewhouse and cowhouse

Listed Buildings

Most designated and non-designated buildings and structures within this Character Area are associated with Mistley Old Hall parkland. They reflect the park's development by the Rigby family and their influence over the design of the landscape. The location of Mistley Old Hall, residence of the Rigby family, is visible in the centre of Mistley Park and the Character Area. It is marked by the survival of its former outbuildings, kennels and garden walls. The replacement later nineteenth century Mistley New Hall, built within the kitchen gardens of the estate, makes a strong positive contribution to the character of this area as the principal building of the parkland which dominates the Character Area.

The Grade II listed Old Hall (formerly outbuilding to the demolished Mistley Old Hall), dates to the eighteenth century and is red brick with a gault brick north elevation. It has an attractive red pantile roof and a rusticated archway with keystone over the central carriageway with rusticated quoins and a dentilled pediment above the parapet. The courtyard ranges have seven windows with gauged arches. Visible from The Walls and Mistley, it has wide reaching views to its south, which make a positive contribution to its parkland setting and historic character. The Grade II listed garden wall to the South and East of Old Hall also significantly contributes to views along Church Lane and enhances understanding of the estate grounds and former gardens established by the Rigby family (Figure 83).

Due south of the Grade II listed Old Hall (the former outbuilding) are four Grade II listed buildings which comprise an attractive former farmstead with dairy, brewhouse and attached stables. All buildings are constructed from Flemish bond red brick and were built for the Rigby family before 1777.

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Figure 84 Grade II listed Hopping Bridge

To the north of the Character Area, the Grade II listed Hopping Bridge built c.1774-80 was designed by Robert Adam for Richard Rigby (Figure 84). It is an ornamental bridge, only partially surviving, with red and yellow stone dressings and stone coping. Its end pilasters have moulded stone bases and heads. The bridge makes a positive contribution to the character of the area.

Following the sale and demolition of Mistley Old Hall in 1844, a new principal residence was built within the estate in 1846. This is the Grade II listed Mistley Hall (Mistley New Hall), located to the south west of the Character Area. Mistley New Hall is a large red brick house with three faces of stuccoed detailing, sliding sash windows and hipped grey slate roofs. It has a large entrance with a flat canopied porch and cast-iron columns. The building is now part of Acorn Village. There are other listed buildings and structures associated with Mistley Place Park, comprising of the Grade II walled garden and gardeners shed to the south of Mistley New Hall dating to the early nineteenth century, and the Grade II listed Folly Bridge, a gauged brick ornamental bridge which forms part of the designed gardens. To the north of Mistley New Hall, at the west end of Green Lane, is The Lodge, also listed at Grade II. Originally an entrance lodge to Mistley Old Hall, the building marks the boundary of the former parkland. Due to its low height and high boundary treatments, comprising close board fencing and mature shrubs, the building is not visible. It is classically Georgian in gault brick with a hipped grey slate roof and panels of swags and modillions to each face of the building below the cornice. It is likely part of Robert Adam's design for the park for Richard Rigby.

Figure 85 Grade II listed garden wall of Old Hall

The Grade II listed Parish Church of St Mary and Michael, located on the south side of New Road, dates to 1868-70 (Figure 87 and 88). The church serves both Mistley and Manningtree following the demolition of Manningtree's St Michael and All Angels' Church in 1967. Built of Kentish ragstone with Bath stone dressings under red tiled roofs, its architectural features include carved stone corbelled eaves, trefoiled windows and gargoyles. The tower has a splayed base with buttresses and an octagonal spire. The church is a landmark in the landscape and can be seen from the Manningtree end of the Walls, throughout Mistley and to the south from Green Lane, making it a prominent central focal point. It has some internal features rescued from Mistley Towers (formerly Rigby church). It has an attractive lychgate entrance and a low hedge forming its boundary beyond which there is a graveyard (Figure 86).

Figure 86 Parish Church of St Mary and Michael graveyard

Figure 87 Parish Church of St Mary and Michael

Figure 88 Parish Church of St Mary and Michael

Figure 89 Dormy Lodge sited opposite the church

Non-Designated Heritage Assets

Dormy Lodge, which sits opposite the parish church, makes a positive contribution to the character of the area and is a non-designated heritage asset (Figure 89). Dormy Lodge was a lodge to Mistley Place constructed after New Road was moved to the east in around 1860. The single storey building retains many original features and is in a prominent position along New Road making a positive contribution to the streetscene. It is a building of local interest due to its architectural design and detailing and its historic associations with Mistley Place.

Boundary Treatments

The boundary treatments within this Character Area largely follow the same historic lines that formed the division of the landed estate in the eighteenth century. As a result, most boundary treatments to residential properties are made up of hedgerows or low landscaped hedges, such as those around the parish church. These boundaries are sympathetic to the historic landscape character and make a positive contribution to the verdant appearance of the area. Prominent trees line the eastern boundary of New Road creating a green avenue with those along Mistley Place Park. Two large Wellingtonia trees mark the entrance to the church (Figure 90). The Walls has a historic boundary to the south with young trees interspersed with ancient oaks and tall pines. Young trees line the riverside and are sparsely planted permitting fine views across the River Stour.

Figure 90 Two large Wellingtonia trees mark the entrance to the church.

Figure 91 View across to church through Mistley Place Park

Figure 92 View to the Walls through Mistley Place Park showing mature tree boundary

Landscaping and Open Spaces

This Character Area includes much of the open space within the Conservation Area and contributes to the historic and green character of the area and the understanding of the development of both Mistley and Manningtree. The open spaces within the area are distinct and separate in character and historical development, often separated physically by roads and strong boundary treatments, however, together they contribute to the large area of green space.

Mistley Old Hall park is a landscaped park, characteristic of and reflecting the fashion for naturalistic designed parkland in the eighteenth century (Figure 91). Established by Richard Rigby, the park is a significant designed landscape which enhances our understanding of the history and development of Mistley, and its association with the Rigby family. The park comprises large expanses of lawn, densely planted tree clumps, scattered mature trees, and lakes. Elements of formal and kitchen gardens remain surrounding the listed structures on the site of Mistley Old Hall and Mistley New Hall.

The site of the former Mistley Old Hall is located within the centre of the park, enclosed by mature tree belts which visually screen the Dairy House Farm, cottages and Brewhouse to the south. The nineteenth century Mistley New Hall is located to the south west of the park, and now forms part of the modern complex of Acorn Villages. The park is traversed by paths and, notably, by the railway line, which cuts it into two. The line has been partially screen by planting. To the north of the railway line is Mistley Cricket Club and Bowls Club and a recreation area and playground, all well kept open areas available to use for leisure activities. Views to the north from these areas take in the open park of Mistley Place Park, which further contributes to the open character of this area (Figure 92).

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Figure 93 Ancient tree nicknamed 'Old Knobbley'

An area of ancient woodland sits on the high ground of Furze Hill within the character area and comprises densely planted woodland. Within the wood is the tree known as Nobbly, sometimes nicknamed 'Old Knobbley', an ancient oak which dates from the thirteenth century (Figure 93). There are several ancient oaks within the Conservation Area. This woodland makes a positive contribution to the historic and green character of the area.

St Mary and St Michael's Church is accessed from New Road and set within a small churchyard with mature planting notably including two tall Wellingtonia trees either side of the lychgate. Trees are predominantly located to the south, east and west, with views to the north left uninterrupted to permit open views towards the estuary. To the south of the churchyard is a large cemetery, with walks and specimen tree planting throughout.

Mistley Place Park is located to the north of New Road. It has retained some elements of the nineteenth century designed grounds, such as the ornamental boating lake to the east and some areas of mature planting, however its recent use as an animal sanctuary has impacted its historic character and designed landscaping (Figure 95). This area has retained its openness, and provides views of the church from The Walls, allowing for visual connectivity between the two.

Figure 94 Public space along the Walls

Figure 95 Lake within designed landscape of Mistley Hall Park

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Figure 96 Views of River Stour from the Walls

The road along The Walls connects Mistley to Manningtree. There is a footpath and grassed verge on the north side of the road which affords views to the north over the River Stour. The walk is tree lined, contributing to the green character of the area, and interspersed with benches from which the views can be appreciated (Figure 96).

The River Stour is an important aspect of the setting of this Character Area as it spans the Stour's valley and there is an important and deliberate intervisibility between the parkland and the river. The river is visible from parts of Green Lane which spans the former deer park from east to west, and watercourses run from Mistley Park to the river as part of the designed landscape.

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Figure 97 Grade I listed Mistley Towers

Area 8 – Mistley Historic Core

This Character Area comprises the historically significant Georgian development of Mistley located at the northern end of the High Street. The Character Area contains a high density of eighteenth century listed buildings including the Grade I listed Mistley Towers (Figure 97). Eighteenth century terraces line the High Street, and modern and historic quayside warehouses are located on the estuary to the north of the High Street. To the south of the Character Area, The Green is enclosed by late eighteenth century houses to the south of which is located East Lodge. There are two focal points within this Character Area; the eighteenth century Mistley Towers, surviving remnants of a former church, and the Swan Fountain which forms part of Richard Rigby's development of the town as a spa resort in the eighteenth century.

Layout

The historic layout of Richard Rigby's Georgian development remains legible and the concentration of late eighteenth century buildings provide a unique character. The terraced houses along The Green are two storey red brick former almshouses overlooking Mistley Green and at the southern corner East Lodge is a large gault brick and rendered house. Two storey rendered houses line the southern side of The Green. The stretch of the High Street within this Character Area is lined by terraces of eighteenth century two-storey houses with dormer windows, creating a sense of enclosure. The terrace on the south side of the High Street terminates in Acacia House, a taller three-storey dwelling with a central pilastered porch. The Thorn Hotel fronts the Swan Fountain and Fountain House behind thought to have been built at an assembly room or hotel for Richard Rigby's spa resort. To the north of the Character Area, Mistley Towers dominate views and to the north east of the Towers are large, modern warehouses and offices. Portishead House is located at the northern extent of the Character Area and is a large, rendered building under a clay tile roof overlooking the river. Mistley Institute, built in 1911, is located on New Road at the west of the Character Area and, at the junction of The Walls and New Road, the War Memorial, village sign and finger post create an attractive approach into Mistley.

