

WEST BERGHOLT - VILLAGE DESIGN STATEMENT



Village Design Statements are guidelines intended to assist people who are thinking about the design of proposed developments, whether it is an alteration to an existing property, street furniture or the construction of new dwellings or commercial premises.



WEST BERGHOLT PARISH COUNCIL

VILLAGE DESIGN STATEMENT

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WHAT IS A VILLAGE DESIGN STATEMENT?

A Village Design Statement (VDS) gives a detailed description of the existing character and main features of design in the village and guidelines for how this should be respected in any new development. The VDS is result of consultation and the conclusion of the Village Plan. This statement describes how the residents of West Bergholt would like new development - including new buildings, changes of use, alterations or improvements to buildings or the landscape - to contribute to the unique character of the village.

Approach

The VDS follows the guidance produced by the Rural Community Council for Essex (RCCE), including the setting up of a workshop to look at village character. More detail of the process is given in the appendices. As West Bergholt has already produced a Parish Plan in 2008 the VDS also draws on background material and community needs assessment carried out through the parish planning process as well as additional consultation specific to the VDU.



The Old Brewery



The Redundant Church



Bergholt Hall



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PARISH PLAN CONCLUSIONS

Introduction

A Parish Plan covering the village was produced in 2009. The plan was the subject of extensive consultations and engagement with residents and businesses. The Plan has a number of component parts comprising:

- Social and Community
- Environment
- Village Amenities
- Shops and Facilities
- Housing and Planning
- Community Safety
- Transport
- Democracy

The Housing and Planning component of the plan explored the housing type and level of development in the village and whether residents feel that further expansion is desirable. Although increased levels of housing are not proposed on a significant scale, residents were able to express their concern about the nature and type of any housing which may be permitted in the future. The village has a variety of housing types ranging from the traditional heartland of the village with its distinctive and individualistic housing stock to the newer estates of the 1960's and 1970's which significantly changed the scale of the settlement. The local housing association Colne Valley Housing has provided some housing for rent in recent times, but overall provision of social housing is a declining feature of dwelling provision in the village.

Survey Questions

The most relevant surveys to this part of the plan are the household survey and the survey issued to clubs and organisations. All had questions relating to these areas of interest and the response was sufficient to have statistical significance.

Main findings from the surveys

Future Village Expansion

Residents overwhelmingly rejected any prospect of increased level of housing with 91% of households not wishing to see increased levels of housing. Clubs and organisations also felt that larger scale development was not desirable.



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Type of future housing provision

If new development is permitted in the future households favoured the provision of warden controlled homes for the elderly, small family homes and retirement homes. Organisations mirrored this response and added that there is also a shortage of affordable housing for younger people and families who are inevitably forced to move elsewhere for housing.

Top Issues to take forward

The top five areas to take forward from this area of the plan were established through the survey of priorities held in spring 2008

- No additional significant levels of new housing for the village, especially estate type development
- Some controls over infilling
- Poor quality planning in the village
- Need for small family housing
- Provide housing for older residents
- Affordable housing

Other concerns

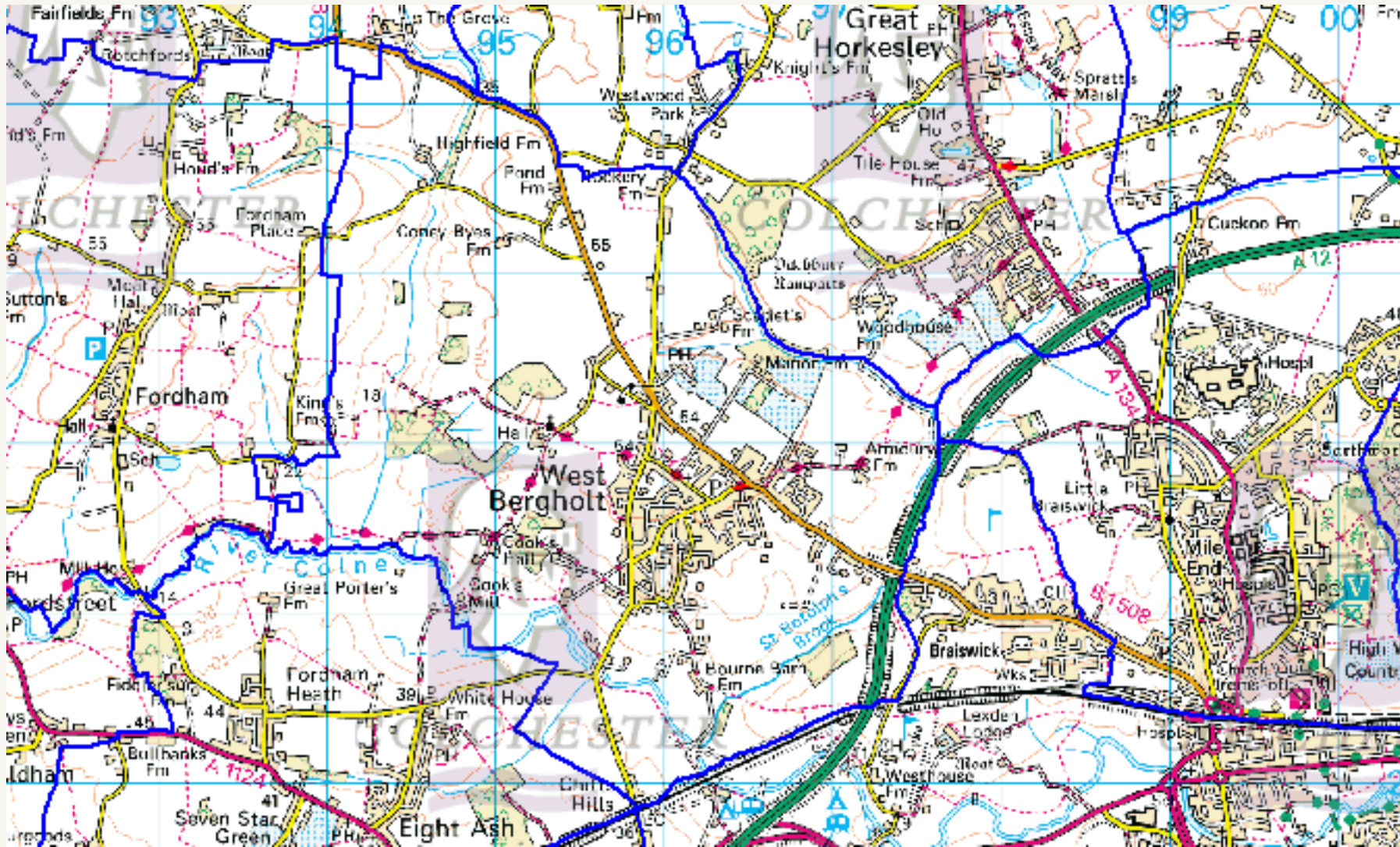
Concerns raised in the surveys were mainly centred on the degree of infilling which has occurred, the pressure that additional housing places on infrastructure such as the school and transport services. Other comments were received relating to the poor unsympathetic type of housing which infilling can result in and an overall lack of quality planning





