

HERITAGE STATEMENT

**Acorn Village,
Clacton Road,
Mistley,
Essex
CO11 2NJ**

1. Summary

- 1.1. Aims and results
- 1.2. Purpose of Report

2. Planning Guidelines

3. Significance

- 3.1. Site Description
- 3.2. Development of Site
- 3.3. Site Analysis
- 3.4. Setting of heritage asset
- 3.5. Criteria for assessing Significance
- 3.6. Assessment of Significance

4. Proposed Scheme

- 4.1. Requirements for Change
- 4.2. Condition of Asset
- 4.3. Planning History
- 4.4. Proposed Works
- 4.5. Design considerations
- 4.6. Opportunities for sustaining and enhancing Heritage Assets
- 4.7. Reason for Proposed Option
- 4.8. Materials to be used

5. Impact Assessment

- 5.1. Criteria for assessment
- 5.2. Impact on the setting of the listed buildings & conservation area
- 5.3. Summary

Appendix 1 – Maps

Appendix 2 – Historic Environment Records (HER)

Appendix 3 – Listing records

1. Summary

This is a Conservation Area Statement and Impact Assessment for the construction of a Garden Room in the grounds of Acorn Village Clacton Road, Mistley.

The proposed Garden Room is within the Tendring District Council Conservation Area for Manningtree and Mistley and adjacent to Mistley Hall and Folly Bridge, Clacton Road, Mistley, Essex, CO11 2NJ

The main purpose of the new Garden Room is for the Wellness and Mental Wellbeing of, mainly, the staff and volunteers who carry out the operations of work at Acorn Village.

1.1. Aims and results

The aim of this statement is to recognise the significance and character of the adjacent listed property and structure and to assess whether the proposed works will affect the significance or character of these within the confines of the conservation area.

1.2. Purpose of Report

This report has been drafted to allow for application purposes.
A site visit has been undertaken as part of the report.

2. Planning Guidelines

To comply with National Policy Planning Framework (NPPF 2021) section 16 this statement provides:

- 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 189 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.

3. Significance

The site is within Mistley, a coastal area and an electoral ward in the Tendring District of Essex. It is situated between Colchester and Harwich, at the mouth of the River Stour. Its traditional industries included agriculture and brewing. With the decline of these industries, the town is largely a dormitory town for Colchester.

3.1. Site Description

The Listed Hall Circa 1846, Walled Garden Early C19 and Folly Bridge Early C19 are adjacent to the proposed site, the Hall is a three storey building with the walled garden and outbuildings together with the Folly, which forms part of a selection of outbuildings that form, what is known as Acorn Village (a community for Disadvantaged People).

3.2. Development of Site

Mistley Hall and the Folly was assessed for listing and approved for Listing in 1975, since then various buildings and additional works have taken place.

3.3. Site Analysis

The site is to the South of Mistley Hall and the Folly, between Gregory House and The Weavery and will be viewed from Clacton Road to the South.

3.3.1. Exterior

Original

The original Mistley Hall is a red brick, stucco and ashlar clad building with slate roof and sliding sash windows. The Folly is a false underpass for horse drawn coaches to deliver their charges to the front door of Mistley Hall.

The outbuildings across the site are a mixture of a single and two storey accommodation and workshops for the residents of Acorn Village and are constructed in a mixture of soft red bricks, more modern bricks and sand and cement painted render with a mixture of painted timber frames and upvc.

Proposed Garden Room

The proposed Garden Room is to be finished in Western Red Cedar and Thermowood clad to the vertical sides with grey composite roof cladding and windows and doors all on to a shallow dig raft foundation system to not disturb any tree roots.

3.3.2. Proposed Interior

To be finished with smooth plaster to the walls.

3.3.3. Grounds to the Proposed Garden Room

The Proposed Garden Room is to be sited between the 2 units, Gregory House and the Weavery. Gregory House is a 1980's brick built property with white upvc windows and doors. The Weavery is a timber framed and clad building with tongue and grooved timber cladding and softwood windows and doors.

