

COGGESHALL VILLAGE DESIGN GUIDE

for

Coggeshall Parish Council



CHINESE
KEAWAY T: 01376 562470
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the **landscape** partnership

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1.0 Vision

1.1 Background

Coggeshall is a small, historic settlement mid-way between Colchester and Braintree in north Essex. It lies on the route of the Roman road Stane Street, at a fording point of the River Blackwater. With its attractive and well-conserved historic core, countryside setting and strong sense of community the town offers a good quality of life that is highly valued by its 4,727 residents.

In 2015, the Coggeshall Parish was designated as a Neighbourhood Area and work commenced on the preparation of a Neighbourhood Plan. The residents' aspirations for the future of Coggeshall, together with the village's strong sense of heritage and identity are captured in the vision statement for the Coggeshall Neighbourhood Plan:

To weave the past into the present and the present into the future, to create a high-quality environment and enable a happy and thriving community in Coggeshall for generations to come.

Through the policies of the Neighbourhood Plan and the principles of this Village Design Guide the Parish aspires to be in the vanguard of good practice that will take this historic community into the future as a model, rural, sustainable community.

Coggeshall welcomes sustainable development that will deliver three over arching objectives.

Economic sustainability

by favouring development that:

- supports economic growth by providing facilities and accommodation that will enable businesses to grow; and
- makes best use of existing infrastructure while encouraging the use of alternative means of transport.

Social sustainability

by supporting well-designed development that:

- creates a safe and healthy environment with easy access to open spaces, services and facilities;
- fosters a strong and healthy community; and
- provides homes that meet the needs of both older residents, individuals and families, and which are adaptable to changing needs.

Environmental sustainability

by favouring development that:

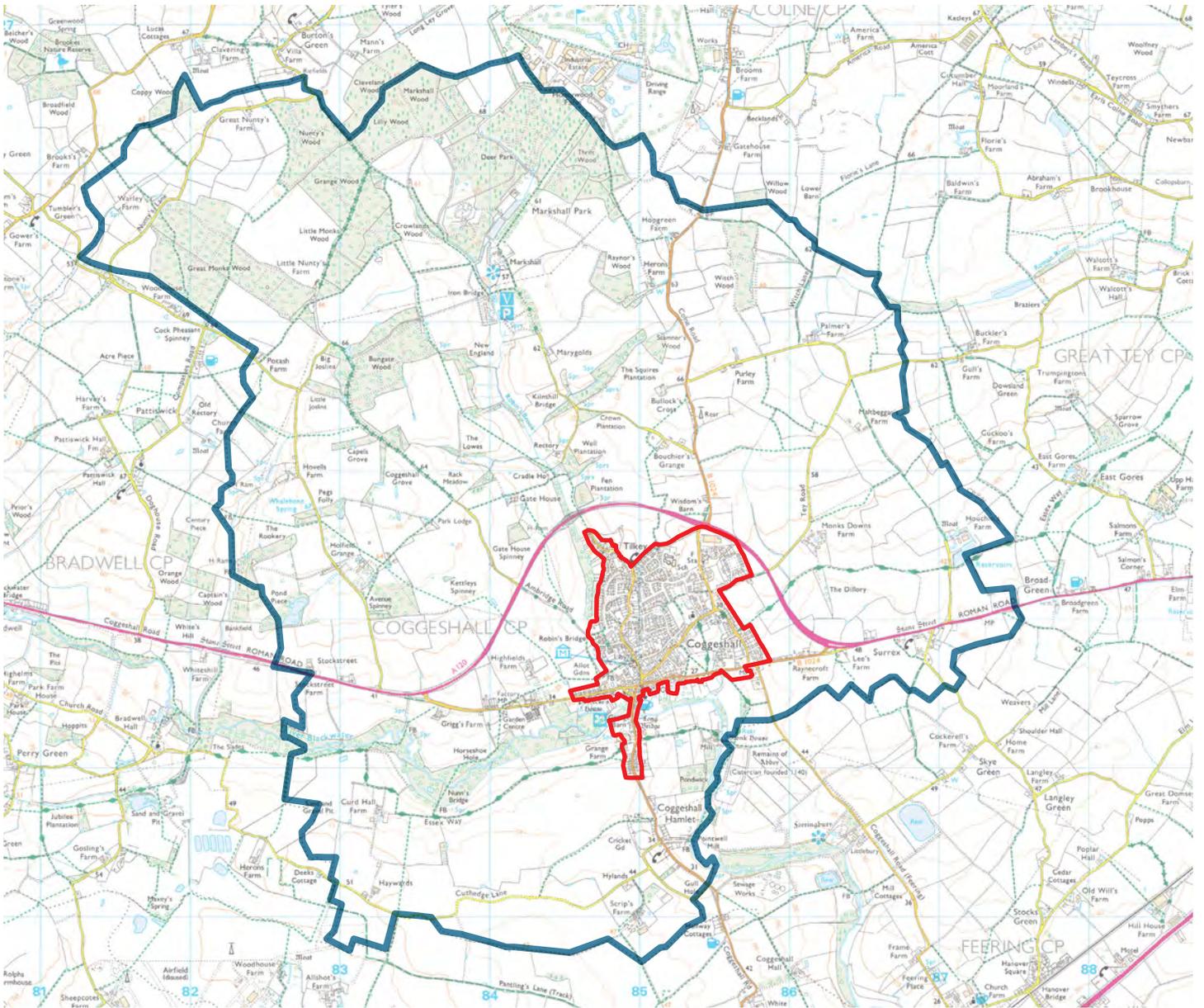
- has minimal impact on the natural environment;
- uses land and natural resources carefully;
- encourages biodiversity;
- minimises waste and pollution;
- protects and enhances our impressive architectural legacy, without preserving the place as a museum; and
- protects the Parish's blue infrastructure and minimises the probability of flooding and droughts.

At the same time, the Neighbourhood Plan recognises that development should:

- reflect the rural character of the wider Parish;
- respond to the needs and opportunities of the area; and
- work with and within the restrictions imposed by the built environment of the historic core.

Good development will therefore:

- preserve the best of the past;
- seek to create the "listed buildings of the future";
- support a thriving and sustainable community; and
- aim for wide recognition of its high standards.



Site location plan

Key



Settlement boundary



Parish boundary

1.2 Purpose of the Village Design Guide

In order to support the objectives of the Neighbourhood Plan, Coggeshall Parish Council commissioned the Coggeshall Village Design Guide to chronicle and assess the special character of the village and its rural setting, and to develop a set of design guidelines to steer the form of future developments within the Parish. The design guide has been prepared by members of the Neighbourhood Plan working group with support from The Landscape Partnership.

The guide addresses the aesthetic, architectural, social and historical aspects of design rather than specific technical considerations.

Discrete areas of common townscape or landscape or character – ‘settlement character areas’ (SCAs) and ‘rural character areas’ (RCAs) – were mapped and the key characteristics that make these areas distinct and special were identified. Features that should be retained and/or protected were noted, and commentary provided on future challenges the character areas might face, how they should be accommodated, and how the areas might be enhanced.

Throughout the guide, design guidelines are presented, and highlighted in blue to inform the scope of future development.

The guide establishes the principles of good practice and provides a range of specific examples to illustrate these; it does not seek to be unduly pre- or pro-scriptive, and the historic organic development of the village should be respected and promoted in future settlement expansion.

The design guide is intended for use by all whose activities may affect the future development, form and appearance of Coggeshall. It forms part of the evidence base for the Coggeshall Neighbourhood Plan and will assist Coggeshall Parish Council and the community in commenting on the appropriateness of planning applications for development within the village or wider Parish. The guide provides local people with a tool to help steer new development projects at the very start of the planning process rather than relying on the submission of objections to make their views heard at the end, when it may be harder to influence decisions.

The design guide provides developers with robust advice as to how their projects might reflect the character of their location and contribute towards local distinctiveness, and gives clear direction as to what will be considered acceptable within Coggeshall in design terms.

The guide has been designed to take account of the needs of both current and future residents, and to respond to the threats they might face; for example, from climate change.

The guidelines endorse high standards of design and construction in terms of architecture and the public realm in order to safeguard and enhance the special qualities of the Parish. They encourage developers to raise their game to help make Coggeshall a centre of excellence in terms of 21st century urban and rural spatial planning. In doing so, it is envisaged that the environment, heritage and general viability of Coggeshall as a place to live and work will be enhanced.

The overriding principles and values of the Coggeshall Village Design Guide are to:

Respect and respond to the heritage, community and countryside of the village.

Create and maintain a place of distinctiveness.

Respond to the existing landscape character and sensitivities of the village and surroundings.

Connect people to their habitats to enrich biodiversity and green infrastructure links, walkable communities and liveable streets.

Create a multi-functional landscape which, recognises the needs of all (food, water and energy) whilst providing effective protections for the environment and prudent use of natural resources.





The Parish

2.0 Context

2.1 Landscape context

The settlement of Coggeshall has developed within the Blackwater valley, close to the confluence with Robin's Brook.

The highest land within the study area is an undulating plateau within the northern part of the Parish that crests at approximately 70m AOD. The plateau extends beyond the parish boundary to the north, east and west. The land descends gently from north to south towards the Blackwater valley and the whole area is drained by various tributary streams, in particular the north to south Robin's Brook, that form small sub-valleys following the gradient to join the River Blackwater. This in turn flows in an easterly and then southerly direction to join with the River Chelmer at Maldon. The tributary valleys combine with the larger Blackwater valley to create noticeable topographical features.

The Blackwater valley has a flat valley floor that constitutes the floodplain. This area is largely undeveloped and features riverside meadows and willow plantations. The valley sides are gently sloping, though Grange Hill is noticeably steeper. The valley side are generally used for arable farming.

The monks of the nearby abbey diverted the River Blackwater to improve drainage and increase pasture for grazing. The route of the old river is known as Back Ditch.

The floodplain of the River Blackwater falls within the 1 in 100 year flood zone. A narrower flood zone extends along Robin's Brook to the west of the village.



2.2 Geology and soils

The Parish of Coggeshall is underlain by clay, silt and sand which forms part of the London Clay Formation overlain by discontinuous superficial deposits. The plateau areas surrounding the settlement are capped by Quaternary glacial deposits. Bands of sand and gravel are also present on the valley sides. The valleys feature narrow bands of alluvium in the valley floor.

Within the river valleys, the geology is overlain with deep well drained fine loamy soils that are flinty in places. The higher land in the northern part of the Parish comprises slowly permeable, seasonally wet, slightly acid loamy and clayey soils. The soils of the upper southern portions of the Parish, to the south of the river, are lime-rich loamy and clayey soils with impeded drainage and have a higher fertility.



2.3 Vegetation

The Parish is well-vegetated, particularly in the northern part of the Parish, along the ridge of higher ground. Here there is extensive woodland cover, including a mix of plantation woodland associated with historic estates and large areas of ancient semi-natural woodland; much is designated as Ancient Woodland. These blocks link with the deer park at Marks Hall Park to create a substantial landscape feature.

On the lower side slopes of the Blackwater valley, fields are defined by mature and established native hedges, frequently containing hedgerow standards.

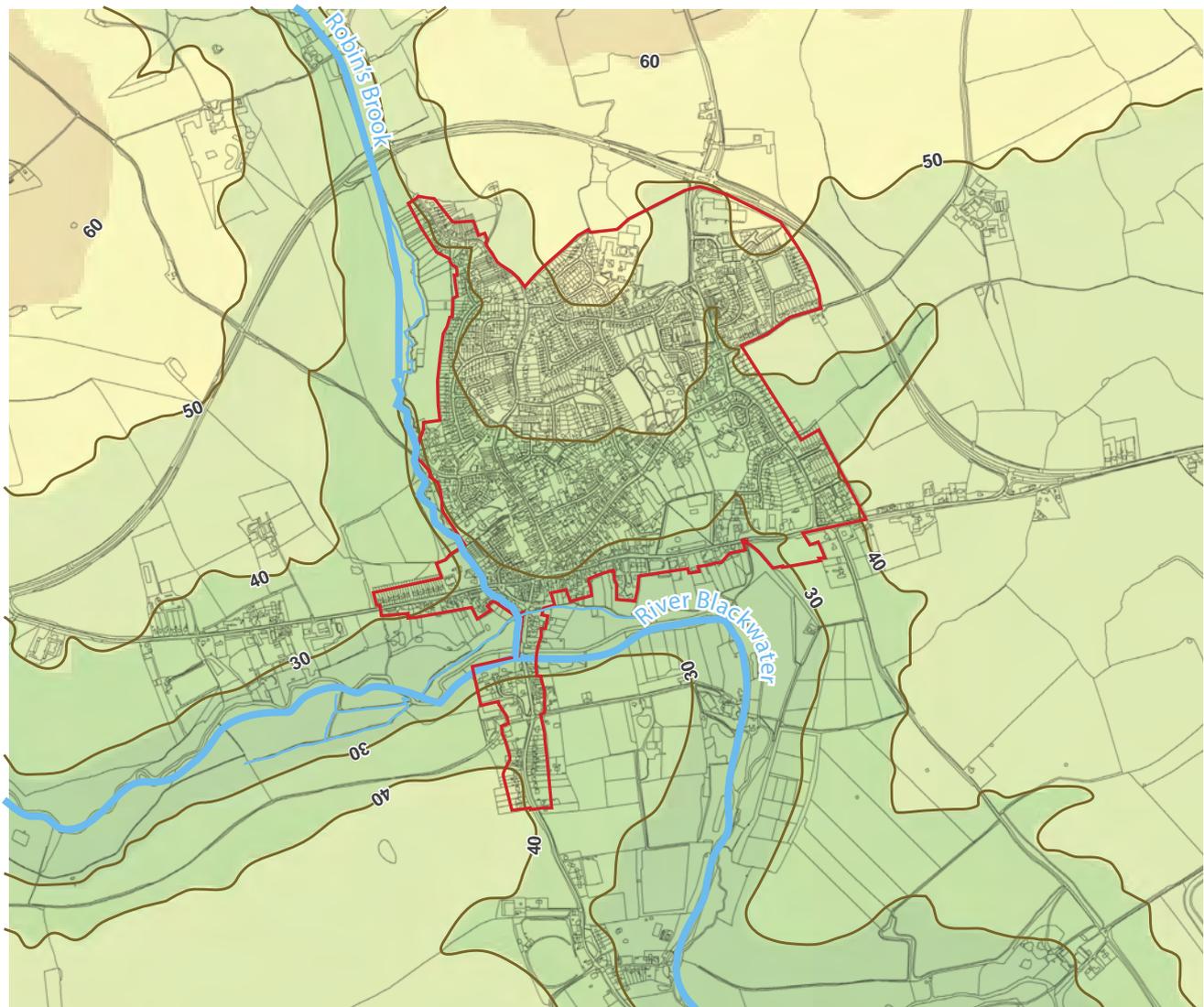
The land cover within the floodplain of the Blackwater valley is meadow pasture, much of which has been planted with willow plantations.