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West Bergholt Parish Boundary



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HISTORY AND DEVELOPMENT OF WEST BERGHOLT

The parish of West Bergholt comprises a rectangular area 929 ha. immediately north-west of Colchester. The land rises gently from under 20 m. along the Colne and St. Botolph's brook to 50 m. on a broad plateau stretching northwards toward Great and Little Horkesley. On the west the land falls to under 20 m. in the valley of the Pulton or Polton brook, a tributary of the Colne.



West Bergholt's name can be traced right back to the 11th Century. The name Bergholt means 'hill-wood' and derives from beorg (hill) and holt (wood). The "West" was added to distinguish it from the Suffolk village of East Bergholt.

West Bergholt rises out of the Colne Valley which lies to the south of the village. People have long settled here, as evidenced by prehistoric remains including flints and axes having been found in the parish as well as later bronze-age and iron-age remains. Coins, pottery fragments and building material show that the parish was also inhabited during Roman times.

Bergholt Hall occupies the site of the main manor in the parish. After the Sackville family sold the manor it passed through the hands of many families until inherited by the Round family. The current building is a Georgian house of three storeys with an attractive facade.

There were several other manors in the parish in the early medieval period, but they were apparently amalgamated in the 14th and 15th centuries to form the combined manor of Cooks Hall with Beaumonds. Cooks Hall is located south south-west of the church. The back wing is late 16th or early 17th century whilst the main block was built in the 18th century.



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The oldest building in West Bergholt is St Mary's Church which is Saxon in origin and was heavily re-modelled in the late 13th and 14th centuries, with the addition of the squared chancel and south aisle. The church was declared redundant in 1976 following a gradual transfer to a new church (St Mary the Virgin) built in the village and consecrated in 1904. In 1977 the Redundant Churches Fund decided to restore the building and hold occasional services.

Whilst the area around St Mary's Church and Bergholt Hall would have originally constituted the heart of the local community, it is now isolated physically from the nucleus of the village.

In the middle ages a large area in the centre of the parish was a heath. Much settlement was scattered around the roads and greens facing the heath which was mainly used for common grazing. From the 16th century onwards parts of the heath began to be enclosed in a piecemeal fashion and used for other activities such as farming, brick making, and residential development.

A brewery became established in the early 19th century and expanded under the ownership of the Daniell family. The brewery built and owned many houses for its workers and the settlement began to coalesce into a larger nucleated village. When the nearby heath was finally enclosed in 1865 parts of it quickly became built up in order to house workers from the expanding brewery and other workers from Colchester. Brewing operations ended in 1959 but the site was used for new offices and a bottling plant and did not finally close until 1982. Many of the old Brewery buildings have since been converted to flats, houses and offices; whilst additional housing has been built to the rear.





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LANDSCAPE CHARACTER AND SETTING

West Bergholt is on the perimeter of the Colne Valley character area (as defined in the County's Landscape Character Assessment). This character area includes the landscape of the tributary, St Botolph's Brook, which runs to the south east of the village.

The landform of the Colne is a shallow valley, with gentle to moderate sloping valley sides and a narrow valley floor. The soils tend to be loamy with arable farming dominating the valley sides but occasional pasture still occurring on the valley bottom. The field sizes are generally larger on the valley sides than on the valley floor. Hedgerow loss has occurred but where these remain, especially along the lanes, and coupled with occasional small mixed woodlands, it gives the setting of West Bergholt a surprisingly woody feel, especially when viewed across the valley from the lanes to Chitts Hill, Fordham Heath and Eight Ash Green. The views are more suburban when seen across the A12 from Braiswick, and when walking on public rights of way close to the village itself. The condition of the landscape (hedgerow network, small woodlands etc.) is generally moderately good.



The valley landscape is highly sensitive to most development because of the long views across the Colne River from the opposite valley side. As West Bergholt sits on the edge of this landscape in a prominent position overlooking the valley, any development at its margins is likely to have an effect on the valley. Any development that would cause a negative impact on the valley sides, or result in loss of traditional hedgerows, small woodlands and copses, or other landscape features should be resisted.