3.4. Setting of heritage asset

The NPPF states that the setting is 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 conservation area appraisal provides the following summary:

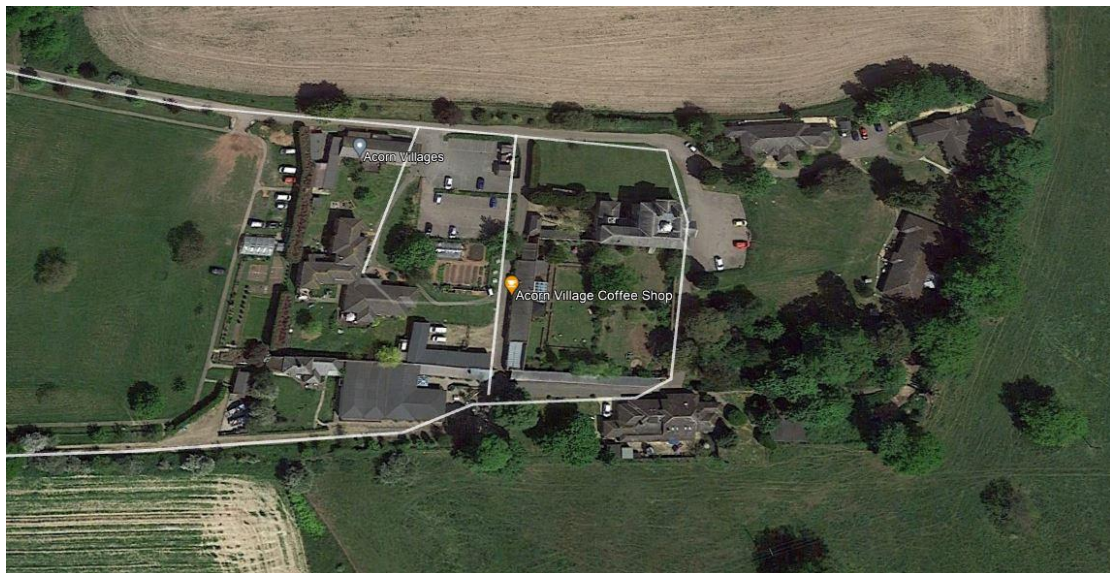
Mistley Hall, Acorn Village Community.

Mistley Hall itself is a substantial two storey house dating from around 1846, of stucco with a hipped slate roof and an interesting porch with cast iron columns. Other community buildings are single storey, of various dates and styles and innocuously set in quite a well wooded campus.

The Proposed Garden Room

The Proposed Garden Room is to be sited between the 2 units, Gregory House and the Weavery. Gregory House is a 1980's brick-built building with white upvc windows and doors. The Weavery is a timber framed and clad building with tongue and grooved timber cladding and softwood windows and doors. There is to be a small timber decking to the South side of the unit. The unit is to be shielded from the Listed Building and The Folly by the existing tree line and planting.

It is thought that the siting of the Garden Room thus will give tranquil views across the fields and open countryside and will be able to have a calming influence on the people that need this.



Taken from Google Maps



Designated heritage assets, shown as blue triangles

3.5. 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 these main headings:

- Archaeological interest: the potential of a place to yield evidence about past human activity
- Historical Value: the ways in which past people, events and aspects of life can be connected through a place to the present
- 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.

3.6. Assessment of Significance

The significance of the site is the setting of the conservation area.

