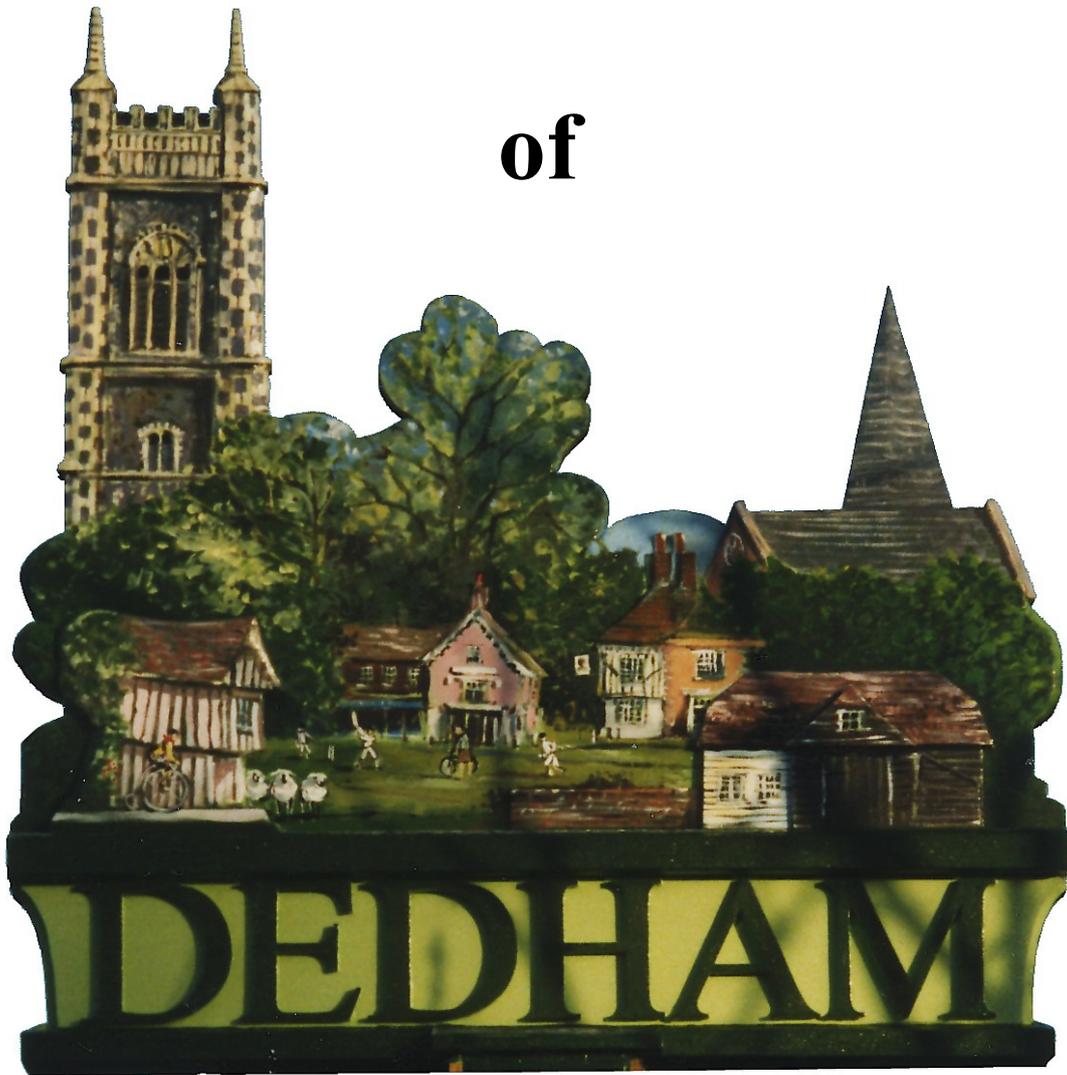


# The Parish

of



## VILLAGE DESIGN STATEMENT

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## INTRODUCTION

### *The purpose of the Village Design Statement*

This Village Design Statement is a record of how the inhabitants of the Parish of Dedham saw their village in 2006, with some background on how it came to be the way it is. It also expresses the views of the community on the sort of changes it would accept, or indeed welcome, whilst spelling out the areas where changes would not be wanted. The aim is not to fossilise the village but to give guidance on how to control and channel change so as to benefit the community in the future.

Dedham is a parish of some 1,850 souls living in some 850 dwellings of which 106 are listed buildings. The village comprises two Conservation Areas, Dedham and Stratford St Mary (Dedham), the old Council Estate, the hamlets of Lamb Corner, Dedham Heath and Bargate Lane/ Long Road East surrounded by rural Areas of Outstanding Natural Beauty (AONB).

### *The way the Village Design Statement was developed*

A small Steering Group, consisting of the Officers of the Dedham Village Design Statement Association, Chairman, Secretary/Diary Keeper and Treasurer, together with the Village Liaison member, the Parish Council Liaison member and two events organisers, led the consultative process which started with an afternoon Workshop at the village school and a Photographic Workshop Day, both organised and led by the Rural Community Council of Essex. These enjoyable workshops were followed by an exhibition of the school children's work and comments together with the photographs taken, the comments made and the conclusions of the participants of the Photographic Day. This was followed two months later by an exhibition of the areas to be covered in the statement and some of the materials available to assist those writing the reports.

A design statement team was then formed from those interested in writing the various reports needed to produce the statement, meetings were arranged with various interested parties and short questionnaires were designed to find the opinions of various groups in the village.

All this information was used to write a first draft statement which was presented to the village for comment. A questionnaire was then prepared and delivered to every home in the village. The feedback was incorporated into the draft which was then formally presented to the Parish Council for comment.

Again the feedback was incorporated into the Design Statement and the document was prepared for consultations with the Colchester Borough Council. The 'final' draft was presented to the village at a special exhibition after which the document was updated in line with the comments received. The final Village Design Statement was agreed with the Parish and Borough Councils.

### *The Topics Covered*

The Village Design Statement sets out views on the appearance of the village and surrounding countryside, new housing development, changes to existing houses, street signs and lighting, public transport, traffic and parking, industry, highways and footpaths.

### *How the Village Design Statement will be used*

The Design Statement has been endorsed by the Dedham Parish Council and has been accepted by Colchester Borough Council as a **Planning Guidance Note**. It is therefore to be used as reference when developing local plans or considering individual planning applications in the village, where it will provide a tier of local involvement complementary to the council planning activities.

*How information was collected* Please see **Consultation Process**



## THE VILLAGE

### *Historic Background*

Although there is some evidence of Bronze Age, Iron Age and Roman presence in the vicinity, the first known settlement at Dedham is the Saxon manor recorded in Domesday Book. From Norman times this was held by absentee French landlords until, in the fourteenth century, it reverted to the Crown. By the end of the fifteenth century, when wealthy clothiers financed the building of the present church, Dedham had become a thriving industrial town. During the seventeenth century the wool trade was in serious decline but the town's importance as a centre for local trade was increased by its ecclesiastical significance. A lectureship had been set up around 1577 to preach the 'pure' word of God in this Puritan area and the lecture coinciding with the weekly market drew audiences from miles around. The Grammar School, where the celebrated painter John Constable was later a pupil, was founded at about the same time. This established Dedham's educational reputation and for the next four centuries its various schools contributed greatly to the town's prosperity. In the eighteenth century both the Grammar and English (elementary) Schools were rebuilt in the then fashionable red brick, many of the late medieval timber-framed houses were fronted and the community acquired its own new Assembly Rooms. However by the closing years of the nineteenth century the market town had dwindled to a village and was once again in decline when the first visitors and day trippers began to arrive, attracted to the landscape which had become famous as 'Constable Country'. Its special qualities were recognised when it was designated an Area of Outstanding Natural Beauty in 1970. Tourism continued to increase throughout the twentieth century, especially with the arrival of mass car ownership from the 1950s onwards.

## Guidelines

The preservation of the AONB (Area of Outstanding Natural Beauty) should be paramount in all planning considerations.

The geological structure of the parish should be considered when planning applications are intended.



## Geographical Description

On the Suffolk/Essex border the “ undulating slopes fall gently to the slow-flowing, meandering River Stour and in its hedged water meadows, copses and riverbank willows, the landscape is perhaps the epitome of the farmed English countryside.” There is “an extraordinary range of different spatial scales and special features giving rise to distinctive landscape characters – rolling fields on the valley slopes, lush and sheltered valley floor meadows and open marshes,” copses and wooded areas. The pastoral scenes are world famous as the settings used by the artist John Constable and picturesque Dedham nestles into this landscape on the South bank of the Stour at one of its crossing points. “Because much of East Anglia’s traditional grasslands have already been drained and ploughed for arable farming, the hedgerows and wildflower meadows” of the parish “are among some of England’s most precious and vulnerable pastoral landscapes and the countryside is enhanced by narrow lanes”. \*

The parish lies almost midway between Colchester, Essex, itself an historic town, and Ipswich, Suffolk. The close proximity of the tidal estuary at Catwade and the all-season crossing point on the Stour, first by ford and then by bridge, had many influences on the development of Dedham as a settlement and later as a wool town. The tidal river was not only a means of transport but also explains the large areas of marshland, some of which became water meadows with the creation of tidal barriers and the construction of locks associated with the Stour navigation (1705 Act of Parliament).

## Geology

The Dedham Vale was most probably formed when the ice sheet of the Second Glacial (Maximum Glaciation) began melting. This ice sheet reached almost to London. The melting led to the deposition of the boulder clay which covers most of East Anglia. It also led to the creation of fast flowing rivers which caused the formation of V-shaped valleys and also side valleys such as those which can be seen to the south of the Vale. The rivers transported fossils derived from the London clay (laid down in the lower-Eocene deposits 50 mya), such as shark teeth and flint echinoids from the upper-Cretaceous deposits (80mya-*million years ago!*)

The ending of the Second Glacial Period was followed by a Mediterranean type climate. The melting ice sheets reduced the weight of the ice on the land, which then began to rise up, and also led to rising sea levels. Dedham Vale was on the most southern edge of the ice sheet where the ice was at its thinnest so here the land began to sink as land to the north and west became elevated. The sinking of the land plus the rising sea levels flooded the valley. With the valley flooded, wave action led to further deposition of sands and gravels and further erosion of the London clay.

*\*Quotations in this paragraph are from Countryside Commission website documents.*





At the end of this inter-glacial period cooling of the climate led to a third glacial period which, as it was not so severe, allowed melt waters from the ice sheets to deposit further layers of gravels and sands in the valley. In amongst these sands and gravels flint sponges and echinoids from the chalk can be found.

At the end of this period we enter another inter-glacial period called the Ipswichian. The melting ice sheets caused rising sea levels and again the sea flooded the lower valley depositing a shallow mud/silt layer which created a wide shallow estuary similar to that seen at Manningtree today. It is possible that at this time the first stone age men came to the valley, as many tools have been found throughout the area.

A final glacial period led to lowering sea levels creating a series of raised beaches on the south side of the valley. One of these beaches can actually be walked on if you take the footpath to Manningtree Station following the National Trust signs. From this footpath it is also possible to see another raised beach by looking south towards Manningtree Road. This is more visible during winter months when foliage has died down. As the sea retreated, fresh water began to dominate the valley and eventually formed the flood plain we see today. The river is still changing.

At the end of this period of glaciation came the present inter-glacial period. It is believed that Bronze Age man settled in the valley around this time as there was a known settlement in the Dedham area. At a later date the Romans also came to Dedham.

The underlying geology of Dedham has been proven on the valley floor through boreholes but as yet there is not a definitive geological map covering the Dedham area and may not be until 2010. Consultation with the map for the Ipswich area can be used as the underlying formations are very similar.

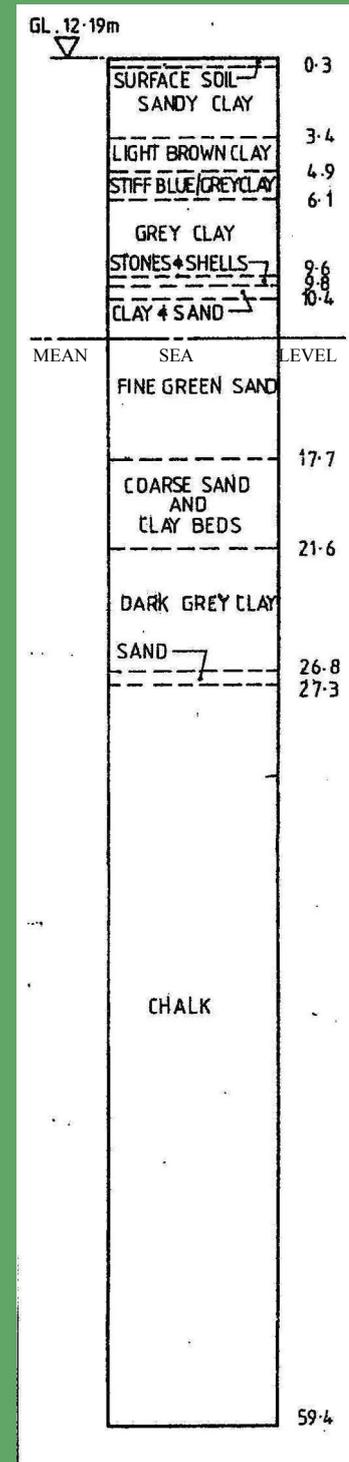
The adjacent sketch of the stratigraphic log for the floor of the valley shows the underlying deposit to be cretaceous chalk capped with discrete layers of clays and sand.

The overburden is similar to that covering the rest of East Anglia. Termed drift deposits, they consist of glacial and alluvial deposits laid down during the Ice Ages, the last being the Ipswichian. These deposits are a mixed bag of clays, sands and gravels, often occurring as lenses rather than as discrete layers. Wet weather will often result in standing water where the clay is close to or at the surface, which is an indication of a clay layer or lens.

Much of Dedham is covered by drift deposits and until the definitive geological map for Colchester area, which will include Dedham, has been produced, it would be prudent to consult the Ipswich area map and perhaps do a test borehole before applying for planning permission.

## Guidelines

The geology of the area has governed the development of the parish and is fundamental to the characteristics of the area. The greatest care should be taken with any changes proposed to them.



## *Guidelines*

**The open spaces between settlements must be maintained thus keeping the rural nature of the village and protecting the AONB.**

**Any new development should include appropriate open spaces.**

**Careful planting and landscaping should complement existing trees which should be preserved wherever possible.**

**Existing hedgerows field boundaries and woodlands should be preserved.**

**Buildings of historic or architectural interest throughout the parish should be given special attention.**

**Future development needs to provide for village people. Limited affordable housing for local needs and bungalow and cottage style housing for local down-sizing, should be preferred to executive dwellings and the conversion of cottages to substantial houses.**

**All new development should respect the integrity of the parish in terms of scale, design and materials used.**

**Development should remain within the existing envelopes.**

## **VILLAGE ENVELOPES**

The parish of Dedham has distinct and varied village envelopes separated by open spaces. Each area has its own distinctive characteristics and method of development. Also, there are communities, not within the designated envelopes, that have their own style and character.

Major change, in what must have been a fairly stable, pastoral and agrarian landscape, came with the development of a large woollen industry. This became an important economic and social influence on Dedham. The structure of the woollen industry in Dedham was the primary factor in the settlement pattern which evolved with the substantial houses and business premises of prosperous clothiers and the cottages of the outworkers who carries out a wide variety of processes in their own homes. The economic and political changes in the 17<sup>th</sup> century left this cottage industry extremely weak and unable to support the population.

Naturally, agriculture, both arable and pastoral, continued to be important but much of the added-value of primary industry was generated elsewhere. The arrival of the canal era, providing a cheap and reliable method of transportation, brought expanded industry to Dedham with milling, boat building and repair and bargees to man the craft which plied the waters of East Anglia round to the Thames and up the Stour all the way to the then great milling and cereal centre of Sudbury. With the advent of the Railway Age the canals and navigable rivers rapidly became uncompetitive and ceased to have commercial relevance. A fall in wheat prices in the 1870s caused a planned railway to not be completed. Unfortunately for employment prospects, Dedham was not well placed to benefit from either mainline or local rail services. The mainline junction at Manningtree serviced the port of Harwich and the mainline to Ipswich and Norwich. Dedham's proximity to Manningtree did, however, have a major impact on settlement patterns in later years.

