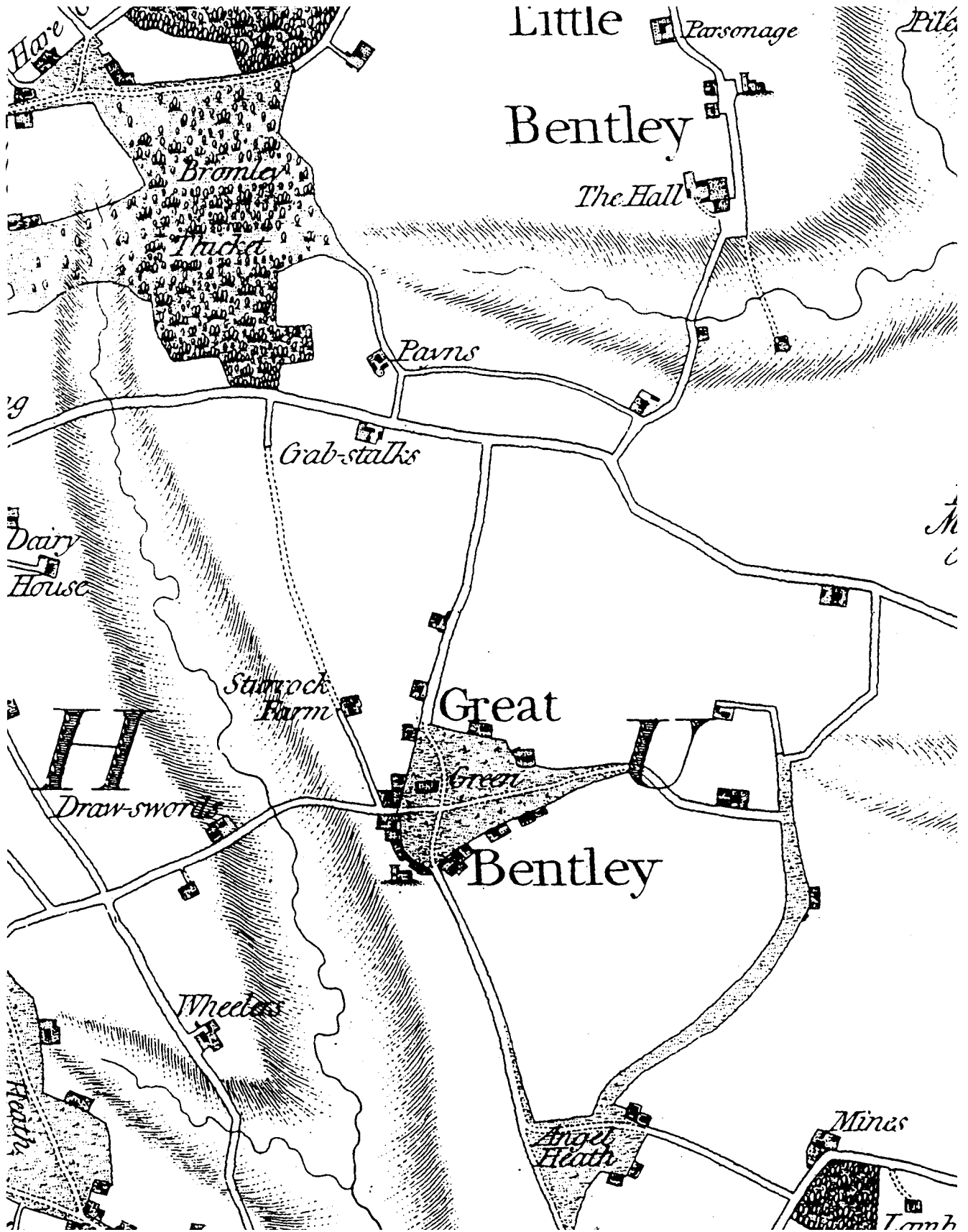




Great Bentley Conservation Area



DISCLAIMER

CONSERVATION AREA CHARACTER APPRAISALS

This Conservation Area Character Appraisal adopted by the Council in March 2006 and appearing on this WebPage is derived from an earlier document produced for the Council by consultants Smith Stuart Reynolds in 2001. Subsequently, the Council published these documents for consultation purposes in late 2005. These were then partially updated and amended to reflect the comments received from town and parish councils and other interested parties. No comprehensive revision and updating of the 2001 documents took place.

