

Orsett Conservation Area



Character Appraisal

March 2007





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Introduction

Orsett Conservation Area was designated in 1973.

The designation of a conservation area should not be seen as an end in itself. It is important that conservation areas are regularly reviewed and the preparation of a character appraisal is a part of this process. An appraisal should be regarded as an opportunity to re-assess a conservation area and to evaluate its special interest and significance. It is the defining of special interest that is the main purpose of the appraisal. The appraisal should also provide a basis for making sustainable decisions about the future of the conservation area through the development of management considerations.

The core of the appraisal is the definition of the special interest of the Orsett Conservation Area and this is intended to provide a vivid, succinct picture of how it is today together with an evaluation of its key characteristics.

Reference is made to the relevant national and local planning policy framework. An outline is provided of the steps that have been taken to involve the local community and other interested parties in the preparation of the appraisal.

Boundary changes are described and an indication of management considerations provided.

It is emphasised that no appraisal can ever be fully comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.



Planning Policy Framework

A conservation area is an 'area of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance' (*Planning (Listed Buildings and Conservation Areas) Act 1990*). Designation places certain duties upon local planning authorities. They must review the 'special interest' of their areas from time to time and also consider whether new conservation areas should be designated

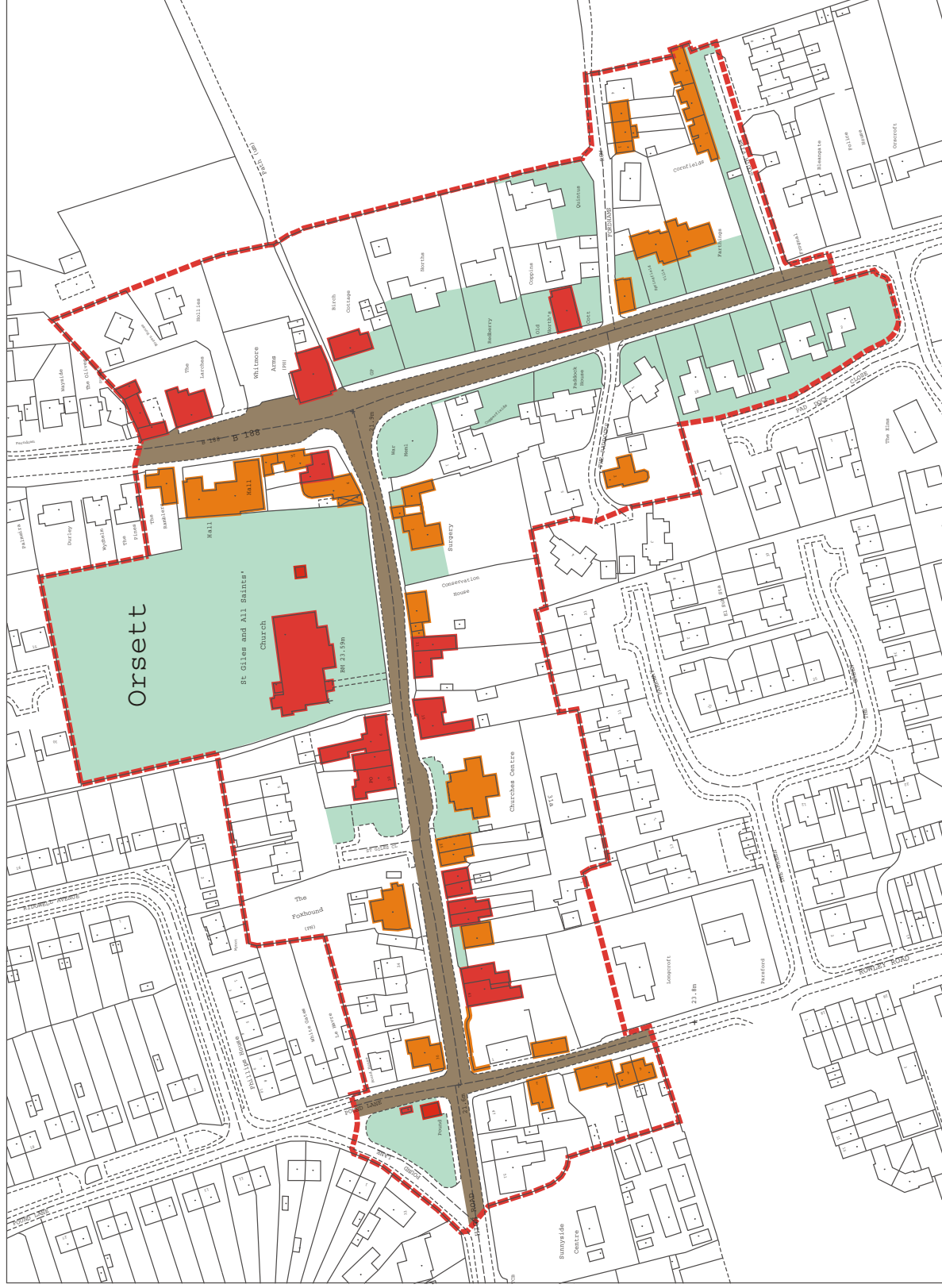
The Adopted Thurrock Borough Local Plan 1997 forms part of the development plan for Thurrock and provides the basis for decisions on land use planning. It contains policies regarding the designation, review and enhancement of conservation areas, together with guidance relating to the control of development within them. These Local Plan policies are outlined in Appendix 1.

