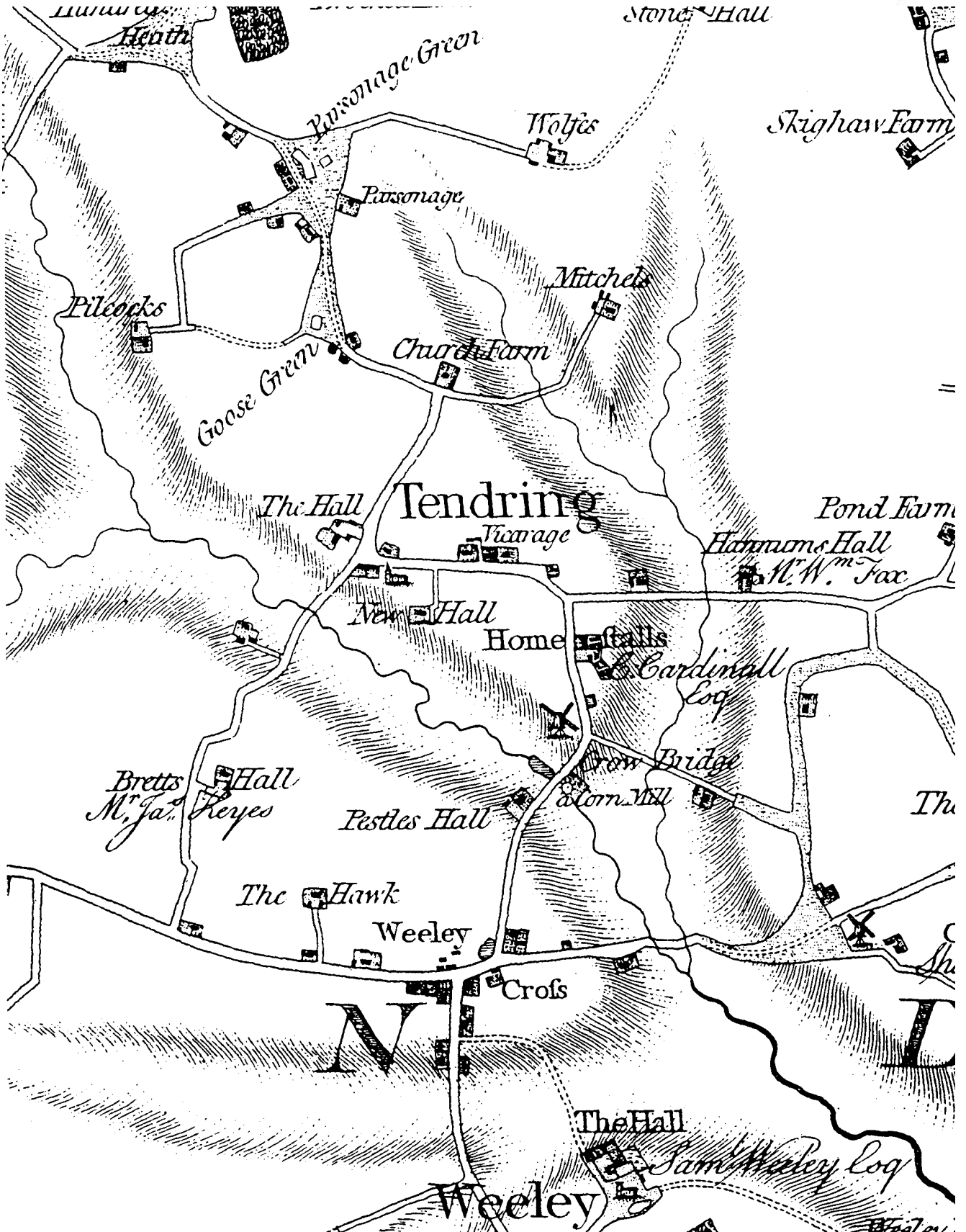




# Tendring Conservation Area



### Tendring Conservation Area

This Conservation Area Character Appraisal has been produced by the District Council but is based on earlier work by consultants Smith Stuart Reynolds in 2001. These earlier documents contain the views of the consultant and did not necessarily reflect the Council's Officer's views. Although these documents have existed for some time they had no formal, planning status.