The Council recognises that over time changes have taken place to various buildings referred to in the Appraisals so that certain comments / statements made in relation to those buildings are now, no longer applicable. For up to date information relating to planning applications, permissions or other developments on individual buildings referred to in the Appraisals you are advised to use the Council's planning public access search engine at www.tendringdc.gov.uk/TendringDC/Environment/Planning+and+Buildings/ or contact Regeneration, Planning and Community Services on 01255 686161.

Great Bentley 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

Great Bentley derives most of its special qualities from its immense green. The village contains relatively few listed buildings, and few others could be regarded as of great historic or architectural interest. However, many share a family relationship in their scale, colouring and the use of local materials: they group together to make attractive sequences, and their positive relationship with The Green produces a quite distinct character and appearance. A subsidiary part of the Area relates to development southwards to join The Green with the railway station: further distinctive streets are the result, again created by the attractive grouping of buildings not otherwise of great individual value.

Great Bentley Conservation Area

LOCATION

Great Bentley is situated directly between the A133 and the B1027, six miles northwest of Clacton and eight miles southeast of Colchester. The railway line between Colchester and Clacton runs directly through the southern boundary of the settlement, where the village station is located. The village countryside is mainly flat, and provides high quality agricultural land for intensive farming purposes. The famous village green (The Green) formed the basis for the designated Conservation Area in 1969, which was amended in 1982, and includes 15 buildings that are listed for their architectural or historical interest. The Area is positioned in the heart of the settlement to encompass The Green, and expands to incorporate the perimeter dwellings.

DEVELOPMENT HISTORY

The earliest extant fabric in the village is to be found in St Mary's Church, where impressive walls of puddingstone date from Norman times.

The basic layout of the village as a scatter of houses surrounding the 45 acre green is clearly shown on maps such as Chapman and Andre's map of 1777 and the first Ordnance Survey 1" Edition of 1805. Development was centred on the south western quadrant around the church, with smaller concentrations either side of the exits represented by Thorrington Road and Plough Road. Both maps also identify some development within the green itself to the north west of the crossroads.

Along with most of the rest of this part of Essex, Great Bentley would have remained a remote agricultural backwater until the advent of the railways. Colchester was reached by 1843, and a branch to Walton opened in 1867 with a station less than 200 metres south of the Green.

By the time of the first 6" edition of the Ordnance Survey in 1874, Station Road had been laid out with New Cut and another parallel lane further north serving a small layout of plots. While the advent of the railway will have stimulated the development of Plough Road, the relaxed character of Station Road and the failure to make more of the incipient layout suggests that the effect of the railway was not as dynamic as some may have wished. The village has its corn mill, Methodist Chapel, School and National School, Post Office, lock up and inns, all within the western third of the current Area. Some houses have been constructed along the south eastern edge of The Green, while Moorlands is prominent on the north east side and May Farm can be seen near the eastern extremity, close to Newmay House.

Over the last century, development has been steady. The rest of the Green frontage has been built up, often with buildings of extreme ordinariness, while estates have been constructed to the north west and the south east of the village. The parish resident population has more than doubled in the last thirty years.

The village was nominated the *Calor Gas/Daily Telegraph* Village of the Year at the end of 2000.

CONSERVATION AREA BOUNDARIES

The Area is drawn generally to include The Green and surrounding developments. The immediate farmyards of The Hall are included as is the relatively extensive churchyard. The largest exception is the southern extension to the railway station, which takes in both sides of Plough Road, the western side of Station Road and Plough Farm on the south side of the tracks.

REPLACEMENT LOCAL PLAN POLICY CONTEXT

The Green is designated as a Protected Open Space within the Local Plan. The Development Boundary defines the village within the countryside, and the Conservation Area only exceeds the limits of development in the northeast and southwest corners. This exempts St Mary's Church and Golf House Hall in the southwest, and the land in the northeast extends into the open countryside.

