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Heritage Statement

Redwood, First Avenue, Frinton, Essex CO13 9HA

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"What Descartes did was a good step. You have added much several ways, and especially in taking the colours of thin plates into philosophical consideration. If I have seen a little further it is by standing on the shoulders of Giants."

Isaac Newton in a letter to his rival Robert Hooke, 1676

'We are only the trustees for those who come after us'

William Morris

'the history of architecture is the history of the sense of space'

August Schmarson 1893

'We can't solve problems using the same kind of thinking we used when we created them'

Albert Einstein

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1. Summary

This is a Heritage Statement, comprising of an understanding of significance and an impact assessment for the proposed scheme for Redwood, First Avenue, Frinton, Essex CO13 9HA.

The property is not listed but is within the wider setting of a listed building and within Frinton Conservation Area.

A copy of the conservation area appraisal is available here - [TENDRING DISTRICT COUNCIL CONSERVATION AREA REVIEW \(tendringdc.gov.uk\)](https://www.tendringdc.gov.uk/conservation-area-review)

This Heritage Statement has been written with the proposed scheme by E+M Architects.

1.1. Aims and results

The aim of this statement is to recognise the significance and character of the heritage assets and to assess whether the works would affect the significance, character or setting of the heritage assets.

1.2. Purpose of Report

This report has been drafted to allow for planning purposes.

A site visit was not undertaken as part of the report.

1.3. Commission

The report was commissioned by E+M Architects on behalf of the owner.

2. Methodology

This heritage statement looks to comply with the National Planning Policy Framework (2021) section 16, to provide:

- An understanding/describe the significance of the heritage asset,
- An understanding/contribution to the setting of heritage assets,
- An assessment of the impact of the proposed works on the heritage asset,
- An assessment of the impact of the proposed works on the setting of the heritage assets.

The National Planning Policy Framework (NPPF 2021), paragraph 194 which states

'In determining applications, local planning authorities should require an applicant to 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary...'

This statement has been undertaken with the consideration of the level and extent of the proposed works and is not to be considered as a full historical report or conservation plan.

The format, techniques, terminology and content within this assessment is based upon Historic England's 'Conservation Principles, Policies and Guidance. This document sets out a comprehensive framework for the sustainable management of the historic environment, within which the term conservation is a process defined as managing change through the understanding of the significance

of the place, fabric and setting, while recognising opportunities to reveal or reinforce those values for present and future generations.

In addition, it follows the guidance of

- Planning Practice Guidance on Conserving and Enhancing the Historic Environment (2014),
- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Historic England, 2008),
- Historic Environment Good Practice Advice in Planning Note 3: The setting of Heritage Assets (2nd Ed., Historic England 2017).

This report will not comment on the local planning policies.

2.1 Information Sources Consulted

This Heritage Statement has been prepared using a variety of resources to provide an understanding of the site and the wider setting. Sources include:

- Local Authority website, including Conservation Area Appraisal,
- National Heritage List for England (NHLE) via Historic England – Search the List,
- Heritage Gateway,
- Information, historic maps, and photographs (online),
- Google Searches.

3. The Site

The site sits on the edge of Frinton, a small seaside town, in the Tendring district of Essex, and forms part of Frinton and Walton civil parish.

3.1. Site Description

The property is a two-storey, red brick dwelling set back from the main road.



Figure 1 – existing dwelling.

3.2. Development of Site

Historic Maps

The earliest OS map (1874) shows the site as fields, and by 1897, Fourth Ave., is shown with some development occurring. Within 50 years (1923), Fourth, Third and Second Avenue's are shown and partially developed.

The northern part of First Avenue is shown by 1957, with the larger, distinctive, detached houses. The site forms part of the grounds (and then rear garden) to the property in Second Avenue. First Avenue is extended to the west side of the street by 1971.



Figure 2 – OS Map, published 1880.



Figure 3 -OS Map, published 1898.

Historic Photographs

A Google search resulted in no results for the site.

Historic England's 'Red Boxes' contained no pictures of the site.

3.3. Former Uses

The property was constructed as a residential dwelling and has not changed use.

3.4. Site Analysis

A site visit was not undertaken as part of the report.