Mechanisation, large farm units, low agricultural wages and the draw of the towns, for both social and financial reasons, have been evident in Dedham, as have the influences of commuting to better paid jobs in Chelmsford, London and Norwich. A new social mix of relatively wealthy families and people who have retired, together with a demand for second homes, and substantial extensions and rebuilds, has put increasing pressure on the housing stocks of cottages, flats and bungalows, leading to a shortage of affordable housing and employment opportunities for local young people.

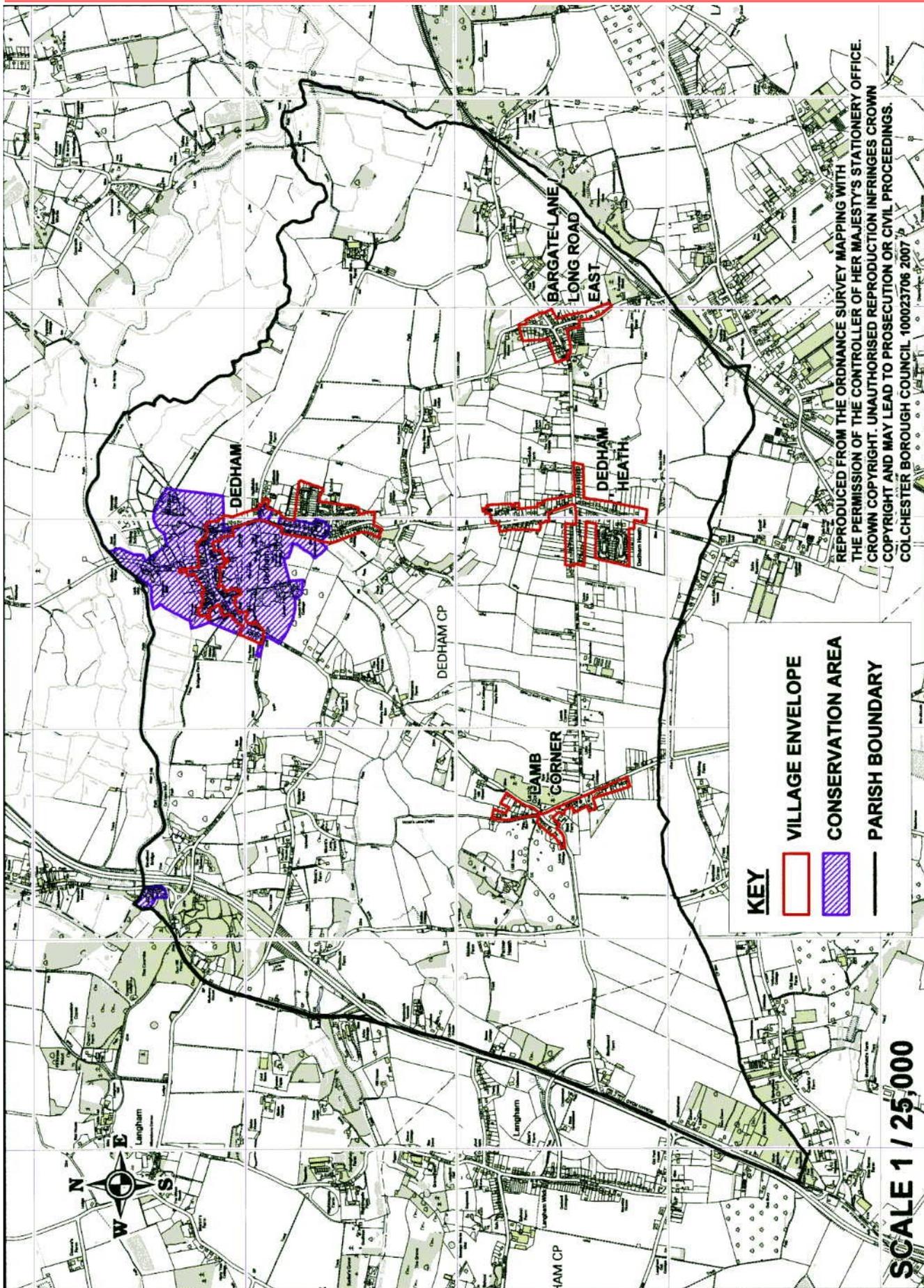
This long history of social, political and economic change is reflected in the domestic and commercial structure of Dedham's settlement patterns and the changes which continue to take place in response.

The historic core of the Parish is sited just above the flood plain with the river crossing near the confluence of the Black Brook and the Stour. Beyond this concentration of older buildings, which reflect the prosperity of Dedham as a small industrial town based on the wool trade, there are many listed buildings outside the centre of the village which have agricultural origins or parkland settings.

As well as these larger houses, further dwellings are scattered throughout the parish with concentrations at the junctions of Coopers Lane and East Lane, Bargate Lane and Long Road East, at Dedham Heath and at Lamb Corner. Three of these were formerly outlying hamlets with their own shops. In addition, The Heath had its own school, which was licensed for church services and is now a dwelling, and towards Bargate Lane there is a chapel. To the south-east of the village there are two pre- and two post-Second World War Housing developments.

# VILLAGE ENVELOPES

## Conservation Areas & Parish Boundary



## *Guidelines*

**Materials used for repairs and extensions should be chosen from the traditional range found in the historic core of the village. Shop fronts and fascias should be of traditional design, material and colour.**

**Replacement buildings, and any new building, should be on a scale that does not intrude upon the surrounding environment.**

**Chimneys form an important part of the roof lines and street scene. They should be retained and kept as clear of aerial clutter as possible.**

**Satellite dishes should be mounted out of sight in gardens, preferably not on the buildings.**

**Solar panels and other eco-friendly equipment mounted on roofs should not be visually intrusive.**

**Replacement rain water goods should reflect the original.**



## *Historic Centre—The Dedham Conservation Area*

### *Historical Development*

The Dedham Conservation Area consists of the High Street, widening at its eastern end to include Royal Square, and the lanes leading south towards the playing fields and north in the direction of the River Stour. It also includes Brook Street, Crown Street and the start of the Stratford and Manningtree Roads. There is an exceptionally high standard of architecture in this historic heart of the parish, which has an unusually large number of listed buildings. These include numerous surviving late medieval houses, often refronted in the eighteenth or early nineteenth centuries. The earliest buildings date from c.1500, sometimes incorporating fourteenth-century work. They include a number of merchant's houses, (e.g. the Sun Inn), Southfields (the residence and business premises of a wealthy clothier) and the Church of St Mary (c.1491-1520) financed from the profits of the flourishing wool trade. The church was built with rendered walls of flint-rubble and brick, stone dressings, flushwork decoration and a handsome flint-faced tower above a vaulted passageway. The houses dating from this period were timber-framed with wattle-and-daub infill and had jettied upper storeys, most of which have subsequently been underbuilt. Some of the largest have been divided up: the Essex Rose Tea House and the Co-op Grocery were originally one building, as were the Marlborough Head and Loom House.

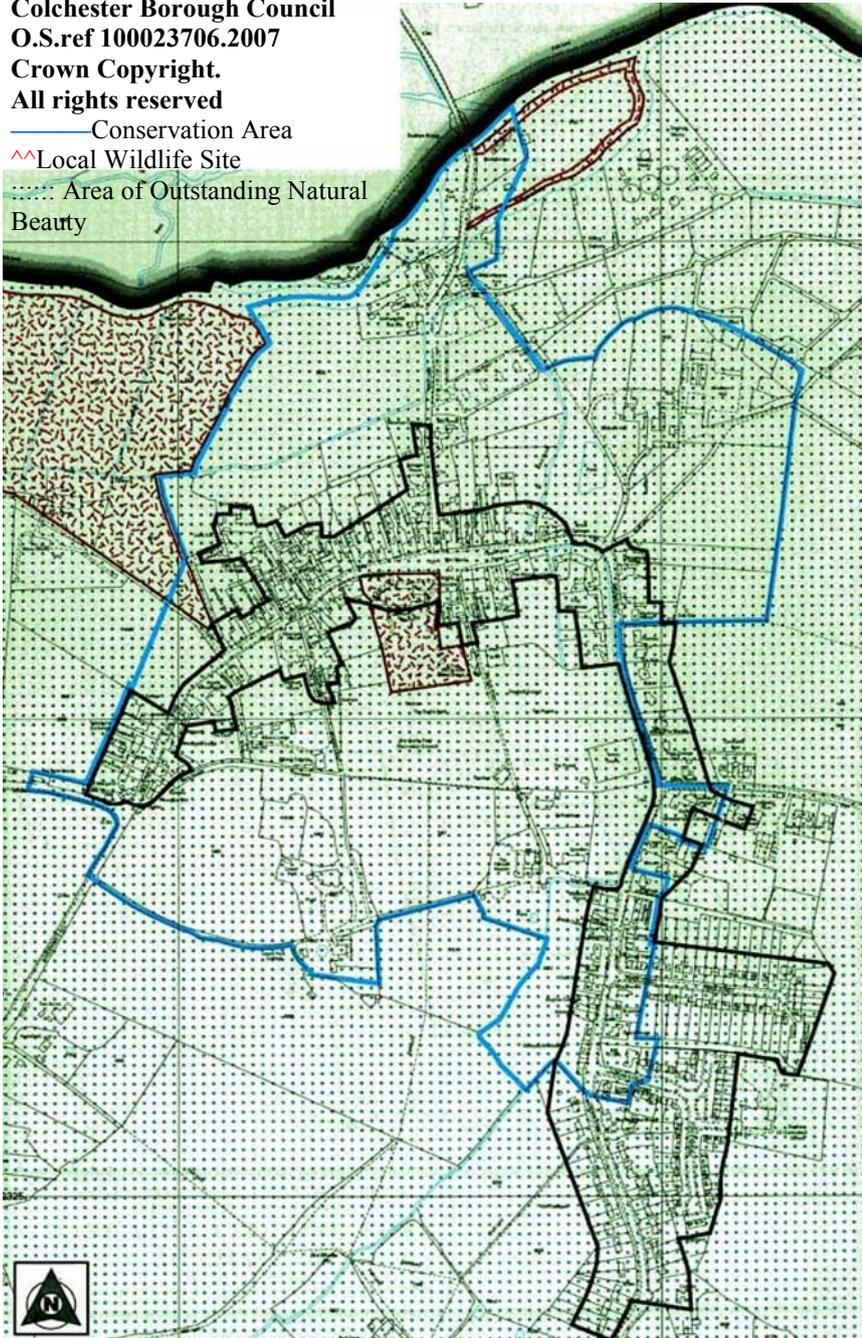
Timber-framed houses continued to be built during the seventeenth century (e.g. the Old Exchange and the Merchant Weaver's House) but the High Street was transformed during the Georgian period, when its importance as a centre for education brought renewed prosperity. The most architecturally distinguished eighteenth-century buildings are the Old Grammar School with Well House (which formed part of it), stylishly rebuilt in brick c.1730, and the elaborate street front of Sherman's (the English or Writing School) by the same master mason around the same date. New red brick houses (e.g. Ivy House and Westgate House) were built and many of the late medieval houses in the High Street were brought up to date during this period by the addition of new fronts in brick or plaster with sash windows, classical doorcases and panelled doors. Some were given completely redesigned formal street elevations (e.g. the Merchant Weaver's House and Loom House), while others retained their original form with plaster covering most or all of their timber framing (e.g. the Old Exchange). Some of the houses were used as business premises and had shop windows, many of which have survived. There are smaller houses and cottages throughout the village dating from the eighteenth and nineteenth centuries, including a number in red brick with gambrel roofs.

During the nineteenth century several houses were built in the then fashionable white brick with slate roofs (e.g. Dedham House, c.1825). Some of the larger houses of this period (e.g. Lower Park) involved extensive alteration and additions to earlier houses. The Vicarage (by M.G. Thomson, 1815) was extended twice in the course of the nineteenth century. Stucco continued to be used but red brick buildings predominated, becoming more elaborate, as the century progressed, with the use of polychrome brickwork and ornamental features such as trelliswork porches or decorative bargeboards. These include the Congregational Church (1871), now the Dedham Arts Centre, and the Boys' Elementary School in Crown Street (1882), converted to a private house c.1980. Substantial red brick houses built in the mid to late nineteenth century include Princl House and Hallfields.



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— Conservation Area  
 ^^ Local Wildlife Site  
 ..... Area of Outstanding Natural Beauty



## Guidelines

Restoring, refurbishment and minor alterations should be done in original materials. Modern concrete tiles, imitation slate, etc are not acceptable.

Where lighting to a roof space is needed on a front elevation dormer windows should be used and these should be no higher than the pitch of the main roof. In exceptional cases, Conservation Area Type roof lights may be used.



The period between the two World Wars saw a considerable increase in housing, including bungalows at the western end of the High Street, houses and bungalows on the eastern side of Brook Street and several larger houses ( e.g. the Beech House and the Croft). Dedham architect Raymond Erith (1904-73) built Great House (1937) and a number of smaller houses and cottages after the war, including 1-3 Frog Meadow, Brook Street (1967-72). His partner Quinlan Terry (b.1937) completed this row with 4-7 Frog Meadow (1977-79) and built three small houses in Princel Lane (1981) A row of shops on the north side of the High Street was burnt down in 1976 and replaced with three attached houses. Three single-storey dwellings were built in Princel Mews behind them in 1986. In the 1980s the Mill, which had been rebuilt after a fire in 1908, closed for business and was converted into flats, severing the last connection with Dedham's history as a milling and industrial centre. A very few new houses in traditional styles (e.g. Crown House and Spindles) were built in the later twentieth and early twenty-first century, generally to replace undistinguished modern predecessors.

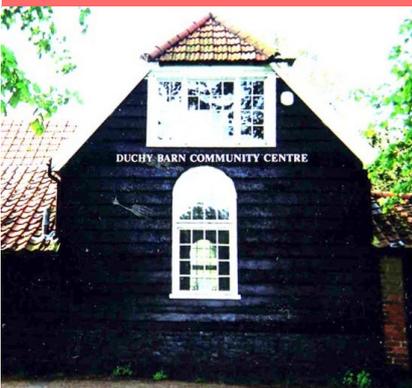
## *Guidelines*



**Great care should be taken to preserve the character of the Conservation Area and to maintain the amenities it contains.**



**For Listed Buildings see Appendix 1.**



### ***Public Buildings***

Dedham's earliest building still in public use is the parish Church of St Mary the Virgin, completed in the early sixteenth century. Eighteenth-century public buildings in Dedham's Conservation Area include the red brick former Workhouse (now Whitmore Place, 1725-30) and the elegant Assembly Rooms (formerly known as the Hewitt Hall) established by 1745, a classical design with stucco over a timber frame. There are two sets of early nineteenth-century brick almshouses in Crown Street (Dunton's, rebuilt 1806 and Barfield's 1834). The stone war memorial in the form of a market cross (designed by the architect W.D.Caroe, 1857-1938) was erected in 1921. The Duchy Barn was adapted for use as a sports pavilion before 1914. A new sports pavilion was built on the Duchy Field in the 1970s and extended in the early 1990s. The Duchy barn has remained in public use since then, currently as a community centre used by the youth club and other local groups. A weatherboarded tennis pavilion was built in the 1990s. Further brick almshouses were built in School Lane in 1990 on the site of the former National School (1825), which was demolished after the Church of England Primary School moved to Parson's Field in 1973. Outside the Conservation Area, Castle House on Castle Hill, former home of the artist Sir Alfred Munnings PRA (1888-1958) opened to the public in 1961 as a museum devoted to a permanent exhibition of his works.





### ***Crown Street, Forge Street & Parson's Field***

Immediately adjoining the Dedham Conservation Area is the modern residential area of Crown Street, Forge Street and Parson's Field. Almost all these homes were originally built as council houses but many are now privately owned.

Several phases of council housing were built here, to the south-east of the Conservation Area, in the course of the twentieth century. Crownfields (1920-21) along the eastern side of Crown Street was followed, before the Second World War, by Kiln Cottages opposite. Forge Street dates from c.1950 and Parson's Field begun c.1965 was completed with the construction of a new Primary School in 1973 (capacity in 2006 210 children). After the sale of council houses to private owners in the 1980s, low-cost housing was built in the Manningtree Road in 1992 and (in combination with a new surgery) in 2006, when further affordable accommodation was also built to the south of Dunton's Almshouses in Crown Street. There remains a small stock of council owned flats and houses which are let to people on the Borough housing list. A need for starter homes for rent or part ownership continues to exist.