Archaeological Interest

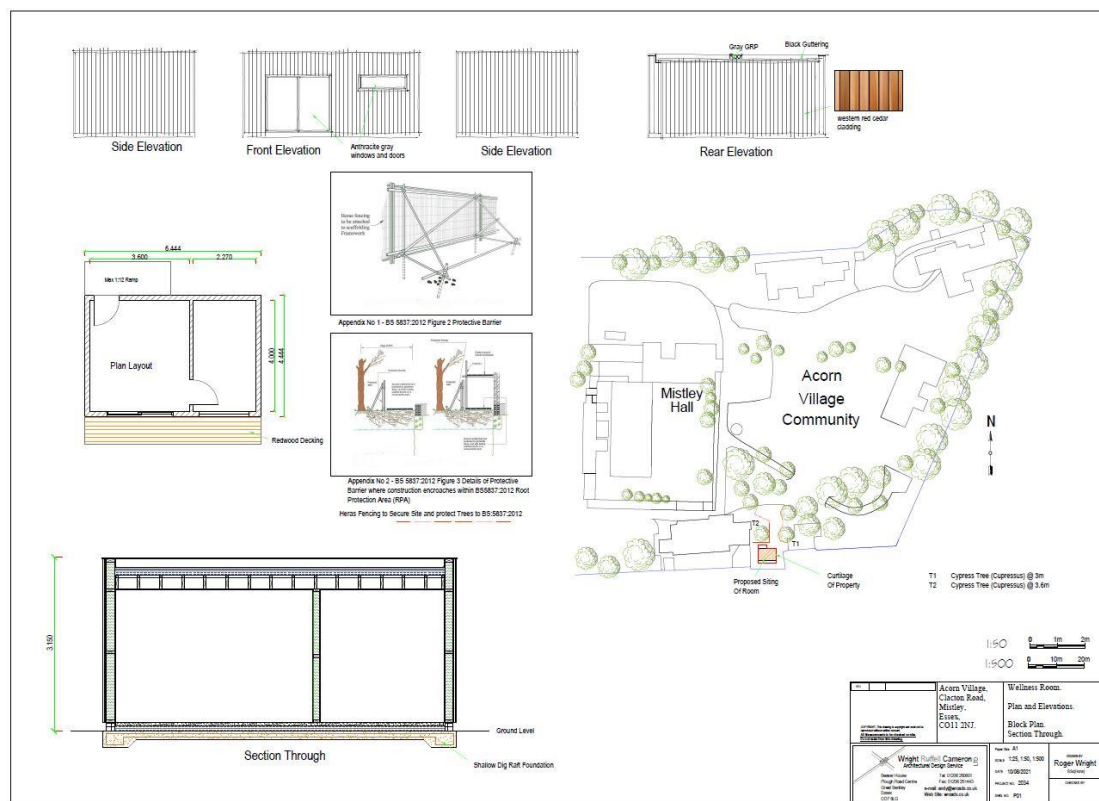
The use of a shallow dig raft foundation system has little impact on the ground and substructure and so an archaeological survey will not be required.

Architectural and Aesthetic Interest

The proposed Garden Room is a modern looking building in between a 1980's brick built unit (Gregory House) and a Timber shed (The Weavery) and so will compliment this area. It is also shielded from view from the main House and Folly by an existing tree screen.

Historic Interest

The proposed new Garden Room will be an obvious modern addition to the facilities and will in turn show the developing history of the site.



4. Proposed Scheme

4.1. Requirements for Change

The objective in the proposed Garden Room is the continued Wellbeing and mental health of the workforce and volunteers that enable Acorn Village to operate as it does.

4.2. Condition of Asset

The proposed building is a new building and so will be in pristine condition.

4.3. Planning History

Erection of 2 no. dwellings and 1no. retail unit with 3 no. flats above (following demolition of existing retail units).

Ref. No: 12/00816/FUL | Status: Application Withdrawn

Demolition of existing retail units (to facilitate the erection of 2 no. dwellings and 1no. retail unit with 3 no. flats above).

Ref. No: 12/00817/CON | Status: Application Withdrawn

Revision to consent TEN/91/0436 condition 2 to allow occupation by both staff or handicapped residents

Land Adjacent To Phyllis Mary Lodge Acorn Villages Mistley Hall Clacton Road
Mistley Manningtree Essex CO11 2NJ

Ref. No: 91/00700/FUL | Received: Mon 17 Jun 1991 | Validated: Mon 17 Jun 1991 |
Status: Decided

Two staff flats (Phyllis Mary Lodge)

Land adjacent to Phyllis Mary Lodge Acorn Village Mistley Hall Clacton Road
Mistley Manningtree Essex CO11 2NJ

Ref. No: 91/00436/FUL | Received: Fri 19 Apr 1991 | Validated: Fri 19 Apr 1991 |
Status: Decided

Extension to existing weavery building.

Acorn Village Mistley Hall Clacton Road Mistley Essex

Ref. No: 91/00237/FUL | Received: Thu 07 Mar 1991 | Validated: Thu 07 Mar 1991 |
Status: Decided

4.4. Proposed Works

New wellness unit.

