

Bradwell with Pattiswick Parish – Village Design Statement



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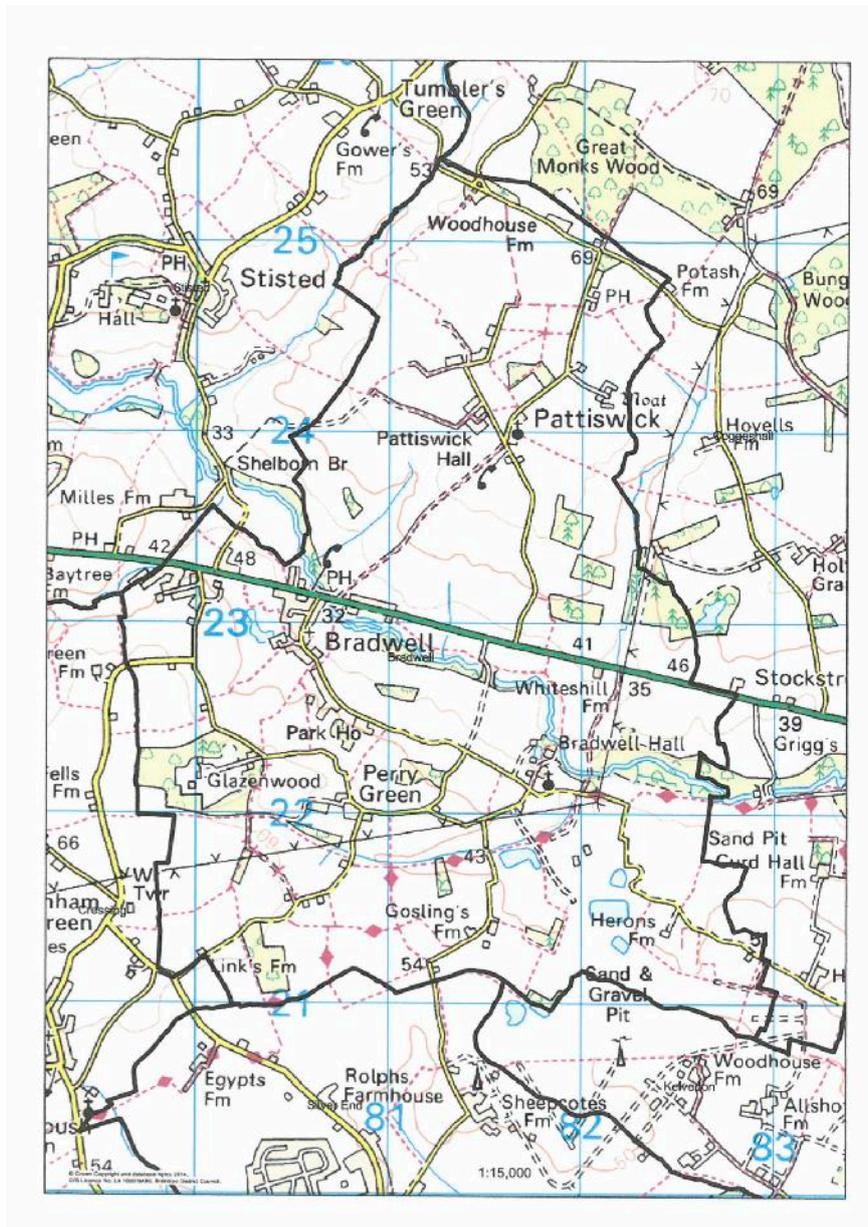
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INTRODUCTION

“The sleepy nature of the village, the countryside, farmland and the public footpaths are valued and appreciated.”

This Village Design Statement is a supplement to the Neighbourhood Plan.

The focus of a Village Design Statement (VDS) is to describe the character of the Parish and include guidance to manage change and improve the physical qualities of the Parish. It describes how we are able to retain and develop what is best in our Parish, the village, hamlets and surrounding countryside. It is for the residents to help them know more about and appreciate their village. It is also for planners and those interested and involved in the planning and development process of the Parish.



