

Responses to public consultation on Woodfield Cottages Conservation Area and
Local Listed Building Consent Order

Respondent and date	Support the conservation area designation?	Support the local listed building consent order?	Summary of comments <i>Officer responses highlighted in red</i>
Jackie Graham No. 131 30/9/2021	Yes	Yes	<i>Really interesting information. Love the history of residents in each cottage and old pictures.</i>
Charlotte Turner No. 156 1/10/2021	Yes. <i>This has been a great read. Would 100% welcome this.</i>	Yes	<i>I hope everyone at Woodfield Cottages welcomes this. We love Woodfield Cottages and definitely want to enhance the look of our property. We have been saying for a while that resin-bonded shingle would look good down the lane. The enhancements would look excellent! Our windows need doing again and we will definitely want the slim-profile double-glazed units. We would do this work as soon as we could. Could you recommend any joiners?</i>
The Maldon Society 1/10/2021	Yes	Yes	<i>A splendid report – worthy of a booklet</i>
Purleigh Parish Council 9/10/2021	Yes	Yes	<i>Purleigh Parish Council would like to strongly support both District Council initiatives concerning Woodfield Cottages in Heybridge. Members consider that both of these proposals, if realised, will greatly help preserve an important part of the District's heritage and ensure the cottages' and surrounding area protection and enhancement for future generations. Both are very positive initiatives which have the full support of my Council.</i>
Anonymous resident of Woodfield Cottages 12/10/2021	Yes	Yes	<i>If grants became available, would be interested in undertaking work to windows and rendering, depending on the amount the grants will be</i>

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<p>Paul Hemsworth and Michelle Martin 21/10/2021 (owners of No. 134)</p>	<p>Yes</p>	<p>Yes</p>	<p><i>We were very pleased to receive this proposal and fully support it. We feel this will really serve to protect Woodfield Cottages. Whilst our row of cottages is in a reasonable overall condition and example, we do agree the uniqueness could be lost over time without intervention.</i></p> <p><i>In our period of ownership, we have noticed that the road and some other areas are deteriorating with the original appearance being lost in some cases. We feel that the conservation order would help prevent any further loss of originality.</i></p> <p><i>In terms of improvements through grants if the conservation proposal where successful we feel that the external appearance of the properties and road would give the greatest improvement. Whilst resurfacing the road requires every resident to agree, hopefully the offer of a grant if it could be procured would make the proposition amenable to residents. We feel road resurfacing is essential to aesthetically enhance the cottages. The gardens and outhouses would benefit from improvements. Reinstallation of period features such as cast-iron guttering and lampposts would make the properties look much more original externally. Undergrounding electrical cabling would improve aesthetics and safety and could be undertaken at same time as road resurfacing. Demolition of unserviceable garden sheds and the installation of coal bunkers would be beneficial. [Some of these works will be added to the list of enhancement opportunities in the conservation area document].</i></p> <p><i>If current owner of No. 127 cannot fund critical repairs, an open-market sale or purchase by Maldon District Council could lead to the creation of a museum like the Plotlands Museum, Laindon.</i></p> <p><i>If grants became available, we would wish to undertake the following enhancements; break up concrete in garden and lay lawn (immediately), replace front door (short term), reinstate sash windows and cast-iron guttering (long term)</i></p>

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Jackie Graham (No. 131) 26/10/2021	Yes <i>I would agree to encourage enhancement</i>	Yes	<p><i>Agree with enhancement opportunities outlined in conservation area proposal, but the high costs involved would limit or restrict many.</i></p> <p><i>Restoration of washhouses (i.e. reinstatement of chimneys where they have been lost) and ungrounding electricity cables would represent additional enhancement opportunities not identified in the document. [These works will be added to the list of enhancement opportunities in the conservation area document].</i></p> <p><i>Would definitely apply for grants if they came available. Would like to replace existing modern windows with double-glazed sash windows as soon as possible. Would also like to replace front door and porch, although the cost would be a large commitment.</i></p> <p><i>Recommend compulsory purchase of No. 127 as it is sadly in a poor state</i></p>
Paul Rolfe (No. 136) 5/11/2021	Yes	Yes	<p><i>I believe that modest front porches and double glazing should be allowed. These properties are difficult to keep warm and any opportunity to enhance their thermal value should be allowed.</i></p> <p><i>If grants became available, would want to carry out works to windows, doors, guttering, rendering and repainting.</i></p>