The Council is currently preparing its *Local Development Framework*. This will be a range of documents containing policies and proposals to guide the future development and use of land in Thurrock up to 2021, including those relating to conservation areas. It will form part of the statutory development plan and will replace the Local Plan.

With regard to the control of development within conservation areas the *Town and Country Planning (General Permitted Development) Order 1995* requires that planning applications be made for certain types of development which are elsewhere considered to be 'permitted development'. This includes various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; and the installation of radio masts and antennae. The size of house and industrial extensions that may be carried out in conservation areas without a specific grant of planning permission is also more restricted.

Orsett Conservation Area - Special Interest

(not to scale)



- Legend:**
- Significant open space
 - Listed Building
 - Significant physical/built form
 - Highways of historic significance

Conservation area boundary



n.b. detailed information regarding listed buildings should be verified separately

Special interest of Orsett

1. Origins and historic development

There has been a human presence in the vicinity of Orsett for a considerable time. Worked flints dating from the Palaeolithic period have been found and cropmarks in the area indicate both settlement and the working of the land. Pottery from the Iron Age and Roman periods has been discovered.

Orsett was originally a very small settlement situated in open countryside. It had a Medieval market and fair both dating from the 14th century.

The historic village was centred on St Giles & All Saints' church and its churchyard near the T-junction of what is now High Road and Rectory Road. Early timber framed buildings within the village were built adjacent to the church along High Road and to a lesser extent Rectory Road. Many of these early buildings have survived and the historic road layout is still evident in the plan form.



19th century map of Orsett

The early 20th century saw a continuation of a very gradual expansion of the village principally along High Road, Rowley Road and Rectory Road. At this time the rural character of the village was still predominant with development being in the main confined to road frontages.



High Road (c1902)

A significant phase in the physical development of Orsett occurred in the 20th century with the construction of dwellings associated with the Whitmore Estate. These distinctive brick buildings are still prominent throughout the village.

Subsequently during the 20th century relatively extensive residential development took place to the west of Rectory Road and to the rear of development fronting both sides of High Road. Some of this later 20th century development has taken place within the area of the historic village.



Chapman & Andre map (1777)

The 19th century saw an expansion of the village in the form of brick buildings principally to the west along High Road and again to a lesser extent on Rectory Road. More sporadic development began to take place in the immediate vicinity but the small and compact nature of the village was retained. This general phase of development is largely evident in the existing plan form of the village.

