



# **West Clacton to Jaywick**

High Level Heritage Appraisal

22 November 2019



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# Executive summary

Mott MacDonald have been commissioned by the Environment Agency to prepare a high-level heritage appraisal of the Jaywick to Clacton-on-Sea coastal area. This appraisal is intended to inform optioneering in the design of sea defences on this stretch of coastline, and any other development associated with this flood defence scheme. As such, it provides a high-level assessment of:

- the historic development of the area, including designated heritage assets;
- archaeological potential and other non-designated heritage assets;
- identifies the risks to the historic environment associated with this scheme; and
- provides a conclusion and recommendations to inform the future development of the proposed scheme.

The West Clacton to Jaywick frontage is a 4km long beach front located on the east coast of Essex, United Kingdom. The Study Area consists of a 500m search area along the beach between Clacton Pier and Jaywick. The topography comprises flat ground with open green space between the urban developments of Clacton-on-sea and Jaywick. Within the study area there are:

- Five Scheduled Monuments;
- 11 Listed Buildings:
  - 1 Grade II\* Listed Buildings;
  - 10 Grade II Listed Buildings;
- One Registered Park and Gardens; and
- No, Battlefields or World Heritage Sites.

There are risks that this scheme might impact upon the historic significance of the following assets:

- Clacton Seafront Conservation Area;
- Clacton Area Seascape;
- Prehistoric Archaeology;
- Martello towers C, D, E and F;
- Clacton Seafront Gardens; and
- Grade II listed built heritage assets- Row of 16 Street Lights South Side of Esplanade Between Beach Road and West Road and Clacton-On-Sea War Memorial.

The design of the scheme should mitigate against damage to any built heritage assets or their setting during construction and operation of the scheme. The scheme should also ensure that any previously unknown archaeology of a significant nature is identified and protected as appropriate.

A full Historic Environment Record (HER) search should be undertaken to identify any assets missing from the online record and a full Desk Based Assessment (DBA) and Impact Assessment should be completed prior to planning to identify any significant impacts to the heritage assets in the study area. Designated assets are of National and regional importance and as such any construction work should be carefully considered so as to avoid significantly impacting on the assets or their setting.



# 1 Introduction

## 1.1 Scope of assessment

Mott MacDonald have been commissioned by the Environment Agency to prepare a high-level heritage appraisal of the Jaywick to Clacton-on-Sea coastal area. This appraisal is intended to inform optioneering in the design of sea defences on this stretch of coastline, and any other development associated with this flood defence scheme. As such, it provides a high-level assessment of the historic development of the area, including designated heritage assets, archaeological potential and other non-designated heritage assets, identifies the risks to the historic environment associated with this scheme, and provides a conclusion and recommendations to inform the future development of the proposed scheme.

Consultation would be undertaken with the historic environment advisors to the local authority heritage team (Essex Place Services and the Tendring District Conservation Officer) at an early stage. Should any scheduled monument, listed buildings or the setting of said assets, have the potential to be impacted by the proposed development plans, Historic England would also be consulted. This consultation process would discuss the requirement for pre-application archaeological evaluation (e.g. geophysical survey, trial trenching). Subject to statutory requirements, recommendations would also be made for any further archaeological work and/or mitigation measures considered necessary.

## 1.2 Study Area

Historic environment information within the study area has been gathered, as shown in Figure 1. The study area in this report has been defined by the indicative red line boundary defined in the Options report MM-399964-WC-SOC-A-RE-010-A. Only assets within this study area have been considered, unless they are of particular importance. It is presumed that, by focusing on this area, this report will cover the main historic assets within 500m of the final scheme. The study area shall be revised in the Cultural Heritage Desk Based Assessment once the scheme is finalised.

**Figure 1.1: Designated Heritage Assets**



Source: MM, 2019

### 1.3 Methodology

This approach does not intend to replace a full Cultural Heritage Desk Based Assessment (DBA) where this would be needed. Instead it has been designed to provide appropriate and proportionate heritage input.

The following sources have been consulted:

- Historic England National Heritage List for England (NHLE) database and UNESCO database, for designated heritage assets (Scheduled Monuments, Listed Buildings, Conservation areas, World Heritage Sites and Registered Parks and Gardens) within the study area;
- online Historic Environment Records (HER) database, for non-designated heritage assets within the study area. This search was undertaken though Heritage Gateway as the Essex Online HER website ([unlockingessex.gov.uk](http://unlockingessex.gov.uk)) is currently unavailable. A full search of the HER database was NOT undertaken at this stage. It should be noted that online HER data can often be unreliable and outdated;
- local, regional and national planning policies in relation to the historic environment;
- Tendring District Council conservation area appraisals and records of locally listed buildings;
- relevant published and unpublished archaeological sources including via the Archaeological Data Service (ADS), maintained online by the University of York;
- geological data via British Geological Survey mapping; and
- Ordnance Survey maps, available online.

## 1.4 Assumptions and Limitations

The following assumptions and limitations have been assumed for the survey and assessment:

- the assessment is reliant on available data. Designated data is up to date as of September 2019;
- databases are limited in their ability to predict new sites and the information from the HER has been used as a starting point for further research rather than as a definitive list. Where there is an absence of data, professional judgement has been used to reach informed decisions regarding the historic environment;
- the current understanding of the extent and survival of archaeological remains within the study area is based on data relevant to the assessment which has been selected based on professional judgement. However, the specific nature, extent, date, degree of preservation and significance of known and potential archaeological remains is impossible to predict without invasive investigation. There is the possibility that further or more complex unknown buried archaeology exists on sites which has not been assessed;
- a visit of the proposed scheme area was not conducted as part of this high-level appraisal. A visit of the local archives, for examination of additional historical materials and cartographic sources, was not conducted as part of this high-level appraisal; and
- the temporal scope of the assessment assumes a baseline with current conditions as at the time of writing.