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Stephanie Reid (No. 150)	In principle, on the basis that grant funding is made available.	In principle	<p><i>Insufficient information in respect of grant funding, required process and prioritisation has been provided to support householders' understanding during this consultation process. [Unfortunately, the Council cannot apply for grant funding from Historic England or establish the parameters for such grants until the settlement has been designated a conservation area]</i></p> <p><i>Concern that grant funding would only relate to replacement of modern windows to match original, design not taking into account any flexibility required to maintain modern living standards e.g. fitted kitchens and bathrooms, also where listed building consent has already been given. [Only work which enhances the special character of the area would be eligible for grant funding].</i></p> <p><i>The Listed Building Consent Order imposes excessive limitation in respect of individual choice regarding paint colour for windows, number of rooflights, and door furniture restriction. [The Local LBC Order grants automatic consent for certain works which would be sympathetic for all properties. Alternative alterations could still be pursued through the normal listed building consent process.]</i></p> <p><i>How will future opportunities for sustainable living standards such as solar panels, air-source heat pumps, and E.V. charging points be permitted or supported? [Such works need to be considered on a case-by-case basis through the usual listed building consent process]. In addition, how will alterations to address healthy living conditions e.g.. mould and rising damp prevalent due to concrete construction be supported & permitted? [Damp problems are best diagnosed on a case-by-case basis. Minor remedial works may not amount to alterations requiring consent. The automatic consent for double-glazed windows should help reduce condensation]. Why can't large-scale drawings be made freely available to support householders with enhancements? [Some large-scale drawings are included in the Local LBC Order].</i></p>
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Connor McNeill Conservation Adviser at The Victorian Society 15/11/2021	Yes	Can see benefits but have concerns	<p><i>Firstly, the Society would fully support the designation of the Woodfield Cottages, their outbuildings, and plots as a Conservation Area. This would give them greater protection as heritage assets, while also meaning that the general enhancement of the significance of the area would be safeguarded and promoted. Hopefully, the appraisal of the Conservation Area would also result in greater study into the cottages' history, as well as defined criteria of what works and improvements to the cottages are acceptable and to be encouraged.</i></p> <p><i>I can see the positives of implementing a Local Building Listed Consent Order, especially if it would enable remedial work to take place more easily. However, it also raises concerns. Firstly, the specification of what works would be approved would need to be precise and detailed, stringent enough to guarantee that only works which would pass normal LBC would be allowed. Secondly, I am concerned that while it would make certain works easier it could also introduce another level of confusion among applicants as to what works require LBC and which do not. For it to work effectively it may require a high level of vigilance on the part of the LPA to ensure unapproved works are not taking place without consent.</i></p> <p><i>[Woodfield Cottages seem ideal for a Local LBC Order because all the cottages were built to the same design. Care has been taken in drafting the order only to include works which would be sympathetic for all cottages, and the order has been drafted in a way that is quite detailed and prescriptive. If adopted, the implementation of the order will be closely monitored, and residents will be required to notify the Council before undertaking any work.]</i></p> <p><i>I have been in touch with Lucie Carayon of Historic Buildings and Places (formerly the Ancient Monuments Society). She is the Amenity Societies' representative on the Historic Environment Protection Reform Group, and I wanted to gauge what their opinion of a Listed Building Consent Order may be, as I would not like the Victorian Society to advocate for anything contrary to the other Amenity Societies' concerns. She has said she'd be interested in bringing the matter of Local Listed Building Consent Orders to the HEPRG's December meeting, so I have copied her into this email.</i></p>