The Council subsequently agreed in 2005 to prepare Conservation Area Character Appraisals for each of its Conservation Areas and as a forerunner to updating the above consultant's documents a consultation exercise took place in late 2005/early 2006. This involved town and parish councils and certain local amenity bodies. The results of the consultation exercise were reported to the Council's Planning Portfolio Holder when the document was formally considered for adoption as Council planning policy. As a result of this consultation the Appraisal documents have been amended and updated in the light of the comments received from consultees and as a result of certain changes which have taken place since 2001. Much of the descriptive material used in the original SSR documents has been retained.

Proposals originally put forward by the Consultant involving suggested changes to Conservation Area boundaries, enhancement works or proposed Article 4 Directions have been retained in these latest documents. However, it is recognised that town or parish councils do not support some of these suggestions and this is referred to in the appropriate document. Their inclusion in the documents as suggestions only does not indicate that the District Council supports such proposals at this time. They will be subject to further consideration by the Council in due course. Indeed all such proposals for boundary changes, and any new Article 4 Directions will be required to go through quite separate, statutory processes which will also be carried out with further public consultation.

This document has been formally adopted by the Council as part of its planning policies for this conservation area under the provisions of Section 71 of the Planning [Listed Buildings & Conservation Areas] Act 1990. It will therefore be an important material consideration in relation to the assessment and determination of planning and related applications in the Conservation Area.

#### **SUMMARY**

**Tendring is essentially a linear village straddling one of the main cross-country routes through the district. Buildings predominate at its eastern end, and for a short section of The Street in the centre of the village, while frontage walls are also prominent in fronting both cottages and the extensive grounds of The Grange. Otherwise, the curving spine of the village is almost entirely framed by mature planting, either specimen trees or hedgerows, where they frame the attractive and informal grouping of older properties, including the Church. Properties built up to the Second World War tend to be more prominent in the street scene: those constructed afterwards are generally set back behind individual or grouped accesses.**

## Tendring Conservation Area

### LOCATION

Tendring village sits on level open countryside dissected just to the south of the village by the valley of the Holland Brook. Tendring straddles the B1035 connecting Manningtree with Thorpe-le-Soken. As with other villages in the area, the village appears from its road approaches as a dense belt of mature trees crowned by, in this case, the church spire. The finest view is on the approach from the south across the valley of the Holland Brook, from where the trees are continuous except for a glimpse of New Hall. The approach from the north, through Goose Green and past Tendring School, includes some modern development, as well as views of the substantial farm buildings associated with the Hall. The least satisfactory approach in visual terms is from the east, where the long village street is seen end on and there are fewer features of note before the village is reached.

### DEVELOPMENT HISTORY

Tendring gives its name to a series of scattered settlements in the centre of the District that bears its name. Many of these are the groupings around greens that are feature of the area: the centre of this extended family, however, is a relatively straight street until fairly recently only sparsely developed from the combination of hall and church at its western end.

The occupation of this area is long-established, with a wealth of crop marks in the fields to the south and south east of the village, including a number of Bronze Age ring ditches. It has been suggested that The Street is part of an early route from Colchester to the landing site at Beaumont Quay.

The Hall dates back at least to the 17<sup>th</sup> century, while the list description of the former Crown Inn nearby gives its original date as 15<sup>th</sup> or 16<sup>th</sup> century if not earlier. The church of St Edmund has a 13<sup>th</sup> century nave and chancel standing on earlier foundations, however: the nave has an unusual single hammerbeam truss at the west end. A delightful timber-framed porch of 14<sup>th</sup> century date sits below the west tower, given a distinctive spire unusual for the district and dating from 1876.

Chapman and André's Essex map of 1777 shows these three buildings, New Hall, a vicarage (now the Grange) and the row of cottages to the east. Development since then will have slowly accelerated, with a significant level of infill housing since the last war.

### CONSERVATION AREA BOUNDARIES

The area at its west end takes in the grounds of Tendring Hall and its outbuildings to the north. Proceeding eastwards, the Area includes developed curtilages on either side of The Street, making a northward extension to take in the whole garden area of The Grange. On the south side there is an extension to New Hall and its approaches, and the field to the east together with a southwards extension to the west of The Mill. The Area terminates on the north side of The Street at The Cottage, but continues on the south side to include the road frontage of the large southern field, which frontage has just been developed as two houses.

