

December 2023

Ecus Ltd

Report to: Stone Crest Developments Ltd

Report Title: Former Colchester Institute, Church Road, Clacton-on-Sea, Essex -
Historic Environment Desk-Based Assessment

Version: 1.0
Issue Date: December 2023
Report Ref: 22672

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Version	Author	Description	Date
0.1	RB	First draft	20/11/2023
0.2	ELT	QA1 and Second draft	12/12/2023
1.0	TH	Approve and Issue	13/12/2023

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Executive Summary

Ecus Ltd were commissioned by Barefoot & Gilles, on behalf of Stone Crest Developments Ltd (the Client), in November 2023 to prepare a Historic Environment Desk-Based Assessment (HEDBA) for the Former Colchester Institute on Church Road, Clacton-on-Sea (hereafter referred to as the Site). Planning permission is being sought for the redevelopment of the Site for residential accommodation with associated services, utilities, landscaping and access.

The Site has been subject to a level of ground disturbance during the twentieth century and this is considered to have compromised or destroyed any potential buried archaeological remains within the Site. The archaeological resource is not considered a constraint to the proposed redevelopment.

This assessment has concluded that the existing building in the Site is of no heritage interest and is not considered a constraint to development.

The Site lies within Clacton Seafront Conservation Area which contains several designated historic buildings. This HEDBA has concluded that the Site does not contribute positively to the Conservation Area. Anti-social behaviour in the Site and its current derelict character and appearance makes a negative contribution. Whilst this HEDBA has concluded that the concept of redevelopment would not result in harm to the historic environment, it has concluded that the redevelopment would result in less than substantial harm, albeit at the lower end of the scale, to Clacton Seafront Conservation Area and, as such, paragraph 202 of the National Planning Policy Framework is engaged. During the planning process this should be weighed against the public benefits provided by the scheme.

No harm has been identified to any other designated or non-designated heritage assets in the historic environment as part of this assessment.

1. Introduction

1.1 Project Background

1.1.1 Ecus Ltd were commissioned by Barefoot & Gilles, on behalf of Stone Crest Developments Ltd (the Client), in November 2023 to prepare a historic environment desk-based assessment (HEDBA) to inform a planning application for the redevelopment of the former Colchester Institute on Church Road in Clacton-on-Sea (hereafter referred to as 'the Site'). The existing building is also known as The College at Clacton. The Site is centred on National Grid Co-ordinate 618048, 214929 (Figure 1).

1.2 The Site

1.2.1 The Site is located within the town of Clacton-on-Sea which is the largest developed area towards the tip of the Tendring Peninsula.

1.2.2 The Site measures approximately 0.25 ha in extent and comprises the former Colchester Institute building also referred to as The College at Clacton (Plate 1-2). Roughly rectangular in shape, the Site is situated on the southern side of Church Road which runs north east/south west along its boundary. The Site is bound to the east/south east by Thoroughgood Road and to the south west/west by Harold Road. Residential development lies immediately to the south of the Site.



Plate 1. View towards the Site from the north east

1.2.3 The current character and appearance of the Site is characterised by the former college building, surrounded by amenity grass with car parking to the rear. The Site closed as a college in 2020 and has been remained vacant. Heras fencing encloses the Site.



Plate 2. View towards the Site from the south west

1.2.4 The Site is flat, with the centre lying at an approximate height of 15 m above Ordnance Datum (aOD). The Site is set back from the coastline, c. 110 m north west of the North Sea, within an area of predominately residential development.

1.2.5 The underlying geology of the Site is mapped as part of the Thames Group (clay, silt and sand) overlaid by Kesgrave Catchment Subgroup, a superficial deposit comprises sand and gravel (British Geological Survey (BGS) 2023).

1.3 Aims and Objectives

1.3.1 The purpose of this HEDBA is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment resource within and surrounding the Site to formulate:

An assessment of the potential for heritage assets to survive within the area of study;

An assessment of significance of the known or predicted heritage assets considering, their archaeological, historic, architectural, and artistic interests;

An assessment of the impact of proposed redevelopment or other land use changes on the significance of the heritage assets and their settings; and

Strategies to avoid harm or better reveal the significance of heritage assets, and their settings, if necessary.

1.4 Regulatory and Policy Context

1.4.1 There is national legislation and guidance relating to the protection of, and development on, or

near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. Further detail of the relevant, legislation, policy and guidance is provided in Appendix 1.

2. Methodology

2.1 Standards

2.1.1 This assessment is undertaken in accordance with:

Historic England's Historic Environment Good Practice Advice in Planning Notes:

- *The Historic Environment in Local Plans* (2015a);
- *Managing Significance in Decision-Taking in the Historic Environment* (2015b); and
- *The Setting of Heritage Assets* (2017a).

Historic England's *Understanding Place – Historic Area Assessments* (2017b);

Historic England's Advice Notes:

- Advice Note 1 (Second Edition): *Conservation Area Appraisal, Designation and Management* (2019a);
- Advice Note 12: *Statements of Heritage Significance: Analysing Significance in Heritage* (2019b).

Historic Environment (revised July 2019), published by the Ministry Housing, Communities and Local Government (MHCLG), providing advice on enhancing and conserving the historic environment;

The Chartered Institute for Archaeologists' *Code of Conduct* (CIfA, 2022);

The Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020a); and

The Chartered Institute for Archaeologists' *Standard and Guidance for commissioning work or providing consultancy advice on archaeology and the historic environment* (2020b).

2.2 Scope of Assessment

2.2.1 The initial step of the HEDBA process is the identification of heritage assets likely to be affected by the proposed redevelopment due to their presence within the Site or due to sensitivity of their setting. This is informed through a desk-based study and site visit. This step constitutes Step 1 of Historic England's GPA3 (2017a).

2.2.2 A 500 m study area was utilised for the purpose of this HEDBA.

Sources

2.2.3 The following sources were consulted to inform the presence of heritage assets within the study

area, and to form a baseline for the assessment of their significance:

The National Heritage List for England (NHLE);

The Essex Historic Environment Record (EHER), comprising a database of all recorded archaeological sites, findspots, and archaeological events within the county;

Historic manuscripts and maps available online;

Aerial photography available online at Britain from Above, Cambridgeshire Aerial Photographic collection online, National Collection of Aerial Photography (NCAP);

Relevant primary and secondary sources including published and unpublished archaeological reports relating to previous fieldwork undertaken in the Site;

Tendering District Council (TDC) *Clacton Seafront Conservation Area Appraisal* (2006);

Place Services *Clacton Seafront Vulnerable Conservation Area* (2015); and

Environment Agency LiDAR data;

Google Earth Imagery;

British Geological Survey (BGS); and

A site visit undertaken in August and September 2021, and more recently, during November 2023¹.

2.2.4 The site visits were taken to assess the general character of the Site, to identify heritage assets not identified through desk-based review, and to assess the heritage interest and sensitivity of heritage assets within the study area. Heritage assets outside of the Site were visited to assess the attributes of their setting that contribute to their significance and viewpoints where they may be seen alongside one another. All site visits were undertaken in dry weather conditions with clear visibility.

2.2.5 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

Assumptions and Limitations

2.2.6 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate. In addition, the records held by the EHER represent a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of

¹ The photographs provided in this HEDBA are taken in both 2021 and 2023, although all viewpoints were assessed thoroughly in 2023. The photographs taken in 2021 remain valid and relevant. All photographs of the Site illustrating its current condition were taken in 2023.

the historic environment that are, at present, unknown.

- 2.2.7 Archival material relating to the Site and study area was not consulted in person at the Essex Records Office. An initial review of the online catalogue identified no further relevant cartographic or documentary material which was not available from other online sources. Whilst there may be other material held in private collections, local repositories and the National Archives, it was not possible to view these as part of the assessment.
- 2.2.8 Aerial photography held at Historic England's archives was not viewed as part of this assessment. Aerial photography, where available online, was utilised to fully understand the historic development. No aerial photographs which illustrate the Site clearly were available via Cambridgeshire Aerial Photographic collection online and National Collection of Aerial Photography (NCAP).
- 2.2.9 Whilst sources were reviewed in order to determine and provide geological context for the Site, no known borehole data is available from the Site to provide a review of the sequence of deposits.
- 2.2.10 Due to the character of the Site, a review of LiDAR imagery available from the Environment Agency was not considered necessary as part of this assessment. This is due to built-up character of the Site and surrounding area.
- 2.2.11 No additional data records on the Defence of Britain Archives are recorded within the Site or study area.
- 2.2.12 Site visits were undertaken as part of this assessment to identify any potential archaeological remains. Despite sufficient access being afforded, observations are limited since there is the potential for archaeological remains to survive below-ground with no surface indications.
- 2.2.13 During the site visit there was sufficient access to heritage receptors in the surrounding landscape afforded from the surrounding publically accessible footpaths and roads.
- 2.2.14 There was no Historic Landscape Characterisation provided by EHER for the Site.

2.3 Assessment of Significance

- 2.3.1 The National Planning Policy Framework (NPPF 2023) recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 194).
- 2.3.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic, or historic (NPPF):

Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

(MHCLG 2019, Paragraph: 006 Reference ID: 18a-006-20190723).

- 2.3.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.
- 2.3.4 The overall significance of a heritage asset is the sum value of its interest expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.
- 2.3.5 Although not considered to be of sufficient interest to merit formal designation, non-designated heritage assets require consideration as part of the planning process in line with paragraph 205 of the NPPF.

Table 1. Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protected Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Buildings, landscapes or townscape of such limited heritage significance it does not merit identification as a non-designated heritage asset. This is typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset cannot be ascertained from available evidence.

Table 2. Criteria for valuing the contribution of the Site to the significance of heritage assets

Contribution of Site	Criteria
High Contribution	The site possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Medium Contribution	The site possesses attributes that make some positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Low Contribution	The site possesses attributes that make little positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Neutral Contribution	The site does not contribute to the understanding and/or appreciation of the interests that embodies its significance
Negative Contribution	A site detracts from the understanding and/or appreciation of the interests that define the significance of a heritage asset.

3. Historic Environment Baseline

3.1 Introduction

3.1.1 In accordance with Step 1 of Historic England's GPA3 (2017a), an outline assessment of the historic and archaeological baseline was undertaken to identify potential heritage assets which could have the potential to receive effects from the proposed redevelopment. This was compiled from sources listed in Section 2.

3.1.2 A gazetteer of all data records from the EHER and NHLE discussed in this assessment is provided in Appendix 2.

3.1.3 This section should be read in conjunction with the following figures and Ordnance Survey (OS) mapping provided in Appendix 3:

Figure 2: Essex Monument Data. For ease these have been assigned an ID prefix, referenced in the text below and on Figure 2;

Figure 3: Parish of Great Clacton 1841 Tithe Map; and

Figure 4: Designated Heritage Assets. These records are referred to by their NHLE number.

3.2 Previous Archaeological Investigations

3.2.1 The EHER records one previous archaeological investigation within the study area, though no specific coordinates for the area covered have been recorded by the EHER. This event comprises a field survey which concentrated on recording the World War Two defences of Clacton (EHER ref. EEX54868). The results of this investigation will be discussed in the relevant section below.

3.2.2 No previous intrusive archaeological investigations have been undertaken within the Site.

3.3 Historic and Archaeological Baseline

Prehistoric

3.3.1 Clacton-on-Sea is located in the lower Palaeolithic Clactonian area, a region known for its flint manufacturing tools and Palaeolithic deposits of archaeological importance. The deposits uncovered from this area are rich in palaeoenvironmental remains, including pollen, plant macrofossils, molluscs, small mammals and much larger animals (TDC and Essex County Council 2008).

3.3.2 During the Palaeolithic period the River Thames flowed across north Essex into Suffolk. The River Medway flowed to the north to join the Thames in the region of the present Clacton-on-Sea ((TDC and Essex County Council 2008). As a result, deposits of sand and gravel (Kesgrave) covered

much of Essex and the BGS records such deposits within the Site. As no geotechnical investigations have been undertaken for the purpose of this assessment, no further detail is known about these deposits or whether they exist.

- 3.3.3 The EHER has returned no Palaeolithic records from within the Site. Within the study area, 70 m to the north west of the Site, one hand-axe, 170 cores, 117 retouched flakes, 354 unretouched flakes and 56 worked fragments have been recorded (1).
- 3.3.4 The Mesolithic period is characterised by rising sea levels and evidence of Mesolithic activity across this area is sporadic. Whilst occupation is known along the coastline, particularly around Walton on the Naze, no evidence of activity or tool technologies have been recorded within the Site or study area (TDC and Essex County Council 2008).
- 3.3.5 Evidence for Neolithic activity is abundant across Tendring District with a wide variety of sites and monuments known. Due to lower sea levels than present, intertidal zones which were once dryland had settlements located on them. No evidence of such activity has been recorded within the Site or study area.
- 3.3.6 Evidence for Bronze Age or Iron Age activity, though recorded in Tendring, has not been previously recorded within the Site or study area.

Romano-British

- 3.3.7 No Romano-British activity has previously been recorded within the Site.
- 3.3.8 Clacton-on-Sea lies c. 21 km to the south east of Colchester, the earliest and one of the most important towns of Roman Britain. The Tendring district is likely to have been characterised by rural and agricultural communities connected by the road network with coastal areas exploited for salt and fishing (Tendring District Council and Essex County Council 2008). The closest known Roman road to the Site is located 4 km to the east of the Site (Allen et al., 2015).
- 3.3.9 The EHER records two Romano-British urns found in 1893 c. 50 m to the north east of the Site (2) and a Roman brick re-used in the Church of St John the Baptist c. 160 m to the north east (3). The re-use of the brick has been interpreted to suggest the possible presence of a Romano-British building within the vicinity of this area.

Early Medieval to Medieval

- 3.3.10 No early medieval or medieval activity has been recorded by the EHER within the Site or study area.
- 3.3.11 Clacton-on-Sea is not recorded in the Domesday Book of 1086. The closest location mentioned is

[Great and Little] Holland (now known as Holland-on-Sea) in the Hundred of Tendring and the county of Essex (Palmer Powell-Smith 2021).

3.3.12 During the medieval period the landscape of Tendering peninsula comprised dispersed settlements, hamlets and individual farms with churches providing a focal point for the community. The agricultural landscape surrounding areas of settlement typically included common fields, largely subdivided, former deer parks and demesne fields divided and hedged (TDC and Essex County Council 2008).

3.3.13 The coast continued to play an important part in the local economy and areas of salt marshes along the coast were used for pastoral farming. Reclamation of these areas commenced during this period.

Post-Medieval – Twentieth Century

3.3.14 Until the nineteenth century Clacton-on-Sea comprised an area of agricultural land crossed by a network of lanes connecting hamlets and isolated farms south of the settlement of Great Clacton. Historic mapping from the post-medieval period, including Chapman and Andre's map of 1777 (not reproduced), confirms this (TDC and Essex County Council 2008; TDC 2006).

3.3.15 Reclamation continued throughout the post-medieval period with much of the natural saltmarsh converted for pastoral and arable farming.

3.3.16 During the nineteenth century there was a rise in coastal resorts and the present town was specifically planned and implemented as a speculative venture. Plans first put forward in the 1820s failed. The development of the town was later pushed by the Victorian engineer and entrepreneur Peter Bruff who in the 1870s proposed a geometrical layout with roads, villas, hotels, public buildings, open space, pleasure grounds, and the promenade, centred on the pier (4). Only the southern part of the town (6) was developed in a form resembling this plan (Tendring District Council 2007a; TDC and Essex County Council 2008; TDC 2006).

3.3.17 Following the arrival of the railway in the late nineteenth century, the popularity of Clacton-on-Sea rose and the town expanded resulting in residential development, ecclesiastical buildings and industrial activity. Within the study area the EHER records the presence of brickworks c. 270 m north east of the Site (5).

3.3.18 Clacton-on-Sea continued to expand and develop throughout the twentieth century and its growth resulting in it absorbing Great Clacton and Little Holland, now Holland-on-Sea.

3.3.19 Due to its coastal location there was the prevalent threat of invasion at Clacton-on-Sea during World War I and II and the EHER records several defensive features along the coastline. These

include pillboxes, anti-tank cubes and pimples and road barriers (7-32). Many of these data records were recorded during the WWII Defences Field Survey (EEX54868).

The Site

- 3.3.20 Early cartographic sources from the eighteenth and early nineteenth century (listed in the References section of this HEDBA) illustrate the predominately agricultural character of the present town of Clacton-on-Sea, with the Site appearing to have comprised part of an undeveloped landscape situated adjacent to the coastline. The next available map, the Parish of Great Clacton 1841 Tithe Map (Figure 3), confirms this. During this period the Site formed part of two larger agricultural fields, Parcel 401 and 402, recorded in the accompanying Tithe Apportionment as arable land known as 'Goulds' (Parcel 401) and 'Summer House Field' (Parcel 402).
- 3.3.21 OS mapping from the 1870s onwards illustrates that the field within which the Site was located was absorbed into the Clacton-on-Sea coastal resort development. No built form is recorded within the Site but it is illustrated as an open space surrounded by a road network.
- 3.3.22 Between the 1870s and 1890s the wider landscape surrounding the Site was developed with residential housing fronting the roadside and the Colchester Institute Main Building, formerly the Grand Hotel, established to the east (Grade II Listed Building; NHLE: 1380565). Residential development was established immediately to the south of the Site during this period.
- 3.3.23 The Site appears to have remained relatively unchanged until the early twentieth century. As illustrated on the aerial photography from the 1920s on Britain from Above (ref. EPW001865² and EPW011612³) and OS mapping from 1920s/1930s a building is present within the north eastern extent and the remainder occupied with a tennis court. The building in the north east was accessible from Thoroughgood Road to the east and its associated grounds were clearly demarcated by plot boundaries from the tennis courts in the remainder of the Site. A second smaller building was present to the east of this building. This building is illustrated on later maps subdivided possibly suggesting its use as garages.
- 3.3.24 The Site remained largely unchanged until the late twentieth century as illustrated on OS mapping and aerial photography via Britain from Above (ref. EAW043672⁴ and EAW048922⁵). By the 1970s the modern college building was constructed within the Site. The footprint of the current building is recorded on OS mapping from this period onwards and in the early 1970s the building was referred to as St Osyth's Training College. The Site formed part of a much larger complex of education buildings which extended east along the coastline of Clacton. This complex also included the

² Available at: <https://britainfromabove.org.uk/en/image/EPW001865>

³ Available at: <https://britainfromabove.org.uk/en/image/EPW001865>

⁴ Available at: <https://britainfromabove.org.uk/en/image/EAW043672>

⁵ Available at: <https://britainfromabove.org.uk/en/image/EAW048922>

former Grand Hotel, now a Grade II Listed Building known as Colchester Institute Main Building c. 40 m south east of the Site (NHLE: 1380565). It is understood that St Osyth's College was a teacher training college operating between 1949 and 1979.

3.3.25 Following the closure of the college, many of the associated buildings were demolished although some still exist (converted into private flats).

3.4 Summary of Previous Impacts

3.4.1 The Site was subject to limited ground disturbance until the twentieth century when the former tennis court, buildings and the existing building was constructed. Such disturbance/impact would have been caused through:

Reclamation and subsequent agricultural activity;

Terracing of former ground levels for former and existing use;

Excavations of foundations associated with former and existing building foundations;

Utilities/ services serving built form both within the Site and its surroundings. These would have caused a localised disturbance; and

Landscaping.

3.4.2 Although details associated with the construction of the existing building within the Site are currently unknown, the site visit indicated that it does comprise a basement level (Plate 3).



Plate 3. View of basement level

3.4.3 The baseline presented in this section indicates that the Site has been subject to significant disturbance/impact. The work at the end of the twentieth/early twenty-first century is likely to have substantially truncated or destroyed any buried archaeological resource within its footprint.

3.5 Summary of Potential Heritage Constraints

Archaeology

Designated

- 3.5.1 No designated archaeological remains are located within the Site or the study area.
- 3.5.2 The assessment undertaken above has identified no known designated archaeological remains that would be directly impacted or their heritage significance harmed by the proposed redevelopment.

Archaeological Potential

- 3.5.3 Based on the historic environment baseline presented above, the potential for archaeological remains is as follows:

Unknown potential for archaeological remains of Palaeolithic date. Whilst the underlying geology of the Site has the potential to contain flint tools and/or palaeoenvironmental evidence, no recent geotechnical investigations have been undertaken in the Site to confirm where such deposits exist;

Negligible potential for archaeological remains of later prehistoric date (Mesolithic to Iron Age). Any remains within the Site are likely to comprise stray artefacts and would be of low heritage significance;

Negligible potential for archaeological remains dating to the Romano-British period. Any such remains are likely to comprise stray finds and would be of low heritage significance;

Negligible potential for archaeological remains of early medieval and medieval date. Given that early medieval remains are nationally rare they would comprise heritage assets of medium (regional) heritage significance; and

Negligible potential for archaeological remains dating to post-medieval agricultural activity. These would be of low to negligible heritage significance.