The small group of shops is recognised with the designation of “Local Centre” in the Plan.

AREA APPRAISAL

The Green

The centre of Great Bentley is of course The Green, justly famous for its size and with protected rights. In essence, it is the shape of an old-fashioned kite, occupying relatively high ground with the long tail flowing eastwards. Four roads emerge from the cardinal points, and originally met at a cross-roads at the centre. This has been re-configured as a staggered junction, the line of the former southern arm being discernible as a lighter ridge running past the cricket square. The mown quality of the cricket pitch and the combination of the medieval church and The Green's finer houses in the south-western corner gives a more formal air to the southern half of The Green. In contrast, the northern half has less organisation, with islands of buildings interspersed with groups of trees and rougher pasture.

The south western corner

Prominent on the southern side of the western entrance to The Green is Hall Farm, probably a timber framed-house with a considerable rear extension fronted in red brick in the Georgian period and with a very attractive curved gravel drive with Victorian gates and ironwork. The hooped railings on the corner are later and more utilitarian but more than adequate in the circumstances. The Hall Farm frontage is also characterised by splendid mature trees. To the rear are considerable ranges of traditional farm buildings and dutch barns, all prominent from the road unless screened by an informal hedgerow. Elsewhere the boundary is formed by chain-link fencing which could do with visual improvement.

Beyond Hall Farm, in the south- west corner of The Green, is St. Mary's Church. This is a striking building, with wonderful wall textures comprising puddingstone, ashlar, and red brick. The entrance to the churchyard from The Green is surprisingly apologetic, the larch lap fencing to the side and rear garden of the adjacent Red Lion Public House not being a suitable boundary material in this context. Otherwise, the churchyard is a pleasant informal space, with several fine specimen trees and rather unkempt hedgerows. The ground falls away to the south-west beyond the churchyard, but there is nothing that one might describe as a conventional view. The Church Hall, at the rear of and connected to the Church, has many attractive features, including the regular fenestration of the main space, the glazed link to the Church, and the spreading half hipped roof.

Next comes the former Red Lion Public House, which has been the subject of recent changes. It is of two halves with an older and more varied wing to the south, and a newer and lower pitched wing adjacent to the churchyard entrance. The forecourt is completed by a small traditional barn of dark- stained weatherboarding under a corrugated metal roof. Next to the south is the Old Rectory, like Hall Farm an earlier building, with a pleasant Georgian façade in Flemish bond brickwork. Of two main storeys with a mansard roof of clay tiles, it sits between mature trees and behind a pleasant low brick frontage wall with twin gates supported on octagonal cast-iron piers. Palfreymans Cottage, in turn, is an attractive one-and-a-half storey cottage of red brick under a clay tiled roof. This immediately adjoins Pond House, originally three cottages, with sash windows and elegant timber door cases, of painted brick under a clay tiled roof. Now one property, its side gable and the prominent sycamores at the southern end help to enclose the space around the small pond. Facing the War Memorial is a property attractive in longer views across The Green but not so striking close to. The rather unkempt and patchy front hedge does not possess the quality of its neighbours, while the lack of a visible front door also spoils its relationship with The Green and gives it a curiously institutional feel. A single storey brick and slate outhouse helps to define its front garden and also the forecourt of the adjacent Post Office.

The north-western side

Most obvious from The Green is a pleasant row of one and a half storey rendered cottages under roofs of clay tiles, pantiles and concrete tiles. Though not tall, these cottages with Blacksmiths Cottages make a right-angled projection into The Green and connect with the first of the island blocks. They are given extra interest by their front boundaries of white picket fencing. Projecting forward, and making a strong entrance feature with the mature trees of Hall Farm, is a pleasant terrace of three two-storey properties in red brick under a slight slate roof. All have undergone window replacements, and have lost their original front boundaries. Rather sadly, the western property, known as Red Brick Cottage, has been painted a cream colour. A small area of curtilage to the side is unkempt and unfortunately open to view from the road.

