

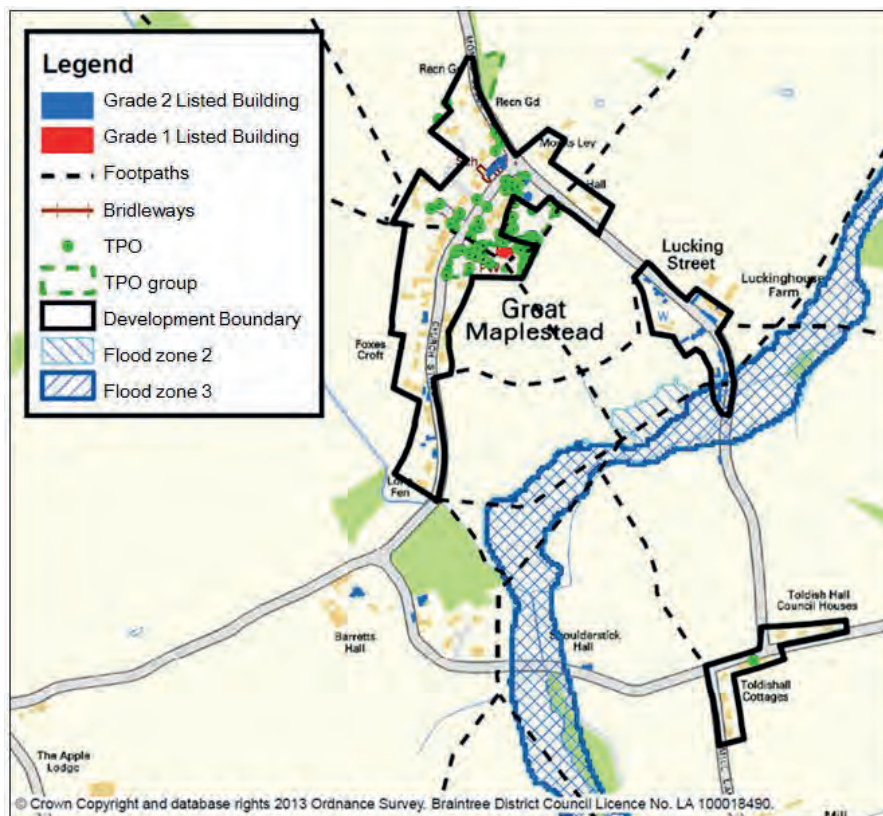
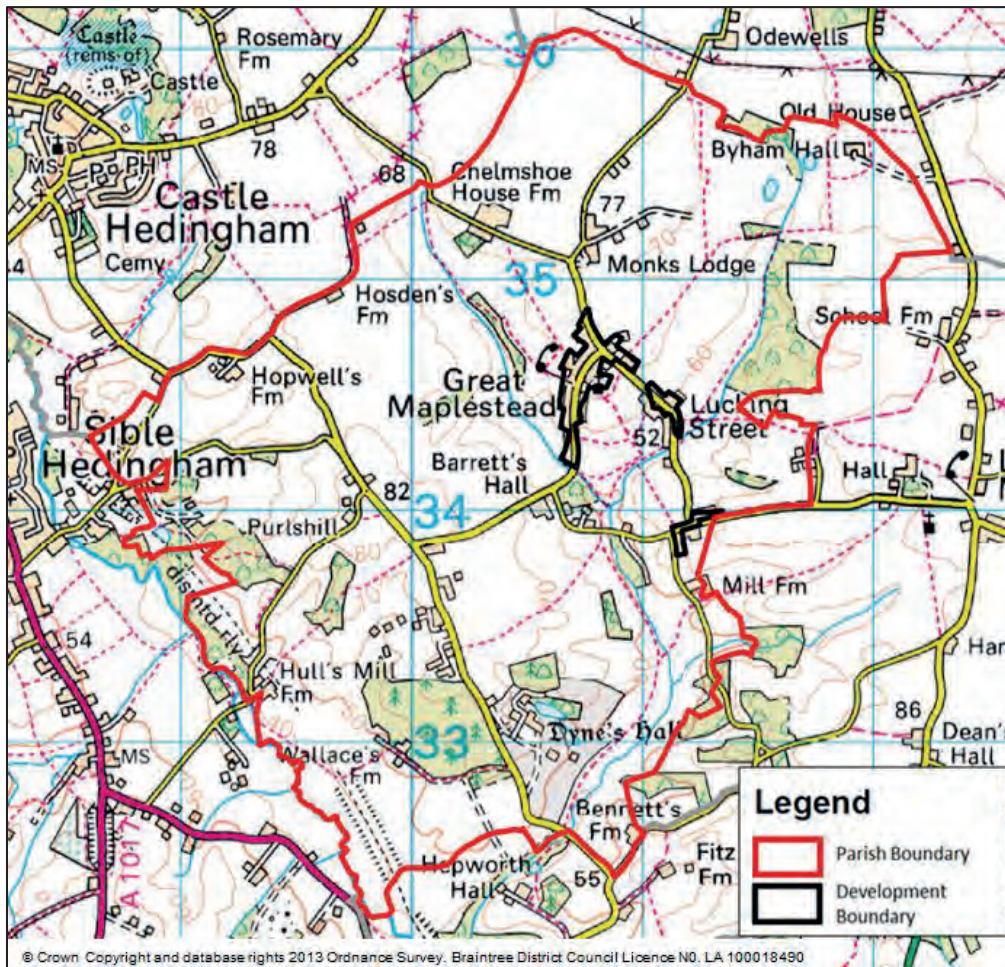
GREAT MAPLESTEAD



VILLAGE DESIGN STATEMENT



Great Maplestead – the Parish and the Development Boundaries



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Great Maplestead Village Design Statement (version: 1.0)

This document has been approved by Great Maplestead Parish Council and Braintree District Council and issued in February 2014

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Introduction

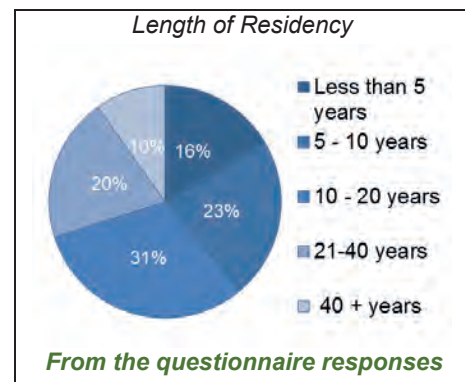
- The Village Design Statement (VDS) gives a detailed description of Great Maplestead, the character of its various settlements and surrounding countryside, and the important features of its design and historical evolution
- The National Planning Policy Framework (NPPF) requires development to ‘respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation’. NPPF also says developers will be expected to ‘evolve designs that take account of the views of the community’
- It is therefore important that the design and density of future development, which is likely to be mainly extensions/redevelopments and small infill sites within the village, reflects a clear understanding of the views of parishioners and follows the guidelines and concerns that are highlighted in this statement

The Place

- Great Maplestead is close to the Essex-Suffolk border in rural north Essex some 10 miles from Braintree, 3.1 miles from Halstead and 2.7 miles from Sible Hedingham. The Parish is located on back roads between the A131, A1124, A1074 and the B1058:
 - The area of the Parish is 1,940 acres (about 800 hectares)
 - There are approximately 150 dwellings
 - The highest point in the Parish is 83 metres above mean sea level
 - The lowest point 39 metres above mean sea level
 - There are approximately 343 parishioners as of the 2011 census
 - There are 56 listed buildings or structures