Built Heritage

Designated

- 3.5.4 The Site is located within Clacton Seafront Conservation Area (Figure 3). The Conservation Area is also on Historic England's Heritage at Risk Register. The Conservation Area will require further assessment in order to determine how the Site currently contributes to its character and appearance and the potential impacts of the proposals.
- 3.5.5 Within a 500 m distance from the Site there are four Grade II Listed Buildings, three of which fall within Clacton Seafront Conservation Area. These comprise:
- Colchester Institute Main Building (NHLE: 1380565);
- Roman Catholic Church of Our Lady of Light and St Osyth (NHLE: 1271909); and
- Lych Gate at Our Lady of Light and St Osyth (NHLE: 1420919).
- 3.5.6 Although the Conservation Area forms an integral part of the setting of these Listed Buildings, the impact of the proposals on Colchester Institute Main Building and the Roman Catholic Church of Our Lady of Light and St Osyth will be assessed separately.
- 3.5.7 As the proposed redevelopment would not directly impact upon the Lych Gate at Our Lady of Light and St Osyth or the ability to appreciate, experience and understand its heritage significance, a separate assessment of this heritage asset and its heritage significance has been excluded from this report. It will be considered in relation to the setting of the church.
- 3.5.8 The remaining Listed Building in the study area comprises Clacton Town Hall (NHLE: 1267903). Due to distance from, c. 470 m north west of the Site, and absence of any relationship or intervisibility, the Site is not considered to contribute to the setting or heritage significance of this Listed Building. As the proposals would not result in harm to this heritage asset, it has been

excluded from any further assessment.

Non-Designated

- 3.5.9 No Locally Listed Buildings are located within the immediate vicinity of the Site. The impact of the proposals on buildings within Clacton Seafront Conservation Area which contribute to its character and appearance and form part of a townscape group will be assessed primarily in relation to potential impacts upon the Conservation Area.
- 3.5.10 The Site currently comprises a twentieth century building of limited historic interest. Whilst its fabric contributes to its function and use, it is not of architectural interest. In terms of plan, layout and construction there is no innovation or architectural features of rarity that are considered to contribute towards heritage significance. The Site has not been identified a 'notable building' within the Conservation Area Appraisal (TDC 2006) and is not considered to comprise a non-designated heritage asset. It is not considered to warrant preservation and it is not considered a constraint to development in heritage terms. As such the building is not discussed further.

4. Statement of Significance

4.1 Introduction

- 4.1.1 The following section assesses the heritage significance of heritage assets which have been identified as potentially sensitive towards change within the Site in Section 3 above.
- 4.1.2 In accordance with Step 2 of Historic England's GPA3 (2017a) the following section assesses whether, how and to what degree the settings of the identified heritage assets contribute towards their significance. The assessment goes on to state the contribution of the Site towards that setting.

4.2 Built Heritage

Clacton Seafront Conservation Area

Appraisals

- 4.2.1 Clacton Seafront Conservation Area was first designated in 2001. A Conservation Area Character Appraisal was adopted by TDC in March 2006, and this is based on earlier documents produced in 2001. The 2006 Conservation Area Appraisal encompasses the Site within the designated area. The discussion provided below has been informed by the 2006 appraisal and observations undertaken during the site visits, the latter of which involved walkovers of the Conservation Area. The intention of this section is to provide an appropriate and proportionate level of discussion on the significance of the Conservation Area in order to understand how the Site contributes to its heritage significance. It is therefore recommended that the following be read in conjunction with the appraisal document.
- 4.2.2 It is understood that in 2015 Place Services produced a *Vulnerable Conservation Area Assessment* for Clacton-on-Sea. This document has also been utilised to inform understanding of the Conservation Area. The Site is not specifically identified within this document.
- 4.2.3 An updated Conservation Area Appraisal was produced by Place Services in 2021⁶. This document has been subject to a consultation process and is understood to be adopted in early 2024⁷. This appraisal proposes the removal of the Site from the Conservation Area. Given this document, or boundary revision, is not adopted at the time of this assessment completion, this HEDBA considers the Site within the Conservation Area.

Significance

- 4.2.4 The boundary of the Conservation Area currently encompasses the coastline extending from the

⁶ Available at:

<https://www.tendingdc.gov.uk/sites/default/files/documents/planning/heritage%2C%20conservation%20%26%20trees/Clacton%20Seafront%20CAA%20MP%20FINAL.pdf>

⁷ Confirmed with the LPA via telephone on 12th December 2023

St Alban's Road in the north east to the Scheduled and Grade II Listed Martello Tower (NHLE: 1016555 and 1111520) on Marine Parade West in the south west. It also encompasses the Clacton-on-Sea Pier. The boundary extends inland slightly and encompasses one Scheduled Monument (mentioned above), six Listed Buildings and one Grade II Registered Park and Garden (Clacton Seafront Gardens; NHLE: 1001626). The boundary of the Conservation Area is illustrated on Figure 4.

4.2.5 Clacton Seafront Conservation Area is also on the Historic England *Heritage at Risk Register* (ref. 3427). It has been assessed as:

Condition: Very Bad

Vulnerability: Medium

Trend: Improving (Historic England 2021b⁸).

4.2.6 As outlined in the appraisal, the significance of the Conservation Area is derived from:

The special character of Clacton Seafront Conservation Area is derived from its seaside architecture and formal planned street pattern. The Area is the heart of the coastal resort and includes Victorian and Edwardian seaside buildings that were part of the early planned development of the resort, as well as formal gardens and pavilions, and important landmarks like the Martello Tower F and the Pier (TDC 2006, p. 3).

4.2.7 Within the appraisal character areas have been identified, with the Site located within *East of Anglefield* which is described as follows:

This part of the Area contains relatively early development of the layout of this part of the seafront, and the interest of many of its buildings, notably the former Grand Hotel, now converted to flats. (TDC 2006, p. 6).

4.2.8 The special character and appearance of this character area therefore derived from the following aspects:

Archaeological interest – due to the potential for Palaeolithic remains comprising flint tools and/or palaeoenvironmental remains as well as later activity which would inform our understanding of the use of this area and its historic development;

Historic development – as outlined above which influenced the design and layout of both the streetscapes and buildings situated upon them;

⁸ Information available on the Historic England Register at the time of assessment completion – December 2023

Street/road pattern – including the grid pattern which leads off/to the coastline and thus affords funnelled views towards the sea when travelling along them;

Building types – there is a diverse range of building types although the majority in this area are in residential or commercial (as hotels) use;

Architectural style – built form is varied in scale, mass and materials. Development of late twentieth century date is present within the area and several buildings have been redeveloped to facilitate their continued use;

Street furniture, surface materials and boundary treatments – this includes treatments of footpaths, boundary walls and railings along Marine Parade East and Kings Promenade which contributes to the experience of travelling along the seafront;

Space and vegetation – notably along the coastline, Marine Parade East and Kings Promenade which is undeveloped and affords vistas across the wider coastline. The presence of green vegetation, in the form of amenity grass and trees, in this area adds visual interest;

Relationship of the area to the remainder of Clacton-on-Sea – which illustrates the historic development and continued expansion and growth of the town;

Activity – caused by movement of pedestrians and traffic along the roads and footpaths and coastline. Activity along the seafront and on the beach positively contributes to the area; and

Views – both internal (within the Conservation Area) and external (from beyond the boundary).

4.2.9 The townscape within the vicinity of the Site in this character area is characterised by the formal grid pattern of the road network, with roads affording tunnelled views towards the seafront. This contrasts to Anglefield which comprises a triangular area of open green space with planting. The built form within this area is varied in scale, mass and materials with the majority in residential use either as individual dwellings or multiple occupation. Several hotels are located within this area and ecclesiastical buildings are present east of Anglefield (Our Lady of Light and Saint Osyth (NHLE: 1271909) and Christ Church Clacton United Reformed Church). Gardens are typically set to the rear of the residential properties in this area, with areas of open space in front and behind hotels or buildings of multiple occupation (i.e. flats) utilised for car parking or as amenity grass.

4.2.10 The built form along the northern side of Church Road, which forms a principal road running through this area, is fine grain and buildings are set back from the roadside and typically two storeys in height. The surviving Victorian development is suggested to reflect the early years of tourist development in this area (TDC 2006, p. 8). Similar such development is present to the south and south west of the Site although built form in Church Crescent has been described as a modern reworking of the old mews court as it is characterised by small cottages with later modern infill

(TDC 2006, p. 8). Past the junction between Harold Road and Church Road, the built form along the southern side of Church Road was historically institutional/educational in character although the majority of these buildings have been removed and the boundary plots converted for residential use. These buildings are taller in scale and situated within larger plots, with their boundaries demarcated by the surrounding road network which contrast to the remainder of the character area. As a result of the historic development there is no specific building material (brick/render etc.), roof style, window type and architectural detailing varies according to the age of the building. The presence of vegetation along Church Road does add visual interest to the streetscene although this is limited to irregularly planted trees either adjacent to the road or in the grounds of buildings.

4.2.11 Within the Conservation Area Appraisal several key facades important to boundaries have been identified (TDC 2006, p. 11, not reproduced) including those immediately adjacent to the south west of the Site (on the opposite side of Harold Road), around Colchester Institute Main Building (NHLE: 1380565), and along Thoroughgood Road, Marine Parade East and Harold Road to the south of the Site.

4.2.12 The site visits highlighted that this character area, along with the remainder of the Conservation Area, has been subject to continued evolution and change and consequently this contributes to its historic development and the present character and appearance. As a result, there is no specific building/architectural style or material which defines the townscape within which the Site is located.

4.2.13 Within the Conservation Area Appraisal views identified to contribute to the area include the seaward view from Thoroughgood Road. Other views identified during the site visits considered to contribute include those along Church Road as these encompass the variety of buildings present along the road thus affording an appreciation of the historic development and growth, views along the coastline (i.e. Marine Parade East and Kings Promenade) and in those seaward views from the roads which directly open up onto Marine Parade East (i.e. Harold Road and Vista Road).

Contribution of the Site towards the Heritage Significance

4.2.14 The Site is located within the north eastern extent of Clacton Seafront Conservation Area within the character area: *East of Anglefield*. It is described in the Conservation Area Appraisal as follows:

The dominant building is of four storeys with a roof of profiled metal, and beyond that a slightly scruffy range of 1960's buildings (TDC 2006, p. 8).

4.2.15 Since the production of the appraisal, the area beyond the Site to the north east/east has been subject to later development and alteration thus resulting in the removal of the former buildings and introduction of larger buildings comprising of apartments. The buildings are constructed predominately of brick and are between three and four storeys in height. They include balconies

and have uPVC windows and doors. As a result, the Site today lies between this area to the north east/east and an area of predominately smaller (in overall scale/mass) residential buildings, some of which reflect the early Victorian development of this area, to south west.

- 4.2.16 The Site does not make a positive contribution to the character or appearance of the Conservation Area. It is not in keeping with the surrounding historic environment or typology of seaside resorts, and its contribution is compromised by its appearance which is of no architectural interest. As a vacant derelict building it lacks positive public realm and is of poor visual amenity which does little to harmonise with or complement the surrounding townscape and historic environment.
- 4.2.17 During the site visit it was noted that the building has been the subject of vandalism. This combined with the presence of heras fencing around the Site contributes to its neglected appearance. The Site is vulnerable and at risk of further rapid deterioration, and this combined with anti-social behaviour has a negative impact upon the Conservation Area.
- 4.2.18 As a result of its materials and architectural design, alongside its vacant condition, the building negatively contributes to the streetscene of the road network and detracts attention away from the surrounding historic built form. As such this assessment would agree with the use of the word scruffy to describe the Site, as used in the Conservation Area Appraisal (TDC 2006, p. 8). Despite this, the assessment does not agree that the Site comprises a 'dominant building' when viewed from the wider landscape. Such statement is correct when considering views from its immediate surroundings (Plate 4) but in views from the wider townscape the building is predominately screened. Views from further along Church Road are restricted due to the presence of intervening built form and vegetation and no clear views are afforded from the remainder of the Conservation Area. The Site is not visible in views along the seafront, and due to the presence of surrounding built form, when viewed from Clacton Pier to the south views are restricted and glimpsed (Plate 5-6). Views from the seafront inward, i.e. along Harold Road and Thoroughgood Road, do encompass the Site and within the latter the Site is a negative contribution through its vacant condition and poor visual interest.
- 4.2.19 This assessment has concluded that the Site, in its current character and appearance, provides a negative contribution to Clacton Seafront Conservation Area. This negative contribution is limited to the immediate environs surrounding the Site due to it being screened from elsewhere from within the wider Conservation Area.
- 4.2.20 The conclusions of this HEDBA are recognised in the latest draft Conservation Area Appraisal produced by Place Services in 2021 which proposes to remove the Site from the designated area.



Plate 4. View along Church Road towards the north east



Plate 5. View towards the Site from Clacton Pier



Plate 6. Zoomed in view towards the Site from Clacton Pier

4.3 Colchester Institute Main Building

4.3.1 The Colchester Institute Main Building is a Grade II Listed Building dating from 1892-1897 and was built as the Grand Hotel by A.J. Gale and N.T. Farthing of Smith, Son and Gale, for Henry Grant (NHLE: 1380565; Plate 7). Built during the expansion and development of Clacton-on-Sea as a seaside town, it was converted to a teacher training college in 1950. It has since been converted to residential accommodation (i.e. flats).



Plate 7. View towards Colchester Institute Main Building

4.3.2 The building has a steel box frame construction with red brick curtain walls and machine tiled roof.

The building has been subject to extension and alteration including a single-storey side extension to the west and ballroom to the rear. The interior of the building is of architectural interest through its elaborate and decorative design and detailing and a full description of the building is available on the Historic England listing entry (2021a).

- 4.3.3 This building is of high heritage significance as a result of its historic, architectural and artistic interest. Whilst fully-formed steel framed construction in an enclosed building is normally considered to begin with the Ritz Hotel, London, in the early twentieth century, this building is the earliest (discovered to date) with a complete and coherent structural steel system (Historic England 2021a). As a complete late nineteenth century example, the building has the ability to inform our understanding of this innovative construction technique. The building also retains historic, architectural and artistic interest through the remainder of its physical fabric, including its layout and architectural detailing, both internally and externally. The historic and architectural interest of the building also derives from its historical associations, including architects A.J. Gale and N.T. Farthing of Smith, Son and Gale, and through the extensions and alterations which have occurred which contribute to its significance further by revealing its continued use and evolution as well as changing styles and fashions.
- 4.3.4 Whilst the later use of the former Grand Hotel and its subsequent conversion contributes to our understanding of the continued function and use, the historic interest of the Listed Building derives from it being constructed during a period of seaside development in Clacton-on-Sea and the building was deliberately positioned to be close to the coastline. Although its immediate setting has been subject to alteration, it continues to form part of the seafront today and can be fully understood, experienced and appreciated from along Marine Parade East and further along the coastline, including from Holland-on-Sea. The building is in a prominent location and alongside its architectural detailing and scale appears as a landmark building on the edge of Clacton Seafront Conservation Area boundary
- 4.3.5 The setting of the Listed Building today comprises its position on the coastline (Plates 8-9), surrounding streetscene and grounds to the rear. The construction of the Colchester Institute Main Building, formerly as the Grand Hotel, formed part of the development of Clacton-on-Sea as a seaside resort in the late nineteenth and early twentieth century. The survival of the formal streets/roads, despite some change and alteration, contributes to the setting of this Listed Building as it illustrates the historic context in which it was constructed and used, as a hotel. The changes to the streets/roads also contribute to the setting and thus significance as they, in conjunction with the building, allow for an understanding and appreciation of the continued development and use of this area throughout the twentieth and twenty first century. As was intended by the deliberate design of the streets/roads (i.e. all leading to the coastline), long-distance views of the Listed

Building are afforded from along Thoroughgood Road to the north west (Plate 10). Within such views part of the western elevation of the Listed Building and south western polygonal turret are clearly visible and it acts as a marker between the end of the street scene and start of the coastline. Long-distance views from along Vista Road to the north are predominately screened, with those afforded largely encompassing the modern development to the rear (north; Plate 11).

4.3.6 As mentioned above, the principal elements of setting for the building comprise its position immediately adjacent to the coastline from which it can be understood, experienced and appreciated (Plates 8-9). Views from this area allow the building to appreciate within its context, its principal (south east) elevation and its historic fabric and later additions and extensions. Although the setting of this building has been subject to a level of alteration with the removal of its former front garden and conversion of this area for car parking, views from the south east allow for an appreciation of the building within the context of the boundary wall and raised staircase leading to the entrance off Marine Parade East.



Plate 8. Zoomed in view towards Colchester Main Building from Clacton Pier



Plate 9. View towards Colchester Institute Main Building from the beach



Plate 10. View towards Colchester Institute Main Building from Thoroughgood Road



Plate 11. View towards Colchester Institute Main Building from Vista Road

- 4.3.7 Historic mapping indicates that historically the majority of the land to the rear of the former hotel was undeveloped before being converted for use as part of the training college. Following its closure, the area has been redeveloped with modern development extending around the perimeters, with car parking in the centre, to create an overall C-shape footprint in the current building plot. Although designed to be in keeping and sympathetic to the Listed Building when viewed from Vista Road, Church Road and Thoroughgood Road, views encompass the later development within the grounds which detracts somewhat from the historic building (Plate 12). Consequently, these views are considered to provide less of a contribution that those afforded from the south east.
- 4.3.8 From the mid-twentieth century onwards the Listed Building formed part of the St Osyth's Training College. Historic mapping indicates that associated built form was located within the immediate environs. Like Colchester Institute Main Building many have since been removed or converted for residential use. Although some of these buildings remain located within the setting of the Listed Building, their former function and association with each other is not apparent within the landscape today. This can therefore be best understood and appreciated on historic documentary and cartographic sources and the buildings are not considered to contribute to why Colchester Institute Main Building is of heritage significance.



Plate 12. View of later development in the grounds of Colchester Institute Main Building

4.3.9 The wider townscape makes a more limited contribution to the setting of this Listed Building as it illustrates the context within which Clacton-on-Sea and the Listed Building developed and have continued to evolve. Views of the Listed Building from the wider landscape, beyond the immediate street scene surrounding the Listed Building and coastline, are limited due to the presence of intervening built form screening visibility.

4.3.10 During the site visit a level of visibility which encompassed both the Site and Listed Building was noted from Harold Road and Church Road to the south west and north west. Such views were glimpsed and therefore restricted to the upper-stories (Harold Road; Plate 13) and roofscape (Church Road; Plate 14). These views did not encompass the principal (south east) elevation. This assessment has concluded that these views do not allow for a full appreciation of the heritage interests inherent in the fabric of the building. The contribution of these views to the significance is limited.



Plate 13. View towards Colchester Institute Main Building from Harold Road



Plate 14. View towards Colchester Institute Main Building from Church Road to the north west

Contribution of the Site towards the Heritage Significance

4.3.11 The Site is located on the western side of Thoroughgood Road, c. 40 m north west of The Colchester Institute Main Building. It does not form part of the principal setting of the Listed Building which derives from its position on the seafront and wider coastline.

4.3.12 Both the Site and Listed Building contribute to the shared street scene of Thoroughgood Road. The Site, in its current character and appearance, is considered to comprise a negative element within this street scene and thus the setting of the Listed Building. Its negative contribution derives from:

Its current condition as a vacant neglected building with no positive public realm; and

Its poor visual interest. It is a building of no architectural or historic interest and its overall appearance does not correspond with any surrounding built form.

4.3.13 Whilst a level of intervisibility is afforded from the junction between Thoroughgood Road and Church Road (Plate 15) and between Thoroughgood Road and Marine Parade East (Plate 16), the Site appears derelict and of poor visual interest in such views. The Site does not feature in views from the principal (south east) elevation of the Listed Building.

4.3.14 The Site has a former association with the Listed Building through them both forming part of St Osyth's Training College. Whilst the Site has, until relatively recently, remained in educational use, this has been severed and cannot be understood and appreciated within the landscape today. The Site is not considered to contribute to the heritage significance of the Listed Building which derives from its architectural and artistic interest and former historic function as a hotel constructed as part of the seaside development of Clacton-on-Sea.



Plate 15. View from Thoroughgood Road encompassing the Site and Colchester Institute Main Building



Plate 16. View towards the Site along Thoroughgood Road from Main Parade East

4.3.15 Considering the above, the Site, in its current character and appearance, is considered to make a negative contribution to the shared street scene of Thoroughgood Road which contributes to the setting of Colchester Institute Main Building.

4.4 Roman Catholic Church of Our Lady of Light and St Osyth

4.4.1 The Grade II Listed Roman Catholic Church of Our Lady of Light and St Osyth was constructed in 1902-1903 and comprises a large Roman Catholic church built in a Neo-Norman style (NHLE: 1271909; Plate 17). The walls of the church are brick but faced in Kentish ragstone with Ketton stone dressing. The roofs are plain tiled. The church is cruciform in plan with an aisled nave, tower, transepts and apsidal with ambulatory. A later sacristy is attached to the east. A full description of the church is available on the Historic England listing entry (2021a).

4.4.2 This Roman Catholic Church is of high heritage significance. Its heritage significance derives from a combination of historic, architectural and artistic interests relating to the physical fabric, design and history of the church. The church holds architectural interest as an ambitious early-C20 neo-Norman design with accomplished treatment of stonework and detailing to the exterior with finely detailed and executed vaulted and arcaded interior which retains many fixtures and fittings of interest (Historic England 2021a)⁹. Its historic interest is derived from its function and use as an early twentieth century church building, its representation of the Catholic community and faith at this date and the association with the Our Lady of Light.