Beyond the The Pightle, a modern house of little consequence with a prominent double garage, are two further historic buildings. Wellers is a small one and a half storey cottage, now with rough cast walls and concrete tiles. West Lodge is a plain gothic Victorian house, dated 1860 in one of the gables and fills its corner plot very well at

the entrance to the Conservation Area from the west.

Beyond this, the Area appears to take historic boundaries through the new cul-de-sac known as Cherrywoods. This is a pleasant development on Design Guide principles with varied and traditional forms in timber cladding and panelled pargetting. Except for one big panelled garage door in turquoise, everything is very tasteful but not necessarily Conservation Area material.

Proceeding northwards along The Path, Blacksmith's Cottages look to be originally old but are almost entirely re-worked and re-faced. Beyond a post-war dormer bungalow with a low brick frontage wall, there begins a very pretty group of small detached and semi-detached cottages, either rendered or weatherboarded with a range of frontage treatments from dwarf brick walls to proprietary picket fences and post and chains. Apart from Pathside Cottage which is turned gable end to The Green, and Oak Cottage, which is set well back, all these houses face The Green and have a strong relationship with it. Enclosure and variety is provided by Restawhile, (originally a carpenters sawpit) a single storey chalet, possibly dating from the 1920's on The Green side of the path. Facing The Green, there is a post-war house followed by two cottages: Carters Cottage is a small building with a significant flat-roofed rear extension, while Catkin Cottage is thatched with roses climbing around the door. Beyond this, The Path dwindles from a carriageway to a footpath, serving a post-war development of standard detached houses in red brick under roofs of profiled concrete tiles. These share the same orthogonal relationship as the neighbouring estate development, and present a succession of blank gables in views from the south. At least the end house of the estate, No. 69, is turned to face The Green. The 1920's bungalow, Green Corners, with its immaculate vegetable garden, and a standard pair of post-war semis complete the development of this side of the road which joins the main road at the northern extremity of the village. There are fairly extensive views over level countryside.

The north-eastern side

The northern entrance is effectively closed by The Corner Cot, a tiny thatched cottage with a well-stocked garden behind a dense privet hedge. Next door is Ivy House, a small two storey brick cottage which has been extended to the rear.

The northern edge of The Green is now enclosed by a group of post-war detached houses, the most interesting of which is Dominica, with prominent pantiled roofs framing a considerable indoor conservatory. This house is also aligned on the northern entrance road and is therefore quite prominent in wider views from across The Green. The access road for these properties is partly fringed by ornamental trees which give it a considerable suburban flavour. Once again these houses are constructed in a combination of brick and coloured render with roofs of clay tiles or pantiles. At the end of the access road, Moor Lodge is an attractive spreading design from the post-war period: although aligned with the other houses, its front garden is bounded by a low brick wall and good hedging, and occupies part of The Green. The edge of The Green is more strongly defined by the mature planting of Moorlands. An area of young saplings (Jubilee Spinney) within The Green at this point makes the angle between these two last properties quite a private one in terms of The Green as a whole.

With Moorlands, a group of more considerable houses facing The Green is reached. Moorlands itself is of two storeys, with brick facades under a pantiled roof. The elegant classical door case and the low frontage wall have a similar relationship to The Green as the older properties closer to the Church. An informal drive leads across The Green to Moorlands and to a very substantial pair of modern houses in Tudor fashion. The first, Tudor House, has a first floor of cream rendered stucco and fake framing over a brick base. The Moors is even larger: substantial gables, one of them with timber framing at first floor level, flank a centrally placed doorway. The grounds are immaculate and bland behind a low frontage wall with blue brick copings.

Remaining houses within the Area on this side of The Green mostly date from the early 20th Century: the most attractive are Alpen Rose, which retains its original fenestration and mock half timbered gable, and White Lodge, a spreading one and a half storey design with Art-and-Crafts leanings. The edge of the Area is defined here by Newmay House, on the south side of the eastern entrance and facing west over the full length of The Green. There is a further area of green on the south side of the road behind Newmay House and it contains a similar mix of properties to the eastern end of The Green. Where the open space ends, the road also turns sharply to the left and forms an effective end stop to any further designation.