Parish Boundary

BACKGRUOND

Location

Bradwell Juxta Coggeshall is a village and civil parish in Essex, England. It is located on the River Blackwater, approximately 5 km (3 miles) east of Braintree and is 19 km (12 miles) north-northeast from the county town of Chelmsford.

Parish History

There is evidence of a settlement in Bradwell as far back as the late Mesolithic period. There are crop marks and some funerary remains attesting to Bronze Age settlers; excavations in the 1970s uncovered a large Iron Age ditch. One other probably Iron Age site remains unexcavated. Bradwell's prehistory is mostly unexplored.

Of Roman settlement there is scant evidence. Scattered building remains in one field to the east of the church suggest a farmstead, and Roman coins and pottery have occurred sporadically. The Romans did, however, build the road (Stane Street) now known as the A120 (Coggeshall Road), running from Colchester to St Albans. In the 1850s the rebuilding of the bridge over the River Blackwater found Roman remains, including a horseshoe. The whereabouts of these remains is uncertain.

Bradwell - the name derives from Old English meaning broad well. To this day there is a spring a few metres north of the modern manor house of Bradwell Hall near to Holy Trinity Church. In the Middle Ages, this spring fed an overshot mill. Remains of the last mill on the site can still be seen in the overgrown surroundings of the millpool.

Bradwell Juxta Coggeshall, to give the full parish name, is a dispersed village. There is no good evidence that the village was ever nucleated around the church, however, it is suggested that there was a village nucleated around the church until the plague when all wooden structures would have been burnt to the ground and a new village created centred around Tippetts Wade. The only stone building remaining was the church. To the east of the church is "Blest End", so-called because the plague never reached there. The modern village is the former hamlet of Blackwater (also once known as Blackwater Green) by which name it was known into the 20th century.

The parish includes the adjacent hamlet of Pattiswick to the North-East (technically, all dwellings to the north of the A120 are in Pattiswick) and a significant number of small communities, historic clusters which exist outside the Village envelope eg Perry Green, Clapdog Green, Glazenwood, the hamlets around Pattiswick Church and The Compasses and the collection of buildings at Goslings Farm and more recently the developments in Bridge Hall Road, Hollies Road and Riverside. More than half of the households lie within these historic clusters and outside the official Development Envelope.

The Parish Today

Housing Type:

According to the Census 2011, Bradwell with Pattiswick Parish has 112 detached houses, 79 semi-detached houses, 21 terraced houses, 3 purpose built flats, 2 other flats and one caravan.

Our own analysis [2017] indicates 127 detached houses (56.2%), 68 semi-detached houses (30.1%), 27 terraced houses (11.96%) and 4 flats (1.8%) – a total of 226 dwellings.

4.3% have 1 bedroom, 25.9% have 2 bedrooms, 33.1% have 3 bedrooms, 18.0% have 4 bedrooms, 18.7% have 5 or more bedrooms [Sample of 139 of the 226 dwellings]

44.2% of houses are in Council Tax Band C, 26.4% in Band B, 9.5% in Band D, 5.4% in Band A, 4.5% in Band E, 4.5% in Band F, 5.8% in Band G and none in Band H [2011Census]

Community Activity:



Bradwell Village Hall is located on the edge of the modern village and is within walking distance for all residents of the Village. The Village Hall Management Committee organises regular social events Quiz, Easter Egg Hunt, New Year Celebration, Race Night, Dances (Discos), Social Nights, Casino Night. Parking for up to six cars is available to the front of the Hall. There is no alternative accommodation for meetings in the Village and there is no alternative emergency accommodation.

The monthly Bradwell Coffee and Cake mornings in the Village Hall for all ages is well supported, as are the monthly events organised by the Village Hall Management Committee.