⁹ A full account of the historical development of the church is not provided within this assessment. This is available on the Historic England List Entry for this building: <https://historicengland.org.uk/listing/the-list/list-entry/1271909>.



Plate 17. The Roman Catholic Church of Our Lady of Light and St Osyth

- 4.4.3 Further heritage significance is also derived from its historical associations with F.W. Tasker who was responsible for its design, builders Messrs S Fancourt Halliday of Stamford, Lincolnshire (where the building material came from), later reorder of the sanctuary by David Rackham Partnership and stained glass by Jones and Willis. Historically and communally the church represents a key part of the history and development of settlement in Clacton-on-Sea, serving as a church and focal point for the community. The contributions (in funding) from Canon Wyndham towards its construction add further heritage interest as does its consecration in October 2004, 101 years following its official opening.
- 4.4.4 The church also retains group value with the lych gate was built at its entrance in about 1925 to honour the parish dead of the World War I (Grade II Listed; NHLE: 1420919).
- 4.4.5 The surroundings of the church form an integral part of its setting, enabling it to be appreciated with its historical and functional context. As the church was only consecrated in 2004 it does not include a churchyard and there are no commemorative monuments present, aside from the lych gate. Amenity grass is located to the south east, south and west of the church and an area of hardstanding is located immediately outside of the entrance with footpaths providing access to the principal entrance from Church Road and Holland Road. A car park is present to the rear of the church. Mature trees are sporadically located within the grounds and planting/hedgerow demarcates the boundaries along the roads. A low boundary wall is also present, separating the grounds associated with the church from the pavement adjacent to the road.
- 4.4.6 The grounds contribute strongly towards the intelligibility and historic interest of the church. Its position on the corner of the road junction, with development immediately adjacent to the north and

east, forms part of the setting (Plate 18). It is from the immediate environs, as well as from internally within the building, that the architectural and historic interests of the church can be best understood, experienced and appreciated. Due to the height and presence of the church tower, the church is also visible as a focal point from further along Church Road and Holland Road.



Plate 18. View towards the Site from the south west

- 4.4.7 Primary access into the grounds associated with the church is afforded through the lych gate which is located to the south west at the junction between Holland Road and Church Road. The lych gate contributes to the setting of the church and forms part of the historic curtilage. Together they form a significant group of Listed Buildings and draw a degree of value from their shared setting as well as the visual, spatial and functional associations.
- 4.4.8 Beyond the church grounds, the surroundings are characterised by the settlement of Clacton-on-Sea. These modern elements in the surroundings are reflective of the dynamic character of the surrounding street scene and make some (albeit limited) contribution by way of illustrating the context of and associated settlement with the church.
- 4.4.9 Within these surroundings, immediately to the west, is the non-designated Christ Church Clacton United Reformed Church (URC). This church is also of early twentieth century date and views which encompass the buildings within the context of each other are best afforded from the junction between the A133, Holland Road and Rosemary Road. The URC is considered to provide a neutral contribution to the heritage significance of the Roman Catholic Church of Our Lady of Light and St Osyth.

Contribution of the Site towards the Heritage Significance

- 4.4.10 The Site is located c. 100 m east of the Roman Catholic Church of Our Lady of Light and St Osyth.

- 4.4.11 The Site does not comprise a key element of the setting of this Listed Building and no historical or functional association between the two has been identified as part of this assessment.
- 4.4.12 During the site visit a level of intervisibility was noted between the church and the Site and both contribute to the shared street scene of Church Road. Views along Church Road encompass both the Site and church within the context of built form of varying scale, design and materials and illustrate the predominately residential character of the area. Whilst the Site is a clearly visible feature in such views, views of the church are restricted due to the presence of intervening built form adjacent to the church and tree planting along the roadside (Plate 19). Consequently visibility is predominately restricted to the upper-storeys of the church tower. Although these views allow for an appreciation of its intended design (i.e. to ensure the church is clearly visible within its surroundings) such views are considered to provide a lower contribution to the heritage significance of the Listed Building.
- 4.4.13 The appearance of the Site is a negative feature on the street scene of Church Road. Its presence in views from the church and its grounds is not considered to add any meaningful contribution to the heritage significance.
- 4.4.14 Considering the above the Site, in its current character and appearance, is considered to provide a neutral contribution to the setting of the Grade II Listed Roman Catholic Church of Our Lady of Light and St Osyth.



Plate 19. View towards the Roman Catholic Church of Our Lady of Light and St Osyth from Church Road opposite the Site

5. Statement of Impact

5.1 Introduction

5.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to historic environment constraints.

5.2 Scheme Proposal

5.2.1 The Site is proposed for redevelopment. The proposals are for residential development comprising 78 apartment units (1 to 4-bed flats) with associated services, utilities, landscaping, access and car parking. The redevelopment is proposed to be delivered over two phases comprising:

Phase 1 – the former classroom and administration block of the existing building in the Site will be converted and extended for residential accommodation. The existing profiled sheet roof will be removed and two additional floors added, resulting in building of six floors. The two additional floors will be stepped back and this is utilised to create terraces. Balconies are proposed to the north and east elevations.

Phase 2 – new building in the western extent of the Site. This will be roughly L-shaped in footprint and situated adjacent to Phase 1, orientated to Church Road and extending to the south. The depths of floors one to four accord with the existing building (Phase 1) and will turn to create a continuous frontage along Harold Road. The proposed fifth floor will step back from Church Road and Harold Road enabling roof terraces with balconies on the south and east. The six floor is stepped back to create roof terraces.

5.3 Assessment of Impact

Designated

Archaeology

5.3.1 The proposals would not impact upon any archaeological remains of the highest significance (i.e. equivalent to Scheduled Monuments).

Built Heritage

5.3.2 The proposed redevelopment of the Site would not directly impact upon any Listed Buildings within the vicinity of the Site or in Clacton Seafront Conservation Area. This includes the Roman Catholic Church of Our Lady of Light and St Osyth (Grade II Listed; NHLE: 1271909) and Colchester Institute Main Building (Grade II Listed; NHLE: 1380565). The change posed to the setting of these heritage assets is not considered to equate to harm and they are therefore not discussed in further detail.

5.3.3 The Site lies within Clacton Seafront Conservation Area; the Site is considered to make a negative

contribution through its vacant derelict condition, negative public realm, anti-social behaviour and poor design.

5.3.4 This HEDBA has concluded that the proposed redevelopment:

Would not result in total loss, or vitiate of the significance altogether, of Clacton Seafront Conservation Area;

Would not diminish our understanding of the historic environment;

Would be in keeping with the residential function of the surrounding area;

Would form part of the residential frontage orientated to Church Road;

Would redevelop a building removing its vulnerability to decline/decay;

Would remove the effect anti-social behaviour has, as a result of the current dereliction of the Site, on the Conservation Area;

Would reinforce the streetscape as it creates a continuous building line facing Church Road through positioning and orientation;

Would make a positive contribution to the streetscape and complement/add to the green aesthetic extent along the road through planting/amenity areas/garden space; and

Would contribute to the seaside context through architectural design including use of balconies, large windows and architectural treatments. The design is an unashamedly modern version of seaside architecture which prevents the introduction of a pastiche which would not be appropriate.

5.3.5 This HEDBA does however recognise that the redevelopment would result in a six floor building.

Whilst the design has mitigated the visual effect somewhat through the recessing of the upper stories, this HEDBA has concluded that it would result in building which is taller in scale than any of the buildings in this area and is visible in the Conservation Area although such views from the wider environment (notably Clacton Pier and the Marine Parade East) would be partial and restricted to the upper floors only and visible in the context of the townscape which is defined by an undulating building height. Due to its perceived scale and mass, this HEDBA has concluded that the redevelopment of the Site would result in a level of harm, although for those reasons listed above, such harm would comprise *less than substantial* and at the lower end of the scale.

5.3.6 In line with paragraph 202 of the NPPF: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use' (2023, p. 57).

Non-Designated Heritage Assets

Archaeology

- 5.3.7 It is considered the existing building, including its basement, along with previous groundworks within the Site will have truncated and impacted upon the integrity and survival of buried archaeological remains. As such it is considered that archaeological remains do not present a constraint to redevelopment of the Site and no further work is required to determine the planning application.

6. Conclusion

6.1 Summary

6.1.1 This assessment has utilised a range of sources, in line with industry guidance, to identify known and potential heritage assets which could be affected by the proposals. Any effects of this development upon the significance of heritage assets will be a material consideration in the determination of the planning application.

Archaeology

6.1.2 This assessment has been informed by a review of available data and historic mapping. No heritage assets of any considerable archaeological significance have been identified within the Site as part of this assessment.

6.1.3 The proposals would introduce a building in an area in which deposits have already been subject to disturbance and truncation; such activity is likely to have removed and compromised the buried archaeological resource. As such, the potential for the survival of archaeological remains of considerable heritage significance is considered highly unlikely.

6.1.4 The archaeological resource is not considered a constraint to the proposed redevelopment

Built Heritage

6.1.5 The Site currently comprises a vacant derelict building of no visual interest and poor public realm. It is not of heritage interest.

6.1.6 Whilst this HEDBA as concluded that the redevelopment would result in harm to Clacton Seafront Conservation Area through its perceived scale and mass, the level of harm identified is not considered to be substantial and would equate to the lower end of the scale of harm – less than substantial harm (*lower end*). This HEDBA recognises that the redevelopment provides the opportunity for regeneration and would remove a building which negatively contributes to Clacton Seafront Conservation Area and the effect anti-social behaviour within the Site is having on the Conservation Area. As the Site is located within an area of varying architectural design, materials and scale, a redevelopment of its own design, a contemporary piece of modernist seaside architecture, is appropriate.

6.1.7 As less than substantial harm has been identified, paragraph 202 of the NPPF is engaged. During the planning process this should be weighed against the public benefits of the redevelopment.

6.1.8 This heritage statement has concluded that the proposed redevelopment of the Site would not result in harm to any further heritage assets located within the vicinity of the Site including the

Roman Catholic Church of Our Lady of Light and St Osyth (Grade II Listed; NHLE: 1271909) and
Colchester Institute Main Building (Grade II Listed; NHLE: 1380565)

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7.2 Cartographic Sources

1777 - Chapman and Andre's map of Essex (available at: <https://map-of-essex.uk>)

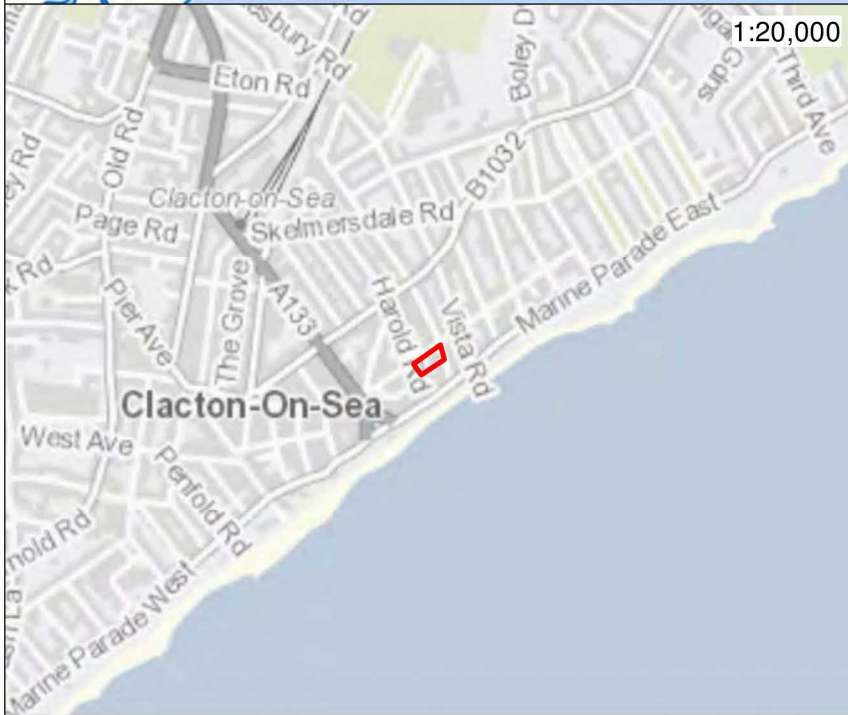
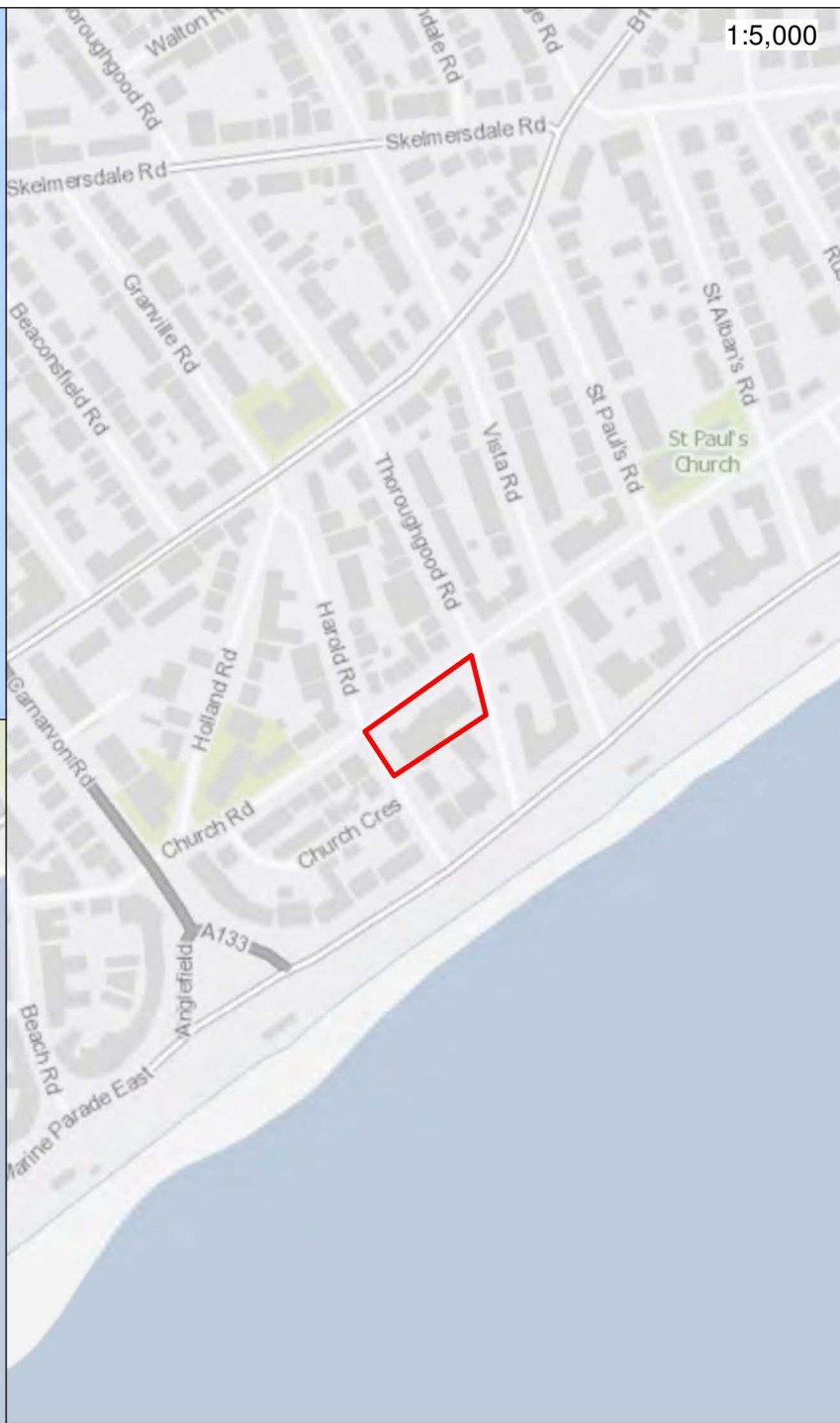
1787 - Cary's map of Essex (available at: www.davidrumsey.com/)

1831 – Greenwood’s map of the county of Essex (available at: www.davidrumsey.com/)

1841 - Parish of Great Clacton Tithe Map (available at: www.thegenealogist.co.uk)

OS mapping was obtained from emapsite and is provided in Appendix 3.

Figures



 Site



Stone Crest Developments Ltd
 Former Colchester Institute, Church
 Road, Clacton-on-Sea, Essex -
 Historic Environment Desk-Based
 Assessment

Figure 1: Site Location

Brook Holt 3 Blackburn Road Sheffield S61 2DW



KEY

- Site
- Study Area
- HER Data by Period**
- Prehistoric
- Romano-British
- Post-medieval
- Modern



The data illustrated on this figure was obtained from Essex HER on 10.11.2023



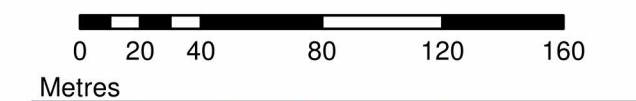
Stone Crest Developments Ltd
 Former Colchester Institute, Church Road, Clacton-on-Sea, Essex -
 Historic Environment Desk-Based Assessment

Figure 2: Essex HER Monument Data

Head Office Brook Holt 3 Blackburn Road
 Sheffield S61 2DW

KEY

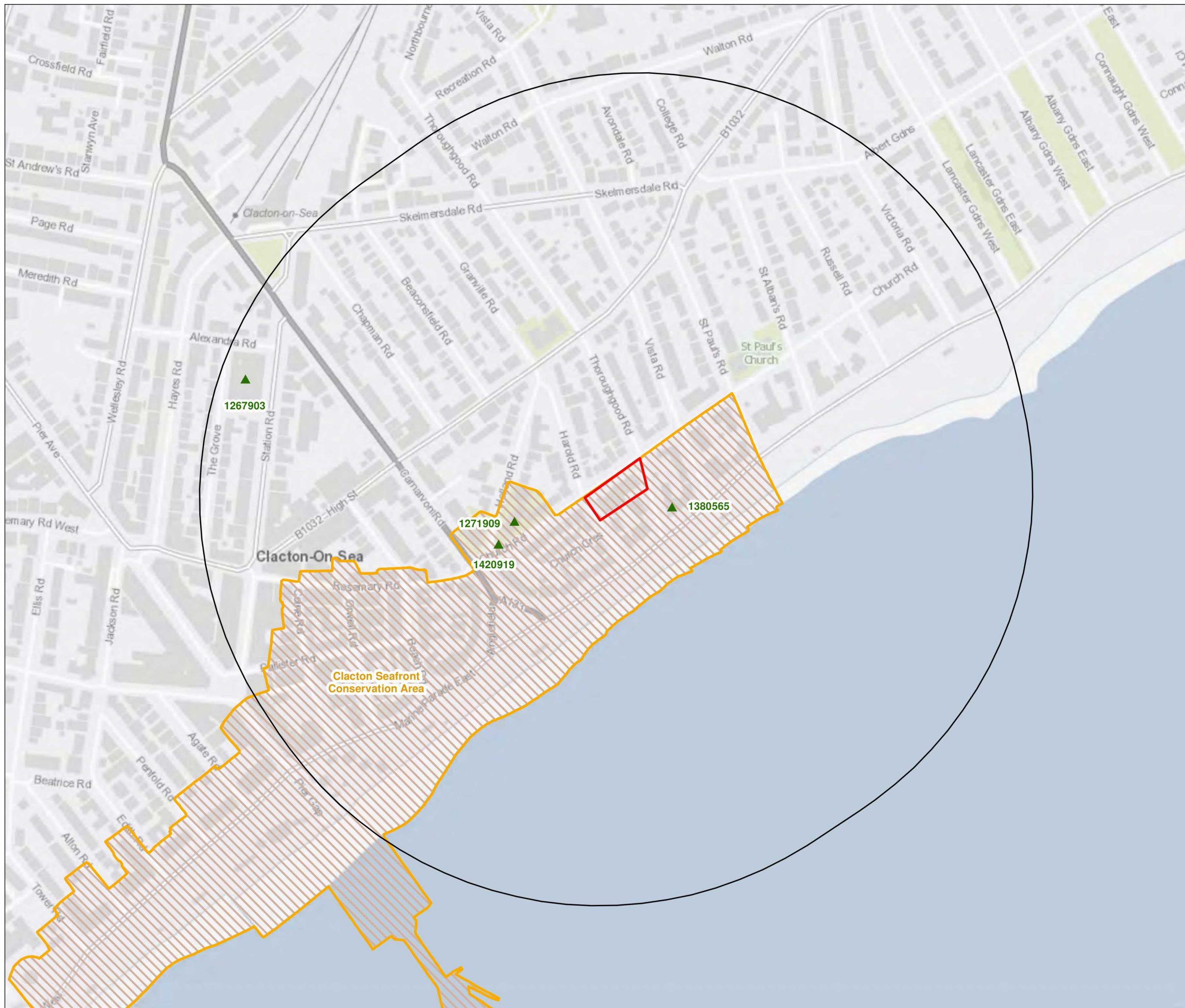
 Site



Stone Crest Developments Ltd
Former Colchester Institute, Church
Road, Clacton-on-Sea, Essex -
Historic Environment Desk-Based
Assessment

Figure 3: Parish of Great Clacton 1841
Tithe Map

Head Office Brook Holt 3 Blackburn Road
Sheffield S61 2DW




KEY

 Site

 Study Area

Designated Heritage Assets

 Grade II Listed Buildings

 Conservation Area and Heritage At Risk Zone



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Metres

Stone Crest Developments Ltd
 Former Colchester Institute, Church Road, Clacton-on-Sea, Essex -
 Historic Environment Desk-Based Assessment

Figure 4: Designated Heritage Assets

Head Office Brook Holt 3 Blackburn Road
 Sheffield S61 2DW

Appendix 1: Regulatory and Policy Context

Introduction

There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. The following policies are considered to be of relevance to the Site and the proposed scheme.

