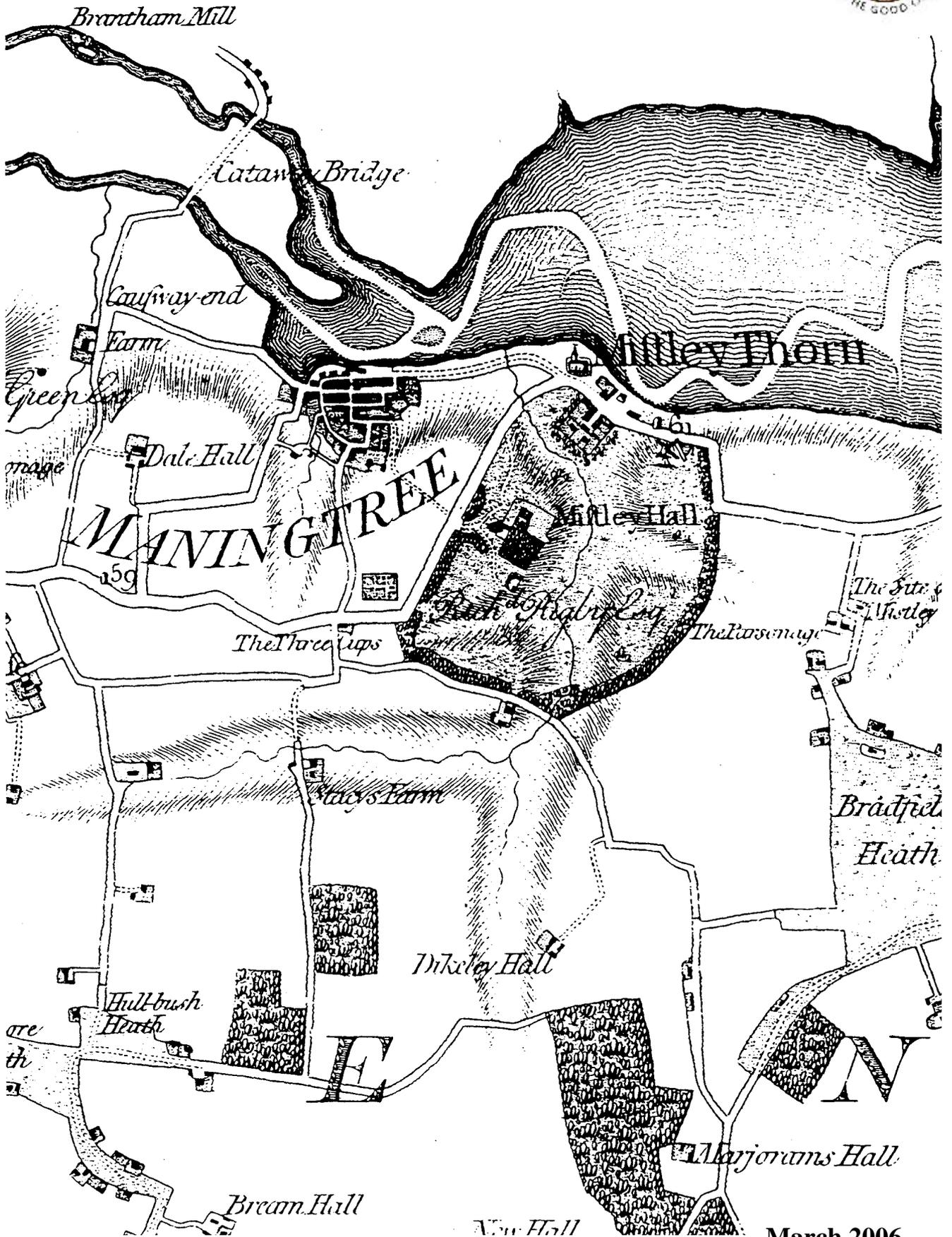




# Manningtree and Mistley Conservation Area



## **Manningtree and Mistley Conservation Area**

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

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

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

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

### **SUMMARY**

**The centre of Manningtree is a medieval planned town, reputedly the smallest in the country, with its character deriving from a wealth of older buildings lining its historic streets. Other parts of the town relate to its expansion inland, with vernacular and classical houses, artisans dwellings and more modern infilling.**

**Mistley combines its planned 18<sup>th</sup> century quarter with artisans houses, either side of the remains of the giant maltings and their quayside, and a further area of workers' houses to the south east.**

**Both towns have an important relationship with their setting, particularly the Stour estuary which has been a significant element in their history and development. The Area is completed by the designation of the attractive if degraded designed landscape associated with the long-vanished Mistley Hall. It is a valuable leisure resource and the setting for organised sport in attractive surroundings.**

## Manningtree and Mistley Conservation Area

### LOCATION

Manningtree lies on the south bank of the River Stour, near the head of the tides and about 1.5km east of the old Colchester-Ipswich road (A137). Mistley is approximately 1km east where the river channel passes close to the Essex bank.

### DEVELOPMENT HISTORY

*Mistley*, originally Mistley Thorn, is the earlier settlement of the two, as the Church of St Michael and All Angels in Manningtree (demolished c.1966) was the successor to a building founded as a chapel of ease of Mistley church. Little survives from the earliest periods in Mistley: even the original parish church gave way to a replacement around 1735 designed by Adam. The body of this church was itself demolished leaving what are now known as Mistley Towers, and replaced around 1868-70 with the present church in Gothic style.

Mistley owes much of its present appearance firstly to the Rigby family, owners of the Mistley Estate. Richard Rigby made a fortune from the South Sea Company, settled at Mistley and built a mansion, a new wharf and kilns. He was succeeded by his son, also Richard, who with the patronage of the Prince of Wales and the Duke of Bedford rose to become Paymaster of the Forces in 1768. By the time he died in 1788, he had recast the Hall and the church, erected the almshouses provided for in his father's will, and built commercial and residential properties in the village.

The second influence on Mistley derives from the huge maltings erected between 1896 and 1904 mostly for Free, Rodwell and Co Ltd. Seven separate maltings were built all of which survive except for No 7 to the rear of School Lane. This was reputed to be the largest in Britain but was destroyed by fire in 1995 and subsequently demolished.

A significant part of the southern and western development of Manningtree is actually within Mistley Parish. The Area Appraisal has considered these sections as within the three character sub-areas identified as "Manningtree" where the road pattern and building styles are continuous across the parish boundary.