The People

- The parishioners are a mix of long standing and more recent residents, many attracted by the nature of the locality and represent approximately 0.23% of the population of Braintree District as a whole or approximately 1% of the rural village population of Braintree District
- Parishioners engage in a wide variety of social activities which are reported at the village Annual Assembly. There is a thriving Social Committee organizing events in the village hall and at other locations. Events range from village quizzes, ‘greyhound racing’, social evenings, pub nights, carpet bowls, the Xmas bazaar, jumble sales, the youth club, WI meetings, WEA meetings, the Millennium celebrations and the Diamond Jubilee celebration, as shown in the pictures, attended by over one hundred and twenty people



Parish Councillors wondering if anyone will turn up to the Diamond Jubilee celebrations



..... no problems

Facilities

Village Hall

- The village hall is on the upper section of Lucking Street some 75 metres from the top of Church Street. It holds approximately 85 people seated or 130 standing and provides a central venue for many social events. The hall is the base for the Easter and Christmas village walks and is used as a polling station. It has a small car parking area. There are catering facilities, toilets and metered heating



The weather board village hall on Lucking Street

Village Playing Field

- The village playing field is located at the junction of Church Street, Monks Lodge Road and Lucking Street with an area of approximately 2.6 acres with parking for ten cars. There are swings, a see-saw and other play facilities for children, a football pitch and a small but important glass recycling facility



The village playing field on Monks Lodge Road

Educational Facilities

- There is an attractive primary school providing education for children from Great Maplestead and the surrounding villages such as Little Maplestead, Pebmarsh and Wickham St. Paul
- There is a school playing field located on Monks Lodge Road some 200 metres from the school. It has roadside access from Monks Lodge Road for both pedestrians and cars. There is a parking area adjacent to the field. The village field is sometimes used by the school in preference to their own facility, as there is no pavement between the school building and the school playing field
- There are also primary schools in Pebmarsh, Bures, Castle Hedingham and Sible Hedingham
- The closest secondary school is in Sible Hedingham, with a coach providing transport to and from the school. There is another secondary school in Halstead. There are a number of private schools in the area
- The Workers Education Association regularly holds courses in the village hall
- The closest university campus is in Colchester at the University of Essex. There are other well regarded universities some 32 miles north in Cambridge and 66 miles to the south in London



The primary school on Church Street



The school entrance

St. Giles Church

- Close to the centre of the village is St. Giles Church dating from the late 11th or early 12th century
- St. Giles is well used by parishioners, there is more information in the 'History' section
- A notice board, village name board and the parish emblem can be found outside the churchyard



St. Giles Church

Notice Boards and Other Matters

- There are three Parish Council notice boards which are located:
 - at the junction of Lucking Street and Toldish Hall Cottages
 - on Dynes Hall Road
 - outside St. Giles Church
- They display information on local events, the bus service and mobile library timetables, Parish, District and County Councillors and the Member of Parliament
- There are also general contact details on other matters such as hire of the village hall, Youth Club meetings, planning applications, etc.
- In addition, there are a number of informal notice boards provided by parishioners that are usually used for advertising village events
- There is a monthly magazine, the Parish News, issued jointly with Gestingthorpe, Pebmarsh and Little Maplestead
- There is a Parish Council web site at <http://www.essexinfo.net/gtmaplesteadpc/>
- There are three dog waste bins distributed around the village



Parish notice board in front of St. Giles Church with village name sign and emblem



Parish notice board and signs at Toldishall Cottages

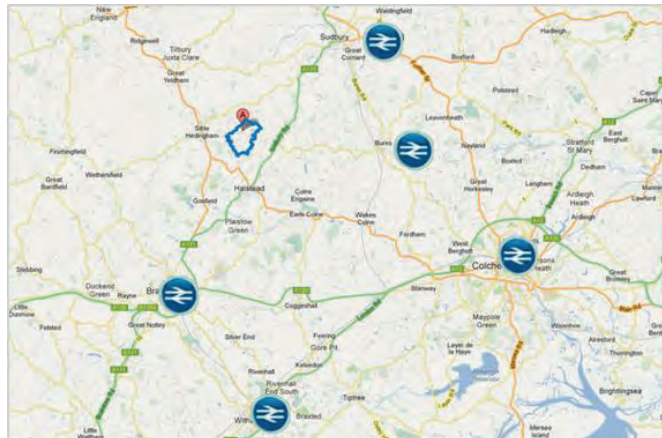


Parish notice board on Dynes Hall Road

Getting about

Rail

- The closest railway stations are Bures and Sudbury, both on a branch line to Marks Tey with connections to London and Colchester trains. Trains run approximately every hour
- An alternative station is Braintree with an hourly direct service to Witham, Chelmsford and London
- The more popular station used by parishioners is Witham with particularly good service to London (four trains an hour), there is an additional station at Kelvedon (close to Witham) with a reduced service



Station	Bures	Sudbury	Braintree	Kelvedon	Witham
Distance (miles)	7.3	7.5	10	13.8	15

Vehicular Access

- There is access from several directions via minor roads from Little Maplestead, Does Corner (between Halstead and Sible Hedingham) and the Castle Hedingham to Sudbury road
- The parish roads are narrow, unsuited to large vehicles and require careful navigation. There is a 30 mph speed limit on most of Church Street, and parts of Monks Lodge Road and Lucking Street
- Generally, traffic density is regarded as acceptable but speeding and large vehicles have been identified as matters requiring attention, especially as vehicles, pedestrians and animals often share the same highway



Large vehicles would not be a good mix with ...

Bus

- There is bus service that runs three times a day to and from Halstead and Sudbury. The ‘Hail and Ride’ nature of the service is regarded as a positive attribute

Cycling

- Cycling is a popular pursuit, with cyclists from the Parish and visitors enjoying the lanes



... cyclists and a car

Walking

- This is popular with many parishioners taking advantage of the country lanes. There is a circular road route around the village, numerous footpaths and bridleways which link and provide good walking opportunities. There is approximately 500 metres of pavements in Church Street

Horse Riding

- There is a high level of equestrian activity around the Parish

Generally

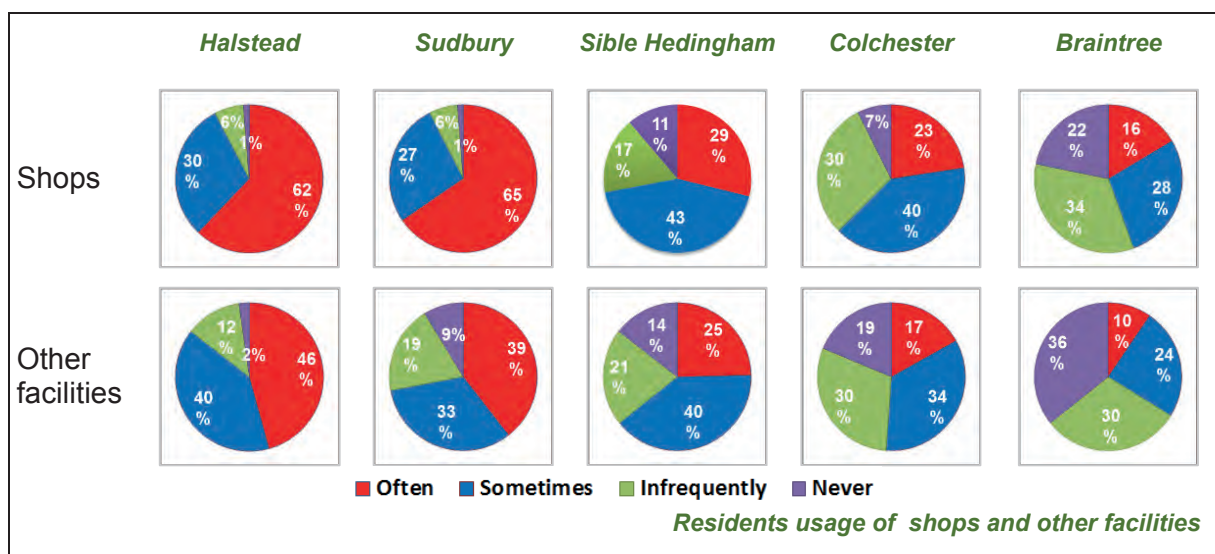
- The public highways have no pavement, except for sections of Church Street. The lanes are used by horse riders, cyclists, joggers and pedestrians all enjoying the outdoors. There are a number of farm vehicles that need to move around the Parish