The Orsett Union Workhouse was built in 1863 to the west of the old village on land that was later to be occupied by the Orsett Hospital and modern residential development. The 19th century also saw the provision of a rectory in very extensive grounds south of the village between Rectory Road and Rowley Road, and to the north of School Lane.

2. Character analysis

General character and settlement form of Orsett

Church and churchyard

St. Giles and All Saints' church and its churchyard are situated behind a brick wall to the north of the High Road. The church, churchyard and the trees have the strongest landscape presence in the historic centre. The 12th century church nave and chancel are constructed of flint and ragstone rubble walls. The 15th century northwest tower is in three stages and has 17th century brickwork. The churchyard, although Medieval or earlier in origin was later extended to the north and is in single management .



St Giles & All Saints' church and churchyard

High Road

i. north side

There is a footpath leading north at the west edge of the churchyard. Adjacent and to the west is a low 17th century timber frame house, no.6 High Road, which is a listed building (LB). Attached to the west is the 18th century red brick fronted nos. 8 and 10 High Road (LB). The sliding sash windows are of particular note.



Footpath west of churchyard

To the west is a large space with set back trees screening the 20th century speculative development to the rear. The mature trees in this area are important in the street scene.

Set behind a low brick walled front garden, the Foxhound PH is a strong 20th century red brick public house.

The street frontage continues with modest front gardens to 20th century houses. Although modern, this is part of the framing of the street frontage.

On the corner of Pound Lane and set directly at the edge of the pavement is a late 19th century red brick house, 30 High Road. Immediately beyond is a triangular green. The 17th century village lock up or cage (LB) and pound sit within this green in the setting of mature trees.



High Road & Pound Lane junction

ii. south side

On the south side, 19th and 20th century red brick houses and walls frame the junction with Rowley Road.

Sitting on the edge of the pavement are a row of gault brick semi-detached 19th century houses with shop fronts, nos. 29 - 31, 33 - 35, 39 - 41 High Road (all LBs) and an unlisted fourth form a group which frames and gives a strong character to the west end of the High Road.



High Road (south side)

To the east and set back from the road, behind a newly planted landscaped area, is the 21st century Orsett Churches Centre with a bitumen surfaced car park behind.



High Road looking west

Opposite the churchyard, located on the edge of the footpath, is a group of mostly timber frame buildings within historic medieval plots. They are rendered or weatherboarded, are two storey and have gabled and jettied cross wings to the street front. The historic buildings are the 15th century nos. 11 and 13 and Post Office (LB) and the 16th century No.15 High Road (LB). The attached 20th century building is in harmony. Set back behind a small garden, the group including No. 3 High Road also appear to be of the 16th century.

At the T-junction with Rectory Road, on the southwest corner, a diagonally located memorial garden has been created, within a group of mature trees, surrounding the war memorial. There used to be a village pond in this location.



Rectory Road and High Road junction

Rectory Road

i south

To the south of the junction with High Road, Rectory Road is predominantly fronted by wide front garden spaces with mature hedges and trees.

ii. west side

Following the 20th century house on the edge of the pavement, is a 20th century estate of dwellings, The Paddocks, accessed from Rectory Road. This has been built within a former large garden. Unusually there is a 20th century thatched roof to no. 2 The Paddocks. Beyond The Paddocks the rear boundaries to the gardens of dwellings fronting Paddock Close meet Rectory Road.

iii. east side

At the south end, behind large front gardens are the 19th century gault brick Springfield and Farthings. Behind these villas and accessed by the lanes, Fordhams Row and South View are two 19th century brick terraces (one fronting onto each lane) of cottages. They partially frame the lanes and the views to the countryside to the east.

To the north, set on the edge of the pavement is the rendered 17th century Old North's Cottage (LB). This frames the large front gardens to its north, which have 20th century dwellings, set far back. However, a mature tree screens the timber-frame 15th century Birch Cottage (LB). There is a footpath leading to the east at the side of the Whitmore Arms PH (LB).



Rectory Road looking south

Set forward at the edge of the road is the large rendered early 19th century Whitmore Arms PH. Its location, protrusion, scale and detail have a significant impact on the large road junction.