The Residential Estate sits quietly in its environment with the roof lines below, and blending into, the tree lines.



### ***Guidelines***

**Housing Association purchase of remaining Council Properties should be considered and encouraged.**

**A scheme to retain these properties permanently for first time buyers and key workers should be a priority.**



**Extensions, restorations and any form of development in this area should carefully consider its proximity to the Conservation Area, the effects of the proposal on the AONB and traffic on the area.**



**A slow increase in the provision of Housing Association and similar affordable houses should be encouraged in response to demonstrable need. These should be in small groups similar to those already in existence.**





***Guidelines***

**The planting of hedgerows along Birchwood Road should be encouraged.**

Hill House, though outside the village envelope of Lamb Corner, is very much part of the hamlet and has had its influence upon it. Early on in its life, Hill House was a farm house with land running from the A12 to the west and towards the High Street of Dedham and the Black Brook to the east. The land is good grazing with arable fields across the Birchwood Road. Circa 1760 the owner, who had moved to Dedham in order to send her son to the Grammar School, enlarged the house and put in French windows, which were fashionable at the time. There were various cottages belonging to the estate, which do fall inside the envelope, including identical pairs of cottages at Lamb Corner (1 & 2 Park Cottages) and at Boxhouse Lane (1 & 2 Chestnut Cottages), a pair of cottages in Monks Lane and a pair of lodges at Lamb Corner which were extended and modernised in the 1990s.

The land immediately around the house was made into gardens about 1820 and many of the trees near the house date from then. There are four oak trees on the estate which are believed to be well over four hundred years old. During the hurricane of 1987 over three hundred trees were lost. Since then there has been extensive planting of oaks, limes, beeches and hawthorns which all helps to encourage wild life including foxes, badgers, rabbits, many different song birds, different kinds of woodpecker, pheasants, partridges and very occasionally a snipe or muntjak.



## Guidelines

Infill buildings should echo the size and height of adjacent buildings so that older buildings are not dominated or obscured.

Frequent spaces should be retained between groups of buildings, particularly in Long Road, to retain access to the views across the Vale.

The geology of the land should be taken into consideration in any future development.



## Dedham Heath

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The area known as Dedham Heath lies on the southern border of the parish, one and a quarter miles from the High Street, and runs along part of **Long Road East and West**, crossed by **The Heath and Coggeshall Road**. The Long Road, flat and straight along the top of the ride, dates from 1800, when rectangular plots on either side were allocated to those who had lost grazing rights on common land as a result of the Enclosure Act. Until just after the Second World War this part of the parish was sparsely populated and early maps show a large area of heath land along the roads.

The Heath was part of the way up from the valley floor. The houses in this road and Anchor Lane grew up around and behind the Anchor Public House which was recently demolished. Small groups of dwellings tucked away behind high hedges are inconspicuous. Today, most of the fields behind Anchor Lane, and The Heath, up to Long Road, are used for equestrian purposes, and several loose boxes have been built on these fields. Also, at the busy crossroads a hamlet grew up at the top of The Heath with a school and shop. The school and shop are now private properties.



During the last century the hamlet expanded along Long Road and Coggeshall Road with smallholdings and small farms. Many of these are still agricultural businesses. In the 1950s and 60s 'in-fill' houses and bungalows were built and between 1970 and 74 an estate of 57 homes was built off the Coggeshall Road (Dedham Meade). Great care was taken with the planning of this development. Mature trees were retained and protected and there was additional landscaping. The homes are constructed of red brick or render with pantile roofs. There is carefully considered street lighting and there are no overhead utility cables. There is approximately a 50/50 mix of houses and bungalows providing homes with from one to five bedrooms. All properties have off street parking and garages. Great Crested Newts are believed to be breeding in a long established pond in Dedham Meade. These amphibians are an endangered species.

In recent years a number of dwellings have been extended. Bungalows have become houses and old cottages have doubled in size. Modernisation, refurbishment and enlargement of properties has caused changes in the street scene as hedges have been removed and ditches filled in. This has given rise to standing water on those occasions when rainfall is unusually heavy. Further increases in density and, or, house extensions could put a strain on the existing main drains in extreme circumstances.

It is important that the balance of homes for first time buyers, families and the elderly is maintained, respecting the original intentions of the development.



## ***Guidelines***

**No further development, extensions or renovations involving an increase in size should take place in the near future without detailed consideration.**

**Serious consideration should be given to encouraging the reinstatement of the old water drainage ditches.**

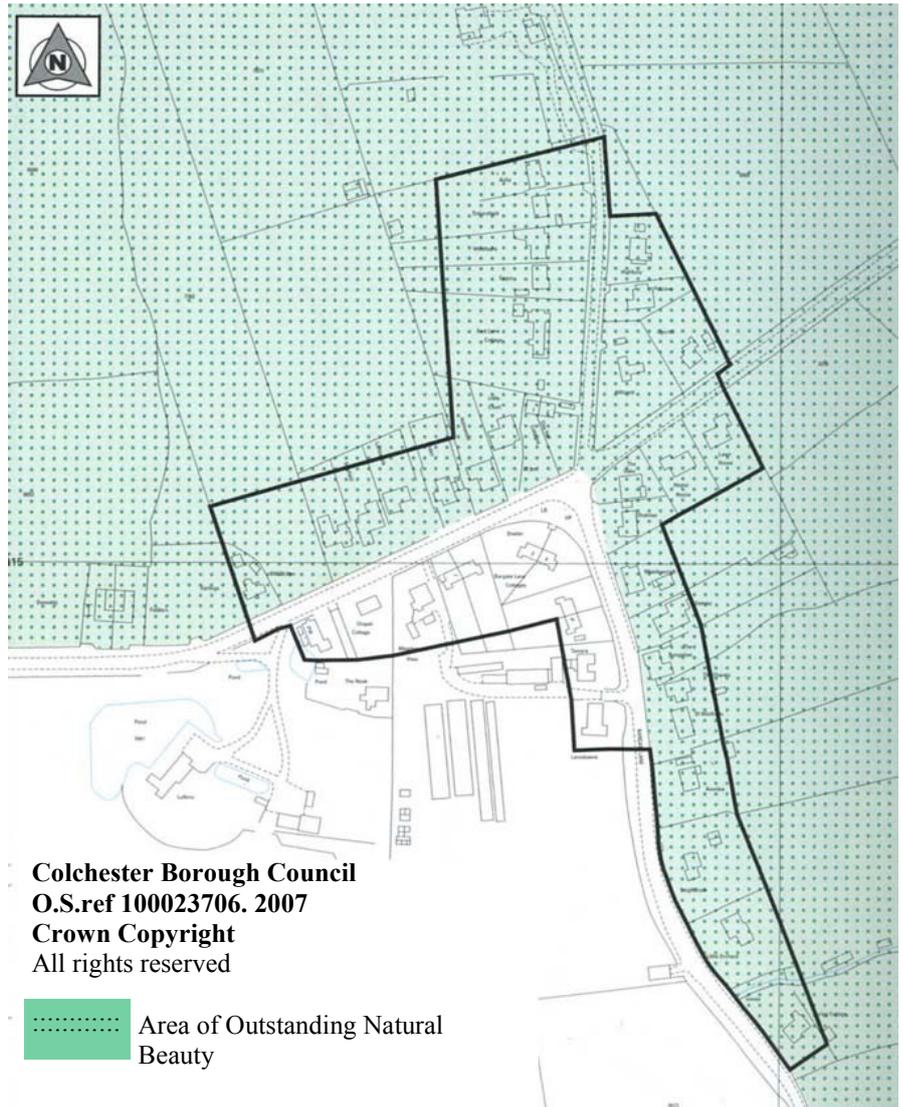
**Careful consideration should be given to any applications for developments near the pond in Dedham Meade where an endangered species is believed to be breeding.**

## Guidelines

The present balance of old/new, large/small properties should be maintained so that the original character of the hamlet is eroded no further and the village stock of cottages and bungalows is retained.

Every effort should be made to preserve the remaining gaps between groups of dwellings so that the AONB can be enjoyed by all.

## Bargate Lane/Long Road East



This hamlet is at the junction of **Bargate Lane, East Lane and Long Road East** and is surrounded by farmland with open views across the Vale. Up until the 1930s the history of this settlement was much the same as that of Dedham Heath. In recent years there has been a lot of infilling and the building of extensions and large new houses that has changed the character of the settlement.

The hamlet, which grew up around the cross roads, is about 2.5 miles south-east of the High Street. For some years it supported a shop, on the corner of Long Road and Bargate Lane, which closed in the early 1960s, and the old Methodist Chapel in Long Road is still in regular use. Some Council Housing was built opposite the shop in the 1920s.





### ***Guidelines***

**Every effort should be made to preserve hedge-rows and trees, both along the verges and across the fields. The Dedham Area of Outstanding Natural Beauty is at its most stunning when viewed from this area.**

The original cottages and farm houses have been renovated and extended or demolished and replaced by houses of large proportions or by two quite substantial dwellings on the plot. Meadows adjacent to the lanes have been built on and many breath-taking views lost. Infilling has been intense though some parts have been maintained especially along Long Road where the old farm houses lie well back from the road.

The trees and hedges along the verges, together with Birketts Wood and the spinneys around Frostwood and the Chapel, are important parts of the Vale landscape.

## **GENERAL GUIDELINES FOR ALL AREAS**

**The preservation of the rural environment is essential throughout the parish. Care should be taken to avoid the urbanisation of the area and to maintain the quiet idyll.**

**Affordable housing should be located throughout the parish, in small groups as at present. Care should be taken to blend their architecture into their surroundings. Serious consideration should be given to the acquisition of Council House stocks .**

**Starter homes and down sizing cottages and bungalows should be built in preference to further large or extended developments.**

**Any buildings, alterations or additions should respect the local vernacular and the scale of neighbouring properties, use materials sympathetic to the environment and retain all roadside hedges and trees.**

**Small houses, cottages and bungalows which have not been enlarged should be retained throughout the parish in order to ensure a balanced housing stock.**

**Good landscaping around extensions & developments should be given careful consideration.**

## Guidelines



The guide lines listed for the Dedham Conservation Area should apply to the Stratford St Mary Conservation Area, Dedham.

Existing distant and near vistas of the village and the Vale should be protected and where appropriate enhanced for the enjoyment of all.

## Communities outside the envelopes.

### *Stratford St Mary Conservation Area, Dedham*

There is a small Conservation Area in the far north west corner of the parish on its borders with Langham (in the borough of Colchester and county of Essex) and Stratford St Mary (in the borough of Babergh in the County of Suffolk). It comprises the area around Le Talbooth Restaurant and the Kennels, Wilderness House and Woodside. It was given its name in order to separate it from the main Conservation Area around the High Street



In the open spaces between the village envelopes there are several small communities. They are in harmony with their environment and are very individual in character. At **East Lane** a group of mostly period properties, including some former almshouses, nestle around Castle House, whose land is covenanted to the National Trust. A similar group surrounded by land owned by the Trust can be found by the Maison Talbooth in the **Stratford Road**.





**Coopers Lane and Coles Oak Lane** both run out into farmland giving rise to outstanding views between the houses, which are shielded from view by rural hedging. Coopers Lane is a cul-de-sac. Coles Oak Lane runs along the ridge between the River Stour and the Black Brook, crossing the A12 and ending in a stretch with protected verges. Coles Oak Lane has an **Article 4 Direction**. (Land adjacent to Boxhouse Lane, the A12 and Coles Oak Lane).



### ***Extensions to gardens***

Dwellings surrounded by agricultural land occasionally apply for planning permission to extend their gardens into the farmland adjacent to their properties. This urbanises the farmland resulting in a loss of countryside. Sometimes this also involves extending outside a village envelope.

### ***Guidelines***

**These small communities should not be expanded and their rural tranquillity should be maintained.**

**Application for planning permission, for a development of any size on the land adjacent to the A12 and Boxhouse Farm should be opposed.**



**Change of use of agricultural land to garden use should only take place where there is no adverse impact on the surroundings and where there is no loss of good agricultural land.**

**Such change of use should not interfere with an agricultural enterprise.**

**Any grant for change of use should not set a precedent for other similar situations.**

## *Guidelines*

There should be no development on the open spaces in the Dedham Conservation Area or immediately adjacent to them.

Encroachment by car parking into the parish's open spaces should be resisted.

A planting scheme for replacing important mature trees, as they reach the end of their lives, should be produced and implemented.

Wherever possible trees should be planted to maintain the manner in which the buildings of Dedham are screened from sight.

A survey of the trees in the parish should be undertaken as soon as possible. Where appropriate, Tree Preservation Orders should be applied for.

Copses, spinneys and woodland should also be noted with the intention of applying Tree Preservation Orders to them.

It is important that any increased playing field facilities should not detract from the tranquillity and appearance of the area. Further floodlighting should be resisted.

## OPEN SPACES



### *In and around the Dedham Conservation Area*

there are vitally important open spaces which add considerably to its charm and rural character. The churchyard surrounds the parish church, while to its south lie the recreation ground and playing fields and beyond them Lower Park. This extends as far as the boundary of Moorats Park (National Trust land), so that parkland on either side of Shoebridge Hill flanks the western approach to the village. At the western end of the High Street a meadow belonging to Tendring Hundred Water Works adjoins the open fields of Bridges Farm, a property of the National Trust. An old orchard and wild flower meadow to the south of the High Street adjoins the grounds of Dedham House. At the corner of Brook Street there is a field, next to Muniment House, where the path to Flatford leads out of the village and beside it is a meadow with a pond belonging to Dedham Hall. Between the village and the river there is a meadow to the west of Mill Lane. Another field next to the sports ground lies between the tennis courts and the lane leading to Southfields. From there a long meadow, which runs southwards behind the houses on the western side of Crown Street, is bordered by the Black Brook. These green spaces, giving views from the Conservation Area into open countryside, are an essential part of the beauty of the village. Trees are of the greatest importance in these areas, as throughout the parish. There are many mature trees in significant positions, for example those in the church yard.





***Outside the Dedham Conservation Area*** there are small play areas at Dedham Heath and Parson's Field. Virtually the whole parish lies within the A.O.N.B.



***The Stratford St Mary Conservation Area  
(Parish of Dedham)***

This tiny Conservation area which borders the River Stour looks across water meadows and into ancient woodlands. Despite the proximity of the A12 and dominance of The Talbooth Restaurant, it maintains an appearance of peace and tranquillity.



***Guidelines***

Everything possible should be done to preserve the views in Constable's paintings.

The guidelines for the Dedham Conservation Area apply to The Stratford St Mary Conservation Area, Dedham. (Please also see under HIGHWAYS A12)

## *Guidelines*

**Diversification on National Trust land should be appropriate to the environment in change of use, materials and scale.**



### *National Trust land*

The National Trust owns about 200 hectares (500 acres) of land in the Dedham Vale and many buildings of varying historical significance. Much of the land and buildings are leased to tenants who manage it as part of their businesses. There is some “in hand” land which is either managed directly by the National Trust, or let on annual grazing licences. They also have protective covenants over a further 170 hectares (424 acres) of mostly farm and woodland.