Local Services:

The key services in the parish are the Village Hall, a garage with a shop and cash Point, a restaurant – the Spicy Swan in Bradwell Village and an event centre - the Compasses in Pattiswick. There is a public house – the Dolphin - on the A120 on the edge of the Parish boundary with Stisted.



There is already a Village Shop at the BP garage on the Coggeshall Road and this is accessible by foot via public footpaths, which are well maintained from most parts of Bradwell Village and Pattiswick,

A Key Feature of the Parish today is that, despite its close proximity to Braintree, the residents still very much value its separate identity from Braintree Town. Residents value its existence as a community with its own distinct village atmosphere.

According to the 2001 Census, Bradwell had a population of 512. There are just over 200 dwellings. There are 425 people on the electoral roll (2015/16). Bradwell has a mixed population both in age and demographics. The population density at 0.52 people per hectare is much lower than the average for England at 4.1 [Census 2011]

LANDSCAPE AND NATURAL ENVIRONMENT

Most of the land in the Parish is used for agriculture, although the open farmland is not classified as an Area of Landscape Value.



The BDC Landscape Character Assessment has identified two landscape character areas within the Parish: the Blackwater River Valley; and the Silver End Farmland Plateau. The landscape within these areas forms an important part of the rural character and appearance of the Parish.

There are environmentally important wetlands adjacent to the River Blackwater, which should be protected. Otters, water voles and kingfishers live along the river bank.

The parkland in which Glazenwood House stands is protected – it was designed by Samuel Curtis in the late 19th century. There are four historic woodlands in Pattiswick between Doghouse Lane and the eastern boundary of the Parish, which should be protected.

To the North-East of the Parish lies Bradwell Pit, an area which is still being excavated for sand and gravel. The area, which has been excavated, is being sensitively restored to arable farmland, woodland and wetland.

Adjacent to the Playing Field and the Allotments, the Village Orchard was recently restored by planting Essex Heritage fruit (apple and pear) trees. The Parish Council is contemplating designating these areas as Green Spaces.

The hedgerows contain a wide variety of bushes and plants, including brambles, dog roses, hawthorn, hazel and sloe.

Many species of birds can be observed, including green and greater-spotted woodpeckers, kestrels, buzzards, kingfishers and owls, as well as a large variety of garden birds.

The copses and banks surrounding Bradwell and Pattiswick have a wealth of wild flowers: in spring there are primroses, bluebells, cowslips, daffodils, violets and snowdrops, and later in the year the flora includes poppies, hops, campion, marsh marigold, buttercups, daisies and thistles.

The churchyard and adjacent common land are also a wildlife haven, with a pond, ancient trees, areas wild flowers and woodpiles designed to attract insects.

Herds of fallow deer regularly cross the road by the church; there is quite a thriving population of muntjac deer, as well as bats, hares, foxes and badgers

Recreational Facilities

The parish does have a playing field with a football pitch, play area, which has recently been enhanced with an outdoor table tennis table, sport disk and spinner and a range of outdoor gym equipment.