2.4 Settlement

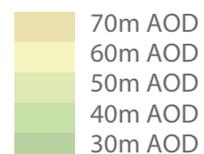
In the surrounding rural countryside, settlement is restricted to scattered farmsteads and historic estates, including the parks at Holfield Grange and Marks Hall. These parks, which include plantation woodland, are interspersed with farmland and significant areas of ancient woodland.

A line of National Grid pylons follows a route across the Parish, from west of Holfield Grange, northwards to Little Nunty's, eastwards to Marks Hall and then north-eastwards towards Earls Colne.

The A120 forms a busy trunk route carrying traffic between Colchester and Stansted Airport. The road generally follows the course of the old Roman road, with modern bypasses around the main settlements. Coggeshall's bypass was constructed in the early 1980s and follows a curved line to the north, rejoining the historic alignment to the east and west of the village.



Key
Watercourses



Key photos



East Street and West Street



Clocktower and Market Place



Long Bridge

3.0 Historic background

3.1 Brief history of Coggeshall Parish

There appears to have been settlement around Coggeshall from the Mesolithic period onwards. In the Roman period, Stane Street followed a course through Coggeshall, from St. Albans to Colchester.

The Parish's settlement pattern has been influenced by the presence of the River Blackwater and the Roman Stane Street that cross the southern portion of the Parish from east to west; various north-south routes intersect with the Roman road. It is likely that Coggeshall itself, which dates to the Saxon times, developed around an ancient fording point across the River Blackwater.

There is evidence for an early Saxon settlement at Coggeshall opposite the site of the present church. The Domesday Survey of 1086 records two manors: at Great Coggeshall and Little Coggeshall. Coggeshall Abbey was founded in about 1142 on the southern side of the River Blackwater, within Little Coggeshall Parish.

The monks' influence on the town was profound. Coggeshall's wool trade owes much to the monks' engineering skills and their animal husbandry, and its role as a market town derives from the market charter obtained by the monks.

Later in the medieval period, the focus of settlement shifted to just north of Stane Street, coinciding with the granting of a market charter in 1256. The marketplace was established at the junction of Stane Street with what are now Bridge Street, Stoneham Street, Church Street and The Gravel. It is irregular in plan, since it followed the layout of the road junctions.

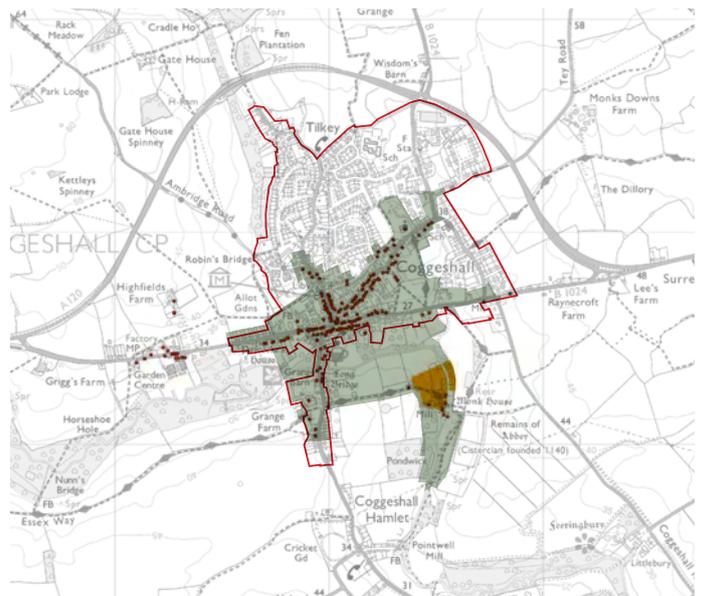
The extant medieval street plan comprises the main east-west route of Stane Street, (now divided into East Street and West Street), Bridge Street (providing a route southwards), Stoneham Street (northwards) and Church Street (which is on a north-easterly axis). These roads persist today

Construction of the current parish church commenced in the 14th century and it was enlarged in 1420 when it was dedicated to St Peter Ad Vincula.

In the late medieval period, Coggeshall became an important centre of the cloth industry. The scale of the parish church and the numbers and quality of the surviving 14th to 17th century buildings reflect the wealth of the town. The former Grange Barn and an outstanding timber-framed building, Paycocke's House, built in 1509, are National Trust properties

Key

- Development Boundary
- Scheduled monuments
- Listed buildings
- Conservation Area



Historic designations

and are both striking examples of the village's medieval textile prosperity.

The cloth trade declined by the end of the 17th century. Following this, Coggeshall reverted to an agricultural market town. Between the mid-1800s to 1890, Coggeshall produced tambour lace and silk. Other industries had an agricultural base; these included the production of isinglass and gelatine, brewing and seed growing. There was relatively little further change until the mid-20th century.

Housing estate developments in the 1960s extended northwards from the historic core, but do not visually impinge on the sensitive valley landscapes. Their form is less dense, and they have a more open character. The Honywood County Secondary School, now the Honywood Community Science School, was open in 1964.

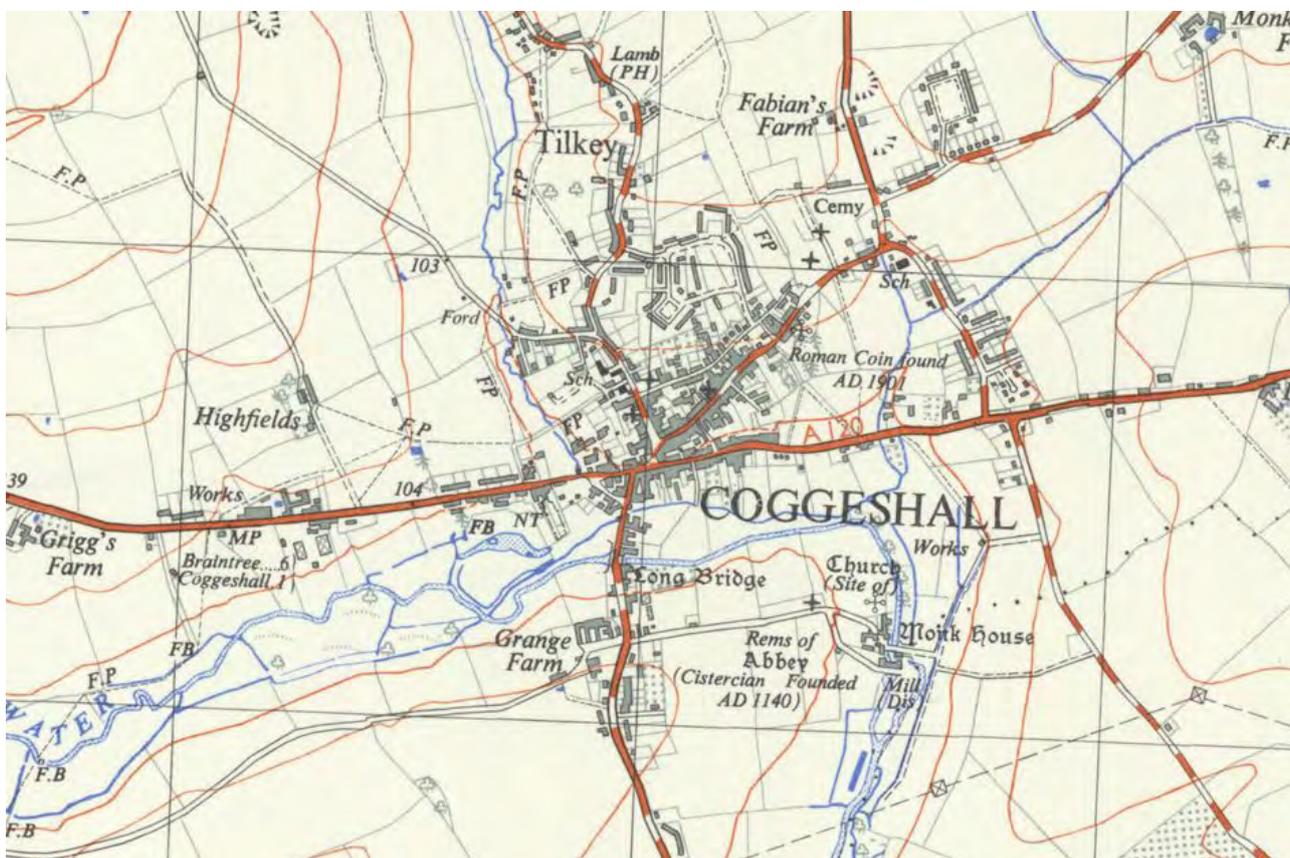
Since the expansion of the town between the 1950s and 1970s, the settlement boundary has remained almost unchanged. Infill development has continued within the urban areas throughout recent decades. There has been some reference to local vernacular styles and materials, such as at Colne Road. Land between Colne Road and the 1980s bypass has also been developed for industrial use.

In the late 20th century, the antiques trade flourished in Coggeshall with a large number of shops established. Most

Historic Maps



1898



1937 - 1961

of these shops have subsequently closed.

The Coggeshall bypass, constructed in the early 1980s, was a major development that brought about much change to the village. It carries through-traffic around the north of the town as part of the main east-west A120 route. For much of its length, it is separated from housing estates on the edge of Coggeshall by a buffer of agricultural land.

The river floodplain has remained largely undeveloped and thus provides an important contribution to the setting of Coggeshall. Beyond the village, the valley slopes and the plateau are largely free of 20th century development, and the historic pattern of the landscape is generally intact. The area is accessed via a network of rural lanes and footpaths. Away from the A120, there is a strong sense of tranquillity and remoteness.

The historic core of the village has a strong relationship with the river valley, with a general absence of modern development. The southern edge of Coggeshall is highly sensitive to any form of development, as this would inevitably affect the open character of the valley and its relationship with the historic centre.

Several hamlets developed around Coggeshall village. Two are situated on arterial roads leading into the village: Surrex, on the A120 to the east of Coggeshall village, and Coggeshall Hamlet, located on Kelvedon Road to the south. Tilkey was formerly a hamlet but more recent infill development has caused it to coalesce with the northern edge of Coggeshall. Little Nunty's is a small collection of dwellings located in a remote position within the wooded northern portion of the Parish.

3.2 Historic landscape development

The landscape of Essex has been shaped by the gradual simplification of the medieval landscape through the loss of field boundaries, woodland and heath. The farming revolution, including post-war intensification, has created a much more open landscape with many uninterrupted swathes of arable fields, particularly of cereal crops.

Away from the A120 and the edge of Coggeshall the landscape has a strong rural character. The Parish forms part of an ancient settled landscape.

The Parish is located within an area of pre-18th century enclosures. However, post-war field amalgamation means that much of the area is now characterised by 20th century enclosures. The earlier field patterns, probably of medieval origin, can be distinguished in the area south of Coggeshall.

The northern part of the Parish forms part of a broader swathe of countryside which is notable for its ancient woodlands and large landscaped parks, interspersed with arable farmland.

Holfield Grange was formerly owned by Coggeshall Abbey. The former parkland at Holfield Grange is now largely in arable use, though plantation woodlands and a small lake survive.

The deer park at Marks Hall Park is of medieval origin. It now features extensive areas of woodland, a series of small lakes and an arboretum that is open to the public.



Historical features



From top left: The Woolpack, Paycocke's House, The Clocktower, Long Bridge, Grange Barn, St Nicholas Church, Coggeshall Abbey, Abbey Mill, Parish Church of St Peter Ad Vincula.