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The large quayside warehouses located to the east of the Character Area replaced a maltings building but are unsympathetic in their modern form and materials. Whilst the industrial use of the quayside is an factor which contributes to the Conservation Area's significance, the design of the building makes a negative contribution. The clinic building located on the corner of New Road and The Green is a single storey, red brick, flat roofed building dating to the mid-late twentieth century. It is unassuming in height and is not intrusive within the streetscene but it does not contribute to the character or appearance of the Conservation Area and is considered to be a negative element.

Listed Buildings

The majority of buildings in this Character Area are listed. Mainly they comprise Georgian buildings constructed in the late eighteenth century and are listed Grade II (Figure 98). Mistley Towers are listed individually at Grade I listed and are also designated as a Scheduled Monument. As a largely unaltered element of Richard Rigby's ambitious Georgian spa town development, the listed buildings within this Character Area form a group of particular importance. Their group value contributes to their significance.

The towers were constructed in c.1777 by Robert Adam for Richard Rigby and were additions to an earlier, remodelled church. The nave with a central portico was located between the towers and was demolished in c.1870. A memorial to Richard Rigby dated 1830 survives within the north western tower. Mistley Towers are landmarks within the town; they are prominent in views from the High Street, The Walls and New Road, and they are striking and characterful features of the town.

Figure 98 Mistley Green looking East

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Figure 99 Photos of Mistley High Street Georgian terraces

The Grade II listed Mistley Institute is located on New Road. It was built in 1911 and designed by the renowned Arts and Crafts architect, W. D. Caröe. It is a single storey building of red brick construction with creasing tile dressings under a plain tile roof. A large, shallow arched window is set within the gable end and smaller windows within arcade detailing on the side elevations. It is prominent due to its relatively isolated position on New Road and it forms part of a group with the surrounding listed buildings.

Mistley House is located on the High Street and forms the north western end of the eighteenth century terrace. Mistley House is later in date, constructed in the nineteenth century with simple neo-Gothic detailing including unusual buckle quoins (Figure 99). It is Grade II listed along with the houses comprising Georgian terrace which continues south east along the High Street. The houses are rendered and painted in characterful pastel colours reminiscent of their seaside location.

The terrace on the north eastern side of the street is also Grade II listed and comprises red brick cottages, some with pastel painted brickwork and others rendered (Figure 100). This terrace terminates in Swan House (Grade II listed) which is a larger house with a hipped roof and a central door between two ground floor bay windows fronting the Swan Fountain. These buildings benefit from group value and together they are fundamental components of the character of the area. They share key architectural details including sash windows, small flat roofed dormers and simple pilastered doorcases. Two retain historic shopfronts (only one in use) which also make a positive contribution to the streetscape.

Figure 100 Buckle quoin detailing, Mistley House

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Figure 101 Cast iron water pump

Fronting the open space of Mistley Green are a terrace of twelve cottages also dating from the Georgian development of the town and listed at Grade II. They are red brick with gault brick dressings, although nos. 1-5 are rendered. At their eastern end is a Grade II listed, nineteenth century, cast iron water pump (Figure 101).

East Lodge is located south of Mistley Green and dates to the eighteenth century, possibly with earlier origins. It is a large building with a gault brick frontage and rendered rear ranges which terminate the view along The Green from the High Street. Like all of the surrounding eighteenth century buildings, it was built for Richard Rigby. Two further listed buildings line the southern side of The Green; the nineteenth century Old Custom House and the three houses forming Kowloon, another element of Rigby's Georgian development. The Thorn Hotel, also Grade II listed, is located on the corner of Green Lane and the High Street with an adjoining Post Office (Figure 102).

The Grade II listed Swan Fountain is a prominent element of Rigby's Georgian spa resort development (Figure 103). It is located on the north eastern side of the High Street opposite The Thorn Hotel. The life-size stone swan fountain is positioned in the centre of a large oval cement basin with moulded sides. On the north east side, a horse trough is incorporated into a brick wall. Behind the fountain is Fountain House. This building forms the backdrop to the Swan Fountain in views from the High Street and is also an integral part of Rigby's development. It is reputed to have been built as the spa's original bathhouse and is now converted into three dwellings (Fountain House, The Grape Vine, and Grape Vine Cottage). It is red brick (the northern end is painted) under a hipped plain tile roof with a central dentilled pediment and oculus window. There is a central blocked semi-elliptical window above a semi-elliptical porch supported on Tuscan columns. . To the rear, the building has a very different character and the three dwellings are more apparent; a modern red brick extension sits alongside a central gault brick cottage which adjoins a half-weather boarded building. The central gault brick element has the remnant of a painted advertisement below the first-floor windows.

Figure 102 The Thorn Hotel

Figure 103 Swan Fountain and Fountain House

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Figure 104 Mistley Quay Workshops and Tearoom

Mistley Quay wall (also known as Thorn or Allen's Quay) forms the north eastern boundary of the Character Area and partially continues into Character Area 9 (Mistley Maltings). It was designed by the Duke of Bridgewater for Rigby in 1777, although it may incorporate earlier structures, and is constructed of red and gault brick between bands of Portland stone. The Duke of Bridgwater was a key figure in civil engineering in the eighteenth century, instigating the construction of the first canal in England.

Non-Designated Heritage Assets

Whilst there are few unlisted buildings within the Character Area, there are some buildings of interest which contribute positively to the character and appearance of the area and, due to their local architectural or historic interest, are considered to be non-designated heritage assets.

The building containing Mistley Quay Workshops and Tearooms, to the rear of Swan House, is a modest industrial building of historic and architectural interest (Figure 104). The evidence of the building's past adaptations and modifications are clear in the changes of material and window sizes and designs which add to the building's interest. The use of red brick, gault brick and black weatherboarding are all characteristic of the wider Conservation Area.

Portishead House, located to the north of the Character Area, is placed prominently overlooking the river. It is nineteenth century in date and is a large two and a half storey rendered building under a plain tile roof. It is an attractive element of the streetscene with a prominent gable facing The Walls. Approaching The Green from New Road, Blackhorse Cottage fronts the lane leading to the single-storey terraces of red brick and featuring decorative black iron work.

The Abbey is a substantial two and a half storey building on the High Street adjacent to The Thorn Hotel and Post Office (Figure 105). The north elevation features two prominent Dutch gables and an off-centre projecting gabled bay with a steeply pitched canopy over the main entrance. It is constructed in red brick laid in Flemish bond with decorative diaper work and a plain tile roof. The building dates from the late nineteenth century and is an unusual addition to the High Street. It makes a positive contribution to the significance of the Conservation Area and adds to its architectural interest.

Figure 105 The Abbey, High Street

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Figure 106 Decorative tiles at Number 1, Mistley Green

Building Materials and Boundary Treatments

Red brick render or stucco and clay plain tiles are the prevailing building materials within the Character Area. There are also examples of painted brick, gault brick and painted timber weatherboarding. Rendered, stuccoed and painted brickwork elevations are most commonly pale in colour and a variety of pastel colours feature on the High Street and The Green creating an attractive streetscape. Most of the buildings have retained their historic timber doors, doorcases and windows.

Many buildings within the Character Area do not have front boundary treatments as they are located at the pavement edge. There are examples of low, black painted, metal railings and timber picket fencing along the High Street with planting behind; both permitting views of the front elevations of the buildings (Figure 107). Black painted metal railings also surround the basin of the Swan Fountain, although these are a twentieth century addition. Red brick walls also feature as boundary treatments including The Abbey and East Lodge.

The concrete wall with brick piers along the northern side of the High Street is an unattractive feature within the streetscene.

Figure 107 Painted black railings along High Street and decorative planting

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Figure 108 Mistley Towers and surrounding graveyard

Figure 109 War memorial at junction of New Road and the Walls

Landscaping and Open Spaces

The area around Mistley Towers and the War Memorial opposite are a key open space (Figures 108 and 109). Mature trees and planting contribute to the verdant scene with views across the River Stour and the area has a tranquil setting alongside the War Memorial. The War Memorial's landmark position, at the junction of New Road with The Walls and Mistley High Street, makes it a prominent feature in the townscape. Mistley Green is also an important open space providing the setting of the cottages at nos. 1-12 The Green and East Lodge. It is bounded by a historic red brick wall and timber posts and contributes a sense of openness in this part of the Character Area.

The Swan Fountain and Fountain House are an attractive focal point. From here views north west down the terraced High Street and south east towards the former maltings buildings permit an understanding of the historic development of Mistley in the eighteenth century and its key industry which flourished in the nineteenth century. The area around the fountain, however, is dominated by hardstanding with a patched concrete and tarmac car park and paviours surrounding the fountain basin and the access to the quay. The extent of hardstanding detracts from the settings of the listed buildings due to its monotonous appearance.

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Figure 110 Surviving rails of the tramway which once spanned the quayside at Mistley

Area 9 – Mistley Maltings

This area is characterised by vast nineteenth century maltings and industrial areas associated with the quayside. The maltings in Mistley were hugely significant in the development of the malting industry as technological advances from Robert Free's new designs were introduced and trialled. Some of the buildings have been altered but the maltings are significant architecturally and are of great historic interest (Figure 110). As a group they are nationally important, and this is recognised in their designation as Grade II listed buildings. The development of the railway, as well as the quayside, both had pivotal roles in the malting industry in Mistley and the settlement's growth. The easternmost side of this Character Area includes former brick fields and brick kilns as well as the tramway which once linked the quayside to the mainline railway.

Layout

The layout of this Character Area is governed by the development of the maltings and industrial areas along the quayside to the north, the High Street and the route of the railway. The former tramway, which loops around the brick kilns and railway line to the north east of the Conservation Area, is likely to have been constructed alongside the earliest maltings on the site; this would have facilitated the movement of bulk goods arriving on the quayside to the road, railway line and upper maltings (Figure 111).

Figure 111 Nineteenth century converted maltings buildings with River Stour behind

Figure 112 Red brick elevations with yellow stock brick details

The maltings to the north of the railway line are the oldest surviving maltings within the complex, dating to the mid-late nineteenth century, and these originally followed the length of the quay and formed an abutment to the higher ground along the roadside. Formerly comprising several docks and jetties, the quayside has been filled in to create one surface. The construction of the station in 1854 saw the maltings production extended south of the road, and later south of the railway.

Listed Buildings

There are four listed buildings within this Character Area. There are two Grade II listed maltings buildings, one with associated listed railings, and Mistley Station.

To the south of the High Street is Number 2 Maltings dating to 1893, a later replacement of a maltings destroyed by fire on the site in 1892 (Figure 112). Designed by Robert Free for Free, Rodwell and Co, it is typical in its rectangular plan and its red brick elevations with yellow stock brick details are similar to many other late nineteenth century buildings within Mistley (Figure 113). The building has a regular bay rhythm with equal sized windows under yellow brick arches and decorative terracotta keystones. This building remains a part of the EDME Maltings; EDME has been based on this site for over one hundred years.