Always a popular pursuit

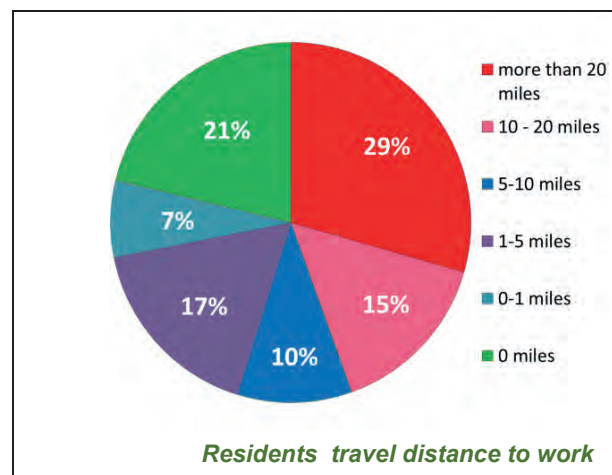
Shops and Other Facilities

- Halstead (3.1 miles) and Sudbury (7.5 miles) are the destinations of preference with similar usage. Sible Hedingham (2.7 mile) is used on a more ad-hoc manner followed by Colchester (13 miles) then Braintree (10 miles)



Work Locations

- Many parishioners travel to their place of employment, typically travelling some distance, reflecting the changes in rural work patterns. The responses were as follows:
 - 29% travel more than 20 miles
 - 44% travel more than 10 miles
 - 54% travel more than 5 miles
 - 46% travel less than 5 miles



History

Great Maplestead sits in an ancient countryside, which has probably been farmed since Roman times. Today much of its beauty has been preserved while still accommodating our 21st century life.

The site of the Church is of interest on the edge of a projecting spur of high ground overlooking the valley where it can be seen for a considerable distance. It is recorded that when the north aisle was built in 1861 many pieces of Roman pottery dating from the second century were found. This fact points to early occupation. St. Giles Church originally consisted of an apsidal sanctuary, quire and nave dating from about 1100. The font is 14th century. The building is of exceptional interest, not only because so much early Norman work has survived but also because of its comparatively rare ground plan.

In the Deane Chapel there are two remarkable memorials to the Deane family of Dynes Hall, dating from the 17th century.

Lucking Street implies the path of the Roman Road that ran from Chelmsford and linked with the Pedders Way. Despite attempts to establish the exact location of the road this has never been established.

In ancient times there is considered to have been four manors. Three of these are traceable today in the later buildings of Dynes Hall, Hosdens Farm and Byham Hall. The fourth, Caxtons is thought to have been situated near the Church. There is also mention of two principal farms now traceable as Wallaces Farm and Chelms shoe House.

There are many dwellings of considerable age in the village with a total of 56 listed structures or buildings. St. Giles Church is Grade I listed. There is one Grade II* listed house, Dynes Hall, and 26 other houses or cottages which are Grade II listed. Other listed structures include old agricultural and domestic buildings, walls, the former smithy and an old bathing hut by the lake at Dynes Hall. Many of the houses and cottages have long histories some dating back as far as the 15th century and possibly earlier.

Hulls Mill is an unusually large water mill rebuilt in the 19th century, which was converted into a house in 1960. The 16th century mill house is across the road.

In 1867 “The House of Mercy” was built as a “penitentiary for fallen women”, under religious control. This later became a home for children, and was closed in 1959. All that remains of this impressive building is the Coach House and a substantial brick wall, enclosing a cluster of houses.



St. Giles Church



Vicarage garden gathering



The Vicarage



Stone Cottages in Church Street

The earliest educational provision was in 1794 when a Sunday school was established. By 1803 a day school called a 'School of Industry' was set up, probably in part of the house now known as 'Old Timbers'.

Here, girls were taught handicrafts particularly straw-plaiting. They were also taught 'a little reading'. In 1836 Mrs Gee, a local benefactress, set up her charity school opposite Barrett's Hall. Later in 1863 she had the school and school master's house built, both part of the current school. As the demand for employment on the land for boys and straw-plaiting for girls diminished attendance at the school grew.

The educational advance was fuelled by the strength of religious belief. St. Giles Church was extended partly to accommodate the steadily increasing attendance and in 1861, at the reopening, the Bishop of Rochester preached to a huge congregation.

As in most North Essex villages, for many years farming was the mainstay of the communities but the employment of many of the villagers on the land has long since ceased. Farming flourished in the mid 19th century and some sizeable farms were created.

Until the 1850's teasels and hops were grown, the former for the Halstead cloth manufacturers. In the early 19th century over 40 acres were put over to hops. Hops were still being grown at Hopwells Farm in 1870 when the hop kiln at Luckinghouse Farm was also still in use. The Oast House at Luckinghouse Farm remains as a listed building. Also in the early 19th century speciality crops of coriander and caraway were grown and sent to London for drug making and flavourings.

Women in the 19th century had taken up straw-plaiting after the demand for home spun wool failed. Although the centre of the hat manufacturers was in Luton straw-plaiting had been introduced to Great Maplestead from Gosfield and the completed plaits were sold to buyers in Castle Hedingham and then sent to Luton.

In the mid 19th century the number of tradesmen grew. The village had its own builders, carpenters, bootmakers, smithy, tailors, dressmakers and many more. By 1881 there had been a dramatic decline in trade and handicraft and also the number of people working on the land.

However, the forge in Lucking Street remained active until 1950. It then became the studio of the composer Bernard Stevens. There is a commemorative plaque on the wall.



St. Giles pupils



St. Mary's House of Mercy quadrangle



Preparing to plough at Monks Lodge Farm



Crop gathering off Gestingthorpe Road

From the mid 19th century the population of Great Maplestead started to decline. The depression in farming and the decline in handicrafts were chiefly responsible for this. In 1851 the population was 462 by 1901 it was 387. The population at the 2011 census was 343. Although the population has declined the number of houses has increased. In 1861 there were 114 separate dwellings but by 2012 this had increased to approximately 150.

The village pub, the White Horse of Kent, was originally an alehouse built about 1835. It was a popular meeting place for residents until 1983 when the landlord retired. After the pub closed the Village Social Committee was founded to continue to provide social opportunities for the residents. The shop and post office closed around 1990. In a newspaper article of the time the owner blames the new 'poll tax', the additional costs of which made the establishment unprofitable.