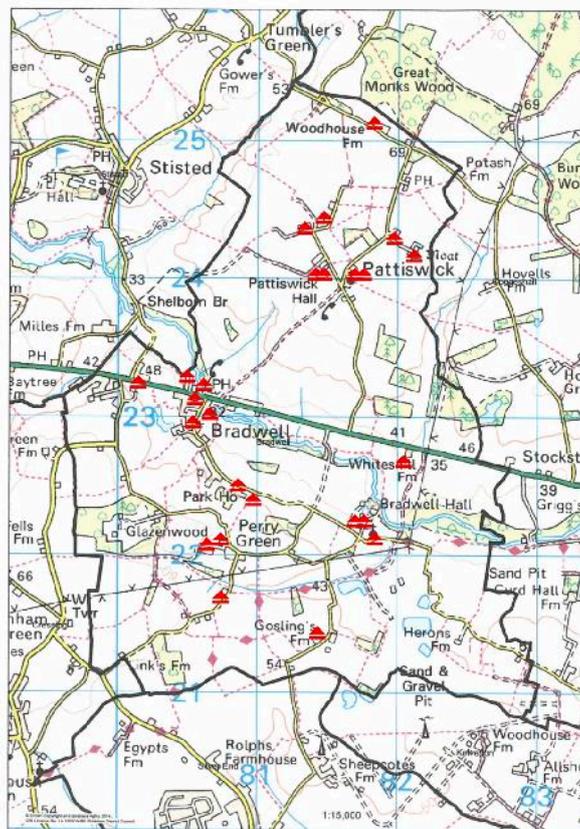
BUILT ENVIRONMENT

The Parish Church is of outstanding historic interest (dating back to Norman times and beyond and Grade 1 listed) “The church is of the utmost importance since it is the only substantial example of Norman brick-building in England”



28 (12%) of the dwellings in Bradwell with Pattiswick are Grade II listed.

Bradwell has a rich heritage of housing dating back to before 1700



Listed buildings

Bradwell Hall – originally C16, rebuilt C19. Bridge Hall – early C19. Glazenwood is not listed, but has a notable late C19 garden by Samuel Curtis. House at Perry Green C17. Cottage at Perry Green C17. Gosling’s Farm C17. Park Farm C17. Park Farmhouse early to mid C16, extended in C18 and C19. Dovecote C17, converted to a granary. Park House early C18. Around Blackwater Bridge there are three cottages dating from C17 or earlier

Pattiswick also has a rich heritage of housing dating back to before 1700.

Church Farm late C17. Pattiswick Hall (house and barn) late C16. The Rectory C17. Woodhouse Farm C17. Hawkes Cottages C17. Warley Farm C17. Nunty’s Farm. House 500 yards NW of the church. Cottage (three tenements) on N side of road at Blackwater Bridge. House SW of Blackwater Bridge. Cottage E of above house. Whiteshill Farm. Cottage (two tenements) at Stock Street late C16

And there are further historic houses at Perry Green- Perry Green Farmhouse C16 and a barn C16

Residents on the well-lit A120 Coggeshall Road would prefer less bright lighting. There are only seven street-lights in Bradwell Village, a feature which residents do not wish to see extended. There is no street lighting in Pattiswick nor in the hamlets. The lack of street lighting helps to maintain the rural ambience and Pattiswick is with a Dark Sky area.

Buildings and Design Features



Buildings in Pattiswick are dispersed. Woodhouse Farm is being developed into a small hamlet. There are a few large houses adjacent to the Compasses Public House. There are a few houses clustered around the former church, which has been tastefully converted into a residence. Pattiswick Hall is close by.





Bradwell Village envelope

Entering Bradwell from Pattiswick along Coggeshall Road, we come to Mill View a selection of 2- and 3-bedroomed houses and a row of cottages (off the map to right) – pictures below.



Passing over Blackwater Bridge, the Spicy Swan (17C) is on the left and there are Grade II listed cottages on the right – the original “Blackwater” hamlet (below).



The Street is on the right, to which we will return. After passing the bus stops on either side of the road, we come to Riverside on the right – a short cul-de-sac of social housing and former Council houses, which have been extended and which terminates with three large bungalows.



On the left of Coggeshall Road, opposite Riverside, there are detached bungalows on sizeable plots. Then, there is the Gerald Frost Business Centre and a brick and tile house built in the 1960s. Next there is a barn conversion and Bridge Hall. The Parish concludes with Hollies Road on the left where there is a collection of bungalows – again each on a sizeable plot – and Bridge Hall Road on the right where there is a mix of semi-detached houses, detached houses and bungalows dating from the 1960s-70s.

Returning to the Street, there are listed buildings (The Spicy Swan, Ruffles), detached Victorian houses, more recent infill houses largely 3- and 4- bedroom and one set of four apartments. There are green spaces in front of all of the houses on the left-hand side.