*Manningtree* appears to have been deliberately planned as a new port in the first half of the 13<sup>th</sup> century: there is a reference to a market in 1238 and the town itself is first recorded ten years later. The quality of late medieval houses suggests a relative boom during this period. Chapman and André show the town as a tightly-knit grid of streets in their Essex map of 1777. Manningtree became a major centre for the malting industry in the early 19<sup>th</sup> century, though this industry was overtaken by the larger operations introduced at Mistley. Leather and iron goods were also produced in substantial works on the west side of the town. The earliest significant expansion of the town involved these works, and also the housing required for workers, much of which was provided on new streets south of the old part of the town.

The area between the two settlements was the location for Mistley Hall, demolished in 1844 when the Estate was sold in lots. The former parkland is still relatively open, crossed by tracks and footpaths and the location for sporting and social uses such as the cricket club (the MCC) and the bowls club.

### CONSERVATION AREA BOUNDARIES

The Conservation Area includes those areas of Manningtree and Mistley associated with the earliest origins of the towns, and their subsequent development during the 19<sup>th</sup> century. Beginning on the west side of Manningtree, the boundary climbs southwards with Colchester Road, running along Mill Lane to include the Waterworks and crossing Trinity Road to pick up the east side of New Road at Barn Field.

The Conservation Area then extends southwards to include the former estate as defined by Horsleycross Road and Clacton Road, before the boundary runs northwards around the outside of School Wood to Mistley. Maltings 3, 4 and the site of No.7 on School Lane are included, as well as Beckford Avenue and properties on California

Road and Harwich Road as far south as Brunswick House Cut. The Area boundary returns to the Stour northwards from Anchor Lane.

## **REPLACEMENT LOCAL PLAN POLICY CONTEXT**

Local Plan policies seek to protect and enhance the riverside setting of both settlements. All of the northern half of the Area is covered by policies protecting the Stour estuary. Between Manningtree and Mistley, a Local Green Gap has been identified to prevent the coalescence of the two settlements. This area is also covered by the Coastal Protection Belt and much of the Conservation Area falls within the proposed extension to the Suffolk Coast and Heath AONB. The Walls and the wooded parkland and open space to the south are recognised as a Protected Open Space. The River Stour itself has a number of important international and national nature conservation designations.

The Area also contains a number of commercial areas, including Manningtree town centre with its defined main shopping area and protected shopping frontages. It covers the Quayside Maltings, which are currently subject to a mixed-use conversion scheme. Adjoining areas of the Quayside are shown for housing and mixed uses as part of the Master Plan. The Local Plan also identifies the older parts of Mistley as an Urban Regeneration Area. The Article 4 Direction is also shown on the Local Plan Proposals Map Inset and is referred to in the Local Plan Text.

Manningtree is also defined as an Historic Town and within a defined boundary there is a presumption in favour of ensuring archaeological investigations are carried out prior to the commencement of any development.

## **AREA APPRAISAL**

***MANNINGTREE has been divided into character areas, which will be described in general terms before notes on features of particular interest.***

### ***1. The medieval town and enclosure***

*This is the original, planned town and takes in High Street, the northern part of South Street on either side of the crossroads, and Quay Street. This part of the Area is characterised by narrow streets consistently lined with mostly two storey buildings. Many date from the medieval period, some having been refronted in the 18<sup>th</sup> century. Others were built in this period, including the development of the island site within the widened market area of the High Street, and some date from the 19<sup>th</sup> century, including some of the cluster of fine houses at the east end of High Street. Materials are generally red brick, contrasting with painted render: roofs are mostly of clay tiles, with some blue slate. Important details include the wealth of sash windows, some excellent old shopfronts, the parapet details of refronted and later properties, and the varied skyline of roof ridges and chimneys.*

#### High Street: the market cross area

This part of High Street is fronted by a fine array of vernacular properties, some refronted in the 18<sup>th</sup> century as was very common. The general effect is extremely harmonious. On the south side, nos 42a,b, c and d are a modern infill on the site of St Michael and All Angels. They have a two storey brick gable projecting in centre of otherwise rendered facades, and unfortunately do not rise from the back edge of the footpath like everything else in the High Street. Additional interest is derived from the island block, created by a prominent gable to the east and a fine 18<sup>th</sup> century house: the resulting alleyway to the north provides yet another spatial experience.

The eastern section of High Street is narrow and is enlivened by the door-case of no 52, the pink façade of no 57, the Victorian carriage entry to The Crown Inn on the north side and the tiny cobbled forecourt strip of the fine house opposite. The Crown and its neighbour (no 49) to the west are very important in townscape terms, as they are at an angle where the narrow part of the east end of the High Street turns into the wider market area and are thus visible down the length of the market area.

The High Street as it turns away towards The Walls contains a delightful combination of period houses. On the north west corner is a substantial three storey terrace of brick with door cases and small pane sash windows, which turns the corner effortlessly rising on the back edge of the footpath. Opposite is Brantham House, a very fine brick house with a robust Tuscan portico behind lovely original railings. It contrasts well with the half-timbered house to the east and no 52, a vernacular house with blue grey render and an excellent door case to the right. The half-timbered house is part of an attractive corner group with English House and others in a row set back from the road, all in brick with a clay tiled roof. Russell House facing down the High Street is much smaller in scale, of two storeys with sash windows in red brick elevations under a clay tiled roof.

### High Street, western end

Between North Street and South Street the prevailing height is again of two storeys, with facades of red brick, or painted brick or render in creams and whites. Georgian buildings predominate. Notable features include the semi-circular corner of the shop on the North Street junction though with a poorly-considered fascia, and the 20<sup>th</sup> century Barclays Bank on the south-side with its bracketed modillion eaves. Manningtree Library has an excellent blind classical façade and Ionic portico concealing a pitched slate roof. Opposite, close to the corner with South Street are four shops in two buildings both of three storeys and five bays with sash windows. The block nearer the corner is unfortunately rendered grey, but the other still retains its Flemish brickwork facings: its fine shop front has attractive timber details and cast iron gothic arcading.

### South Street

The junction between High Street and South Street contrasts sharply defined corners on the south side with set backs with unit paving and planting to the northern corners. The short northern stub of South Street going down towards river is fronted generally by modern two storey development generally: there is no view of river given the prominent location of Jewson's yard. Facades are of red brick with some painted render and weatherboarding. Roofs are generally of slate with some pantiles.