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The landscape to the north and east of the village forms part of the North Colchester Farmlands. This is a more flat, open, farmed landscape with regular fields and wide views due to more isolated woodlands and a lack of hedgerows and hedgerow trees. It is a substantially arable landscape but with remnant orchards providing variety at Manor Farm. Horse-grazing close to the village can cause a cluttered appearance to the rural landscape due to the subdivision of fields by varied fencing.

The more open character of this landscape makes it susceptible to significant impacts from large-scale or inappropriate development at the village margins. Remaining hedgerows, native trees and small copses should be retained in the landscape and landowners encouraged to enhance these where possible close to the village boundaries in order to conserve its rural character.





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THE VDS AND IT'S PLANNING STATUS

Introduction

All significant development requires Planning Permission and each submission is considered against the Borough's main statutory planning instrument, the **Local Development Framework (LDF)**. The LDF is a development plan comprising of a series of planning documents setting out Colchester Borough Council's policies and proposals for the period up to 2021. It includes various specific policies, land-use allocations and maps in order to guide development to the right places and avoid inappropriate development from taking place. It is itself governed by regional and national government policies regarding issues like housing numbers, sustainability, environmental protection and transport.

Once accepted as guidance by Colchester Borough Council, the VDS will be a public document and, although unlike the LDF it is not a statutory planning tool, it will carry weight in their determination of planning applications. Therefore anyone can increase the likelihood that their proposals will receive support from the Parish Council if they follow the guidance within the Village Design Statement.

The Village Settlement Boundary of West Bergholt excludes Scarletts, Hall Road cottages, the Crescent and White Hart Lane at the north of the village. Manor Road and Manor Farm are also outside the boundary to the east, but The Lodge development, Bradbrook Cottages on Armoury Road and Maltings Park Road development are within it. The boundary then wraps round the south of the village, hugging the built up area and runs up the west side at the back of the houses in Lexden Road up to Hall Road.

Background

There is a current plan, the **Adopted Review Colchester Borough Local Plan (March 2004)** which provides a framework for the development of the Colchester Borough. It is saved until 2011, or until it is replaced in whole, or part, by the LDF documents as they are produced. In December 2008 Colchester Borough Council adopted the Core Strategy document which provides the overarching strategy and policy direction for the growth of the Borough up to 2021. Additional policies and documents supporting the Core Strategy continue to be developed.

Supplementary Planning Guidance

One such development has been the adoption of Supplementary Planning Guidance (SPG) such as 'Affordable Housing'. Some of this guidance is starting to be superseded by Supplementary Planning Documents (SPD) as part of the Local Development Framework. Additional aspects such as 'Backland and Infill', 'Extending your Home', 'Open Space, Sport and Recreation' and 'Community Facilities' have already been adopted. As the situation continues to develop, accessing Colchester Borough Council's website (www.colchester.gov.uk/) for up-to-date information is encouraged.

The allocation of residential by CBC for West Bergholt over the plan period of 2001-21 is an additional 50 dwellings, today 35 have been built. Policy suggests housing density should be low in the Borough's villages at 30 to 40 units per hectare.



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Affordable Housing, provides that in the villages, affordable housing will be required on housing developments for 3 or more dwellings. *'Affordable housing development in the villages of rural Colchester Borough will be supported on rural exception sites contiguous with village settlement boundaries, provided a local need is demonstrated by the Parish Council on behalf of their residents.'*

Sustainable development

The Planning and Compulsory Purchase Act 2004 sets out for the first time the duty of planning authorities towards sustainability. PPS1 translates the Act into practical guidance and states 'sustainable development is the core principle underpinning planning.' PPS 22 and the Code for Sustainable Homes set out further detail and national policy. As such PPS1 and PPS22



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DESIGN GUIDANCE FOR NEW DEVELOPMENTS AND HOUSE EXTENSION

STATEMENT/GUIDANCE

Much recent new housing development has concentrated on producing houses as consumer products with little or no attention paid to the quality of the environment that results. The Parish Council wishes to maintain our community based on local services and good design therefore this Guide demonstrates how, by employing best practice it is possible to improve and create West Bergholt as a place of quality and identity. New buildings should contribute to the diversity and individuality of the village, while reflecting local heritage and character. Some recent new developments of unsympathetic design scale and materials should not set a precedent for future development

Protecting Local Distinctiveness

Why should new housing look the same whether it's in the Cotswolds, Cumbria, or Essex? The answer of course is that it shouldn't. Settlements and buildings in Essex are distinctive from village to village and certainly have a definite Essex look through the use of local materials and design. Built local distinctiveness is a part of Essex's heritage that is greatly valued by residents and visitors. So how should we protect it? The scope of the VDS includes the whole of the parish of West Bergholt (see maps page 7). West Bergholt lies in an attractive rural setting situated 3 miles north-east of Colchester. The generally flat landscape is bounded to the south and east by the sloping valleys of the River Colne and St Botolph's Brook. To the north and east are arable farmlands interspersed with small woodlands. The village is a largely compact settlement with a population of about 3300 persons.

There are several designated Open Spaces within the parish including the Lorkin Daniell Field, the allotments and the Poor's Field. Local Wildlife Sites include the heath, the redundant St Mary's churchyard, St Mary the Virgin's Churchyard, Hillhouse Wood, Spring Wood and Grove Wood. The village has 34 buildings listed for their architectural merit. The only Grade 1 listed building is the Church of St Mary in Hall Road. The building was originally Saxon in origin. Other listed buildings of note are Cooks Hall (grade 2*) in Cooks Hall Road, Horsepits Farmhouse (Grade 2*) in Cooks Hall Road and The White Hart Public House, Nayland Road (Grade 2).