National Planning Policy Framework

Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.

Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 194).

LPA's are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 190/197).

In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 199/200).

In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 203).

LPA's should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 205).

Local Plan

Section 1 of the Tendring District Local Plan 2013-2033 and Beyond was formally adopted on 26th January 2021. Section 2 of the Tendring District Local Plan 2013-2033 and Beyond was formally adopted on 25th January 2022. Relevant policies to this assessment comprise:

Objective 7;

Policy PPL 7 Archaeology;

Policy PPL 8 Conservation Areas; and

Policy PPL 9 Listed Buildings.

Tendring District Council have also produced a *Conservation Areas Advice for property owners and the general public* leaflet which includes the policies below as well as guidance when considering changes in the Conservation Area.

In July 2019 Tendring District Council produced a *Tendring Heritage Strategy* which provides a baseline of the historic environment and strategy for development. This document was reviewed as part of this assessment.

Other relevant policy reviewed as part of this HEDBA included the Essex Design Guide (2005) and Enabling Development and the Conservation of Significant Places (2008).

Appendix 2: Gazetteer

Table 3. Gazetteer of Designated Heritage Assets

NHLE	Name	Designation	Easting	Northing
1267903	Clacton Town Hall	Grade II Listed Building	617564	215074
1271909	Roman Catholic Church Of Our Lady Of Light And St Osyth	Grade II Listed Building	617913	214890
1380565	Colchester Institute Main Building	Grade II Listed Building	618118	214908
1420919	Lych Gate At Our Lady Of Light And St Osyth	Grade II Listed Building	617893	214860
/	Clacton Seafront Conservation Area	Conservation Area and Heritage at Risk Zone	617748	214619

Table 4. Gazetteer of Non-Designated Heritage Assets

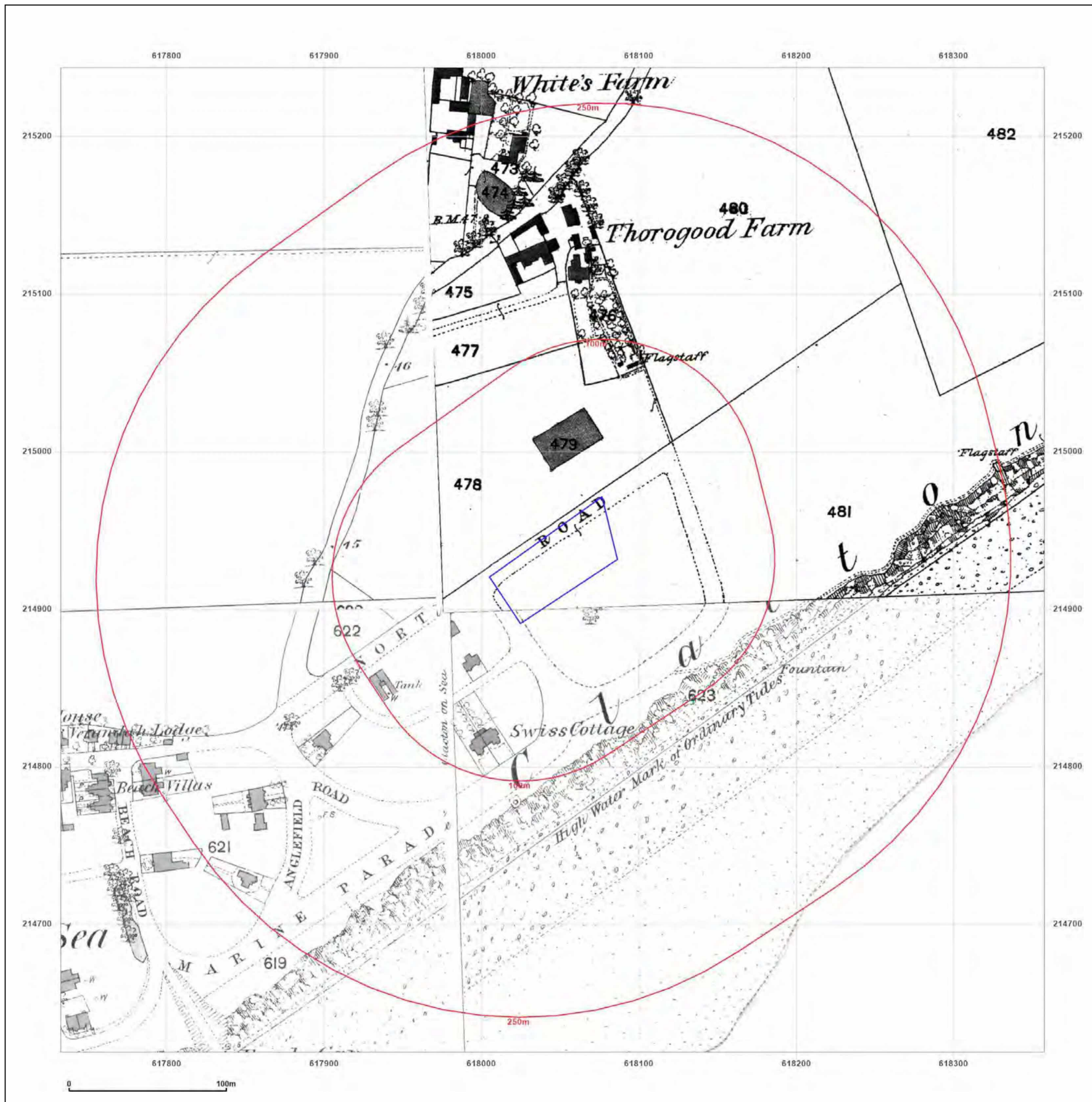
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1	Prehistoric	Clacton-on-Sea location	MEX10385	618000	215000
2	Roman	Grand Hotel near sea front	MEX10165	618130	215000
3	Roman	Church of St John the Baptist, Clacton on sea	MEX10487	618225	215101
4	Post-medieval	Clacton-on-Sea Pier	MEX10688	617805	214361
5	Post-medieval	Production sites at Clacton-on-sea.	MEX1037149	618167	215285
6	Post-medieval	Clacton-on-Sea	MEX21954	617543	214635
7	Twentieth Century	Pillbox (destroyed), promenade, opp. Orwell Road, Clacton-on-Sea	MEX49922	617785	214585
8	Twentieth Century	Anti-Tank Cubes (destroyed) opp. Beach Rd/Anglefield, Clacton-on-Sea	MEX49923	617876	214682
9	Twentieth Century	Pillbox (destroyed), clifftop walk, opp. Anglefield, Clacton-on-Sea	MEX49924	617925	214725
10	Twentieth Century	Pillbox (destroyed), promenade, opp. Anglefield, Clacton-on-Sea	MEX49925	617944	214710
11	Twentieth Century	Anti-Tank Cubes (destroyed), seafront cliffs, opp. Anglefield, Clacton-on-Sea	MEX49926	617977	214755
12	Twentieth Century	Pillbox (destroyed), Promenade, opp. Harold Rd/Thoroughgood Rd, Clacton-on-Sea	MEX49927	618109	214824
13	Twentieth Century	Anti-Tank Cubes (destroyed), seafront cliffs, opp. Thoroughgood Rd, Clacton-on-Sea	MEX49928	618111	214848
14	Twentieth Century	Anti-Tank Cubes (destroyed), seafront cliffs, opp. Vista Rd/St. Paul's Rd, Clacton-on-Sea	MEX49929	618223	214937
15	Twentieth Century	Pillbox (destroyed), clifftop walk, opp. St. Paul's Rd, Clacton-on-Sea	MEX49930	618235	214965
16	Twentieth Century	Anti-Tank Cubes (destroyed), seafront cliffs, opp. St. Alban's Rd, Clacton-on-Sea	MEX49931	618352	215033
17	Twentieth Century	Anti-Tank Cubes (destroyed), seafront cliffs, opp. Russell Rd, Clacton-on-Sea	MEX49932	618383	215052

ID	Period	Description	EHER Ref.	Easting	Northing
18	Twentieth Century	Pillbox (destroyed), promenade, opp. Russell Rd, Clacton-on-Sea	MEX49933	618388	215035
19	Twentieth Century	Anti-Tank Cubes (destroyed), seafront cliffs, opp. Victoria Rd/ Lancaster Gardens East, Clacton-on-Sea	MEX49934	618551	215156
20	Twentieth Century	Anti-Tank Pimples/Road Barrier (destroyed), Colne Road, Clacton-on-Sea	MEX49955	617664	214635
21	Twentieth Century	Anti-Tank Pimples/Road Barrier (destroyed), Orwell Road, Clacton-on-Sea	MEX49956	617725	214645
22	Twentieth Century	Anti-Tank Pimples/Road Barrier (destroyed), Beach Road, Clacton-on-Sea	MEX49957	617791	214700
23	Twentieth Century	Road Barrier (destroyed), Anglefield, Clacton-on-Sea	MEX49958	617882	214802
24	Twentieth Century	Anti-Tank Pimples/Road Barrier (destroyed), Harold Road, Clacton-on-Sea	MEX49959	618043	214859
25	Twentieth Century	Anti-Tank Pimples/Road Barrier (destroyed), Thoroughgood Road, Clacton-on-Sea	MEX49960	618099	214894
26	Twentieth Century	Road Barrier (destroyed), Vista Road, Clacton-on-Sea	MEX49961	618155	214945
27	Twentieth Century	Anti-Tank Pimples/Road Barrier (destroyed), St Paul's Road, Clacton-on-Sea	MEX49962	618207	214997
28	Twentieth Century	Anti-Tank Pimples/Road Barrier (destroyed), St Albans Road, Clacton-on-Sea	MEX49963	618278	215051
29	Twentieth Century	Anti-Tank Pimples/Road Barrier (destroyed), Russell Road, Clacton-on-Sea	MEX49964	618384	215120
30	Twentieth Century	Anti-Tank Pimples/Road Barrier (destroyed), Victoria Rd, Clacton-on-Sea	MEX49965	618461	215167
31	Twentieth Century	Anti-Tank Pimples (destroyed), Victoria Rd/Lancaster Gdns West, Clacton-on-Sea	MEX49966	618519	215196
32	Twentieth Century	WWI pillbox (destroyed) N of Church Road	MEX1039786	618104	215013

Table 5. Gazetteer of Archaeological Investigations

EHER Ref.	Name	Type	Grid Reference
EEX54868	WWII Defences of Clacton - Fred Nash visits April 2007	Field Survey	TM 176 145 TM 184 151 TM 176 144

Appendix 3: OS Mapping



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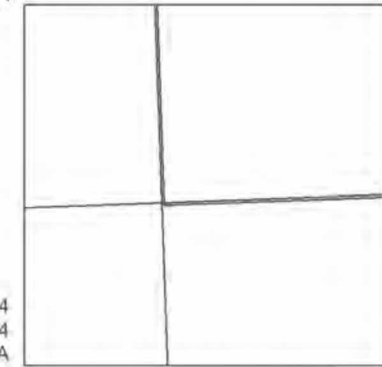
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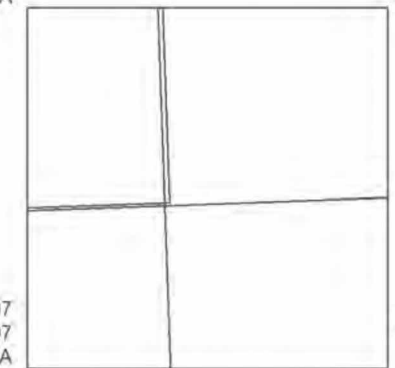
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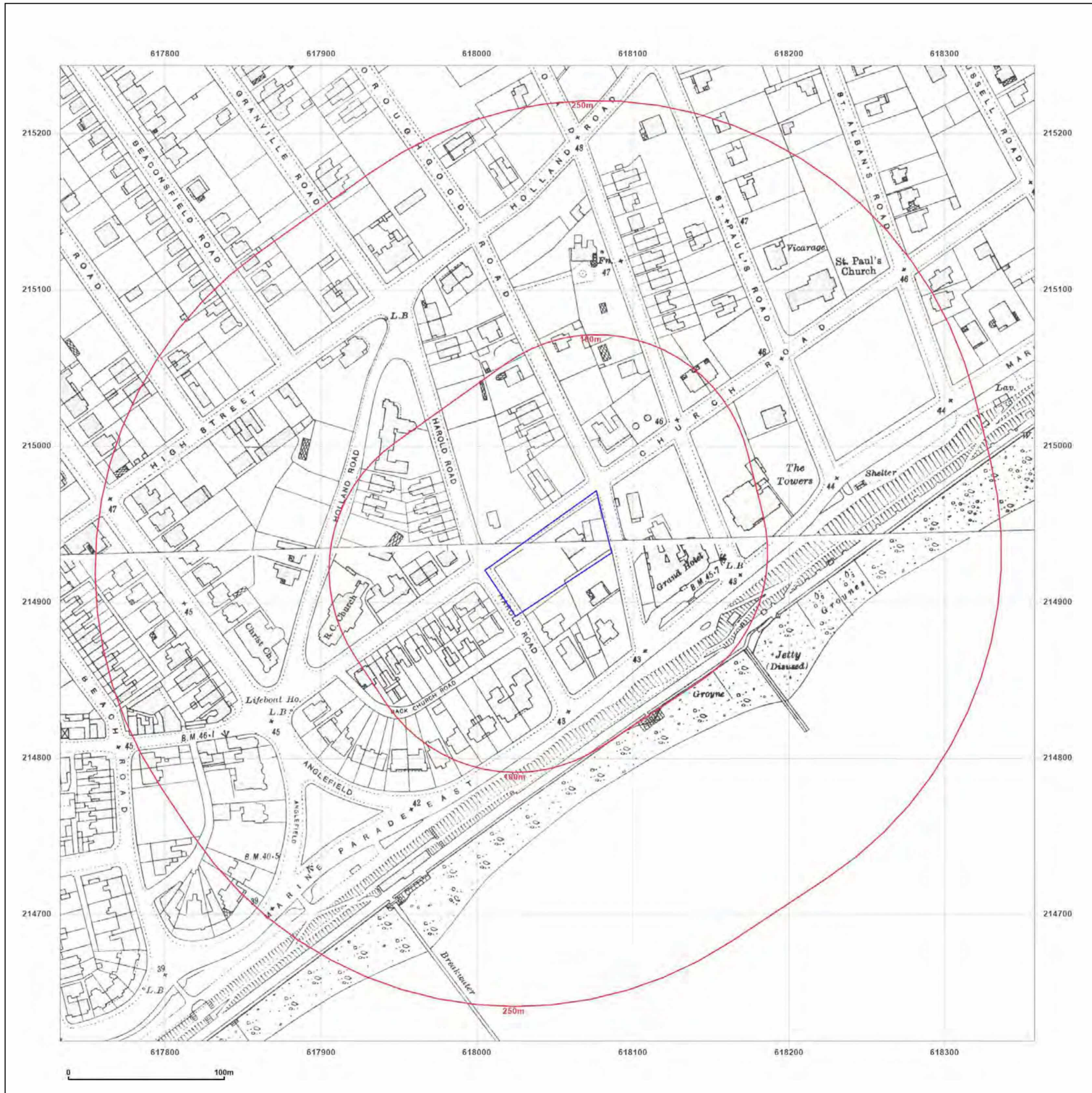
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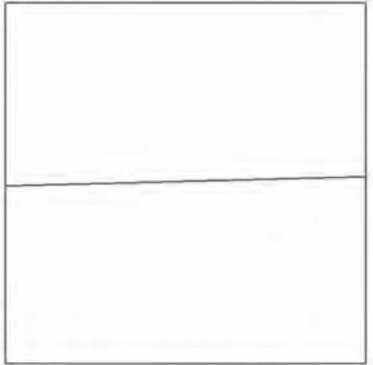
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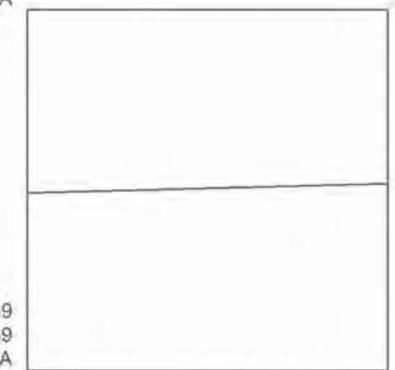
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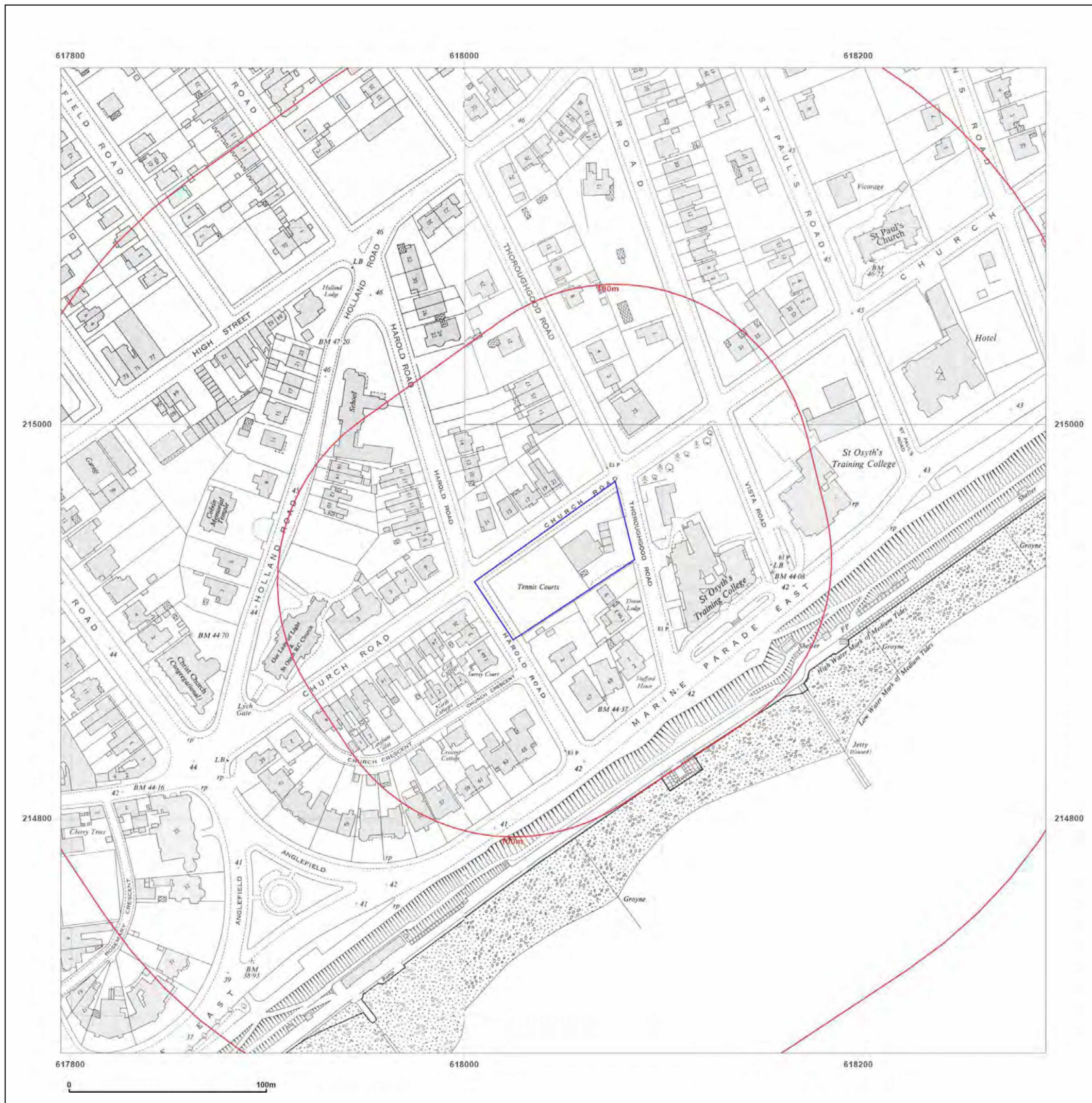