### REPLACEMENT LOCAL PLAN POLICY CONTEXT

The Area covers the majority of the built up area within the Development Boundary, and also expands extensively to the south, and projects in a strip to the north and west. The boundary of the area runs up to designated Ancient Woodland, and a County Wildlife site in the south corner. An area of allotments is also shown on the Proposals Map Inset adjoining the Conservation Area.

### AREA APPRAISAL

#### *The Hall*

The approach to the village from the north east is heralded by three elements. The hedgerows on the east side of

the road increase in density and there is an enticing glimpse of Crown House through an arch in the mature trees. Finally, just beyond the rather open frontage of the modern Hall Farmhouse, is the formal entrance to the Hall, framed by mature chestnuts, and the drive to the Hall buildings. The Hall itself is a most attractive building, timber framed and faced in grey brick with attractive gables and prominent chimneys. It is set well back from the road in ornamental grounds. The drive to the Hall's outbuildings presents an interesting if incoherent group of buildings. To the north a view opens up over open countryside before Maud's Court is reached. The lane runs past the side elevation of the Hall, an interesting jumble of gables and roofs before ending in a group of nondescript farm buildings again framing views over open countryside.

### ***The Church and its surroundings***

The church of St. Edmund King & Martyr presides over a loose grouping of mostly traditional buildings framed in mature trees. Foremost among these is Crown House, which still plays a crucial though now purely visual role in the village at this point. Its front facade fills the view on the approach from the north, while its western gable rises from the edge of the carriageway of the minor road approaching from the south, and forms the entrance to the village from this direction as well. Its long low façade in Suffolk Pink is held together by a substantial central chimney stack and a plain rendered cartouche in the centre of the façade. In front is a small forecourt with ornamental planting, and the eye is taken around the corner by a clipped conifer hedge. The entrance from the south is also framed by an outbuilding of Crown House and more mature planting associated with the curtilage of the Hall.

The dominance of mature planting at this entrance to the village is supported by the screening of the Village Hall car park which fills the inside corner at this point. Beyond the clipped hedge is a pair of cottages, one formerly a shop, with brick facades and dentilled eaves. They make a fine group with the church spire and the mature trees of the churchyard.

Beyond a small gravelled seating area on the north side of the road stands the Village Hall, converted from the former National School of 1842. Although only single storey, this building has presence in the street scene because of its forward position at the back edge of the pavement, its steeply pointed gables, and its facing of red brick with blue diaper work. It makes an important group with the Church, behind its substantial flint wall with attractively-moulded copings.

Much of the charm of the Church comes from the simplicity of its appearance. The nave and chancel are rendered with stone and brick buttresses contrasting with the rock-faced tower and ashlar steeple. The medieval timber porch is a delightful foil to these larger elements.

East of the Church, the bend in the road prevents longer views, and the centre of attention is the large tree in the grounds of Ilex Cottage, the former lodge to New Hall. The road is framed by mature hedges on both sides, the most distinctive being that fronting Church House, a 19<sup>th</sup> Century villa of two storeys, with elevations of cream painted brick under a hipped slate roof. On the north side of the road, there is a group of post-war houses of no great distinction. Churchfields and Rendlesham are the least attractive in this context, and the crazy paved bank forming the front boundary of Rendlesham is a negative feature in the street scene.

On the south side of the road, there is a pleasant view down the drive of New Hall between the original gothic gate piers. These are a little overgrown, but excessive tidiness here might not suit the character of the view. The endstop of the view initially is the farm buildings of New Hall, which are outside the Conservation Area, and a group of poplars in one of the two fenced paddocks either side of the drive as it approaches New Hall. There is a view westwards across open fields, part of the Area and the highest ground in the vicinity. This view takes in the back garden fences of properties along The Street, with their ornamental planting.

New Hall itself, of substantial mid-19<sup>th</sup> Century building of red brick with shaped gables, is hidden from view behind a mature hedgerow screen. There are no other views out of the Area at this point.

### ***The east end of the Village***

Front boundary hedges continue to provide the most prominent features in the next part of The Street. The Street straightens as it travels eastwards and longer views reveal a greater mixture of front boundary treatments. Post-war houses with more open front boundaries give way on the south side to Old Post Cottage, and on the north side to a glimpse of open countryside and the substantial holly hedge of The Grange. This is matched again on the south side by the front hedge of Holly View Close hiding the short cul-de-sac which serves recent houses with vernacular styling.