Within the parish of Dedham the land holding is as follows:-

- Lower Barn & Dedham Hall grazing land 75.1 ha
- Bridges Farm arable and grazing land 39 ha with farm buildings, 2 fields
- Byres and the historically significant Erith Boathouse
- Moorats Park grazing land 11.84 ha
- Grade 1 listed Sherman’s
- Covenants over land surrounding Castle House 17 ha

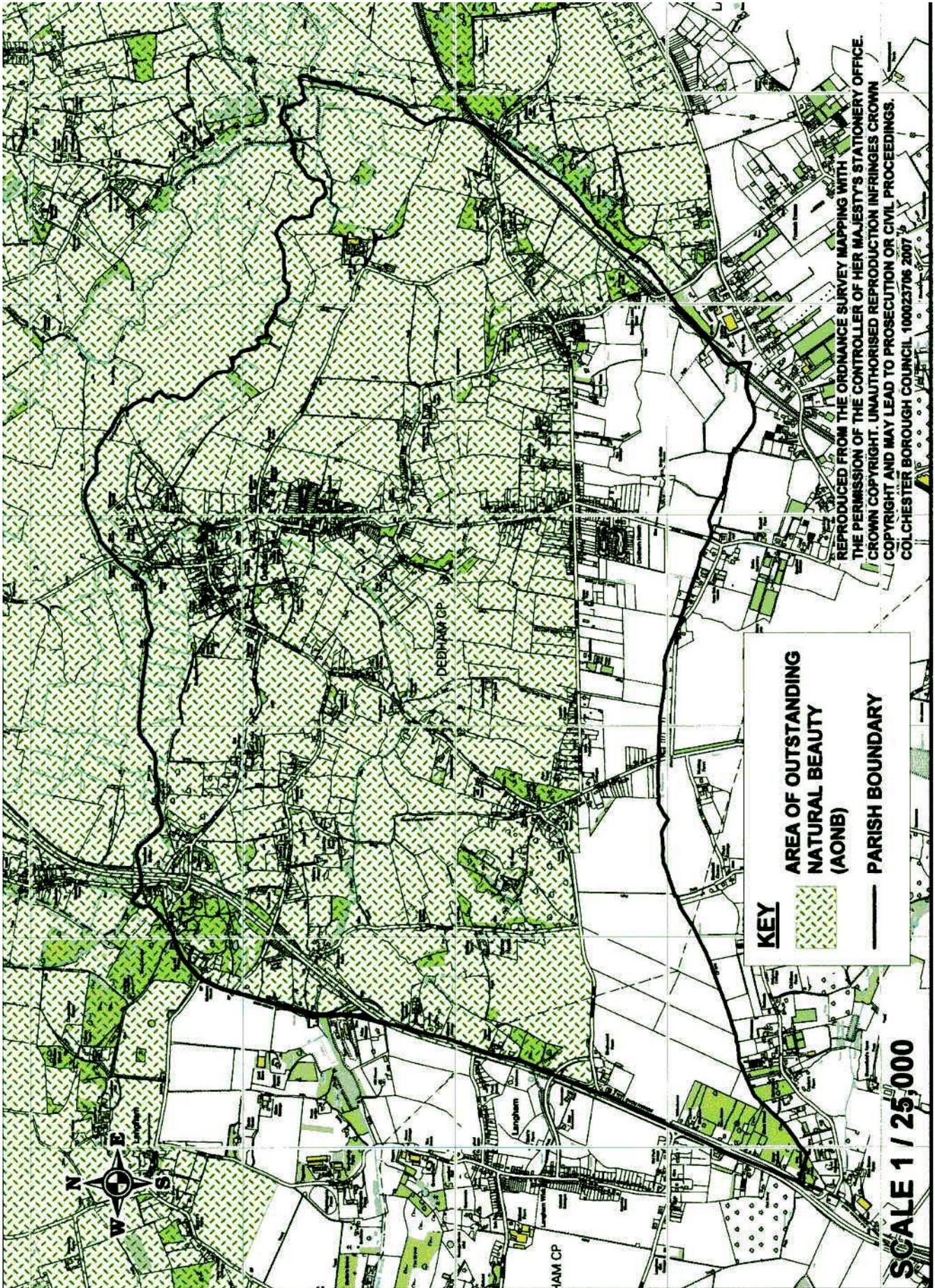
The general presumption is that grazing land will continue to be grazed and arable will continue to be actively farmed. Hedges, parkland and woodland will be managed by traditional means which will include coppicing, trimming, planting and occasional felling of trees. The traditional late nineteenth-early twentieth century field byres and the boathouse at Bridges Farm will be maintained as these are of landscape significance.

There may be minor changes driven by future trends in agriculture etc these could include:-

- Differing intensity of grazing because of future difficulty in attracting graziers
- Changes to the crop regimes, for example oil crops may prove to be more profitable in future years, or change of arable to grassland
- Re-planting hedges in locations where historical evidence shows they have been removed
- Planting additional trees of appropriate species within existing hedgerows and parklands
- Loss of trees due to contagious disease such as willow watermark and alder phytophthora

# OPEN SPACES

Showing the A.O.N.B,



## *Guidelines*

The maintenance and protection of the AONB is paramount in all considerations of development in the area.

The scale and landscaping of development around the edge of the AONB should be carefully designed to provide screening and avoid spoiling of the sky line.

The AONB should remain free of lighting that affects the night sky.

The River Stour forms a tranquil, natural and refreshing back drop to Dedham and is enjoyed by many, both local residents and visitors alike. Proposals to commercialise and hence destroy this haven of peace should be vigorously opposed.



## *The Area of Outstanding Natural Beauty*

The Dedham Vale Area of Outstanding Natural Beauty (90 square kilometres) was designated on 26th February 1970 and is particularly precious because it is the fourth smallest in England. It lies within the counties of Essex & Suffolk and is included in the Suffolk River Valleys ESA (Environmentally Sensitive Area). The part that is within the parish of Dedham is within the Borough of Colchester. It is considered to be an exceptional example of a lowland river valley.

The River Stour, which runs through the AONB, is an historic navigation with boating and angling interests. It is an intrinsic part of the rural scene is affectionately known as “Constable Country”.

Because many of East Anglia’s traditional grasslands have already been drained and ploughed for arable farming, the hedgerows and wildflower meadows of the Dedham Vale are among some of England’s most precious and vulnerable pastoral landscapes and the countryside is enhanced by narrow lanes and characteristic timber-framed and thatched houses. The area continues to be essentially a farming area, although there is now a significant and growing proportion of residents commuting to Ipswich, Colchester and London.

The beauty of the area, combined with its associations with John Constable, Sir Alfred Munnings and other artists, draws tourists to the area. Many visitors come to walk in the Vale which, within the parish, has nearly 50 footpaths, including part of the Essex Way, covering a total distance of over 20 kilometres. The responsibility for maintenance and improvement of the footpaths in the parish is shared between the Parish, Colchester Borough and Essex County Councils. The pressure of tourism is rarely intolerable but any considerable increase would be seriously detrimental both to the visitor experience and to the everyday life of the residents. Tourism is localised and forms an important part of the economy of Dedham.

Through DEFRA’s (Department of Food & Rural Affairs) Agri-environmental Stewardship scheme farmers and land owners are encouraged to restore, conserve, create and enhance the landscape features and semi-natural habitats, all of which are important to ensure the characteristic appearance of the valley is not lost.

## ***Local Wildlife Sites***

### ***(Sites of Importance for Nature Conservation, SINCs)***

There are a number of wildlife sites in the parish. They are areas that are considered to be important for nature conservation and though not protected by government legislation they are part of the Colchester Borough Council policy documents. There are 7 such areas within Dedham. All are inside the AONB and two within the Dedham Conservation Area, plus an ancient woodland. Some of the land is in the care of the National Trust.

Amongst the areas designated Local Wildlife Sites are alluvial floodplain pastures with good flora including Marsh Bedstraw, Water Horsetail, Meadow Sweet, Purple Loosetrife and Greater Pond Sedge. An interesting invertebrate fauna is associated with this habitat. The banks of the River Stour support diverse flora some of which are becoming increasingly scarce. These include some of the species mentioned above plus Hemp Agrimony, Reed Sweet Grass and Marsh Woundwort.

## ***Special Roadside Verge***

A stretch of the Manningtree Road, from Lower Barn Farm towards Pound Farm, has been assigned special status in recognition of its general floristic interest.

## ***Countryside Conservation Area***

The Parish of Dedham lies within a designated Countryside Area.

## ***Site of Special Scientific Interest (SSSI)***

In the far North East corner of the parish is a SSSI, part of the Cattawade Marshes.



Further information about these sites can be obtained on application to the Natural History department of Colchester Borough Council

## ***Guidelines***

**Care should be taken to maintain these areas and protect them against incursion.**



**Every effort should be made to protect the roadside verges of the parish.**

**Extreme care should be taken to respect and manage positively the Site of Special Scientific Interest.**



## *Guidelines*

### *Conservation Areas*

High quality maintenance of the buildings in the Conservation Area should be encouraged by every possible means.

Replacements, alterations and additions should receive careful scrutiny. They should be designed to the highest standards, drawing on the local vernacular and using traditional materials in a traditional way in keeping with the other historic buildings in the area.

Shop fronts and fascias should be of traditional design, material and colour and in harmony with the host building.

### *General*

Any new building should be on a scale that does not intrude upon the surrounding environment.

Matching bricks, render or appropriate materials should be used for extensions.

Where there is a specific threat to the character of an area, an Article 4 Direction can and should be sought in order to remove permitted development rights for the carrying on of specific types of development.  
*(See Glossary)*



## **THE BUILT ENVIRONMENT**

### ***Buildings***

The Dedham Conservation Area has a number of buildings of considerable architectural significance and a great many others of unusually high quality, which together form a well-balanced and harmonious whole. With the exception of the Parish Church, the Assembly Rooms, the former Congregational Chapel and the converted Mill, the buildings consist of houses and shops ranging from one and a half to three storeys high. Many are timber-framed with later brick fronts.

Similar buildings of architectural significance can be found in the hamlets of Lamb Corner, Dedham Heath and Bargate/East Lane and throughout the parish. Lamb Corner (see under village envelopes) has a characteristic style, though this is lost as the hamlet extends down the Ardleigh Road. Dedham Heath has two distinctive areas which have been successfully melded together. Renovation, extensions and rebuilding have been kept on a scale that has *just* avoided seriously changing the character of the Heath. Bargate/East Lane has suffered the loss of its characteristic of a rural hamlet nestling on the slopes of the AONB. Urban style development on plots previously occupied by cottages, bungalows and small holdings has abused the Borough's "one-and-a-half storeys high" policy and changed the area in a manner detrimental to the remaining rural buildings. The area has now acquired a slightly muddled appearance with loss of views across the Vale.

Outside the village envelopes there is some "ribbon" development. Long Road runs east to west along the southern boundary of the AONB. Starting at the east end of the road, there is a very small group of buildings at the junction with Jupes Hill, then open land until it forms part of the Bargate/East Lane envelope. Small farm houses and some larger properties are sprinkled on either side of the road until it approaches the Dedham Heath envelope of which it is a part. Between Dedham Heath and Lamb Corner there is a mixture of open fields, small groups of cottages, a group of affordable houses built in 1996, and an increasing number of large renovations/rebuilds and some infilling.

Coles Oak Lane runs from its junction with Shoebridge Hill & Colchester Road, parallel to Stratford Road, through to Blackbrook Hill along the ridge between the Stour and Black Brook valleys. Buildings are spaced widely apart in general, and a rural feeling is maintained with large gaps and fine vistas. However, the fashion for executive style "security gates" has changed the appearance of the lane with the loss of hedgerows.

The Stratford St Mary Conservation Area also has some fine listed buildings.

## ***Materials***

Most of the brick found in the Conservation Areas is red but Suffolk whites are also used and there are a few examples of nineteenth-century polychromatic brickwork. Timber framing is normally rendered but in some cases the timbers are exposed. Plaster rendering is normally painted or lime washed, sometimes in colours. There is very little traditional pargetting but on the side of the Merchant Weaver's House, (the butchers shop), there is a most unusual survival based on Borromini's design for the coffering of the dome of the Church of S. Carlo alle Quattro Fontane (1638) in Rome. Much more common is the practice of imitating ashlar (dressed stone) blocks by incising horizontal and vertical lines in the plaster when wet. Weatherboarding, either painted or tarred, is sometimes found in the parish but it is limited to cottages and outbuildings.

In other parts of the parish new building has been in various materials with some buildings following the principles of the Essex Design Guide by employing different materials within each building or group. Most of the large executive dwellings have been finished in render, painted cream, whilst brick of various colours, though usually red, has been used for smaller properties.



## ***Roofs***

In the Conservation Area roofs are either pitched, hipped or gambrel, sometimes with fine late medieval or seventeenth-century chimney stacks. Dormers with pitched or flat roofs are common with an occasional lead-covered semicircular example. The materials used are plain peg tiles or pantiles in red clay (very occasionally glazed black) or slates (natural not artificial). Many roofs have bargeboards, generally plain but sometimes decoratively carved. A few thatched roofs survive in the parish. A monopitch "hen-coop" roof is found on only one modern building and flat roofs are limited to small extensions, out-houses and garages. These strike a discordant note in the Conservation Area and are completely alien to the vernacular. Rainwater goods, always painted either white or more often a dark colour such as green or black, are normally made of cast iron; gutters are half-round or ogival in shape and downpipes are round in section. There are numerous television aerials but no visually intrusive satellite dishes.



## ***Guidelines***

### ***Conservation Areas***

**Where ever possible traditional lime-wash for plastered walls should be used in preference to modern commercial paints.**

**Where authentic old pargetting survives it should be conserved. Modern imitations, which tend to be feeble or over-elaborate, should be resisted.**

**Incised lines in rendering, imitating blocks of ashlar masonry, are a distinctive and attractive traditional feature which should be preserved. When replastering takes place, these lines should always be reinstated exactly as existing.**

**Tiles, slates and roof finishes should be natural rather than artificial and any new or replaced roof should use them. Concrete tiles are inadmissible.**

**Thatched roofs should be carefully maintained and when renewal is necessary, traditional thatching should be used.**

**New or replaced roofs should retain the existing height and pitch.**

**Bargeboards should always be retained.**

**Chimneys should not be removed as they are an important part of the roof line.**

## *Guidelines*

### *Conservation Areas*

**Changes to existing doors and windows should only be allowed in exceptional cases.**

**Replacement doors and windows should retain the character of the building. UPVC doors and windows are normally unacceptable.**

**Carefully designed secondary glazing is considered to be more appropriate than double glazing. However advanced technology, combined with careful consideration of the original, may produce double glazing that is acceptable.**

**Refurbishment often reveals the original windows of medieval houses modernised by Georgian and Victorian builders. Whilst they may be left exposed, for interest, on the inside, the architecture is compromised if they are left exposed outside.**

### *General*

**The pattern and style of windows and doors in extensions to properties should complement the existing structures.**

**In semi-detached and terraced houses, windows and doors should aim to retain cohesion and unity in the design of the whole building.**

## *Doors & Windows*

The impact of doors and windows on the appearance of a building is critical. With the exception of listed buildings, changes to windows and doors are, usually, not controlled by planning legislation or policies. However, it is essential that, wherever it is located, the style of the host dwelling and its setting are respected.



Doors in the Conservation Areas are made of wood, normally painted and of panelled construction with moulded architraves. Sometimes they have glass panes in the upper part. Front doors generally have door cases and occasionally a glazed fanlight. Hoods are common, a few with pediments and there are a number of nineteenth-century porches with classical columns. Lesser doors, like garden gates, are often made of vertical planks, ledged and braced.



Windows are rectangular or occasionally round-headed. They are mainly wooden and painted but there are also iron casements, some with leaded lights. There are sash windows with a wide variety of glazing bars, all of them with mouldings. There are a few windows with single or large panes of glass. Sashes are side hung or vertically sliding with counterweights in sash boxes. Some, unusually, are designed to slide horizontally. In buildings which are rendered, the windows are normally set flush with or slightly let into the wall surface, often with narrow wooden pentices or, in recent years, overlapping lead strips to throw the rain off. Bay windows are found in the area, often on houses which were previously used as shops.



## Boundaries



Throughout the parish, a wide variety of materials is used for boundaries to properties ranging from modern concrete to period railings, often with matching gates and lantern supports. Farm land and open spaces are, generally, bound by hedges and trees, often with adjacent ditches. In recent times there has been a proliferation of “bollards” along roads and lanes where the verges have been, or are considered to be, in danger of damage from vehicles unable to remain, or careless of remaining, on the highway. These vehicles tend to be lorries and the damage to the verges can be considerable.

In the **Conservation Areas**, railings, brick walls and wooden fencing and palings are dominant and are an important feature of the overall street scenes.

**In the area adjacent to the Dedham Conservation Area**, Forge Street, Parson’s Field and Crown Street, materials used for marking boundaries are varied. In Forge Street some boundaries have been removed to give access to hard standing where a front garden had been. Parson’s Field has an open plan style to the front of the properties giving a pleasant feeling of space. In Crown Street steep inclines have required a varied treatment.

**Long Road**, which joins the following envelopes to each other is mostly bound by trees and hedges. At either end the trees arch over the lane producing tunnels of greenery which are characteristic of lanes entering the parish. Recently, stretches of this hedging have been removed introducing an urban feel to this important part of the AONB.