## 2 Planning Policy

### 2.1 National Planning Policy

#### 2.1.1 Legislation

The overarching legislation in relation to the historic environment in Britain is provided by:

- The Ancient Monuments and Archaeological Areas Act 1979; and
- The Planning (Listed Buildings and Conservation Areas) Act 1990.

#### 2.1.2 National Planning Context

##### **Revised National Planning Policy Framework (2019)**

The National Planning Policy Framework (NPPF) was adopted in 2012 and most recently updated in 2019. This provides a policy framework for the management of the historic environment and assets pertinent to the historic environment.

Policy 189 of the NPPF states that in determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected by a scheme. This should include any contribution made by the setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Where appropriate, developers will submit a desk-based assessment and, where necessary, a field evaluation.

The impact of development on all heritage assets is a material consideration and the NPPF includes policies to guide the determination of applications relating to designated and non-designated heritage assets (Policies 193-198). When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Where loss of heritage assets because of development is considered justified, the NPPF makes provision to allow for the recording and advancing understanding of the heritage asset before it is lost (Policy 199). Such recording may range from pre-development detailed archaeological excavation of selected areas, followed by post-excavation analysis and publication of results, to archaeological monitoring and recording during construction work. The NPPF states that the results of any investigations should be made publicly available.

### 2.2 Local Planning Policy

The NPPF Policy requires local planning authorities to set out, in their local plan, a positive strategy for the conservation and enjoyment of the historic environment. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a

manner appropriate to their significance. This should take into account the desirability of sustaining and enhancing the significant heritage assets and putting them to viable uses consistent with their conservation and in order to enhance the wider public benefit which having these resources can bring.

### 2.2.1 Tendring District Local Plan (2007)

The Tendring District's local plan was adopted in 2007, however the Tendring District Council website states:

*“aspects of [the local plan] are considered to be out of date and not in accordance with national planning policy. Until we formally adopt a new Local Plan... Elements of the 2007 adopted Local Plan will remain in force ... where relevant.”*

Policies from the 2007 Tendring District Local Plan considered relevant here are:

- COM35 - Managed Re-Alignment: This policy promotes ‘soft’ or ‘natural’ sea defence where appropriate.
- EN1 - Landscape Character: This policy aims to prevent harm to the character of landscapes within the district
- EN23 - Development within the Proximity of a Listed Building: This policy states that proposals for development that would adversely affect the setting of a Listed Building will not be permitted.
- EN29 - Archaeology: This policy states that development will not be permitted where the Council considers that it will adversely affect nationally important archaeological sites and their setting and where information indicates that there are likely to be archaeological remains, the Council will expect to be provided with the results of an archaeological evaluation prior to the determination of an application.

### 2.2.2 Tendring District Local Plan 2033 and Beyond

A draft of a proposed new local plan was published in 2017. This plan is still under examination, but its policies will eventually supersede those in the 2007 plan and, therefore, are considered relevant to discussion here. The policies which should be considered include:

- SP6 - Place Shaping Principles: This policy requires all new development meet the highest standards of urban and architectural design and requires that all new development responds positively to local character and context to preserve and enhance the quality of existing communities and their environs.
- PPL7 - Archaeology- This policy states that proposals for new development which would affect, or might affect, archaeological remains will only be permitted where accompanied by an appropriate desk-based assessment. Where identified as necessary within that desk-based assessment, a written scheme of investigation including excavation, recording or protection and deposition of archaeological records in a public archive will be required to be submitted to, and approved by, the Local Planning Authority
- PPL8- Conservation Areas: States that new development within a designated Conservation Area, or which affects its setting, will only be permitted where it has regard to the desirability of preserving or enhancing the special character and appearance of the area.
- PPL9 - Listed Buildings : Requires that proposals for new development affecting a listed building or its setting will only be permitted where they will protect its special architectural or historic interest, its character, appearance, fabric and are explained and justified through an

informed assessment and are of a scale, design and use materials and finishes that respect the listed building and its setting.

## 3 Baseline

### 3.1 Introduction

This chapter sets out the baseline conditions for the Scheme in relation to the historic environment. The receptors, also referred to as heritage assets, are referenced by individual Mott MacDonald numbers. This is for ease of identification, for example where assets have more than one name, and cross referencing.

### 3.2 Description of Study Area

The West Clacton to Jaywick frontage is a 4km long beach front located on the east coast of Essex, United Kingdom. The Study Area consists of an area of beach between Clacton Pier and Jaywick. The topography comprises flat ground with open green space between the urban developments of Clacton-on-sea and Jaywick.

The Essex coastline has long been affected by extreme water levels and large storm surges driven by meteorological and astronomical forces combining with the unique bathymetric characteristics of the North Sea. This has in turn caused devastating flooding events along this coastline, such as the December 1953 east coast flood, claiming hundreds of lives in England. To prevent potential flood events that have been witnessed in the past, local flood protection assets were instated along the West Clacton to Jaywick frontage. The flood defences are currently providing protection to residential properties, a golf course and small businesses along the frontage.