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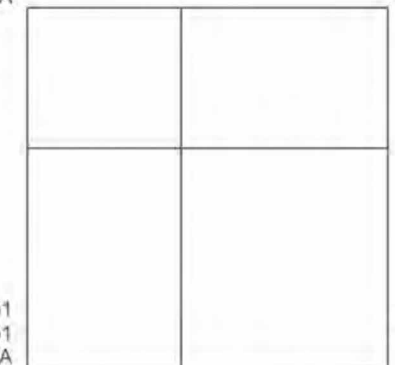
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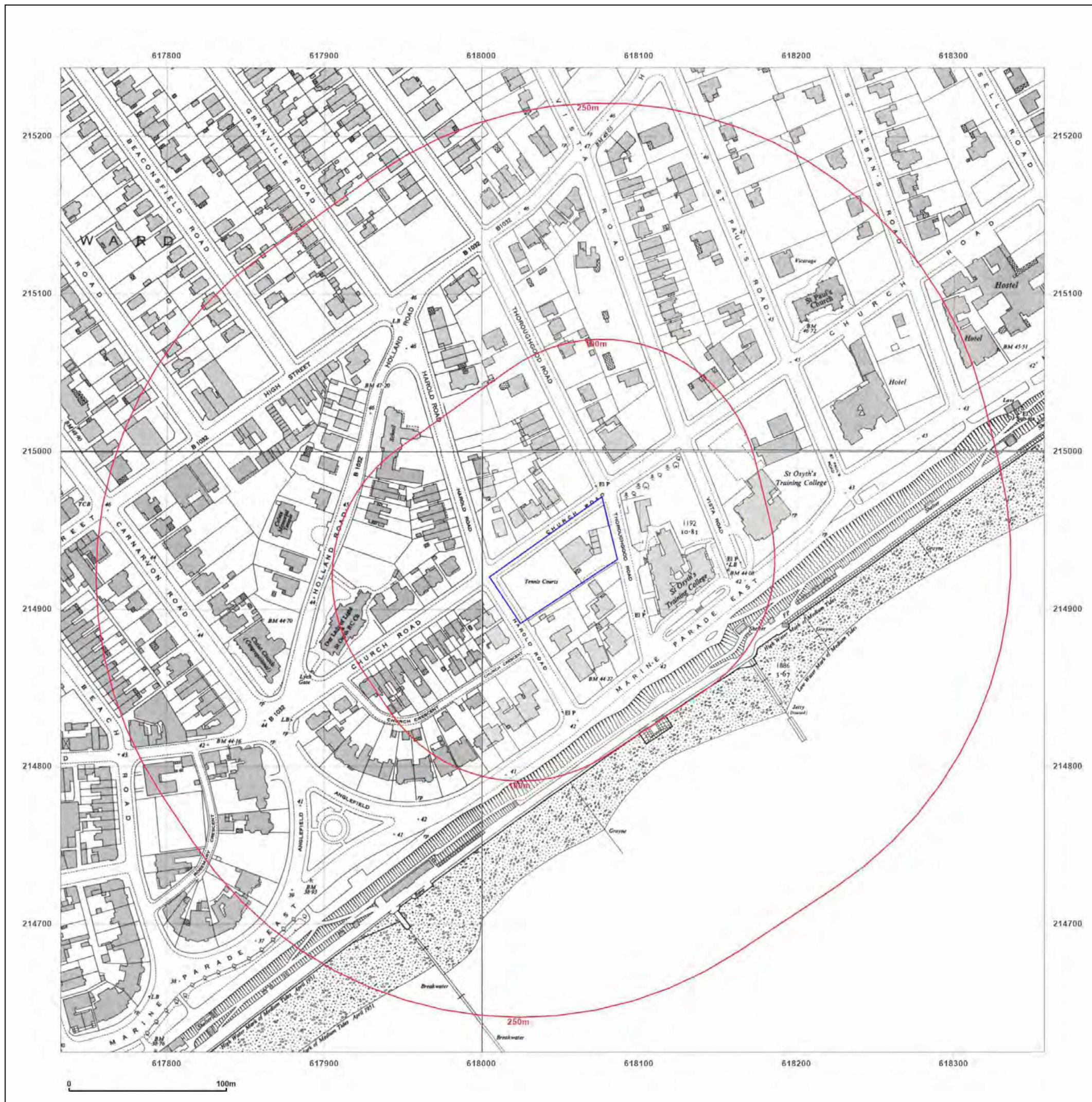


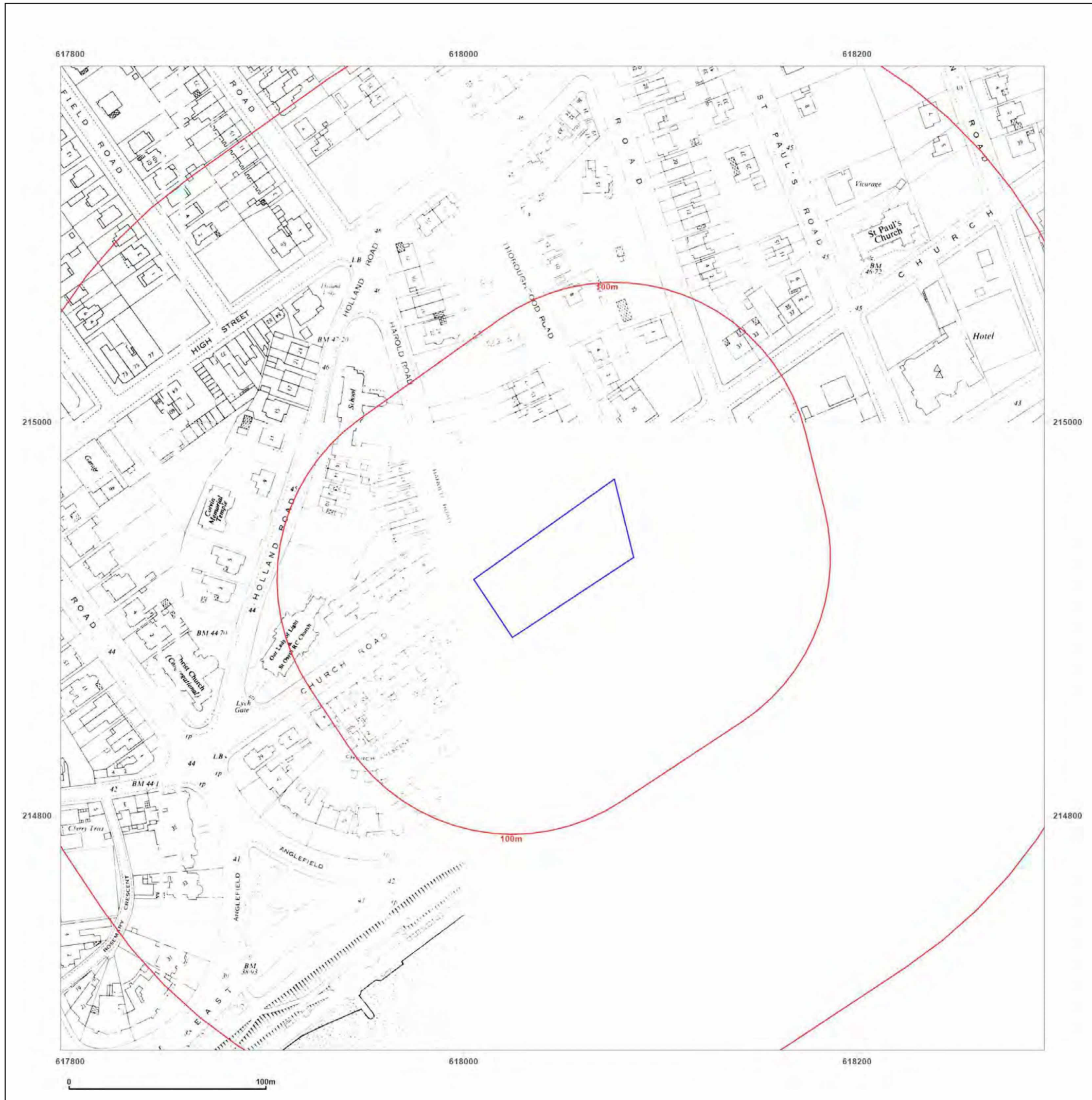
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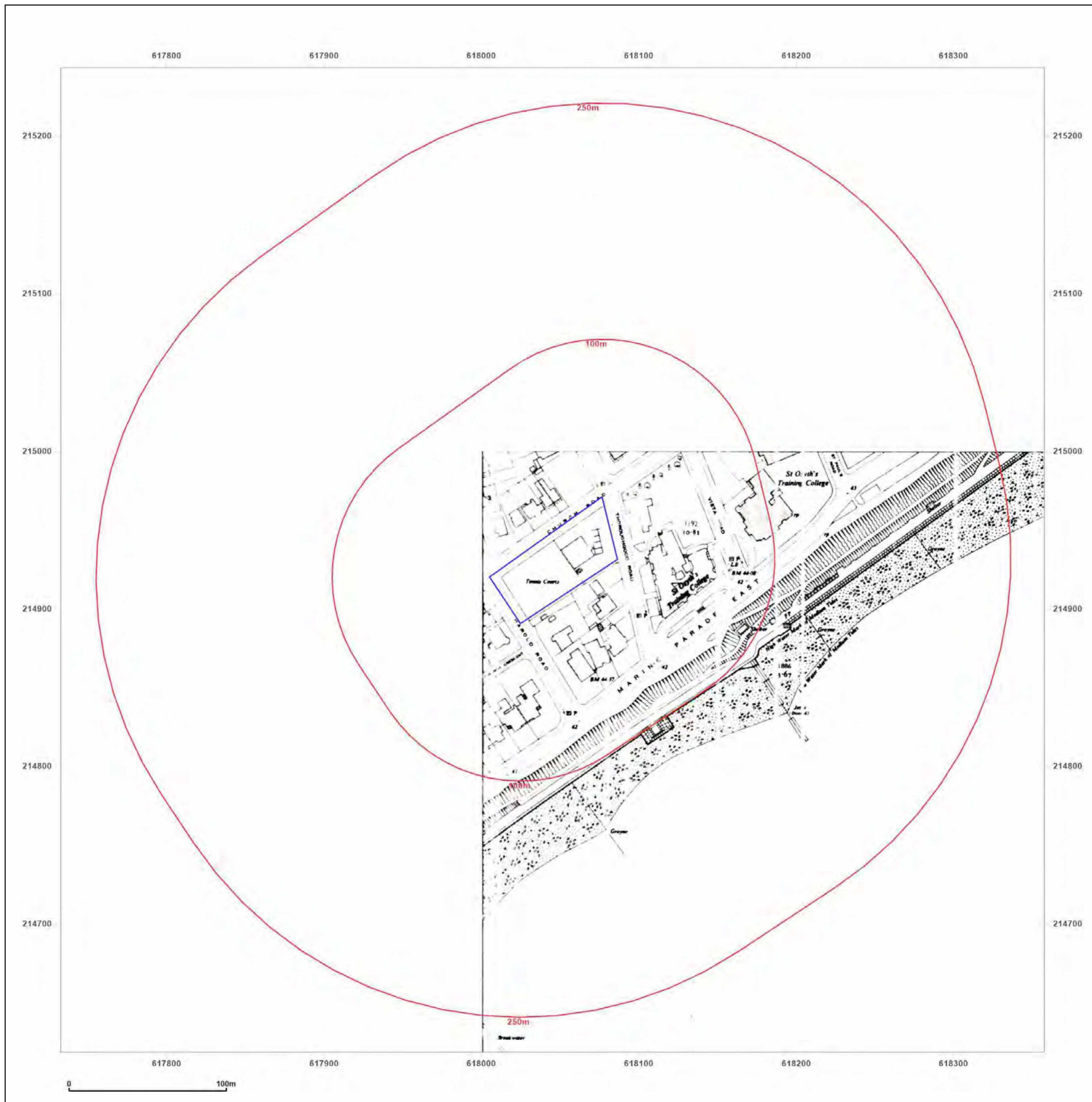


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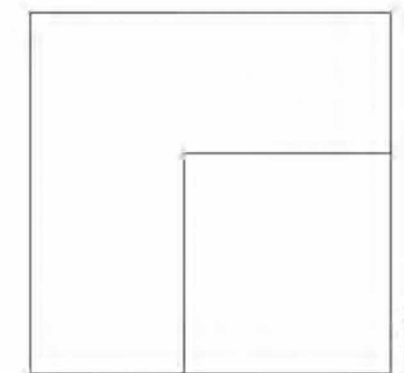
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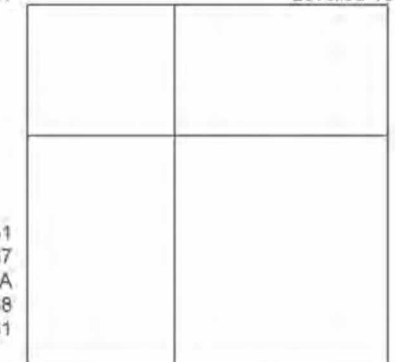
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Surveyed 1951
 Revised 1968
 Edition N/A
 Copyright 1968
 Levelled 1961

Surveyed 1951
 Revised 1964
 Edition N/A
 Copyright 1964
 Levelled 1961



Surveyed 1951
 Revised 1967
 Edition N/A
 Copyright 1968
 Levelled 1961



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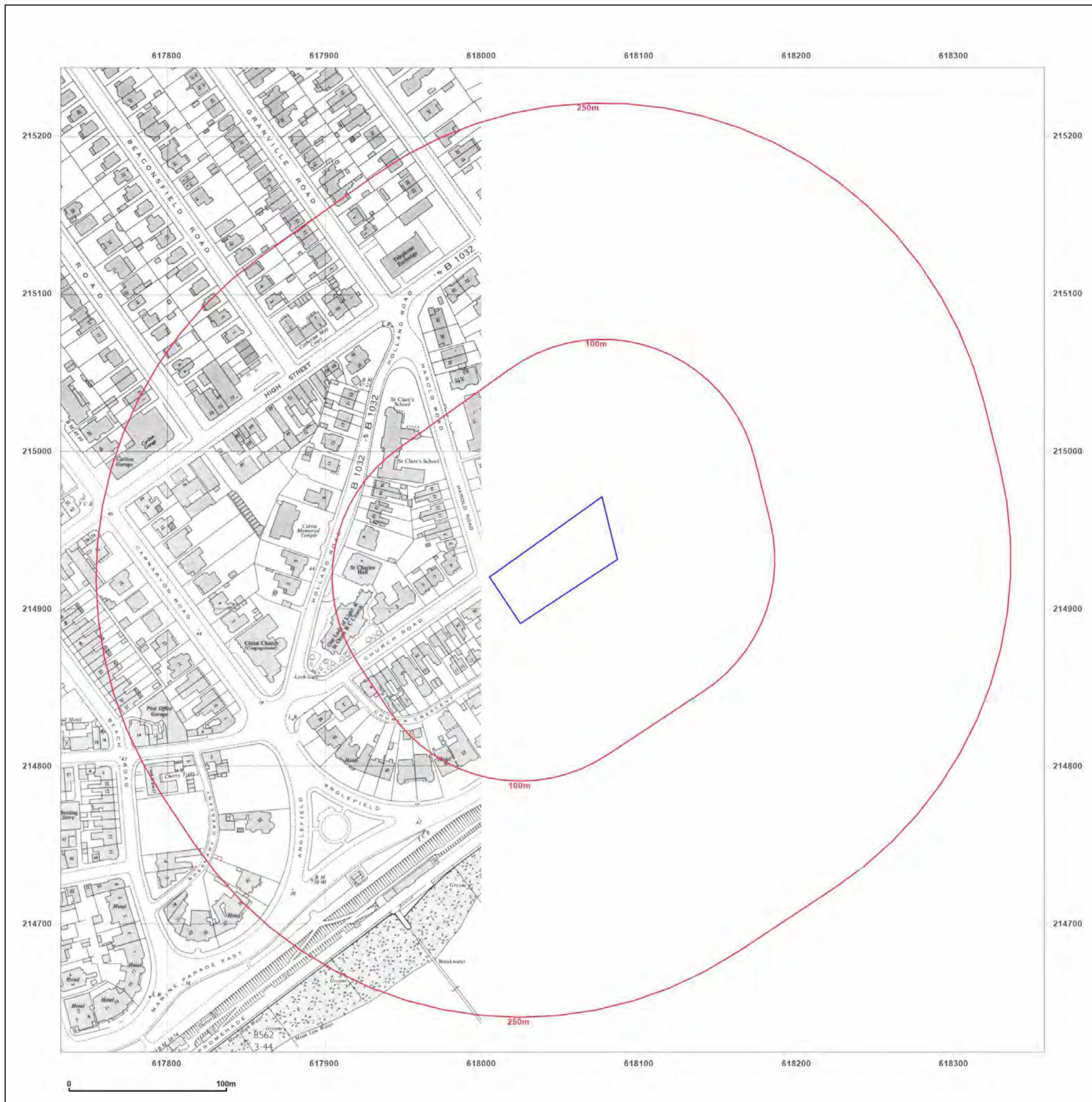
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Site Details:

unspecified

Client Ref: EMS_905529_1121547
Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

Map Name: National Grid

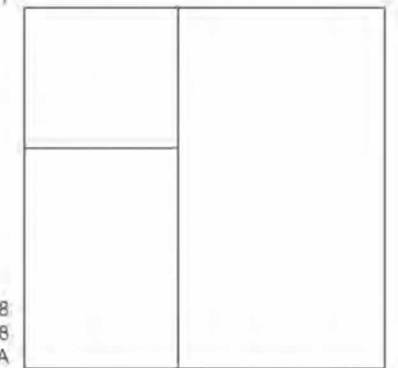
Map date: 1969-1970

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1969
 Revised 1969
 Edition N/A
 Copyright 1970
 Levelled 1961



Surveyed 1968
 Revised 1968
 Edition N/A
 Copyright 1970
 Levelled 1961



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Site Details:

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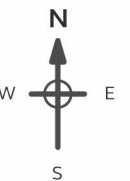
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Grid Ref: 618045, 214931

Map Name: National Grid

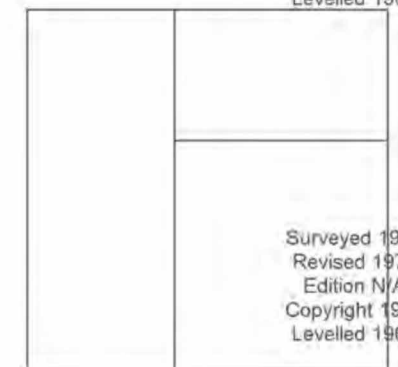
Map date: 1972-1974

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1951
Revised 1973
Edition N/A
Copyright 1974
Levelled 1961



Surveyed 1951
Revised 1971
Edition N/A
Copyright 1972
Levelled 1961



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Site Details:

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Client Ref: EMS_905529_1121547
Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

Map Name: National Grid

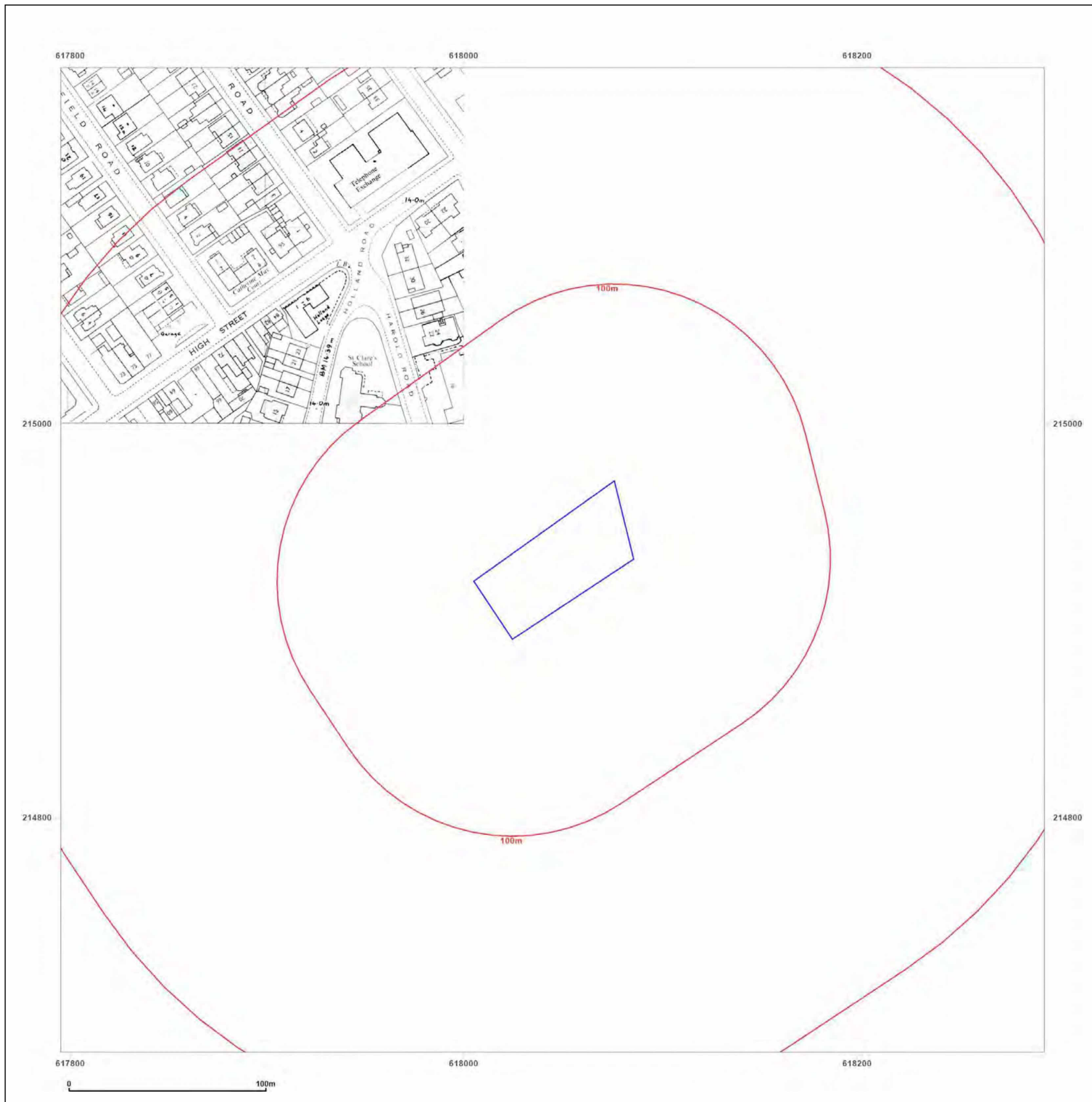
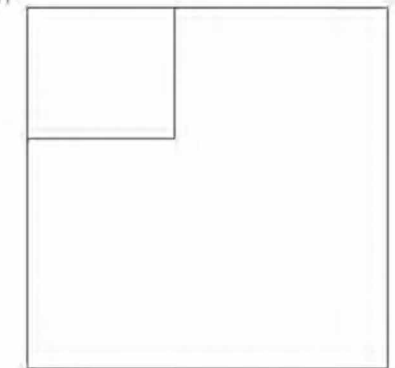
Map date: 1986