Figure 113 Number 2 Maltings

The Maltings and Kiln 1, recently converted to residential use, is part of several maltings buildings which line the south of the quayside (Figure 114). The building dominates the streetscape comprising a double range of eight storeys and seventeen bays (Figure 115). The elevations are faced in red brick with gault brick shallow arched window heads, pilasters between each bay and a dogtooth and dentilled band and cornice. The three projecting central bays are more decorative with yellow brick pilasters terminating in round headed arches with keystone detailing and simple capitals. The kiln is five storeys and three bays and located to the east of the main maltings block with a grey slate pyramidal roof, characteristic of its former use. The maltings to the west of this building have recently been demolished.

Figure 114 Rear of Maltings and Kiln 1 overlooking the River Stour with recent balcony editions. The trackways have been retained.

Figure 115 Southern face of Maltings and Kiln 1 (The Quaside Maltings) fronting the High Street

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Built in 1854, Mistley Railway Station is a good example of a nineteenth century railway station and is largely unaltered. It mirrors the architectural detailing and materials of the maltings buildings and structures in red brick with yellow brick banding, pilasters and round headed arches (Figure 116). The railway would have connected the settlement and maltings to a wider area for supply and distribution, encouraging the development of the malt industry.

Many of the other buildings connected with the malting industry make a positive contribution to this Character Area and are considered non-designated heritage assets. The roofscape and silhouette of the EDME Buildings and Robert Free's maltings have been landmarks within the town for over one hundred years. Most buildings within this Character Area have a significance as a group of national importance demonstrating the growth and technological advances of the malting industry.

Three attractive early nineteenth century buildings, considered to be buildings of townscape merit and non-designated heritage assets, front the south of the High Street. These buildings all contribute to the significance of the Conservation Area through their architectural quality and their association with the maltings; they were the original offices and workers houses of the maltings, and some remain in their original use.

Figure 116 Mistley Railway Station

Figure 117 EDME House with decorative bricks and large bay windows

Figure 118 EDME Ltd Sign, EDME House

EDME House, an attractive Gault brick house and office with decorative bricks and large bay windows, has an attractive pained glass panel above the door reading "EDME Limited Malt Product Manufacturers" (Figures 117, 118). To the west, 1 and 2 Waterworks House have a distinctive yellow brick banding and earlier six-over-six sash windows. All three have low brick front boundary walls with iron railings and are set back from the High Street. Their prominent position in the streetscene indicates their importance.

Non-Designated Heritage Assets

The maltings building to the south east of the EDME site dates to the late nineteenth century. Although this building is not listed it is a building of heritage interest within the maltings complex and is notable for the extension to the east with a water tank on its roof. It is very similar in architectural style to Number 2 Maltings being of red brick with yellow stock pilaster detail and a grey slate roof.

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Figure 119 EDME Chimney from Mistley High Street along with maltings building South east of EDME

Figure 120 EDME Chimney from Green Lane

The building was originally built as a syrup factory and in 1994 suffered significant fire damage so has been subject to some rebuilding (Figure 119). Despite this, the building forms a crucial part of the group of maltings buildings and has similar aesthetic and architectural value to the other buildings within the complex. It is considered to be a non-designated heritage asset and would benefit inclusion on a local list. The chimney to the south of the site, on which the words “EDME.MALT. EXTRACT” are displayed, dates to the late twentieth century but forms an iconic landmark in the townscape (Figure 120). It is present in views throughout the Conservation Area, in particular Green Lane, and is a structure of townscape merit.

Building Materials, Landscaping and Boundary Treatments

Red brick elevations with yellow brick detailing predominate within the Character Area. These materials are a consistent feature of both domestic and industrial maltings buildings throughout Mistley. Gault brick is used specifically for more affluent buildings and for those resided in by influential residents such as Robert Free. The iron work for the maltings buildings was largely supplied by Lawford Works, formerly based along Colchester Road in Manningtree.

Railings comprise the main front boundary treatment within this Character Area and are particularly prominent on the three large houses which front the south of the High Street, although only the central building (1 and 2 Waterworks House) retains its historic railings. There are also railings to the north of the High Street, continuing down to the quayside and along Harwich Road to the road bridge over the railway line.

This is probably again as a result of the close proximity of the iron works foundry in Manningtree and its close association with Robert Free and his work. They are therefore characteristic of the Conservation Area. White painted picket fencing delineates the entrance to the station and its forecourt and provides an attractive and distinct frontage to the station (Figure 121). The scots pine, which has a plaque marking ‘the turning of the first sod to join the Harwich Branch of the Great Eastern Railway with the Tendring Hundred Railway to Walton’, is located to the front of the station. It contributes to the character of the area and is a prominent feature in views along the High Street

Towards the east of the Character Area, the heavily treed embankments of the railway line contribute to the verdant character of this part of the area and shield much of the line from view. There are also allotments along the north side of Harwich Road and onto Anchor Lane. The red brick bridge reflects the prominent building material of the Character Area.

Figure 121 White picket fence outside Mistley station

Area 10 – East Mistley

Character Area 10 is sited on elevated land to the east of Mistley's industrial maltings buildings and to the south of the railway line. Square in plan, the area is bounded by Harwich Road to the north and east, School Lane to the west, and Shrublands Road to the south.

Layout

The principal road in the Conservation Area is the Harwich Road, now also known as the B1352. The road is a historic route and is included in "A Survey of The Manor of Mistley" by Bernard Seale dated 1777. The layout of New Mistley began as purpose built terraced and semi-detached two-story houses with associated social amenities provided for workers at the Free, Rodwell & Co Maltings. The school and Lord Denman Inn are both now converted to residential use, while the chapel remains in use as a place of worship. Robert Free's own house, The Elms (now known as Seafield House), is located in a prominent position at the north west of the Character Area (Figure 122). It is constructed in gault brick with a prominent double pile gable facing Harwich Road. It is set back from Harwich Road and School Lane, partially concealed behind a low stone wall with fencing, hedging and mature trees. The building's location is purposeful, located on the route travelled to and from the maltings and school by workers and children living in this nineteenth century development.

Beckford Road and California Road span north-south across the area, parallel to School Lane and Harwich road as it turns south. Beckford Road and California Road align with Ye Olde Mill House and the site of the previous associated mill (Figure 123). The roads cross the lower ground at the site of the gravel pit marked on the Survey Manor of Mistley. Smaller roads run east-west between Harwich Road and California Road and off School Lane.

Figure 122 Grade II listed Ye Old Mill House

Figure 123 Seafield House (The Elms)

Figure 124 Grade II listed maltings, Nos. 3 and 4

Figure 125 Photos of the former Cold War Bunker and Anti Aircraft Operations room

Two new modern housing developments have been constructed off School Lane; Barley Close and Rosewood Park. Rosewood Park consists of two story detached dwellings, while Barley Close features a range of detached, semi-detached, and terraced two-story housing, with a walking route created through to Beckford Road. These developments contrast with the historic buildings of the Character Area, making a neutral contribution.

On School Lane, opposite the former Maltings 3 and 4, are a group of bungalows and, adjacent to them, a large modernist house. The low-rise nature of these buildings contributes neutrally to the Character Area, with the modernist building featuring black cladding that positively references the large industrial maltings buildings to the north.

Lining Shrublands Road, several early and mid-twentieth century detached houses are set back from the road on elevated ground, these make a neutral contribution to the Character Area. The large front gardens give Shrublands Road an open character.

Listed Buildings

There are three Grade II listed buildings within this Character Area; Ye Old Mill House at the north of the area on Harwich Road, Maltings 3 and 4 (Figure 124) and the former Cold War bunker and anti-aircraft operations room, south of Shrubland Road.

Ye Old Mill House dates to the eighteenth century. It is an attractive cottage in a prominent position on Harwich Road at a storey and a half in height, with dormer windows lighting the first floor. It is of timber frame construction with plastered elevations under plain tile roofs and a central chimney stack.

The former Cold War Bunker and anti-aircraft operations room dates to 1951 and formed an integral part of the country's Cold War defence strategy. (Figure 125) It is square in plan and two storeys, partly below ground. It is a plain concrete building with a flat roof and heavy blast walls protecting the two entrances.

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The south west of the bunker is an associated aerial. Despite its unassuming appearance, it is considered to be one of the best surviving examples in England. The building provides an important record of the Essex's historic role in the defence of the United Kingdom during the twentieth century and is therefore of great communal value locally and regionally. The site is now being developed into a modern housing development and the bunker being refurbished.

Malting No. 7, built between 1900 and 1904 was previously on the site of the modern development of Barley Close. This maltings was eight stories in height, taller than Grade II listed Maltings Nos. 3 and 4, which is five stories in height plus an attic.

Figure 126 Former Lord Denman Inn, California Road

Non-Designated Heritage Assets

Due to the quality of historic building stock in this Character Area, there are several buildings of local architectural or historic interest which are considered to be non-designated heritage assets including:

- Alma House, Harwich Road
- Stour Cottages, Beckford Road
- 1-4 Armagh Terrace, Beckford Road
- 1-4 Rigby Terrace, Beckford Road
- 1-2 Pleasant Place, Beckford Road
- Ladysmith Villas, Beckford Road
- Anchor Inn, Harwich Road
- Seafield House (Robert Frees House)
- James Terrace, Beckford/Harwich Road
- Nos. 20-58 California Road
- Wiltshire Terrace, 5-7 California Road,
- Methodist Chapel, Chapel Cut
- Maltings buildings south of the Railway line
- Norman Memorial Hall
- Norman Schools (Old School and schoolhouse)

The Character Area largely comprises of late-nineteenth and early twentieth century semi-detached and terraced brick workers houses with later twentieth century infills of development.

There are a number of buildings of local architectural and historic interest including St James's Terrace and the adjoining Old Bakery, Armagh Terrace and Stour Terraces. Three large detached properties located on Harwich Road (56-58, 60 Alma House, and 64 Holly Place) which are good examples of the nineteenth century housing which developed in this area (Figure 126).

The old school is built in an Italianate style in gault brick. It has now been converted to residential use and is a building of particular historic, communal and artistic value within the Character Area. Unusually, the spearhead detailing of the railings fronting School Lane have been deliberately hammered flat.