The bedrock geology of the study area, as identified by the British Geological Survey is Thames Group – Clay, Silt and Sand. This sedimentary Bedrock was formed approximately 34 to 56 million years ago in the Palaeogene Period. The superficial geology in most of the scheme area is Storm Beach Deposits - Sand and Gravel. Superficial Deposits formed up to 3 million years ago in the Quaternary Period. Further inland, within the study area, there are some inclusions of Interglacial Deposits - Clay and Silt, formed up to 3 million years ago in the Quaternary Period. These run parallel to the coast within the residential areas and are mostly not within the red line boundary of the scheme.

The study area encompasses the Clacton Cliffs and Foreshore SSSI which contains internationally significant paleoenvironmental deposits which provide a key study site in British Quaternary (Ice Age) studies. The channel deposits comprise a sequence of freshwater clays, sands and gravels overlain by estuarine clays and peat that built up on the former bed of the Thames-Medway River, some 400,000 years ago.

### 3.3 Cartographic Evidence

The cartographic evidence utilised for this report entirely dates to the post-medieval period and predominantly comprises Ordnance Survey Maps of the 19th and 20th Century. It reflects the increasing urbanisation of the area however, the coastline has been unchanged by the human occupation of the post-medieval period. Maps are included in table 3.1 with a description, and description of changes.

**Table 3.1: Cartographic Evidence**

Title	Date	Description
OS County Series: Essex	1876	Clacton-on-Sea is shown as a very small settlement. There is a small pier in the location of the current pier, a hotel, school and houses on three roads. The rest of the area that would become Clacton-on-Sea is farmland with isolated farmsteads. A small house and 'stone' are marked in the location of Hastings Avenue/Weymouth Close. The Martello Towers are marked. Groynes are marked on the coastline just south of Clacton-on-Sea. The coastline is behind much of modern Jaywick, with the area displayed as marsh and marked 'Saltings'. The remainder of Jaywick is laid out as fields.
OS County Series: Essex	1880	There is no significant change from the above map, except for the first depiction of Kings Parade along the seafront at Clacton-on-Sea.
OS County Series: Essex	1897	A farmstead marked 'Jay Wick' is shown just west of the modern Donne Drive. A track to this leads east, south of the modern West Road, where there are several small outbuildings. The area towards the coast is marked 'rifle range'. The area of marshland has shrunk slightly. More groynes are drawn along the coast. Clacton-on-Sea is significantly expanded, with a new pier and pavilion and much housing west of Tower Road.
OS County Series: Essex	1923	A golf course is shown behind the Martello Tower between Jaywick and Clacton-on-Sea. Housing in Clacton-on-Sea is now shown from the historic centre up to Uplands Road. Clacton-on-Sea has expanded considerably to the north.
OS County Series: Essex (partial)	1925	Housing in Clacton-on-Sea reaches West Road. The sea defences have been further built up, featuring more groynes and breakwaters. There is a small jetty at the coastal location of the modern Clacton Boat Club.
OS County Series: Essex (partial)	1938	The marshland at Jaywick is infilled, now having rows of housing on Brooklands, Lotus Way, Midway and the parallel avenues running off these streets. Lotus Way and Midway are on the approximate location of the former marsh boundary. East of this, the housing on Beach Road (now Broadway), Meadow Way and Golf Green Road, and the avenues between, has been constructed. The high-water mark is given as reaching the gardens of houses on Beach Road. The roads in the north, around Tudor Green, are mapped out in dashed lines, indicating they are under construction. In Clacton-on-Sea the area south of West Road is marked out as a 'Holiday Camp'. Further dashed roads are mapped out above West Road. The pier is much larger near the entrance, with a number of buildings on its length. Clacton-on-Sea has grown even more inland.
OS County Series: Essex	1939	Construction of houses around Tudor Green has begun. There are more groynes pictured on the seafront at Jaywick. A club and Tennis Courts are shown in Brooklands Gardens. The 'Holiday Camp' in Clacton-on-Sea is shown as very large, with an amusement park and large dining hall; either side of the Martello Tower. A roller-skating rink is present above the jetty and bowling greens and a pavilion are on the corner of Collingwood Road.
OS Plan	1952	Jaywick has grown further, houses around Tudor Green and those to its north and west have been constructed. Much of the modern layout of Jaywick is shown on this map. The site of a settlement is drawn underneath one of several new groynes on the seafront.

### 3.4 Archaeological and Historical Background

The summary baseline below details the key information needed for assessment of the identified heritage assets. Key assets are referenced with their MM number which can be cross referenced with the gazetteer in Appendix B and Figure 2, 3 and 4 below.

The archaeological and historical background of this assessment follows the timescales below:

- Prehistoric:
  - Palaeolithic 500,000 - 10,000 BC
  - Mesolithic 10,000 - 4,000 BC
  - Neolithic 4,000 – 2,200 BC
  - Bronze Age 2,600 - 700 BC



- Iron Age 800 – AD 43
- Roman AD 43 – 410
- Early Medieval AD 410 – 1066
- Medieval AD 1066 – 1540
- Post-medieval AD 1540 – 1901
- Modern AD 1901 – present

### 3.4.1 Prehistoric

The area of coastline from Clacton to Jaywick is known to contain Palaeolithic deposits of international importance. There is a series of coastal settlements dating from the Mesolithic to the Bronze Age period, associated with the '*Lyonesse surface*' and settlement generally moved away from the coastline after this point in the Prehistoric. Considering this, there is therefore potential for Prehistoric settlement both in the intertidal and marine zones of this area, possibly in the form of submerged landscapes. There is plentiful archaeological evidence of scattered settlement in the inland and within the coastline, including round houses (as cropmarks) near the A133 extension from Weeley to the north (MM21).