The majority of housing development in Colchester will be located within regeneration areas in Colchester Town, but broad greenfield locations have also been identified for additional housing provision. The North Growth Area lies just the other side of the A12 from the parish. It will accommodate 6200 homes, including an extension on greenfield land north of the golf club in Braiswick. The Core Strategy identifies that 'Separation will be maintained between Colchester and adjoining settlements in order to protect village identity and landscape character'.



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External Improvement

Whilst the guidance primary role is in informing development within the village it also provides a guide to householders when carrying out external improvements to their property that aren't necessarily subject to planning control. Such improvements could include fencing, guttering, replacement windows, driveways and soft landscaping.



As part of the community engagement to develop the Village Design Statement the workshop identified different zones or character areas within the village.

The zones identified were:

A Village Core (New Church Road, Orpen Field, The school, The Heath and Poor's Land, The allotments, St Mary's)

B Chapel Road (retail/commercial)

C Mumford Road (C20th planned residential)

D The 'Lanes' (Spring Lane, The Avenue, Bourne Road, Queen's Road, Chapel Lane, Valley View organic residential)

E Valley Crescent/Pirie Road/Erle Havard/Albany Road (C20th planned residential)

F Lexden Road (linear residential on village edge)

G Colchester Road (mixed residential on village edge)



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Home Owners

If you are considering alterations to the exterior of your own property anywhere in the village, there are a number of factors that you should consider. Do you think of these changes as significant, such as replacement windows or doors, **or** are they seemingly less important items such as paintwork, signs, boundary walls or fences, gates, hedges or the removal of a tree?

Whatever the changes, they will affect the building and its surroundings. They will also affect the overall look of the village. So please make your own assessment of the impact of the intended change by studying each visible elevation of your property, including the rear elevation if visible, prior to alteration and ask yourself:

- What are the distinctive features of the property and the area?
- Are any of these features out of character with the property or with adjacent properties or with the Design Guidelines in this Statement?
- Think about the alterations you are considering. How do they affect the positive distinctive features of your property? Do they complement the character of the local area? If not, how could you change them so that they do? Alternatively is there the opportunity to remove any uncharacteristic features?
- Contact Colchester Borough Council to establish if planning permission, Listed Building Consent or building regulations permissions are required for your proposal.
- Check also if there are any other restrictions on the development of your property. Is it a listed building? If it is, it is subject to much stricter controls than for non-listed buildings.
- If you are in doubt contact the Chairman of the Parish Council Planning Committee or seek professional advice about your proposals. The local planning authority, Colchester Borough Council is happy to provide advice prior to the submission of an application.
- Essex County Council Listed Buildings Officer Tel: 01245 437653

Design Guidelines

Buildings must be in harmony with the surroundings in respect of materials, colour, texture, proportion and scale, there is a fine balance between preservation and progress. Planning applications must show contextually the impact of their proposals on adjacent building by means of adequately detailed plans with accurate street elevations.

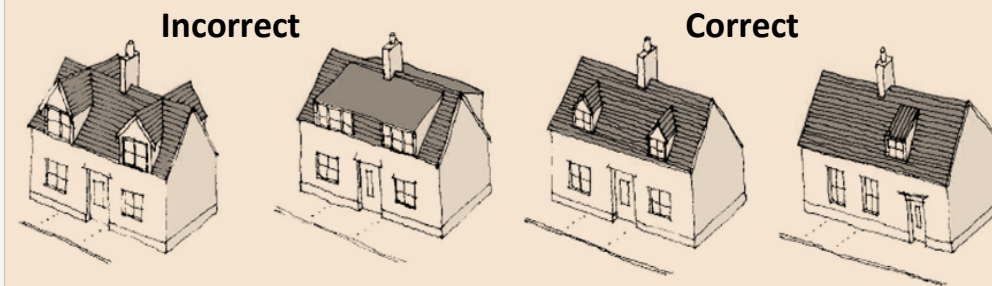
Building materials should as far as is possible, be selected from those traditionally used within the Village for both maintenance and new build (extensions and new properties). Clay peg tiles, soft Essex red bricks and soft wood window-framing, these are more harmonious than harsh modern materials. Account must be taken of any surrounding or adjacent buildings when selecting materials. This includes ironmongery, meter boxes and rainwater fittings. Areas of impervious asphalt should be rejected in favour of free draining and aesthetically more pleasing blocks or cobbles



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Dormers

Dormers in new housing often result from the attempt to provide habitable accommodation within the roof space. This makes them over-dominant in the composition. It is often preferable to include this accommodation within the main volume of the house by raising the eaves level. Dormers should normally be a minor incident in the roof plane. Their purpose should be to light the roofspace, not to gain extra headroom over any great width. They should not be located close to verges or hips and should have gabled, catslide or flat lead roofs. Rooflights should only be used sparingly and should appear on rear elevations only and not in conjunction with dormers (Picture N).



Design Guidance for extensions and alterations to existing buildings

- Original materials or materials which are sympathetic to the existing buildings should be used
- Details such as windows, doors and roof pitches should reflect those of the original building
- Careful consideration should be given to the visual impact of extensions and particularly conservatories, when they are visible either from the street or from public thoroughfares such as footpaths, bridleways etc.
- There should be no unacceptable adverse impact upon the amenities of adjoining residential properties Wherever possible mature trees and shrubs should be conserved
- Dormer windows and Loft conversions
- New buildings, in any area, should respect the scale and design of adjacent buildings
- Building details such as doors, windows and roof pitches should be designed with regard to buildings existing in the vicinity
- The Parish Council will be particularly supportive of the provision of 'starter homes'
- Any new developments should include adequate car parking discretely positioned within the curtilage of the site
- Wherever possible mature trees and shrubs should be conserved
- Any new agricultural buildings should be designed and sited to minimise the effect on the overall landscape