The main part of South Street runs uphill from the crossroads with High Street. The first section is relatively narrow, though without the undulating sides of High Street. Development is generally of two storeys, with facades of brick, painted brick or stucco. There is a good Victorian shopfront at no 8, interesting window heads and key patterned door surround of nos 14 and 16 on the west-side, and an attractive door-case to number 9, with a row of sash windows in segmental brick arched openings. The old house on the south east corner of Stour Street is half-timbered with rendered elevations painted pink: next door on the south-side, no 19 has another good shop front. Buildings here generally have their roof pitch parallel to the street, so a pleasant contrast is set up by no 38, a late Victorian structure of red brick with yellow brick details and a very big gable to the road with decorative barge boards. This is above nos 28 and 30 which are dull post war blocks.

### Quay Street and The Walls

The most interesting feature of the river frontage of Quay Street is the residential conversion of a two storey maritime block in yellow brick with rusticated piers and big semi-circular heads to the first floor openings. Elsewhere there is a range of buildings with relatively narrow frontages, including the fire station, and intriguing glimpses of older properties on the High Street to the south. Towards the eastern end are one or two rather bland 1970's blocks with first floors built out over parking bays, or garages and balconies. The river frontage here is formed by car parking against a substantial brick wall screening a small beach. On the corner of High Street and Quay Street is no 69, a little cottage of one-and-a-half storeys, with pink elevations under a gambrel roof. Next door is a much-altered cottage in brick with metal-framed windows. Opposite is an attractive group of three vernacular houses, the nearer one to the corner being a single house with an elegant central door case, sash windows and flat roofed dormers. Stretching away along The Walls is the simple and impressive reconditioned frontage of the Dalgety maltings site.

### Stour Street

The western section has a Royal Mail delivery office yard on the north side with a front wall, and then two pairs of council houses known as Alston Villas. They are set back behind frontage parking and make little contribution to townscape.

Stour Street to the east of South Street is more intimate and homely with an interesting range of brick outbuildings on the north side and a varied array of brick buildings with timber cladding on the south side: there are quite a few small business here. St. Michaels Court on the south-side of Stour Street is a dull post war development, while the large open forecourt on north-side to no's. 42a to d on the High Street has two pairs of double garages with pyramid roofs. The listed building immediately to the west is a fascinating survival of the developed burgage plot of nos 38 and 40 High Street. 6 Stour Street is a pretty two storey house, with sash windows and Greek details around its door-case. The sharp corner at the eastern end is dominated by a substantial cart shed with old fashioned doors.

## **2. The outer town: south and west**

*This, the southern extension of the original town, contains two sinuous streets with some fine vernacular buildings and groups of splendid 18<sup>th</sup> century properties. Where house frontages are not continuous, intervening walls and mature planting are extremely important. The Area extends further southwards and westwards to include streets with pleasant groupings of older buildings.*

### South Street

Just beyond the Red Lion on the west-side, a dogleg in South Street generates an attractive triangular green with three good street trees, fronted by some larger houses. Of particular note is Prospect House, in yellow brick with a stuccoed portico, small pane sash windows and a heavily-projecting eaves detail with plain supporting brackets. A substantial building behind looks like a Masonic Hall (built as a congregational chapel), once again in yellow brick with quadrant corners and a hipped roof in slate. Cumberland House is also in yellow brick, with hints of an interesting building history in the random placing of some sash windows. Milton Cottage next door is a former half timbered building with ground floor sash windows with margin lights probably dating from the 1830's. On the south side, next door to Creffield House is another quite distinguished house behind a rendered wall: it has an interesting outbuilding with large barn doors and a large vehicle crossover in glazed brick. Also associated with this triangular area is Hill House and Mowberry Cottage, once again on the south side of this triangular area and in Georgian yellow brick. Beyond the dogleg, no 39 on the east-side has a splendid Victorian shop front, with some very attractive details elsewhere including an unusual quadrant window and oversailing corner at first floor.

South Street continues to climb past groups of two storey houses of red brick and painted render. The attention is held by the Methodist Church with its Greek Doric porticoes in stone in a yellow brick setting and a pretty cupola. Grove House makes a delightful corner at the next bend in the road, behind which is an interesting modern development of two and three storeys, with hipped slate roofs over walls of warm grey brick and plain render with Post-Modern classical details.

### Brook Street and Trinity Road

The listed buildings on the corner of Brook Street and Stour Street both have quadrant brick corners turning to squares at eaves level. The Swan Inn is prominent in views to the south, with its substantial extension and an array of half-timbered gables. Near the foot of Mill Lane there is an interesting garage with a carved lintel dated 1993, leading to a modern brick wall with Jacobean detailing which forms the back garden wall of Prospect House. Brook Street then climbs steeply past some with attractive cottages, particularly no's 45 – 51 all under one clay tiled roof with some good chimney stacks and green rendered walls. On the west side, Railway Street is an unassuming short road mostly of two storey houses, three pairs gable end to the road probably dating from the early 20<sup>th</sup> century. The rest are later and of little interest.

At the junction with South Street is a rather important group of three cottages with a gambrel-roofed gable on the corner and a conventional gable on the other side. South of this are three further cottages of one-and-half storeys, built right onto the road edge, their dormers having catslide roofs.

On the other side of the road opposite the South Street junction is Alexandra House, of two storeys in red brick with a coat of arms over the front door. This is followed by undistinguished 20<sup>th</sup> century buildings up to the railway bridge. Across the bridge on the east side stands Trinity Farm Court, a modern two storeyed development of red brick with a weatherboarded central section spanning a rear access. Opposite is the modern Hill House, with fussy Victorian styling, next to Trinity Farm Cottage, which is an attractive vernacular property of two storeys in a red-brown brick with a well-designed side extension in russet pargetting dated 1981. The edge of the Area is reached with the plain Evangelical Church built as a school in 1904 (although original building date from 1814).

Adjacent to this it has a pleasant road frontage, set up above the road level, and retained by cast iron railings and gates with brick piers. Opposite is Elm Terrace a group of four red brick houses dated 1897 with clay tiled roofs. Two of these houses still have their original windows. Finally there are two individual houses, Elm House and White Lodge, with symmetrical plans of front doors between projecting bay windows. White Lodge has an impressive range of glasshouse and outbuildings. Behind is an undistinguished post-war development of five houses and one bungalow.

### Mill Hill and Mill Lane

Facing the railway are three sets of Victorian houses and a post war 1950's house. Mill Hill drops down to below the level of the railway line and gives access to the tall Victorian pumping station in yellow brick with semi-circular headed windows. On the road frontage is a splendid office building dated 1908, with two gables and much decorative brick and terracotta work. Opposite the pumping station is a bridge under the railway line into Mill Lane, with immediately on the right a rather unkempt curtilage behind chain-link fencing associated with a Cadet force building and Air Training Corps. Houses opposite are all modern and without particular merit. North of the Air Training Corps is an interesting group of modern buildings in a range of materials with variously vernacular, Georgian and Victorian styling, quite successful in effect and held together visually by picket

fencing. Beyond these a pair of much altered cottages.