On the left, is Forge Crescent, a mix of houses and bungalows around a green space and opposite Forge Crescent there is further social housing, some of which is now in private ownership.



Next to these houses is the former Congregational Church, now a private residence and opposite is a more recent small development of bungalows in Chapel Rise.



Tippets Wade (Grade II listed) marks the beginning of the new Village following the destruction of the old Village during the Black Death. Newer large houses cluster in this area including Rectory Meadow.



The Street, now becomes Church Road with a couple of rows of semi-detached cottages on each side, followed by a more recent development of semi-detached houses.



As we proceed out of the village towards the Church, the houses become larger and the plots wider.



Church Road concludes with Park House (Grade II listed), following the road towards the Church and turning right at the Church we end up at Perry Green, where there is a hamlet of Grade II listed buildings.



In general, houses are either brick or rendered plaster with red tiled roofs. More recent developments eg Chapel Rise, Rectory Meadow have mixed styles within a common architectural theme.

Most buildings are two storeys. There are bungalows in Forge Crescent, Chapel Rise and The Street. There are no buildings with more than two storeys.

Many two storey designs have dormer windows - Mill View, Rippstowe and the attached Cottage, Ruffles and the Congregational Church.

Orientation of properties to the road is uniform, all facing the road, even in modern developments.

Most properties have reasonable sized front gardens (with the exception of Blackwater Cottages), some of these are now given over to off-road parking (parking for Blackwater Cottages is provided at the rear of the buildings). Fosters Cottages have no dedicated parking, but there is a car park adjacent to the Allotments.

Front boundaries tend to be open plan or low hedges with occasional fences. There are no boundary walls or wrought iron.

All houses have reasonable sized rear gardens (depth = twice the width (minimum))

Several roads have no tarmac footway and front gardens extend to the road edge. Green edges and no road markings create a feeling of tranquillity compared with walking along the A120

Design Guidance

Any development should use materials in character and appropriate to the rest of the village (see above section). Building height should be in keeping with the character of the village (eg no more than two storeys within the Village)

All development should be designed to be energy efficient and have a very low carbon footprint.

New buildings should incorporate alternative energy resources eg solar PV subject to design and heritage considerations, eg impact on surroundings of listed buildings

Developments should respond sensitively to the existing natural environment in the following ways:

Existing trees and hedges in and around the Parish must be preserved and protected wherever possible.

Planting of native hedging and native broadleaf species must be encouraged, to retain the leafy character of the Parish.

The grass verges should be retained and maintained. Ideally, they should incorporate native wildflowers (for bees and butterflies)

Any new development should include ample provision for off-road parking recognising the need for additional cars (10% of houses have four or more cars; see Neighbourhood Plan Annex for additional data).

New development should either have open plan front gardens or include the planting of native boundary hedges kept at 3 feet high or less and provide ample capacity for home food production to the rear of the property.

Any new development should include features to help declining species for example, built-in bat boxes, built-in swift hollow bricks (Manthorp and Action for Swifts). See also the RSPB's "Growing with Nature" ecology and landscape design guide.

Further Building

Two thirds of residents do not want any further building within the Parish.

The only proviso would appear to be an acceptance of some small-scale building (up to 5 properties) if these were owner-occupied or privately rented houses for purchase by the next-generation of residents of the village, so they can get themselves onto the property ladder.

Over 90% of residents would not favour any developments of more than five small houses as they feel it would not enhance or improve Bradwell with Pattiswick.

Neither the adopted Local Plan Review (2005), Core Strategy (2011) nor Publication Draft Local Plan (2017) allocate any additional housing allocations for Bradwell with Pattiswick. They show the location of the development boundary, protect areas of formal recreation, the allotments, orchard and church. It is expected that any further development within the parish will come from very limited infill opportunities within the development boundary where they exist, or through the conversion of rural buildings to residential uses where they comply with the relevant planning policy. The Neighbourhood Plan proposes a rural exception policy to provide owner occupied / private rented affordable housing for local people.