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1961
Revised 1986
Edition N/A
Copyright 1986
Levelled 1961



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Site Details:

unspecified

Client Ref: EMS_905529_1121547
Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

Map Name: National Grid

Map date: 1989-1993

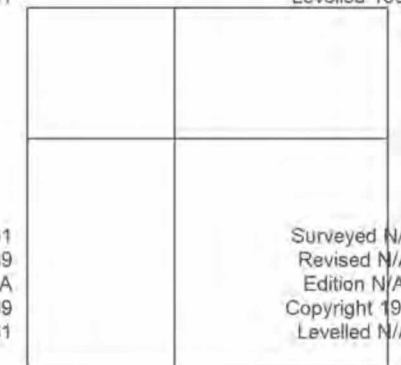
Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1961
 Revised 1990
 Edition N/A
 Copyright 1990
 Levelled 1961

Surveyed 1961
 Revised 1990
 Edition N/A
 Copyright 1990
 Levelled 1961



Surveyed 1961
 Revised 1989
 Edition N/A
 Copyright 1989
 Levelled 1961

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1993
 Levelled N/A

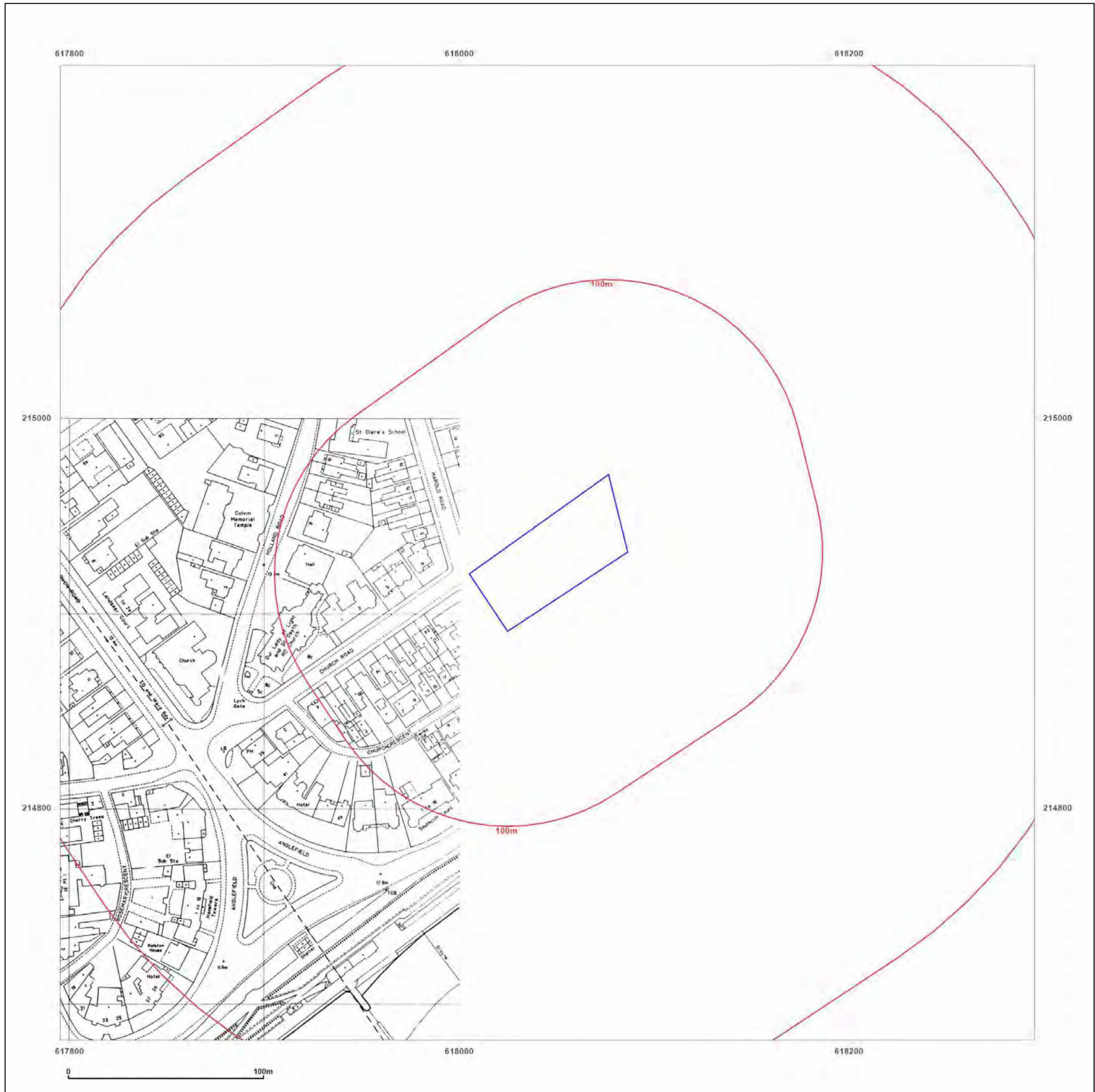


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Site Details:

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Client Ref: EMS_905529_1121547
Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

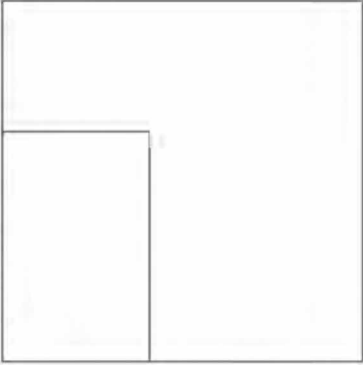
Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000





Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1993
 Levelled N/A



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Site Details:

unspecified

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Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

Map Name: National Grid

Map date: 1990-1994

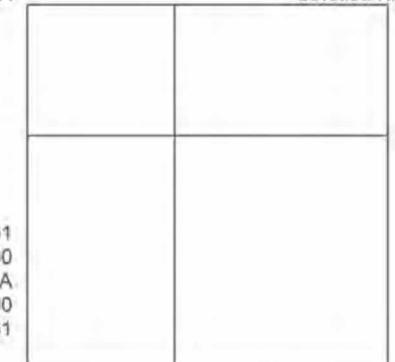
Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A



Surveyed 1961
Revised 1990
Edition N/A
Copyright 1990
Levelled 1961



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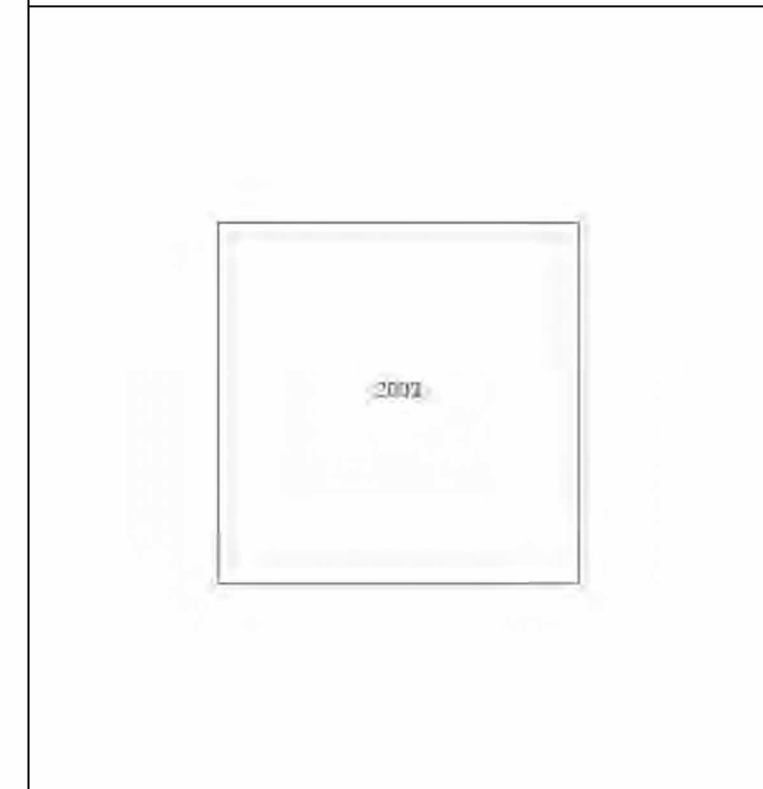
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Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

unspecified

Client Ref: EMS_905529_1121547
Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

Map Name: County Series

Map date: 1874

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1874
Edition N/A
Copyright N/A
Levelled N/A



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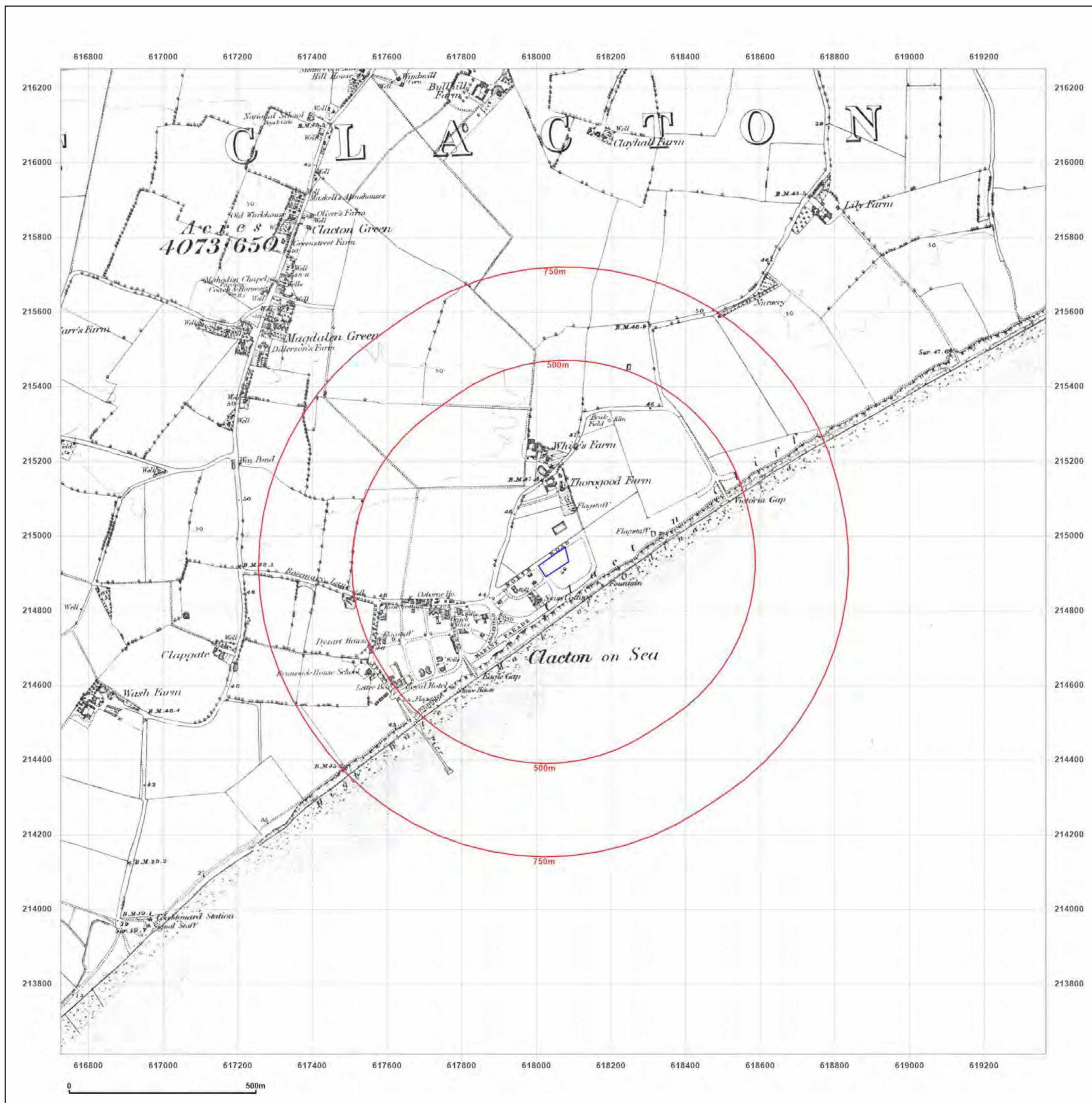


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Production date: 07 November 2023

Map legend available at:
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Site Details:

unspecified

Client Ref: EMS_905529_1121547
Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

Map Name: County Series

Map date: 1896

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A



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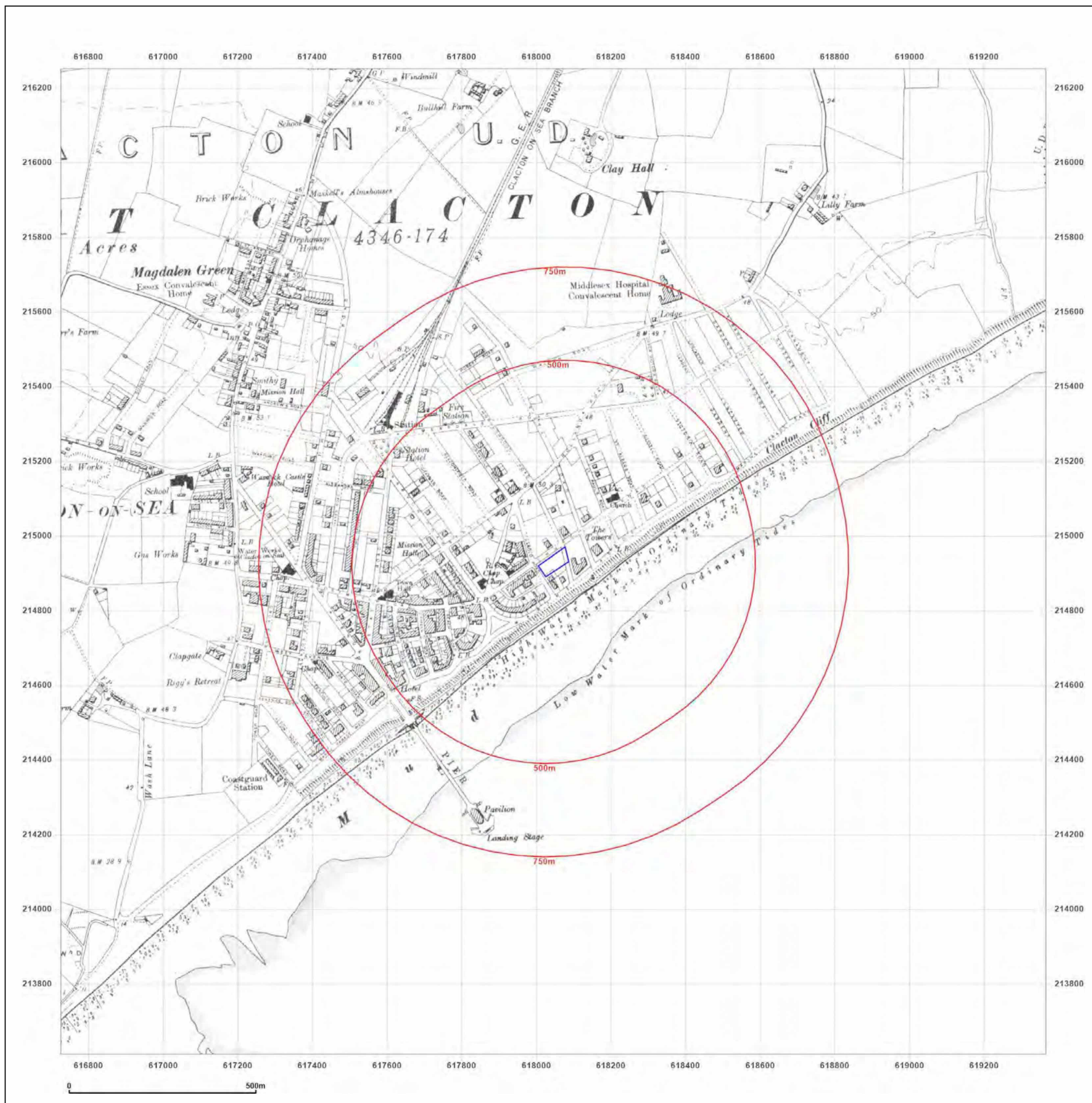


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Production date: 07 November 2023

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EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_905529_1121547
Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

Map Name: County Series

Map date: 1898

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised N/A
Edition 1898
Copyright N/A
Levelled N/A



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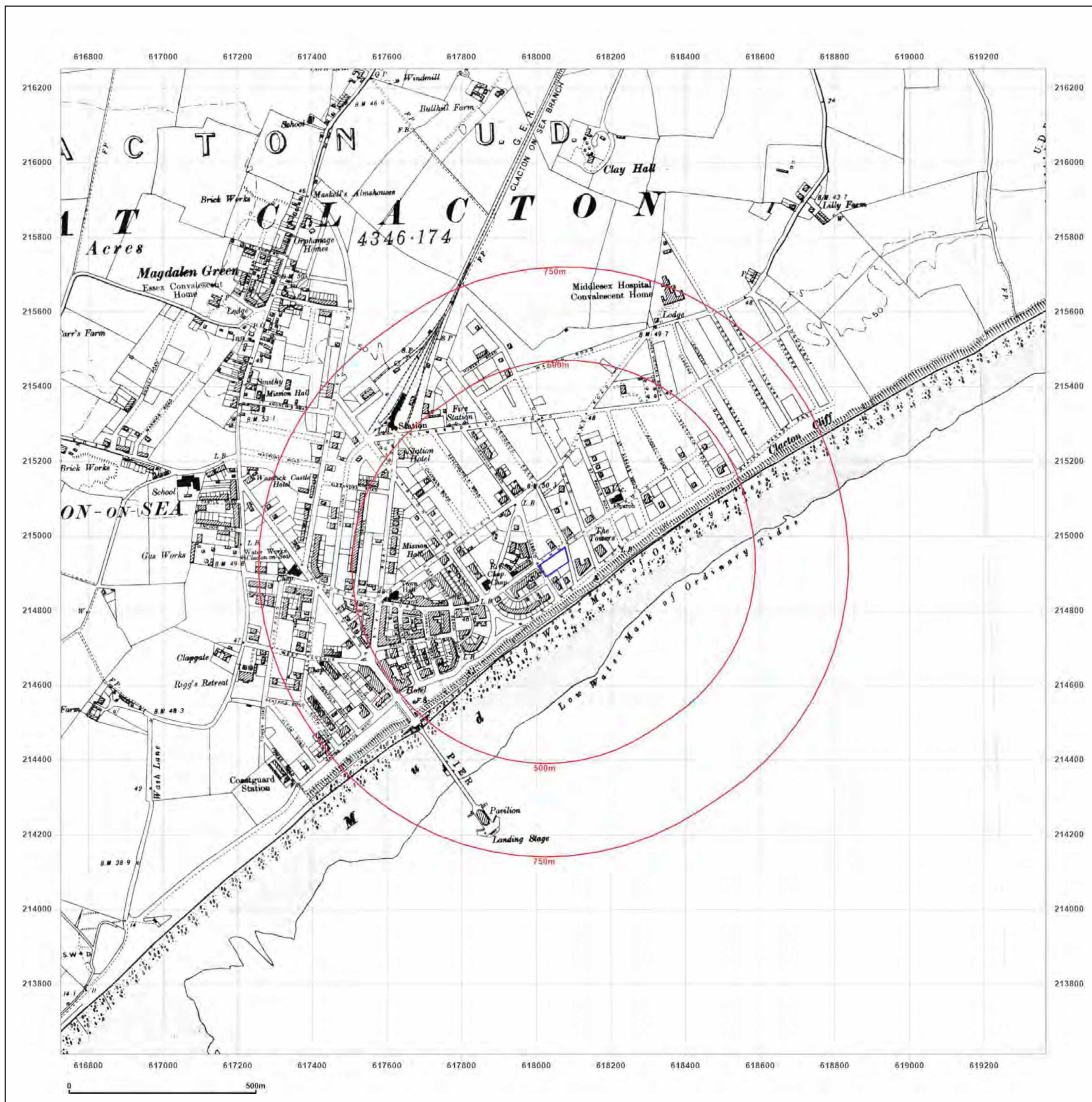


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Site Details:

unspecified

Client Ref: EMS_905529_1121547
Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

Map Name: County Series

Map date: 1925

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
 Revised 1925
 Edition N/A
 Copyright N/A
 Levelled 1922