#### High Street, western end

At the western end of the High Street within the Area is the Skinners Arms with an important poplar on the street frontage by the pathways leading to the superstore and the public car park. The pub has quite a large rear garden, bounded by a close-boarded fence boundary with a pair of poor garages. The north western edge of the Area is formed by the bund fronting the River Stour. There is a rather unkempt area at the top of a bund, but no further access along the river frontage because of a new development of flats with balconies.

Opposite the Skinners Arms is a modern two storey development, with facades in brick, render and black weatherboarding with slate-roofs. This style of development is also apparent on the south side of High Street to the east of Colchester Road. The best feature is the projecting bay half-covered with black weatherboarding, the least effective being the rather busy dormers. The whole development could really have been taller to create a greater sense of enclosure and urbanity.

#### Colchester Road

Rising from between the generally well-mannered modern developments around the Skinners Arms, this road leads uphill between an attractive Arts-and-Crafts house (c. 1906) on the south east and a pleasant two storey yellow brick Georgian house opposite. The latter has a significant low brick frontage wall and original cast iron gate piers with good mature tree cover in the front garden.

### **3. The outer town: east**

*This section of Manningtree includes well-defined streets of simple terraces erected to house artisans working in the town in the early 19<sup>th</sup> century, more salubrious streets of detached houses, and modern developments in mature surroundings on New Road backing onto parkland associated with the former Hall.*

#### Oxford Road and surroundings

South eastwards from eastern end of Stour Street is a pleasant modern housing estate of detached houses, with some pairs and some slightly longer terraces. Rear garden walls are nicely handled in red brick with piers. Low walls are more successful close to houses, and less successful in indeterminate areas surrounding car parking.

This leads south through a crazy wall of brick, clinker and moulded stone fragments into a little grid of streets of two storey, mostly brick artisan's cottages dating from the early to mid 19<sup>th</sup> century. They originally had sash windows and attractive doorcases. Regent Street contains some good terraces and individual houses, and there is an interesting terrace of houses on the east side of the upper part of Oxford Road: some door-cases and sash windows still survive. Higher up on Oxford Road and in Norman Road the houses are larger and more individual, with good doorcases and pilaster details and restrained modelling in their brick facades. Above the Manifest Theatre with its bland tarmac car park, there is another group of valuable houses. At the top end of Oxford Road over the railway line a group of three Victorian terraces is prominent, with an attractive red brick two storey house with a good original cast iron front gate.

#### New Road and The Park

No 26 is tall, in yellow grey brick with an Ionic porch and pilasters and tall small-paned windows: its road frontage retains its original iron work and gate in a very densely planted frontage, while its side elevations display more original ironwork with iron caps to piers. The north elevation also contains a prominent brick wall, archways and former greenhouses. Past a two storey house of yellow brick called the Essex Arms is a series of Victorian villas mostly with a great deal of alteration. At the far end on the north side is a substantial brick wall associated with Mistley Lodge Mews. A pretty terrace on the other side is finished mostly in coloured render with altered window details. The return leg of The Park to the south has a public footpath going out into open countryside. The back gardens of the above cottages face a range of terraced houses. The first group is rendered and painted in creams, but the next groups are mostly in red brick, with doorcases virtually the only surviving original details.

New Road has the character of a spacious well-established street, where mature planting is if anything more significant than the varied buildings lining it. Notable features are another listed Regency villa on the south east side, a pleasant range of terraced houses with much surviving detail on the same side north of the railway line, and the gothic detailing of the house on the corner of Norman Road.

***MISTLEY has also been divided into character areas, which will be described in general terms before notes on features of particular interest.***

#### **4. The planned town**

*This is the village as developed in the late 18<sup>th</sup> century, and includes Mistley Towers and the High Street as far as the maltings. Its main feature is the formal layout of terraces and squares, bounded by charming period buildings with many intact features.*

##### High Street

At the western end, Mistley Towers sits within attractive old railings on stone copings on a brick flint wall. It has a backdrop of trees which is an important factor in the street scene. To the north there are important glimpses of the Stour itself, compromised by the nondescript industrial development to the rear.

Moving eastwards along High Street, the first house on south side is Mistley House, extremely prominent in street scene with its side elevation facing the Towers. Its two-and-a-half storey elevations are of grey render, with some slightly half-hearted gothic details combined with other elements. Prominent at roof level are the Tudor style brick stacks and substantial dormers. Next to this on the south side is a pretty row of two-and-a-half storey Georgian houses, possibly timber-framed, with rendered elevations generally displaying small-paned sash windows. The continuous clay-tiled roof is broken by flat-topped dormers, with some chimneys surviving. There is also one old shop front. The best maintained are Dolphin House and The Moorings at the western end. At the eastern end is Acacia House, of three storeys, with a Greek Doric portico with key patterning set in a yellow render facade under a hipped slateroof. On the north side of High Street is another attractive row of cottages, in brick, painted brick and render. They are of two-and-a-half storeys, with an old claytile roof, prominent chimney stacks and various door-cases. The terrace is set down below the road surface beyond frontage boundaries formed by low cast-iron railings, white picket fencing and one section of brick wall.

This section of the High Street leads to Swan Basin. The centre-piece is the unusual round pond with its swan. To the north is a low two storey classical building, reputedly a malting office or assembly room. Behind is an interesting mix of old buildings facing the estuary, with elevations in red brick, grey brick and weatherboarding. The quay leads to the industrial buildings at the back of Mistley Towers, which are virtually invisible from this location. To the west is the return of the end house of the previous terrace. On the south side is the Thorn Hotel and Mistley Post Office, of three bays defined by pilasters, with elevations of two-and-a-half storeys with modern flat-roofed dormer windows hidden behind a parapet. To the south-east is The Abbey, in early Victoria gothic with diapered brickwork behind a rather dull modern front wall. A ramp to the north east opens up an important view down the Stour Estuary to the Suffolk shore. The main visual problem is the western end of the Edme Maltings with its huge entrances set in patched tarmac.

##### The Green

Running south from the square is The Green, with White Horse House forming a prominent return elevation from Acacia House. It is rendered and of three storeys, though its modern door-case does not have scholarly proportions. Facing it is the return to The Thorn Hotel on the east side, rendered and of two-and-a-half storeys, with modern door-cases to the hotel and to two modern houses at the rear with sash windows. These give way to a private road with shingle surfaces leading to a square green with white timber posts. This is fronted on the east side by a varied group of traditional and more polite buildings: no 14 and Kowloon are vernacular with a central stack, while Old Custom House is green rendered with pilasters and a rather strange door-case under a hipped slate roof.