Two new modern housing developments have been constructed off School Lane; Barley Close and Rosewood Park. Rosewood Park consists of two story detached dwellings, while Barley Close features a range of detached, semi-detached, and terraced two-story housing, with a walking route created through to Beckford Road. These developments contrast with the historic buildings of the character area, making a neutral contribution.

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Figure 127 The Anchor Inn, Harwich Road

The Anchor Inn, located at a prominent corner of Harwich Road, is a landmark building within Mistley, visible from the railway bridge and in views along the road to the west (Figure 126). The Inn is a two storey building comprising two abutting ranges. The older range fronts Harwich Road and has a double pile plan with sash windows. The building is clad in white painted timber weatherboarding with slate roofs but no chimney stacks remain. The front of the northern range has a veranda and timber casements. Three hand painted pub signs make a positive contribution to the overall appearance of the building's principal elevation and the dark green colour of the joinery results in a positive uniform appearance.

Building materials and boundary treatments

Red, yellow and gault brick elevations and natural slate roofs are the prevailing building materials within the Character Area, reflective of the nineteenth century development if the area (Figure 128). Many of the terraces feature contrasting brickwork bands to the front and side elevations as well as the chimney stacks, and brick pilasters with brick capitals. However, there are many examples of rendered and painted brickwork which has undermined the appearance of the streetscene.

There are some examples of clay and concrete roof tiles including the plain tiled roofs of Ye Olde Mill House, and several houses along California Road which feature terracotta pantiles or concrete tiled roofs. Fenestration throughout the consists largely of timber sash windows, although many have been replaced by UPVC windows. There are some examples, such as at St James's Terrace, where the main doorways feature architraves with consoles supporting flat pediments.

Figure 128 Examples of natural slate roofs within this Character Area

Figure 129 Blue scoria bricks

Characteristic of their nineteenth century and early twentieth century date, there are several examples of name and date stones on buildings, inlayed within the brickwork of front elevations, some featuring additional decorative details. Several of these plaques commemorate European allied nations and date to the early twentieth century (Figure 130).

Front boundary treatments are typically low brick walls or timber fences. Where front gardens and hedges survive, they contribute positively to the significance of the area and the appearance of the streetscene.

California Road is edged in blue scoria bricks (Figure 129) which add interest to the streetscape and hardsurfacing. Scoria bricks appear to be a common feature of Essex costal locations and so contribute to local character and distinctiveness.

Negative elements

Many of the houses within the Character Area have late twentieth century front or side porches, featuring UPVC doors and windows which negatively contribute to the character of the area. The loss of timber windows and doors and their replacement with modern uPVC alternatives detracts from the traditional characteristics of the buildings and the appearance of the streetscape. There are frequent examples of the removal of front boundary treatments and front gardens to create areas of hardstanding for parking. This has had a negative impact on the character of the area.

Figure 130 Selection of plaques, one commemorating the European allied nations and dating to the early twentieth century

3.4 Views

Key views are identified on Figures 131 (Manningtree), 134 (Parkland) and 137 (Mistley). Due to the scale of the Conservation Area, the assessment of viewpoints has been separated into three sections, however, the views in each section are not insular and there are views between the three sections. The views included 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. It should also be considered how these views alter between winter and summer months.

Figure 131 EDME Maltings and St Mary and St Michael's church from the Green Lane (Viewpoint 13 within Mistley Park)

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Manningtree (Figure 132)

Within Manningtree there are several important viewpoints along the High Street. The High Street is at the core of the historic settlement and views along the street include historic properties spanning several centuries of development from the sixteenth to the nineteenth century. Views looking east and west along the High Street (Viewpoints 1, 3 and 4) provide an understanding of the historic growth of the town and permit an appreciation of the scale, form and materials of the historic building stock.

Viewpoint 3 located at the junction of the High Street with South Street permits important views in all directions. As well as the views along the High Street noted above, Manningtree's location on the River Stour is evident in the view north from Viewpoint 3 and this view is important in understanding the setting of the settlement and its relationship with the river. The view south along South Street also includes many of the town's historic buildings and terminates in the small green in front of large eighteenth and nineteenth century dwellings. This view provides an appreciation of the scale and design of historic buildings but also an understanding of the layout of the town with residential areas radiating from the commercial High Street. This is also apparent in Viewpoint 2 looking north up Brook Street where the typography of the town, raising to the south, is also revealed. Viewpoint 6 at the mid-point of South Street takes in views north and south of the historic houses within this part of Manningtree (Figure 133). Both the views north and south are attractive and highlight the quality of the historic building stock, its scale, materiality, form and detailing.

The view from Quay Street looking east (Viewpoint 5) includes the buildings fronting the street and a panoramic view across the River Stour towards Suffolk. It allows the location of the settlement on the edge of the estuary to be understood, as well as an appreciation of the role the River Stour played in the development of Manningtree.Viewpoint 7 is located on The Walls and takes in views in multiple directions. The Walls is the principal route between Manningtree and Mistley. It follows the bank of the River Stour and spans the gap between the two settlements in which the open landscape consisting of the former parkland to Mistley Old Hall is located. The view west from this position takes in the development at the eastern side of Manningtree and the view east looks towards Mistley with the open landscape to the south.

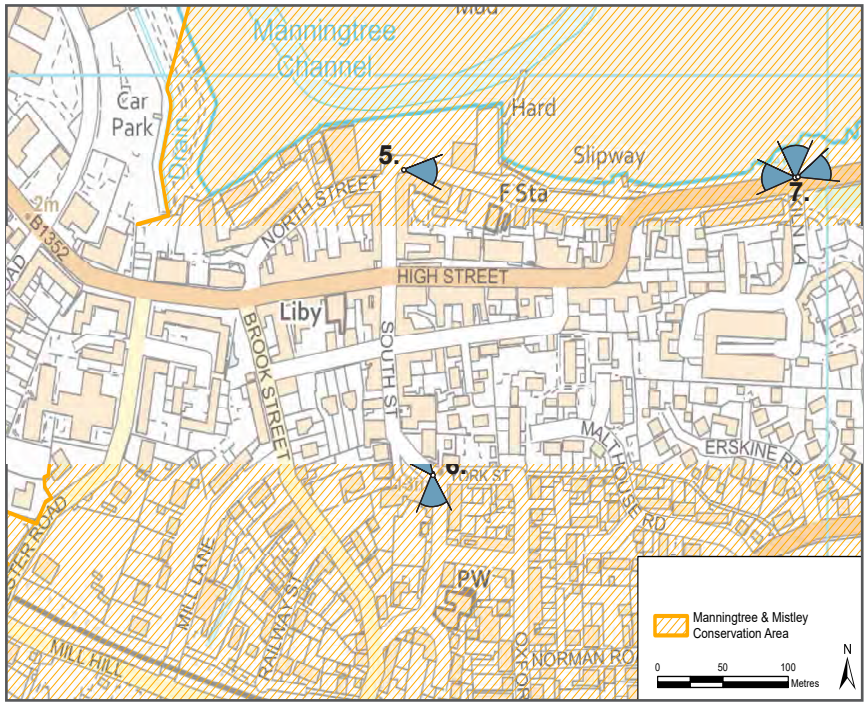

Figure 132 Significant views within Manningtree ©OS Maps

There is a panoramic view of the River Stour over towards Suffolk on the north side of the river. This view reinforces the understanding of the location of the two in relation to the river and its influence on their historic development. The relative locations of Manningtree and Mistley can be appreciated from this position; they are closely linked but remain as distinct settlements.

Figure 133 Viewpoint 6 (Manningtree)

Figure 134 Viewpoint 3 (Manningtree)

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Mistley Park Landscape (Character Area 7) (Figure 135)

The landscape in the centre of the Conservation Area includes features formerly associated with Mistley Old Hall and its parkland, Mistley New Hall and Mistley Place Park.

Viewpoint 8 includes views north from the open landscape and The Walls to the River Stour and contributes to the setting of the Conservation Area and the sense of openness. Viewpoint 9 is located on The Walls where gaps in the treeline permit long views to the south of the Church of St Mary and St Michael (Figure 136). Its tower and spire are prominent in the open landscape and are a deliberate landmark feature.

Gaps in the treeline and hedgerow along New Road permit long views to the north across the open landscape of Mistley Old Hall park towards the River Stour, including Viewpoint 10. These views permit an appreciation of the wider landscape setting of the parkland on the edge of the river. The Church of St Mary and Michael is prominent Viewpoint 11 from New Road looking west. The trees and hedges lining the road frame views of the tower and spire and this view permits an appreciation of the landmark quality of the church.

Viewpoints 12 and 13 are taken from Green Lane which cuts through the middle of the parkland landscape. Viewpoint 12 looking south includes a view of the former Mistley New Hall and provides an appreciation and understanding of the hall's setting within its former parkland, separate from the two settlements (Figure 137). Viewpoint 13 (Figure 131) includes the view looking north from Green Lane in which the tower and spire of St Mary and St Michael's Church and the EDME maltings chimney are prominent features. This view highlights the landscape merit of the two structures and provides an appreciation of the position of Mistley in relation to the open parkland and the importance of its industrial heritage.