Clacton was the area of the lower Palaeolithic Clactonian industry of flint tool manufacture. Finds associated with this activity include over 200 Palaeolithic flint tools known as 'handaxes' which were recovered during mineral extraction at the Gants Pit quarry in Dovercourt. This is the largest assemblage ever recovered in Essex. The "Clacton Spear", a wooden (yew) spear found at Clacton in 1911 and dated at 450,000 years ago, is the oldest such spear to have been found in Britain. There are several other documented prehistoric finds within this area that seem to confirm prehistoric activity and tool production in this area, including: an early Neolithic pit containing sherds of pottery, flint implements and a core (MM16); Lower Palaeolithic implements including scrapers, points and cores (MM17); Mesolithic flint implements and two paddles (MM18); Lower Palaeolithic implements (MM22); and Palaeolithic flint implements of Clactonian type have been found in the lower gravels of the ancient channel (MM23). Colchester (24 km west of the study area) is known to have been a large settlement during the prehistoric period. Over 800 sherds of pottery, hand axes and flint tools from the Neolithic, Bronze Age and early Iron Age being found within the city. Colchester is also surrounded by Neolithic and Bronze Age monuments that pre-date the town, including a Neolithic henge at Tendring. Colchester (*Camulodunon*) became an important centre during the Iron Age, being the capital of the Trinovantes territory in Essex and Suffolk<sup>1</sup>. The city was the economic centre of the area, supplied by the rural settlements of its hinterland.

### 3.4.2 Roman

Soon after the Roman conquest of Britain in AD 43, a Roman legionary fortress was established in Colchester (24 km to the west) named *Camulodunum*. This was a large settlement containing an elaborate Temple to the Divine Claudius, as well as at least seven other Romano-British temples, a Roman Circus and two Roman theatres. *Camulodunum* served as a provincial Roman capital of Britain but was attacked and destroyed during Boudica's rebellion in AD 61. It was rebuilt with new town walls and reached its peak in the 2<sup>nd</sup> and 3<sup>rd</sup> Century AD. Its population was around 30,000.

An archaeological excavation carried out at Lodge Farm, St Osyth Essex (less than 4km to the north of Jaywick) found significant evidence of Roman enclosures, trackways and small buildings. There is also evidence of villa sites nearby (Alresford, Wivenhoe, Brightlingsea).

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<sup>1</sup> <https://www.british-history.ac.uk/vch/essex/vd9/pp2-18> accessed 21/11/19

Saltworking sites (also known as redhills) are recorded along the Essex coast and river estuaries, often found on or above the 4m AOD contour. However, there is no evidence of Roman activity within the study area recorded on the Heritage Gateway database.

### 3.4.3 Medieval

During the early medieval period a village called *Claccingatun* ("the village of Clacc's or Clacca's people") was established, however little more is known<sup>2</sup>.

The written historical record of Jaywick starts in 1438 when it appears in the 'Ministers Accounts' from Edward VI's Estate Manager as "*Clakyngeywyk*" - meaning 'The dairy farm of the people of Clacca'. Indeed, the farm was the largest in the parish of Great Clacton and was, significantly, on the edge of the tidal marshes which provided fine grazing. There were over 1,000 sheep on Jaywick Marsh, that provided the milk used to produce the enormous cheeses which was the principle product of the Tendring close.

Over the intervening centuries the farm passed through many ownerships and tenancies - in latter times the local names of Wegg, Round and Smith feature prominently and in the 19th Century the farm extended to include Wash Farm under the ownership of Charles Gray Round. In the last quarter of the 19th Century an 800-yard firing range was setup, the butts being against the seawall at Lion point (MM01). The farm was also a popular meeting place for the hare-coursing community and the principle use of this area was for hunting.

Until the middle of the 19th century, the area occupied by Clacton-on-Sea was an agricultural landscape with small hamlets and isolated farms south of the small settlement of Great Clacton. There is nothing of particular significance from this time.

### 3.4.4 Post medieval

In 1851 coastal resorts were becoming the fastest growing settlements in the country. The development of a railway line to Colchester in 1837 and the subsequent branch lines to Harwich (1845/6) and Walton (1867) opened up this area of coastline to tourism.

In 1864 land along Clacton Seafront was bought by Peter Bruff, who began to develop the area into a resort including housing, coastal defence and a new pier. The plans were published in 1871 and included provisions for good drainage, sanitation and water supply. The resort was intended to include semi-detached villas, hotels and boarding houses, open spaces and promenades. A new pier was built in 1873 and the promenade along Pier Avenue begun but ultimately the scheme was unsuccessful, due to the lack of railway connection.

The Woolwich Steam Packet Co. bought Bruff's land and developed the Royal Hotel which was opened in 1872 with such success that the surplus land was sold off to develop the Cliff Estate. Cartographic evidence from 1874 reveals that the development of this estate was sporadic and largely relied on old-fashioned building styles. It was described in the Buildings of England (1965) as "the homely bargeboarded style of the Early Victorian suburb". Ultimately in 1876 the Clacton-on-Sea General Land, Building and Investment Co Ltd was formed and continued to control building in Clacton for the next 20 years.

