

DESIGN AND CLIMATE CHANGE FACT SHEET

1.0 Introduction

- 1.1 This fact sheet addresses the monitoring of the policies of the Maldon District Local Development Plan 2014-2029 which cover design and climate change. These are D1 Design and Built Environment, D2 Climate Change & Environmental Impact of New Development, D3 Conservation and Heritage Assets, D4 Renewable and Low Carbon Energy Generation, D5 Flood Risk and Coastal Management and D6 Advertisements.

2.0 D1 Design and Built Environment and D6 Advertisements

- 2.1 This policy sets out the main design principles that development in Maldon District should conform to. The Maldon District Design Guide was completed in 2017. Policy D1 is the policy that has been most used in appeal decisions and inspectors have consistently found that it is in conformity with national planning policy.

- 2.2 In 2022/23 there were no planning appeals that referred to Policy D6.

3.0 D2 Climate Change & Environmental Impact of New Development

- 3.1 This policy sets out how development should minimise its impact on the environment. Policy D2 has been used in appeal decisions and inspectors have found that it is in conformity with national planning policy.

4.0 D3 Conservation and Heritage Assets

- 4.1 The Maldon District contains a particularly rich, diverse and distinctive collection of heritage assets. It has 1032 listed buildings, 14 conservation areas, 22 scheduled monuments, 1 registered battlefield, 1 registered park, and many more 'undesigned heritage assets'.
- 4.2 In addition to these listed buildings, there are many historic buildings which, although they may not meet the strict criteria for national listing, possess local value because of their architectural and historic interest. We are currently developing Parish Lists of Local Heritage Assets to identify and celebrate these locally important buildings. Unlike nationally listed buildings, inclusion on a Local List does not of itself bring any additional consent requirements over and above the existing requirement for planning permission however, it does mean that a building's heritage significance will be a material consideration in the planning process. Individual lists are being developed for each parish. In summer 2022 three draft Parish Lists of Local Heritage Assets were consulted upon: Langford and Ulting, St Lawrence and Woodham Walter.



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4.3 The most recent Heritage at Risk Register was published by Historic England on 10 November 2022 (<https://historicengland.org.uk/advice/heritage-at-risk/>). In 2021 there were seven heritage assets at risk in Maldon District according to the Historic England register. There were six sites in Maldon District on the Register in 2022 (two removed, one added). The assets at risk are as follows:

- Creeksea Place, Ferry Road, Creeksea – Elizabethan courtyard house.
- Former Stow Maries Airfield, Flambirds Farm, Stow Maries, Cold Norton – WW1 Flying Corp airfield – listed buildings.
- Wickham Bishops Timber Trestle Railway Viaduct.
- Woodham Walter Hall (SAM and LB) early 16c house and garden earthworks.
- Stow Maries WW1 aerodrome –conservation area
- **Added in 2022:** Woodfield Cottages, Heybridge – Grade II listed and Conservation Area (see below)

At Risk: Woodfield Cottages, Maldon, Essex (Grade II listed in a Conservation Area)

Built in 1873 by the industrialist E H Bentall as homes for his employees, the [41 single-storey cottages](#) are a pioneering example of mass concrete construction.

Although the cottages were Grade II listed in 1971, several have been altered in ways that detract from their traditional character and some are in poor repair.

The cottages have been designated as a conservation area. The potential for a Conservation Area Partnership Agreement between Maldon District Council and Historic England is being explored, which, if successful, would make grant funding available to cottage owners for historically sensitive repair and restoration work.



Source: <https://historicengland.org.uk/whats-new/in-your-area/east-of-england/heritage-at-risk-2022/>

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- 4.4 No longer on the Heritage at Risk Register 2022:
- Plume Library, High Street, Maldon (see below)
 - Mill Mound (SAM), Beckingham Hall, Tolleshunt Major.

Maldon District Design and Conservation Awards 2022

BUILDING CONSERVATION HIGHLY COMMENDED - Plume Library, Maldon



The interior of Thomas Plume's Library © Historic England/Patricia Payne

Dating from the 1690's, this building is an exceptionally rare example of a 17th-century purpose-built library. It was erected to house Dr Thomas Plume's collection of over 8,000 books, which he bequeathed to his hometown. This award is for extensive repair work, including external masonry repairs and the complete renewal of an old lath-and-plaster ceiling. The work had to be undertaken urgently as the ceiling was at risk of collapsing onto the important collection of books and paintings. To facilitate the renovation, staff and volunteers carefully packed the collection before it was transported to safe storage at the Essex Records Office by a specialist removal company. The repairs were overseen by the conservation architect David Whymark and completed by Lodge and Sons builders with structural advice from The Morton Partnership. Breathable sheep's wool insulation was laid in the attic, panelling was repaired, guttering and drainpipes were renewed, and an enhanced fire detection system was introduced to better protect the collection.