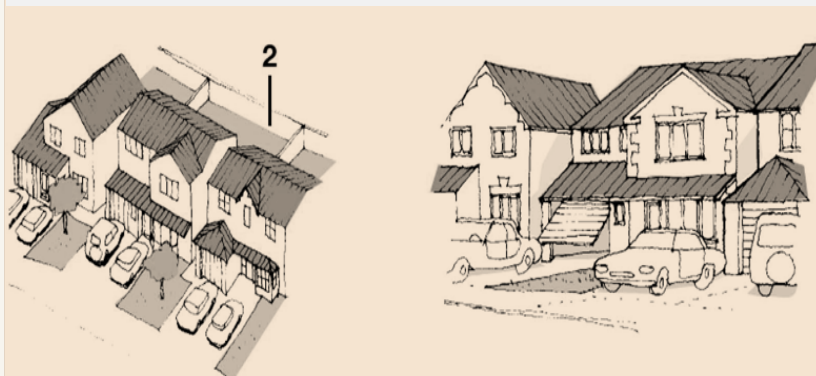


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Acceptable Development



Unacceptable Development

New buildings

- Infill developments should be modest in proportions and in scale with surrounding properties. They should not dominate their surroundings. Their architectural style and finishes should be compatible and vernacular
- Roofscape is an important aspect of the village especially in the centre. New or replaced roofs should retain the existing height and pitch
- Modern additions such as satellite dishes, wind turbines and flues should be concealed from public view
- External paint finishes should be in pastel shades with the traditional colours of white, cream and pink predominating. Harsh, shiny plastic finishes should be avoided
- Development undertaken should be in keeping with the planned nature of existing buildings
- Careful consideration should be given to the impact of construction on views across the village
- Highly reflective solar panels should be installed so that they do not have a visual impact on neighbouring properties or the roof-scape of the village
- Rainwater goods shall be black as indicated on submitted elevations. All new service intakes to dwellings apart from gas and electricity to be run internally and not visible on the exterior All soil and waste plumbing shall be run internally and shall not be visible to the exterior
- Balanced flue outlets from central heating boilers and other gas appliances shall not be positioned on street elevations
- Eaves to all roofs shall be open with exposed rafter feet rather than boxed
- Details of all boundary walls, fences and gates around the site shall be as submitted drawing



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Conclusion

This document tries to identify what is special, unique and distinctive about the character of the parish. It aims provides design guidance to influence change and improve the physical qualities.

West Bergholt is a diverse village, it has a special character that could so easily be destroyed by gradual erosion of its key features West Bergholt is a place of open spaces and beautiful views.





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INDUSTRY AND COMMERCE IN WEST BERGHOLT.

The Parish plan states:

“Within the village we have two general stores, including a post office in the Coop. There is also a hairdresser, three public houses and the mobile library visits once a fortnight and stops at several key positions round the village. 52 businesses were identified as operating from the village as part of our “Business questionnaire” and we wanted to find out how well these local trades were being used.”

Other than the agricultural and associated activities around the fringes of the village, there are no medium to large industries following the closure of the Truman Brewery. Compact clusters of small commercial units occur at a few locations such as Armoury Farm and Bourne Road. Due to the nature of the roads that serve such places, and for other associated reasons, their significant expansion would be resisted.

Similarly, there would generally be strong resistance to any proposals to cease the use of commercial premises in favour of residential use. In addition, the introduction of a large retailer, or similar concern, which would seriously affect the viability of many of the existing businesses would also be resisted.

Many of the small businesses, including those working from home, are adversely affected by the poor Broadband speeds currently being provided. There is therefore a propensity to favour proposals to achieve a solution although this must be balanced with a policy of resisting proposals for inappropriately sited telecommunication masts.

Long standing residents of the parish can probably remember a busy Truman Brewery employing many local people and providing homes on Colchester Road for them. Their roles were as varied as admin, assembly line and draymen who’s job included attending fine shire horses which were often used to deliver beer to the three pubs in the village. Memories which include a small off sales ‘snug’ to the left hand side of the Queens Head.

Other village businesses at one time included seven retail village stores. The original Butchers (Elmer’s), Mascall’s (Later VG Stores and now the Pharmacist), The paper Shop (Now Ash’s) Browns on Colchester Road, The Home and Garden Store on Chapel Road for DIY enthusiast’s, Lazaro’s on Lexden Rd and Cuckoo’s store in Queens Road where one could take an empty bottle and get it refilled with draft vinegar!



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Some may remember the Doctors' surgery on Lexden Road which was actually part of Dr Henderson's house and previous to the Hairdressers opening, the Walls Ice cream depot in Chapel Road which is where several Wall's Ice Cream vans were stored and their drivers would report to for work. Let's also not forget the original post office in Chapel Road where you could buy sweets from one side and stamps from the other.

As you would expect, times have changed, Truman's has long since closed and we have a well stocked good sized Co-Op which includes the post office. We also have a pharmacist, a second well stocked general store and newsagent plus a purpose built Doctors surgery.

West Bergholt also is the Home for Armoury farm which houses several small industrial units and offices which include Accountants, Vehicle repairs, marquee hire and upholsterer's to name a few. Other businesses in the village include children's day nursery, Car sales and service, B&B, Hairdresser's, local and national taxi service, finance and numerous other small operations providing services to the public and much needed local employment.





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TRANSPORT, HIGHWAYS, FOOTPATHS AND VILLAGE STREETS

Wider Transport links and Access

West Bergholt is easily accessible from the main urban area of Colchester being situated on the B1058 which connects the main routes in the town at Colchester North Station roundabout with the village from the south-west and leads north-west towards Sudbury. Various lower standard minor roads connect the village to Eight Ash Green, Great Horkesley and Stanway. The A12 lies on the outskirts of the village. Various bus services connect the village with Colchester and Sudbury. The village is totally covered by a 30mph speed restriction.