3.5. Identification of other Heritage Assets

Within the wider setting is the GII* listed 'The Homestead' (1111531). There are no listed buildings within the vicinity of the site.

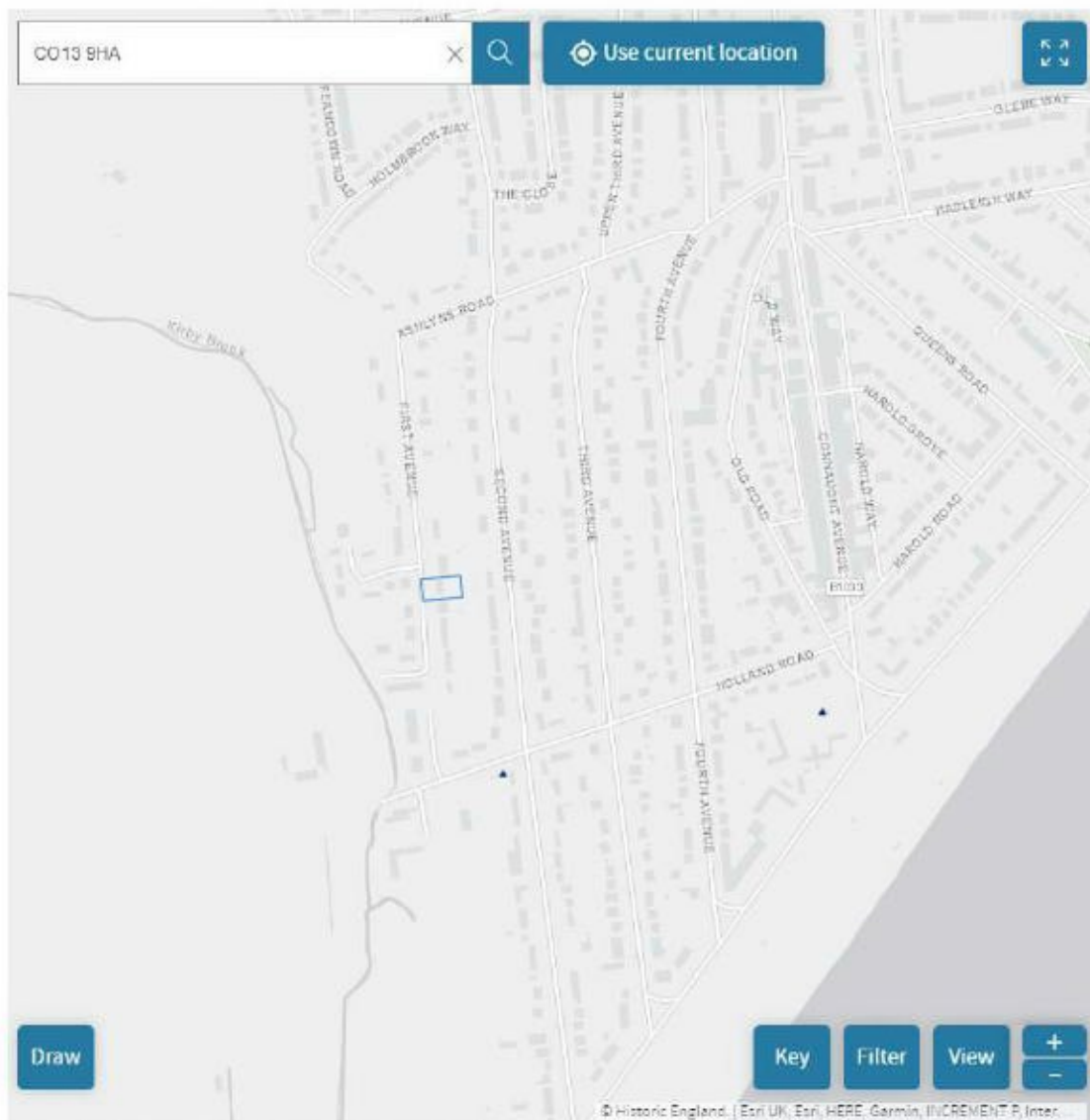


Figure 4 - designated heritage assets, shown as blue triangles (listed buildings). Taken from [Search the List - Map Search | Historic England](#)