3.3 Surviving historical features

21st century Coggeshall retains many of the characteristics of a medieval wool town. Structures and buildings dating back to the 12th century are protected by an extensive Conservation Area and individual listings preserve some of the finest timber framed buildings in the country.

Scheduled Monuments

Coggeshall Abbey is a Scheduled Monument; surviving features of the abbey represent the oldest existing elements of built heritage in the village.

Listed Buildings

There are 239 Listed Buildings within Coggeshall Parish, a significant number of which are Grade I and Grade II*.

Coggeshall Conservation Area

The Coggeshall Conservation Area marks the historic significance of the area as a fine example of a medieval market town. It encompasses the remains of the entire functioning medieval entity - the commercial village centre and the religious outlying monastic buildings. The Conservation Area is shown on the accompanying map (see page 13).



Key

● Significant building/feature

Significant buildings/features

1. The Woolpack
2. Paycocke's House
3. The Clocktower
4. Market Hill
5. Long Bridge
6. Grange Barn
7. Grange Farmhouse
8. St Nicholas Chapel
9. Coggeshall Abbey (residence)
10. Abbey Mill
11. The Parish Church of St Peter Ad Vincula

Significant buildings and features

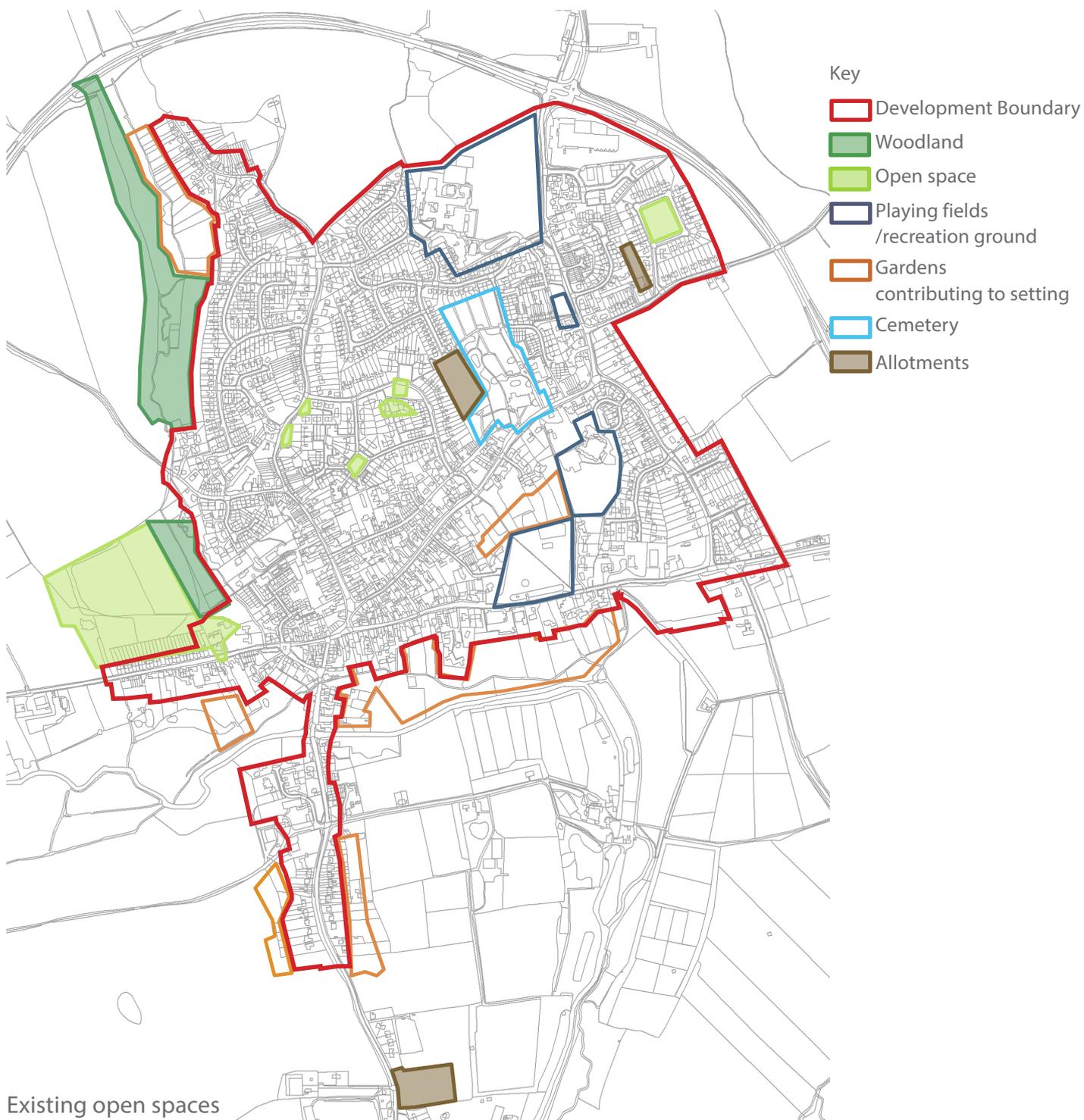
3.4 The natural setting: blue and green infrastructure

The following provides brief details of the principal features of the Parish's blue and green infrastructure. This makes a vital contribution to a functioning and healthy society and environment, and is consequently highly-valued by the local population. This is reflected by its prominence in the Neighbourhood Plan, where further details can be found.

Open spaces contribute to the visual and ecological value of

Coggeshall and are present in a variety of forms, including formal recreation areas, roadside verges, public footpaths, burial sites, allotments, parks, and streetscapes.

In all cases, development is required to meet statutory national and regional legislation. Coggeshall Neighbourhood Plan Policies 7 to 13 cover the management of these areas in more detail.



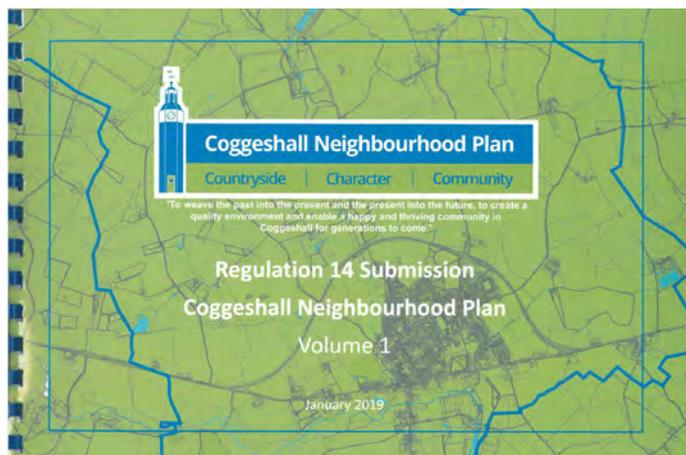
4.0 Accommodating development

4.1 The Neighbourhood Plan

The Neighbourhood Plan promotes the development of brownfield sites, the use of infill sites, and the conversion of suitable properties to residential use in order to protect Coggeshall's countryside setting and the heritage assets that the community values highly.

The Coggeshall Neighbourhood Plan welcomes sustainable development that will meet the identified needs of the Parish. The plan recognises that there is a need for homes suitable for older residents and for families, as well as housing that is affordable, and non-residential development that will provide flexible accommodation for businesses, improve facilities and infrastructure within the Parish, invigorate the village centre, and increase business from tourism.

It recognises that these needs are to be met without harming the historic or natural environment or the well-being of the community and within the terms of statutory, national and regional legislation, national guidelines and relevant local plans.



4.2 Coggeshall today:

What makes Coggeshall unique and interesting?

Coggeshall has evolved from a medieval village, through Georgian modernisation, and Victorian infill into an eclectic mix of styles and designs.



The lack of pavements is a feature of Coggeshall, even - in later Victorian areas. This is in effect a form of shared space, where motor traffic does not enjoy automatic right of way.



The alleys and passages create links between streets. Such features create vistas and an invitation to explore, as well as an intimate and spatially efficient residential environment.

Mixing different building materials such as render, brick and



wood makes interesting buildings. This example employs almost all of the main Essex vernacular materials.

The use of colour in rendering and the 'modernisation' of old



timber framed building over the years, is common in all of the main streets. Breaking the skyline with vegetation creates visual context for the buildings.

Many historic houses in Coggeshall have had the 16th and 17th century timber frames covered to create newer looking facades. Sometimes the render has been made to look like stone, and sometimes pargetting has provided additional decoration. A lot of houses have Georgian or Victorian style windows and doors.



Where timbers have been left exposed, finishes vary from dark stain to lime wash.

4.2 Recent development

Most of the recent development in Coggeshall has tried hard to fit in by adopting 'safe' designs that attempt to mirror existing buildings. Some have been more successful than others at capturing the character of the originals.



These new houses on the corner of Church Street and Vane Lane have a broken line suggesting three rows of houses.



These houses at the entrance to Kings Acre follow the streetscape and include a variety of designs, however the detailing is arguably somewhat overdone. Where traditional styles are used, features such as barge boards, brackets, porches and finials should be of suitable materials and be of traditional proportions.

4.3 Existing suburban development

Coggeshall's housing estates from the 1950s – 70s exhibit the usual generic characteristics of their type. There is limited scope to change the basic structure of these areas, but steps could be taken to encourage their evolution, and enhance the quality and character of these areas, so that they gradually become more integrated within the town's overall morphology.



Buxton Road



Fabian's Close, Gurton Road

4.4 General design principles

General design principles

Proposals for new development should:

- be in general conformity with this Coggeshall Village Design Guide;
- encourage a sense of community;
- enhance the historic and natural environment; and
- contribute positively to the health and well-being of the community.

Good development will therefore:

- respond to the character of the environment and landscape in the location;
- respect and take inspiration from the historic environment; and
- reflect, and respond positively to the scale, design, density, layout and historic character of the surroundings.

Where appropriate development should:

- incorporate existing natural features;
- include opportunities for self-build homes;
- ensure a mix of house types, including affordable houses;
- include shared open spaces and shared amenities;
- accommodate tree planting and vegetation that is predominantly native and consistent with flora in the surrounding area;
- respect and take inspiration from Coggeshall's industrial heritage; and
- provide good pedestrian and cycle access.

Development should not:

- put unrealistic demands on local infrastructure and resources; nor
- result in significant harm to neighbouring residential amenity.

Housing layout design principles

(to be read in conjunction with Sections 5.2, 6.0 and 7.0)

- Proposals should respect the landscape setting and employ a mix of house types to create a distinctive character and to encourage community integration with immediate neighbours and the village.
- Dwelling typologies will relate appropriately to the character of the street/space they are adjacent to or look onto.
- Include opportunities for self-build.
- All dwellings should complement their neighbours and setting in terms of scale, type and materials avoiding uncomfortable juxtapositions or starkly contrasting building form.
- Building setbacks should vary and respond according to location and character of the area.
- The layout of streets, spaces and buildings and the internal configurations of habitable rooms should seek to benefit from passive solar gain – to ensure good levels of daylighting and sunlight benefits in colder months to reduce heating requirements. Solar shading from trees and appropriate building features (e.g. window reveals) will be encouraged.
- Parking typologies will relate appropriately to the character of the street/space they are adjacent to or look onto. Generally, on plot parking must be set back behind the building line within designated parking courts must be designed as a coherent and defined space, overlooked and defined by building layout.
- On street parking, where appropriate to the character of the street/space it is adjacent to or looks onto, is to be used in combination with other parking typologies to avoid a parking dominated street scene.
- Dwelling boundaries should help establish a coherent streetscene. The boundary type will depend on its location within the site and its relationship with the public realm. The coherence of boundaries that address primary streets and spaces is of key importance and must have the appropriate and considered response (e.g. close boarded fences should not be used in front gardens/property frontages and always provide hedgehog access when used at rear).
- Existing trees and open space should be retained and enhanced where possible to be a considered part of new development. New tree planting should ensure mature trees for the future.
- All boundary types/treatments will reflect and

respond to adjacent buildings and the coherent streetscene and are to be stepped to suit slopes and match surrounding appropriate responses.

- The size, location and orientation of waste storage facilities/collection points must be carefully considered, discretely placed to avoid visual intrusion and nuisance while ensuring ease of use.
- Generally waste storage areas in front of dwellings to be discouraged, Waste storage areas must be adequately screened and planned into layouts.
- Composting facilities in rear gardens to be provided.
- Services such as meters, flues and ventilation grilles should not be visible from the front. Utility companies should minimise visual impact and overhead cables are discouraged while undergrounding existing overhead wires is an objective.
- TV aerials and satellite dishes should be concealed in roof spaces or not visible from the front.
- New traffic signing should be kept to a minimum allowable under highway regulations.
- Street lighting should suit the rural setting whilst meeting relevant highway or safety standards. Lamps should give white light, meet the highest energy efficiency standards and avoid light pollution/overspill.
- Approach to street furniture layout, materials and finish to be co-ordinated across the village. To be attractive, durable and, where possible, of natural materials that will improve with age and demonstrate a high standard of environmental sustainability. Therefore, selecting materials with low embodied energy should be a priority.
- Cycle parking should be overlooked as far as possible. It should be sensitively incorporated into the streetscene and aligned with street trees, lighting or other street furniture.
- Use of native hedging and street trees is to be encouraged for development frontage and boundaries. Make use of character tree species as described at Section 5.10.
- Source control is a priority in considering SUDS to slow down run off, while porous surfaces, swales and other features to slow down discharge, clean and filter water should be a priority.