In 1888-9 the Village Club was established by T.F. Miller who lived at Monks Lodge. As there was no suitable building available one had to be built. This is now called Library Cottage. The club and reading room created a lively social life for the village with various clubs hiring out the hall.

The village hall was opened in 1921 and still remains the focus of village clubs and social activities. Our daily lives may have changed but the village's rich heritage is the cornerstone of the community we live in.



The forge in the village smithy



Dynes Hall - Victorian era



Working horses



The view from Barrett's Hall – the grass triangle in the foreground with Long Fen, Church Street and St. Giles Church in the background

Landscape Character



Great Maplestead has beautiful, quiet, undulating countryside with a mixture of arable farming, pasture, rough grassland and scrub, hedgerows, trees, woodland and parkland. This substantial rural aspect is much valued by the residents.

It is located at the conjunction of the Colne River Valley, the Yeldham Farmland Plateau and the Wickham Farmland Plateau areas. The character generally is of rolling hills and rural aspect. There are large areas of fields used for agricultural purposes.

Great Maplestead is bordered by the River Colne on the south west, a tributary of which runs through the Parish. A large part of the more populated area of the Parish (most of Church Street, Lucking Street and Monks Lodge Road) lies between two arms of this tributary. The west of the Parish slopes down towards the River Colne.

St. Giles Church, in a dominating position at the top of the hill, gives panoramic views of houses and farms nestling in the landscape as per the pictures on these pages.

Note: there is an approximately 90° sector that is obscured by the St. Giles Church yew trees and is not shown. The pictures cover approximately 270°.





Geology

The surface geology of the Great Maplestead area is relatively recent and was formed during the ice ages. The underlying 'rock' is not exposed as it is in some areas e.g. chalk in the north west of Essex.

Sands and gravels were laid down by rivers prior to the arrival of the Anglian ice sheet some 450,000 years ago. The Anglian ice sheet covered the area and left a deposit of boulder clay, glacial gravels and erratic boulders when the ice retreated. Water from melting ice sheet eroded the clay in the valleys leaving till and exposed sand in some areas. Silt has since been deposited in the river valleys.

The most recent ice sheet, 18,000 years ago, reached the north of Norfolk and apart from changing river levels, did not have a major impact on the geology of the Great Maplestead area. However, the extremely low temperatures radically changed the flora and fauna. As temperatures rose when the ice retreated some 10,000 years ago, the vegetation slowly reverted to dense forest.

The varied land use we have today reflects the mixed surface geology of the area.



Countryside

Farming predominates with arable farming mainly taking place on the boulder clay on the higher, flatter ground, particularly on the northern side of the Parish. The main crops are cereals, rapeseed and sugar beet. The sides of the valley are mostly free draining, sandy soils. Sheep and cattle are grazed on some pasture with other areas occupied by horses. Some areas of wood and grassland are given over to managed game activities. Chicken rearing is not only carried out commercially, but is also a popular pastime for some parishioners.

The Parish has a peaceful and tranquil nature and is served only by minor roads. The use of the lanes for agricultural purposes becomes very evident at harvest time although the use for agricultural vehicles in general is a feature.

The rolling nature of the countryside gives splendid views across the valleys. In addition to public highways, a network of public footpaths and bridleways provide access for walking, horse riding and other recreational pastimes. There is also access to some pasture under Country Stewardship schemes.

The parkland around Dynes Hall is not only grazed by sheep and horses but also has been known to have magnificent highland cattle within its grounds. This ancient parkland has many fine trees, which can be viewed from the road and the footpath which passes through. Link Hills and Wallace's Plantation are two large areas of woodland. There are several other smaller areas including parts of Purls Hill Plantation and Chestnut Grove. As mentioned earlier owning and riding horses is a popular activity well suited to the rural setting. This results in local livery stables with horses being kept at several locations within the Parish.

The diverse and rural nature of the countryside makes it a habitat for a wide range of birds, mammals, insects and wildflowers. In addition to the areas under Country Stewardship Schemes, there are five registered "Local Wildlife Sites" (LoWS, see www.localwildlifesites.org.uk). These are St. Giles's churchyard, Link Hills, Link Hills North, Purlshill Grassland and Chestnut Grove. The registration as a LoWS does not give any rights of access for the general public; it is recognition of a site's nature conservation value. The grass verge at the bottom of Church Street is an Essex County Council (E.C.C.) Roadside Nature Reserve. There are also approximately 80 trees with preservation orders, the greatest density of these being in the vicinity of St. Giles Church. All contribute to the special landscape character of the countryside around Great Maplestead.



Country pursuits



Ploughing the land on Links Hill



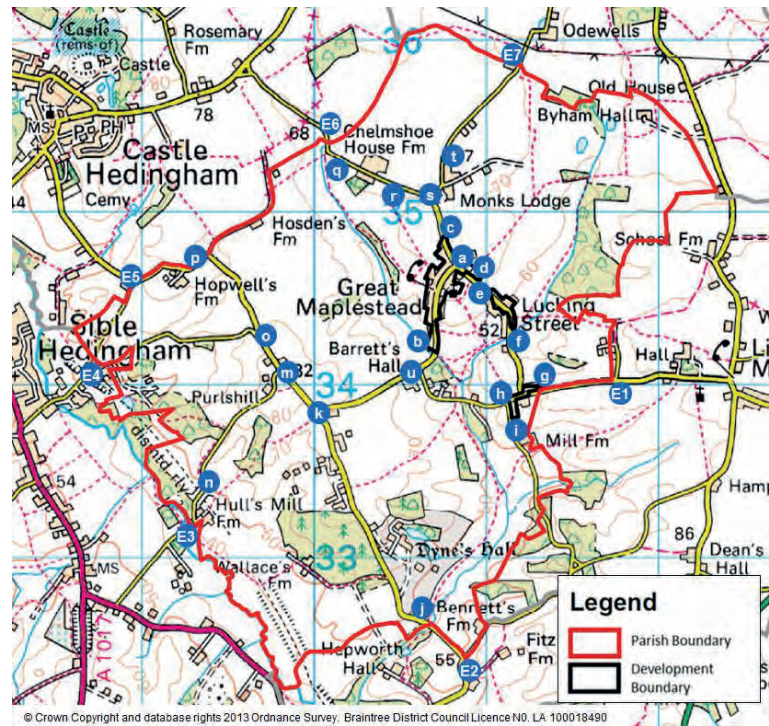
Agricultural vehicle on Lucking Street



Crop gathering off Church Street

Settlement Characteristics - Introduction

- The Parish covers a large area as indicated by the boundary in red and there are three development boundaries (formerly village envelopes) highlighted in black
- There are a number of small countryside¹ character areas and outlying dwellings
- The settlement's characteristics descriptions use the letters (a) to (u) and (E1) to (E7) in the blue circles to help define locations when required



Location identifiers

The centre of the Parish is usually regarded as the oak tree on the grass triangle (a), at the junction of Church Street, Monks Lodge Road and Lucking Street. This is between St Giles Primary School, the village playing field and the village hall, none of which are much more than 75 metres from this location. It is at the top of the Church Street development boundary, the main settlement area of the Parish. There are two other smaller development boundaries:

- Lucking Street
- Mill Lane and Toldish Hall Cottages

In the countryside there are four other smaller character areas:

- Dynes Hall Road
- Hulls Mill Lane
- Gestingthorpe Road and Polly Miles Lane
- Toldish Hall Road



Often regarded as 'the centre of the Parish'