HIGHWAYS AND INFRASTRUCTURE

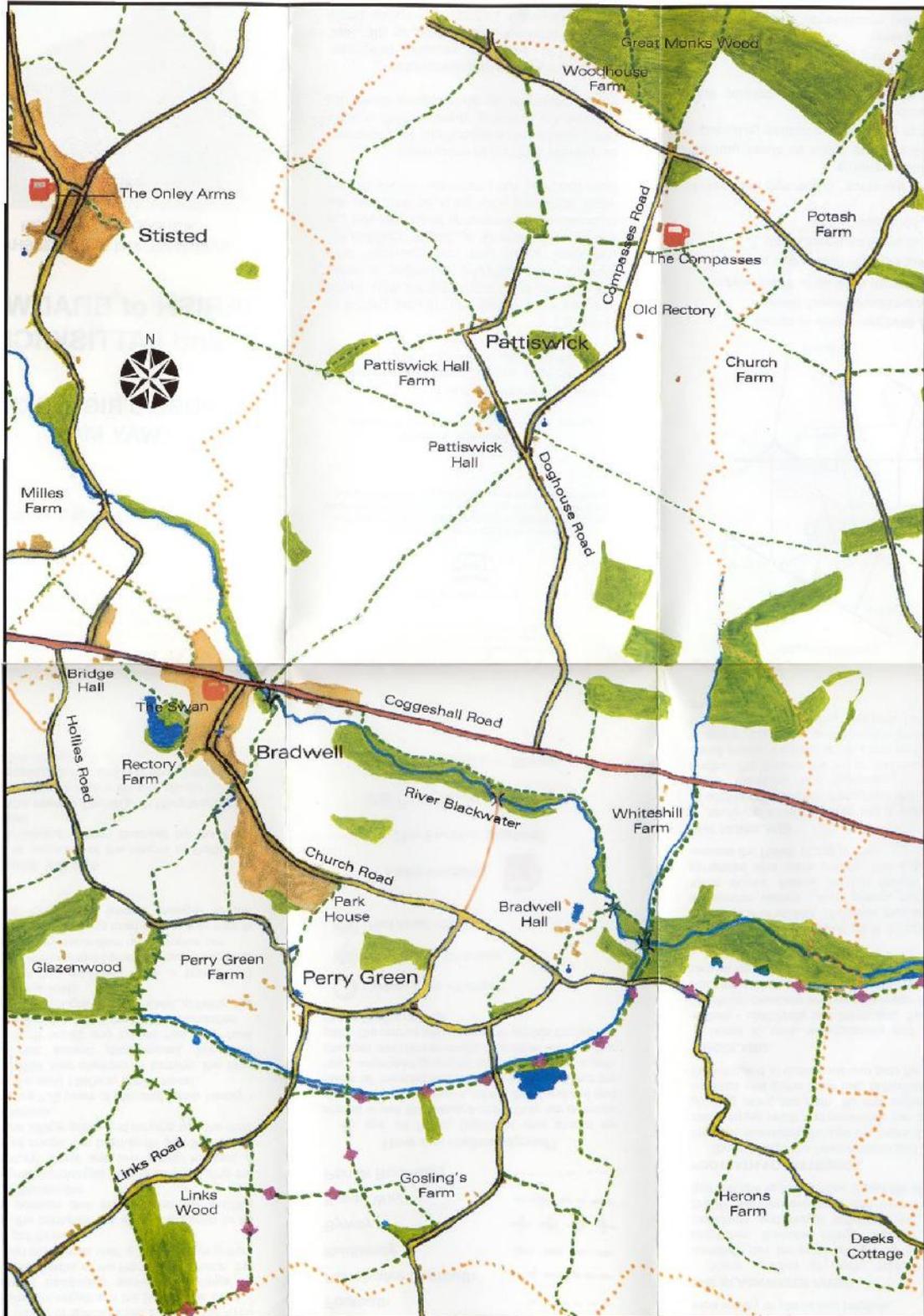
The A120 is a busy trunk road, which runs along the route of the Roman Road – Stane Street – from Colchester to Ermine Street at Braughing, Hertfordshire. The A120 divides Bradwell and separates Bradwell Village from Pattiswick.