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The Partners for this project were the Thomas Plume's Library Trust, who are responsible for the collection, and Maldon Town Council, who are the current owners of the Plume Building. The cost of the entire project was £211k, which was met by external grant funding (£120.6k) from Historic England, Headley Trust, Pilgrim Trust and the Aurelius Trust; Maldon Town Council contributed £42k and the Plume Library Trust £5k and through its 'Sponsor a Shelf Scheme' £9k.

The judges were full of praise for this project, which has secured the longterm conservation of an important part of Maldon's heritage. They admired the use of appropriate traditional materials and techniques, and the way in which the logistical challenge of removing and reinstating the books had been met.

5.0 D4 Renewable and Low Carbon Energy Generation

5.1 The District has made some inroads into renewable and low carbon energy delivery since the LDP was adopted in 2017, although overall kilowatt output had fallen between 2018 and 2019, output increased in 2020, however this then reduced again in 2021. Latest information from the Department for Business, Energy and Industrial Strategy for Maldon District includes the following;

YEAR	PHOTOVOLTAIC (Number of installations)	WIND DEVELOPMENT (Number of installations)	TOTAL SITES	TOTAL KILOWATTS
2021	1474	22	1496	163,242
2020	1391	22	1413	199,727
2019	1360	22	1382	166,340
2018	1,231	22	1253	166,848
2017	1186	23	1209	171,219

Source: [Renewable electricity by local authority 2014-2021 Nov22update.xlsx \(live.com\)](#)

6.0 D5 Flood Risk and Coastal Management

6.1 As a low-lying coastal authority, parts of the District are potentially at risk from fluvial and tidal flood risk, and from coastal erosion. The impact of coastal erosion and flooding needs to be carefully managed in relation to existing properties and future development.



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6.2 The Council has through its development management process successfully steered inappropriate development away from areas of high flood risk and has had no applications called in by the Environment Agency because of an issue with conformity and national policy.

7.0 Maldon District Design and Conservation Awards

7.1 The Maldon District Conservation & Design Awards have been running for 39 years.

7.2 The **2022 Design Winner** was High House in Burnham-on-Crouch. This award was won for the restoration and extension of a grade II listed brick house dating from the late 18th century. Originally developed as a pair of semi-detached houses, which were later combined into a single dwelling, the building's original symmetrical form had been obscured by ungainly front and side 20th century extensions. The owners, along with their architectural consultant, took the decision to remove the later extensions to restore the original form of the frontage. This positive recreation of part of the building's original design was used as justification for a relatively large rear extension. The three-storey extension matches the gambrel roof-form and materials of the frontage. The comprehensive renovation included installing new timber windows with discreet slim-profile double-glazed units. Local trades and suppliers were used as much as possible. The judging panel felt the design of the frontage had been considerably improved and that the complementary style and materials of the rear extension has resulted in a cohesive and harmonious composition.



High House in 2015, prior to restoration



High House in October 2022, after restoration. Later front and side extensions have been removed to re-establish the building's original form.

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High House in 2018, prior to extension

High House in October 2022, following extension

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- 7.3 The **Building Conservation Winner in 2022** was Hazeleigh Hall, Hazeleigh. This award was for the renovation of a grade II listed timber-framed manor house. Dating from the 16th century, the house retains numerous features of interest including Elizabethan moulded-mullion windows and wall paintings. The fact the house was once much larger provided justification for an oak-framed extension. Evidence within the attic for lost plaster and panelling showed that this space was originally a 'long gallery', a popular feature of high-status Elizabethan and Jacobean houses, used for entertaining guests and exercise. The attic has been brought back into use as a master bedroom, with lime plaster and some panelling reinstated to reflect the original arrangement. The judges were impressed by this project which has breathed new life into an important historic building. They admired the way in which the scheme was informed by a detailed analysis of the building's history and significance, and that important features had been carefully retained.

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The rear (east) elevation of Hazeleigh Hall with new extensions to the left

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8.0 Conclusion

- 8.1 With regard to the design and climate change policies within the plan, broadly they have been successful in ensuring that development is of a high quality, in appropriate places across the District in line with the LDP.

More information: www.maldon.gov.uk This document is available in different formats on request



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