A sea wall was built to protect against flooding in 1880. Railway connection between Colchester and Clacton was opened in 1882 allowing the development of this area of coastline into a major seaside resort. There were over 71,922 visitors in 1890. In the summer of 1901 this resulted in 30 excursions carrying 40,000 holidaymakers to Clacton for the summer. In 1984 the

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<sup>2</sup> Tendring District Council, nd, Clacton Seafront Conservation Area Appraisal

architecture of Clacton was described as “charming example of English vernacular makeshift architecture”.

### 3.4.5 Modern

What is now Jaywick was originally salt marshes unsuitable for agriculture but were drained between 1925- 1938 allowing for an expansion of the seaside resort. The land was purchased by the entrepreneur Frank Stedman in 1928 to provide low cost, affordable holiday homes for working-class families, and became a popular holiday destination throughout the 1930s. Stedman was part of the movement to encourage self-sufficient communities for poor families away from industrial cities. Small plots of land were offered to East End residents for £25 on which residents were encouraged to self-build holiday properties. Jaywick was mostly built by 1952 although Stedman never delivered on his proposals for outdoor spaces and landscaping.

After the Second World War, a shortage of housing meant the properties gradually became permanently inhabited, despite not being designed for regular use. Many of the holiday homes were never designed for long-term residence and are now in a state of disrepair. The council were unhappy about a housing development sitting on such a flood-prone site, and modern conveniences were slow in arriving with a mains sewer system was only installed in 1977. The local community however resisted demolition of the estates in the 1970s, despite attempts to rehouse residents elsewhere. In the 1990s, 40 prefabricated houses were built on adjacent land on a former holiday camp to rehouse residents of some of the most dilapidated properties, however only five of the older properties were demolished. According to the Index of Multiple Deprivation of both 2010 and 2015, the eastern half of Jaywick is the most deprived area of England.

The second Butlin’s camp was built at Clacton-on-Sea in 1938. Many of the main buildings were built to an Art Deco style. In 1937, Billy Butlin had acquired an amusement park in Clacton-on-Sea and added several new rides. Initially accommodating 400 people, the camp soon grew to a capacity of 3,000. It closed during the Second World War and was used as a training centre. In 1955, the camp was enlarged to a capacity of 6,000 people. By 1979, it had grown to a substantial size with chalet accommodation blocks, a large central reception building, an indoor and outdoor pool, sports facilities, boating lake, roller skating rink, theatre, miniature railway, amusement arcades and a discotheque. The camp was closed in 1983 and resulted in a large loss of jobs in the local area. The camp was finally demolished in 1987.

During the North Sea flood of 1953, Jaywick was flooded, resulting in the deaths of 35 people. The residential area is categorised as having the highest risk of flooding in the country. In December 2013, due to a severe flood risk, all residents in Jaywick were asked by Essex Police to temporarily leave the area, to be homed in school buildings around Clacton. A similar exercise happened in January 2017 following a threat of coastal flooding, involving the potential evacuation of 2,500 homes in Jaywick and nearby Lee-over-Sands. In 2013 Coastal Jaywick benefited from 30,000 cubic metres of dredged sand as part of a £9.4 million upgrade to provide flood defence.

## 3.5 Archaeological Potential

### 3.5.1 Palaeoenvironmental

Clacton is one of the principal prehistoric sites in Europe and a site of considerable international importance. The Clacton Cliffs and Foreshore SSSI comprises three separate sites. The two main sites are the cliffs and foreshore at Clacton and the foreshore at Lion Point, Jaywick. The

third site is between the two at Clacton Golf Course. A further site (not part of the SSSI) is the former Butlins holiday camp. All of these sites are within the study area.

The channel deposits consist of freshwater clays, sands and gravels overlain by estuarine clays and peat on the former bed of the Thames-Medway River from 400,000 years ago. The samples have revealed to provide a fossil and vertebrate record, as well as valuable pollen samples.

The known presence of valuable paleoenvironmental deposits mean that work within the study area would require geoarchaeological assessment prior to excavation works.

### 3.5.2 Prehistoric

The area of coastline from Clacton to Jaywick is known to contain Palaeolithic deposits of international importance.

There are several documented prehistoric finds within this area that seem to confirm prehistoric activity and tool production in this area and plentiful archaeological evidence of scattered settlement. There is a series of coastal settlements dating from the Mesolithic to the Bronze Age period, associated with the 'Lyonesse surface' and settlement generally moved away from the coastline after this point in the Prehistoric. Considering this there is therefore potential for Prehistoric settlement both in the intertidal and marine zones of this area, possibly in the form of submerged landscapes.

The presence of such extensive prehistoric remains suggests that there is a **high** potential for associated finds and monuments in the study area.

### 3.5.3 Roman

There is known Roman activity in the vicinity of the study area which would suggest the potential for further archaeological finds. There is also potential for Red Hill finds along the shoreline which would leave no evidence inland where previous excavations have taken place. Redhills are a small reddish mounds that result from salt processing and date from the Roman period. This, as well as the close location to Colchester, suggests a possible industrial settlement within the study area and means there is a **medium** potential for highly significant finds within the study area.

### 3.5.4 Medieval

There is limited evidence of medieval activity within this area as the settlement was not developed until 1871 and during the medieval period this area was marshland. Finds are limited to an early medieval Scandinavian Bracteate which is a flat, thin, single-sided gold medal worn as jewellery (MM25). There is, therefore, no evidence for significant settlement or land management of the Study area within the medieval period and, as such, the potential for medieval remains is considered **low**.

### 3.5.5 Post-Medieval

The historic extents of features associated with the development of Clacton as a residential resort in the later 19<sup>th</sup> Century are mostly known. Outside of known sites, the potential for post-medieval archaeological remains of any value is considered low.