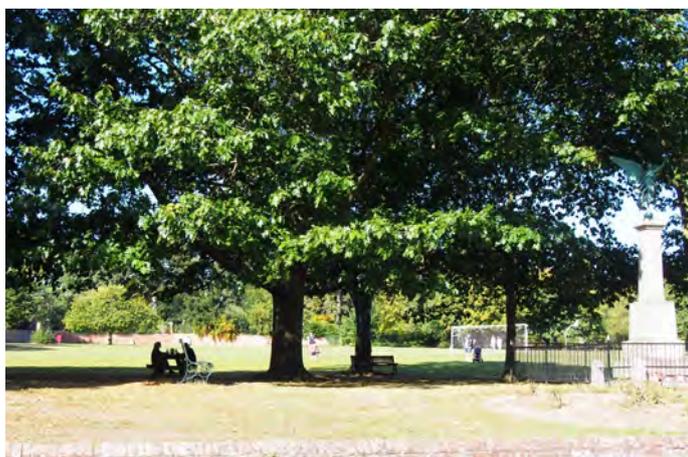
Green infrastructure design principles

Proposals must:

- increase and enhance provision of open space and green infrastructure links for the benefit of the public;
- identify and address the needs of the local community to provide a variety of active and passive recreational opportunities for all ages;
- increase footpath, bridleway and cycle way connections to develop safe and attractive routes around the Parish, and to the village centre and hamlets;
- seek to offer a variety of design solutions that develop a sense of place and respond to the surrounding landscape setting;
- incorporate measures to increase habitat and/or food sources for wildlife;
- create a 'natural' character that reflects the existing river corridors and encourages wildlife;
- increase connections between private gardens, and to public open space and farming land using appropriate planting and boundary treatments to enable migrating wildlife to move between different areas of the Parish; and
- incorporate measures to enable wildlife to flourish within built up areas.

Existing trees and open space should be retained and enhanced.

New green spaces and tree planting should be incorporated. The layout may be informal or formal, while providing opportunities for social spaces suitable to pause/meeting and chance encounter.



General streetscape principles

Materials

- Protect and conserve existing historic elements in the streetscape and seek to recreate/reinstate locally distinctive materials and detailing in new schemes.
- Ensure elements are coordinated and adopt a multi-disciplinary approach for a well integrated design.
- Retain traditional kerbs arrangements and building lines. Artificial constructions such as build-outs should be used sparingly; where roads are wide and pavements are narrow, road widths should be reduced in favour of pedestrian space.
- Paving designs should be simple, using a limited palette that is co-ordinated with existing schemes; avoid discordant colours and make use of darker neutral and natural tones such as buffs or grey.
- Natural materials are preferred to man-made products in most cases but it is recognised that economic constraints are likely to limit their use to the most important areas; their use should be focused on the historic core and as settings to landmarks in order to provide a series of destinations.
- Explore reuse and recycling of existing materials and favour local materials and suppliers

Street furniture

- Reduce clutter by removing redundant poles, signs, bollards, etc.; these should be recycled where possible.
- Furniture should be made of metal or wood; adopt a colour scheme for metal elements and use consistently.
- Group furniture in clusters and align carefully to reduce impact on pedestrian circulation space.
- Ensure suites of furniture, signage and lighting are well coordinated in terms of materials, colour and styling; once a precedent for a type of unit has been set in an area it should be continued.
- Mounting of new signs, lights, etc. could be on existing buildings or structures if viable; otherwise posts should be multi-functional and placed at the back edge of the pavement.
- Eliminate the need for bollards through careful design. Where necessary, try to site other furniture elements such as bins, cycle racks or light columns, so that they perform the function of a bollard.
- Encourage use of street furniture and signage that follows the principles of positive behavioural nudging.
- Improve signage and promote linkages though all parts of Coggeshall Parish through early development of an agreed holistic signage strategy; develop a hierarchy for replacement of existing

signs and integrate with opportunities for further directional signage and interpretation.

Traffic

- Traffic management should be reviewed and alternatives to the traditional methods be considered; streets should be designed to meet the needs of pedestrians as the priority.
- Consider the principles of Shared Space (although this does not always have to mean shared surfaces).
- Define gateways into key spaces with appropriate material selection and detailing; consider use of gateway structures in appropriate places, perhaps designed with input from an artist.
- Cyclists should be accommodated on the carriageway, as a preference to footways, and linkages should be sought into existing routes and networks; signs should be used to indicate cycle routes, but these should be kept to minimum and not located on posts if possible.

Accessibility

- Strive to achieve Access for All and follow the national guidelines for creating inclusive spaces; consult with user groups with special requirements to ensure their needs are considered early and appropriate design principles are adopted at inception.

Public art and culture

- Consider the positive contribution that artists can bring to both building and public realm projects and seek to involve them early on.
- Upon completion of any scheme, details of the paving materials used must be passed to the appropriate organisation, to ensure reinstatement works by the statutory undertakers or others matches the original specification.



Paving

Suitability

- Ensure materials are sufficiently durable and fit for purpose and can withstand the level of trafficking forecast, in terms of specification of material and bedding/base construction.
- Ensure materials meet appropriate non-slip requirements and units are easy to keep clean.
- Specify laying and jointing methods suitable to maintenance and cleansing regimes; for example, sand jointing may be incompatible with rotary brush or jet wash cleaning systems.
- The detail, use, colour, texture and performance of materials should strengthen the identity of the site. When selecting design materials and design elements, it is necessary to consider how they stand the test of time both in terms of longevity of use and style.
- The palette of hard materials and furniture should be attractive and durable. Where possible, natural materials should be used that will improve with age and demonstrate a high standard of environmental sustainability; selecting materials with low embodied energy should be a priority.

Sustainability

- Explore reuse of existing materials, consider use of recycled materials and aim to recycle discarded materials.
- Use local materials and suppliers where possible.
- Compare materials through a life cycle analysis that considers the environmental impact at each stage of a product's life from extraction of raw materials, through manufacture and distribution, use and disposal.
- Where practicable, minimise use of concrete-based products.

Looking forward

- Consider the timescale (and costs) for likely replacement; natural materials, although more expensive at the outset tend to be much longer lasting as they are more durable and do not 'date'.
- Consider how easy it is to obtain materials for reinstatement works.
- Consider the levels of maintenance required.
- Involve street maintenance and management teams early on in capital projects so that the revenue issues can be addressed. Increases in maintenance costs must be reflected by increases to budgets
- Consider treatments designed to reduce maintenance such as resinous pavement coatings which make cleaning easier.

Furniture, signage and lighting

Suitability

- Ensure elements are of robust and durable construction
- Consider materials or elements designed to reduce damage and maintenance, such as preventing skateboarding through anti-skate fittings on benches and steps.
- Consider mounting light fittings to building facades to reduce the number of posts at ground level; advice would need to be sought from the area highway office.
- Ensure lighting columns which are to feature hanging baskets or banners are designed to accept the added weight and wind loading.

Sustainability

- Timber should be from a proven sustainable source. The FSC (Forest Stewardship Council) certification scheme is currently regarded as the best indicator of sustainable timber production.
- Consider use of recycled materials and aim to recycle discarded materials.
- Use local materials and suppliers wherever possible.
- Compare products through a life cycle analysis that considers the environmental impact at each stage of a product's life from extraction of the raw materials, through manufacture and distribution, use and disposal.

Looking forward

- Consider the timescale for likely replacement.
- Involve street maintenance and management teams early on in capital projects so that the revenue issues can be taken into account; Increases in maintenance costs must be reflected by increases to maintenance budgets.
- Ensure materials are easy to access, clean and maintained.

4.5 Constraints on growth

The level of sustainable growth in Coggeshall Parish will be constrained by the sensitivity of:

- its setting with the open countryside, especially the immediate environment, which affords impressive views into and out of the village
- its heritage assets, having particular regard to the social, cultural and economic benefits that these bring to the village
- the quality of the landscape that surrounds Coggeshall village, including along the Blackwater valley and protected woodlands
- the quality of the surrounding agricultural land; and
- the village's overall amenity and the quality of the historic environment, as valued by residents and visitors alike.





5.0 Settlement character areas

5.1 Overview

Section 3 outlined the historic development of Coggeshall. The original settlement has expanded over the years producing a number of distinct areas, each offering different challenges and opportunities for development.

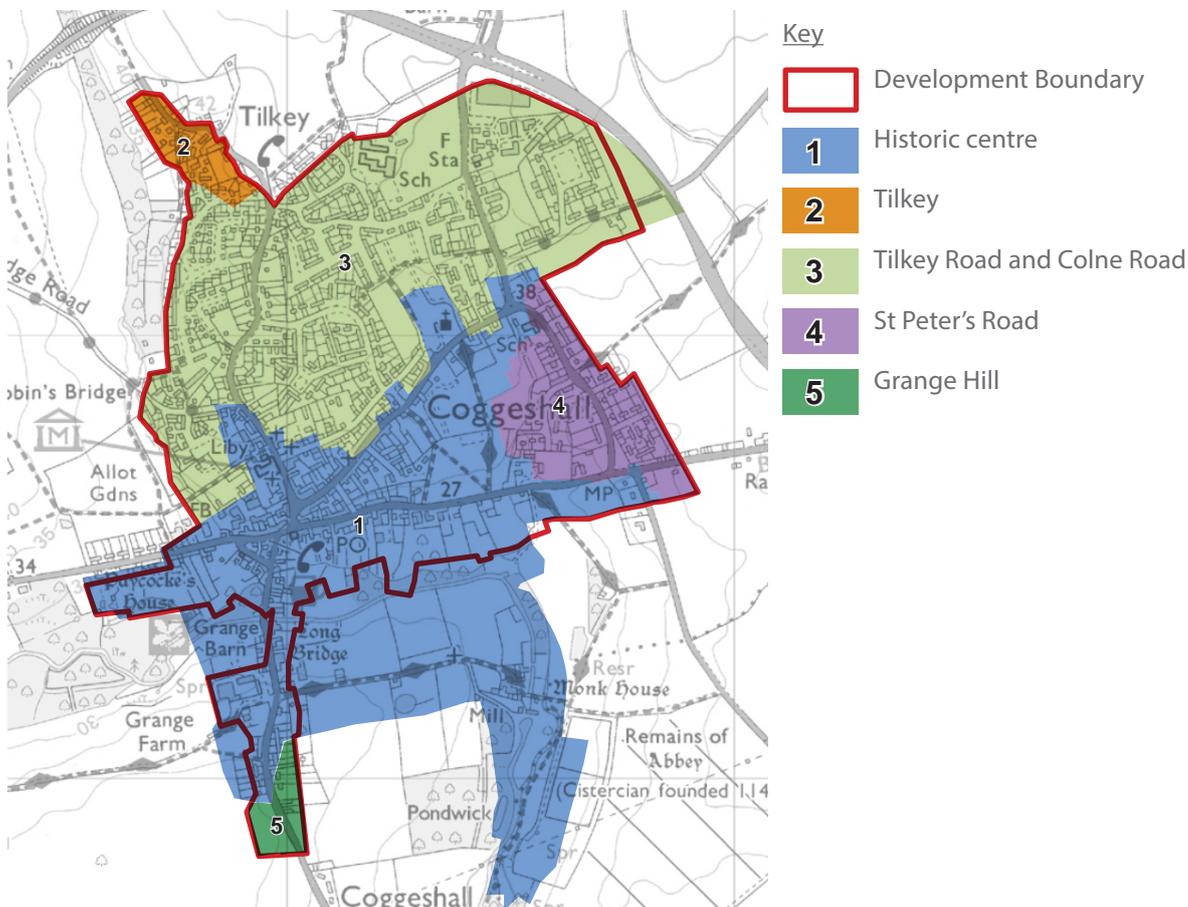
These distinct areas have been defined to:

- identify and describe the character and key features of each area; and
- ensure any new development is designed in a manner that respects and enhances its setting; and
- assist those charged with commenting on the appropriateness of new development.

The areas fall into two categories, settlement character areas (SCA) and rural character areas (RCA).

Settlement character areas

- SCA 1: Historic Centre
- SCA 2: Tilkey
- SCA 3: Tilkey Road and Colne Road
- SCA 4: St Peter's Road
- SCA 5: Grange Hill



Settlement character areas

5.2 SCA 1: Historic Centre

The historic centre of Coggeshall covers the medieval core of the settlement to the north of the River Blackwater, together with the Abbey and its environs to the south of the river. The boundary of the character area has been based on the Conservation Area boundary.

The street plan consists of the main east-west route of Stane Street, which is divided into East Street and West Street, together with Bridge Street that extends to the south, Stoneham Street to the north, and Church Street, which is on a north-easterly axis.

East Street and West Street both ascend gently out of the Blackwater valley as they extend away from the centre of the village. For much of its length, East Street features mature trees to either side of the road, creating a 'green gateway' into the village.

The arrangement of streets and junctions have created an attractive sequence of spaces as enclosed streets open out into the marketplace.

The medieval town has a dense urban form, with buildings developing along the main streets. This pattern is connected, without cul-de-sacs and compact, although development along the southern side of Church Street has a looser character with individual houses set within large gardens.