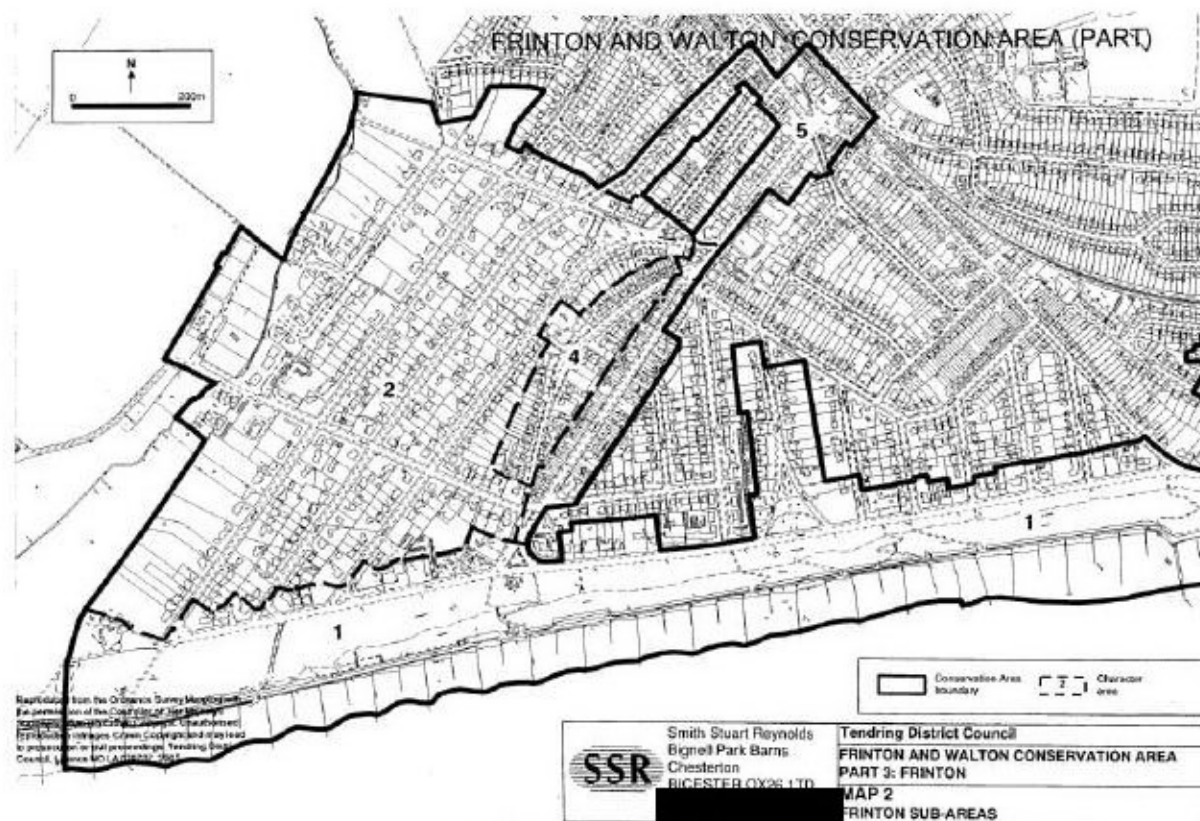


Figure 5 – conservation area map. Taken from [TENDRING DISTRICT COUNCIL CONSERVATION AREA REVIEW](https://www.tendringdc.gov.uk) ([tendringdc.gov.uk](https://www.tendringdc.gov.uk))

A summary from the Conservation Area Appraisal provides the following summary and comments on First Avenue:

Frinton as a planned resort dates from the end of the 19th century, with its heyday some 30 years later. It contains many fine examples of English domestic architecture of the period, set in a spacious residential suburb, and linked to a famous main street and an important open space on the sea front. The extensive Area includes these important locations and much of their general setting.

The southern, cul-de-sac section of First Avenue is generally of much later and indifferent houses. The most important feature at this point is the mature trees in back gardens of the first of the large houses on Second Avenue. A new house on the east side has picked up Edwardian styling with small paned sashes, and tile hanging above brick walls with a battered plinth.