### 3.5.6 Modern

Of particular archaeological note for the post-medieval period in this area are the remains of the Butlin's Holiday Camp (MM27) at Clacton-on-Sea which was in use between 1938 and 1987.

Despite this the site is not of particular value in its current state and as a result any remains from this period are considered to be of **low** value.

The historic extents of features associated with the utilisation of the beach during the Second World War are mostly known. The most significant is Royal Observer Corps Site (MM26). Outside of known sites, the potential for modern archaeological remains of any value is considered **low**.

### 3.5.7 Conclusion

It has been concluded that there is a high potential for prehistoric archaeology within the study area, whereas the potential for all other periods is considered medium to low.

## 3.6 Historic Seascape Survey

In 2006 Historic England commissioned Wessex Archaeology to develop a methodology for mapping the historic character of our coastal and marine environment. The England's Historic Seascape final report identified Clacton Area Seascape within the study area.

Clacton Area Seascape (MM14) extends along the coast, from the Naze in the north to Jaywick Sands in the south and includes the immediate coastal waters of the region. The area is predominantly characterised as a recreational leisure area, dominated by the coastal resort of Clacton-on-Sea and Jaywick. The area has a rich maritime history and remarkable archaeological potential.

## 3.7 Designated Assets

The designated assets within the study area are detailed in the table below:

- Five Scheduled Monuments;
- 11 Listed Buildings:
  - 1 Grade II\* Listed Buildings;
  - 10 Grade II Listed Buildings;
- One Registered Park and Gardens; and
- No Battlefields or World Heritage Sites.

**Figure 3.1: Scheduled Monuments**



Source: MM, 2019

**Figure 3.2: Listed Buildings**



Source: MM, 2019

**Figure 3.3: Registered Park and Garden**



Source: MM, 2019

**Table 3.2: Designated Assets**

MM No.	Name	NHLE number	Grade	Significance
MM01	Lion Point decoy 810m south east of Cockett Wick Farm	1016864	Scheduled Monument	The monument includes an elongated decoy known as Lion Point Decoy, designed for trapping pochard, located some 810m south east of Cockett Wick Farm and 500m inland from the beach at Lion Point. The decoy takes the shape of a rectangular pond, 100m by 25m, with a single curving arm at its north western corner and enclosed by a rectangular ditch. Not worked within living memory, the decoy is thought to have been constructed around 1860 and appears on an Ordnance Survey 6 inch map by 1874.
MM02	Martello tower C	1018954 1165569	Scheduled Monument and Grade II Listed Building	Tower circa 1808-1812. Vari-coloured brick, some plaster remains. Rusticated stone dressings to 4 windows and a door at half height. Built at an approximate cost of £5,000 the garrison was stationed at Weeley Barracks. The Tower guarded a sluice, which, in case of invasion, could be opened up to flood the surrounding marshes.
MM03	Martello tower D	1016553 1111524	Scheduled Monument and Grade II Listed Building	Tower circa 1808-1812, positioned adjacent to sea wall at Clacton Golf Course. Vari-coloured brick, some plaster remains. Rusticated stone dressings to 4 windows and a door at half height. Built at an approximate cost of £5,000 the garrison was stationed at Weeley Barracks.
MM04	Martello tower E	1016554 1337150	Scheduled Monument and Grade II Listed Building	Tower circa 1808-1812, positioned adjacent to sea wall at Butlins Holiday Village. Vari-coloured brick, some plaster remains. Rusticated stone dressings to 4 windows and a door at half height. Built at an approximate cost of £5,000 the garrison was stationed at Weeley Barracks.
MM05	Martello tower F	1016555 1111520	Scheduled Monument and Grade II Listed Building	Tower circa 1808-1812, a brick lined moat now a Coast Guard station. Unlike the other Clacton Defence Towers this one had a moat, glacis and outer battery. The brick lined moat still survives, the wall being approximately 7 metres tall and the moat base 8 metres wide. Taking 4 years and built at a cost of approximately £5,000 the situation was considered too unhealthy and the garrison was stationed at Weeley. Erosion by sea has claimed the battery.
MM06	Clacton Seafront Gardens	1001626	Grade II Registered Park and Garden	Part of Bruff's scheme for his new resort master plan in 1871. In 1899 the land on the east side of Pier Gap had been turned into public gardens, complete with a bandstand, while the land to the west remained as lawns with the area closest to Pier Gap planted with formal displays of bedding. In 1921, the Urban District Council decided to spend considerable sums in laying out gardens and four formal gardens. In 1924 the formal bedding displays closest to Pier Gap were redesigned to include a war