## Guidelines

Native plant species should be used for all hedges; hawthorn, blackthorn, hazel, dog rose, holly & beech etc. Quick growing species such as *macrocarpa* or *leylandii cyprus* should be firmly restricted.

All boundaries should be carefully maintained, especially trees and hedges, with replanting where areas have been removed.

Old brick boundary walls should be retained. New ones should be built in traditional manner. Particular care should be taken over bonding, corners, joints and capping (no expansion joints).

Wherever reasonable, the removal of boundaries to facilitate off-street parking should be discouraged.



## Guidelines

Large and elaborate gates, walls and fences are not in keeping with the AONB and the rural nature of the parish.

Where appropriate, hedges and shrubberies should be encouraged to reduce the impact of new buildings and extensions.

Wood should be used for supports of close boarded fences, post & rail, post & chain etc in preference to concrete.

Where “bollards” are agreed to be necessary, they should be of natural materials and discreet.



At **Dedham Heath** the “open plan” design of the front gardens of Dedham Meade give the small estate a good feeling of space whilst maintaining the rural environment. The boundaries on Coggeshall Road, The Heath and Long Road, East and West, are largely hedges. Some of these have been rooted out in recent times giving certain areas an urban aspect at odds with the rural situation.

**Bargate Lane/Long Road East**, has a mixed style of boundary with hedging dominant. Where it has been removed the line of the lane is rudely interrupted and the characteristic “green lane” is momentarily lost. Many properties have found it necessary to protect their boundary with “bollards”. When of regular spacing, artificial design and painted white these can be intrusive. Natural rocks, reasonable sized boulders or logs blend into the rural scene more easily, as do wooden post and chain.

Boundaries at **Lamb Corner** are a mix of styles and materials with a large proportion of hedging which helps the new extensions and buildings blend into the hamlet. Although much of Lamb Corner is situated on the B1029, these hedges help maintain the rural feel of the area.

Boundaries around the village envelopes and open spaces within them are almost totally of trees and hedges, many of which are of great age. These lead out into the surrounding fields and lanes which are well known for their beauty and form part of the Dedham Vale Area of Outstanding Natural Beauty.



## *Garages & Driveways*



A variety of materials is used for the building of garages, hard standing and driveways in the parish. The material selected can greatly enhance or detract from the appearance of the dwelling and the street scene.

In most cases, both freestanding and attached garages are built of brick or wood, but there are some built of concrete and other materials. Roofs are usually pitched, covered with clay tiles or slates in keeping with the properties to which they belong. However there are some with felt roof covering or other materials. Doors are usually made of wood or often in the case of up-and-over doors metal. Both types can be painted. Most garages are sited level with or behind the building line but many of the newer dwellings in the parish have their garages in a prominent position in front of the building making them intrude into the street scene. Away from the Conservation Areas, where houses have large plots, the "Heritage" style of garaging has been much favoured. These usually provide closed and open protection and occasionally log stores and loft space above.

Driveways are surfaced in a wide variety of materials, ranging from gravel and shingle, occasionally brick and frequently tarmac, concrete slab or impressed patterned concrete. Again, the materials used have a considerable impact on the property and the street scene.

## *Security & Convenience lights*

More and more homes are considering it necessary to have security lights and other lighting around the outside of their homes. These lights are often very bright and can be intrusive to neighbours. They can also affect passers-by, especially motorists. High intensity automatically operated security lights are found to be a nuisance to neighbours and others where they are incorrectly positioned and/or are of great intensity. Where care has been taken only to illuminate the walls of a dwelling, and/or the area immediately adjacent to them, with lights of appropriate strength, size and design, these automatic systems can avoid being triggered by passing bats and neighbours cats whilst still fulfilling their purpose.

## *Guidelines*

**New garages should be unobtrusive, match the materials of the host dwelling and surroundings and should not be built in front of the building line. The local environment should always be taken into consideration.**

**Large areas of hard standing in front of dwellings should be avoided or at least interspersed with planting.**

**Driveways and hard standing should be in materials that accord with the dwelling and the neighbouring driveways.**

**Gravel, shingle or clay paving bricks should be used for driveways in the Conservation Area. Elsewhere the rural environment and Dedham's position in the AONB should be taken into account when choosing materials for driveways. The concreting of verges is inappropriate and should be avoided.**

**The choice of security and other lighting should be considerably located and their size, design and strength should illuminate only private areas and not obtrude on the appearance of the building.**

**Buildings should not be continuously floodlit throughout the night unless exceptional circumstances exist.**

## *Guidelines*

Street furniture, such as benches and litter bins etc should be of a design that blends well with the rural environment. Where existing street furniture is replaced this should be taken into account. However a uniform urban approach to such items is not considered necessary or appropriate.

The design of street furniture throughout the parish should be carefully considered, of high quality and in keeping with the surroundings.

**The proliferation of bollards is not to be encouraged. However where they are thought to be essential they should be kept to the minimum and should be of a similar design to those already *in situ*.**

**The style of letter boxes and telephone boxes at present in the parish should be maintained and retained.**



## *Street Furniture*

### *Seats, bins, bollards, cycle racks.*

**Seats** In the Conservation Areas there are many hardwood/cast iron seats which blend into their settings. The ones in Royal Square and outside the Pharmacy are well used and more would be welcome. Likewise those along the path across the Drift provide useful resting places, as do those in the children's play area and the churchyard. Outside the Dedham Conservation Area there are seats overlooking the Vale and water meadows from the Stratford Road. A small "viewing area" exists there with room to just pull a car off the lane. This is well used and could possibly be improved.

Although there are seats at The Heath crossroads, Coles Oak Lane and in Crown Street, there are many places throughout the parish where a seat would be welcome for rest and the enjoyment of the AONB.

**Bins** The litter bins provided throughout the Dedham Conservation Area and most of the parish are of a good size and blend into the street scene or landscape. Their design prohibits the natural instincts of birds and animals alike. The open topped concrete bucket shaped bin at the seats in the Stratford Road is not in keeping with its position.

**"Poop" bins** are of an inconspicuous design. On the playing fields they provide a useful reminder to owners that they are exercising their animals on playing fields for children and sportsmen. These bins can fill up quickly and are often smelly. Certain positions around the fields are more used than others. These bins are also to be found around the parish though possibly more are needed.

**Bollards** It has been necessary to erect bollards in the High Street. The design of these has been carefully chosen to blend in with the street scene whilst achieving their object. *Also see boundaries*

**Cycle racks** There is a cycle rack provided by the Borough Council on the corner of Royal Square and the High Street.

### *Letter and telephone boxes, notice boards and bus shelters*

**Letter Boxes** The parish is well served with letter boxes all of which are of a traditional design. The letter box outside the Post Office is a free standing cast iron one. Elsewhere in the parish there is a wall mounted iron post box at Castle House, one built into a brick pier at Coles Oak Lane and the others (5) are of the rural "box on a post" design.

**Telephone boxes** At Royal Square, in the Conservation Area, there is a highly architectural cast-iron telephone box with a domed roof and small panes, designed by Giles Gilbert Scott in the 1920s. This is an important feature of the area. More modern “glass” boxes are to be found at Forge Street and Dedham Heath and Lamb Corner.

**Notice boards** There are several notice boards for public use in the village. In general they are of wooden construction in a simple design. There is one in each village envelope plus one in Royal Square. There are also church notice boards and a Parish Council board. They are usually sited with one or more of the above.

**Bus shelters** There are four bus shelters in the parish. The shelter at The Heath is a wooden structure on a brick base, the one at the Lamb Corner end of Long Road West is of timber cladding and the one on the bend in Crown Street is of brick. These have a rural appearance; however the brick built one on the A12 is more urban and suffers from graffiti.



### **Lighting**

With the exception of Mill Lane there is no street lighting within the Conservation Area. Most houses have porch lights and some have exterior light (please see Security Lighting page 31). The Church and the Assembly Rooms both have outside lights and the public houses have lighted windows, lights above their entrances and light to illuminate their inn signs. A variety of shop windows along the High Street are lit up at night. The Co-op light illuminates Royal Square. Mill Lane has some discreet lighting provided by Victorian style street lights and the car park has lighting provided by intrusive concrete, high modern lights which are thought inappropriate to their position. As a result the historic centre is randomly but adequately lit.

Elsewhere in the parish there is no street lighting except in Parson’s Field and Dedham Meade where lighting is from tall concrete lamp posts providing yellow light.

The absence of the clutter of lamp standards and the lack of light pollution to blot out the beauty of the night sky add greatly to the unspoilt atmosphere and attractive appearance of the parish.

### **Guidelines**

**Any attempts at replacing the Royal Square telephone box or the present letter boxes with items of a more modern material or design should be resisted.**

**A programme of replacing the orange street lighting with lower standards, projecting white light downwards only, should be put in place. These should be of a style more considerate of the AONB.**

**Urgent plans should be put in place to replace the inappropriate lights in the Mill Lane car park with ones that are suitable to their sensitive surroundings. Where down-lights are used in parking areas these should be hooded to avoid light pollution.**

**Both external and internal illuminated commercial signs should be discouraged.**

**External lights (e.g. on public houses, restaurants etc) should be shielded and directional and the light they shed should be a warm white rather than orange.**

**Every action possible should be taken to minimise the effect of “Skyglow” on the area. Low intensity lighting should be encouraged.**

**High intensity automatically operated security lights can be a serious nuisance. The installed lighting should illuminate private areas only.**

## Guidelines

A review of all signs in the parish should be carried out, with a view to ensuring that their location, design and size intrude as little as possible on the street scene and the rural aspect of the area .

Discussions should take place with the Highways Department to see how far the signs needed for the correct use of the highways can be organised and tempered to fit their siting more considerately and in a manner that better reflects the department's authority.

Traffic calming measures should be appropriate to the AONB.

The possibility of signs designating the hamlets of Lamb Corner, Dedham Heath and Bargate Lane/ Long Road East should be considered.



### Signage—footpath, traffic, business and tourist.

**Highways** Sign congestion is present throughout the parish and although it is appreciated that some directional and general highways signing is essential, there is a strong feeling that these, and other signs, should be kept to a minimum. Dedham is unique in the county of Essex as an historic town that became a distinctive village, set in a nationally special Area of Outstanding Natural Beauty. The proliferation, in recent years, of signs designed for urban areas, plonked without consideration into this environment has produced unacceptable violation of that which Conservation Areas and the AONB were designed to protect.

**Speed restrictions etc** These signs appear to have got out of hand. Some poles have so many instructions attached to them that motorists cause obstruction if they try to read them all. It is appreciated that these signs are necessary but a more imaginative organisation of them is needed.

**Street Names** The new signs are clear and of a simple and neat design, making them easily seen and read. A consistency of height above the ground makes them more easily found by road users.

**Parking restriction signs.** These are mostly in the Dedham Conservation Area. When introduced these signs appeared to be placed at a consistent height above the road and were easily seen. Many of those in the High Street have recently been raised to 6 feet or so above the road and are no longer easily visible to a driver parking a vehicle. The poles used to hold them aloft are intrusive on the street scene, have not always been considerately positioned and are liable to be walked into.

**Footpaths** please see page 41 under Highways

**“Poop” signs** Where these are attached to the parking poles in the High Street they are too high to be noticed and are therefore ineffectual. A return to the old positions, or similar, of the parking signs would bring the “poop” signs closer to the problem.



A review of the positioning of no-parking restriction signs should be encouraged.





**Direction signs and their posts** There is a variety of materials used for these signs, wood, metal and concrete. The plain, white painted wooden design with black lettering is greatly preferred to the concrete variety which is not in keeping with the environment.

**Tourist attractions** There is a signpost at Royal Square, of black metal with gold lettering, that indicates the way to the Sir Alfred Munnings Museum and other places of note. One or two more of this style of sign post would be welcomed by visitors to the parish. There are also “brown signs” in the parish which are a source of discussion.

**Commercial signs** In the High Street commercial signs are generally required to have advertisement consent. There are a few hanging signs in the High Street which are unlit and fairly discreet “A” boards are used by some business as are blackboards propped against buildings and in some cases these become a danger to the public. Outside the conservation area where there are many home-based businesses, advertising boards at the boundaries or at the front of the houses are not appropriate for residential areas.



## Guidelines

A design of directional post that would be consistent throughout the AONB should be considered.

Tourist signs in the parish should be discreet and of the same style as that in Royal Square.

Signs promoting tourism should be very carefully considered as visitor numbers can exceed the parish’s parking facilities and also spoil that which the visitors have come to enjoy.



The size and colour of hanging signs should not be unduly assertive.

Consideration should be given to the proliferation of blackboards .

## *Guidelines*

The tangles of overhead cables in the Forge Street/ Crown Street area should be laid underground as soon as possible, as should those at either end of the High Street.

Telecommunication masts should continue to be resisted inside and close to the AONB.

Wherever possible, satellite dishes should be placed where their visible impact is minimised.

Gas and oil tanks should be landscaped in order to reduce their visual impact .

Gas boiler vents should be unobtrusive and on walls adjacent to public footpaths they should be sited well above head height.

Inside the Conservation Areas or wherever a listed building is involved, solar panels should not be visually intrusive. Throughout the parish due care should be taken with regard to the reflective powers of panels.

Renewable energy projects should not compromise the objectives of the AONB (which is the fourth smallest in the country) .

Should it be found necessary for the protection of public areas to install CCTV cameras, they should be carefully located so that they do not intrude on the street scene.

## *Utilities – poles, overhead cables, communication masts and dishes, gas and oil tanks and bottle banks.*



**Telegraph and electricity poles and overhead cables** in the open countryside of the Vale are or are in the process of being laid underground. This is most welcome and their removal from view has greatly enhance the AONB. In the built environment there are some pockets where overhead cables remain and are extremely detrimental to the street scene, especially in and near the Conservation Area.

**Telecommunication masts and dishes** Applications for telecommunication masts have been made on a number of occasions. There is one mast in the corner of the parish close by the A12 on Gun Hill. Other applications have been refused. Telecommunication masts are felt to be inappropriate in the AONB or around its perimeter.

The placing of satellite dishes on listed buildings requires planning permission. The attachment of dishes to these buildings appears out of character and in most cases the dish has been placed successfully in the garden of the property. Elsewhere satellite dishes on buildings are often very noticeable and look out of place in an AONB.

**Gas and oil tanks** are often sited on the boundaries of properties, possibly to facilitate filling. When landscaped they have little or no impact on the environment.

There is a **bottle bank** in the Mill Lane car park which is well used.

### *Eco-friendly utilities*

There are very few solar panels and no wind turbines in the parish at the moment. However Government pressure may make it necessary for the parish to have considered guidelines for their future use.

Dedham lies almost totally within the Dedham Vale Area of Outstanding Natural Beauty, which is considered equally with the National Parks. Within its boundaries it also has a substantial Conservation Area and some 104 listed buildings.

Some **solar systems** tend to have very high reflective surfaces which can be detrimental to the enjoyment of the rural scene because the sun's reflected rays can have "blinding" effects and can be seen from considerable distances.

**Wind Turbines** These are considered to be extremely intrusive to any landscape.

**CCTV cameras.** These are slowly appearing in the Conservation Area where at present they are very discreet.

## *Parking*



There is car parking in the Dedham Conservation Area in part of Royal Square, at the large free car park in Mill Lane, which takes coaches and cars and is well landscaped, and in the smaller one beside the Mill Pool, which is less formal. There is two-hour waiting in the High Street, and part of Royal Square. The Assembly Rooms have a small amount of dedicated parking. Outside the Dedham Conservation Area the Sir Alfred Munnings' Art Museum also has dedicated parking for both coaches and cars. These provisions are adequate for all normal circumstances. The Medical Centre in Manningtree Road also has its own parking facilities. On festival occasions small fields close to the High Street are sometimes used to provide for the extra traffic.

There is a small parking area, for deliveries and the disabled, next to the Sports Pavilion on the Playing fields. Applications for extending this parking area have been made.

**Near the school** There are severe problems in the Parson's Field area due to parents dropping and picking up school children. This spills over into Crown Street where serious situations are caused for road users. The marking of most of Parson's Field with yellow lines has not solved the problem.

Extra **Residential** off-street parking is being provided by the removal of boundaries and the laying of hard standing on front gardens. This is mostly in areas where there is very restricted on-street parking available. This does affect the rural appearance of the area.