3.6. Setting of the Asset

The NPPF states that the setting as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding 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 natural.

The site is within a group of residential dwellings, which change from large, detached houses, set within their own grounds, many of which are in an Arts & Craft style, and progress into modern detached dwellings in a variety of architectural styles. First Avenue is partly tree lined, enclosing the first section of the road, before opening, with views to the countryside to the west of the settlement.



Figure 6 - Google Earth map showing the setting of the site. Taken from [First Ave - Google Maps](#)

3.7. Criteria for assessing Significance

The criteria used for assessing significance is based upon the Historic England guidance – Conservation Principles: Policy and Guidance and their renewed Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

Significance has been categorised into three main headings:

- *Archaeological interest*: the potential of a place to yield evidence about past human activity
- *Architectural or artistic interest*: the ways in which people draw sensory and intellectual stimulation from a place
- *Historic interest*: the meaning of a place for the people who relate to it, or for whom it figures in their collective memory or experience

In some circumstances, scientific or technical value may be considered as a building may have used new technology or materials to achieve the design.

The NPPF (2019) confirms that significance is:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Each of these values is rated low; medium or high significance to provide an overall understanding of the building or place.

3.8. Assessment of Significance

The significance of the site is its setting. The house is of limited architectural value and provides a neutral/ negative contribution to the character of the conservation area.

Archaeological Interest

The Historic Environment Record (HERs) provides information for the former military site to the west of the First Avenue, and some local finds connected to the military use, though none noted for the site.

The site has been disturbed with the construction of the house (post 1970s) and therefore any shallow archaeological finds are likely to have been lost. The building has limited standing archaeological interest due to the nature of the development.

The archaeological interest is of unknown significance due to the limited archaeological works undertaken to the area but is considered to be of low interest.

Architectural and Aesthetic Interest

The main house is a late 1970s/ early 1980s, brick, two-storey house. It sits within a group of later houses, with the houses to the north of First Avenue being the most attractive.

The architectural and aesthetic interest is of the house is of low significance, but the setting is considered to of low-medium significance as recognised as forming part of the conservation area.

Historic Interest

Frinton developed as a seaside resort, with the much of the development occurring in the late 1800s/ early 1900s of a high quality, including the GII* house by Voysey for Turner (refer to Conservation Area Appraisal).

The historical interest of the area is of medium significance; however, the house has low significance.

4. Proposed Scheme

4.1. Requirements for Works

To provide an extension to the property and improve the street appearance.

4.2. Design Considerations

The existing dwelling is of limited architectural character, and contrasts with the attractive properties to the north which have a strong Arts & Craft inspired design.

The conservation area appraisal notes that the houses surrounding (and including) the site are of lower, mass-produced designs, and therefore this is an opportunity to improve the appearance of the dwelling, responding to the older properties, and allowing it to make a positive contribution to the character of the conservation area.

4.3. Mitigation and Enhancement

Where possible the NPPF encourages enhancement of heritage assets. However, this does not mean preventing any development to be undertaken, but where it is undertaken should be undertaken with care, respect and understanding of the significance of the heritage assets.

4.4. Proposed Scheme

The proposed scheme looks to enlarge and reface the existing dwelling, removing the mock Palladian (?) (1980s) influence and create a softer appearance, with influence from the Arts & Craft properties. The scheme also looks to remove the overbearing garage which dominates the property from the street scene.



Figure 7 – proposed scheme.

4.5. Condition of Asset

Under the NPPF, the local authority should not consider the condition of the building where there is evidence of deliberate neglect of, damage to, a heritage asset.

5. Planning History

The local planning authority had the following information online:

Property History - 100091271878 | Redwood First Avenue Frinton On Sea Essex CO13 9HA

Planning Applications (1)

- [1.2 metre satellite dish on side wall.](#)

Ref. No: 91/01276/FUL | Status: Approval - Full

5.1. Pre-application

No pre-application advice was sought for this application.