MM No.	Name	NHLE number	Grade	Significance
				memorial designed by Charles Hartwell. As soon as they were opened to the public the gardens became extremely popular and have retained their style and popularity ever since. In the late 1990s the gardens were restored and updated.
MM07	Church of St James	1257896	Grade II* Listed Building	Built during 1912-13 to the designs of Temple Moore. Exterior in simplified Perpendicular style built of cement render with Bath stone dressings and tiled roof. Interior of mainly Romanesque character. Of particular note is the elaborate carved oak octagonal pulpit with octagonal canopy above. The north east chapel has a series of fine early 20 <sup>th</sup> Century stained glass windows, mainly to members of the Nicholson family.
MM08	Row of 16 Street Lights South Side of Esplanade Between Beach Road and West Road	1111519	Grade II Listed Building	16 street lights installed 1912. Cast iron with labels attached to bases reading "Johnson and Phillips, Charlton" (2 with labels "London Electric Firm, Croydon").
MM09	Clacton Town Hall	1267903	Grade II Listed Building	Town hall with incorporated theatre which originally housed a library as well. Completed in 1931 to the designs of Sir Brumwell Thomas in Neo-Georgian style. Brown brick in English bond with stone dressings and hipped or mansard pantiled roofs.
MM10	Roman Catholic Church of Our Lady of Light and St Osyth	1271909	Grade II Listed Building	A large Roman Catholic church of Our Lady of Light and St Osyth. Built in 1902-3 and designed by F.W. Tasker in Neo-Norman style. It is an ambitious early 20 <sup>th</sup> Century neo-Norman design with accomplished treatment of stonework and detailing to the exterior. The interior has a finely detailed and executed vaulted and arcaded interior which retains many fixtures and fittings of interest. Its lych gate is significant to its group value.
MM11	Lych Gate at Our Lady of Light and St Osyth	1420919	Grade II Listed Building	The lych gate was constructed in 1925 and located at the entrance to the grounds of the Church of Our Lady of Light and St Osyth. It honours the parish dead of the First World War. It has a well-detailed Arts and Crafts gabled design of oak, brick and stone, with good sculptural detail.
MM12	Colchester Institute Main Building	1380565	Grade II Listed Building	Hotel built 1892-97 by A.J. Gale and N.T. Farthing of Smith, Son and Gale for Henry Grant. A steel box frame construction with red brick curtain walls and machine tile roofs. Converted to teacher training college 1950. This Hotel is the earliest building discovered with a complete and coherent structural steel system.

MM No.	Name	NHLE number	Grade	Significance
MM13	Clacton-On-Sea War Memorial	1448050	Grade II Listed Building	Clacton-on-Sea War Memorial is imposing and well-executed memorial consisting of a bronze winged Victory sculpture atop a layered plinth, situated in a Registered Historic Park and Garden. A bronze winged Victory sculpture, head slightly downcast, wearing a loose, flowing dress. She holds a quill in her left hand and a laurel wreath in her right.
MM15	Clacton Seafront Conservation Area		Conservation Area	The special character of Clacton Seafront Conservation Area is derived from its seaside architecture and formal planned street pattern. The Area is the heart of the coastal resort and includes Victorian and Edwardian seaside buildings that were part of the early planned development of the resort, as well as formal gardens and pavilions, and important landmarks like the Martello Tower and the Pier.

## 4 Risks and Opportunities

### 4.1 Proposed Scheme

Flooding of key areas along the project frontage can occur, with Jaywick identified as an area of interest and Cockett Wick identified as an area where flooding can occur at low points along the seawall defence. To address this problem, the Environment Agency have commissioned Mott MacDonald to provide consultancy services for the defined project area under the NEC3 professional services contract. As part of the consultancy service, Mott MacDonald will help to address the key aim set out by the EA:

- To decide whether the EA maintain the 1:200 or greater standard of protection (SoP) as climate change increases, or;
- To allow a temporary/permanent reduction on SoP for a time, with resilience built into existing and new housing and infrastructure to accommodate a reduced SoP

### 4.2 Assessment of Risk and Opportunity

The following impact assessment is based on a review of the NHLE data from Historic England, data from the online Essex HER and desk-based research.

#### 4.2.1 Risks

- **Clacton Seafront Conservation Area-** There is some risk associated with the Conservation Area bordering the seafront. Therefore, careful consideration needs to be taken with the design to ensure it is suitable for the historic environment in which it is situated.
- **Clacton Area Seascape-** This Seascape is considered to be of regional importance with the potential to hold archaeology of national importance and as such great care should be taken when constructing in this area of the scheme.
- **Paleoenvironmental Archaeology-** There is potential for palaeo-environmental remains associated with the Thames-Medway River which is nationally significant. These should be considered during the development of the scheme prior to construction to determine the likely impacts of this scheme.
- **Martello towers C, D, E and F-** These assets are situated on the seafront and therefore there is potential to physically impact the assets or alter their setting. These assets are scheduled monuments and, as such, care should be taken when designing the scheme to avoid any damage to these assets or adverse alteration to their setting. It is assumed the scheme would comprise small-scale construction, predominantly along the beach front, which would be suitably mitigated with use of appropriate materials and positioning to ensure there was no significant impact to the asset. The works would therefore likely be a suitable distance from the asset so as to avoid significant impacts.
- **Clacton Seafront Gardens-** This asset is situated on the seafront. There is potential to physically impact on this asset or to alter its setting. This is a grade II listed registered park and garden and, as such, care should be taken when designing the scheme to avoid damaging this asset.
- **Row of 16 Street Lights South Side of Esplanade Between Beach Road and West Road-** This asset is situated on the seafront. There is potential to physically impact on this asset or to alter its setting. This is a grade II listed building and, as such, care should be taken when designing the scheme to avoid damaging this asset.

- **Clacton-On-Sea War Memorial-** This asset is situated on the seafront. There is potential to physically impact on this asset or to alter its setting. This is a grade II listed building and, as such, care should be taken when designing the scheme to avoid damaging this asset.

There would likely be no further risks associated with the built heritage due to the urban nature of their setting. However, care should be taken when designing the scheme to avoid any damage to any assets or adverse alteration to their setting.

Care should be taken prior to and during construction in this area to ensure that any previously unknown archaeology of a significant nature is identified and protected as appropriate. This includes the potential for palaeo-environmental remains such as peat deposits, which are regionally significant, but have the potential to contain well-preserved, nationally significant, remains and should be assessed if excavation is required in this area of the scheme.