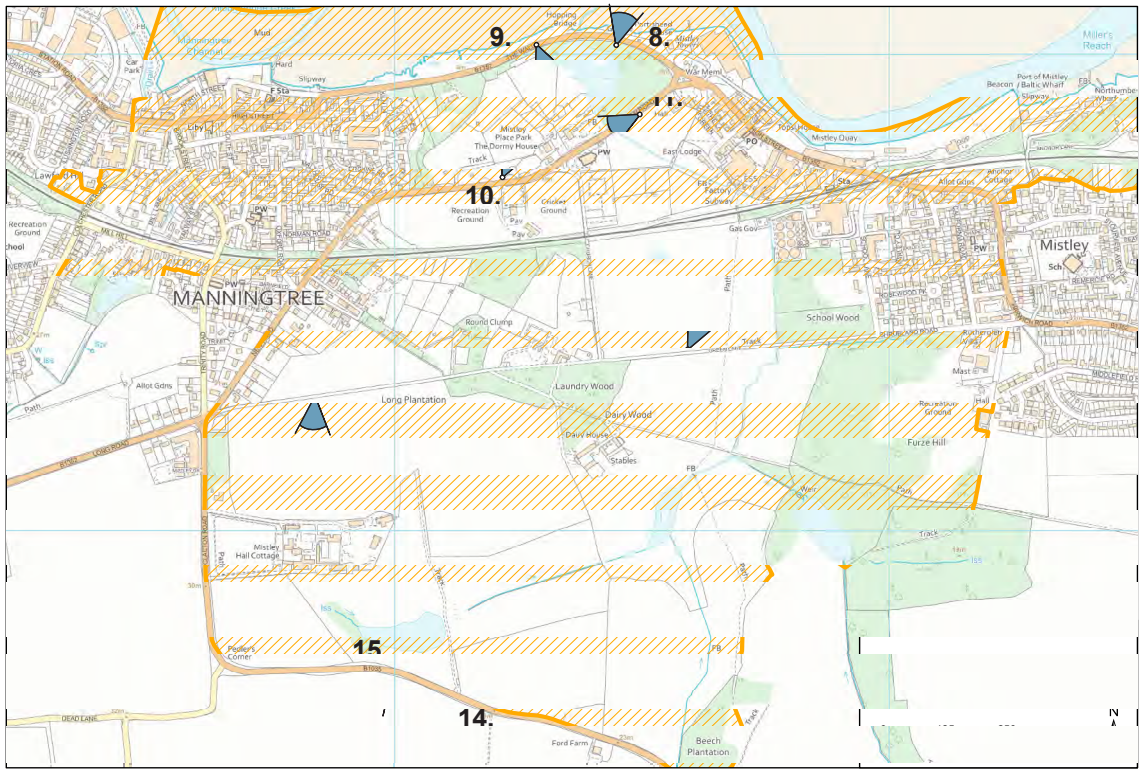

Figure 135 Significant views within Mistley Park Landscape ©OS Maps

At the south of the Conservation Area boundary there are panoramic views of the landscape both north and south from Clacton Road. Viewpoint 14 is located on a high point of Clacton Road which affords a long view north east over the former Mistley Deer Park towards the surviving red brick buildings of the eighteenth-century farm constructed to serve the Mistley Old Hall estate.

In the distance, the EDME maltings chimney is a prominent feature of the skyline. This view permits an appreciation of the open landscape setting of the former Mistley Old Hall estate and the influence of the Rigby family on the landscape. Views south from Clacton Road (including Viewpoint 15) include the wider, rural landscape setting of the Conservation Area permitting an appreciation of the location of Manningtree and Mistley in a largely agrarian landscape.

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Figure 136 Viewpoint 2 (Mistley Park Landscape)

Figure 137 Viewpoint 5 (Mistley Park Landscape)

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Mistley (Figure 137)

Viewpoint 16 from New Street looking east is an important view of Mistley Towers. In this view the landmark quality of both towers on the edge of the main settlement of Mistley can be appreciated. The gap in between the towers was occupied by the eighteenth century church until its demolition in the nineteenth century. This view also includes the War Memorial which is located in a prominent position on a small area of green at the junction of New Road, The Walls and the High Street.

Similar to Manningtree, there are a number of important views along the High Street in Mistley. Viewpoint 17 at the north western end of the High Street looking north west along The Walls includes the significant Mistley Towers and views of the River Stour beyond (Figure 140). Viewpoints 18 and 19looking south east and north west along the High Street take in the Georgian terraces lining the street, and the view to the south east includes the large maltings building further south (Figure 139). These views highlight the group value of the buildings along the High Street in creating a unique character and distinctive sense of place. There is an appreciation of the scale, form and materiality of the Georgian houses with, in Viewpoint 18, the large scale and dominance of the nineteenth century maltings building beyond.

Viewpoints 20 (looking north east from The Green) and 21 (looking west from beside Fountain House both afford views of the centre of the former Georgian spa report built by Richard Rigby. In these views the Swan Fountain can be appreciated as the centrepiece with the contemporaneous eighteenth century buildings surrounding it. These views provide an appreciation of the eighteenth century development of Mistley and the influence of Rigby on its character and appearance.Viewpoints 22 and 23 are important in highlighting the nineteenth century development of Mistley and the dominance of the maltings industry. Viewpoint 22 is located on the quayside towards the south east and the view includes the industrial quayside with the maltings buildings, and associated ancillary buildings, on both sides of the High Street.

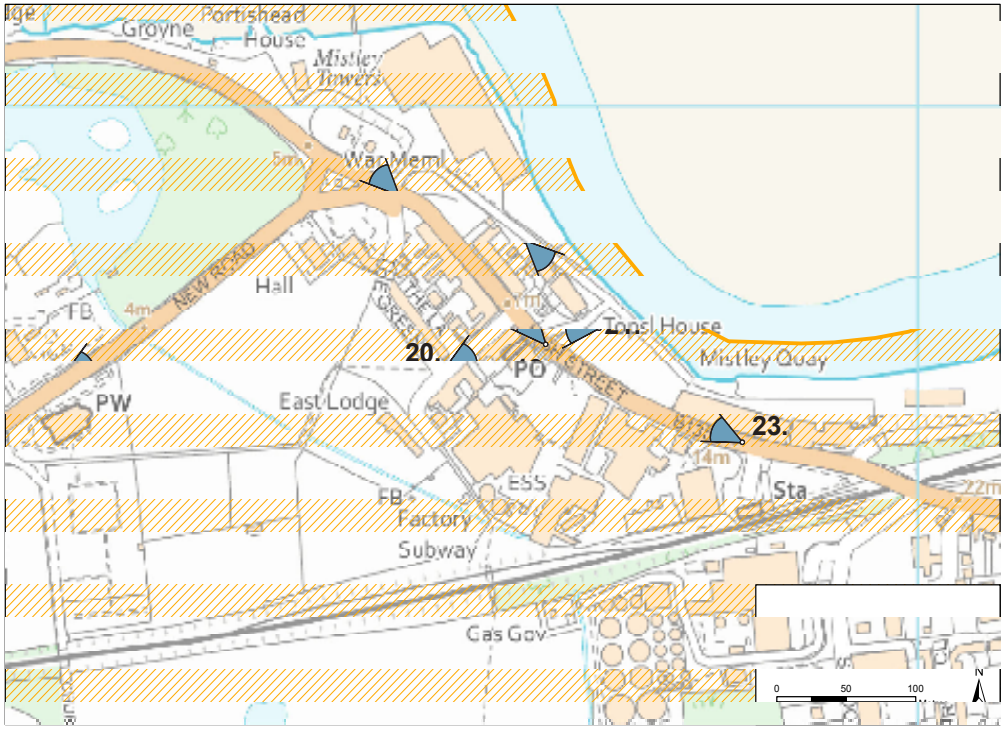

Figure 138 Significant views in Mistley ©OS Maps

In this view the scale of the buildings and the similarities in architectural design can be appreciated, as well as providing an understanding of the role of the River Stour in the success of the maltings industry. Viewpoint 23 is located on the High Street to the north of the railway station. The view north west from here along the High Street includes the large maltings buildings and their associated offices and, beyond these, the south eastern end of the Georgian spa resort. In this view the industrial past of Mistley and its nineteenth century expansion, helped by the arrival of the railway, is understood and the distinctive character of Mistley which combines an attempted Georgian spa resort and a dominant Victorian maltings industry can be appreciated.

Figure 139 Viewpoint 3 (Mistley)

Figure 140 Viewpoint 2 (Mistley)

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Figure 141 Aerial photograph of Manningtree and Mistley and its wider setting (EROX172-19 IMb 244-1-16)

3.5 Beyond the Conservation Area Boundary

The Conservation Area also draws its significance from key features outside of its boundary, most notably from the wider landscape including the River Stour to the north and open fields to the south which include parts of the former parkland and landscape of Mistley Old Hall. The setting of the Conservation Area contributes to our understanding of its development on the banks of the River Stour within a largely undeveloped and agrarian landscape (Figure 141). The influence of the Rigby family on the wider landscape is also apparent. For example, to the east of the Conservation Area, at the junction of Shrublands and Harwich Road, is a cylindrical red brick wall topped with historic iron railings, which closely encloses a horse chestnut tree. This feature is likely to mark the eastern access to Mistley Old Hall park and has a historic and aesthetic relationship with Character Area 7 and the park.

The high ground to the east and south of the Conservation Area permits long views both of the River estuary and the historic settlements contained within the Conservation Area itself. These views enhance the understanding and appreciation of the layout and development of both Mistley and Manningtree and the importance of the River Stour and surrounding agricultural land in their supporting and accelerating their growth. The quayside along the River Stour and the fertile farming land to the south of Mistley contribute to an understanding of the expansion and success of the maltings industry in Mistley in the nineteenth century (Figures 141, 142 and 143).

Figure 142 Agricultural fields and pasture to the east of the Conservation Area and beyond (Left and Right)

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Modern development has taken place outside of the Conservation Area boundary to the east and west. Whilst this development is not considered to uphold the special architectural and historic interest of the historic buildings and features within the Conservation Area, the general form and scale of the more modern buildings are not intrusive within the Conservation Area's setting. The southern boundary of the Conservation Area follows the line of Clacton Road.

The parkland of Mistley Old Hall, part of which is included within the Conservation Area boundary, is to the north of the road and to the south is open, undeveloped agricultural land forming the setting of the southern part of the Conservation Area. To the south-east of the boundary is part of the eighteenth century parkland of Mistley Old Hall. It has now been turned to agricultural use. This open landscape is an important element of the setting of the Conservation Area in providing an appreciation of the development of the historic settlements within an agricultural landscape. It also permits views out from the parkland of Mistley Old Hall into an open landscape beyond, contributing to the quality and sense of place within the park.

Figure 143 Looking northwest from The Walls towards Manningtree

Figure 144 Looking north from The Walls towards Suffolk across the River Stour

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4. Issues and Opportunities for Enhancement

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

4.1. Car Parking

Car parking is an inevitable concern within any historic village settlement, and the same is true for areas of the Mistley and Manningtree Conservation Area. In order to sustain both settlements visitors and trade, adequate numbers of parking are necessary for the local economy. The problem with this is inevitably greater in Manningtree where the narrower streets and quantity of visitors for the market and events tends to exceed those visiting Mistley. The creation of parking spaces within Conservation Areas is often harmful to the character of the area. Aside from the negative visual impact of the parked vehicles, the sites are often in prominent locations and feature poorly maintained boundary and surface treatments with minimal positive landscaping.

The current identified areas of parking within the Conservation Area include:

- North Street: car parking for adjacent residents and businesses (Figure 145)
- Car parking on marketplace
- On-street car parking particularly along both High Streets, Oxford Road, South Street and Harwich Road
- Parking at The Crown Public House and along the river front (Quay Street)
- Parking at St Mary and St Michaels Church.