The south-eastern side

The south-eastern corner of The Green is marked by Newmay House and by the dormer bungalow known as Wayside. Wayside's large garden room, and its red tarmac access area and drive across The Green, are regrettable features. A rough footpath leads from The Green to an adjacent estate of standard post-war houses

and bungalows. These make no attempt to relate to The Green, and the side gable of one bungalow is an unfortunate feature.

A rough track from the main road leads around the perimeter of The Green, giving access to the most consistent area of development. The houses are nearly all of post-war date: none is large, and none is over-stated in views across The Green. From Pycotts westwards, these houses together make a very pleasant group. They are almost immediately fronted by the gravel access track and they have a strong relationship with The Green. Of greatest interest are Aquila, a 1970's mono-pitched design with a considerable weatherboarded elevation to The Green; Rosemary Cottage, a modern reinterpretation of a simple vernacular house with rendered walls below a clay tiled roof; Bow Cottage, a vernacular house with weatherboarded walls framing small-paned sash windows; and Southside Retreat, rather coarsely detailed close-to but with a substantial gable helping to make a picturesque scene in three-quarter views of the group as a whole. Beyond this group, set back slightly and at the junction with Station Road, is Goodwins, a listed vernacular building though with modern fenestration.

This tour of buildings fronting The Green is completed by the final section west of Station Road. A varied group of pebble-dashed cottages under hipped slate roofs leads to Lea Brow, an attractive symmetrical composition of late Victorian date with pretty detailed eaves and bargeboards. The eaves detail is repeated on the next pair of cottages, which lead to Jasmine Cottage and Jasmine Place, attractive old cottages with a small courtyard-like front garden dominated by a maturing sycamore. Further enclosure is given by the boldly projecting cricket club pavilion, though the forecourt with its little picket fence and the large shed to the rear are in a poor state of maintenance.

The islands on The Green

The developed portions of The Green are all between the path on the north-west side of The Green and the main route crossing The Green to the north. The first group adjoins the path at its southern junction with Thorington Road and contains the pharmacy, originally a one-and-a-half storey rendered building with a slate roof, and heavily extended. Adjoining it, and facing south, are two houses, also subject to major alterations. The first, Morley Cottage, is of two storeys with a central front door under a curved roof clad in lead. The Sycamores is a vernacular building of two and a half storeys, of rendered brick with dentilled eaves and inappropriate window alterations. Behind all these buildings is the modern development of The Mill on the Green, three storey flats in red brick with yellow brick details and weatherboarded gables mimicking a 'maltings'. The area to the north is seeded with willows and is enclosed by buildings facing The Path and by other buildings which are part of the next island to the east.

Most of the buildings on the islands face southwards and the next island, perhaps the most significant in visual terms, is no exception. From the west, there is a group of three houses, with rendered facades under a slate roof, the most westerly of which has been adapted as a newsagent and grocers. Next to this is The Hollies Surgery, a tall and very prominent two storey building originally of Victorian date with decorative barge-boards. It has been much extended, although the extensions are given unity with a coat of cream paint. Beyond this is The Poplars. Again of vernacular origins, this house has been re-fronted and has modern windows within plain rendered surrounds. Its rear garden is attractively surrounded by a mellow brick wall, and it has a range of outbuildings with slate roofs. Immediately to the north are the buildings of the football club, a brick shed and a corrugated iron Nissen hut which with the end gable of the previously-mentioned outbuildings does not make an attractive scene from this part of The Green. Next door is Bentley House, a depressing single storey building in use as offices for a plumbing and heating business. This island is completed by Peace Haven and Pond Cottage, a pair of listed properties of one-and-a-half storeys thatched and weatherboarded.

The next island to the north-east is dominated by the Wesleyan Chapel of 1843. This is an uncompromising building, roughly square in plan, of red English bond brickwork under a hipped slate roof. The walls are pierced by simple pointed windows set between substantial clasping buttresses. The lane to the west leads to the backs of rear gardens and a rather ramshackle collection of garages and sheds. The cottages associated with these sheds and garages face the main road and make quite a pretty group, particularly No. 6 at the north end of two low storeys with rendered facades under slate roofs behind a white picket fence. The next group, of two semi-detached houses, has seen a great deal of alteration. Beyond this are The Limes and Chapel House, associated with the Wesleyan Chapel and with rather plain gothic details. They back on to the Hall of the Wesleyan Chapel, with a slate roof and a traceried window with a simple reticulated pattern.