Entrances to the Village and Village Distributor Roads

The village lies in the main to the west of the main B class road (Colchester Road) although important development areas lie on its south-eastern approach, including the sympathetically redeveloped former brewery complex, now a mixed development of flats and housing. Two of the approaches to the village are uphill and present the most interesting prospects, namely from Colchester and Lexden. The approach from the north-west is unremarkable and fairly anonymous. All approaches have recently benefitted from the introduction of distinctive village entrance signing.

The main entrance to the village is via the mini-roundabout at Chapel Road; here an attractive area of open space provides the backdrop for the Village sign. A further access point is at Lexden Road, junction with Colchester Road, although this area is presented as a slightly nondescript staggered crossroads.

The main distributor roads in the village are Lexden Road and Chapel Road. These roads serve the school, village shops and connect with routes leading away from the village. Chapel Road is the main community road and contains a zebra crossing and parking areas for the village shops.

Village Streets

Away from main and distributor roads, the streets in the village are a mixture of modern residential roads (often with concrete surfaces and adjacent areas of verge and pavement) and older original village streets generally lacking adjacent pavements; some of these are unmade private streets. The village has a number of feature trees some with Tree Preservation Orders protecting them from removal or severe pruning.

Parking

Parking in the village is generally off-road in drives and garages, however in common with most urban areas on-street parking is fairly common. Off-road communal parking is provided at the Village pubs and shops; occasional lay-bys have been provided in newer areas of development.

Utilities

Street lighting is at a minimum in the village helping to preserve vistas of the night sky and also the rural character. Utility plant is mainly provided underground although the main routes have overground cabling for telecommunications.



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Footpaths

Numerous footpaths and alleyways feature in the village street scene and link the village to adjacent villages and the open countryside. Prominent amongst these is the Essex Way, an 81 mile long distance way-marked footpath, extending from Epping to Harwich.

Appraisal

The street scene in the village is in the main unremarkable, particularly in the newer areas of development which present a bland prospect of homogenous concrete roads with front garden herbage and generally off road parking. The older streets however are more attractive and have an abundance of trees and hedges and generally present a pleasing aspect. Good examples are found in New Church Road with its towering Lime trees, and in the unplanned pattern of meandering streets between Queen's Road, Chapel Lane and Lexden Road. Village entrances are understated and the main route through the village does little to reduce speeding traffic, and emphasises the through nature of the road at the expense of the village access points.

Design Matters

Opportunities for improving the streetscape lie in a mixture of hard and soft landscaping. Desirable improvements and maintenance and enhancement matters are presented below:



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Guidance

The main road entrances to the Village should be carefully designed to make them more distinctive, as well as helping to slow traffic; they should continue to incorporate 'gating', with appropriate planting; In particular the entrance to the village from the north west should be made more distinctive incorporating a change to the junction design if applicable;

Planting trees in more modern roads where opportunities allow should be undertaken;

Sympathetic traffic calming and pedestrian priority areas to emphasise the importance of local places particularly where the community congregates;

Provision of seating should be undertaken at prominent areas;

Replacement of ubiquitous street furniture and signing with materials more sympathetic to the village scene;

A 20mph zone should be provided to incorporate the area of Lexden Road from The Orpen Hall Approaches to the Scout Hut; in School Lane, New Church Road and that part of Chapel Lane from Albany Road to Mumford Road;

Colchester Road as the through main route should be systematically altered at its village junction points to reduce speed and create opportunities for pedestrians and cyclists to negotiate crossing and turning into the road;

All new development should have adequate off-street parking provided;

Maintenance of 1960's concrete roads is gradually giving rise for concern. A high quality standard of maintenance would be provided to avoid the hotch-potch of repairs which may result otherwise;

Lighting should be limited to the minimum required for security and working purposes and should minimise pollution from glow and spillage;

Utility companies should be obliged to inter their equipment and services underground and communication masts must be sited sympathetically in conjunction with the Parish Council;

Maintenance of hedges and trees should be carried out to an agreed regime with care taken to preserve historic features;

TPOs should be respected and opportunities to add to this stock investigated;

