



Tim Howson
Conservation Officer
Maldon District Council

Our ref: HP/Maldon
Your ref:

Telephone 01223582746
Mobile 07833718273

10 August 2021

Dear Mr Howson,

re: Woodfield Cottages Proposed Conservation Area Designation and Listed Building Consent Order

I am writing to express Historic England's support for the proposed Conservation Area designation and Listed Building Consent Order (LBCO) covering Woodfield Cottages. The cottages, originally developed in 1873 by the industrialist E H Bentall for his workforce at the Bentall Agricultural Works, are listed at Grade II and are of national heritage interest as particularly early examples of mass concrete housing construction. They survive remarkably intact, despite subsequent changes and alterations, and their architectural qualities and the layout of their development combine to create an area of unique historic character in Maldon.

We therefore welcome your early engagement with us regarding these proposals and have appreciated the opportunity of working with you on their development to this stage. We consider the designation of the area encompassing the cottages, their grounds and the streets and spaces between them is justified based on their special interest. It reflects also the importance of arresting their deterioration and their potential for enhancement. As your report identifies, the adoption of a conservation area is a legal pre-requisite for the development of a Partnership Scheme in a Conservation Area between Historic England and a local planning authority. The concurrent adoption of a LBCO setting out the specification of suitable alterations and modifications to the properties will also provide clarity and certainty for owners and help to unify and maintain the character and appearance of the area over time.

We commend the proposed Conservation Area designation and Listed Building Consent Order to the Maldon Strategy and Resources Committee, and look forward to working with you on the proposals for the enhancement of the cottages in due course.

Yours sincerely,

Edward James
Historic Places Advisor



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

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Correspondence or information which you send us may therefore become publicly available.





Edward.james@historicengland.org.uk

CC:

Tony Calladine, Regional Director

Caroline Skinner, Listing Team Leader

Sheila Stones, Inspector of Historic Buildings and Areas



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