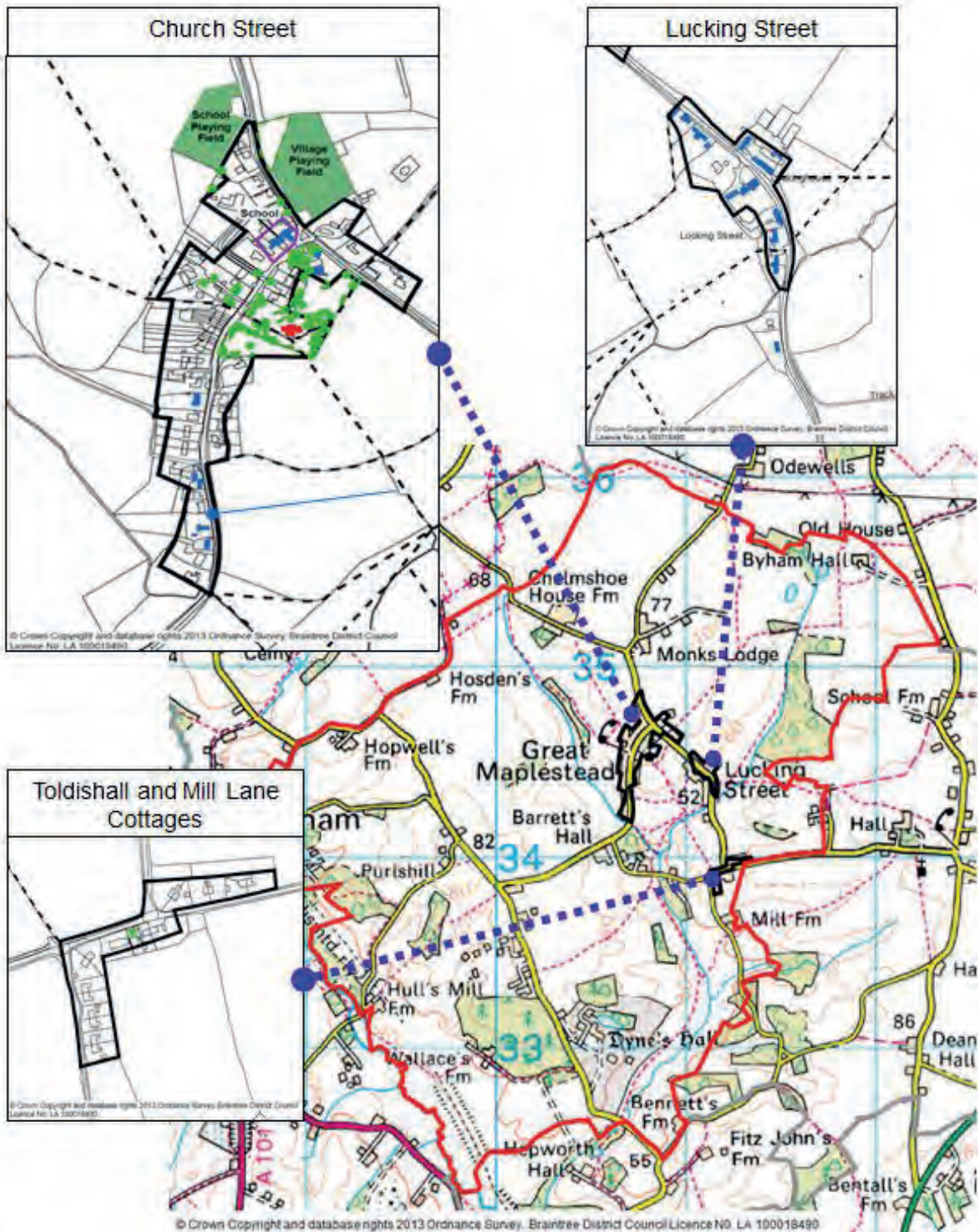
There are a number of other dwellings dispersed around the Parish, all of which contribute to the character of Great Maplestead.

The character areas have a general description then loosely follow a 'walk down the street' with photographs to provide visual references. Some of the illustrative photographs with reference to areas can be found in the section 'Images of Great Maplestead'.

Note: on the maps in the detailed character assessments that follow, the listed buildings are indicated by blue rectangles.

¹ Area outside 'development boundaries' (formerly village envelopes) is defined as countryside

Settlement Characteristics - The Development Boundary



Church Street, Monks Lodge Road (part) and Lucking Street (part)



Church Street and St. Giles Church



The Church Street development boundary

The main village development boundary consists of three sections, most of Church Street (a) to (b), part of Monks Lodge Road (a) to (c) and part of Lucking Street (a) to (d). This area contains approximately 45% of the Parish residential properties and represents the most populated area of the Parish. Key facilities in this area are the school, the Church, the village hall and village playing field.

Church Street

Church Street starts at (a), the centre of the village. It gently descends for 1/3rd of a mile to (b) then ascends towards the grass triangle at (u).

Its character is defined by the varied property styles that have evolved over many centuries, although 20th century buildings are predominant. There are a number of old buildings of which seven are listed, including the Grade I Church and one of the few thatched buildings in the Parish. It is generally developed on both sides of the road but parts of the lower section have fields on one side before becoming countryside on both sides from (b) to (u).



The old Vicarage, a classic Victorian residence



Larger detached dwellings on Church Street

Settlement Characteristics - The Development Boundary

Overall there are some fifty-seven houses on Church Street of which fourteen are set back or on narrow access driveways. There is a varied mixture of buildings, kept in character by the use of colour, render and gables. Most houses have a rural aspect in at least one direction. There are rolling landscape views towards Castle Hedingham and Little Maplestead.

On Church Street the older buildings have classic and distinctive features such as wooden window frames, stone and plaster walls and traditional chimneys. The newer buildings have brick or rendered wall construction with modern UVPC doors and windows. Some dwellings have off road parking with a mixture of gravel, brick, block or concrete standing areas or driveways. Gardens range from large to traditional cottage style, some with substantial tree content, contributing to the character of the area.

Trees soften the impact of the power lines and telegraph poles. Boundaries are marked by a mixture of hedges, timber fencing and old and new brick walls, some with flint. There are public footpaths in between buildings and along fields.

- At the centre of the village (a), there is an attractive school building which has a 19th century part and two 20th century extensions housing a large hall and two classrooms. The original vicarage with its more formal gardens is located opposite
- Descending Church Street there are a number of newer dwellings of larger house or chalet style, some of which are set back from the road at the end of private driveways. This section also contains the only commercial property, located behind the school. The Church and its churchyard are located at this point
- Opposite the churchyard is a row (split into two sections) of older cottages, ‘The Stone Cottages’ which are distinctive in their flint and brick construction. Their appearance has remained very recognisable for at least 130 years and the modern day picture in this section can be compared with the picture in the ‘History’ section. Adjacent to the Stone Cottages, there is a footpath accessing a rural walk towards Castle Hedingham where there are shops and public houses. This is a continuation of the footpath that passes through the churchyard. Although some residences have off street parking, it is generally lacking in this area
- The only public telephone box in the Parish is situated adjacent to a group of more modern properties of mid and late 20th century construction



Chalet style on Church Street



The Stone Cottages



Access to dwellings set back from Church Street with more modern dwellings



The former alehouse



15th Century dwelling - 'Old Timbers'

- Behind a flint and brick wall are the former village pub and a 15th century dwelling of traditional character
- Opposite are timber framed and plaster houses built in the early 1990's and a pair of semi-detached late Victorian houses are prominent features
- Following is a group of bungalows, mostly set back from the road with a driveway to the side, leading to a two story house and another bungalow, followed by fields
- Below is a 17th century cottage with associated buildings, which is the former slaughter house Ivy Cottage
- Towards the lower end of Church Street, there are a mixture of 20th century bungalows, 17th and 18th century cottages (see 'Images of Great Maplestead')
- Next there are four flats with gardens and parking at the rear and finally a modern bungalow, which has fields opposite and views to the Church, Luckinghouse Farm and lower Lucking Street. This completes this part of the development boundary
- Beyond here the road is bordered by large gardens and the ECC Road Side Nature reserve



Church Street with modern timber frame and plaster rendered houses to the left



Bungalows set back from the road



17th century cottage



The Flats



Leaving the Church Street development boundary

Lucking Street (part) and Monks Lodge Road (part)

Lucking Street and Monks Lodge Road are the crossing roads at the top of Church Street. This section covers from (d) on Lucking Street to the start of the school playing field (c) and is part of the main development boundary. The Lucking Street part (d) to (a) has three houses. The Monk Lodge Road part (a) to (c) consists of three bungalows and three two story dwellings.