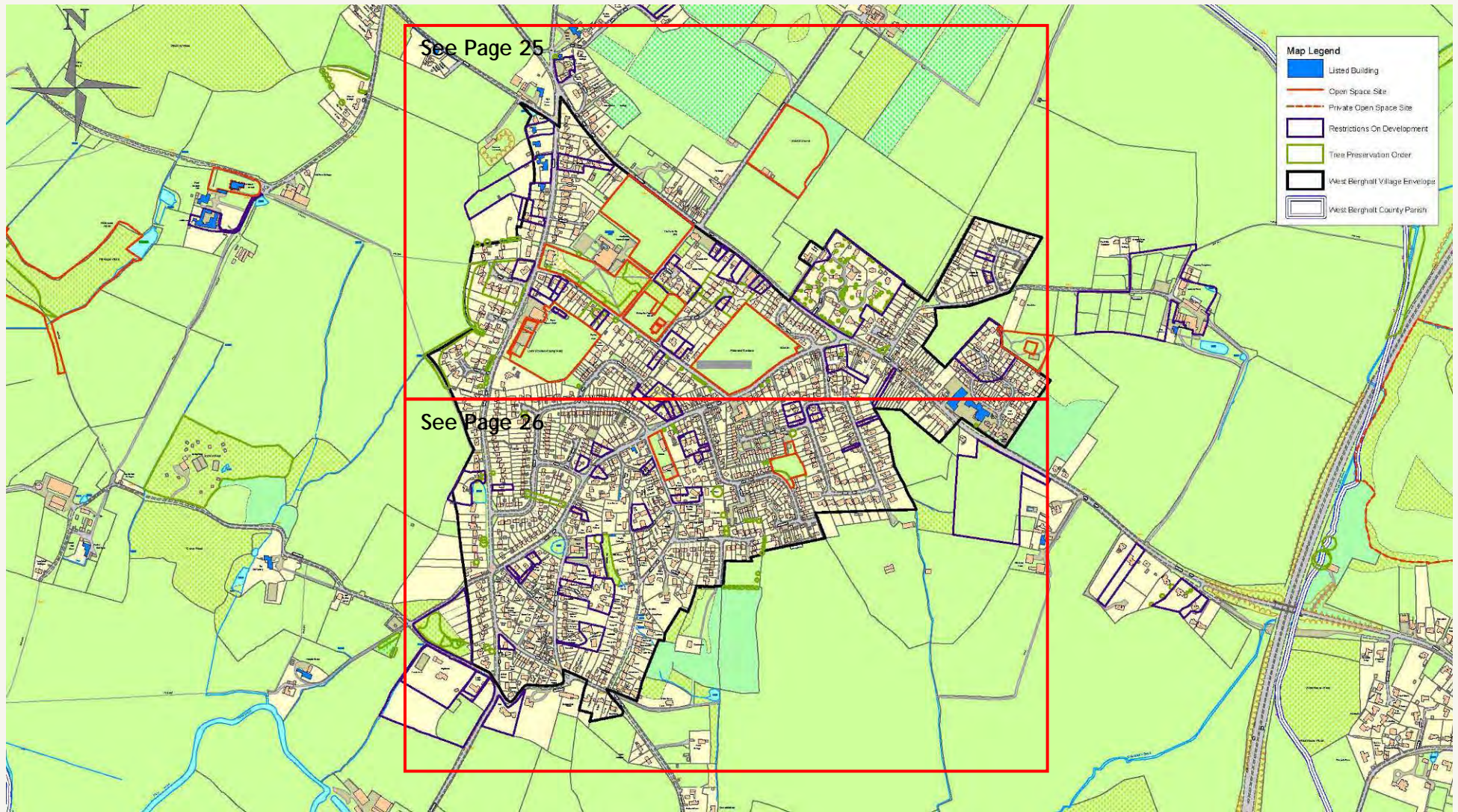
Bus stop areas should be encouraged to provide shelter, seating, passenger information, a vehicle clearway order and a litter bin;

Diversion or extinguishment of public rights of way, where it would adversely affect the use and appearance of the countryside should be strongly discouraged;

The Parish Council in conjunction with the Highway Authority and conservation societies should be encouraged to maintain footpaths and keep them clear of obstruction, signing treatments should be improved.