#### 4.2.2 Opportunities

This scheme provides opportunities for the following:

- Opportunity for significant outreach and community work related to the prehistoric landscapes;
- Opportunity to enhance the 19th century tourism history of this area by incorporating interpretation into any new structures;
- Opportunity to expand and add additional PROWs with heritage interpretation and signage; and
- Opportunities to improve the public realm space of the conservation area including measures such as:
  - Replacement of street furniture with higher quality pieces;
  - Traffic calming measures such as tree planting and rumble strips;
  - Tree planting in pavement zones to replicate the historic tree-density of this area;
  - Updating of information for residents including the creation of guidance leaflets or heritage trails.

## 5 Conclusions and Recommendations

Within the study area there are five scheduled monuments; one conservation area; 11 listed buildings and one registered park and garden. Within the study area there is also one identified historic seascape; and 12 non-designated archaeological assets.

This assessment has been carried out to identify potential heritage risks and opportunities associated with the Study Area. The assessment has incorporated a high-level review of designated heritage assets (scheduled monuments, listed buildings and conservation areas) and non-designated heritage assets (other built heritage assets, archaeological remains) within the study area. A map showing the study area can be seen in Figure 1.

### 5.1 Risks

There are risks of this scheme associated with:

- Clacton Seafront Conservation Area;
- Clacton Area Seascape;
- Prehistoric Archaeology;
- Martello towers C, D, E and F;
- Clacton Seafront Gardens; and
- Grade II listed built heritage assets- Row of 16 Street Lights South Side of Esplanade Between Beach Road and West Road and Clacton-On-Sea War Memorial.

The design of the scheme should mitigate against damage to any built heritage assets or their setting during construction and operation of the scheme. The scheme should also ensure that any previously unrecorded archaeological remains of a significant nature are identified and protected as appropriate.

### 5.2 Recommendations

- A full HER search should be undertaken to identify any assets missing from the online record;
- A full DBA and Impact Assessment should be completed prior to planning to identify any significant impacts to the heritage assets in the study area;
- Before work commences on site, detailed investigation should be undertaken to ensure any construction would not impact on buried archaeological remains. This should include both targeted archaeological investigation and boreholes for geoarchaeological potential;
- Designated assets are of local and regional importance and as such any construction work should be carefully considered so as to avoid significantly impacting on the assets or their setting. Suitable mitigation should be in place to reduce potential impacts of the scheme. This would include things such as suitable cladding materials for structures; and
- Enhancement opportunities should also be considered.

# Appendices

A References

B Gazetteer

# A. References

## Legislation and Guidance

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## B. Gazetteer

MM No.	Name	Reference	Type	Grade
MM01	Lion Point decoy 810m south east of Cockett Wick Farm	1016864	Designated	Scheduled Monument
MM02	Martello tower C	1018954 1165569	Designated	Scheduled Monument and Grade II Listed Building
MM03	Martello tower D	1016553 1111524	Designated	Scheduled Monument and Grade II Listed Building
MM04	Martello tower E	1016554 1337150	Designated	Scheduled Monument and Grade II Listed Building
MM05	Martello tower F	1016555 1111520	Designated	Scheduled Monument and Grade II Listed Building
MM06	Clacton Seafront Gardens	1001626	Designated	Grade II Registered Park and Garden
MM07	Church of St James	1257896	Designated	Grade II* Listed Building
MM08	Row of 16 Street Lights South Side of Esplanade Between Beach Road and West Road	1111519	Designated	Grade II Listed Building
MM09	Clacton Town Hall	1267903	Designated	Grade II Listed Building
MM10	Roman Catholic Church of Our Lady of Light and St Osyth	1271909	Designated	Grade II Listed Building
MM11	Lych Gate at Our Lady of Light and St Osyth	1420919	Designated	Grade II Listed Building
MM12	Colchester Institute Main Building	1380565	Designated	Grade II Listed Building
MM13	Clacton-On-Sea War Memorial	1448050	Designated	Grade II Listed Building
MM14	Clacton Area Seascape	4729	Designated	n/a
MM15	Clacton Seafront Conservation Area		Designated	n/a
MM16	Early Neolithic Pit	387818	Non- Designated	n/a
MM17	Lower Palaeolithic implements including scrapers, points and cores were found at Jaywick in 1934, during excavations by Oakley and Leakey.	387790	Non- Designated	n/a

MM No.	Name	Reference	Type	Grade
	The majority are of classic Clactonian type.			
MM18	Mesolithic flints implements and two paddles found were found at Jaywick Sands Lion Point.	n/a	Non-Designated	n/a
MM19	Neolithic settlement site	387792	Non-Designated	n/a
MM20	Two Roman coins	387795	Non-Designated	n/a
MM21	Crop marks of Bronze Age ring ditches in area of gravel extraction	387796	Non-Designated	n/a
MM22	Lower Palaeolithic implements forming a possible occupation site	387804	Non-Designated	n/a
MM23	Palaeolithic flint implements of Clactonian type have been found in the lower gravels of the ancient channel at Lion Point	387814	Non-Designated	n/a
MM24	A skull and other disarticulated bones were found within the area of Neolithic settlement	387817	Non-Designated	n/a
MM25	Early Medieval Scandinavian Bracteate	925102	Non-Designated	n/a
MM26	Royal Observer Corps Site	1412558	Non-Designated	n/a
MM27	Butlins	n/a	Non-Designated	n/a