This section has an open ambience with a number of low elevation dwellings and wide house spacing. The houses date from the 1880's to 2011. The area contains the village hall, village playing field with the school playing field close by. The area also borders on the gardens of the Old Vicarage, Monks Lodge and the school. The village playing field, with children's facilities, has pleasing backdrops of wooded areas and a hedged field. The school playing field sits just outside of the development boundary with agricultural fields on two sides.

- At (d) there is a dwelling with plaster rendering and in an elevated position with fields on three sides and visible from many parts of the Parish. This is adjacent to the village hall, which is also in an elevated position, with a black weatherboarding exterior. A public footpath crosses the road with access in a south westerly direction to the Church and in a north easterly direction towards Gestingthorpe Road or Wickham St. Paul. A new two story dwelling, set low, with shielding and a large garden area presents a modern design in this location. This is followed by a single story dwelling set in a larger garden
- In the middle of this section is the grass triangle, with the entrance to the village playing field and car park opposite. The glass recycling facilities are located here as well as one of the few street lights in the village
- Between the school and the school playing field there are three bungalows and three two story dwellings with painted plaster rendered walls. All these dwellings overlook the village playing field or wooded area. Outside the development boundary (from (c) onwards) the road continues to its junction with Polly Miles Lane and Gestingthorpe Road (s), passing the school playing field and both wooded and open field settings



New residence on Lucking Street (north)



Monks Lodge Road dwellings



Monks Lodge Road dwellings

Lucking Street (main part)

Lucking Street is approximately half a mile long running south downhill from Church Street, crossing a stream and then rising to Toldishall. The Lucking Street character area consists of the development boundary (e) to (f) and two dwellings just beyond, to the south of the stream. It is of great historic importance as nine of the eleven residences are Grade II listed and there are also five other listed structures which set the traditional character of this area.

Lucking Street is the principal route into the village from Little Maplestead. It is rural in nature, has no pavements or street lighting and is nearly all outside of the 30mph speed limit area. It is mainly lined by hedges, except for the house gardens, some of which are open to the road.

Others have picket fences or old brick walls. The houses are all on the west side of the road and have off road parking. They are well spaced out, at varying distances from the road and all back onto fields.

The verges are wide in places and in the vicinity of the houses the residents regularly cut the grass. There are a number of trees in the hedges and on the verges. The road winds and is narrow in places, particularly where it crosses the stream, where all road users and pedestrians need to take care.



The Lucking Street development boundary

- Descending from the village hall there is a fine view of Lucking Street and the surrounding area. The clusters of old buildings blend naturally into the landscape
- The countryside is a mix of arable fields, pasture, grassland, copses and woods. This is shown in the photograph at the bottom of page 22



Lucking Street

- The first building is The Smithy, which contained the old forge which closed in 1950 (see 'History' section). Adjacent to this is The Forge (a cottage) a painted plaster rendered building
- Next is Mossings, an impressive red brick house. The dormer windows are a common feature of many houses in Lucking Street



Mossings and The Forge with The Smithy in the background

Settlement Characteristics - The Development Boundary



Modern timber frame and plaster rendered house

- Further down the hill, there is a modern house, built in 2011, with a spacious garden and views across fields. It is in keeping with the other houses in Lucking Street with pitched roofs and painted plaster rendering
- Following is the farmhouse for Luckinghouse Farm, which is a prominent feature, the earliest part of which dates from the 14th or 15th century and had major extensions added in the 16th century. Close to the farmhouse is a listed former Oast House
- The farmyard is on the east side of the road. This includes three Grade II listed structures – a barn and two farm outbuildings and some modern structures
- Between the farmhouse and the stream are five cottages. Near the farm is a pair of farm workers/artisans style cottages, St. Giles and Lucking Cottages, which are close to the road
- Next is a thatched cottage, followed by two tiled roof cottages, all with painted plaster rendering, set a little further back from the road
- The last two houses in Lucking Street are immediately after the stream and outside the development boundary. The first is a 1970's flat roofed house of totally different character to the second, Maple Cottage, which is another artisan's cottage



The former village nurse's house



Luckinghouse Farm



The farmyard on the east of Lucking Street



Artisan style cottages



Thatched cottage in background with 2 painted plaster cottages

Settlement Characteristics - The Development Boundary

Ten of the houses have pitched roofs (one thatch, the remainder clay tiles), and where present, pitched dormer windows and porches. The houses are either rendered, the older ones being lathe and plaster, or brick. Many houses feature tall brick chimneys.

There are arable fields on both sides of the road leading down to the farm, after which there is pasture. Most of the fields adjacent to the stream at the bottom of the hill are traditionally maintained pastures under Countryside Stewardship schemes, which allow public access. Public footpaths lead into these fields on both sides of the road. There are also public footpaths off the road by the farmyard on the east, and by the old forge on the west side of the road.

The road up to Toldishall is flanked by an arable field on the east side, and rough grassland fields on the west. There are splendid views from Lucking Street of surrounding countryside, in particular of the Church, towards the woods and undulations of Link Hills to the east and of the rolling countryside to the west.



Maple Cottage with St. Giles Church in the background

<i>Listed structures on Lucking Street</i>	
<i>The Old Forge (renamed 'The Smithy' 2013)</i>	<i>18th century</i>
<i>Forge Cottage</i>	<i>17th or 18th century</i>
<i>Mossings</i>	<i>18th century or earlier</i>
<i>Luckinghouse Farm</i>	<i>14th or 15th century and 16th century extension</i>
<i>Oast House</i>	<i>Circa 1700</i>
<i>Barn</i>	<i>19th century</i>
<i>Farm Outbuilding</i>	<i>19th century</i>
<i>Farm Outbuilding</i>	<i>19th century</i>
<i>St. Giles and Lucking Cottages</i>	<i>17th century or earlier</i>
<i>Skippers</i>	<i>17th century or earlier</i>
<i>Croft & Brook Cottages</i>	<i>18th century or earlier</i>
<i>Maple Cottage</i>	<i>17th or 18th century</i>

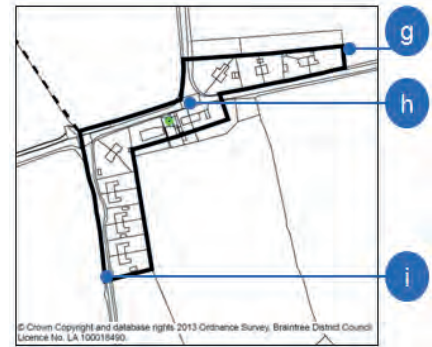


Lucking Street: The Smithy (left) descending to Maple Cottage (right), Toldishall Cottages in the far background

Church Road, Toldishall and Mill Lane Cottages

This character area and final development boundary consists of Church Road (which is the main road from Little Maplestead to Lucking Street), Toldishall and Mill Lane Cottages (g) to (h) to (i). There are eighteen dwellings flanking the roads. The dwellings in this character area are typically semi-detached, built in the middle of the 20th century (~1948), plus two later detached properties, one of recent build.