A number of roads lead off the A120: Hollies Road leads to Perry Green and Cressing; Bridge Hall Road leads to Stisted; The Street leads to Bradwell Village; Doghouse Lane leads to Pattiswick; a private, temporary, haul road leads to Bradwell Pit; Riverside is a cul-de-sac.

Only Riverside, Forge Crescent, The Street and Coggeshall Road have any pavements. For most part, the pavements in The Street and Coggeshall Road exist only on one side of the road and they are narrow. The lack of pavements requires both pedestrians and motorists to exercise caution.

Many roads in the Parish are not suitable for cycling being too narrow for the volume and speed of vehicular traffic to allow safe passage for cyclists, especially given the poor upkeep of the road edging.

There is a comprehensive network of public footpaths, public rights of way (including byways and bridleways) including the *Essex Way*, throughout the Parish and these are generally well-maintained



Parking can sometimes be a problem, especially in The Street and Forge Crescent

There is an half-hourly bus service on the A120 (Mon-Sat), which goes to Braintree (4 miles; 10 minutes) and Chelmsford via Broomfield Hospital or Coggeshall (4 miles; 10 minutes) and Colchester (13 miles 30 minutes).

Street furniture includes the Village Sign in the Street, village signs and speed limit signs on the A120 (40mph) and approach roads, speed limit signs in The Street and Church Road (30mph), advisory (20 mph) speed limit through Tippetts Wade (The Street) and a 7.5 ton weight restriction in Hollies Road. It is planned to enhance the village signs on the A120 with planters.



Over the years, the Parish Council has installed a number of seats on Church Road and in the Playing Field.

There are letterboxes in The Street close to its junction with Forge Crescent and opposite the Old Post Office in Pattiswick. There is a narrowband Cabinet in the Street and a broadband Cabinet close to the Spicy Swan.



Power and telephone cables all run overhead and are considered unsightly by residents. It is hoped that future installations of utilities will be underground.



The A120 has a full complement of street-lights as it is a trunk road. Elsewhere, there are only seven street-lights in Bradwell Village and residents would generally not want to see further street lights. Pattiswick residents wish to retain their Dark Sky.

The rural landscape should be protected.



Bradwell Church from Links Road



Bradwell from Church Road



Monks Wood from Church Road



Pattiswick from Bradwell



Bushy Warren



Local Wildlife Site

CONCLUSION

All future development in Bradwell with Pattiswick should be considered in the light of these guidelines, with particular thought given to the following points.

To Retain:

- Its existence as a community with its own distinct village identity and separate from Braintree Town.
- The rural environment and ambience of the Parish of Bradwell with Pattiswick.
- Existing footpaths, bridleways and open spaces
- Hedgerows and natural areas
- Village facilities including the Church, Village Hall, Playing Field, Shop and Restaurants

To Encourage:

- Sympathetic alterations and additions to existing buildings
- In any development to use materials in character and appropriate to the rest of the village
- Sustainable, low carbon footprint, energy efficient development with solar energy capability
- Reduction of the speed limits
- Keeping to weight restrictions.
- Walking, cycling, public transport, electric vehicles, car sharing and other sustainable modes of transport

To Discourage:

- Street lighting
- Large scale developments of high-density building.
- New development or land usage within the Parish, which would cause significant additional vehicle movements, noise or light pollution

Bradwell with Pattiswick is a special place to live and can only be preserved by careful planning and thoughtful use of available building space.

Everything must be done to preserve the distinctive character and feel of our Parish