The car parking to the south of North Street is currently poorly surfaced and unregulated with areas allocated for individual homes and businesses. It detracts from the surrounding historic buildings and contributes negatively to the character of this area. This could be particularly enhanced by screening, an improved and consistent surface treatment, a boundary with North Street and allocated parking. This may also create additional spaces for less abled visitors to the High Street.

Figure 145 Parking for residents and businesses, North Street

© Place Services 2022

This is similarly the case along Quay Street. Car parking along the river frontage detracts from Manningtree's river frontage and interrupts views across the estuary (Figure 146).

Private parking on a smaller, residential scale impacts the Conservation Area due to the cumulative effect of on-street parking, the loss of front boundary treatments, the loss of front gardens and the creation of areas of hardstanding. There is scope for enhancement in this regard, and the potential for the use of an Article 4 Direction to remove Permitted Development rights for the removal of front boundary treatments and with the creation of hardstanding. Most buildings along Quay Street, Mill Hill and Oxford Street have lost their original boundary treatments, as well as roads within the eastern part of Mistley including California Road. Front boundary treatments have either been removed in their entirety or replaced with a wide variety of materials and designs which often do not reflect the traditional materials or detailing of the area creating an untidy and discordant streetscape and detracting from the character of these areas. Cumulatively this erodes the historic character and appearance of the Conservation Area and these areas would benefit from the reintroduction of sympathetic boundary treatments and planting where possible.

Figure 146 Parking to the north of Quay Street

4.2 Shop Frontages

Both Manningtree and Mistley contain several historic shop frontages which make a positive contribution to the area, predominantly located within the Historic Core Character Area (Figures 147 and 148).

While many have retained their historic character, some are in need of small maintenance repairs. Some are vacant and are therefore at risk of deterioration or loss of the architectural details which give them their character. Some examples, including Barclays and Tesco, do little to contribute to the area or character and could be enhanced in the treatment of their elevations (Figure 149).

Figure 147 Historic shop frontage, Manningtree

Figure 148 Historic shop frontage, Manningtree

Figure 149 Tesco express shop frontage

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4.3 Loss of Architectural Details

While most buildings within the Conservation Area have retained their key, simple, historic architectural features which give them their character, some have lost their original windows and doors in place of plastic alternatives. They do not replicate the high-quality detailing of those they replace, resulting in a clunky and unsympathetically modern appearance at odds with the finer detailing and craftsmanship of historic timber windows. It is important to preserve the historic character and appearance of the town through the retention of timber windows and the replacement of unsympathetic modern windows with timber windows (Figure 150).

Well maintained and well-fitting timber windows are thermally efficient. Advice from the Council's Planning Department should be sought regarding replacement windows and doors.

Figure 150 Visual comparison of historic retention of sash windows (right) and modern replacements (left)

Figure 151 Lack of boundary treatments along California Road

The loss of front boundary treatments has been harmful in some locations within the Conservation Area. Historic front gardens and boundary treatments should be retained, or replaced with sympathetic alternatives where necessary, to preserve the character and appearance of the streetscape. Many buildings along Mill Hill and Barnfield suffer from a complete absence of boundary treatment and, in many cases, with varying surface treatments within driveways (Figure 151). Colchester Road is a good example of where historic boundary treatments have been retained.

© Place Services 2022

Figure 152 Green Lane through the former Mistley deer park

4.4. Access and Integration

Both settlements are compact and easily accessible from the A12 and other major routes. There is some lack of signage when accessing Manningtree from the west as to the direction of the historic core and Conservation Area; this is partly due to the convergence of Lawford with Manningtree and the lack of clear distinction between the two settlements. This could be improved with signage in relation to its historic interest or Conservation Area status. This would improve the awareness of the historic and architectural significance of both settlements. Consideration should be given to the potential benefits of appropriately located and well-designed interpretation boards which are standardised across the Conservation Area (Figure 152).

A heritage trail linking both settlements with The Walls and the former deer park could improve access to, and awareness of, the historic origins of Manningtree and Mistley (Figure 153). Consideration should be given to opportunities for creating an electronic self-guided trail.

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

Figure 153 Current information board on the Witchfinder General

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Figure 154 Octagonal building, Station Road and Maltings Wharf

4.5 Inappropriate Modern Development

There are some examples of inappropriate modern development within the Conservation Area however this is largely limited. Most buildings dating to the late twentieth century are neutral contributors to the Conservation Area in that they neither harm nor enhance the significance of the area.

The development along the west of Mill Road has had a detrimental impact on the historic character of the surrounding areas and seems to have made little attempt to be in-keeping with its surrounding character. This is particularly visible and contrasting with the largely historic/mock maltings style of Brook Street. The octagonal building which houses flats 1 to 13 Maltings Wharf and 2-4 Station Road again is modern development which has an imposing effect on the Conservation Area (Figure 154). At the entrance of the west end of the High Street in Manningtree and adjacent to the historic core this building has a detrimental impact on the historic character. Within Mistley inappropriate development is scattered and is mainly limited to extensions and porches within the Conservation Area. Number 42A, Harwich Road is a good example of inappropriate development within Mistley; the building's height and gable orientation negatively contrasts with the surrounding buildings.

There is little modern development within Mistley. The Georgian core has remained relatively unaltered, although the large quayside warehouse to the north east of Mistley Towers is an unattractive addition to the area due to its scale and incongruous modern materials; it is considered to make a negative contribution to the Conservation Area.

To the east of the Conservation Area, the nineteenth and early twentieth streets of Mistley (Character Area 10) are interspersed with some modern development , including Rosewood Park and Barley Close, which is predominantly neutral in its impact. There is some late twentieth century housing on California Road which is appropriate in scale but does not uphold the quality of the materials or detailing of the historic building stock. The eastern boundary of the Conservation Area alongside Character Area 10 deliberately excludes some examples of modern, sympathetic development including Swan Court. Similarly, the car sales garage located at 7 Harwich Road results in an open gap in the streetscene which is dominated by parked cars and this detracts from the continuous and relatively uniform appearance of the street.

There are examples of modern development on Railway Street, Barnfield and Mill Hill in Manningtree and whilst their scale and general form are appropriate, in some cases, they lack the quality of materials and detailing found on the surrounding historic buildings. On the most part, these buildings are neutral in their impact on the significance of the Conservation Area.

Most modern development to the west of the Conservation Boundary, predominantly along Station Road and Colchester Road, is unobtrusive in its scale and use of materials. However, within the Conservation Area boundary, the development at the junction of Station Road and North Street is inappropriate in its scale and design. At four storeys it visually detracts from the two storey historic buildings on the High Street. It appears to have been designed to reference maltings buildings with an octagonal tower mimicking a kiln. It is unsuccessful in its execution with small windows, modern brickwork and an unattractive mansard roof on the westernmost block.

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It is negative in its contribution to the Conservation Area. To the rear (north) of this, the late twentieth century development of Maltings Wharf more successfully references the traditional forms and materials of a maltings building and is appropriate in scale. This is considered to have a neutral impact.

The large, modern, metal clad warehouses on North Street and Quay Street, at the junction with South Street, are intrusive to the character and appearance of the Conservation Area. The adjacent builders' yard is also an unattractive feature of the streetscape which inhibits views from the historic core of Manningtree towards the River Stour. The sensitive redevelopment of this site would be beneficial to the character and appearance of the Conservation Area and could enhance its significance.

4.6 Neutral Contributors

There are some buildings which are considered to make a neutral contribution to the character and appearance of the Conservation Area as noted above. The buildings that fall into this category still contribute to the area's character and appearance, and their contribution should not be underestimated and certainly should not be considered negative. Small scale improvement works, such as reinstating boundary treatments, planting, appropriate replacement windows and roofs, use of a characteristic colour palette, and preventing loss of architectural form and features, would enhance these buildings. Similar interventions to the more modern neutral buildings could help to further integrate them into the area. Care needs to be taken through the planning process to ensure that neutral buildings do not become negative through inappropriate alterations and additions, particularly within the modern development.

Maltings Wharf is accessed off North Street in Manningtree. The residential development incorporates part of a historic maltings building but most of the development is modern (Figure 155). The buildings on Station Road make a negative contribution to the area but those along North Street have been designed to reflect the form, materials and detailing of a nineteenth century maltings and it is appropriate in scale.

This development is neutral in its contribution because whilst it is sensitively designed, it lacks the detailing and quality of the Conservation Area's historic building stock. For similar reasons, other modern residential development on North Street, for example Compass Court on the corner with South Street, also make a neutral contribution.

Character Area 6 (Manningtree East) includes modern housing developments along Erskine Road, Malthouse Road and Kiln Lane. These developments, particularly Erskine Road and Kiln Lane, have been designed to reflect the Essex vernacular architecture. Their materiality, form and detailing are reminiscent of traditional buildings in Essex. Red brick, yellow brick, clay pantiles and slates predominate. The houses are in keeping with the characteristics of the Conservation Area and so are considered to be neutral in their contribution to the significance of the area. There are modern developments of a similar appearance in Character Area 10 (Mistley East) on Barley Close and Rosewood Park which are also considered to make a neutral contribution to the character abd appearance of the Conservation Area.

Figure 155 Maltings Wharf

Figure 156 Example of street furniture along The Walls

4.7 Public Realm

Whilst there is limited public realm within the Manningtree and Mistley settlements, Character Area 7 comprises the majority of the public realm in the Conservation Area; it is largely well maintained but sometimes the approach lacks a consistent style of street furniture with a varied mix of styles, ages and upkeep.

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

The Conservation Area contains several areas of public realm, which include street furniture such as benches and litter bins (Figure 156). Ensuring a consistent approach to the design of lampposts, bollards and pedestrian railings should also be considered. There are differing examples of street furniture throughout the Conservation Area including varying bollard finishes, standard metal pedestrian railings and post and rail fencing. It would be beneficial for any bollards within the Conservation Area to be black metal in a traditional style and similarly a consistent boundary treatment reflecting the historic railings in Mistley. The Walls exhibit well designed sympathetic benches, but this contrasts with the bins which currently show unsympathetic signs to protect the swans. This could potentially be achieved in an aesthetically more considered manner.

The edge of the quayside in Mistley is enclosed with approximately two metre high, Heras style metal fencing. Although it is indicative of the industrial use of the area, it detracts from the appearance of the Conservation Area and the setting of nearby listed buildings as well as impeding views out over the River Stour. It is necessary to have barrier or railings along the quayside, however, there is an opportunity to introduce railings of a more appropriate design at a lower height. This would enhance the appearance of the area and permit views across the River.