The long, narrow plots are a typical feature of medieval towns and the buildings typically extend across the full width of the plot creating a continuous façade in the streetscape. Passageways (often covered) frequently provide access to the rear of plots, while Queen Street (formerly Back Lane) would have offered access to the rear of the properties fronting Church Street. Yards can be found behind some of the buildings, for example Swan Yard which connects Church Street and East Street.

The consistent building line (but not necessarily a straight line) is vital to the character and integrity of the street scene. It is this quality that unifies the frontages and creates a pleasing sense of harmony. Buildings are positioned at the back edge of the pavement creating relatively narrow streets with a strong sense of enclosure and no front gardens or frontage space.

The Historic Centre is remarkably well-preserved and intact. There is a very fine collection of timber framed buildings in Coggeshall, especially those dating from the 14th to 17th centuries, reflecting the wealth generated by the cloth manufacture in the town. 18th and 19th century brick buildings are also represented within the Historic Centre and there has been further, albeit limited, infill in the 20th century which has largely been sympathetic.

The majority of buildings are side gabled; however, front gables are also common and add variety to the street scene. The earlier properties have steeply pitched roofs and brown handmade roof tiles. Plastered and painted buildings are a distinctive feature, with pastel colours such as white, cream

or pink being the most common. Buildings are generally two storeys; however, there are a number of three storey buildings, particularly around the marketplace.

Over time, the buildings have frequently been extended to the rear and the plots have become increasingly developed, creating a high-density townscape.

The clock tower creates a distinctive landmark within the marketplace which contributes to a sense of place. Other landmarks include the 13th century Long Bridge, Paycocke's and the Coggeshall Abbey complex.

A parade of post-war shops at Doubleday Corner is a detracting element in the streetscape.

Open countryside is preserved to the west of the historic centre and this provides an important sense of separation from the Dutch Nursery site and the former Isinglass factory. This piece of countryside also provides a green gateway when approaching the village from the west.

The historic centre retains its rural setting to the south and west, which enables the medieval form of the settlement to be understood and appreciated particularly in terms of its relationship to the river valley and surrounding countryside. The undeveloped parcels of land and the surrounding agricultural land contribute significantly to the character and landscape setting of the Historic Centre.



Design guidelines

Layout and form

- Layout should recognise and respond to the strong street pattern (reflecting the village's Roman and medieval history) and its relationship with the river.
- Buildings should be located at the front of deep plots with narrow frontages and no front gardens (although climbing plants are encouraged).
- Building lines should be near-continuous but not necessarily parallel (widening and narrowing of streets aid legibility and add interest to the street scene), but it should not vary to the point of creating an obstacle.
- Parking should not detract from the consistency of the building line; gated drives leading to rear courtyards is a possible solution.

Building style

- Development proposals must conserve and enhance the character, appearance and function of heritage assets and their settings and respect the significance of the historic environment.
- Buildings designed as a pastiche are not necessarily desirable; however, rendered walls that allow traditional paintwork or brick walls with unique pattern detailing should be encouraged.
- Shop fronts should respond to existing character and generic national branding should be adapted to further the distinct identity of the village.

Public realm

- Materials should be good quality and have a time-less quality: macadam with rolled in aggregate, natural stone flags and granite kerbs or high-quality concrete paving with stone aggregate finish. Concrete kerbs should be avoided.
- Specific materials should respond to the colour and

form of adjacent brickwork.

- Where possible, stone thresholds should be employed.
- Road markings and signage should be kept to a minimum; if unavoidable, the only type of yellow line marking should be the 50mm width 'primrose' yellow type, suited to Conservation Areas.
- Should areas of land adjacent to rivers become open to the public, street furniture, benches, picnic tables, bins and parking areas should be sympathetic in character to the natural environment and distinct from those used in a more urban or formal open space setting.

Boundary treatments

- Given the tight grain of buildings, boundary treatments are not a particular feature of the historic core.
- Where required, they should comprise walls that follow adjacent building lines and detailing; materials should be brick and/or flint.
- In more open areas, managed hedges and railings are appropriate, particularly where enclosing areas of open space or gardens.

Planting

- Street trees are notably absent from the historic centre
- Occasional landmark trees may be appropriate to aid legibility of the historic centre.
- Small areas of planting can be useful to provide relief and interest within generally hard areas.
- Climbers are encouraged as they provide greenness while retaining the characteristic building lines.



5.3 SCA 2: Tilkey

Tilkey is situated at the northern edge of Coggeshall and was once a hamlet, detached from the main settlement. This separation remains evident in the distinct character of the historic properties at the northern end of Tilkey road.

Despite now being contiguous with Coggeshall village, the character area retains its countryside setting to the north and west which allows the historic hamlet to be appreciated within its original rural context.

It is believed that monks from Coggeshall Abbey set up a tile kiln to the north of the main settlement in the medieval period. Monks appear to have reintroduced brick and tile making skills from the continent, and the bricks used at Coggeshall Abbey are some of earliest examples of post-Roman brickwork in the country. Tile kilns and clay pits at Tilkey are clearly visible on the 1875 OS map, by which time the layout of the present-day area was established. The name Tilkey is thought to be a derivation of Tile Kiln.

The developed area is contained by Robin's Brook to the west and houses are located mid-way up the valley side. Some of the plots to the west of Tilkey Road have long rear gardens that extend to the brook and the gardens provide a green buffer to the stream corridor. The length and narrowness of the plots is a distinctive feature of the area.

The settlement developed around Tilkey Road, a narrow, lane that retains a rural character, with no kerbs, pavements or footpaths. The road ends at the edge of the settlement, continuing northwards as a public footpath.

Open farmland bound by native species hedgerows adjoins part of the lane, and views are available towards the surrounding countryside. The lack of through traffic creates a quiet environment.

The area consists of 19th century cottages, loosely grouped along the winding lane, together with 20th century infill. Combined with the rural setting, this gives the character area a distinctive sense of place. The layout, the rural setting and the availability of views to the surrounding countryside contribute significantly to the character of the area.

The historic properties have a modest, cottage form, most being arranged in short rows. These cottages have small front gardens and long rear gardens. The buildings represent typical 19th century terraces with a simple rectangular form, side gabled roofs and minimal detailing. Constructed from brick, the two storey buildings most commonly have slate roofs. Whilst the buildings are not listed, they have local interest as a cluster of historic dwellings related to the brick and tile making industry that once thrived in this part of the Parish.

Garages are not a feature of the area. Parking has been provided by residents on plot, with private drives created from a variety of materials.

Unsympathetic 20th century infill development has slightly diluted the distinctive character of the area and further

densification of the area is likely to be detrimental to its character.

Design guidelines

Layout and form

- The setting provided by the wider countryside is an important influence on the character of this area, and views across the surrounding fields should be maintained.
- Incremental growth along Tilkey road has almost eroded the identity of the historic properties at the end of the road; it is important that the rural character, vegetation and visual separation is maintained and reinforced.

Building style

- The layout of buildings style should recognise the separate/detached hamlet character, fronting the road and overlooking countryside, and therefore explore opportunities to reinforce distinctiveness and a contemporary response in keeping with the hamlet and its context.

Public realm

- Respond to the rural lane character, where pedestrians take priority on shared surfaces.

Boundary treatments

- To be permeable to wildlife, e.g. solid structures such as fences and walls to include ground level holes to allow the passage of animals such as hedgehogs.

Planting

- Native trees and hedgerows, extending to small woodlands where appropriate.



5.4 SCA 3: Tilkey Road and Colne Road

This character area encompasses medium to low density suburban housing estates from the post-war era, together with a secondary school and a small industrial estate.

Two historic routes pass through the area, though most of the streets in the area have been constructed to serve the various housing developments and have a residential character. Some roads provide through routes, but cul-de-sacs are the most common arrangements. Most buildings front onto the street; however, the preponderance of cul-de-sacs results in a poor block structure that limits movement.

The character area comprises detached and semi-detached properties on fairly small plots. Two storey housing is combined with a smaller number of bungalows and chalet-style dwellings.

A range of typical post-war housing can be seen within this character area. This includes local authority housing estates at Jaggard's Road and Monksdown Road, and private housing estates at Westfield Drive, Gurton Road, Buxton Road, etc. The architecture comprises standard suburban house types, with little reference to local building materials or styles.

Houses have front and rear gardens; those at Jaggards Road having front gardens of up to 20m long. The other estates typically feature front gardens of 5m to 10m depth.

Front gardens at Jaggards Road and Walford Way are delineated by hedges. Housing here, and at Monkdowns Close, is arranged around a series of small greenspaces that contain occasional mature trees giving these streets a green character. Front gardens at Westfield Drive and St Nicholas Way are defined by low brick walls. On other streets the houses have open frontages. This gives these areas an attractive green character and there is a sense of spaciousness within the layout.

Most properties have private drives which enable cars to be parked off-street, and many also have garages to the side or rear of the dwelling.

The vegetation within this area comprises ornamental planting within front gardens. A few of these gardens contain trees, which tend to be small, ornamental varieties such as rowan, cherry or lilac.

Design guidelines

Layout and form

- Proposals should make better use of open areas, for example by creating communal seating/meeting points and improved planting/landscape enhancement.
- Housing should be laid out around green spaces, retaining mature trees where present.
- There should be a preference for connected streets and lanes, and not cul-de-sacs.
- There should be provision for all anticipated cars to be parked off-street.

Building style

- Should reflect the period and era of building and look to respond to the highest levels of sustainability and encourage greater variety.

Public realm

- Macadam footpaths, road and standard roadside kerbs are contextual but porous macadam and gravel dressing or rolled-in gravel surfaces are desirable; include grass verges where possible.

Boundary treatments

- Low brick walls or hedges are suitable boundary treatments to front gardens.
- To be permeable to wildlife; solid structures such as fences and walls to include ground level holes to allow the passage of animals such as hedgehogs.

Planting

- Native trees and hedgerows should form the main focus to help reinforce the rural character and distinction from the historic centre.



5.5 SCA 4: St Peter's Road

This character area has developed around St Peter's Road, an historic route connecting East Street with Church Green. Small cul-de-sacs have been added to either side of the lane to serve later residential developments.

St Peter's Road was originally a lane surrounded by fields at the eastern edge of the settlement. The winding course of the road and lack of a continuous footway are clues to its origin as a rural lane.

Ribbon development along the lane began in the first half of the 20th century and the small housing developments at Hill Road and Mount Road are typical post-war social housing estates, featuring semi-detached properties set within large gardens.

Development has occurred in a somewhat piecemeal fashion with various infill developments in the post-war era gradually densifying the area. This area now comprises medium to low density residential development and a primary school.

Detached and semi-detached properties front onto St Peter's Road and the various cul-de-sacs. The area comprises a mix of two-storey houses and bungalows. The roads are lined by residential plots and most opportunities for infill development appear to have been already taken.

Most houses have relatively large front gardens (c.10m long) that allow sufficient space for driveways and planting, including hedgerows and trees. The front gardens create a relatively wide street. The building line is relatively consistent; however, the gaps between the properties and the presence of bungalows creates a looser sense of enclosure.

The view from the streets features a balance of buildings and vegetation and mature trees, hedges and grass banks give St Peter's Road a green appearance.

The architecture features typical early 20th century and post-war housing styles, with little reference to local building materials or traditions. Most houses are constructed of brick, with slate or tile roofs.

St Peter's Road and St Anne's Close have a winding form, and there are slight undulations across the area. This combines with the mix of architectural styles to give the character area a distinct identity and a changing sequence of views.

Design guidelines

Layout and form

- The relationship of the SCA to the historic core should be carefully considered to maintain its distinctiveness.
- Maintain views and glimpses to the historic centre and the church.
- The influence of the adjacent countryside should be maintained and reflected in street tree planting.
- There should be a preference for connected streets and lanes, and not cul-de-sacs.
- There should be provision for all anticipated cars to be parked off-street.

Building style

- Should reflect the period and era of building and look to respond to the highest levels of sustainability.

Public realm

- Macadam footpaths, road and standard roadside kerbs are contextual but porous macadam and gravel dressing or rolled-in gravel surfaces would be desirable; include some grass verges where possible.

Boundary treatments

- Low brick walls or hedges are suitable boundary treatments to front gardens.
- To be permeable to wildlife, e.g. solid structures such as fences and walls to include ground level holes to allow the passage of animals such as hedgehogs.

Planting

- Native trees and hedgerows should form the main focus to help reinforce the rural character and distinction from the historic centre.



5.6 SCA 5: Grange Hill

This area comprises a short section of 20th century ribbon development at Grange Hill/Kelvedon Road, which extends the settlement to the south of Coggeshall village. Houses are arranged along a pre-existing road.

Grange Hill forms a continuation of Bridge Street and climbs up the southern side of the Blackwater valley and continues southwards towards Coggeshall Hamlet and Kelvedon.

Ribbon development occurred along the road in the first half of the 20th century, and began with Edwardian semi-detached properties on long, narrow plots on the eastern side of the road, opposite earlier cottages. These were joined by mid- 20th century villas and semi-detached properties on wider plots to the south.

The buildings are two storeys high and comprise a mix of villas and closely spaced semi-detached properties. The buildings are situated on large plots creating a low-density layout. The deep front gardens create a wide street with a loose sense of enclosure. Grass verges to the west of Kelvedon Road combine with trees and hedges within front gardens to create a green street scene.