On the north side are nos 1 to 12, a charming two storey terrace in red brick, with small-paned sash windows with timber lintels, a clay-tiled roof, paired chimney stacks, yellow brick pilasters, and dentil and band courses. Nos. 1 to 5 are now rendered and No. 4 has lost the yellow brick detailing as well. The green itself is a simple open space crossed diagonally by a path with some young ornamental trees. There are views westwards over the top of the Clinic and Church Hall and from the south west corner across rough paddocks to the Church. On the south side is East Lodge, of two-and-a-half storeys, with pink brickwork to the north elevations contrasting with a fine five bay frontage to the west of grey brick. The grounds contain many important mature trees, while the frontage to The Green is an attractive old buttressed brick wall with inserted terracotta panels.

The lane turns the corner in front of East Lodge and leads past The Anchorage, a plain brick house dated 1898, to the back of the Edme Malt works, a contrast to the Green with black clad buildings and metal silos. A footpath past a landscaped area leads via a set of steps to a tunnel underneath the main railway line. Beyond is a pleasant view south over open fields with a definite parkland atmosphere and detached mature trees to the west.

#### **5. The maltings**

*This central section of the Area in Mistley is dominated by the huge maltings generally constructed around the*

*turn of the 20<sup>th</sup> century.*

The proximity of the maltings to Swan Basin to some extent includes it in what is very much an industrial area. The ramp to the estuary leads north eastwards to the quayside, with to the east the huge bulk of maltings buildings, the older parts many storeyed in yellow brick with slate roofs. The quay side carries much heavy traffic, with further sections used for the storage and distribution for building materials. Another former maltings at the extreme eastern end has some modern silo buildings attached but is probably no longer in use. The Quayside Maltings (No.1) are currently undergoing extensive conversion and renovation works.

The High Street in front of these maltings is also almost entirely industrial. The buildings themselves are all of the 19<sup>th</sup> Century, including a pair of two storey houses with sash windows: that to the east is the finer with small pane sash windows and a simple door-case. East again is the main offices of the Edme Food Ingredients yard, of two storeys in Suffolk white brick with full height projecting bay windows and details in terracotta. The Edme Works yard itself has a tall Victorian maltings on frontage and a prominent octagonal chimney, surrounded by buildings and paraphernalia from all later periods. Across the road, a considerable brick wall hides the unused maltings down by the quay, beyond which is the road elevation to the current residential conversion with robust balcony detailing.

The High Street continues to slope upwards to a bridge over the railway. The railway station is a pretty red and yellow brick building reminiscent of the former railway station at Walton (now listed Grade II). The prominent conifer in front of it is actually within the Edme Works precinct. Opposite the Maltings refurbishment there is a car park with a road frontage of substantial timber bollards and trees in a gravel strip which requires better maintenance along with the grass area between the car park and the station itself. Just before the railway bridge there is a good view over the Stour Estuary, slightly compromised by the rough fencing and gates.

Over the railway bridge, and on the corner of School Lane stands a pleasant, two storey mid-Victorian villa in yellow brick. It has an important front wall and a number of prominent trees within its curtilage. There are three detached houses in its grounds separated off by yellow brick walls and close-boarded fencing: they have mid-Victorian period details and form quite an attractive group. The brick walls fronting the drive and its little turning area present a rather confusing scene on the High Street with one or two areas not very well kept up.

School Lane runs downhill from its junction with High Street, with mature trees on either side which continue to either side of the Simpsons Maltings entrance. On the inside corner is the Old School, which is mid-Victorian, of grey brick with a slate roof, and set behind a very attractive frontage with mature trees and hedges. Beyond is the School Lane Maltings owned by Mersea Homes, and a prominent feature both of School Lane and the housing developments to the east. The remaining buildings in School Lane are single storey bungalows outside the Area.

#### ***6. The Area east of the maltings***

*This is a small area of mainly residential property of various styles and character. Those on the main road are more individual, while the dwellings on California Road and Beckford Road combine to create a pleasant environment.*

Continuing on the High Street is Rose Villa, an extended cottage with one or two quite attractive details but unfortunate PVC windows, and then James Terrace, six properties with quadrant corners and simple door-cases, though with windows entirely altered apart from no 12 which retains its small-paned sashes. Front boundaries are walls in dull modern brick with some re-constituted stone copings. The facades are painted different colours, and the continuous slate-roof with paired chimneys is supported on an attractive eaves detail of paired timber modillions. This group has an interesting return with a former shop front and outbuildings to Beckford Road. On the other corner of Beckford Road, an interesting little pair of Victorian houses, retaining door-cases and slate roofs but not their original windows stand next to Old Mill House with Old Mill Cottage, a charming one-and-a-half storey vernacular property with a central stack and a weatherboarded gable. The interesting door-case seems to be a local interpretation of Ionic capitals. An Article 4 Direction is now in force in this area.

Two storey villas with bay windows and a three bay villa called Cliffe House in grey painted brick with central door-case, lead to a bungalow near the Harwich road corner with a sectional garage, bland forecourt, California block frontage walling and a leylandii screen. Opposite is The Anchor Inn, entirely weatherboarded and of two storeys with a slate-roof. It has lost its chimneys which is very noticeable in this prominent position. Its forecourt is surfaced in black printed concrete with white bollards. A new house, also weatherboarded and with a white picket fence, has been wedged in between the pub and the fish and chip shop outside the Area. The side entrance

and rear yard are entirely in black printed concrete which becomes excessive in the circumstances. In contrast, the entrance to Anchor Lane is rather scruffy.

Across the road from the inn is Lansdowne Place, a group of four houses originally in two-tone brick; two of the properties are now rendered but they retain their front gardens though behind panelled timber fencing. Next door are two much altered cottages with forecourts entirely turned over to parking, followed by groups of two storey properties, with hipped slate roofs and front gardens behind brick or masonry walling.