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Hard Landscaping

There are some areas of inconsistency in the approach to hard surfacing where driveways, private roads and sections of pavement are in varying states of repair and of varied material. These areas may be enhanced through a consistent approach to material and maintenance of hard surfacing and an assessment as to where resurfacing is necessary.

Large, open areas of parking on North Street to the rear of the properties on the High Street in Manningtree are untidy in appearance due to inconsistencies in hard surfacing and would benefit from improved maintenance and a more consistent approach in material.

The extent and variety of hard surfacing around the Swan Fountain in Mistley could be improved. The hard surfacing is relatively tidy, but the large areas of tarmac car parking and different paviours do not enhance the settings of the surrounding listed buildings and would benefit from softening with planting or resurfacing to avoid a patchwork effect.

Figure 157 St Mary and St Michaels Cemetery

Open Spaces

The open and green spaces across the Conservation Area make a positive contribution and are integral to its character in many instances. The maintenance needs of these spaces should be considered and, where appropriate, opportunities taken to enhance them and ensure access is maintained.

Those spaces highlighted as making a positive contribution to the area are as follows:

- The Beach, Quay Street
- The Walls, Mistley
- The Market Place
- Recreation Ground and Cricket Club, Mistley
- Mistley Towers
- The Green, Mistley
- Mistley Place Park

Trees and Planting

Appropriate levels of maintenance need to be ensured and, where required, opportunities for enhancement sought to maintain and manage the trees within the Conservation Area. This is particularly the case around the areas of the historic parkland, along The Walls, around St Mary and St Michaels Church and cemetery, the green in South Street, Manningtree and around Mistley Station (Figure 157).

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Figure 158 Mistley Place Park historic wall

4.8 Conservation of Parkland

The designed landscape of Mistley Place Park, later used as an animal sanctuary, shows signs of neglect and loss of elements of the nineteenth century designed landscape features (Figure 158 and 159). This has impacted its historic character and significance. It has however retained its openness, and provides views of the church from The Walls, allowing for visual connectivity between the two (Figure 160). Opportunities should be sought to better understand and manage the historic parkland, in conjunction with key stakeholders including the Essex Gardens Trust. A heritage trail linking the settlements would include awareness of Mistley Place Park.

Figure 159 Mistley Place Park

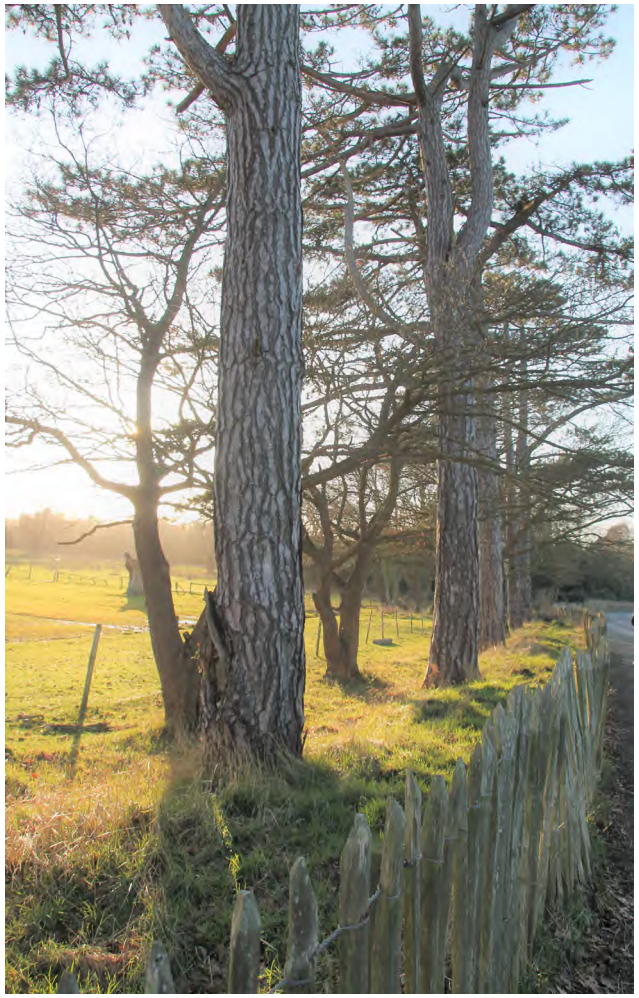

Figure 160 Mistley Place Park boundary along The Walls

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5. Management Proposals

There are several issues facing the Manningtree and Mistley Conservation Area, many of which share common themes. This Chapter seeks to recommend management proposals which address these issues in both the short and long term.

5.1 Positive Management: Short Term

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

Local Heritage List

The significance of both Manningtree and Mistley lies in the preservation of its built heritage which has survived, in some cases, complex growth and regeneration. As such many of the buildings which are not listed also contribute positively to the significance and special interest of the area. Manningtree and Mistley would benefit from adopting and maintaining a comprehensive Local List (as part of a district initiative) in order to recognise buildings of local architectural or historic interest and better preserve its historic environment.

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

There are several buildings within the Conservation Area which are of sufficient quality to be considered for local list status, as highlighted in Section 2.6.

Shop Frontages

Manningtree's High Street is a well-preserved historic shopping street with many traditional, well-detailed shopfronts and signs. There are some examples of poorly detailed, modern signage, for example on the Tesco Express. There are some vacant shop units and upper floors, although others are in residential use. Encouraging the reuse of upper floors and investment from businesses in the maintenance of shopfronts and the installation of sympathetic signage would be beneficial to the High Street. This would enhance its unique character and local distinctiveness and attract visitors as well as encouraging residents to shop locally.

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.

Enforcement

Where the necessary permission has not been sought for alterations, such as advertising signage and building

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

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Twentieth Century Premises

There are some twentieth century developments which make a neutral or negative impact on the character of the Conservation Area. These are mainly located in Character Area 3, though others exist throughout the Conservation Area. The large, modern warehouses and builders' yard on North Street in Manningtree and the warehouses on the quayside to the north east of Mistley Towers in Manningtree both contribute negatively to the character and appearance of the Conservation Area. There is scope to enhance these sites and buildings through a considered design approach which can guide future improvements. Should opportunities for redevelopment arise in the future, high quality design should be pursued and encouraged through design guidance.

General Maintenance: Public Realm and Highways

Through the agreement of a standard good practice within the Conservation Area between relevant Local Authority teams and other landowners, long term goals can be set to promote good design within the public realm, such as avoiding excessive road markings or signage and agreeing a standard street furniture within Character Areas to ensure consistency over time as elements are introduced or replaced. This will have a long-term positive impact on the Manningtree and Mistley Conservation Area and ensure the preservation of characteristic features of the Area including gas lamp style streetlights, granite kerbstones and Scoria brick paving detailing on California Road and The Green in Mistley and South Street in Manningtree, for example (Figure 161).

Figure 161 Historic Scoria brick paving detailing

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Figure 162 Poor surface treatments opposite Mistley Towers

Public Realm and Highways: Short-term

Whilst replacing all inappropriate street furniture is an optimum solution it is acknowledged that this is an expensive project to undertake. There are numerous other short-term solutions to this problem. A positive working interdepartmental relationship is key to improving the public realm and highways. The Highways Department should be engaged to conduct an assessment of existing signage within the Conservation Area with the view to 'de-clutter' the historic environment. Other case studies have found this was a cost-neutral exercise due to the scrap value of signage and posts.

Planning and Highways should work together to agree standard good practice within a Conservation Area such as avoiding excessive road markings and where necessary using narrow road markings. An assessment of resurfacing of certain public areas needs to be undertaken, particularly along The Walls (Figure 162).

There are some information boards in Manningtree. These would benefit from updating and the addition of more information boards in suitable locations within both Mistley and Manningtree would make a positive contribution to our understanding of its history and heritage assets (Figure 163). It should be ensured that information boards benefit from regular maintenance to ensure their upkeep.

Figure 163 Information boards along The Walls

Heritage Statements, Heritage Impact Assessments and Archaeological Assessments

In accordance with the NPPF (Para.194), applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. All applications within the Conservation Area and immediate setting require an appropriately detailed Heritage Statement. Any application without a Heritage Statement should not be validated.

The key views noted within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, tree's or highways on key views should be considered to aid decision making. This includes development outside the Conservation Area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (March 2015). Applications which fail to have assessed any impact upon views and setting should not be validated.

Tree Management

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

It is also considered that any prominent trees, 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.

Neutral Elements

As discussed, the dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character.

The quality of design within the area must not be 'averaged down' by the neutral and negative elements of the built environment and, wherever possible, neutral buildings should be enhanced through the reinstatement of lost architectural details or alterations which better respect their context.

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.

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 Tendring'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 Manningtree and Mistley individually as historic settlements.

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New Development

There are limited opportunities within Manningtree and Mistley Conservation Area and its setting for development; however, when undertaken it should be ensuring it makes a positive contribution to the Conservation Area. To be successful, any future development needs to be mindful of the local character of the Conservation Area, while at the same time addressing contemporary issues such as sustainability.

Successful new development will:

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

Tendring Council should guide development in a positive manner by:

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

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5.2 Positive Management: Longer Term

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

Conservation Area Boundary

The Conservation Area boundary has been revised within this appraisal in accordance with the NPPF (2021) and Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (2019). The boundary now excludes areas of open land to the west which now form part of the landscape setting of the Conservation Area. The boundary now includes additional buildings of historic significance, which improve the understanding of the development of the Manningtree settlement.

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

Character Appraisal and Management Plan

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

Improved Understanding and Awareness

Manningtree and Mistley, both individually and separately, have a strong sense of place. Their growth has been influenced by similar factors and individual benefactors which has led them to be intertwined despite their different origins. However, they retain their historic separation and have different characteristics and patterns of development; as a result, the green gap, comprising the Mistley Old Hall parkland of Character Area 7, is fundamental in preserving the separation of the settlements, their unique characteristics and the understanding of the historic relationship between the two.

Given the parkland's important contribution to the significance of the Conservation Area, its attractive landscape setting and its inherent historical and archaeological value, there is an opportunity to improve interpretation of the landscape shaped by Mistley Old Hall and parkland, Mistley New Hall and Mistley Place Park. Creating a large-scale programme of subtle interpretation, which does not detract from the landscape character, could be beneficial to the long-term interpretation and understanding of both settlements. The Walls themselves are visited by a substantial number of tourists and locals every year and this interpretation, including a signposted walking route, may encourage a greater experience of the parkland landscape and an awareness of its importance.