6. Impact Assessment

6.1. Criteria for assessment

In 2008, the then English Heritage (now Historic England) published their '*Conservation Principles, Policies & Guidance*', which provided a framework and guidance on which to assess proposed works to historic buildings and other heritage assets.

Within this document, they defined 'conservation' as:

'the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generation'

It is this advice and ethos that the proposed impact of the works is assessed against the 'special architectural and historic interest' and significance of the building and its setting.

The level of change will be assessed on the following criteria:

Substantial Harm	The proposed changes will seriously alter or damage the overall setting and character of the heritage asset or result in a total or considerable loss of historic/ significant fabric.
Harm	The proposed changes will alter or damage the overall setting and character of the heritage asset or result in a total or considerable loss of historic/ significant fabric.
Less than substantial harm	The proposed changes will cause minor changes to the understanding or cause small harm the overall setting and character of the heritage asset or result in a minor loss of historic/ significant fabric.
Neutral	The proposed works will cause no harm to the significance of the heritage asset or its setting but will not contribute to enhanced understanding or reinforce the significance.
Positive / Improvement	The proposed scheme will improve the understanding of or the setting of the heritage asset or will help protect the asset for future generations.

6.2. Impact on the Character of the Conservation Area

The conservation area appraisal highlights the negatives aspects, which includes the:

Unsympathetic development in the Avenues (character area 2). This includes post war "anywhere" houses, those that fail to reflect the plot sizes, massing and siting of their neighbours, and the development of sequences of identical houses in the Avenues where strong individuality has otherwise been the guiding principle.

The proposed scheme looks to improve the appearance of the property, responding to the individually designed dwellings to the north of the Avenue, and breaking the 'sequence of identical houses' in this part of the Avenue.

The massing of the house will alter; however, it uses a similar width of the existing footprint, but softens the mass by setting back the side bays of the main house, which have reduced ridge height. This creates a more visually appealing front elevation and allows light and shadows to break up the façade. The influence of the Arts & Craft can be seen within the details, including the windows and porch, adding to the individual design for the property.

6.3. Summary

The scheme has been developed and assessed against the significance of the site and its surrounding heritage assets (paragraphs 189, 190, 193, 194 and 196 of the NPPF). The proposed scheme is an improvement to the character of the Frinton Conservation Area.

Appendix 1 – Photographs



Figure 8 – front elevation.



Figure 9 – garage.



Figure 10 – parking to front elevation.



Figure 11 – front elevation.