New buildings or change of use without adequate provision for parking is detrimental to the amenity of visitors and residents alike.

**Commercial** Car parks for office and craft unit developments in and outside the Conservation Area are adequate but where they are not screened from view, they should be landscaped to reduce their impact on their surrounding.

## *Guidelines*

**No application for new building or change of use for an existing one should be granted unless adequate provision is made for parking.**

**Further incursions onto the playing fields for parking should be vigorously opposed.**

**Urgent consideration should be given to the problem of pick up/put down points for the school.**

**Where hard standing is the only answer, it should be landscaped to reduce its impact.**

**Car parks attached to commercial developments should be landscaped to reduce their impact on the AONB.**

## *Guidelines*

Steps should be taken to engage the County Council in discussions regarding the classification of the “green lanes” of the parish as lanes with protected verges. In the light of the size of modern transport and delivery vehicles, urgent consideration should be given to the B1029 regarding its suitability for articulated and multi-axled vehicles.

Coaches should use the B1029 to the Mill Lane car park and not enter the village beyond that point, or from any other direction, as Mill Lane can not accommodate them without endangering property, pedestrians and other road users.

Quiet road surfacing, bunding and hedge and tree planning should be used to reduce the traffic noise on the A12 through the AONB.

Any attempt to light or widen this stretch of the A12 should be vigorously opposed.

Discussions should take place between Essex and Suffolk County Councils to place weight restrictions for vehicles using the B1029 with a sign on the A12 and wherever else is thought necessary.

Awareness of Suffolk County Council’s proposals for Dedham Road is of paramount importance and friendly discussions should always be sought.

## HIGHWAYS



*The A12* cuts through the Dedham Vale Area of Outstanding Natural Beauty and to a large extent forms the Western boundary of the parish. It runs on an embankment across the valley floor and is a source of intrusive traffic noise for a considerable distance, on occasion to the heart of the parish. Long stretches of it have little or no protective hedge to disperse the sound.

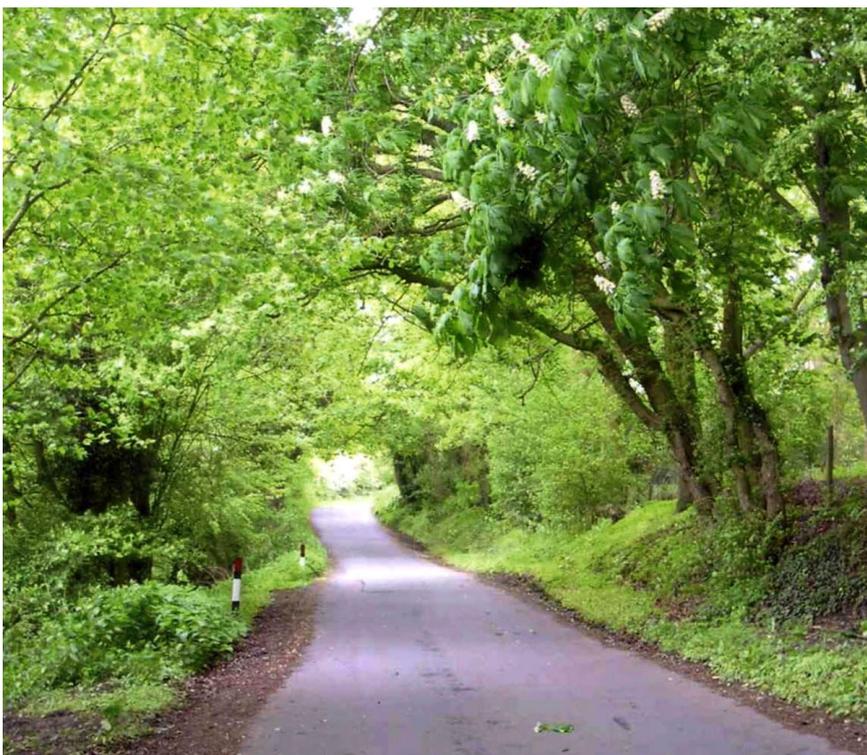
*The B1029* runs from the A12 at Stratford St Mary in Suffolk, down Dedham Road to the County and parish boundary, where it becomes Mill Lane. It then turns at a difficult junction and runs down the High Street and out of the parish towards Ardleigh and finally Brightlingsea. It is used as a short cut by heavy goods vehicles between the A12 and A137, A133 and A120. Mill Lane is quite narrow, without pavement in parts, and with Mill House jutting out into the highway. It is unsuitable for heavy vehicles and pedestrians walking from and to the car park are very vulnerable. Similarly the High Street is not suitable for the passage of heavy vehicles.

**Dedham Road**, although in Suffolk and the parish of Stratford St Mary, is a tree-lined “green lane” characteristic of most of the lanes leading immediately into Dedham. It winds across the floor of the valley until it reaches Dedham Bridge over the River Stour and spills straight into the Conservation Area of Dedham Although this is a B road, it is a characteristic “green lane” of the area and an important visual entrance to the parish.





**Roads and Lanes** There are only minor roads in the parish. Many are narrow and passing is difficult especially when either or both vehicles are not normal sized cars. Some are single tracked with passing places, where speeding vehicles are hazardous for horses, cyclists, pedestrians and other vehicles. An outstanding characteristic of the parish is the large number of “green lanes”, many of which have trees arching over head and varied beautiful hedges giving shelter to a wide variety of flora and fauna. The road side of the Manningtree Road, from Lower Barn Farm towards Dedham village for 100 yards or so, is designated a Local Wildlife Area. Coles Oak Lane between the A12 and Blackbrook Hill has **protected verges**. There are no **cycle ways** in the parish although there are often cyclists enjoying the environment. Although the lanes are often narrow careful and considerate cyclists encounter few problems as traffic is usually considerate.



## *Guidelines*

### **KERBING**

If *kerbstones in the Conservation Areas* need replacing, stone or granite should be used to match the existing kerbs. Concrete kerbs are not appropriate.

*Outside the Conservation Areas* natural materials should be preferred as concrete is felt to be inappropriate in the AONB.

“*Drop kerbs*” to facilitate disabled crossing of roads should take access into consideration.

### **PAVEMENTS & ROADS**

**Replacement surfacing should be sympathetic to those existing in terms of colour and texture.**

### **CYCLE WAYS**

Most roads and lanes in the parish are considered to be too narrow for specially segregated cycle lanes and in their present state offer a rural compromise through the parish.

“**GREEN LANES**” In this document a “green lane” is a highway bordered and overhung by trees and hedges to give the appearance of a tunnel. They are felt to be a major and treasured characteristic of the parish.

## *Guidelines*

Help with trying to gain protection for lanes such as Monks Lane should be sought from the Council for the Protection of Rural Essex and the Green Lanes Environmental Action Movement (a nationwide pressure group including Parish Councils, patron the Duke of Edinburgh, with over 100 MPs and members of the House of Lords).

The Police should be requested to use their existing powers to charge drivers who cause damage or who are breaking other laws pertaining to Byways designated for public use.

Orders forbidding the recreational use of vulnerable lanes and byways by motorised vehicles should be made and enforced.



### ***Public Byways*** *The definition of a Public Byway is “a right of way for vehicular traffic, but one mainly used by walkers and riders”.*

There is only one Byway within the parish and that is Monks Lane which runs from Lamb Corner to Coles Oak Lane. This is an ancient lane, the central section of which has reverted to a footpath. At either end it has been tarmacaded to give vehicular access both to the dwellings sited along the Coles Oak Lane end, where it terminates at some hard standing opposite Monks Lane Farm and at the Lamb Corner extreme where it stops abruptly beyond the cottages.

The lane runs northwards from its southern end, changing rapidly into an area of outstanding peace, natural charm and beauty. The hedgerows are ancient and the lane becomes very narrow and twisty with steep banks on either side. These characteristics draw many to walk its length and it forms an essential part of the Dedham Vale Area of Outstanding Natural Beauty. However this tranquillity is disturbed by motorised vehicles using the lane in a detrimental manner causing danger to pedestrian and equine users. When this happens before or after heavy rainfall the lane is very severely damaged and rutted, making it unusable or physically hazardous for pedestrians or horses. After drying out these very seep ruts leave the lane in a dangerous condition and ruin the enjoyment of the majority. They also make a delightful lane completely inaccessible for the disabled.

This new “off-road” sport, of driving voraciously along un-surfaced public byways, with its attendant danger to other users, was not foreseen when Monks Lane was classified as a Byway in order that farm vehicles might gain access to the fields. Motor vehicles, walkers and riders simply do not mix on extremely narrow footpaths in highly sensitive and scenic area.

***Bridleways*** There are no Bridleways in the parish. Facilities for hacking have been provided at Lower Barn Farm as part of an equestrian business—The Dedham Riding Club.



## *Guidelines*

Where, in exceptional circumstances, it is found necessary to surface a footpath, natural materials should always be used.

***Footpaths*** (see *Appendix 2*) The parish is criss-crossed by 38 footpaths, all of a very rural nature, giving walkers magnificent views of the countryside within the AONB and beyond. These paths are used by the community and visitors alike both for dog walking and recreation.

**The Essex Way** crosses the parish from East to West. Crossing the parish boundary near Langham, it follows path 15 to the High Street, passes along the High Street to the Playing fields on the far side of which it joins footpath 22. This joins footpath 21 to Coopers Lane. The Essex Way then goes along Coopers Lane to Footpath 38 and on to Castle Hill. It crosses the hill and continues on Footpath 36 to East Lane and then onto Footpath 37, over the railway line where it leaves the parish. In Dedham The Essex Way is of particular scenic value.

**Signs** marking the footpaths are on the whole clear and consistent with those throughout the Vale as a programme of replacement is in progress

For some time now, **stiles** in need of repair or replacement have been replaced with “kissing” gates. There is an “objective” in place to see all stiles replaced by gates eventually. This will make the enjoyment of the Vale available to most, including the disabled.



## *Guidelines*

Applications for change of use for properties in the High Street from retail to residential should be refused save in very special cases.

Everything should be done to keep the quantity and diversity of retail outlets available in Dedham High Street.

Change of use from retail to office or professional services should be carefully monitored and managed to keep an active and lively High Street.



## COMMERCE

### *Inside the Conservation Areas*

### *The High Street, Royal Square & Brook Street*



#### *Retail outlets & Services*

Given the historic importance of Dedham as an early centre of the woollen trade, as a town for the local agricultural community and as a major religious and educational centre, it is not surprising that this town that grew into a village has, for most of its recorded history, had a flourishing commercial life. Over time there has been a wide variety of retail outlets and for several centuries the weekly Tuesday market occupied the wide street between the Sun Hotel and the Marlborough Head Hotel. For a parish of its size, Dedham is fortunate in having retained a good variety of shops and businesses providing for both residents and visitors.

Over the centuries there have been many changes in both the number and nature of the retail premises in Dedham. However, in spite of these changes, there has continued to be a hard core of outlets which together create a viable shopping centre, where many residents and near neighbours from surrounding villages and hamlets can do most of their 'normal' shopping. There are some 30 outlets in the Dedham Arts Centre and High Street ranging from basic items such as food and drink, to more specialist outlets selling clothes, beauty treatments, flowers, gifts, books, a garage, pharmacy and post office and a wide range of professional services including architects, estate agents, property developers, picture restorer and artists, banking facilities and a dentist.

There is, however, a critical interdependence between many of these core outlets. The removal of one or more of the most-used shops would have a very damaging, and possibly fatal, impact on Dedham as a small but integrated shopping centre.

Residents are aware of the greater variety and keen pricing of the large out-of-town shopping centres but many prefer the convenience, friendliness, professionalism and aesthetic pleasure of the Dedham outlets, as do many visitors. Many Dedham residents do not enjoy the luxury of choice. Those without cars and those with limited mobility rely on some or all of the Dedham shops. Rural bus services tend to be infrequent and often inconveniently timed and thus do not offer a practical alternative to shopping in the High Street.

***Hotels, Public Houses & Restaurants***

There is also quite a wide variety of premises which cater for residents and visitors by providing anything from a cup of tea or light snack to a three or four course meal and accommodation. There are, for example, three public houses in the historic centre, two of which, the Sun and the Marlborough Head, occupy historic buildings in the High Street. The other, the Rose and Crown, is close to the residential estates on and around Crown Street. The Essex Rose Tea House offers light menus for coffee, lunch and tea. Dedham Hall off Brook Street incorporates the Fountain House Restaurant and also offers residential and non-residential painting courses and holiday lets. The Boathouse Restaurant, created from the old boathouse beside Dedham bridge, is contiguous with a new boathouse which offers boats and canoes for hire and light refreshments. Changing public tastes and requirements have caused investment in improving and maintaining many of these premises. In most cases this has been achieved without detriment to the character of the built environment and has contributed to the vitality of the parish.

***The Arts***

Dedham’s high density of listed buildings, its highly praised Conservation Area and the surrounding Dedham Vale Area of Outstanding Natural Beauty all make the parish a centre of artistic endeavour. The views that inspired John Constable, Sir Alfred Munnings (whose art museum is in Castle House) and many others before, in between and since, can still be enjoyed. Art exhibitions are frequently held in galleries and other buildings and painting courses take place during the summer. The Church and Assembly Rooms are often used for dramatic performances and concerts.

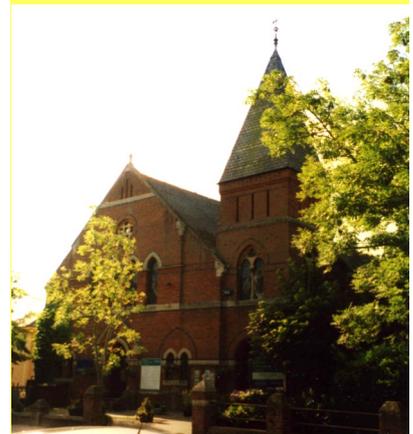
The Dedham commercial trading pattern combines a reasonably balanced mix of outlets for daily shopping for residents of the parish and adjacent villages and hamlets, with outlets which depend largely on visitors for their viability. Some of the tourist-orientated outlets, however, rely significantly on local custom, particularly in mid-week. Dedham is very unusual in managing to retain all these facilities which contribute greatly to the character of the parish. Without them the village would lose its vitality as have so many other beautiful villages in Essex and throughout East Anglia.

***Outside the historic centre*** Milsoms Hotels operate the well-known restaurant on the Stour, Le Talbooth, (inside the Stratford St Mary Conservation Area), the Maison Talbooth Hotel and Milsoms, a bistro pub with rooms, close by. (See also page 45)



***Guidelines***

**Care should be taken to see that listed buildings owned by absentee landlords are kept in a state of good repair. Such owners should be made fully aware of their duty of care towards a listed building and action should be taken at the first signs of neglect.**



## ***Guidelines***

**Diversification should be achieved with minimum visual impact on the Vale.**

**Every effort should be made to landscape diversifications into their surrounding AONB.**

**Materials used in the AONB should be carefully chosen to blend into the surroundings.**

**Where used in open surroundings, Essex clapboard should be made of wood and painted black, not white, to minimise impact on the scene.**

**The posting of advertising for home-based businesses in residential areas should be discouraged.**

**Where diversification is likely to cause increased traffic, great care should be taken to protect the verges and maintain the extremely rural atmosphere of the lanes in the parish.**

## ***Outside the Conservation Areas***



The parish has a very comprehensive spread of home-based service businesses ranging from basic household and gardening, through various tradesmen, design and repair services, alternative medicine and homecare, a full range of professional services, antiques agents and boarding kennels. The attraction of the village and of the AONB to visitors supports a thriving Bed & Breakfast industry.

To the north of the High Street and Dedham Conservation Area is the River Stour which, with the Old River, forms the northern boundary of the parish and also forms the county boundary. The flood plain is farm land and in recent years some diversification has taken place. At Dedham Hall Farm change of use has taken place to allow diversification to holiday lets, offices and a rare breeds centre. Towards the eastern end, around Lower Barn Farm there have been changes of use from agricultural to 6 miles of horse rides ( all off road) and some farm buildings have been converted into offices and craft workshops.

In the block of land bounded by the Manningtree Road, the parish boundary and Castle Hill & Coggeshall Road, much of the land is now grazed by horses, giving rise to a consideration of re-instating a riding school. At the junction of East Lane with Castle Hill the Sir Alfred Munnings Art Museum occupies Castle House, a listed building with extensive grounds, which draws many visitors to the area during the summer months.