4.5. Design considerations

There are three key options available:

- Conventional
- Contextual
- Radical

Each of these design options should take into account the character of the conservation area and heritage assets.

4.6. Opportunities for sustaining and enhancing Heritage Assets

The character of the conservation area should be enhanced where-ever possible, whilst allowing the building (or unit) to have a viable use. This careful balance will affect the design of the units. A fine balance is therefore required.

Buildings (or units) change and alter but are vital elements in the character and appearance of a street scene. It is important when considering them to avoid bland, soulless Buildings (or units) and reinstate the individualism of our towns and villages. Buildings (or units) have plenty of scope for variety, but the relationship between the external finishes and the existing buildings is of great importance. The updates should be integrated into the whole building, reflecting its period and style. Buildings (or units) form part of the setting of the town or village and the design approach adopted should aim to capture the spirit and character of the settlement in which it is located. The buildings (or units) should respect the scale, style and materials of the local area with high standards of design, materials and workmanship, either in a traditional format, or contemporary.

4.7. Reason for Proposed Option

The main reason for the choice of the proposed Garden Room is to provide a modern solution to a modern problem (wellbeing and mental health issues) with the least disturbance to the ground as possible (use of ground screws) obviating the need for archaeological works to be undertaken.

4.8. Materials to be used

New timber cladding (cedar and Thermoboard to walls) and upvc fenestration, which should sit well between the existing units and be shielded by the tree screen.

5. Impact 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.

5.1. Criteria for assessment

The impact assessment will review the proposed works and how these may have an impact on the heritage assessment and its significance. Not all works to a designated heritage assessment will have a negative impact, some works will have neutral or positive impact on the significance or character.

5.2. Impact on the setting of the conservation area

The threat to business is well known, and therefore many businesses are looking for alternative uses that complement the space and allow for a use for the space to be found. These changes are not new to any conservation area. Along with these changes is the evolving development of sites.

This is occurring more and more as other uses for the areas are being found, such as here. A conservation area does develop and evolve over years, adding to the layers of interest and change.

The cladding and UPVC fenestration could be considered a modern design, reflecting tastes and styles for a contemporary clientele and period, which many areas have done in the past. Sites within conservation areas no longer remain for generations but change with a change of owner or refreshed with the rebranding of a company to remain fresh and enticing in a fickle society.

5.3. Summary

Heritage assets are a limited resource, part of the protection should be to allow these areas to have a use and a function, recognising that some things do change and develop.

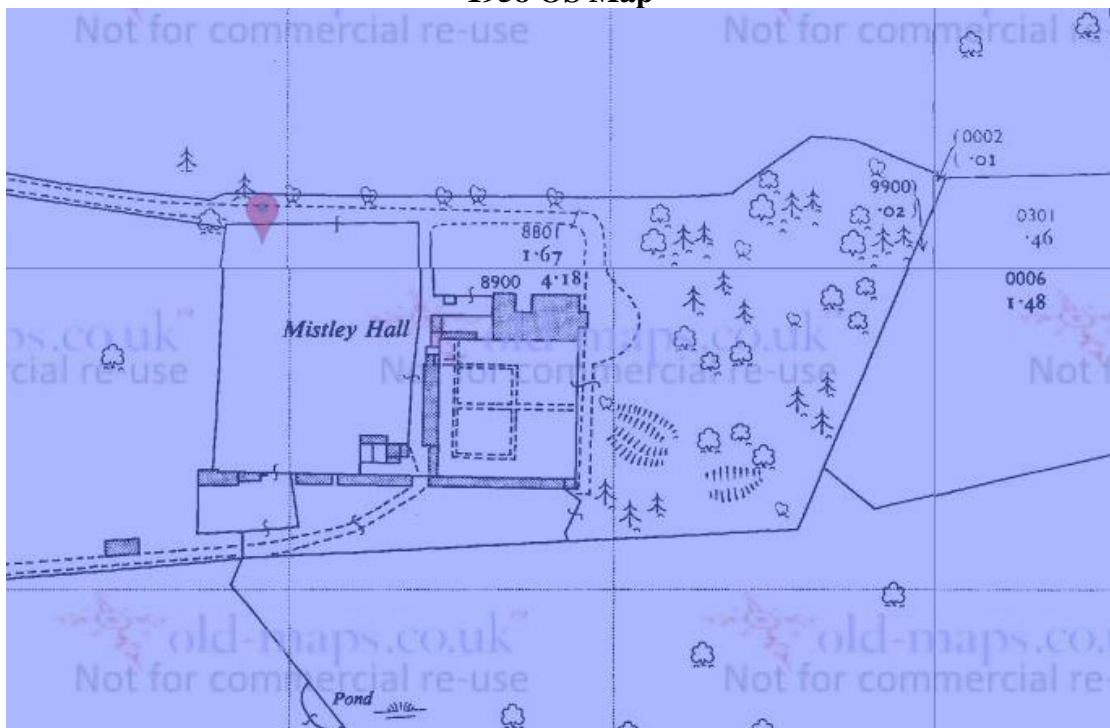
Under the NPPF, the proposed new building is considered to cause less than substantial harm and allows the unit to have a viable use now and in the future.