Rectory Road looking north

To the north, a group of buildings are set close to the edge of the pavement, the 19th century house, The Larches (LB) and the Stable range (LB). These buildings together with The Ramblers frame the long vista to the countryside over the extended village to north.

On the west side, set at the edge of the pavement, the early 20th century Edwardian brick house, The Ramblers, has a timber frame, feature oriel window and surmounting gable. Alongside is the grassed access track to the churchyard.

The Masonic hall, a former late 19th century building, has a plain 20th century matching brick extension constructed in front.

At the northwest corner of the High Road junction is the 18th century red brick house, no.2 High Road (LB), which forms an L-plan with the attached grand-scale three storey 19th century red brick house, The Limes, which fronts the High Road.

Building materials and details in Orsett

The Medieval timber frames in Orsett are clustered near to the church in the High Road and facing the junction in Rectory Road.

Although the village's timber frame buildings and oldest plan forms date from the Medieval period, the present external appearance of many of these earlier original buildings owe their external surface character from the later agriculturally prosperous 18th and 19th centuries. Although retained, these alterations hid a wealth of earlier historic fashion and detail.

The later use of render or re-facing in brick, the raising of roofs and the alteration of doors, porches and windows took place.

The basic building forms with later detail changes give Orsett Conservation Area its varied sense of historic detail, with the exception of the majority of the 20th century buildings and additions. The use of locally sourced materials and skills unites the character of the historic vernacular structures to give them their special interest.

St. Giles and All Saints' church appears to be the only ragstone or flint structure in the village. Timber frame was commonly used with all pre-17th century buildings and subsequently rendered or clad with brick walls.

Timber frame

The Medieval and Tudor buildings in Orsett are constructed in timber frame infilled with wattle and daub walls. These are principally urban medieval plot buildings. Within residential plots, the ancillary functions and buildings were clustered or attached to the rear and were smaller than the principal building.

However, the other structures were constructed from the same range of locally available materials. If not originally attached to the main structure there would be a free standing structure, close to the brick lined well, which would house the kitchen.

Cart lodges and stables had their own particular forms and were constructed from the same contemporary materials as witnessed north of The Larches.

From the 17th century, many buildings were plastered over and lime washed, concealing much of their framing. Plaster ornamentation develops from the 17th century onwards in the form of pargetting (incision or moulding of plaster).

Weatherboarding is also in use on historic buildings and as a later cladding for house external walls. This is usually painted white on the front or other important elevations and black or tarred on the sides or rear.

Brick

Hand made bricks come into use, apart from early chimneystacks, as external walling in the 18th century (red brick) and in the 19th century (yellow stock or grey gault brick). The fine commercial fronted buildings at the west end of the High Road are good examples as are the brick frontages in Rectory Road.

Until the later 19th century lime mortar was used.

In the 20th century, re-pointing and repair often uses detrimental cement based mortar. Its use can often be seen in combination with the use of unsuitable protruding and thickened cement.

In the late 19th and early 20th century, cement and machine made bricks became available as a walling material.

Although previously lime render and weatherboard had been used to reduce the penetration of damp on traditional buildings, with the availability of expanded metal lath some buildings were encased in cement render.

Industrially produced materials such as asbestos and concrete tiles also came into use in the 20th century. Due to their interlocking, lower pitched roofs than before were constructed.

All of these forms contribute to the interest and character of Orsett Conservation Area although not all are externally visible. Earlier buildings are often upgraded with features such as lime washed render, sash windows or Victorian chimney stacks attached to the sides, rising from the ridge or parapet gables.

Community involvement

Involving the local community and raising public awareness has been an integral part of the process of preparing the character appraisal.

This took the form of sending consultation letters to all residents and occupants in the Conservation Area requesting views on the following-

- What features are important to Orsett Conservation Area and make it special
- What adds to the character
- What takes away from the character

Included with the consultation letter was a questionnaire together with a plan of the Conservation Area and a summary of the considered character and possible issues.