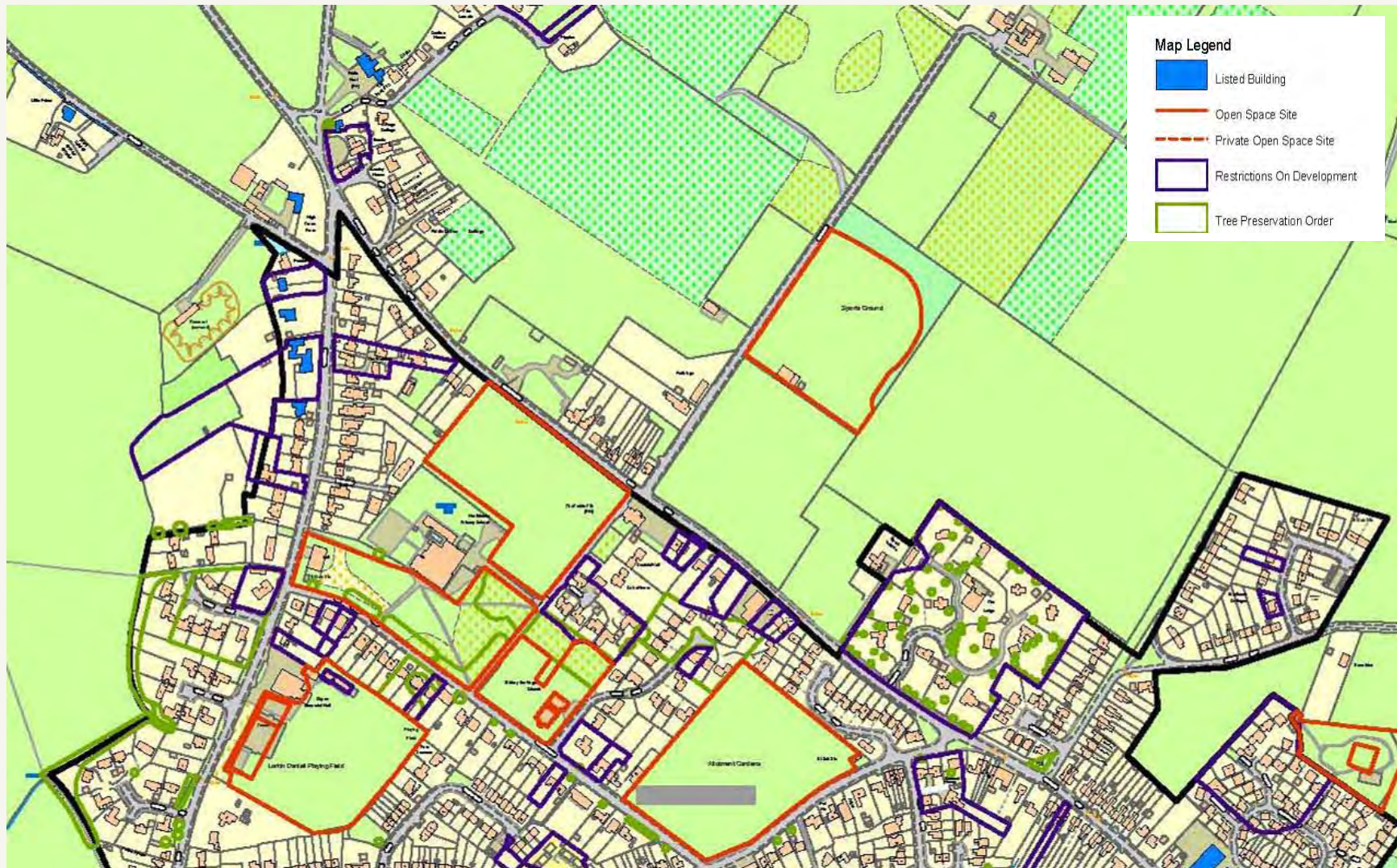
VILLAGE DESIGN STATEMENT





WEST BERGHOLT PARISH COUNCIL

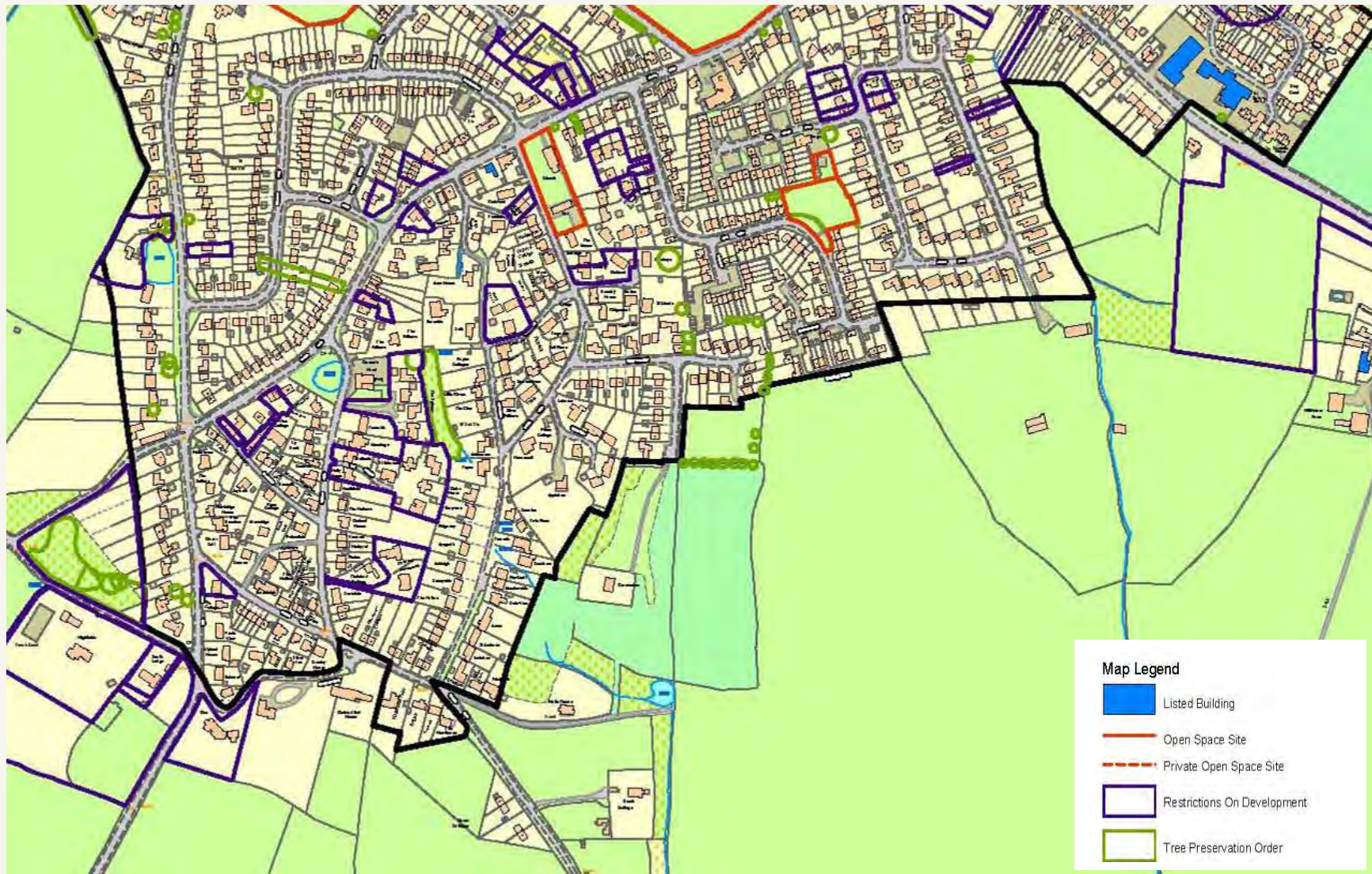
VILLAGE DESIGN STATEMENT





WEST BERGHOLT PARISH COUNCIL

VILLAGE DESIGN STATEMENT





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VILLAGE DESIGN STATEMENT

VDS COMMITTEE

Bob Tyrrell - Vice Chair or the Parish Councillor and Chair of VDS Committee

wishes to thank the following members of the VDSA Committee and Parish Plan for all their assistance in preparing this document

Andrew Savage	Parish Councillor
Chris Stevenson	Parish Councillor and Parish Plan
Peter Sleigh	Parish Councillor
Harry Stone	Parish Councillor and Parish Plan
Gunter Klaphake	Parish Plan
Catherine Bailey	Parish Plan