The formal grounds of The Grange have a prominent brick wall to the road frontage: the house itself, two storeys, of white brick with a hipped slate roof, is extremely reticent in the street scene and is only really visible from the public footpath to the east. This footpath runs past an attractive group of outbuildings in red brick, before leading northwards out of the Conservation Area to an extensive panorama over open countryside to the north-west. This view opens out still further at the north-western corner of the back garden of The Grange with more limited views to Tendring School and Goose Green.

Beyond The Grange, buildings on both sides of the road have a much stronger relationship with it. On the north side is a pretty group of four pairs of cottages, all of two storeys though with a wide range of subsequent alterations and improvements. The pair retaining most original features comprise Rosewood and its neighbour, while the most obvious alteration is the fake timber cladding applied to Grove Cottage in its prominent position at the western end of the group. The cottages are held together in visual terms by an attractive front brick wall with triangular section copings. This wall continues past two modern insertions to Birch Cottage, with an attractive low front façade with pargetting in panels. The most discordant features are the printed concrete drive to Myrtle Cottage and the unkempt access way next door.

On the south side, opposite the public footpath, stands Rectory Cottage, a single storey building of red brick under a plain concrete tiled roof. This building is close to the edge of the highway and therefore is fairly prominent in the street scene. It lacks the vernacular character of other older properties in the area. A lay-by on the south side of the road fronts a small pair of inter-war bungalows, set well back in their plots, and another old pair of cottages, Holly Tree Cottage and Golden Privet, finished respectively in smooth pink render and pebble-dash under a roof of plain clay tiles. Beyond this, a rather accidental hedge fronting another post-war house gives way to substantial front boundaries of maturing conifers. The remainder of this post-war development on the south side of The Street has a more varied frontage with planting topping a low brick wall fronted by a grass verge.

Opposite, the Conservation Area on the north side of The Street contains only three more properties: a bungalow called The Hollies set back behind a densely-planted front garden; The Cottage, and its semi-detached neighbour Sunnyside, which has been substantially extended to match the simple brick and tile façade of this pair. The mature horse-chestnut and pine in the modern Rectory is not within the Area although prominent in views eastwards along The Street. A group of three pairs of council houses set behind varied frontages are also readily visible in views from the Area at this point, particularly the middle group of which one is now painted Suffolk Pink. Other prominent buildings in this group on the north side of the main road include Jabulami, a heavily over-stated design with fake half timbering and render above a brick base. Its side boundary to The Cottage, formed of brick piers and timber panels, is also too fussy in this context. Beyond The Rectory, The Meadows Montessori Nursery is housed in a large villa, probably dating from the 1920's.

Opposite The Meadows, a more open but ornamentally-planted frontage with a prominent oak tree leads to a new development of two substantial houses. The westernmost is Owl House, of three storeys of brick under a clay tiled roof. It has a projecting front gable, the upper part of which is smooth rendered. Adjacent to the east is a lower composition, where a main block of one and a half storeys with dormers is complemented by the gable wing of two full storeys. The walls under a clay tiled roof are finished in render and brick panels within fake half timbering. Both properties are set well back from the carriageway edge, and landscaping has not yet commenced. It remains to be seen how well these designs will be integrated into the village scene; at present they are substantially out of scale with their surroundings and do not relate to the edge of the highway.

### *The eastern approaches*

The Area finishes at this point. The road continues to curve past post-war developments, mostly single storey. On the south side, and a little detached from the otherwise continuous development of the village, is a pretty house, Wayside Cottage, in dark stained weatherboarding. Marking the end of the village is the Cherry Tree Inn, prominent at the road junction to Weeley, an unpretentious building of two storeys, with a simple hipped clay tiled roof over red brick facades. Looking back westwards towards the village, the three pairs of semi-detached council houses once again fill the view, with the tall roof of the Montessori School and the planting associated with The Rectory helping to define the entrance to the village.

## **APPRAISAL PLAN**

The above analysis has been used to generate Maps 1 to 4, indicating the essential structure of the Conservation Area and its relative quality. Included in Maps 3 and 4 are features regarded as either negative or neutral compared to the character and appearance of the Area, as follows.

### *Negative factors*

Only Churchfields and Rendlesham are regarded as negative features, because they are unappealing as designs in this context but principally because their prominent street frontage is aggressively suburban and out of character with the more informal appearance of The Street.