Appendix 1 – Maps

1874-75 OS Map



1958 OS Map



Appendix 2 – Historic Environment Records (HER)

Statutory Data

The National Heritage List for England

The National Heritage List for England is the official and up-to-date database for all nationally designated assets, including Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites.

The National Heritage List for England returned 3 records matching your search.

Title	Type	Location	Grade
WALLED GARDEN AND GARDENERS SHED	Listing	WALLED GARDEN AND GARDENERS SHED ATTACHED TO SOUTH OF MISTLEY HALL, CLACTON ROAD, Mistley, Tendring, Essex	II
MISTLEY HALL	Listing	MISTLEY HALL, CLACTON ROAD, Mistley, Tendring, Essex	II
FOLLY BRIDGE	Listing	FOLLY BRIDGE APPROXIMATELY 35 METRES SOUTH EAST OF MISTLEY HALL, CLACTON ROAD, Mistley, Tendring, Essex	II

National Designation Decisions

Designation Decision Records (De-listed entries)

Recommendations to remove listed buildings, scheduled monuments and protected wreck sites from the National Heritage List for England (NHLE) are made by Historic England. The Secretary of State for Culture, Media and Sport will then make a decision. Decisions to remove registered park, garden and battlefield List entries are made by Historic England. A list of decisions made to remove buildings, monuments, landscapes and wreck sites from the NHLE can be found in this section.

Returned 0 records matching the search criteria.

Designation Decision Records (Non-designated entries)

Recommendations not to add a building, monument or wreck site to the National Heritage List for England (NHLE) are made by Historic England. The Secretary of State for Culture, Media and Sport will then make a decision. For parks, gardens and battlefields Historic England makes the decision on whether or not to add it to the NHLE. These decisions are detailed in this section.

Designation Decision Records (Non-designated entries)

Returned 0 records matching the search Criteria.

Non-Statutory National Data

Historic Milestone Society Database

The Milestone society was established in May 2001, we aim to "identify, record, research, conserve and interpret for public benefit the milestones and other waymarkers of the British Isles". Our members' interests also include tollhouses, turnpike history and canal milestones. Please browse <http://www.milestonesociety.co.uk/> to learn more about the history of milestones and about restoration techniques, about our activities and our publications.

No records matched the search criteria.

National Trust HBSMR

The National Trust is the largest private owner of archaeological sites in England, Wales and Northern Ireland. Our Historic Buildings, Sites & Monuments Record (NT HBSMR) is the key tool for managing, revealing and sharing the historic environment in our care.

No records matched search criteria.

Parks and Gardens UK

Parks and Gardens UK is a web resource dedicated to historic designed landscapes across England, Northern Ireland, Scotland and Wales.

No records matched the search criteria.

PMSA

The PMSA aims to heighten public appreciation of Britain's public sculpture, and to contribute to its preservation, protection and promotion. It seeks to achieve this through several projects that include: the National Recording Project, the Sculpture Journal, Save our Sculpture and the Marsh Award for Public Sculpture.