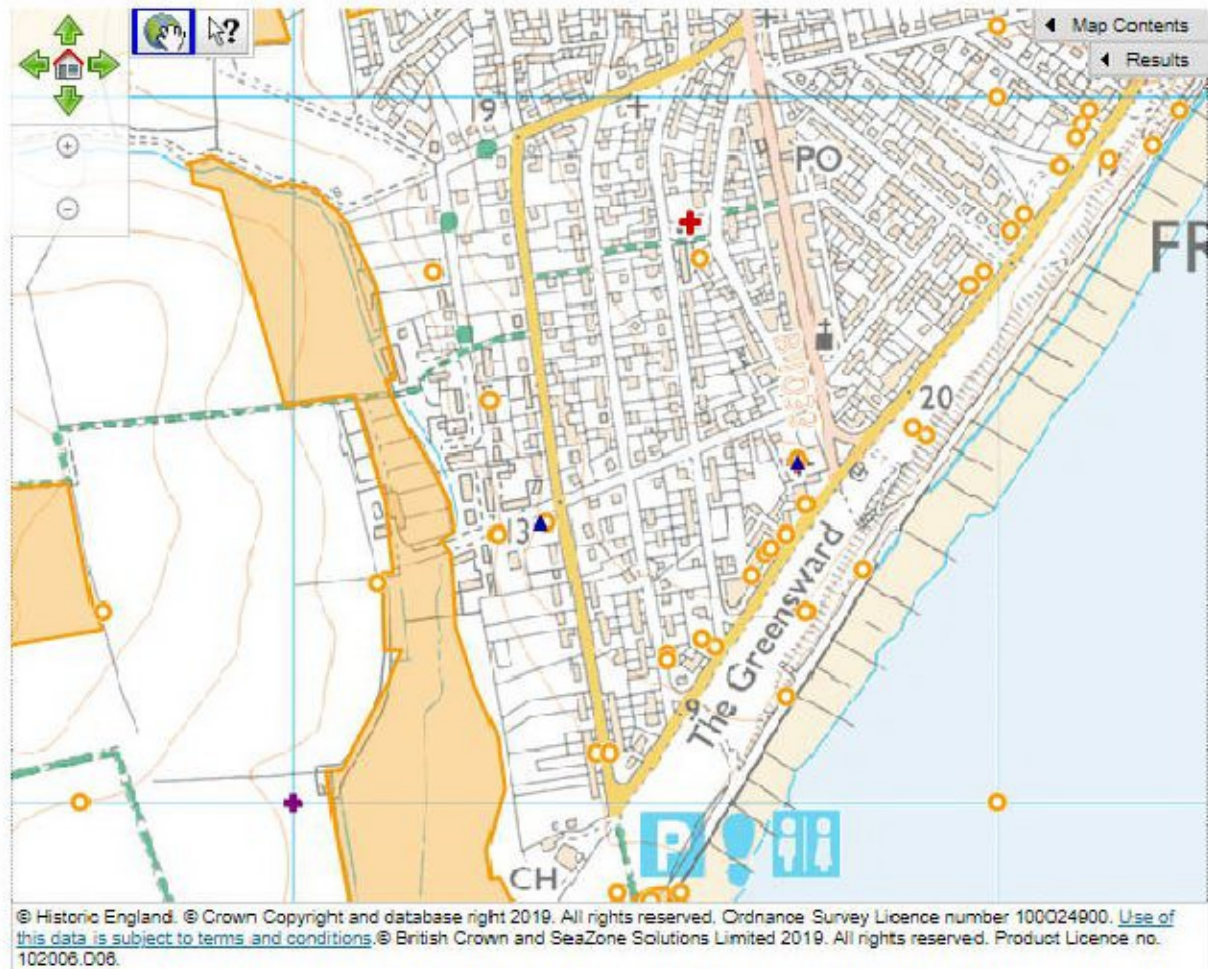
Figure 12 – rear elevation.



Figure 13 – rear garden to neighbouring property.

Appendix 2 – Historic Environment Records (HER)

Search: Frinton Date: 18/08/21



Legend

- ▲ Listed Building (NHLE)
- EH PastScape
- Local HER record points
- ▭ Local HER record polygons
- National Trust HBSMR
- Building Preservation Notice
- ◆ Designation Decision Records De-listed
- Parks and Gardens (Non Statutory Data)
- ✦ Church Heritage Record (Non Statutory Data)
- Scheduled Monument (centre point)
- Registered Park/Garden (centre point)
- Registered Battlefield (centre point)
- Protected Wreck Site (centre point)
- World Heritage Site
- Certificate of Immunity
- Designation Decision Records Non-designated
- Expired Certificate Of Immunity
- ✦ NMR Excavation Index

Figure 14 – HER's, taken from [Heritage Gateway - Results](#)

Essex HER



Name: Turret (destroyed), Hawthorne School, Frinton
 SMR Number: 10568
 Type of record: Monument
 Grid Reference: TM 232 195
 Map Sheet: TM21NW

Parish: FRINTON AND WALTON, TENDRING, ESSEX

Summary

Contemporary records state, Turret. Grounds of Hawthorne School. Frinton- on-Sea.

Full description

Contemporary records state, "Turret. Grounds of Hawthorne School. Frinton- on-Sea." <1> The school no longer exists and the area is now housing.

<1> unknown, 1968, *War Time Contraventions 1968, Frinton* (LIST). SEX31436.

Monument Types

- TETT TURRET (WWII, Modern - 1939 AD to 1945 AD)

Protected Status

- Conservation Area: Frinton and Walton

Sources and further reading

<1> LIST: unknown. 1968. *War Time Contraventions 1968*. Frinton.