The road follows a gentle curve as it enters Coggeshall village. Buildings broadly follow the line of the curve and the set back is relatively consistent with the deep front gardens giving the street a spacious feeling. The common building heights creating a consistency within the street scene.

The architecture styles are typical of the first half of the 20th century, and the buildings are constructed of brick and feature some attractive detailing. The villas are individual designed creating variety; however, the consistent age and style of the buildings creates a sense of harmony.

The view from the road is contained by the buildings lining it and by trees and hedges within the front gardens. Telegraph wires create overhead clutter.



Design guidelines

Layout and form

- Lane development is contextual, leading off the main road.
- New development should have a strong road frontage to maintain the wide green street scene.
- There should be provision for all anticipated cars to be parked off-street.
- Building style
- Should reflect the period and era of building and look to response to the highest levels of sustainability.
- Opportunities for individual responses to reflect period and era with strong sustainable credentials.

Public realm

- Macadam footpaths, road and standard roadside kerbs are contextual but porous macadam and gravel dressing or rolled-in gravel surfaces with cobbles adjacent to buildings should be considered; grass verges are to be encouraged.

Boundary treatments

- Brick walls and hedges, together or separate, are appropriate treatments.
- To be permeable to wildlife, e.g. solid structures such as fences and walls to include ground level holes to allow the passage of animals such as hedgehogs.

Planting

- Roadside trees are less common.
- Opportunities for occasional feature trees.
- Opportunities for small planting beds for climbers adjacent to buildings.
- Native tree planting should be encouraged to reinforce the character areas of river valley(s) and open fields.

5.7 SCA 6: Coggeshall Hamlet

Coggeshall Hamlet is a small settlement based around Pointwell Lane and Kelvedon Road. Pointwell Lane leads from Pointwell Mill, on the River Blackwater, up the valley side to meet Kelvedon Road. It is a narrow historic lane without pavements that descends into the Blackwater valley. Kelvedon Road follows a slight curve as it passes through the settlement. Scrips Road provides a loop to the south of Kelvedon Road and is largely unpopulated and provides access to Cuthedge Lane.

Coggeshall Hamlet is separated from the main settlement to the north by a narrow gap of farmland. This undeveloped gap is important in maintaining the separate identity of Coggeshall Hamlet and preventing coalescence.

The mill complex features an 18th century mill which, unusually, is plastered, the adjacent late 16th/17th century mill house and 19th century stables and outbuildings. Further pre-20th century cottages and farms are present within the settlement.

Buildings are arranged around the two historic roads and the loose structure of the original settlement has been infilled by 20th century development. The settlement features large, somewhat irregular plots, and two houses at the edge of the settlement are situated within extensive grounds that have extended beyond the original limits of the settlement.

The large plots result in a low-density settlement pattern. Buildings are clustered around the two roads, while private gardens, allotments and a cricket ground provide a green buffer to the surrounding countryside. The massing is somewhat irregular due to the combination of farms, cottages and early 20th century development, and the irregular size and shape of the plots. Similarly, the position of the buildings within the plot varies.

Mature trees are an important component of the character of the hamlet and Kelvedon Road and Cuthedge Lane are lined by trees to provide green entrances to the settlement. A small green with cherry trees and informal parking adjoins the eastern side of Kelvedon Road. Views are available from Kelvedon Road across the surrounding countryside.

The combination of different types of development results in a characterful collection of buildings with a distinct sense of place.

Design guidelines

Layout and form

- New development should maintain and reinforce the hamlet's identity, separate from Coggeshall village.
- Respond and respect the loose, low density settlement pattern.
- Maintain irregular layouts arranged around historic roads.

Style and materials

- Opportunities for individual development styles to reflect period and era with high sustainable credentials.

Public realm

- Macadam footpaths, road and standard roadside kerbs are contextual but porous macadam and gravel dressing or rolled-in gravel surfaces should be considered; grass verges are to be encouraged.

Boundary treatments

- Brick walls and hedges, together or separate, are appropriate treatments.
- To be permeable to wildlife, e.g. solid structures such as fences and walls to include ground level holes to allow the passage of animals such as hedgehogs.

Planting

- Should focus on native feature trees in roadside green open spaces.
- Native hedges to reinforce boundaries and links to the river valley.



5.8 SCA 7: Surrex

Surrex is a small hamlet that has developed at the intersection of Colchester Road (now part of the A120) and the southward-bound Old Road. The hamlet was originally based around Surrex Farm which is no longer extant and has been replaced by a pair of semi-detached properties.

The hamlet has seen various additions in the 20th century that have expanded the area of the settlement beyond its original bounds.

The Queens Head, which burnt down in 2017, is situated at the intersection of the two roads and the large car park forms a gap within the streetscape. To the west of this, a row of Victorian cottages lines the southern side of Colchester Road, these are set well back from the road and have a consistent building line. Further to the west is a house set within a large plot containing an extensive garden and various buildings with light industrial uses.

The character of Colchester Road is strongly influenced by traffic using the busy A120. The road is largely enclosed by native hedges or the aforementioned properties; however, there are occasional views across an extensive agricultural landscape.

Old Road is an historic lane that lacks pavements. The eastern side was partially developed in the 19th century and the historic properties have been supplemented by 20th century infill development. The western side of the road features a small, recently constructed development of two storey houses in a traditional style, arranged around a cul-de-sac.

Post-war development is the best represented architectural style, together with some 19th century buildings. The properties are two storey and comprise a mix of semi-detached and detached properties on medium-sized plots. The presence of extensive plots at the edge of the settlement creates the potential for creeping urbanisation which is already evident with the development of light industrial units and outbuildings.

A mix of boundary features are present, including mature native species hedgerows in some places. Native species hedgerows, agricultural sheds and farmland adjoin sections of the road creating a semi-rural feel, and a number of mature trees contribute to this character. Elsewhere, buildings and exotic species are suburbanising influences within the view.

The Queens Head had been vacant since 2011; the building was badly damaged by fire and has now been demolished. The site is currently a brownfield site and creates a poor frontage to the road. The large conifer on site also appears alien.

Design guidelines

Layout and form

- New development should maintain and reinforce the hamlet's identity, separate from Coggeshall village.
- Layout should maintain the small compact character of the hamlet's farmstead origins.

Style and materials

- New development should have a rural/farm style and be contextual but should reflect the period and era of construction and have high sustainable credentials.

Public realm

- Footpaths are not obvious and pedestrian priority shared surfaces should be considered.

Boundary treatments

- Native hedgerows and brick walls associated with the line of the buildings would be contextual.
- To be permeable to wildlife, e.g. solid structures such as fences and walls to include ground level holes to allow the passage of animals such as hedgehogs.

Planting

- Native hedgerows and hedgerow trees.



5.9 SCA 7: Little Nunty's

Little Nunty's comprises a group of three historic properties within a remote, rural wooded setting in the northern part of the Parish. The properties are Monkwood House (c.1580), Monks Wood Cottage (18th century), and Little Nunty's Farm (a planned Victorian farmstead). The latter was part of the Holfield Grange estate, built as a planned estate sometime after 1833, and reflects a period of prosperity when new farms were built around a central yard. with farms the golden age of Victorian farm. However, much of the farmstead was demolished when the farm was upgraded in the second half of the 20th century.

The hamlet is situated at the end of a minor lane that continues beyond the farm as a bridleway. A public footpath crossing the lane provides access to the surrounding countryside.

The buildings form a historically significant grouping that has been well-preserved. The hamlet does not feature any modern development, with the exception of garages and outbuildings, and these have been built using traditional forms and materials that complement the historic buildings. The former farm at Little Nunty's has been sympathetically converted for holiday lets.

Little Nunty's has a loose pattern of development with houses set within large gardens enclosed by hedges and are the buildings are viewed against a wooded backdrop. The hedged enclosures give a rural appearance to the area and help the gardens blend into the surrounding countryside.

The buildings are typically dark weather boarded or white plastered and feature steeply pitched roofs with brown tiles. Monkwood House and the farmhouse have low eaves typical of rural cottages.

Design guidelines

Layout and form

- Layout should retain and enhance the unique, remote and loose collection of traditional individual properties of similar style.

Style and materials

- Maintain the historic style and character of weatherboarding and white plaster, with pitched tile roofs.
- Occasional highly sustainable buildings of exceptional architectural merit, responding to the context and locally used materials, might be considered appropriate.

Public realm

- Roads are rural in character with an absence of kerbs, footpaths, signage, and other urbanising highway features.

Boundary treatments

- Rural native hedgerows to roads and property boundaries.
- To be permeable to wildlife, e.g. solid structures such as fences and walls to include ground level holes to allow the passage of animals such as hedgehogs.

Planting

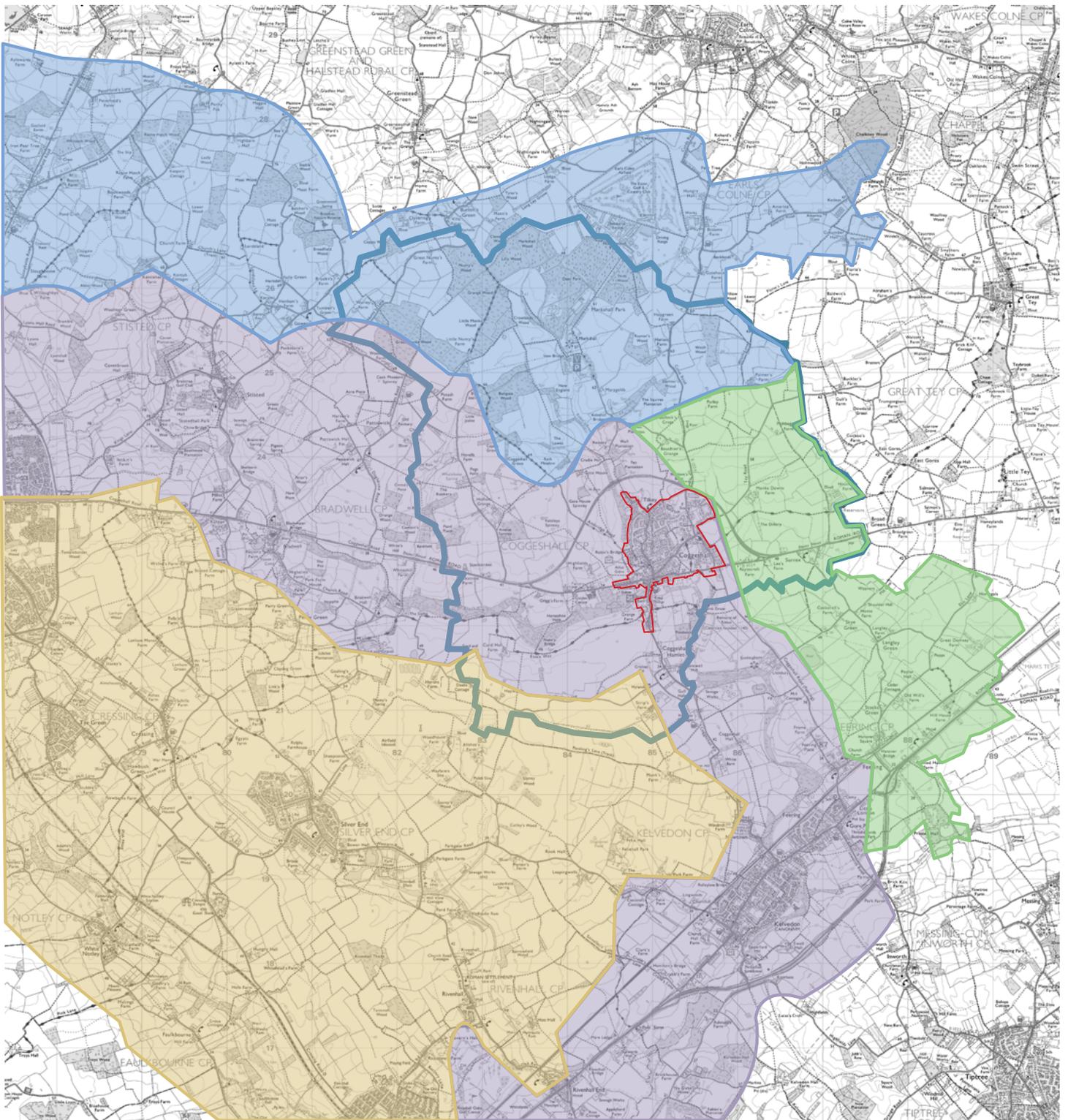
- Native trees and woodland with low native boundary hedgerows; species to reflect those in adjacent woodland.



5.10 Planting and boundary treatment within settlement character areas

- Trees planted within the built envelope should have local provenance to the area, be slow-growing, and have a long life expectancy. 'Landmark trees' that break the village's rooflines are encouraged.
- Trees should be planted in 'family groups' to enable them to thrive. Planting, even small areas to accommodate a climbing plant on a building façade, should be incorporated into new developments.
- The Honeywood oak (a form of *Quercus robur*) is of local provenance to the area and particularly the Marks Hall estate. The Lebanese cedar (*Cedrus libani*) originated at Cedar House in 1809, and the mature specimens there are now landmarks.
- The purple-leaved beech (*Fagus sylvatica* 'Purpurea') is another landmark tree in the village, as are the cricket bat willows (*Salix alba caerulea*) that are grown as crop in the flood plains.
- Where space is limited, appropriate medium and small-sized trees include *Malus* spp. and the Judas tree (*Cercis siliquastrum*).
- Boundary treatments to be permeable to small mammals and amphibians.