### *Neutral factors*

Most post-war dwellings have been classified as neutral factors. Although many have mature planting on their frontages, which is an important feature of the Area and forms an attractive framework for the older, more prominent buildings, the houses themselves lack any considerations towards the making of a distinctive sense of place. They are "anywhere" buildings, the most positive feature of which is that most allow their older neighbours to make the running in terms of defining character.

The open fields within the Area to the south of the village are also neutral as they do not share in the character of the Area but are a part of its rural setting.

## **SUGGESTED ENHANCEMENTS: BUILDINGS**

### The Street

The rear elevation of the house next to the church (adjacent to the listed No 1) requires remedial work to brickwork, both in structural and cosmetic terms.

The flat-roofed entrance lobby for the village Hall is no doubt an efficient structure, but it is out of character with the distinctive architecture of the Hall itself. It would hopefully be along-term goal to provide a masonry replacement matching the brickwork and roofing details of the original building.

The prominent side extension to Holly Tree Cottage features flat-roofed dormers which are discordant features both in relation to the original house and in the street scene as a whole.

## **SUGGESTED ENHANCEMENTS: CURTILAGES**

The western boundary of the churchyard is currently provided by corrugated iron fencing which is unattractive in this prominent position.

The eastern entrance to Church House is of decorative ironwork gates between brick piers with ball finials. Both piers are virtually engulfed in hedges, which prevents the gate being a prominent and attractive feature in the road frontage.

The front garden of the modern house west of the path on the west side of The Grange is open and in contrast to the established character of the Area.

The first private drive west of Golden Privet is poorly surfaced and could with advantage be reconsidered with a more robust surface and suitable edgings without losing its informality.

## **SUGGESTED ENVIRONMENTAL IMPROVEMENTS**

The small parking area outside Golden Privet and Holly Tree Cottage is no more than a widening of the tarmac carriageway at present. Surfacing in unit paving would help to define it and provide some visual contrast.

## **BOUNDARY REVIEW**

The appraisal mentioned various locations currently outside the Area: it is considered that the special historic or architectural interest is either insufficient or too thinly spread for extensions of the Area to be contemplated.

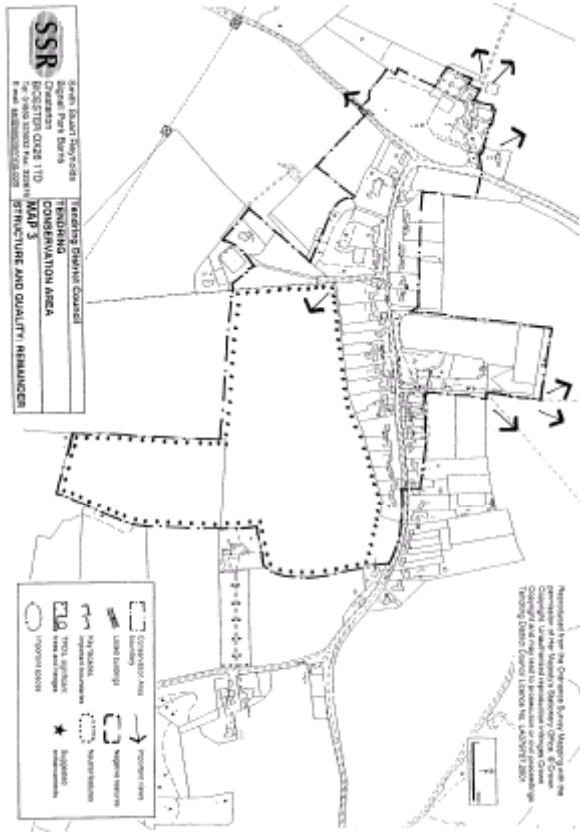
The Area is extensive, including two large open fields to the south of buildings on The Street. These fields are outside the Development Boundary and they appear to have no greater or lesser relationship with the built-up part of the village than (for example) the open countryside to the north. It is therefore considered that there can be no justification for including them in the Area.