Moving west, the land between Long Road West and the Conservation Area is agricultural; however south of Long Road West there are two caravan sites and a large, specialist commercial nursery.





In the far south-west corner of the parish, next to the A12, a farm has diversified to include a small light industrial estate (possibly with offices) and a petrol station. A 90 bed hotel, and a banqueting hall with spa have been proposed. While not far away, heading north, on the other side of the A12, agricultural land has been given change of use to a 42 (due to increase to 54) bed Nursing Home for elderly and mentally infirm patients. A nearby house has been purchased with the intention of providing residential care. In the same area there is a small light industrial estate and a scrap yard with a Certificate of Established Use. These are all on the edge of the Dedham Vale Area of Outstanding Natural Beauty. There have been proposals for a green/woodland burial ground overlooking the Stour.



Milsom Hotels & Restaurants have a group of establishments in the north-west corner of the parish, comprising Le Talbooth, an internationally known restaurant in a 16th century building next to the river (which is within the Stratford St Mary Conservation Area, Dedham), Maison Talbooth, a Victorian country house hotel, and Milsoms, a modern gastrobar in a Victorian Building.

The farmlands wrap around the Conservation Areas and the three outlying hamlets of Dedham Heath, Lamb Corner and Bargate Lane and are an important characteristic of the parish and the Dedham Vale AONB.

## ***Guidelines***

**The adaptation of suitable, redundant, traditional, agricultural buildings for commercial use should be encouraged. Conversion to residential use should generally be resisted.**

**The introduction of stables, loose boxes and equestrian facilities, such as a riding-school, should be controlled to ensure that they are in sympathy with the surrounding landscape and buildings. Great attention should be paid to the siting, design and materials used.**

**Any change of use in the Gun Hill area should be very carefully considered in conjunction with the needs and views of the local community.**

**The environmental impact of any commercial development within the AONB should be considered extremely carefully.**

**The AONB is extremely precious and should not be exploited.**

## ***Guidelines***

The integrity of the AONB should be protected at all times.

Every effort should be made to manage the land in such a way as to protect the grazing as far as possible and to safeguard this rare and historic landscape.

New uses for farm buildings should be appropriate to the agricultural environment and refurbishment should be in materials that take full consideration of the delicate balance of the AONB.



## **COUNTRYSIDE**



### ***The river and water meadows***

Much wildlife is attracted and sustained by the natural and undeveloped state of the land forming the Dedham Vale. Willows lining the river banks give that special Wind-in-the-Willows effect whilst the water meadows remain rich green with the benefits of grazing livestock. Dedham's close proximity to the Stour estuary also encourages many wildfowl including, in the winter months, migratory birds feeding on the fields.

### ***The grazing and farming***

The predominance of meadowland with its natural boundaries of hedgerows and trees is especially significant to the character of the area. The grazing of these fields is important to the lush green appearance of the Vale as without this husbandry it would very soon return to scrubland and thistle, although, of course this would have been the type of terrain present several centuries ago. In addition to grazing, the farming of arable fields, together with haying of meadowland, reflects beautifully the nature of the Vale. The changes in colour that crops bring to the landscape and the activities of harvest time are all important events in the Dedham Calendar. There is also a significant horse population to be seen grazing throughout the area, particularly on the upper slopes of the Dedham Vale. Horses play a key role in the Dedham picture ensuring the fields get grazed and encouraging the haying of some meadows for winter feed.

## ***Skyline & views***

As well as the magnificent and ancient church tower, the skyline is marked with formations of trees and hedgerows from almost every direction. The mixed nature of the land, trees and hedgerows makes a vital contribution to the overall views and character of the gentle landscape around Dedham. The pockets of simple green pasture contrast with the groups of trees and hedgerows and they soften the landscape giving the area its simple, untainted and unique natural landscape. The countryside experiences wonderful expanses of sky, culminating in frequent stunning sunrises, sunsets and rainbows. The views of the valley into and out of Dedham remain completely unspoilt giving a wonderful feeling of space.

## ***Natural wildlife***

The fields have a wealth of mature native trees and many small pockets of woodland and areas of spinney, which encourage rooks and woodpeckers. The area has a very high water table with a network of ditches throughout the fields. The meadows encourage insects and field mice, which in turn encourage other wildlife. The rotation of arable, grazing and hay together with the right balance of fallow fields provides excellent habitat for wildlife and encourages wild flowers and foliage. The kestrel and owl live here, ground nesting birds like the skylark and pheasant are undisturbed and house martins return to feed on the insects. The terrain is varied and interesting with plenty of molehills and rabbit warrens. Some fields left fallow provide wonderful conditions for the adder and happy breeding grounds for foxes.

## ***Country roads, lanes & footpaths***

The leafy canopies and hedgerows of the Dedham roads bring a very beautiful charm to the countryside and the natural verges harmonise with the countryside. These country roads, particularly towards the top and ridge of the Vale, have some stunning viewing points and their rare character must be protected. A well maintained network of public footpaths with “kissing gates” connects with these roads and lanes. Part of the Essex Way runs through the area and it is important that signs are kept in character with the countryside and presented in a friendly manner, encouraging regard for the precious landscape.



## ***Guidelines***

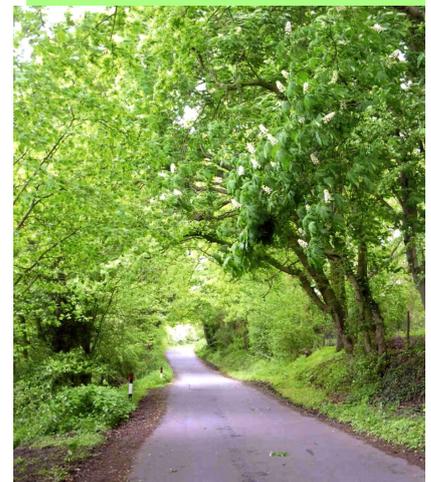
**Development within the AONB should be severely restricted and only take place in small units and after very careful consideration.**

**Diversification should be in keeping with the AONB.**

**Responsibility for maintaining ditches should be made clear & utility companies should take care to retain the natural verges and ditches.**

**Woodlands, spinneys and hedgerows should be preserved and where possible planting programmes should be encouraged.**

**Every effort should be made to maintain the balance of trees, hedgerows and green, natural meadows.**



## Guidelines

A survey of the trees in the parish should be undertaken as soon as possible. Where appropriate Tree Preservation Orders should be applied for. Listing of these trees, together with the positions of copses, spinneys and woodland, should be compiled to avoid the loss of mature trees and hedges.

Tree Preservation Orders should be placed on suitable trees BEFORE they become endangered.



The planting of indigenous species throughout the parish, should be encouraged, especially along boundaries, where it is particularly important.



## TREES & WOODLAND

The parish of Dedham lies on the floor and southern slopes of the Dedham Vale. Shrouded by trees to such an extent that from outside the parish the only suggestion of habitation is the top of the church tower showing just above the tree line. From whichever side the parish is viewed, the hedges and trees give the area the look and feeling of woodlands and the overall peace that is part of such an idyll. All entries to the parish involve passing along “green lanes” with trees forming overhead arches and gaps in the hedgerows through which the beauties of the landscape, associated with John Constable and his paintings, can be enjoyed.

Throughout the parish there are many extremely old trees which, thanks to a certain amount of good luck and careful maintenance, survive in relatively good health. These trees, in general, are listed having had Tree Preservation Orders (TPO) placed upon them, while trees in the Conservation Area are automatically afforded protection. In recent years a number of new copses, spinneys and woodlands have been planted. These have been carefully planned and are part of ongoing programmes.

A **Tree Preservation Order** is an order made by a local planning authority, which in general makes it an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a tree without the planning authority’s permission. These orders can be and are placed on trees, bushes or shrubs and can cover anything from a single tree to woodlands.





## *Guidelines*

Where it has been necessary to remove hedges to facilitate works of some kind they should be replanted with suitable species. Boundary hedges and hedge trees are an important part of the rural character of the lanes in the parish and should be preserved in all cases.

### ***Trees within the Conservation Areas.***

There are many mature trees within the Conservation Area, as many of the gardens have been *in situ* for hundreds of years. The playing fields, churchyard and gardens between the High Street and the River Stour provide strong tree cover which includes beech, chestnut, mulberry, lime, yew, sycamore, holly, a architectural Cypress *Australis* and many mature decorative trees such as magnolia and fruit trees which are rare survivals. Dedham is well known for its magnificent Wisteria *Senensis*, many of which can be seen in the High Street. The 1970s saw the introduction of occasional “hedges” of *Leylandii* which appear at odds with their surroundings. Owners pay great attention to the care of their trees.

**Within the Conservation Areas**, subject to some exceptions (including very small trees and ones that are dead or dangerous), trees are protected and treated in a similar manner to those covered by TPOs. The council has to be notified before any major work or tree pruning can be done. A tree, or shrub, measuring 7.5cms in diameter at a position 1.5 metres above the ground, needs permission for pruning or felling.

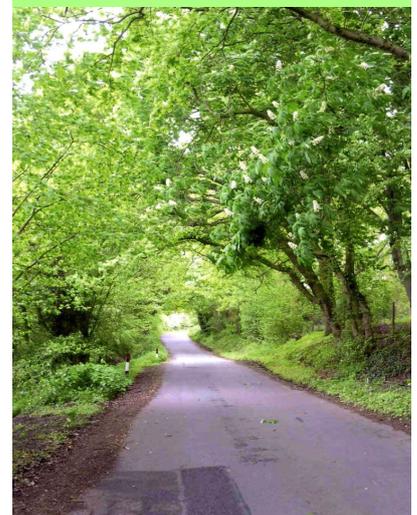
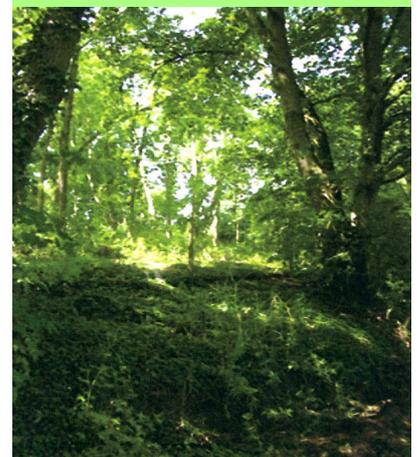
### ***Trees outside the Conservation Areas***

The lanes in the rest of the parish are mostly lined with mature hedges which are kept in good order by those responsible for them. These hedges have many trees within them, from young saplings to mature specimens which form arches over the lanes giving the parish one of its major characteristics. The farmland is criss-crossed with hedges, many also containing trees. There are several small woodlands, copses, and spinneys, both mature and newly planted, which are carefully managed. At Dedham Heath the trees in Dedham Meade are protected by Tree Preservation Orders in order to retain the rural feel of the area.

Some hedgerows and their attendant trees have been grubbed out to facilitate wider access to properties. This has caused destruction to the “green lanes” of which they are an integral part.

### ***Trees on farmland, private estates and the National Trust land***

A great deal of replacement and new planting has been done in these areas. Specimen trees, copses and small woodlands form part of continuous planning schemes in all these areas. These schemes are carefully considered and managed.



# Appendix 1

## LISTED BUILDINGS

Where a name has been changed, the name at the time of listing is given in *italics in brackets*.

### *In the Dedham Conservation Area*

#### **Brook Street**

<i>North side</i>	Brook Cottages	II
<i>East side</i>	Dedham Hall	II
	Muniment House	II
	Limetree House ( <i>The Limes</i> )	II

#### **Colchester Road**

<i>East side</i>	Lower Park	II
	Park House, Lower Park ( <i>Coachhouse to south of Lower Park</i> )	II
	Garden wall, south of Coachhouse	II

#### **Crown Street**

<i>East side</i>	Barfield's Almshouses	II
<i>West side</i>	Whitmore House & Weavershed House ( <i>Weavershed House</i> )	II
	Sceoppa House & Dydda House ( <i>Block to south-east of Weavershed House, Whitmore Place</i> )	II
	Holly Tree House	II
	Baytree Cottages	II
	Dunton's Almshouses	II

#### **The Drift**

<i>West Side</i>	Southfields	I
------------------	-------------	---

#### **High Street, including Royal Square**

<i>North side</i>	No 1 High Street	II*
<i>(East to West)</i>	Brook House	II*
	Dalebrook House	II*
	Gould House	II*
	Nos 5 & 6 ( <i>Little Georgian House &amp; Sheldrakes</i> )	II*
	Marlborough Head Inn & Loom House	II*
	Essex Rose Tea House & Co-operative Grocery	II*
	Ivy House	II*
	Shermans	I
	Pharmacy (& Post Office) Nos 1-3 Brannam Court & Old Tallow Factory ( <i>House &amp; shop west of Shermans</i> )	II*

#### **High Street continued:-**

	The Sun Inn	II*
	Merchant Weaver's House ( <i>Crofters &amp; Evans &amp; Sons</i> )	II
	Shakespeare House	II*
	The Compasses & Dedham Bookshop	II
	Dedham Gourmet & Old Bakery Cottage ( <i>Vale Bakery</i> )	II*
	The Old Exchange	II
	1-3 Threadneedle Street & Smith's Estate Agents ( <i>House &amp; shop west of The Old Exchange</i> )	NG
	Little House	II
	Great House	II
	Westgate House	II
<i>South side</i>	Lindsay House ( <i>The Manse west of Congregational Chapel</i> )	II
<i>(East to West)</i>	K6 telephone kiosk	II
	Village Pump & railed enclosure	II
	Old Grammar School & Well House	I
	Memorial Cross	II
	Duchy House	II
	Churchgate House	II
	Parish Church of St Mary	I
	The Vicarage	II
	Abbotts Estate Agents & Just for You ( <i>Shop west of Vicarage</i> )	II
	Dairy House	II
	London House	II
	The Old Post Office ( <i>Dedham Post Office</i> )	II
	The Chocolate House ( <i>Shead &amp; Dines</i> )	II
	Assembly Rooms ( <i>Hewitt Memorial Hall</i> )	II
	Wheelwrights	II
	Pennypot Cottage & Ramplings	II
	Dedham House ( <i>see also School Lane</i> )	II



**Mill Lane**

- East side* Mill House II
- West side* Meadow Cottage (*The Haywain*) II
- The Octagon (*Octagon House*) II
- Marlborough Head Inn II\*
- (see also High Street, Royal Square)*

**Princel Lane**

- East side* Little Netherhall II
- (Princel Lane Cottages)*
- West side* Littlegarth Cottages II

**School Lane**

- East side* The Old Post House II
- (Hammond Builders)*
- Old School House II
- South Cottage II
- West side* Dedham House, *(see High Street)*
- Garden wall & railings to front of Dedham House II
- Outhouse at rear, south-east of Dedham House II
- Garden wall to east of Dedham House II

***In the Stratford St Mary Conservation Area, Dedham***

**Gun Hill**

- North side* Le Talbooth II\*
- The Kennels II
- (Gun Hill Cottages 1 & 2)*
- Wilderness House II
- (The Wilderness)*