Search results generated by the HBSMR Gateway from [exeGesIS SDM Ltd.](#)

[Contact Resource Provider](#)

Essex HER

Name:	Former Gunfleet Estuary
SMR Number:	48658
Type of record:	Landscape
Grid Reference:	TM 194 194
Map Sheet:	TM11NE
Parish:	FRINTON AND WALTON, TENDRING, ESSEX LITTLE CLACTON, TENDRING, ESSEX THORPE-LE-SOKEN, TENDRING, ESSEX WEELEY, TENDRING, ESSEX CLACTON-ON-SEA, TENDRING, ESSEX

Summary

Site of the former Gunfleet estuary, used as a port and haven in the medieval period, gradually silted up in the post-medieval period

Full description

Former site of the Gunfleet Estuary on the Tendring peninsula between Frinton and Clacton. The current area of low, flat, marshy land formed the estuary of Holland River (or Brook) which was known as the Gunfleet estuary in the medieval and Tudor periods. The estuary extended between the modern outer limits of Frinton and Clacton, it narrowed as it stretched inland, but it probably extended well beyond Fan bridge on the road between Great Holland Common and Cooks Green in Little Clacton, and may have been tidal as far as Weeley. In the past small boats may have been able to venture as far upstream as Thorpe-le-Soken. Fan bridge itself was first recorded in 1509 and in the Middle Ages the original crossing point there may have been by a ford or by boat. On both sides of the estuary there were probably once larger headlands at Little Holland and Frinton, but there has been considerable coastal erosion since the Middle Ages and the coastline has receded shrinking the area of the former estuary at its mouth.

Documents and maps from the 16th century describe the Gunfleet estuary as a 'haven', implying its use for shipping. The channel between the coast and the Gunfleet Sands also provided a safe anchorage for larger ships, including the opposing British and Dutch fleets during the Dutch Wars of the later 17th century. Within the estuary a number of landing-places have been identified, these were liked by lanes to the farms and villages on the higher land. Although the estuary continued to

be marked on coastal maps and sea charts in to the 17th and 18th centuries, several natural processes had reduced its scale. Silt carried down by the Holland River probably contributed to the growth of marshland, while the estuary's opening to the sea may have been affected by erosion and long-shore drift. Around the later 17th century it was decided to reclaim the estuary by constructing a sea wall across its mouth, with a sluice provided to allow the river water to drain away to sea. The intention was to prevent salt water entering the marshes and thus improve their agricultural potential and value. A body of local landowners known as the Tendring Level Commissioners had responsibility to build and maintain the wall. By the 1760s the land was sufficiently drained to allow a new road link to cross the former estuary from Holland on Sea to Great Holland (the present B1032).

Research and survey undertaken by the Clacton VCH with the support of Chris Thornton 2014-15.
<1>

<1> Clacton VCH Group, 2015, *Research project on the Gunfleet Estuary* (MISCELLANEOUS MATERIAL). SEX72736.

Monument Types

- NATURAL FEATURE (Early Mesolithic to Post Medieval - 10000 BC to 1760 AD)

Sources and further reading

<1> MISCELLANEOUS MATERIAL: Clacton VCH Group. 2015. *Research project on the Gunfleet Estuary*.

Related records

- [48674](#) Parent of: Fan Bridge, Holland Brook (Monument)
- [48675](#) Parent of: Holland Bridge, Holland Brook (Monument)
- [48669](#) Parent of: Landing place at Lower Barn, Gunfleet Estuary (Monument)
- [48665](#) Parent of: Landing place at Pond House, Clacton-on-Sea (Monument)
- [48666](#) Parent of: Landing place for Lower Farm, Gunfleet Estuary (Monument)
- [48668](#) Parent of: Landing place, Great Holland Hall, Gunfleet Estuary (Monument)
- [48660](#) Parent of: Landing-place from Wood Lane, Little Clacton (Monument)
- [48667](#) Parent of: Landing-place on the Gunfleet Estuary (Monument)
- [48659](#) Parent of: Landing-place on the Gunfleet Estuary, from Park Lane, Frinton (Monument)
- [48670](#) Parent of: Mound north of Fan Bridge, Holland Brook, Clacton (Monument)
- [48671](#) Parent of: Mr Barton's Pans, Gunfleet Estuary (Industrial)
- [48673](#) Parent of: Rice Bridge, Little Clacton / Thorpe-le-Soken (Monument)

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