Beyond a small lane to one of the back roads is a more distinctive group, the centre-piece of which is Alma House a three storey brick house with prominent chimneys, a rapidly decaying timber portico, small-pane sash windows and rather decrepit grounds with a poorly maintained front wall of brick piers and concrete blocks. To the north is a group of houses of red brick with yellow brick pilasters, while to the south is Holly Place, dated 1878 and a substantial Victorian villa with ponderous details to the door-case and bay windows, and tall chimney stacks. It retains its original front boundary wall with two sets of pedestrian gates. Beyond and leading to the edge of the Area is a rather undistinguished group of properties, first a pair of altered red brick cottages, then a post-war house and next Haven Terrace, nos 70 – 76, all rendered in various shades of mushroom and off-white. The final property is no 78, Wayside, a narrow plan, two storey house of red brick with modern windows and profiled concrete tiles. The other side of Harwich Road is all inter-war housing and a car-sales showroom and is not Conservation Area material.

Brunswick House Cut leads past a large, poorly-maintained area of in-situ concrete to the rear of the last four or five properties, to the southern end of California Road. Moving northwards, buildings on the east side are in the Area. First is Michaelstowe Terrace, four houses in yellow brick with pilasters. The next group to the north is of two storeys, with a gabled roof of slate: one forecourt has been entirely given over to parking. This is followed on the east side by the back boundaries of properties on Harwich Road, starting with an old but rather decrepit brick wall and then turning to modern temporary fencing but with a good tree screen. Opposite are European Cottages, four mostly-rendered houses dating from 1914 with the flags of the Allies. A short unsurfaced lane leads to Yorke Terrace of 1904, six pleasant houses in yellow brick with red brick quoins and a band-course below the first floor sills. Two of these are now painted and one is rendered. They have a grassed area with informal parking to front.

The northern section of California Road is pleasant, with development all of two storeys, and mostly late Victorian or Edwardian. The finest group is nos. 42 to 48 which are in generally unaltered condition apart from the front boundaries. The gables of these buildings are important in three quarter views up and down the street. Down a side drive is the Methodist Church of 1862, and a modern pair of houses in red brick with double-glazed timber sash windows. In the internal corner between California Road and Beckford Road is another pair of modern houses in warm red brick with rather thin yellow brick pilasters, heavy window details, all inside a well-contrived boundary wall with a half-round coping. The most attractive parts of this section of street are Wiltshire Terrace - overlooking the dog-leg in California Road - and Denham House, of two storeys, with small-paned sash windows in tuck-pointed red brick elevations under a hipped slate roof.

The stub end of Beckford Road is surrounded by Victorian houses or later variants. There is a modern pair like those in California Road facing a pleasant group of four older houses, of warm red brick with yellow brick pilasters, window surrounds and band-courses. At the end of the street is Marine House, given additional prominence with semi-octagonal bays with weatherboarded fronts. This leads to a group of originally four cottages presumably associated with the neighbouring maltings with pilasters between each set of windows and a very decorative eaves detail. Another important feature of this enclave is the use of glazed tiles for street gutter details and as entrance demarcations for vehicular access.

***THE REST OF THE AREA, area 7, includes the former grounds and designed landscape associated with the former Mistley Hall. To the north is the frontage to the Stour estuary, The Walls and the north eastern end of New Road, while the central section contains the Hall's former coachhouse and a sequence of attractive walks. The southern boundary is formed by Clacton Road and includes what is now Mistley Hall in relatively open countryside.***

The Walls is chiefly notable for its fine views over the Stour: to the south is Mistley Place set in generally dense and mature planting. At the north eastern end of the estuary drive, Portishead House, of two-and-a-half storeys with a well-designed modern open pediment doorcase, is a significant feature as the road curves around from the estuary to enter Mistley past the Towers. The southern side of this road continues to be densely planted with mature trees, and there are some attractive individual specimen trees on the triangular grass in front of Portishead

House. At the foot of New Road, a small triangle with a war memorial and village sign is well laid out, with a circular seat around horse-chestnut tree. The bollards and granite sett paving are attractive features, but all other street furniture and surfaces in the area are rather nondescript. Mistley Clinic has important trees on its frontage, though the Parish Church Hall is in a generally poor state of repair and its grounds are lacking maintenance.

The northern end of New Road is dominated by the church of St Mary and St Michael, a substantial Victorian building with a spire. Its churchyard has an attractive holly hedge, gate piers, a lych gate and prominent conifers. This ensemble forms an interesting group with the MCC (Mistley Cricket Club) and the Mistley and Manningtree Bowls Club, all with manicured lawns and hedges on the same side of the road, and a backdrop to the south of mature trees beyond which is the railway line. Across the road from the church is Dormey House, a single storey lodge building of yellow brick, with attractive original chimney details and its original frontage wall with possibly the original gate: the railings are however missing. Dormey House also has a number of mature conifers on the inside bend of the road which make them more prominent in this particular street scene.

#### Green Lane

The lane from Manningtree eastwards into the park enters past a surviving Adam gatelodge dating from 1782. The lane has fine views over open countryside to the south, though more limited views to the north given the mature hedge and specimen trees. The pivot point on all these paths in the middle of the park area is the two-storey former stable block to the Hall with a slightly decrepit cupola above a pantiled roof. Its elevations are of red brick with rubbed brick voussoirs to the window heads. An attractive old and listed wall to the east continues around its curtilage and turns north with the drive back to the church.

To the south, a listed former dairy and offices have been converted into a pleasant dwelling.

#### Mistley Hall, Acorn Village Community.

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

### **APPRAISAL PLAN**

The above analysis has been used to generate Map 1 detailing the constituent areas, and Maps 2 and 3, indicating the essential structure of the three sub-areas making up both Manningtree and Mistley.

English Heritage guidance for conservation area character appraisals recommends that factors that are considered negative or neutral to the character and appearance of the area be identified. In this particular case, the Area is very large with character and appearance constantly altering, even given the identification of character areas. The problems with this large designation are discussed below, and a major revision of boundaries is put forward for discussion. In this context, it has been decided not to try to identify negative and neutral factors.

### **SUGGESTED ENHANCEMENTS: BUILDINGS**

Restoration of original features where they have been lost in prominent and important locations, for example the coffee house frontage in Manningtree High Street, (photograph no 2) and fenestration of James Terrace, upper Mistley High Street (photograph no 21).

#### 33 South Street, Manningtree

This is a Building at Risk requiring extensive repairs.

### **SUGGESTED ENHANCEMENTS: CURTILAGES**

More detailed consideration to vehicle parking and garden boundaries, Stour Street.

Rationalisation to produce consistency in front boundary treatments for the planned terraces at the western end of Mistley High Street.

### **SUGGESTED ENVIRONMENTAL IMPROVEMENTS**

Rationalisation of paving finishes and street furniture. For example, the two paved areas on either side of the High Street/South Street junction in Manningtree are handled differently.