These fields are the location for some of the crop marks noted above, though even in this respect they are not of overriding importance in this respect given the wealth of examples around the village. Archaeological interest is

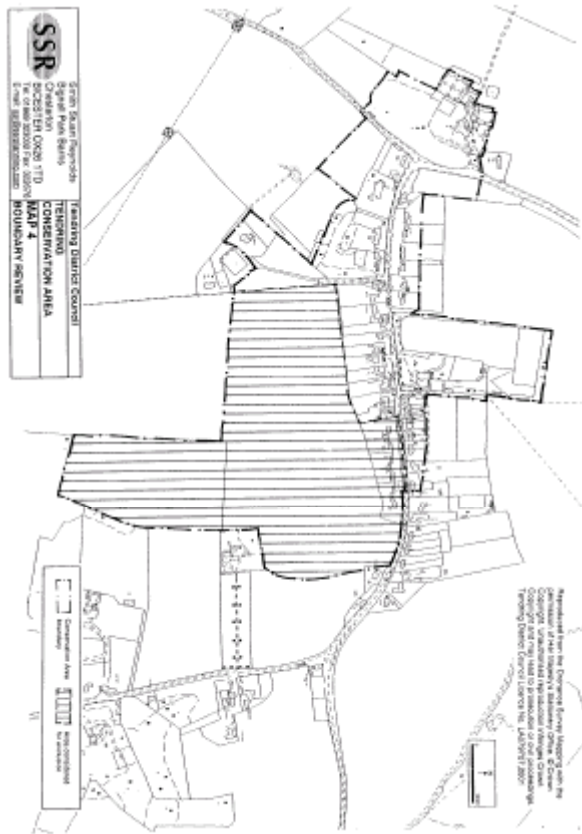
adequately covered under existing powers and is unsatisfactory as the sole reason for Area designation.

The northernmost of these fields had a limited frontage to The Street, which was included within the Development Boundary and has since been developed for two houses. These houses have some old-fashioned features but in essence they are large suburban types which do not relate to any particular character of the Area. There is room in their extensive front gardens for incidental screen planting, but special architectural or historic interest requires a firmer foundation. Their nearest neighbours are a group of undistinguished post-war houses which have a pleasant mature screen of planting to the main road, but against which the same complaint might be made. If the above-mentioned fields are excluded from the Area, there can be no real reason for retaining these adjacent modern developments which have only actual or potential frontage planting to offer.











1. Crown House and its outbuildings form the effective entrance to the village from the south-west. Crown House, a Listed Building dating back possibly to the 17th Century, is typical of older buildings in the village in its strong relationship with the road pattern.



2. Tendring Hall seen from the drive to the north. While the main façade of the Hall has a formal setting, the side elevation and its attendant outbuildings form an interesting sequence of spaces, framed by mature trees and affording views over open countryside.



3. This view of the Church from The Street shows its importance as a focal point, and the strong support in visual terms provided by mature trees in the churchyard, and its distinctive front wall. Though development is no means continuous, this end of the village has a strong sense of identity because of the quality of its constituent parts.



4. Mature trees and frontage planting is the dominant feature in this view of The Street near to the entrance to New Hall. While the importance of this planting is not yet fully appreciated, it is felt that there must be an underpinning of structure, historic or architectural interest for the Area designation to be substantiated.



5. Houses of various ages come together behind a continuous brick frontage wall to provide the most consistent street scene in the Area. The quality of this part of the Area is dependent upon the continued maintenance of properties and front gardens alike.



6. Two inter-war bungalows are framed by frontage developments of widely varying dates, including Rectory Cottage on the right. The rear extension to Holly Tree Cottage is thrown into greater prominence as a result, and its flat-roofed dormers are an unsympathetic feature given the scale of the original cottage.



7. This house is typical of the post-war developments on the south side of The Street east of The Grange. They are part of a pleasant residential environment but have no historic or architectural interest.



8. Frontages at the eastern end of the Area lack the consistency of their neighbours further west, and surrounding development is more modern and of less intrinsic interest. The prominent trees in the background are in the front garden of The Rectory, and are covered by a Tree Preservation Order.



9. This modern house on The Street to the west of Old Post Cottage would be better integrated into the street scene with more careful consideration given to the treatment of the frontage.



10. The small parking strip in front of these traditional cottages on The Street is recommended for visual improvement. There is a general lack of mature tree cover evident in this photograph which is at odds with the character of most of the rest of the Area.



11. Some post-war developments have shared access off The Street. In these cases the lay-out and quality of access is an important part of the street scene. This particular example to the east of Golden Privet is suggested for enhancement.



12. Another suggested enhancement concerns the attractive eastern gates to Church House. The piers with their balustrade would be a more attractive and even surprising incident in the street scene if the enveloping vegetation were cut back to reveal the gate.