In addition, the entire public consultation process took place online on the Council's website. Notice of the public exhibitions was given in the local press.

Orsett Community Forum and Orsett Village Conservation Group were consulted, as were local ward members, the MP and other interested parties.

An exhibition with historic maps, photographs and documents was held on 13th and 14th October 2006 at

Orsett Churches Centre, Orsett where Officers were available to talk through issues and answer questions.

Consultation responses affirmed the following issues:

- The importance of the designated Conservation Area
- The possible expansion to include other areas of special interest
- Involvement of the public in the process of character appraisals
- Involvement of the public in the production of management proposals
- The preservation and management of the special issues
- Any new proposal should respect and not detract from the existing character

Boundary changes

An important aspect of the appraisal process is the consideration of where the boundary of the Conservation Area should be drawn. The appropriateness of current boundaries should be regularly reassessed, perhaps on a five-year cycle (*Guidance on conservation area appraisals – English Heritage 2006*).

Three boundary changes have been made to Orsett Conservation Area;

- Only part of the churchyard of St. Giles and All Saints was previously included within the Conservation Area. The division between the south and north portions is almost indiscernible and it is in single management. It has been resolved to include the whole churchyard.
- As the character of the High Road should be considered as a whole, it has been resolved to include all the properties fronting on the north side. This will encompass three modern properties. However, as they are prominent in the High Road, their inclusion will ensure a holistic approach to the character of this important part of the Conservation Area.
- The south boundary has been considerably affected by development. This boundary has been regularised to be coherent and identifiable. It now follows the nearest property boundaries.

Management considerations

Conservation Areas are living environments, which are inevitably subject to change and evolution. The original character of some buildings in the Orsett Conservation Area has already been altered, through for example replacement windows and concrete roof tiles.

It is important to try and prevent erosion of the essential character of the Conservation Area as a result of such changes. The restoration of original features should be promoted. The spread of the use of UPVC, a material that is neither sympathetic in appearance nor sustainable should be checked.

Poor maintenance means that there will be a need to replace windows in many buildings and in such circumstances the opportunity should be taken to ensure the new windows are in character. The appearance of properties that have already undergone alteration would be greatly improved if new windows were inserted to the original pattern.

Front doors can also contribute greatly to the appearance of houses and controls to ensure that they are not replaced unsympathetically may also be valuable. Exposed and prominent boundary treatments in the Conservation Area are important and their alteration has the potential to be a problem.

The Council will consider the production of design guidance with regard to matters of the nature outlined to assist residents and landowners in their choices.

Once a conservation area is designated, additional planning controls can be introduced by limiting permitted development rights through the issue of an Article 4(2) direction under the *Town and Country Planning (General Permitted Development) Order 1995*. Planning permission would then be required for the works that are specified. There is no intention at this stage to consider use of an Article 4 direction. Nevertheless the Council reserves the right to consider use of a direction in the future if it is deemed necessary and appropriate to control serious loss of character.

In the event that such a decision is taken, there would be a formal process of notification and opportunity for those affected to support or object to the proposal.

Management Proposals for Orsett Conservation Area were published in March 2007. The Management Proposals provide an outline of general and specific issues relevant to the Conservation Area. Actions are recommended.

Appendix 1 – Thurrock Borough Local Plan 1997 – Conservation Area policies

BE22 – Conservation Areas – Designation, Review and Enhancement

'The Council will regularly review conservation area boundaries, amend them when necessary and examine the need to designate new conservation areas using the following broad criteria to assess the special interest of areas:

- (i) The origins and development of the topography of the area;*
- (ii) Archaeological significance and potential;*
- (iii) Prevalent building materials, character and hierarchy of spaces;*
- (iv) The quality and relationship of buildings in the area including the contribution of unlisted buildings;*
- (v) The contribution made by trees and other green features.*

Using the above criteria, the Council will also formulate and publish proposals for the preservation and enhancement of conservation areas'.