Consideration for unit paving in carriageway surfaces in particular locations, such as High Street and South Street in Manningtree and the whole of Swan Basin in Mistley.

The area between Mistley Towers and the High Street is indeterminate. It is essential that the Towers can be 'read' from the High Street. The intervening area on the north side of the road is unkempt, while the setting of the Towers is compromised by the plainness of the industrial buildings on the quay. A scheme is required to separate the Towers visually from its backdrop yet reintegrate it with the rest of the Rigby development.

## **BOUNDARY REVIEW**

The initial comments under this heading relate to possible minor amendments to the current Area boundary. This is followed by consideration of the principles involved, and the potential for major review.

### ***Current Area***

A minor adjustment is required on the south side of Manningtree's High Street at the western extremity of the Area as redevelopment has not quite coincided with the designated boundary. The frontage developments to the west are quite important in views from the medieval core of the town, but they are of insufficient interest to merit inclusion.

The southern end of California Road in Mistley contains a pleasant group of red brick houses not in the Area. They include Rutherglen Villa facing south, with M.A.B Villas and Ivy Villas to the north, of 1908, pairs of semi-detached houses not too badly affected by alterations. Between them and the designated Area, however, is a group of paired houses, all now rendered with window alterations and a varied effect on the character of the street. On balance it would be difficult to justify the inclusion in the Area.

### ***Potential major review***

Large Conservation Areas are seen to be a problem because it is more difficult to isolate their character and appearance, and designation tends to lead to the inclusion of many locations which do not have special architectural or historic interest. This is usually because they are otherwise entirely enclosed within the Area or because the boundary would otherwise be very angular and less comprehensible on the ground.

The medieval core of Manningtree and the planned settlement of Mistley are both of more than usual interest for their historic layout and their architectural character. It is considered on balance that their inclusion in the same wide-ranging Area tends to diminish their relative importance. It is therefore recommended that:

- A separate Area for Manningtree be designated, to include the medieval planned town (High Street, Quay Street, the north end of South Street and Stour Street), its southern extension along South Street and Brook Street, and housing developments associated with Oxford Road as far as the railway bridge.
- a separate Area in Manningtree be designated for the characterful housing developments to the south and east, including Norman Road, The Park, and the limited section of New Road between.

These areas are shown on map 4. All other built parts of Manningtree are considered of insufficient quality for continued designation.

- A separate Area for Mistley be designated, comprising the earliest location of planned development (the Towers, the western end of the High Street and The Green).
- A separate Area be considered for the Maltings and the station.
- A separate Area might be considered comprising the housing developments to the south and east of the railway line. Development on the west side at the south end of California Road might be considered for inclusion.

These areas are shown on Map 5.

- The continued designation for the rest of the parkland forming the centre of the current Area be reconsidered. Its significant buildings (church, former coach house, dairy and offices) are listed, and Area designation based on the protection of buildings is of less relevance. The Council has many policies in place to protect environmental quality.

## **ADDITIONAL CONTROLS**

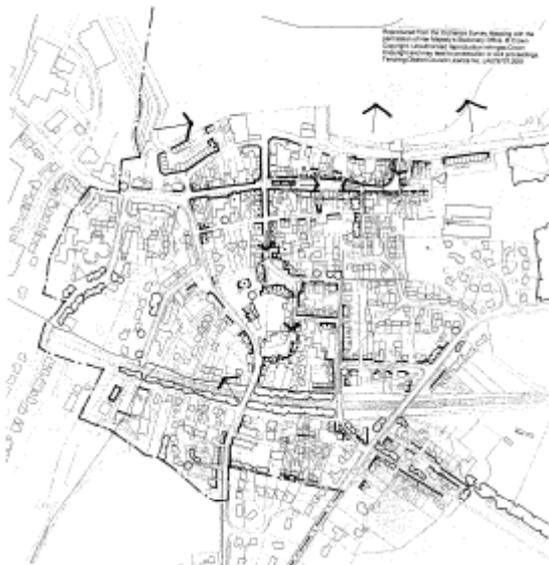
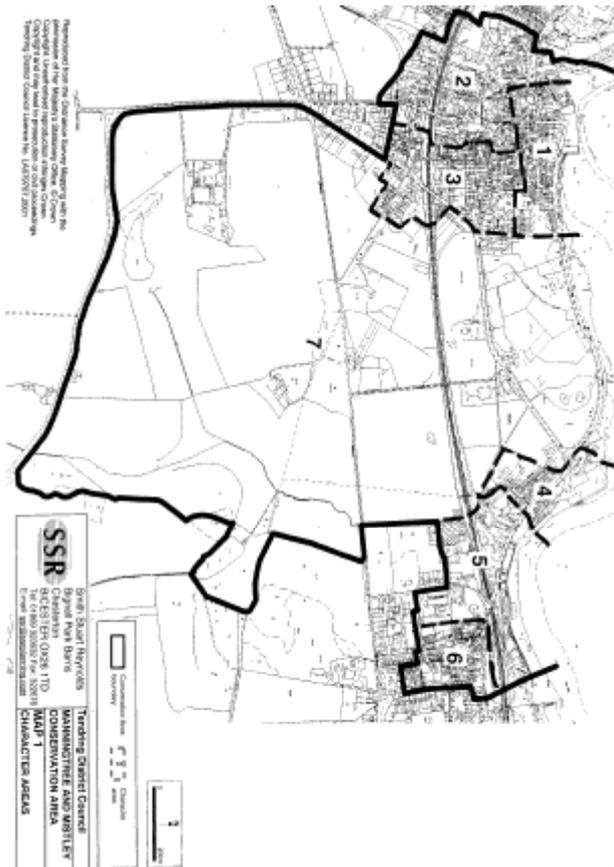
An Article 4(2) Direction has been introduced in Mistley covering parts of Harwich Road, Beckford Road, California Road and Rigby Road.

Manningtree Town Council has suggested there may be scope for further Article 4(2) Directions in the Conservation Area.

## **Further Information**

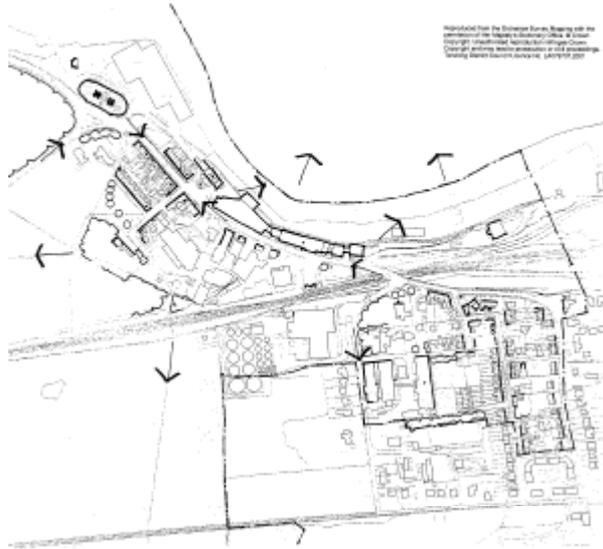
For further information about the Conservation Area Reviews please contact Tendring District Council's Heritage and Conservation Manager on 01255 686170.