The final island is a circular enclosure containing the Old Mill House. This is an elegant early 19th Century design, with rendered walls under a series of hipped slate roofs. The grounds are well stocked with their focus in a magnificent copper beech tree. The best part of the enclosure is at the rear where a substantial brick buttressed

wall gives an idea of former buildings and use. For the casual observer, there is no trace of the mill that once stood in the centre of the enclosure.

The southern extension

This part of the Area embraces Plough Road, one of the original routes out of The Green, and Station Road, giving additional access to the Station on the south side of The Green. A small triangular extension of The Green runs into Plough Road itself. On the west side are the Post Office, a standard post-war design with a rather bland forecourt; Greenacres, a rather forbidding design with prominent garages; Ashley House, an attractive two storey brick house probably dating from the early 19th Century given the Greek detailing of its door case, Bentley Green Stores and Butchers; and Gaskins Hair Salon, housed in a two storey mid-Victorian building with margin lights to its sash windows at first floor level. On the east side of the road, the attractive vernacular Plough Inn leads to Rambler Cottage, with a thatched roof and first floor rendered facades.

Plough Road now becomes a fairly busy straight thoroughfare which has lost the relaxed quality of the rest of the Area. On the east side is a brick building of one and two storeys with gothic style windows within decorative brick surrounds. This is important in the street scene in Plough Road although its open forecourt to the New Cut is not very attractive. Morella House, a two storey brick villa under a hipped slate roof, has pilasters to either side which seem to have generated a response in the modern China Palace next door and in the prominent corner shop premises on the other side of the road. It has also given its name to the adjacent Morella Close, a small cul-de-sac of modern houses within the Area though of no great intrinsic interest or townscape value.

Further south is an attractive enclave of buildings, obviously associated with the coming of the railways in the 1860's. Holly House is a simple and plain two storey villa of brick under a slate roof while Apple Trees to the north is somewhat grander; it is symmetrical, a central doorway flanked by sash windows in distinctive and unusual timber surrounds, under decorative timber eaves. The standard low brick wall frontage and the concrete tiles to the hipped roof are unfortunate modern interpolations.

On the west side of the road is the former school dated 1890 and The Old School House of 1896. These are in the Queen Anne style adopted by the London Board Schools and make a good and important group. Except for Plough Farm and its traditionally styled neighbour within the Area, visual interest evaporates immediately south of the railway crossing.

The Station itself is typical of those on this line. The design of the buildings themselves is rather mean, and contrasts strongly with the boundary of cast-iron work, particularly on the footbridge. The Station buildings are fortunately still in use and not in a semi-derelict condition as with some other stations on this line.

Station Road by contrast with Plough Lane is a wide thoroughfare but with a very much more relaxed feel. Development on the west side is more consistently of interest than that of the east which is excluded from the Area. Opposite a rather unattractive terrace of post-war houses, stand two Victorian cottages and a small courtyard. This is on the corner with New Cut, which connects back to Plough Road and contains a group of small cottages, the best of which is weatherboarded. No. 1 is a Victorian villa of pebbledashed brickwork with decorative bargeboards which is being rapidly overtaken by rampant vegetation. A further group of cottages and bungalows on the west side faces Simmons Coal Office and Yard. A pair of cottages under a single hipped roof and another modern house of bland design in a red brown brick, takes us back to The Green. The most interesting buildings on the east side are the pair including Hollydean, once again with decorative brick work and bargeboards.

APPRAISAL PLAN

The above analysis has been used to generate Maps 1 and 2, indicating the essential structure of the Conservation Area and its relative quality. Included in Map 2 are features regarded as either negative or neutral compared to the character and appearance of the Area, as follows.

Negative factors

Given the relaxed, inclusive atmosphere of much of the Area, particularly The Green itself, no items have been identified as wholly negative factors.