- The general setting is such that there is moderately tight spacing of the dwellings, but all properties have views to the front and rear over the countryside
- The houses on Mill Lane are all painted brickwork with UPVC windows and doors, usually white. Toldishall Cottages tend to be either brick with painted plaster rendering again with white UPVC doors and windows with one building having some wooden features
- There are excellent countryside views all round, access to fields, footpaths and open countryside. There is some off street parking for all properties



The Toldishall and Mill Lane Cottages development boundary



Modern dwellings



An in character extension



Dwellings at junction



Mill Lane Cottages

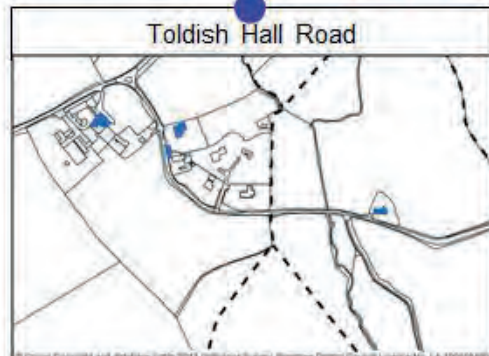
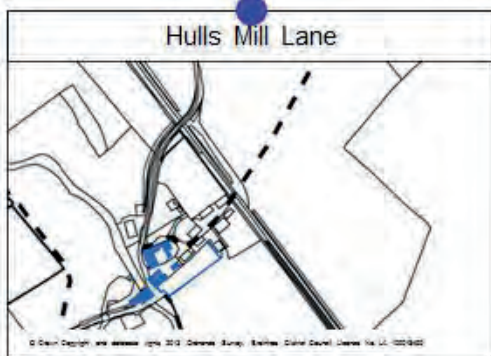
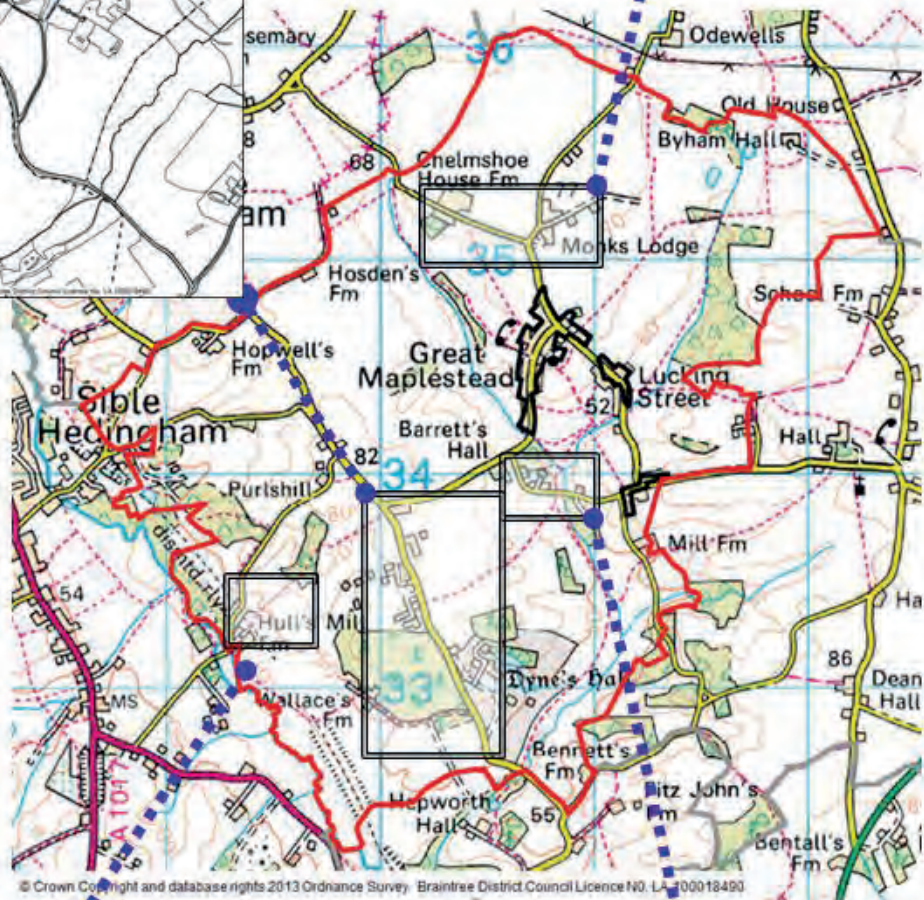
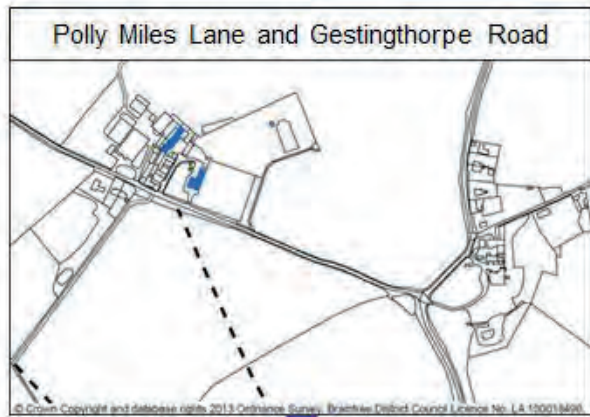


Toldish Hall Cottage dwellings



Toldish Hall Cottage dwellings

Settlement Characteristics - The Countryside



Dynes Hall Road



Dynes Hall

This character area is located on the western side of the Parish and runs from (j), north to (k) and forms part of the road from Does Corner (the Dynes Hall Road / Halstead Road junction) to Castle Hedingham. The road continues beyond (k), as Purl Hill and then beyond the junction with Hulls Mill Lane (m) as Sheepcot Road, through to the parish boundary at Alderford Street (E5).

Agricultural cultivation, pheasant rearing and game shooting, together with equestrian activities take place in the area.