Key

- Development boundary
- Parish boundary
- RCA 1: Blackwater River Valley
- RCA 2: Marks Hall Wooded Farmland
- RCA 3: Surrex Farmland Plateau
- RCA 4: Cuthedge Farmland Plateau

Rural character areas

6.0 Rural character areas

6.1 Overview

A significant portion of the Parish has a countryside character, and in places might be described as deeply rural. Good quality design should extend beyond the built envelope and into the rural environment.

A set of strategic design guidelines have been prepared to help steer the form and makeup of new development within the rural areas, and key views within the Parish identified.

Rural Character Areas (RCAs) were based on the character areas outlined within the Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments, dated September 2006 (updated 2015). Four Landscape Character Areas were found within Coggeshall Parish, and were subsequently reviewed, refined and (where appropriate) renamed to create four RCAs.

For each of the RCAs, a series of landscape planning guidelines

Rural character areas

- RCA 1: Blackwater River Valley
- RCA 2: Marks Hall Wooded Farmland
- RCA 3: Surrex Farmland Plateau
- RCA 4: Cuthedge Farmland Plateau

and land management guidelines have been ascribed to help ensure any new development is designed in a manner that respects and enhances its setting, and is assimilated into the surrounding landscape, and to assist those charged with commenting on the appropriateness of new development.

Strategic design guidelines relating to all RCAs

In order to protect and enhance the rural character of the Parish, development should:

- include an assessment of its potential impact on the surrounding landscape;
- be sited and designed to protect, enhance, and respond positively to the surrounding rural landscape character and setting.



6.2 RCA 1: Blackwater River Valley

Key characteristics

- Shallow valley formation
- Valley sides that slope gently up from the valley floor
- Predominantly arable farmland on the valley slopes
- Overall strong sense of place and tranquillity away from the A120
- Mixture of arable and pastoral on the valley floor
- Extensive linear poplar and willow plantations distinctive feature, especially along the river banks

Overall character

The Blackwater Valley assumes a typical V shape centred on the river with relatively steep sides as it enters Coggeshall Parish. As the river meanders down the valley, the valley floor becomes more wooded, especially to the south of Coggeshall.

Throughout the valley the hedgerows delineating field boundaries are in mixed condition with some well-trimmed hedges and others that are more scrubby and fragmented with scattered hedgerow trees. The valley floor has a close association with the settlement of Coggeshall and includes industries centred on the river such as that at Coggeshall Abbey and Pointwell Mill. On the valley slopes surrounding the river is the settlement of Coggeshall, well-screened by trees and centred on roads higher on the valley sides, and isolated farmsteads that are occasionally moated.

Interest is added to the landscape through the presence of a number of halls and large dwellings made from brick with a timber frame. The river valley has a strong sense of character and place with tranquil areas located along the narrow rural lanes away from the settlement and busy roads. There are views along the valley and occasional views to landmarks outside of the character area, such as Holfield Grange.

Evidence of historical land uses within the character area is dominated by a mix of pre-18th century irregular fields, probably of medieval origin (with some older still) and pre-18th century co-axial, also of probable medieval origin. The valley bottom contains present and former enclosed meadows. Away from Coggeshall village, the historic settlement pattern is largely dispersed, comprising isolated manors, farms, and moated sites. The main historic landscape features include: extensive willow plantations within the valley; the Roman road of Stane Street that has left its imprint on the modern landscape, influencing field alignment and settlement distribution; and moderate post 1950s boundary loss.

Away from the water course and valley floor, the character area is dominated by intensive and widespread arable

agriculture. However, It contains several County Wildlife Sites, encompassing ancient and semi-natural woodland, unimproved grassland, hedgerow and wetland habitats.

The visibility of the valley bottom is restricted by vegetation along the River Blackwater and the rising topography. In views from the Essex Way, the southern settlement edge is substantially enclosed in summer by trees and shrubs along the river. Coggeshall church steeple is visible in many views towards the settlement.

The landscape value of the area is high overall on account of its many valued components, including: the Cistercian abbey and Grange Barn; the strong sense of tranquillity; the comprehensive network of public footpaths (including the Essex Way), listed buildings and Scheduled Monuments, and the Coggeshall Conservation Area which extends southwards from the settlement, across fields to Abbey Lane and the abbey and further southwards along the river corridor

Sensitivities to change

Sensitive characteristics and landscape elements are considered to include the distinctive linear poplar and willow plantations along the river banks that are sensitive to changes in land management.

The skyline of the valley slopes is visually sensitive, with the potential for new development to be visible within views to and from adjacent Rural Character Areas and also within views across and along the valley.

There is a sense of historic integrity, resulting from enclosed meadows within the valley bottom, the presence of historic settlements and a dispersed settlement pattern, comprising isolated manors, church/hall complexes, farms and moated sites. There are also several important wildlife habitats within the area (including County Wildlife Sites, comprising a mixture of semi-natural woodland, unimproved grassland, hedgerows and wetland habitats) that are sensitive to changes in land management.

Landscape strategy objectives

Conserve: protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures.

Enhance: improve the integrity of the landscape, and reinforce its character, by introducing new and/or enhanced elements where distinctive features or characteristics are absent.

Landscape planning guidelines

- Ensure that new built development is in keeping with landscape character.
- Ensure new development, on the side slopes or in adjacent character areas, does not break the skyline when viewed from the valley floor.
- Ensure new development does not interrupt the continuity of the river valley nor interrupt cross valley views.
- Conserve and enhance the landscape setting of settlements.
- Respect and safeguard the historic enclosure meadows within the valley floor, particularly to the south of Coggeshall village and in the vicinity of the abbey.
- Maintain and protect the wooded valley floors.
- Safeguard the landscape cover from hydrological changes.
- Safeguard field patterns and hedgerows from agricultural intensification and further amalgamation.
- Manage the traffic flows along the minor roads especially those not suitable for HGVs and lorries due to narrow bridges.

Land management guidelines

- Conserve and enhance the existing hedgerow pattern and strengthen with further planting that is appropriate to local landscape character.
- Conserve and manage the ecological structure of hedges and ditches.
- Conserve and promote the use of materials that are in keeping with local landscape character.
- Manage roadside fly-tipping and rubbish thrown from cars onto road verges.



6.3 RCA 2: Marks Hall Wooded Farmland

Key characteristics

- Flat to gently undulating landform
- Strong pattern of large and small woods, including distinctive ancient lime woods
- Regular medium to large arable fields, bounded by low well-trimmed thick hedgerows and some mature hedgerow trees
- Generally enclosed character due to density of woodlands
- Many small farmsteads
- Presence of halls and estates

Overall character

Marks Hall Wooded Farmland is a gentle and well wooded landscape above the valley of the River Blackwater. Medium to large arable and pastoral fields are set within a strong structure of woodland blocks and low hedgerows, with frequent hedgerow trees giving in places a strong sense of enclosure. Occasional views across farmland are possible where hedgerows and woodland permit. An arboretum has been developed at Marks Hall.

The settlement pattern is characterised by scattered farmsteads and large halls with their associated estates, including several cottages with flint clad walls.

There is an overall sense of tranquillity throughout the wooded farmland, with an intricate network of quiet, rural lanes and public rights of way.

Views within and out of the wooded farmland tend to be framed by the hedges and woodland creating a mixture of enclosed and open views.

Evidence of historic land use is dominated by a belt of ancient woodland running along the top of the ridge, including Great Monks Wood, Little Monks Wood, and Marks Hall Woods. The field pattern is predominately pre-18th century irregular fields, probably of medieval origin or older, with enclosed meadows along Robin's Brook.

The main historic landscape features include Marks Hall Park with possible medieval origins, also located along the top of the ridge.

The character area has numerous sites of nature conservation value, including SSSIs and Country Wildlife Sites, encompassing ancient and semi-natural woodland, unimproved grassland, species-rich hedgerows and wetland habitats.

Sensitivities to change

Sensitive characteristics and landscape elements include woodland blocks and low, well-trimmed hedgerows, which are sensitive to changes in land management, as well as the

estate landscape associated with Marks Hall.

The overall sense of tranquillity within the character area is also sensitive to change from new development or increases in traffic flow. New development may also interrupt or block the open views to wooded horizons

There is a strong sense of historic integrity, resulting from parkland, belts of ancient woodlands and enclosed meadows following watercourses. There are also several important wildlife habitats within the area (comprising ancient woodland, unimproved grassland, species-rich hedgerows and wetland habitats) which are sensitive to changes in land management.

Overall, this character area has relatively high sensitivity to change.

Landscape strategy objectives

Conserve: protect and enhance features that are essential to local distinctiveness through effective planning and positive land management measures.

Enhance: improve the integrity of the landscape, and reinforce its character, by introducing new and/or enhanced elements where distinctive features or characteristics are absent.

Landscape planning guidelines

- Consider the visual impact of new development upon the wooded farmland.
- Ensure new development is not conspicuous on the skyline.
- Ensure changes in traffic flow or highway improvements do not compromise the scale of existing lanes or the sense of tranquillity.
- Ensure any development is small-scale, responding to historic settlement patterns, landscape setting and local distinctiveness.
- Develop strategies to manage traffic during peak periods.

Land management guidelines

- Conserve and enhance the existing hedgerow pattern and strengthen through planting where appropriate.
- Conserve and manage ancient and semi-natural woodland as important historical, landscape and nature conservation features.
- Conserve and enhance the ecological structure of woodland, copses and hedges within the character area.
- Conserve and promote materials in keeping with landscape character.

6.4 RCA 3: Surrex Farmland Plateau

Key characteristics

- Flat to gently sloping landform
- Land use dominated by large arable fields
- Generally fragmented field boundaries
- Settlement pattern of scattered farmsteads amongst predominantly arable land
- Houses predominantly of modern brick construction
- Overall, a strong sense of place and tranquillity away from the A120

Overall character

The Surrex Farmland Plateau (boulder clay) encompasses the flat to gently sloping agricultural land to the east of the River Blackwater valley and the Marks Hall Wooded Farmland.

The landscape is dominated by medium to large fields bound by low hedgerows with trees. Most of the field boundaries are also delineated by deep wide ditches. This has created a relatively open landscape with views only constrained by the hedges with hedgerow trees. The roads are generally lower than surrounding fields and are surrounded by banks and ditches.

There is a mix of isolated farmsteads and hamlets, such as Surrex, within the character area. Houses tend to be modern with either colour wash or brick frontages and are frequently associated with a range of large agricultural barns and outbuildings associated with the isolated farmsteads. Away from the A120, there is a sense of place and tranquillity.

Views are open and occasionally panoramic where they are unconstrained by hedgerow trees. There are no key landmarks.

Evidence of historic land use is complex, comprising of pre-18th century irregular fields, probably of medieval origin or older, and some evidence of pre-18th century co-axial fields. The latter in particular response to the local topography.

The historic settlement pattern is largely dispersed, comprising isolated manors, farms, and moated sites. The main historic landscape feature is the Roman road of Stane Street that has left its imprint on the landscape, influencing field alignment and settlement distribution.

This area is dominated by intensive and widespread arable agriculture and contains no designated sites of nature conservation value. Notable ecological features include boundaries of ditches and hedgerows.

Sensitivities to change

Sensitive characteristics and landscape elements include; low hedgerows with trees and deep, wide ditches at field boundaries, which are sensitive to changes in land management. The open nature of the skyline within

much of the character area is visually sensitive, with new development potentially visible within expansive views across the plateau.

There is a sense of historic integrity, resulting from a dispersed historic settlement pattern and a strong sense of tranquillity away from the main road, that is sensitive to change or new development.

Overall, this character area has low to moderate sensitivity to change.

Landscape strategy objectives

Conserve: protect and enhance features that contribute to local distinctiveness through effective planning and positive land management measures.

Enhance: improve landscape integrity and reinforce its character, by introducing new and/or enhanced elements where distinctive features or characteristics are absent.

Landscape planning guidelines

- Conserve and enhance the landscape setting of settlements.
- Conserve the mostly rural character of the area.
- Ensure that new built development and planting is in keeping with landscape character.
- Ensure any new buildings within the open landscape would not be conspicuous on the skyline.
- Ensure changes in traffic flow or highway improvements do not compromise the scale of the lane.
- Safeguard against decline in condition of field boundaries through further agricultural intensification.
- Develop strategies to manage traffic during tourist periods.
- Ensure that landscape planting intended to mitigate the relative visual impact of development does *** through design and species selection.

Land management guidelines

- Introduce new structure planting to shield/mitigate the visual effects on the A120.
- Conserve and enhance the existing hedgerow pattern, and strengthen through planting where appropriate to local landscape character.
- Conserve and manage the ecological structure of hedges and ditches within the character area.
- Conserve and promote materials in keeping with landscape character.