# Manningtree and Mistley Maps



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**Tewkesbury District Council**  
**MAHNINGTREE AND MISTLEY**  
**CONSERVATION AREA**  
**MAP 2**  
**AREAS 1 TO 3: STRUCTURE**



Revised from the Conservation Area Mapping with the assistance of the Historic Environment Unit. A list of listed buildings and TPOs is available on the Conservation Area Mapping website. 10/12/2016

	Smith Stuart Reynolds Signal Park Barrs Chesham BACESTER OX26 1TD Tel: 01865 302832 Fax: 322811 E-mail: ssr@ssrplanning.co.uk	Tandridge District Council MANNINGTREE AND MISTLEY CONSERVATION AREA MAP 3 AREAS 4 TO 6: STRUCTURE
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Revised from the Conservation Area Mapping with the assistance of the Historic Environment Unit. A list of listed buildings and TPOs is available on the Conservation Area Mapping website. 10/12/2016

	Smith Stuart Reynolds Signal Park Barrs Chesham BACESTER OX26 1TD Tel: 01865 302832 Fax: 322811 E-mail: ssr@ssrplanning.co.uk	Tandridge District Council MANNINGTREE AND MISTLEY CONSERVATION AREA MAP 4 AREAS 1 TO 3: BOUNDARY REVIEW
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1. The entrance to Manningtree's High Street from the town. One of the most impressive sequences in the town. Victorian and "polite" houses all have a strong relationship with the street and with each other.



2. The former market area of High Street, the medieval building lines being fully built-up with frontage developments. There are a few false notes; one of the most prominent concerns the bay windows and dormers of the tea shops on the right.



3. Stour Street to the rear of High Street contains a number of properties. This particular example demonstrates the development of a whole medieval burgage plot. Some modern developments are less sympathetic, and the parking areas are handled in a variety of ways.



4. The short northern arm of South Street contains a significant proportion of new properties. These relate to the frontage building lines, although there is less interest in the facades themselves than one finds with more established property.



5. South Street climbs away from the medieval town. Development beyond Stour Street is more varied, including the delightful incident of the substantial Georgian building pictured here, as well as the uninspiring post-war example to the right.



6. The various dog-legs in South Street throw the surrounding buildings into greater prominence. Here a fine piece of townscape is created by the Methodist church and the delightful façade of Grove House.



7. Mill Lane is a pleasant residential street, including this modern redevelopment with its purposely varied facades. The level of detail is nicely-judged and the final effect is rewarding.



8. These facades at the western end of High Street contrast, too plain and with insufficient scale to relate to their setting. The slight set back from the pavement has produced small frontage areas which require varied solutions to be effective.



9. This attractive row of artisans' cottages is part of an interesting enclave south of the medieval town, and retains many of its original features.



10. More substantial houses stand around the southern end of Oxford Road. Many interesting details survive, such as the door case, eaves details and pilasters of the house shown above.



11. The Park is a small looped access road serving a number of distinctive properties off New Road. A footpath at the eastern corner gives access to the parkland.



12. Barnfield off New Road is one of a number of cul-de-sacs containing a range of buildings in varied states of preservation. The small cottage at the far end has been particularly heavily altered, and is in a prominent position where a footpath continues to Trinity Road.



13. These fine 18<sup>th</sup> Century frontages on Mistley's Street are part of the original planned development. Some are in good condition, but those that are not make a special distinctive contribution to the character of the Area.



14. The Swan Basin is centred on its unusual pool, which forms the focus for the planned part of Mistley. Its northern frontage is taken by this distinctive building exhibiting the same quiet dignity as its neighbours.



15. The Green is another distinctive space where vernacular buildings and later structures from the planned development of the town combine to produce an effective townscape. The informality of surfaces and materials is part of its charm.



16. Varied developments to the north of Fountain Street look out over the Stour estuary. The wide quayside is a thoroughly industrial location. The building in the distance is that which detracts from the setting of the Towers.



17. The maltings have a formidable effect on their surroundings, not least this section of High Street in the vicinity of the Station. The picket fence on the left is an attractive feature which might be extended further.



18. Maltings no's 3 and 4 enjoy a more sylvan setting in School Lane. Maltings no 7 immediately to the east has been destroyed through fire and subsequent demolition.



19. Mistletoe Station is a pretty building, the immediate surroundings of which have been attractively handled. Other landscaping ventures require further maintenance.



20. This house on the corner of School Lane, along with its frontage wall and mature trees, helps to re-establish a residential scale south of the railway bridge. A small house development in its grounds exhibits many attractive features.



21. James Terrace at the eastern end of High Street is a significant part of the development history of Mistley. Though it retains its slate roof and door cases, the terrace has lost all its original window details, a particular problem given its prominent setting.



22. The Anchor Inn and the new house next door are maintained under their weatherboarded facades. The replacement of the chimneys to the original building is regrettable, and the printed concrete forecourt has an insistent quality not shared by its relative openness to the street.



23. A group of distinctive houses with classical detailing frame views of the ruinous Malting No 7. The house on the left retains many of its original features; its restoration and sympathetic consideration to its grounds and setting would be an enhancement to the Area.



24. Late Victorian and modern housing contribute to the character of California Road. Visible in the patched tarmac of the carriage way are glazed bricks, a feature of historic areas in the District and here used to define the gutter.



25. The Walls provides splendid views of the Stour estuary, filtered through attractive groups of trees. Mistley Place occupies the area to the left, and presents a frontage of almost continuous planting to The Walls and to New Road.



26. The Church of St Mary and St Michael is the focal point of the northern end of New Road. Its attractive churchyard with its prominent conifers, makes a pleasant group with the well-maintained sports facilities in this location.



27. Situated close to the confluence of various paths and rights, this survival of the former Mistley Hall is itself something of a focal point. Its brick elevations contain many attractive features, and the boundary wall is a prominent part of the Area.



28. The current Mistley Hall and its associated commercial buildings are set in mature grounds and make an attractive feature in this viewpoint from the entrance to Green.