Surveyed 1874
 Revised 1925
 Edition 1925
 Copyright N/A
 Levelled N/A



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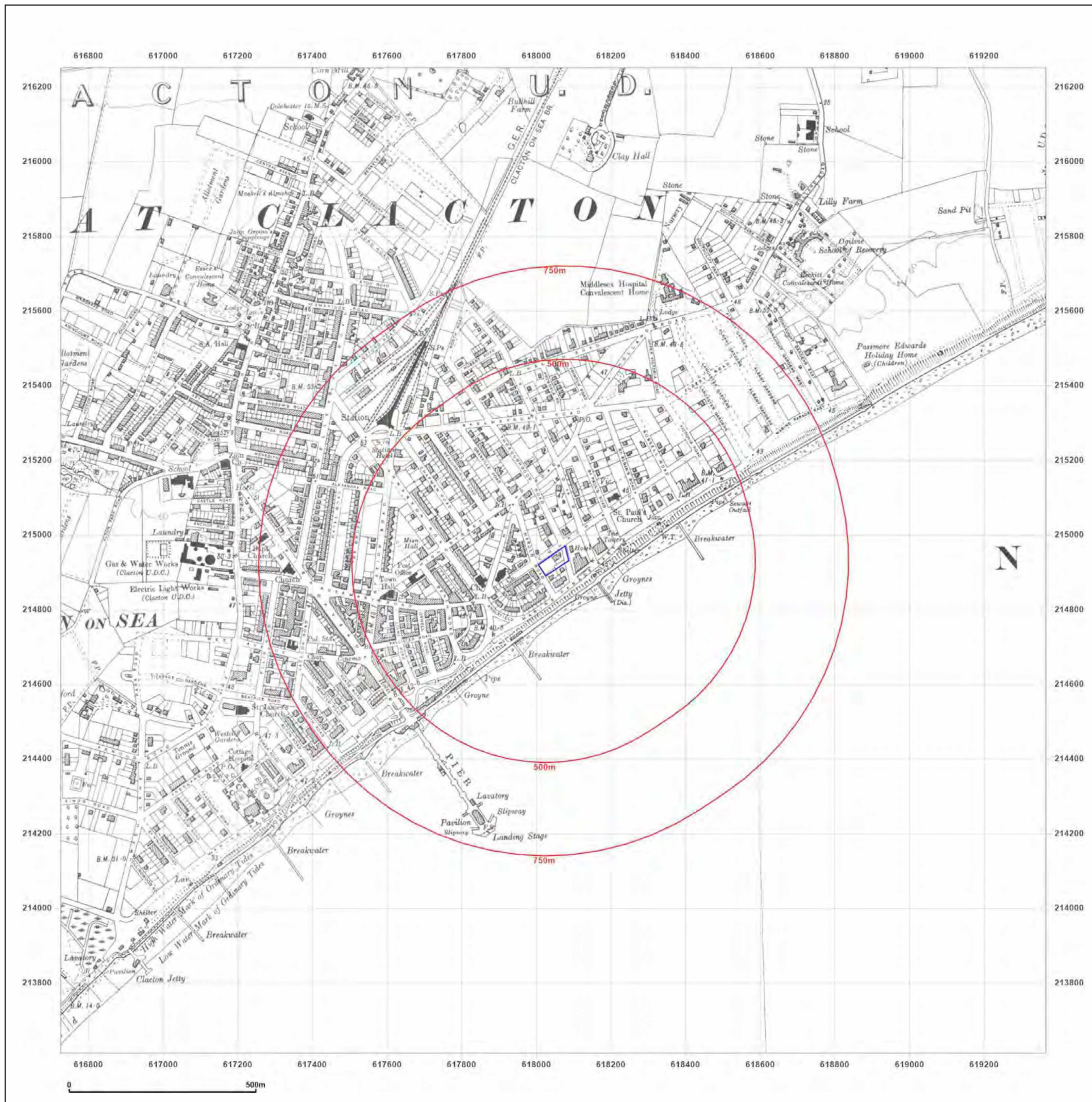


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unspecified

Client Ref: EMS_905529_1121547
Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1921
Edition 1938
Copyright N/A
Levelled 1922

Surveyed 1874
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



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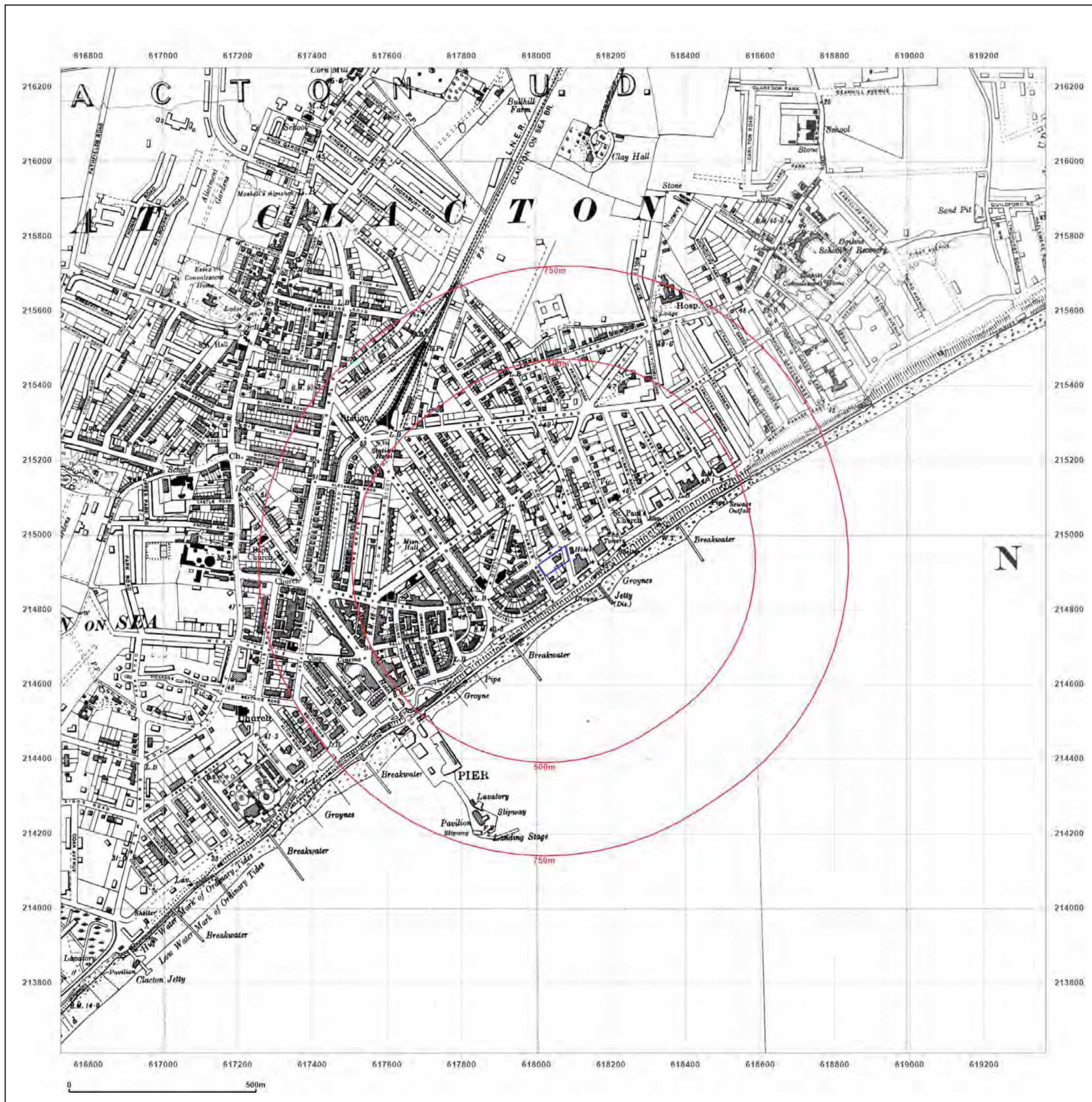


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Site Details:

unspecified

Client Ref: EMS_905529_1121547
Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

Map Name: Provisional

Map date: 1953

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1953
Revised 1953
Edition N/A
Copyright N/A
Levelled N/A

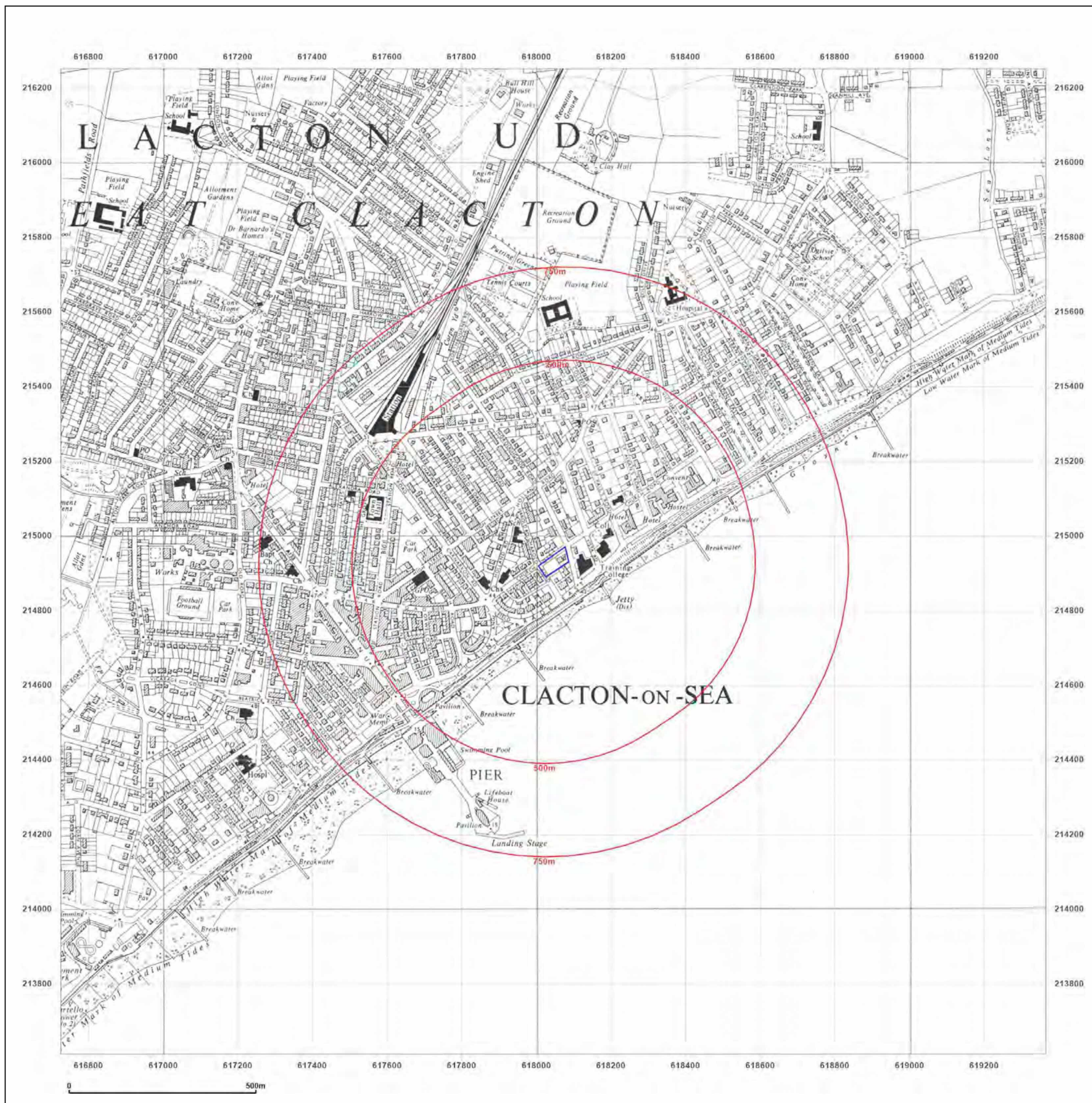
Surveyed 1953
Revised 1953
Edition N/A
Copyright N/A
Levelled N/A



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Site Details:

unspecified

Client Ref: EMS_905529_1121547
Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

Map Name: Provisional

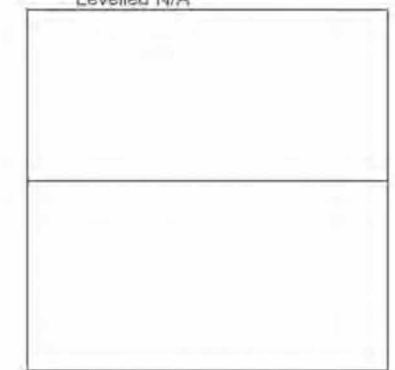
Map date: 1953

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1953
Revised 1953
Edition N/A
Copyright N/A
Levelled N/A



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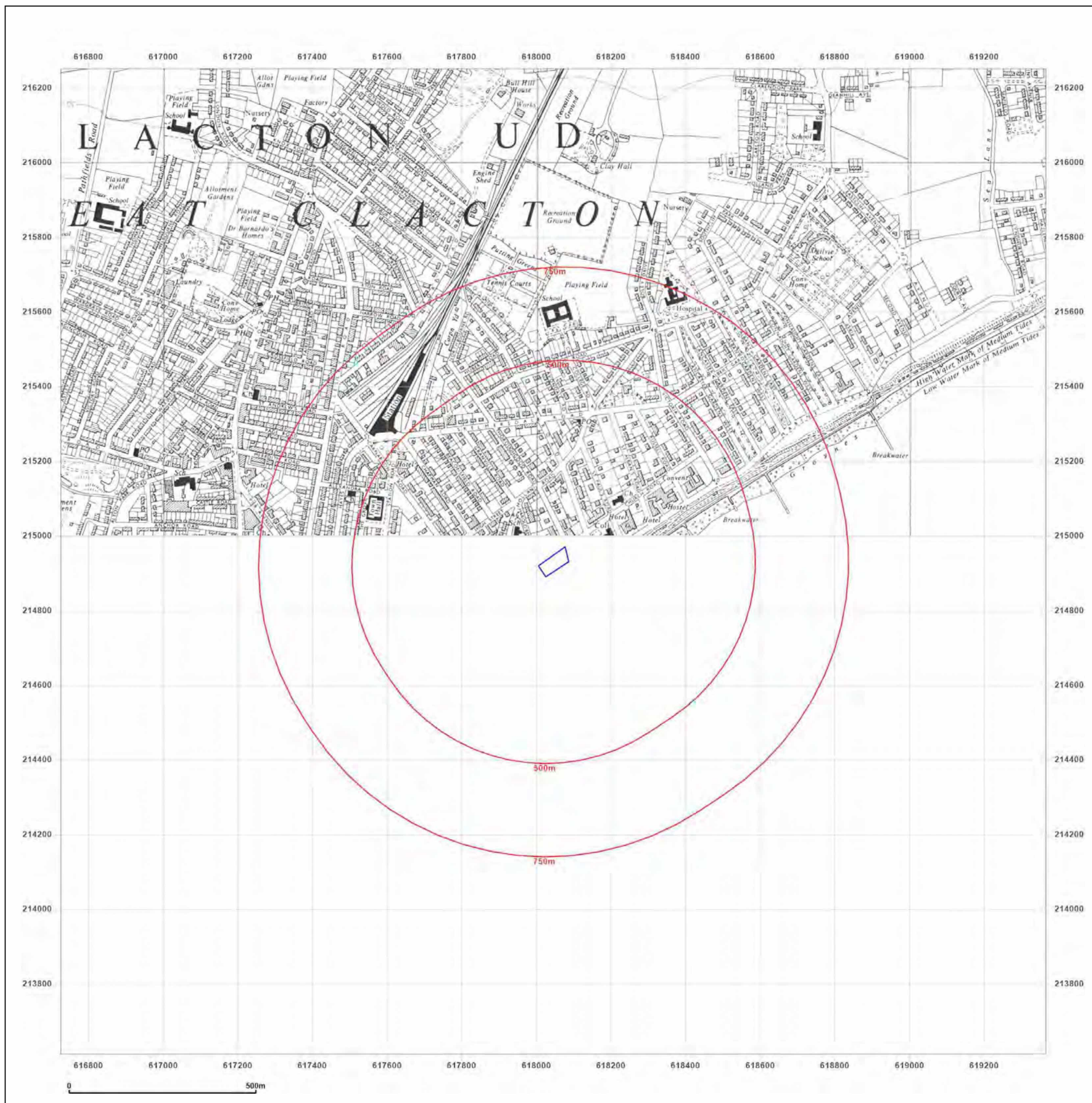


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Site Details:

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Client Ref: EMS_905529_1121547
Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

Map Name: Provisional

Map date: 1967

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1967
 Revised 1967
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1967
 Revised 1967
 Edition N/A
 Copyright N/A
 Levelled N/A



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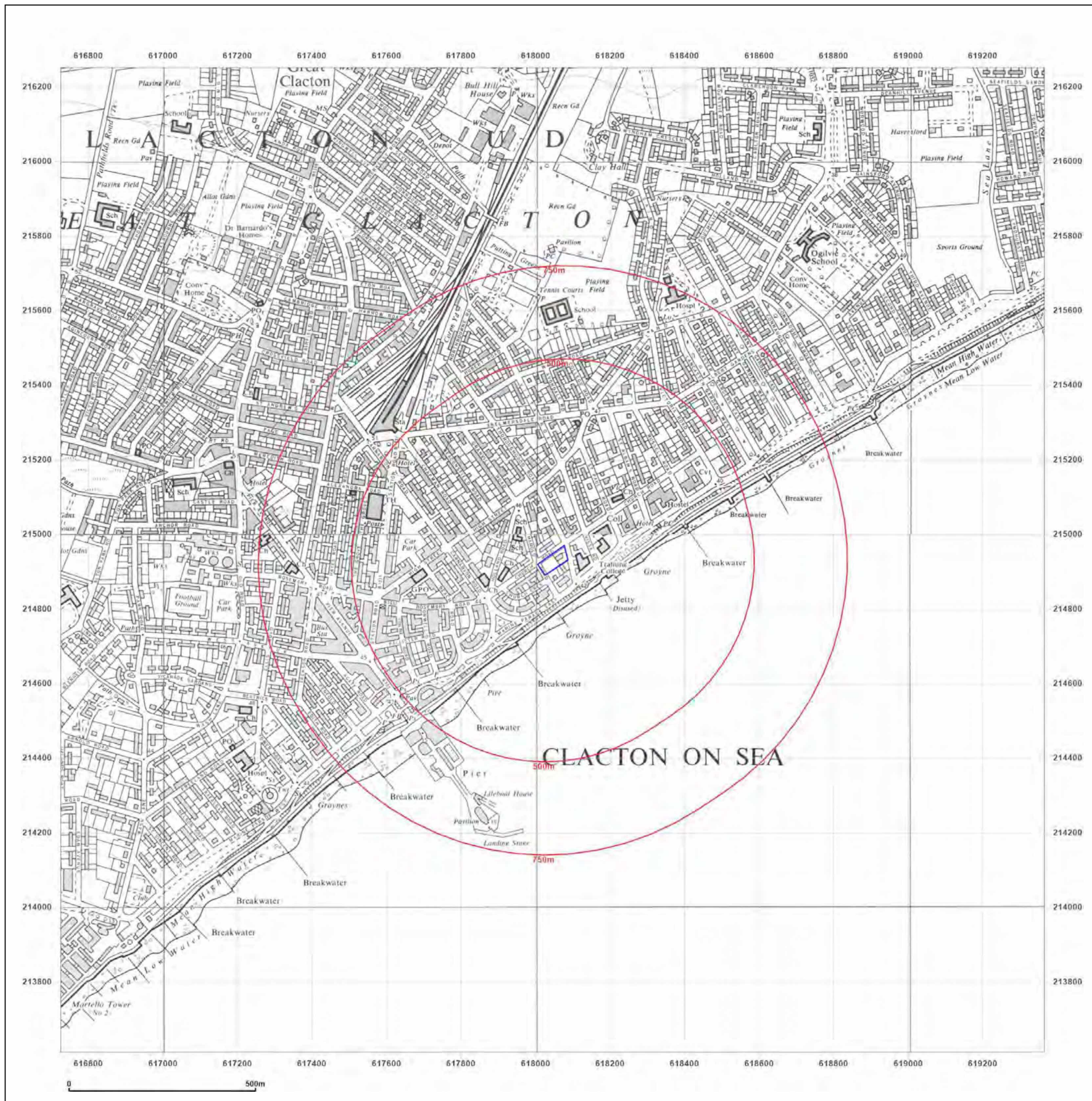