6.5 RCA 4: Cuthedge Farmland Plateau

Key characteristics

- Gently undulating farmland
- Irregular predominantly large arable fields
- In places, field boundaries marked by sinuous hedgerows, elsewhere, open
- Occasional copses, but largely woodland largely absent
- Largely devoid of settlement
- Narrow winding lane
- Mostly tranquil character

Overall character

The character area comprises gently undulating farmland. The irregular medium to large fields are predominantly arable, and boundaries are either open or formed by hedges and hedgerow trees. A sand and gravel pit is present on the western edge of the character area, to the west of Curd Hall Farm.

The area is generally open allowing long-distance and often panoramic views across the plateau, where not blocked by hedges in the foreground.

The very dispersed settlement pattern is characterised by occasional small isolated farmsteads the narrow winding Cuthedge Lane. The few buildings are predominantly agricultural or residential.

Historic land use within the Cuthedge Farmland Plateau is dominated by what would originally have been a pre-18th century irregular field pattern, that has been subject to significant subsequent amalgamation, particularly to the north of Cuthedge Lane.

In terms of ecological interest, the character area is dominated by intensive and widespread arable agriculture with only limited vegetation cover.

Sensitivities to change

Sensitive key characteristics and landscape elements within the Cuthedge Farmland Plateau include the open nature of the skyline, with new development potentially visible within expansive views across the plateau. Cuthedge Lane is sensitive to potential increased traffic flow associated with new development.

Overall, this character area has moderate to high sensitivity to change.

Landscape strategy objectives

Conserve: seek to protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land

management measures.

Enhance: seek to improve the integrity of the landscape, and reinforce its character, by introducing new and/or enhanced elements where distinctive features or characteristics are absent.

Landscape planning guidelines

- Ensure that new build is in keeping with landscape character.
- Maintain characteristic open views across the farmland.
- Ensure any new development within the farmland is small-scale, responding to historic settlement pattern, landscape setting and locally distinctive building styles.
- Ensure new farm buildings and residential dwellings in the open farmland are not conspicuous on the skyline.
- Potential further decline in condition of field boundaries through further agricultural intensification.
- Safeguard against further decline in condition of field boundaries through increased agricultural intensification and amalgamation.

Land management guidelines

- Conserve and enhance the remaining hedgerow pattern and strengthen through planting where appropriate to local landscape character.
- Conserve and manage the structure of hedges within the character area.
- Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character.

6.6 Planting within rural character areas

Trees appropriate for rural areas include:

- English oak (*Quercus robur*)
- field maple (*Acer campestre*)
- black poplar (*Populus nigra* var *betulifolia*) – available for reintroduction in Essex as a cloned tree and part of the Essex Biodiversity Project

Coppicing is an appropriate local technique for managing woodlands.

Hedges should comprise a mix of native species appropriate to the local ground conditions and microclimate. Species prevalent in Essex include:

- hawthorn (*Crataegus monogyna*)
- hazel (*Corylus avellana*)
- dogwood (*Cornus sanguinea*)
- field maple (*Acer campestre*)

Where additional screening is required, common holly (*Ilex aquifolium*) should be included in the hedge mix.

Layering is an appropriate local technique for managing hedges.

The Parish's existing species-rich grassland and roadside verges are aesthetically pleasing as well as ecologically rich. Neutral, calcareous and wetland grasslands are all appropriate, dependant on local ground conditions, and accord with the Essex Biodiversity Project.



7.0 New build outside the historic core

The most critical element in Coggeshall's future development will be the nature of new developments. An essential consideration is that new developments should in effect continue the evolution of the existing town, rather than exist as 'bolted-on' adjuncts to it. We wish new developments to be of a quality and a design that enhances the current village rather than detracts from it.

In that sense, new developments need to observe the same principles that have led to the present form of the village, while seeking to avoid the mistakes of the past. New developments should be integrated into the townscape, such that they are penetrated not only by their new residents but the rest of the population too. The design and configuration of streetscapes, for example, can either help or hinder this. The qualities of the existing urban structure, such as its scale and permeability should be replicated in new developments.

Large scale development

Substantial, allocated sites such as the land north of Colchester Road and land at the Dutch Nursery (see Appendix 1) will extend the village beyond the village envelope, increase the population and the demand for services and facilities that the village has to offer.

Rapid expansion will bring challenges:

- Meeting the demands of a growing 21st century population within the constraints imposed by the infrastructure of a 15th century village.
- Integrating the new community into the existing community.
- Managing the impact on the character and historic integrity of the village.

These challenges can best be addressed if new development is seen as part of the continuing evolution of the existing village rather than an adjunct to it. The aim should be to create new neighbourhoods that have all the attractions and benefits of the sought-after, historic parts of the town and share the strong sense of identity, pride and sense of belonging that the historic core engenders.

A key consideration should be the type of model that is proposed for these large scale developments. In rural locations like Coggeshall, planners and developers typically advance templates deriving from a range of pastiche-vernacular buildings surrounding village green-type open spaces.

While this may be appropriate for many locations in Essex, Coggeshall has a different heritage, and consideration should be given as to whether a more urban-derived template would be more appropriate.

The most-loved parts of Coggeshall are more urban and densely developed than other key service villages. High density, small gardens, doors that open directly onto the street have together created a community that walks, talks and gathers in public spaces. Without large gardens families use parks and shared recreational facilities and value allotments. Without garages people leave their houses on foot, meet, speak and interact. This has led to its very strong character and 'sense of place' – and we seek to extend this to new developments.

The Community Bus links geographical areas and brings together commuters and locals, young and old to create a lively, strong community. We should seek to extend this to new developments.

The aim should be to create new neighbourhoods that have all the attractions and benefits of the sought-after, historic parts of the town, and to leave a legacy of the "listed buildings of the future".

The guidance on materials and scale given for the existing urban fabric (see appendix 2) should still broadly apply, though there is scope for more adventurous use of modern design and re-interpretation.

Principles for new areas:

- Street patterns and building lines should integrate with the surrounding existing areas.
- Street patterns should reflect topography so that buildings do the same, and are embedded in the landscape.
- Dead-end roads should be avoided – pedestrian routes can provide through access to minimise 'dead' areas.
- Pedestrian and cycle traffic should be given emphasis over motor vehicles. Pedestrian and cycle routes should be provided to link to the town centre.
- Buildings should be grouped in order to present distinct neighbourhoods. Architecture may vary from one to another to add distinctiveness. Alternatively, each group should have a range of styles.
- Vehicular access and storage should not be the dominant feature of the frontages.
- Building height, style and scale should reflect the principles of the rest of the historic town.
- Large, empty front gardens should be avoided, and strong building lines created along streets.
- Open space should be provided for all dwellings, though this can include balconies and roof terraces as appropriate.
- Interior configurations should be high quality, contain characterful spaces and create the flexibility needed by modern lifestyles.
- Windows can be large, as this creates light interiors, can add solar gain warming and creates strong and safe connections between indoor and outdoor spaces.
- Opportunities should be encouraged for the creation of intimate spaces and a sense of discovery.
- Local facilities such as play areas should be overlooked to create passive safety provision.
- Recycling facilities should be integrated into the design (i.e. dedicated storage). Cycle storage perhaps likewise.
- Areas should be landscaped and planted with long-life species appropriate for the location. Coggeshall has a large number of Victorian exotic trees, and these may be an appropriate 'lead' in some cases. In others, native species should be used.
- Maximum opportunity should be sought to employ sustainable technologies, i.e. solar panels, passive heating, reed bed filtration, grey water harvesting, electric car charging.



8.0 Good practice examples

The Plan attempts to balance custodianship of the 15th century with life in the 21st century. It recognises that even in a historic setting, innovative approaches and designs have a place, if sensitively executed. This perpetuates the long history of development and progress in the village. The community wishes to be forward-looking and recognises that current issues such as climate change and evolving lifestyles put new demands on old buildings and require new solutions.

8.1 Residential development

Coggeshall lacks outstanding examples of recent development; this design guide encourages the rectification of that situation. Two examples of good local practice are shown below, together with outstanding practice from elsewhere within the Eastern Counties.

(Above right) A local example of a good modern interpretation of vernacular style. Designs, materials and construction are respectful of local traditions.

The West Street Vineyard building (right) takes a contemporary interpretation of local agricultural buildings:

There are few other buildings locally that have taken this



West Street Vineyard building



approach, but Orange Cottage in Lavenham, Suffolk is a good example.

Project Orange

Image reference: www.projectorange.com/projects/view/orange-cottage



The Wood House in Wymondham, Norfolk is another.

Lucas and Western Architects

Image reference: www.lucasandwesternarchitects.co.uk/the-wood-house-new-pics/

The following examples from new developments in the Cambridge area may offer guidance and inspiration. These are drawn from:

- Accordia
- Eddington
- Great Kneighton/Abode

Small-scale street, mostly pedestrian-permeable. Imaginative planting. Use of high-quality materials. The lack of raised kerbs creates a space where pedestrians can co-exist with vehicles, which are required to move slowly.

Contemporary use of decorative brickwork. Pedestrian routes, and concealment of parking spaces. Many of Coggeshall's buildings are decorated. Modern development need not 'ape' this, as suitable modern equivalents can be very successful.



8.2 Public spaces

Pedestrian streets, such as those shown in Cambridge (right), should be considered. There is little disadvantage from creating vehicular access from the rear of buildings.

Road configuration is important. Cul-de-sacs create streets where few go who do not have specific cause to do so. They reduce the sense of community and safety as they are often empty. Through streets do not however need to mean that status for vehicles as pedestrian routes can increase permeability without creating 'rat-runs'. New streets need to be integrated with the existing street plan of the town. This does not necessarily mean creating through traffic routes in all of them, but the morphology of the existing town should be respected by the new.

Meandering estate roads create an incentive for fast driving, which then need active calming to prevent. We believe that passive measures, such as tight corners and sometimes-narrow spaces are less intrusive means of slowing traffic. (See the photo below, where mews streets open almost blindly onto a more important road.) Shared spaces and 'home zones' can be used to create areas between buildings that encourage rather than inhibit social interaction and non-vehicular travel.

Some of the older streets in Coggeshall already act informally in this way. Queen Street is narrow, and it has a wide range of property types, most of which present a strong street line. Parking is a major problem, but a side-effect is its speed-calming effect. At times like the jumble trail, it almost becomes a kind of 'shared space' street (right). New developments should seek to replicate such features.

The quality of the public realm can be enhanced through the careful use of materials, for example for ground surfaces. The provision of high quality street furniture adds more, while also integrating facilities for recycling, making them more convenient and efficient to use. This increases patronage.





Carrowbreck Meadow, near Norwich, (right and below) is development of 14 Passivhaus homes on a wooded site outside Norwich. The pre-existing vegetation is capitalised on, while the buildings reflect local vernacular materials. Buildings are grouped to form a small community and preserve the maximum number of trees. They are aligned to maximise solar gain.

The spaces between them are sympathetically landscaped to encourage interaction, and to restrain the dominance of the car.

This development won the RIBA regional award for the East of England in 2017.

Images: 'A Broadlands Growth Ltd' development (a partnership between Broadlands District Council and NPS Property Consultants.



The Avenue, Saffron Walden.

An existing avenue of trees was retained and the new streets were carefully aligned with existing routes in this sensitive built environment. Buildings present strong street lines while preserving privacy. High quality boundary walls support this. Intimacy and a strong sense of place is achieved by this award-winning development, which is cited in the Essex Design Guide.



8.3 Retail and business frontages

Examples of existing good practice from Coggeshall.

The quality of shop and business premises frontage has been inconsistent in recent years. The following have been identified as examples to follow; note should be taken that 'heritage' designs are not necessarily seen as preferable to good modern ones. High quality, sympathy with the surroundings – and perhaps a certain 'restraint' are more important.

Owners of former retail and business premises are encouraged to retain or create characterful signage associated with their premise's former use to enhance the village centre character.

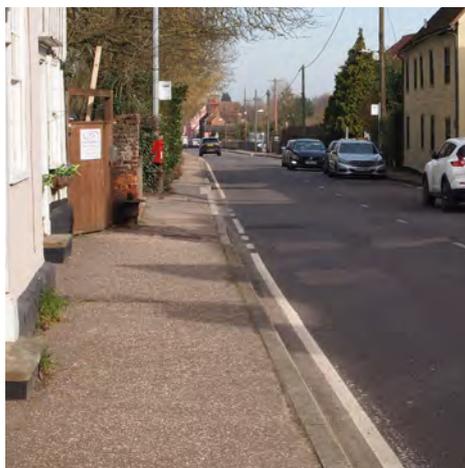
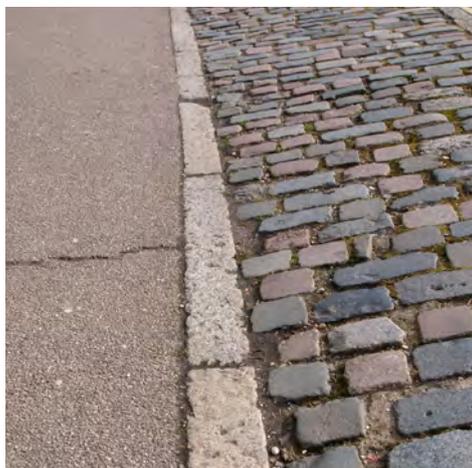


8.4 Retail and business signage



8.5 Ground materials

Good examples of paving materials. Ground materials help to define public and private, and to enhance the character of the streetscape.





8.6 Structures

Detail to walls and facades create character, interest and a distinctive built environment.



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