Neutral factors

Some buildings have been identified which have a particular context and fail to respond to it. These are the houses associated with Larkfield Road which front The Green; those within the Area at the end of Birch Road,

together with Wayside; Bentley House on the north side of one of the islands on The Green, and The Pightle on Thorrington Road.

SUGGESTED ENHANCEMENTS: BUILDINGS

Immediately east of Bentley House are the buildings of the football club, a brick shed and a corrugated iron Nissen hut. With the end gable of the adjacent outbuildings they are an unattractive feature in a prominent location.

The cricket pavilion, its little forecourt and a group of outbuildings to the east are in an even more significant location. The design of the pavilion is a disappointment in these circumstances and its replacement with a scheme of greater intrinsic attractiveness would be a general enhancement of this part of the Area.

The building on the north east corner of Plough Road and New Cut is now a Tesco Express. It is generally a monolithic design at odds with the scale of its neighbours.

SUGGESTED ENHANCEMENTS: CURTILAGES

The Hall Farm boundary to Thorrington Rd is a significant part of the approach to The Green from the west. A significant part is currently formed by chain-link fencing which could do with strengthening in visual terms.

Red Brick House on Thorrington Road has a small side garden with a single garage. The whole area is open to the road frontage, and is poorly-maintained. Some suitable kind of enclosure would help preserve the continuity of the street and its relationship with The Green.

The Red Lion occupies a significant location as it fronts The Green in the most significant quadrant, and it dominates the low-key approach to St Mary's Church. The surface of the pub's forecourt is rather pitted and the partial blocking of the entrance to the south has not been achieved satisfactorily. Both surfaces and circulation patterns should receive more detailed design attention. The larch lap fencing of its side boundary towards the church entrance appears insufficiently robust in this context and might be improved.

The yard on the south east side of the Plough Road/New Cut corner has produced an unfortunate gap in the surrounding built frontages. This was previously the old school yard. A more substantial frontage treatment might be an enhancement of the street scene.

The rear garages to cottages on Heckfords Road are prominent: greater consistency of approach would enhance views of The Green from its northern entrance. Tree planting has been carried out in recent years by the Parish Council. This work is now making an impact.

SUGGESTED ENVIRONMENTAL IMPROVEMENTS

The Path on the north west side of The Green is of tarmac with a roughly patched edge and a row of concrete posts. Reconsideration of surfaces, edges and street furniture would enhance the setting of the attractive row of properties in this location. A joint Parish Council/Highways Department improvement should be considered.

Land to the east of the Station is unkempt: resolving this problem would increase the visual role of the Station in its small forecourt at the southern end of Station Road.

BOUNDARY REVIEW

The Appraisal has considered the current boundaries of the Area as appropriate. Only three locations are suggested for further discussion.

Immediately south of Thorrington Road, the Area boundary appears to run through the middle of a paddock next to Sandalwood, and may require reconsideration. It is recommended that the boundary be adjusted to follow more closely the buildings associated with The Hall.

Cherrywoods has been developed across a pre-existing boundary which needs readjustment. As this pleasant cul-de-sac is visually and operationally divorced from The Green it is suggested that it is removed entirely from the Area. At the same time, and only because of this major review to adjacent land, it is suggested that The Pightle on Thorrington Road be excluded as well as it does not relate to the street frontage or its neighbours.

At the east end of The Green is another green space with a definable character. The bend in the road as it leaves the village would appear to serve as an effective edge for an extension to the Area. On the other hand, the buildings surrounding this subsidiary space do not, with one or two exceptions, have special architectural or historic interest. Whatever the visual delights as one enters this small area from the east, they are insignificant compared with the effect as Newmay House is reached and the full extent of The Green becomes evident. While many of the buildings surrounding The Green are of average quality, the special attributes of this distinctive open space give additional importance to the buildings rather than the other way around. In this case, therefore, it is concluded that an eastwards extension would dilute the concept underpinning the current Area and an extension is not suggested. The Parish Council has given its views on this suggestion. However, any boundary changes will be subject to further consultation prior to any proposals being considered through the statutory process

Further Information

For further information about the Conservation Area Reviews please contact Tendring District Council's Heritage and Conservation Manager on 01255 686170.