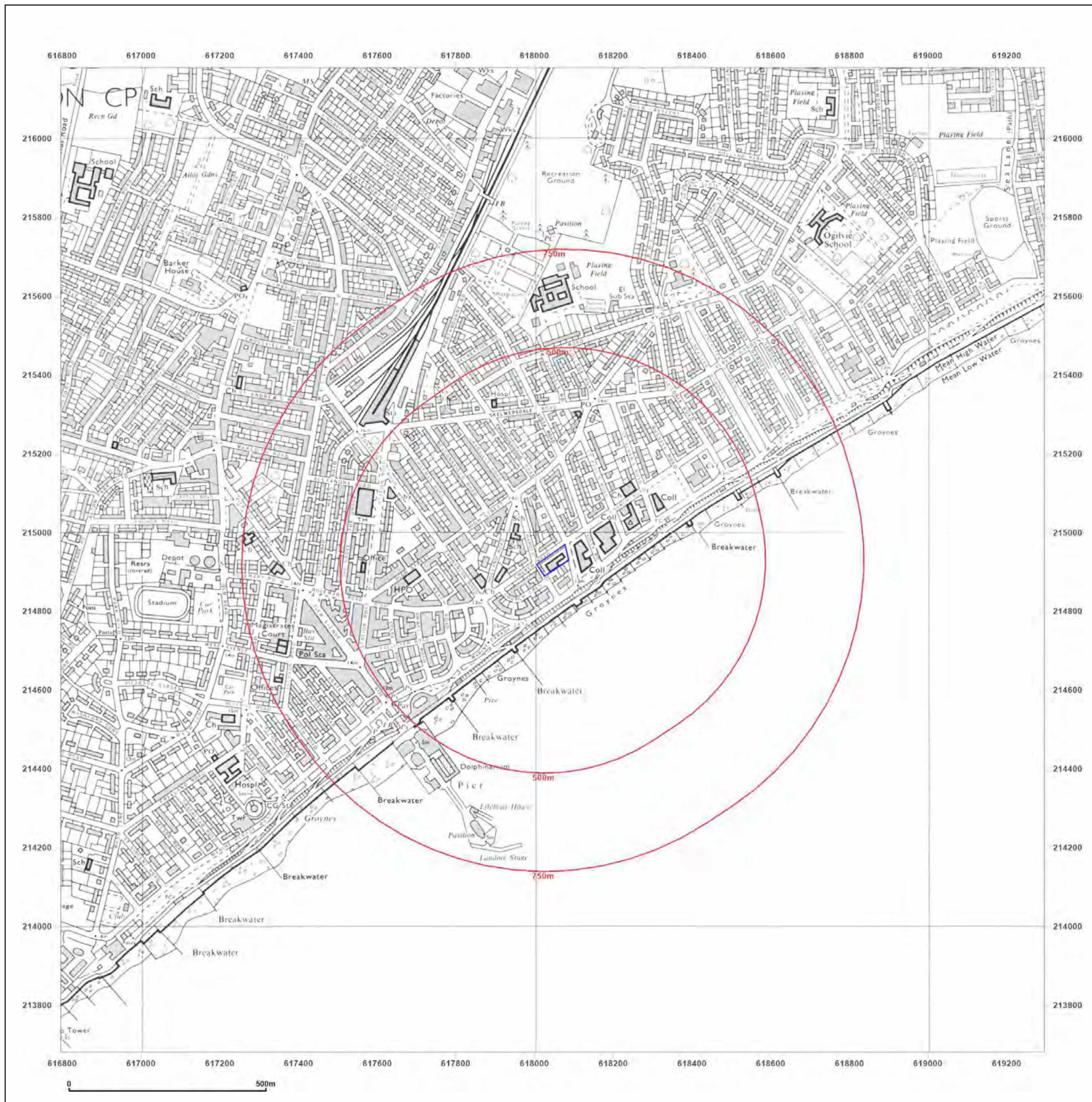
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Site Details:

unspecified

Client Ref: EMS_905529_1121547
Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

Map Name: National Grid

Map date: 1973-1974

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
 Revised 1973
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1971
 Revised 1974
 Edition N/A
 Copyright N/A
 Levelled N/A



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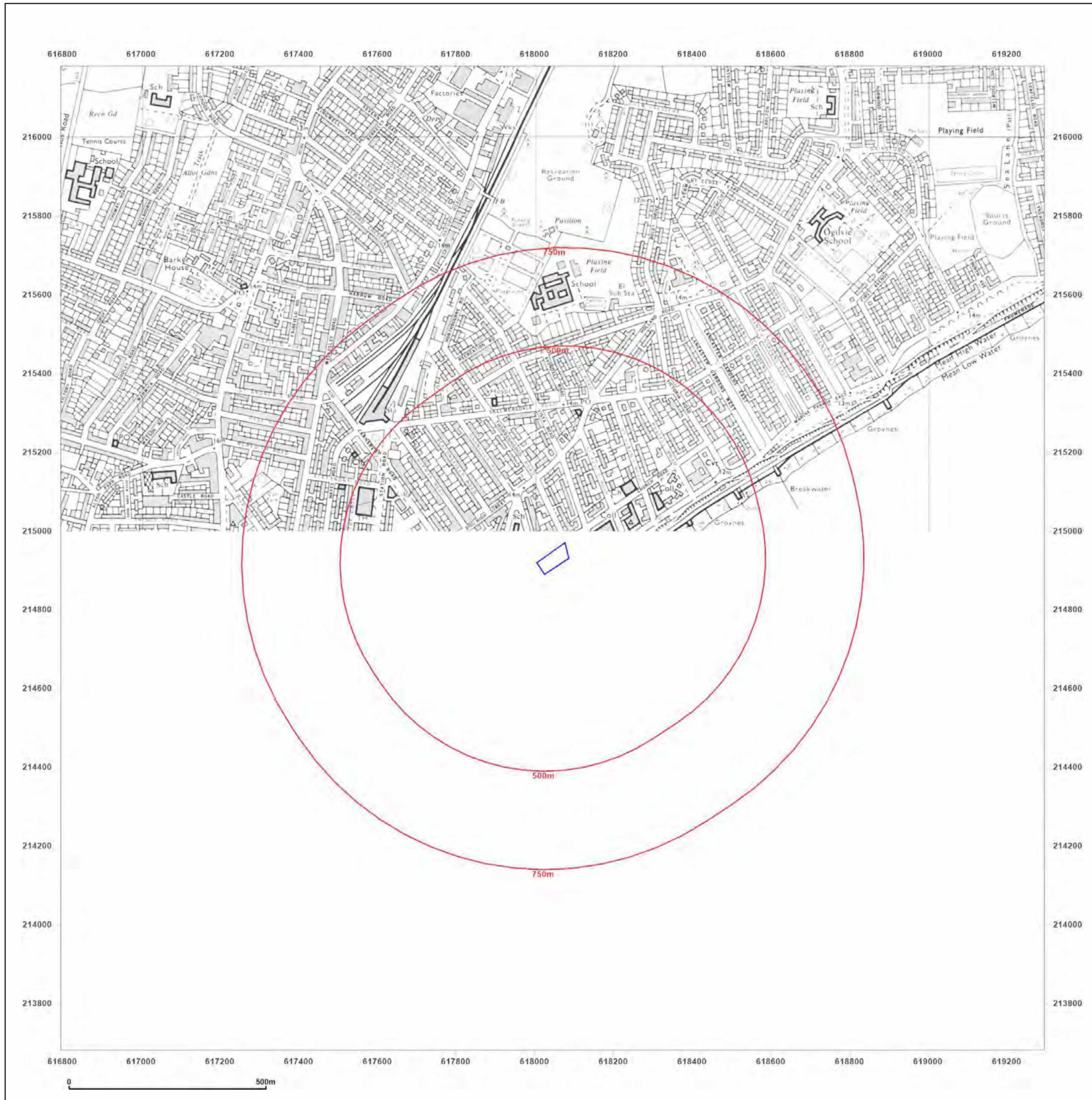


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Site Details:

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Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

Map Name: National Grid

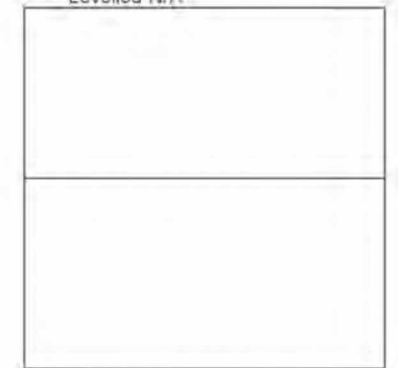
Map date: 1981

Scale: 1:10,000

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Surveyed 1980
 Revised 1981
 Edition N/A
 Copyright N/A
 Levelled N/A



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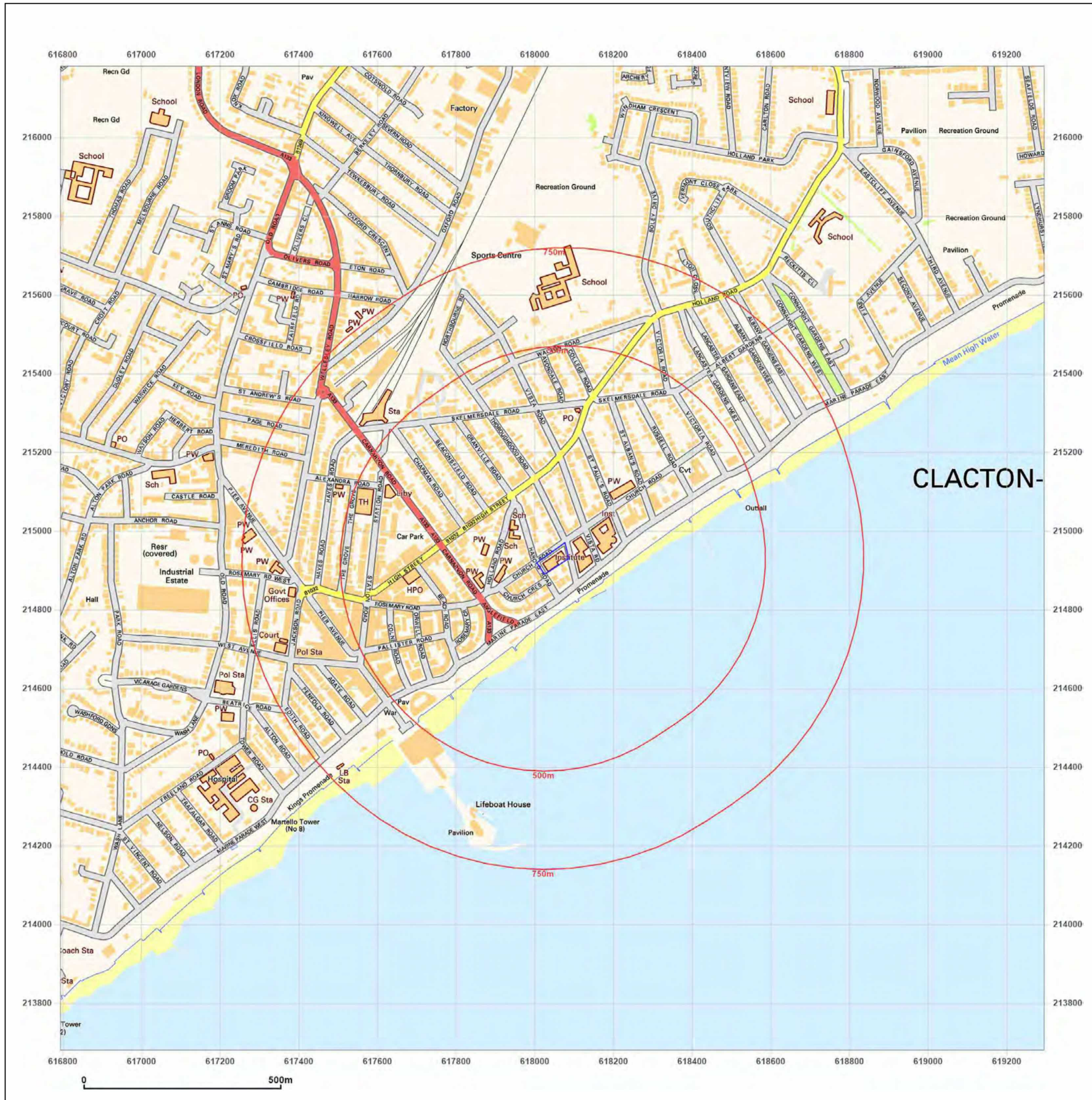


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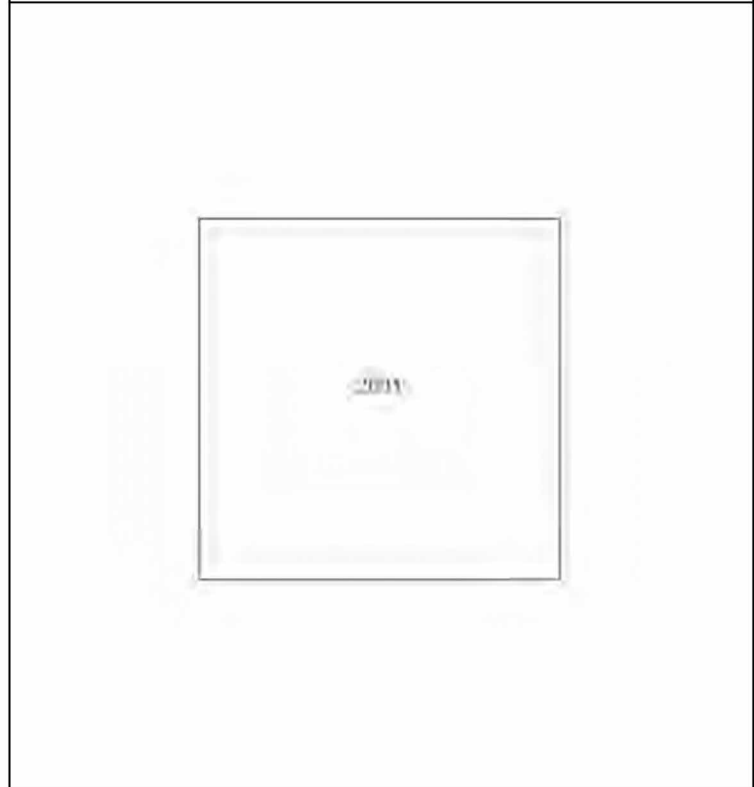
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Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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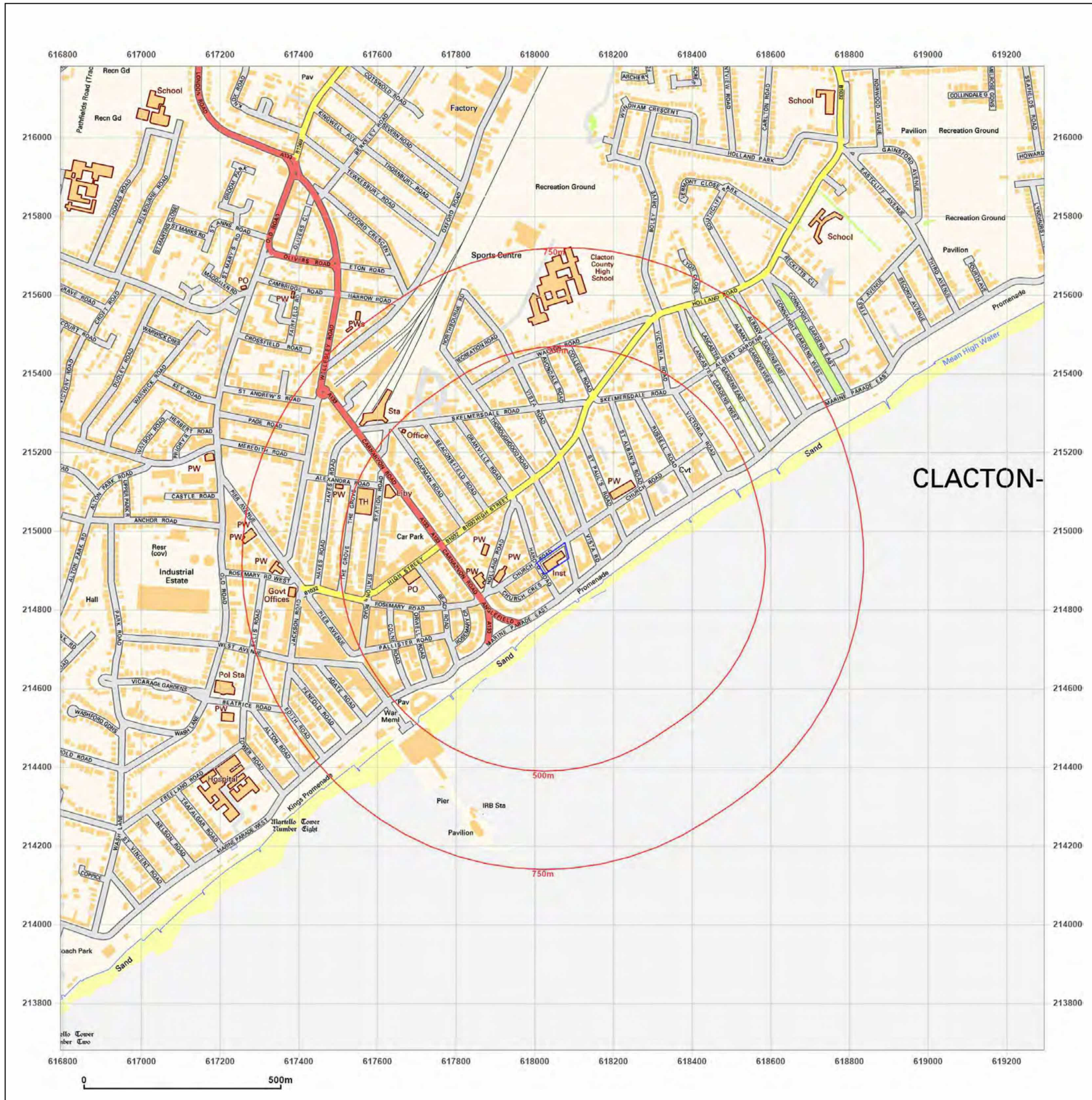


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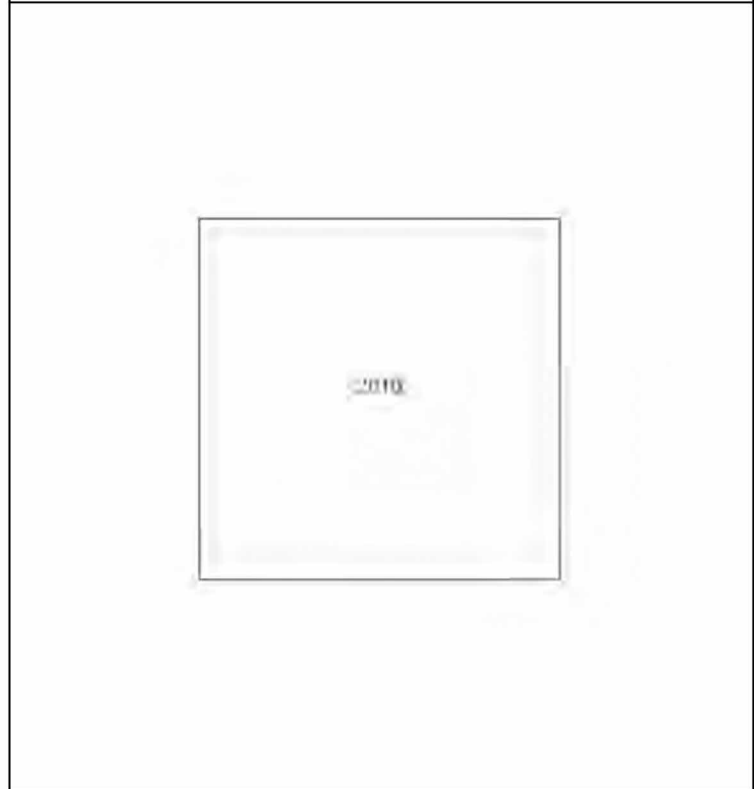
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Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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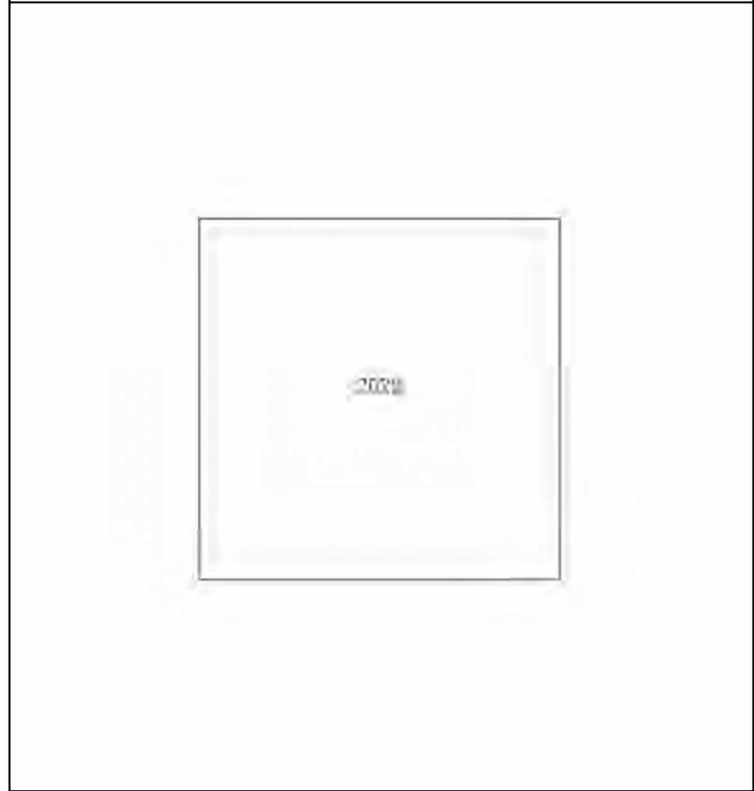
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Report Ref: EMS-905529_1155269
Grid Ref: 618045, 214931

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

Printed at: 1:10,000



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