*continued overleaf*



## **LISTED BUILDINGS Continued**

### *Outside the Conservation Areas*

<b>Anchor Lane (The Chase)</b>			<b>Gun Hill</b>		
<i>East side</i> Winterflood House	II		<i>South side</i> Mulberry House		II
Appletree Cottage	II		The Rookery ( <i>See Stratford Road</i> )		
<b>Bargate Lane</b>			<b>The Heath</b>		
<i>West side</i> Bargates Farmhouse	II		<i>East side</i> Malting Cottage		II
<b>Boxhouse Lane</b>			Old Church House		II
<i>East side</i> Boxhouse Farmhouse	II		( <i>former school</i> )		
<b>Coggeshall Road</b>			Appletree Cottage		
<i>East side</i> Old Hall	II		( <i>see Anchor Lane</i> )		
<b>Coles Oak Lane</b>			<b>Lamb Corner</b>		
<i>North side</i> Upper Park	II		<i>East side</i> The Thatched Cottage		II
Rookery Farmhouse	II		<i>West side</i> Hill House		
<i>South side</i> Monks Farmhouse	II		Lamb House ( <i>The Lamb Inn</i> )		II
<b>Cooper's Lane</b>			Mount Pleasant		II
<i>East side</i> Nos 12 & 12a ( <i>No 12</i> )	II		<b>Long Road East</b>		
<b>East Lane</b>			<i>North side</i> Earlings		II
<i>North side</i> Knights Manor	II*		Heath Court		II
<i>South side</i> Castle House	II		<i>South side</i> Jupes Hill House		II
Garden wall of Castle House			Hill Farmhouse		II
on north & west sides	II		Lufkins Farmhouse		II
<b>Grove Hill</b>			<b>Long Road West</b>		
<i>North-west side</i>			<i>North side</i> Rye Farmhouse		II*
Shelley Glebe Barn	II		<i>South side</i> Beech Cottage & Toad Cottage		II
Grove Cottage	II		( <i>Nos 1 &amp; 2 Beech Cottages</i> )		
The Cottage	II		<b>Manningtree Road</b>		
<i>South-east side</i>			<i>North side</i> Pound Farm		II
Brook Farmhouse	II		<b>Monk's Lane</b>		
The Grove	II		<i>Southern end, east side</i>		
The Coach House			Faith Cottage		II
( <i>Stable block to North East of The Grove</i> )	II		<b>Stratford Road</b>		
<b>Gulls Lane</b>			<i>North side</i> Bell Cottage		II
<i>Southern End</i>			Dalethorpe,		
Meadow Cottage	II		Middle Dalethorpe		
			& Dalethorpe End		II
			<i>South side</i> The Rookery		
			( <i>before A12 was built</i>		
			<i>entrance was on Gun Hill</i> )		II

**If your premises is listed you should contact the Borough Conservation Department to discuss your need for Listed Building Consent for any alteration to your property. This could include the colour you paint your property.**

## FOOTPATHS

### *Number Route*

- 1 Boxhouse Farm (west direction) — Blackbrook Hill (crossing A12)
- 2 Boxhouse Farm (east) — Coles Oak Lane
- 3 Boxhouse Lane 100yds south of Boxhouse Farm —west, Bottom Grove Hill
- 4 Boxhouse Lane 300 yds north of junction with Birchwood—west to A12
- 5 Boxhouse Lane 200 yds north of junction with Birchwood—east to Lamb Corner(through grounds of Hill House)
  
- 8 Birchwood Road 300 yds west of Lamb Corner—south to Birchhall Corner, Malting Farm Lane
  
- 12 Long Road West 300 yds east of Ardleigh Road—south to Hunters Chase, next to Original Landscape Designs
- 13 Long Road West 350 yds east of Ardleigh Road—north (on Louse Lane) to end of Coopers Lane
- 14 Louse Lane (FP13) 200 yds north Long Road West—east to site of The Anchor, The Heath
- 15 High Street nearly opposite The Assembly Rooms—east to Milsoms
- 16 Dedham Hall—north to Dedham Mill
- 17 Brook Street junction with High Street—north-east to river and on to Flatford
- 18 Brook Street (side of Mortimer House) — east via Farm towards Manningtree
- 19 Mill Hill (Mill Cottage) — north to Flatford (crossing FP18)
- 20 Brook Farm, bottom Grove Hill towards Sports Pavilion, Dedham Sports field ending FP22
- 21 Shoebridge Hill (Ardleigh Road) 50 yds north-west Coles Oak Lane—south-west towards Coopers Lane
- 22 End of FP20 onwards to Sports Pavilion
- 23 Black Brook next to Park Farm, Coopers Lane—to FP22
- 24 Black Brook towards gate in field and junction FP25
- 25 Opposite Rose & Crown, Crown Street, — to junction FP21 near Coopers Lane
- 26 Coles Oak Lane (100 yds west of junction Monks Lane) — north to Stratford Road 9100 yds south-east of Milsoms.
- 27 Coles Oak Lane 50 yds east of junction Monks Lane—north to Atraford Road 300 yds south-east of Milsoms
- 28 Coles Oak Lane 50 yds east of junction Monks Lane—east to Stratford Road 200 yds from junction High Street
- 29 Crown Street (opposite Southfields-The Drift) —south-east to East Lane and on to the bottom Jupes Hill
- 30 East House, East Lane—north to junction FP29
- 31 Junction FP30—north to Manningtree Road
- 32 East Lane 100 yds east of Castle House—north to junction FP29
  
- 35 Junction end FP32/junction FP29—north to Pound Farm, Manningtree Road
- 36 Winterflood House, Castle Hill—east to East Lane (bend on hill)
- 37 East Lane, top of hill (100 yds to junction Long Road East) - south- east to railway line and beyond (crossing Long Road East)
- 38 Brook Farm, bottom of Grove Hill—east to end of Coopers Lane by Hunters Moon—to Castle Hill
  
- 40 50 yds stretch between bend halfway along FP39 and intersection FP
- 41 Bargate Lane (immediately north of railway) west 200 yds turn north 300 yds to Long Road East
- 42 Foxash Farm (Harwich Road) —north-west—then Gull's Lane to Long Road East
- 43 Mays Lane, Long Road West 250 yds east of Ardleigh Road—north to Brook Farm bottom Grove Hill
  
- 45 Opposite end of Stratford Road/High Street—east to Sports Pavilion
- 46 High Street next to Old Post Office—south to FP45
- 47 Lamb Corner—(north Monks Lane) to Coles Oak Lane

**For detailed maps showing the above footpaths, please contact:-**

**John Osborn 01206 322 157 or Eve Jones 01206 322 068**

## **A FEW POINTERS TO HELP YOU ASSESS PROPOSED CHANGES TO YOUR PROPERTY**

**If you are considering extending or changing your property, in any way, (building a new garage, adding a porch or conservatory, making use of your loft space by adding dormers or roof lights, changing or adding any external features) the following steps may help you achieve a good result.**

Have a good look at the guidelines in the Dedham Village Design Statement.

Look at your property, from some distance, and note the characteristics of the area, making special note of any distinctive features. Make a separate list of any recent and/or out of character features that make your premises stand out against the surrounding properties and/or landscape. Taking photographs can be a help with this.

Now stand right in front of your property and do the same again but look at the details of windows, doors, eaves, etc.

Repeat this process for each elevation or aspect of your property.

Next, check whether, the changes you propose are in line with the Village Design Statement guidelines, will assist in removing any uncharacteristic features you have noted, will have any impact on your surrounding and that of your neighbours.

**Finally, GO TO COLCHESTER BOROUGH COUNCIL PLANNING DEPARTMENT, YOUR BUILDER OR ARCHITECT** and ask whether they agree with your Design Assessment or can suggest any improvements to it.

If you **live in a listed building, consult the Borough Conservation Officer** and discuss your ideas before you submit an application for Listed Building Consent.

The Council has numerous leaflets, or advisory notes on their website, giving guidelines to their planning policies which can be very useful when considering making a planning application..

**Simplicity of design is nearly always a good starting point.**

**NB** These definitions are solely for guidance. The Dedham Parish Council & Colchester Borough Council should always be contacted for legal definition and requirements

## **GLOSSARY**

**Area of Outstanding Natural Beauty A.O.N.B.** The Dedham Vale has been designated an A.O.N.B. for its landscape and scenic beauty. The prime aim of the designation is the conservation and enhancement of the natural beauty of the area including land form, geology, plants and animals, landscape and the rich history of human settlement over the centuries. A secondary aim is to meet the need for quiet enjoyment of the countryside having regard for the interests of those who live and work in it.

**Article 4 Direction** Where there is a specific threat to the character of an area an Article 4 Direction can be made. This removes permitted development rights for the carrying on of specific types of development.

**Change of Use** Every property has a designated use. To change that use you need Change of Use Permission.

**Conservation Areas** are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” and were created by the Civic Amenities Act 1967. Maps of the areas can be seen at the Borough Council Offices and show individual buildings. Development in Conservation Areas is dealt with through the ordinary planning application process but a Conservation Area Consent is likely to be needed if demolition is involved.

**Countryside Conservation Area** This is an area, within Colchester Borough Council, considered to be of the greatest importance for its rural resources. It is given protection from any development likely to be prejudicial to its natural, social, and cultural resource.

**Listed Buildings**, as a generalisation, need permission for changes inside and outside. They come in 3 grades, 1 (2%), 2\* (4%) and 2 (94%). Again generalising, all buildings before 1700 and still recognisably so, are listed, as are most built between 1700 and 1840, although there is a degree of selection applied. After 1840 much greater selection is made and for those buildings less than 30 years old listing only occurs when they are of outstanding quality and under threat. A copy of the statutory list for Dedham can be seen, free of charge, at the Council Offices. The list gives the address and a brief description to help identification. Listing protects the whole building inside and out, even those parts that are not specifically mentioned in the brief description. The protection extends to attached and sometimes adjacent buildings if erected before 1st July 1948. About 2.5% of buildings in Britain are listed by the Department of National Heritage as being of special architectural or historic interest.

**Listed Building Consent** is quite different from Planning Permission and can be required in circumstances where the latter is not required. It is needed if the proposed work affects the “special interest” of a building. This can include stone cleaning, re-thatching, even painting.

**Local Wildlife Site** (formerly known as Sites of Importance for Nature Conservation, SINC's )  
A site within Colchester Borough Council thought to be of local wildlife interest.

**Protected Verges** are areas of road side protected for their plants and wildlife.

**Site of Special Scientific Interest S.S.S.I.** are designated for their natural wild life.

**Tree Preservation Orders** are made by the local planning authority and make it an offence to cut down, lop, top, uproot and wilfully damage or destroy a tree without the planning authority's permission. Trees within a Conservation Area are automatically covered by **T.P.Os.** (see page 48)

**Village Envelopes** are areas within a village where development can take place, subject to Local Authority policies.

# ACKNOWLEDGEMENTS

We have the entire community to thank for all the help we have been given in preparing the Dedham Village Design Statement. However there are some who we should mention specially.

The **Rural Community Council of Essex** who managed the workshop at the Dedham Primary School and the Photographic Workshop Day.

The **Dedham Parish Council**, especially our liaison officers from their Planning Committee.

The **Dedham Vale AONB & Stour Valley Project**, especially Matt Hullis for the immense enthusiasm, good nature and sheer hard work he put into starting us off and Simon Amstutz who has given us a great deal of help in completing the statement.

We are also immensely grateful for the wisdom and help given to us by members of the planning, policy making and various conservation departments of **Colchester Borough Council**. We would also like to acknowledge the interest shown by our Ward Councillor Christopher Garnett.

Lastly, our thanks to the **East of England Regional Authority** for their encouragement and clarification of Government guidance documents.

**Financially** we are indebted to:-

**The Dedham Parish Council** for getting us started.

**The Dedham Vale A.O.N.B. Sustainable Development Fund** for continuous funding.

**Financial input by members of the community** has been substantial.

Thanks also to those who **researched** subjects for us and/or helped **write** the statement.

Most of the **photographs** come from those taken at the Photographic Workshop Day plus a few taken to illustrate a special point. However we are grateful to the **Dedham Vale AONB & Stour Valley Project** for the use of those on pages 3, 35 & 51 to **Tendring Hundred Water Services** for the diagram on page 5, **The Rural Community Council of Essex** for the photograph on page 59 and to **Patrick Squire** (Colchester 503855) for the view of the High Street on page 42.

The **drawings** on pages 2&3 are by **Terry Jeffrey** and the drawing on page 59 was done by a **child at Dedham Primary School** on the RCCE Workshop Afternoon.

Our thanks to the **Village Design Statements throughout England**, that preceded us, for giving us some sound ideas.

**The Dedham Village Design Statement Association Steering Group were:-**

Del Bower, Judith A Fowle, John Reed, Will Sambrook, Frances Weeks, Steve White & a member of the Parish Council Planning Committee.

**The Design Statement Team were:-**

Lucy & Michael Archer, Ginny & Reg Appleby, John MacArthur, the High Street Retailers, the Farmers & Land Owners, and at various times countless others.

# THANK YOU

# CONSULTATION PROCESS

For some 8-10 months various associations and societies within the parish held discussions to find a way to protect the High Street shops for the future of Dedham. It became clear that a Village Design Statement was the only way to achieve this aim. Cllr Christopher Garnett (Ward Councillor on Colchester Borough Council) became involved and a questionnaire was sent to every home as part of the Parish Magazine.

**2004 November 4th** A well attended public meeting was held in the Assembly Rooms hosted by Cllr Garnett. A presentation on Village Design Statements was given by the Rural Community Council for Essex together with the Dedham Vale & Stour Valley Project. A list of volunteers was collected.

**2005 January 5th** A "Leading Committee" was formed to plan the initial consultations.

**February 1st** First of several meetings to plan the Photographic Workshop and School Workshop.

**May 10th** Year 5 **Primary School Workshop** run by RCCE.

**May 14th** **Photographic Workshop Day** based in the Assembly Rooms, run by RCCE.

**May 24th** Meeting called and run by RCCE in Assembly Rooms, to draw up a constitution and elect a Steering Group. The agenda was not completed.

**July 17th** **Public exhibition** of pictures taken and work done on the Photographic Workshop day followed by a public meeting, called and run by the "Leading Committee", to accept a constitution for **The Dedham Village Design Statement Association** and elect officers and members of the Steering Group.

**August 29th** Repeat of 17th July **exhibition** (with further statements) in the Duchy Barn.

**September 4th** **Public exhibition** of topics to be covered held in the Assembly Rooms.

**October 27th** Meeting of volunteers at Loom House to allocate subjects.

**November 3rd** Meeting with Farmers and Landowners at Loom House.

**2006 6th May** **Mini questionnaires** delivered to Youth Club, Senior citizens and Clubs & Societies.

**September 2nd** **Questionnaire** delivered to every home in the parish

**September 23rd** **Public Exhibition** of "First Draft" of the statement followed by AGM of the Association in the Duchy Barn.

**September 30th** Questionnaires returned.

**2007 April 24th** Draft checked by Steering Group.

**April 27, 28 & 29th** **Draft Design Statement** checked by contributors.

**31st May** Draft discussed with Parish Council Planning Committee. Accepted by PC June 13th.

**June 13th** Draft discussed with an officer of Colchester Borough Council Planning Department.

**June 18th** Draft discussed with a member of Dedham Vale & Stour Valley Project team.

**July 3rd** Draft discussed with a member of Colchester Borough Council Planning Policy Department.

**July 25th** Discussion of conservation issues with a member of Colchester Borough Council Conservation Department.

**September 22nd** **Final Public exhibition of Design Statement** held in the Duchy Barn followed by AGM of Association.

**October** Dedham Village Design Statement submitted and accepted by Colchester Borough Council as a **Planning Guidance Note**.

**November 24th** **Launch of Statement from Royal Square**.

**Events** have been advertised in the Parish Magazine and local paper, by posters on all parish boards and in shop and house windows in the High Street. Two events also had flyers delivered by volunteers to most homes in the parish.

Where several months elapsed between events, a notice of what was happening was put in the news section of the Parish Magazine.

An enormous amount of information and opinion has been collected from informal conversations with interested villagers from all parts of the parish, some having been approached because of their specific knowledge.

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Photographic Workshop Day

The Dedham Village Design Statement has been produced by the Dedham Village Design Statement Association after community consultations (please see **Consultation Process**) using information and photographs provided by the community.

Where copyright is due to professional bodies acknowledgement has been made under

**Acknowledgements.**

Copyright for the Statement rests with the Dedham Parish Council.

Dedham Primary School Workshop Afternoon

I like Dedham because.....

Age 10yrs



**UNDER NO CIRCUMSTANCES  
MAY COPIES OF THIS STATEMENT BE SOLD.**

“.....we went through the beautiful street of Dedham,  
where we stopped and looked at its great church.....  
My new home, Castle House.....was near a perfect river and village .....”  
**Sir Alfred Munnings 1951/2** Copyright Castle House Trust



**Alfred James Munnings (1878-1959)** *A Barge on the Stour at Dedham*  
Copyright Castle House Trust

“By reason of the variety and excellence of its ancient buildings, harmoniously grouped and representative of many periods, the village street has few rivals in England. Dedham itself and the famous landscape enhance one another and thus together form a perfect and unspoiled whole.”

**Marshall Sisson 1946**

“There is nothing at Dedham to hurt the eye” **Nikolaus Pevsner 1954**

**Change is constant.  
The way we embrace it defines the future.**