Enhancements should be considered to create a stronger understanding of Mistley's industrial heritage and the influence of the Rigby family. This would bring about a greater appreciation of the importance of the quayside and maltings to the settlement especially for visitors. The maltings industry was a significant part of Manningtree and Mistley's past but due to the limited remaining buildings is not immediately evident. Signposted pedestrian and tourist routes throughout the Character Areas within the Conservation Area, or interpretation schemes which promote key features within the Conservation Area could improve awareness. It would also encourage a more comprehensive understanding of the Conservation Area.

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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:

- Warehouses and builder's yard on North Street, Manningtree
- Warehouses on the quayside to the north east of Mistley Towers, Mistley
- Vacant site of the demolished maltings building on the quayside, Mistley

Shop Frontages

There is scope for maintenance and improvement to shop frontages to enhance the character and appearance of the historic streetscape. In addition to tightening controls, information leaflets and guidance as well as 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 area's character and appearance.

5.3 Funding Opportunities

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

National Lottery Heritage Fund

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

Section 106 Agreements

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon Thorpe-le-Soken Station and Maltings. 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.

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6. Appendices

6.1 Listed Buildings Mistley

List Entry No.	Name	Grade
1240390	Mistley Towers, South East Tower	I
1261061	Mistley Towers, North West Tower	I
1074928	Number 1a House And Shop Adjoining To East Of The Moorings	II
1074929	Nutcracker Tea Shop	II
1074930	Staplehurst	II
1074931	The Post Office And The Thorn Hotel, With Right Return To The Green	II
1074932	Maltings And Kiln Number 1, Mistley Quay Handling And Forwarding Company Ltd	II
1074933	Church Of St Mary And St Michael	II
1074955	Swan House With Left Return To Number 9 High Street	II
1074956	Swan Fountain	II
1240274	Walled Garden And Gardeners Shed Attached To South Of Mistley Hall	II
1240275	Old Hall	II
1240276	Garden Wall To South And East Of Old Hall	II
1240278	Return Of Swan House	II
1240279	Fountain House, Grape Vine Cottage, The Grape Vine	II
1240280	Dolphin House	II
1240299	Dorset House	II
1240300	Entrance Gate And Front Railings To Dorset House	II
1240301	The Hollies	II
1240302	Maltings, Numbers 3 And 4 Adjacent To School Road	II
1240303	Pump Adjacent To East Return Of Number 12	II
1240341	East Lodge Including Outbuilding At Rear	II

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List Entry No.	Name	Grade
1261061	Mistley Towers, South East Tower	I
1240390	Mistley Towers, North West Tower	I
1074928	Number 1a House And Shop Adjoining To East Of The Moorings	II
1074929	Nutcracker Tea Shop	II
1074930	Staplehurst	II
1074931	The Post Office And The Thorn Hotel, With Right Return To The Green	II
1074932	Maltings And Kiln Number 1, Mistley Quay Handling And Forwarding Company Ltd	II
1074933	Church Of St Mary And St Michael	II
1074955	Swan House With Left Return To Number 9 High Street	II
1074956	Swan Fountain	II
1240274	Walled Garden And Gardeners Shed Attached To South Of Mistley Hall	II
1240275	Old Hall	II
1240276	Garden Wall To South And East Of Old Hall	II
1240278	Return Of Swan House	II
1240279	Fountain House, Grape Vine Cottage, The Grape Vine	II
1240280	Dolphin House	II
1240299	Dorset House	II
1240300	Entrance Gate And Front Railings To Dorset House	II
1240301	The Hollies	II
1240302	Maltings, Numbers 3 And 4 Adjacent To School Road	II
1240303	Pump Adjacent To East Return Of Number 12	II

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List Entry No.	Name	Grade
1240341	East Lodge Including Outbuilding At Rear	II
1240342	Kowloon	II
1240389	South Face Of Hopping Bridge	II
1240535	Former Cowhouse To South East Of Dairy House	II
1240536	Former Dairy And Office Building Approx One Metre North East Of Dairy House	II
1260993	Dairy House, Dairy Cottage And Attached Stables	II
1260955	Former Brewhouse To South East Of Dairy Cottage	II
1261060	Old Custom House	II
1261078	Park Manse	II
1261079	The Lodge	II
1261080	White Horse House	II
1261081	1-12, The Green	II
1261102	Mistley Hall	II
1261103	Folly Bridge Approximately 35 Metres South East Of Mistley Hall	II
1261104	Ye Olde Mill House	II
1261106	Railings Attached To Number 1 Maltings And Adjacent To North Side Of Pavement	II
1356640	Acacia House With Left Return To The Green	II
1360960	Mistley House	II
1360965	The Moorings	II
1360966	Empty Shop To East Of Nutcrackers	II
1360967	Calburne Shop Occupied By J And Rw Steel	II

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List Entry No.	Name	Grade
1391744	No. 2 Maltings	II
1391976	Former Aaor And County Emergency Hq	II
1392980	Mistley Station	II
1413747	Mistley Quay Wall (Also Known As Thorn Or Allen's Quay)	II
1440369	Mistley Institute	II

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6.2 Listed Buildings Manningtree

List Entry No.	Name	Grade
1240209	1, The Walls	II
1239925	Townsends	II
1239940	Goodmans Restaurant/ Peerage Carpets	II
1239941	49, High Street	II
1239942	57, High Street	II
1239943	69, High Street	II
1239944	Kiln At East End Of Maltings Adjacent To North Street	II
1239945	Quay Courtyard	II
1239946	Regent House	II
1239948	Town And Country Building Society	II
1239947	The Old Coffee House	II
1240000	17, Regent Street	II
1240014	Number 7 With Return To High Street	II
1240065	31, South Street	II
1240066	33, South Street	II
1240067	Methodist Church Hall	II
1240068	65, 67 And 69, South Street	II
1240069	71, 73 And 75, South Street	II
1240124	Methodist Church	II
1240127	59, South Street	II
1240148	Taylor And Partners Estate Agents Corner Shop	II
1240152	The Dragon House Chinese Restaurant	II
1240159	Number 48 And Attached Forecourt Railings	II

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List Entry No.	Name	Grade
1240160	Independants Chapel To Rear (West) Of Number 48 (At One Time A British Legion Hall)	II
1240161	Cumberland House	II
1240162	52, South Street	II
1240163	Hill House	II
1240164	Mowbray Cottage	II
1240165	Milepost	II
1240166	Outbuilding At Rear Of Number 42 High Street Fronting Stour Street	II
1240167	3 And 4, The Walls	II
1240168	2-8, York Street	II
1240533	K6 Telephone Kiosk (Adjoining Post Office)	II
1240538	Mistley Maltings, Pair Of Maltings At National Grid Reference Tm10853179	II
1240616	Mistley Mills Pair Of Maltings And Adjoining Kilns At National Grid Reference Tm109318	II
1254187	7, Brook Street	II
1254188	45, 47 And 51, Brook Street	II
1254189	30,32 And 34, Brook Street	II
1254190	40, Brook Street	II
1254191	English House	II
1254192	County Library	II
1254251	Return To Numbers 1 And 2 Stour Street	II
1254277	Yew Tree Cottage	II
1254279	36 And 38, Brook Street	II
1254309	Manningtree Gallery/ Og Thorpe And Son, Butchers	II
1254310	James Newsagents	II
1254312	46, High Street	II
1254313	The Surgery	II

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List Entry No.	Name	Grade
1254314	St Faiths	II
1254315	Forge Cottage	II
	Forge Studios	II
1254316	Russell House	II
1254317	Abbey National Building Society/Cyril Cox, Solicitors	II
1254318	Aldis Fashions/Foster Prior, Estate Agents/Le Fleur	II
1254319	Pollyanna	II
1254377	Church House	II
1254403	Brantham House And Railings Attached To Front Steps	II
1254426	Pump Approximately 1 1/2 Metres To Rear (South East) Of	II
1254431	The White Hart/Wisteria House/Forge Cottage	II
1254451	Calver And Arnold, Hardware/ National Travel World	II
1260956	5, High Street	II
1261151	10 And 12, South Street	II
1261163	The Red Lion Public House	II
1261164	The Gardens	II
1261191	Masonic Hall	II
1261192	37, South Street	II
1261193	House Attached To North East Of Number 59	II
1261194	Stour Books	II
1261225	23,25 And 27, South Street	II
1261247	The Crown Public House Including Extension And Carriageway	II
1261248	59-65, High Street	II
1261249	Harley Cottage/Jasmine House	II
1261250	Regent Cottage	II

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List Entry No.	Name	Grade
1261251	17, South Street	II
1261252	29, South Street	II
1261280	Hammonds Shoes	II
1261286	Trustee Savings Bank	II
1261351	R Gwinnel And Sons, Funeral Directors/Robert Clubb And Sons/The Special Touch	II
1261352	Cooperative Pharmacy/Dry Cleaning Centre/Krystyna/Numbers 38, 40 And 42 Including Church Wall To Left (East)	II
1261353	48, High Street	II
1261373	2 And 3, English Terrace	II
1261374	National Westminster Bank And Return To Number 2 Brook Street	II

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6.3 Bibliography

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Images

Essex Historic Environment Record

Essex Record Office

James Bentley Archive

Manningtree Museum & Local History Group

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6.4 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	Chapter 16; Annex 2
National Guidance	National Planning Practice Guidance (2019) DCLG	ID: 18a
National Guidance	Historic England Good Practice Advice in Planning Note 1 (2015) The Historic Environment in Local Plans	
National Guidance	Historic England Good Practice Advice in Planning Note 2 (2015) Managing Significance in Decision-Taking in the Historic Environment	
National Guidance	Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	Historic England Advice Note 1 (2019) Conservation Area Appraisal, Designation and Management	
National Guidance	Historic England (2017) Traditional Windows	
National Guidance	Historic England, High Streets for All (2018) Advice for Highway and Public Realm Works in Historic Places	
National Guidance	Historic England (2017) Repointing Brick and Stone Walls Guide for Best Practice	

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Local Supplementary Planning Document	Tendring District Local Plan 2013-2033 and Beyond: Section 1 and Section 2	SPL 3 – Sustainable Design PPL 3 – The Rural Landscape PPL 7 – Archaeology PPL 8 – Conservation Areas PPL 9 – Listed Buildings

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6.5 Glossary (National Planning Policy Framework)

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

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