BE23 – Development affecting Conservation Areas

'Development proposals within, adjacent to, or affecting the Borough's conservation areas will be expected to preserve and enhance their character or appearance. The Council will not permit any development that would be in conflict with this objective.

In this regard, special attention will be paid to the following:

- (i) The retention and protection of all buildings, whether listed or not, trees and any other features which are important to the character or appearance of that area;*
- (ii) The position of new buildings, which should enhance the character and appearance of the area and be in scale and harmony with the adjoining buildings and the area as a whole;*
- (iii) The use of materials, which should be appropriate to the area and sympathetic to adjoining buildings.*

The desirability of preserving or enhancing the area will also be taken into consideration by the Council in the handling of development proposals which are outside the area but would affect its setting, or views into or out of the area.'

BE-23A-Demolition in Conservation Areas

'The Council will not grant consent for the total or substantial demolition of a building in a conservation area unless it can be shown to their satisfaction that the building is wholly beyond repair; incapable of reasonably beneficial use; or where its removal would enhance the character or appearance of the area.

If necessary, the Council will impose a condition on the grant of any consent providing that any development shall not take place before a contract for carrying out the works of redevelopment on the site has been granted for the development for which the contract provides.'

BE24-Article Four Directions in Conservation Areas

'In exceptional circumstances, including where there are real and specific threats to the character of the conservation area, and subject to approval by the Secretary of State, the Council will make direction under article 4 of the General Development Order to restrict permitted development rights in conservation areas.'

Appendix 2-Listed Buildings in the Orsett Conservation Area as shown in the 17th list of Buildings of Special Architectural or Historic Interest (as at January 2007)

HIGH ROAD

Church of St Giles and All Saints Grade I

Part C12 with extensive C14, and C15 alterations. Flint and ragstone rubble with Reigate dressings. Roofs tiled, and weatherboarded spire. C12 Nave has north arcade of 3, C15 arches and 2 of C14. South wall has C14 window of 3 ogee cinquefoiled lights and a C14 window of 2 cinque-foiled lights.

South doorway of circa 1160 with semi-circular arch, chevron ornament, attached shafts with carved capitals and bases. Small C12 window adjacent. C19 west windows. C14 north aisle has 2, C14 windows of 2 trefoiled lights in 2 centred heads. C15 wood staircase door with 2 centred arch. C14 north doorway, with moulded jambs, and 2 centred head. Late C15 or early C16 North Chapel, with C19 east window. North wall has 2 original windows of 2 cinquefoiled lights in 2 centred head. C14 chancel has original east window of 4 trefoiled lights in a 2 centred head. North wall late C15 arcade with 2 centred arches.

Early C14 window of 2 trefoiled lights in south wall. C15 North-west tower, of 3 stages with plain parapet, embattled turret, and surmounted by a spire.

Some C17 brick in tower. C19 west door with C17 brick window above. Second stage has C17 brick window and door to roof with 2 centred head. Bell chamber has 4 windows of 2 four centred lights. South porch is C15 with later part rebuilding. Nave and chancel roofs are crown post and 7 cants, with arch braced tie beams. South porch also has crown post roof. (RCHM 1).

HIGH ROAD

Monument 20 yds east of Church of St Giles and All Saints Grade II

1745, to Captain Samuel Banham, with later inscription. Square with pyramid surmounting sarcophagus.

HIGH ROAD (south side)

Nos 11 and 13 and Post Office Grade II GV

C15 and later house. Timber-framed and plastered, with red plain tile roof.

Two storeys with jettied and gabled crosswing at east

end. Three window range C18 double hung vertical sliding sashes with glazing bars. Central ground floor window in 3 lights. C18 hood on shaped brackets above doorway.

C19 shopfront with canted bay window to right. C16 red brick chimney stack. (RCHM 9).

HIGH ROAD (south side)

No 15

Grade II GV

C16 house, timber-framed and plastered with grey gault east wall, and painted weatherboarding to ground floor. Red plain tile roof. Two storeys with gabled wings at each end. Four window range C19 double hung vertical sliding sashes with glazing bars. C19 flat hood on shaped brackets above door.