- From its southern most point (j), it passes through countryside including fields for sheep and horse grazing. The road is tree lined and borders on a wood and the Dynes Hall Estate
- Dynes Hall is a significant 17th century Grade II* listed building set very well back from the road and well shielded by trees (see 'History' section)
- Beyond the entrance to the estate there are sparsely spaced dwellings, fields and woods



Map of Dynes Hall Road



Dwelling on Dynes Hall Road



Dwelling on Dynes Hall Road

- The majority of the residential properties are well spaced, as indicated on the map, with large gardens and are well shielded from the road with rural aspects front and rear. Typically, brick and plaster rendered walls are used



Dwelling on Dynes Hall Road

- There is a group of cottages of brick construction with red tile roofs, set well back from the road. This results in them having large gardens at the front combined with rural views
- One section of these properties has partially painted plaster walls



Style of brick construction cottages

- There are farm buildings followed by the cultivated fields of Hepworth Hall Farm, part of Dynes Hall Estate which extends to Purls Hill on the north and Toldish Hall Road, half a mile away to the east. These add to the nature of the area



Farm buildings and residence near Purls Hill junction

- At the junction with Purls Hill (k) there are three dwellings, one on Dynes Hall Road and two old cottages, with painted plaster rendering, set on Purls Hill
- From this point north there is a meandering country lane with wood and field surrounds. There are a few, sparse dwellings beyond this point through to the Parish boundary at Alderford Street (E5) and a very narrow lane to the Parish boundary at (E4)

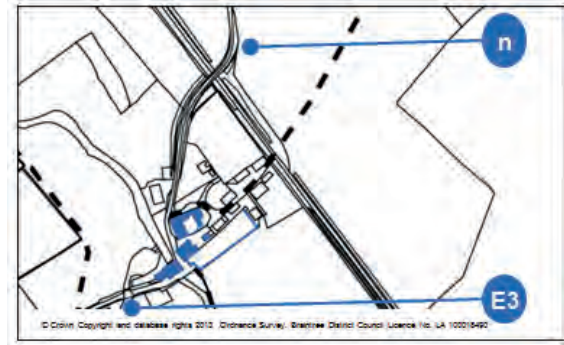


Dwelling on Dynes Hall Road at the Purls Hill grass triangle junction

Hulls Mill Lane

Hulls Mill Lane is single track, generally with banking on each side, and runs from the junction with Sheepcot Road and Purls Hill (m) to the ford at Hulls Mill (E3). The area has a strong rural element, as much of it is cultivated fields, grazing and woodland. At the top of Hulls Mill Lane are a few houses remote from the grouping at Hulls Mill.

- The Hulls Mill Lane character area, (n) to (E3), is located at the bottom of Hulls Mill Lane at the very west of the Parish and comprises of the four houses at the bottom of Hulls Mill Lane. It is adjacent to the River Colne which forms part of the boundary with the Parish of Sible Hedingham
- Two dwellings are listed along with three other structures. The most dominant being the substantial wooden structure of the 19th century, Hulls Mill. There are other weather boarded structures in the area
- In addition, there is the use of painted plaster rendering and brick in the dwellings
- One of the Parish's several farms is located in this area
- There is a strong rural aspect with access to walks through woods and along the river with views of the weir
- A cutting, of the now closed Colne Valley and Halstead Railway, runs through the area passing underneath the bridge at (n)



Map of Hulls Mill area



Hulls Mill



River Colne passing over the Hulls Mill weir



Weather boarded structure

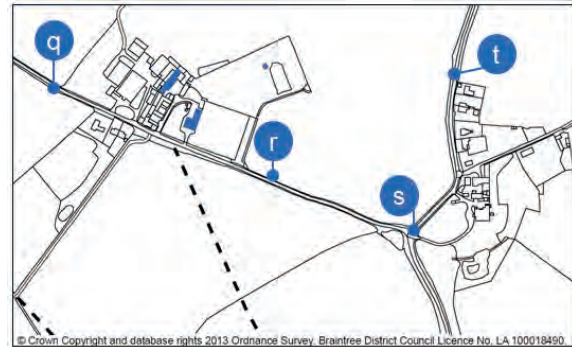


16th century painted plaster rendered dwelling

Gestingthorpe Road and Polly Miles Lane

This character area is to the north east of the Parish between (q) and (t) with two sections, one located on Polly Miles Lane and the other on Gestingthorpe Road.

- The Polly Miles Lane section, (q) to (r) comprises of a large Georgian style farm house, with a distinctive old brick wall, associated farm buildings and four dwellings. The lane is narrow, with passing places and has rural views. Some of the fields are cultivated and the remainder used for grazing. It is a rolling agricultural landscape with open views in all directions with some old hedges mixed in with established trees. Beyond (q) to the parish boundary at (E6) there are fields
- Monks Lodge can be found at the junction of Polly Miles Lane, Gestingthorpe Road and Monks Lodge Road (s)
- The Gestingthorpe Road section (s) to (t) is generally single track, with dwellings varying from Victorian cottages through to a house of 21st century construction. All have views over the fields towards Castle Hedingham and Little Maplestead
- Between the end of the settlement and the parish boundary, approximately half a mile north at (E7), it is open country, containing a few properties, with cultivated fields on both sides



Polly Miles Lane and Gestingthorpe Road



Monks Lodge



Georgian residence



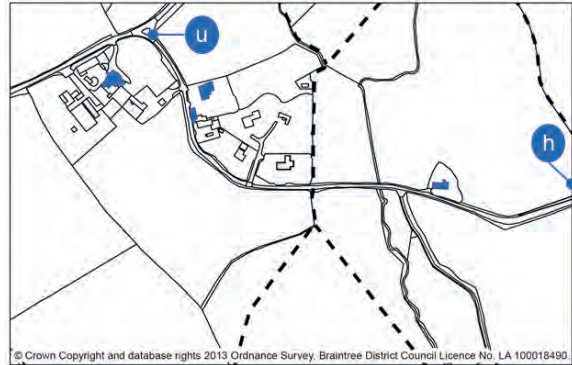
Farm residences



Gestingthorpe Road residences

Toldish Hall Road

The Toldish Hall Road character area is located to the south of the main village and extends from the grass triangle at the junction with Purls Hill and Church Street (u) to the junction with Mill Lane (h).



Toldish Hall Road

- It is narrow and is flanked by fields, trees and a small number of properties, typically set back from the road and shielded by trees and is regarded as having a peaceful nature, with undulating countryside and a mixture of farmland and woodland
- There are footpaths leading to and from the village, Dynes Hall Road and Mill Lane and views across the fields, both towards the Church and in the direction of Dynes Hall, although the latter is only visible when the adjacent footpath has been traversed for some quarter of a mile
- In this extended area there are dwellings ranging from 15th century to the 20th century, three of which are listed together with a barn that was once a school
- The majority of both old and modern dwellings are well shielded from the road, unobtrusive in aspect, have larger gardens with good tree coverage and have fields adjacent. The boundaries are either old brick walls (some including flint elements) or soft hedging
- The older buildings have pre-Georgian and Georgian style architecture, wooden window frames and doors, stone, plaster or brick and flint walls in keeping with their age
- Key buildings towards the top of Toldish Hall Road are Barrett's Hall, a Georgian style building and associated outbuildings, with a heritage dating back to the 16th century, and opposite, the 16th century Wardens Lodge and a 18th or 19th century barn



Barrett's Hall



The old Warden's Lodge



Listed barn

- Behind the brick wall, that was once part of the St. Mary's House of Mercy, (see 'History' section), is the original Coach House. Both the house and wall were built in the middle of the 19th century. The house has modern UVPC doors and windows



St Mary's Coach House

- Behind the continuation of the old wall are four modern dwellings. The construction of which date from the mid 1960's to the late 1980's
- Three of these houses are of brick and one of weatherboard construction, all with pitched roofs. They have UVPC style doors and windows in keeping with the modern era
- All the properties have generous gardens resulting in a spacious feel



A modern style residence

- This pretty cottage is one of the few thatched dwellings in the Parish and the only one in this area



Thatched cottage

- The old St. Mary's wall is a noticeable feature of this area



The lower section of St Mary's wall

Other areas

There are a number of properties distributed around the Parish, set in countryside locations other than those already commented on. They are typically older properties of which a number are listed. Some are presented pictorially below.



Farm buildings



Modern residential property



Building features



Building features



Farm buildings



Older residential property



Farm building



Modern residential property