No records matched the search criteria.

NMR Excavation Index

The Excavation Index (EI) is a guide to the archaeological excavations and interventions carried out in England since the earliest days of scientific archaeology, and an index to the location of the excavation archives and finds. It is part of the National Monuments Record, England's heritage archive.

No records matched the search criteria.

Church Heritage Record

The Church Heritage Record is a digital database of church buildings in England developed by ChurchCare, the Church of England's national resource.

No records matched the search criteria.

Local Records

Essex HER

The Essex Historic Environment Record (EHER) is a computerised database of all listed and other historic buildings, and all known archaeological sites, historic parks and gardens and other historic landscape features in the county, plotted onto linked digital mapping, and backed up in many instances by photographs, drawings and substantial written accounts.

Essex HER returned 8 records matching your search, here are the first 5.

Name	Parish/Ward
South east from Manningtree	LAWFORD
North of Mistley Hall	MISTLEY
Mistley Hall	MISTLEY
Near Mistley	MISTLEY
Walled garden and gardeners shed attached to S of Mistley Hall	MISTLEY

Appendix 3 – Listing Records

Heritage Category: Listed Building

Grade: II

List Entry Number: 1240274

Date first listed: 30-Nov-1987

Statutory Address: WALLED GARDEN AND GARDENERS SHED ATTACHED TO SOUTH OF MISTLEY HALL, CLACTON ROAD

Map



Details

MISTLEY OFF CLACTON ROAD TM 13 SW (east side)

3/225 Walled garden and gardeners shed attached to south of Mistley Hall

GV II

Walled garden and gardeners shed. Early C19. Red brick, 3-4 metres high. Wrought iron scrollwork gate to east wall. Attached to the north wall corner is a single storey building, probably a gardeners shed, now used .as. a pottery. It has a hipped roof of grey slate, is flint faced with red brick quoins, eaves band and central rear wall pilasters. There are decorative arches to rear and return walls those to rear of slag with stone keystone, brick to return. 6 light workshop windows and 4 panelled door to entrance.

Listing NGR: TM1085230932

Heritage Category: Listed Building

Grade: II

List Entry Number: 1261102

Date first listed: 09-May-1975

Statutory Address: MISTLEY HALL, CLACTON ROAD

Map



Details

MISTLEY OFF CLACTON ROAD TM 13 SW (east side) 3/224 9/5/75 Mistley Hall

GV II

House, now an Acorn Trust Home for the disabled. Circa 1846. Red brick, 3 faces stuccoed and ashlar lined. Hipped grey slate roofs, projecting eaves. 3 stuccoed panelled chimney stacks. 2 storeys and basement. East front of 3 bays the centre breaking forward with pediment, each bay with upper and lower stucco panels. Square plane with spur to south west. Central dome. 1:1:1 window range of small paned vertically sliding sashes. Flat canopy to porch with enclosed returns, inner columns with moulded capitals and bases; steps inside the porch. Double glazed doors. Right, north return with similar detail but a central pedimented angled bay. To the right (west) is a lower hipped wing with glazed lantern and open basement lights with metal grills, probably to well house. The south face of red brick has a dropped roof level of 4 bays, 3 bay original build, this with central door approached by steps from the walled garden q.v. 3/225, moulded surround, dentilled frieze, flat canopy, reveal panels, part glazed door with margins. Interior features include 6 panelled doors with reveal panels, wreathed stair rail, turned balusters, moulded ceiling cornices, moulded and panelled ceilings.

Listing NGR: TM1087630983

Heritage Category: Listed Building

Grade: II

List Entry Number: 1261103

Date first listed: 30-Nov-1987

Statutory Address:

FOLLY BRIDGE APPROXIMATELY 35 METRES SOUTH EAST OF MISTLEY HALL, CLACTON ROAD

Map



TM 13 SW 3/226

MISTLEY OFF CLACTON ROAD (east side) Folly bridge approx. 35 metres south east of Mistley Hall

GV II

Folly bridge garden feature. Early C19. Red brick built. Single span arch. One face of the arch is now of gauged brick, but the other and most of the inner walls are lined with flint and glass. Floor of red brick.

Listing NGR: TM1092430939