C19 bowed shop window on brackets. C17 red brick chimney stack. (RCHM 8).

HIGH ROAD (south side)

Nos 29 and 31

Grade II GV

Early C19, small pair of shops in grey gault brick with grey slate pyramid roofs. Two storeys. Two window range double hung vertical sliding sashes.

Three light shopfronts with moulded heads and brackets.

HIGH ROAD (south side)

Nos 33 and 35

Grade II GV

Early C19, small pair of shops in grey gault brick with grey slate pyramid roofs. Two storeys. Two window range double hung vertical sliding sashes.

Shop fronts with moulded heads and brackets, and modern plate glass windows.

HIGH ROAD (south side)

Nos 39 and 41

Grade II GV

Early C19 house in grey gault brick with grey slate hipped roof. Two storeys.

Four window range double hung vertical sliding sashes with glazing bars.

Original doorcase with stucco pilasters, moulded canopy and rectangular fanlight.

Modern shopfront at west end.

**HIGH ROAD (north side)
No 2
Grade II GV**

C18 house in red brick with red plain tile roof. Two storeys. Three window range double hung vertical sliding sashes with glazing bars. Those at first floor C18 and early C19 to ground floor. Original doorway has rectangular fanlight. Red brick chimney stack on end wall. Formerly "Anson's School" in C18. Brick inscribed "R. ROSS 1776".

**HIGH ROAD (north side)
No 6
Grade II GV**

C17 or earlier house, timber-framed and painted brick, with red plain tile roof hipped at east end. Two storeys. Two window range, 3 light C19 casements. Gabled dormer. Grey gault brick chimney stack. (RCHM 5).

**HIGH ROAD (north side)
Nos 8 and 10
Grade II GV**

Late C18 house in red brick with red plain tile roof and parapetted verges. Two storeys. Four window range double hung vertical sliding sashes with elliptical tops and rubbed brick arches for venetian windows. C19 sash at west end ground floor. C18 door with flat canopy and stucco architraves. Modern shop front. (RCHM 5).

**HIGH ROAD (north side)
Village Lock-up or Cage
Grade II GV**

C17 or early C18, black weatherboarded timber-framed building. Single storey. Small barred windows, plank door with heavy hinges and hipped plain tile roof. Village pound adjoins, small enclosure of split oak rails and posts.

**RECTORY ROAD
Old North's Cottage
Grade II**

C17 house, timber-framed and plastered with red plain tile hipped roof. Two storeys, built in 3 Parallel ranges. Two window range to street, C19 double hung vertical sliding sashes with glazing bars. Three window range to north of similar windows. Modern bay window with sashes and modern porch.

**RECTORY ROAD
Birch Cottage
Grade II**

C15 or C16 house, timber-framed and plastered, with thatched roof. Two storeys with jettied and gabled crosswing at south end. Four window range early C19, cast iron small paned casements, 2 with small gables above the eaves. Cambed pargetting. C17 and C18 red brick chimney stacks. (RCHM 4).

**RECTORY ROAD
Whitmore Arms Public House
Grade II**

Early C19 house in rendered brick, with grey slate hipped roof. Two storeys. Double range plan. Three window range double hung vertical sliding sashes with glazing bars. Three blind windows on north elevation. Slate canopy on brackets across full length of front. Canted bay window with sashes at south end. Grey gault brick chimney stacks.

**RECTORY ROAD
The Larches
Grade II**

Early C19 house in yellow stock brickwork, with grey slate hipped roof. Two storeys. Four window range double hung vertical sliding sashes with glazing bars. On ground floor is 3 light window with moulded and dentilled canopy. Semi-circular fanlight above door.

**RECTORY ROAD
Stable range to north of The Larches
Grade II**

Early C19 brick stable range, in yellow brick with grey slate roof. Three window range C19 casements with upper vents. Door at first floor middle front.

Monday - Friday
9.00am - 5.00pm



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