



Stisted Design Guide

Baseline Report

June 2021

This report has been produced by AR Urbanism on behalf of Stisted Parish Council, to support the production of the Stisted Neighbourhood Plan

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Status	Author	Date
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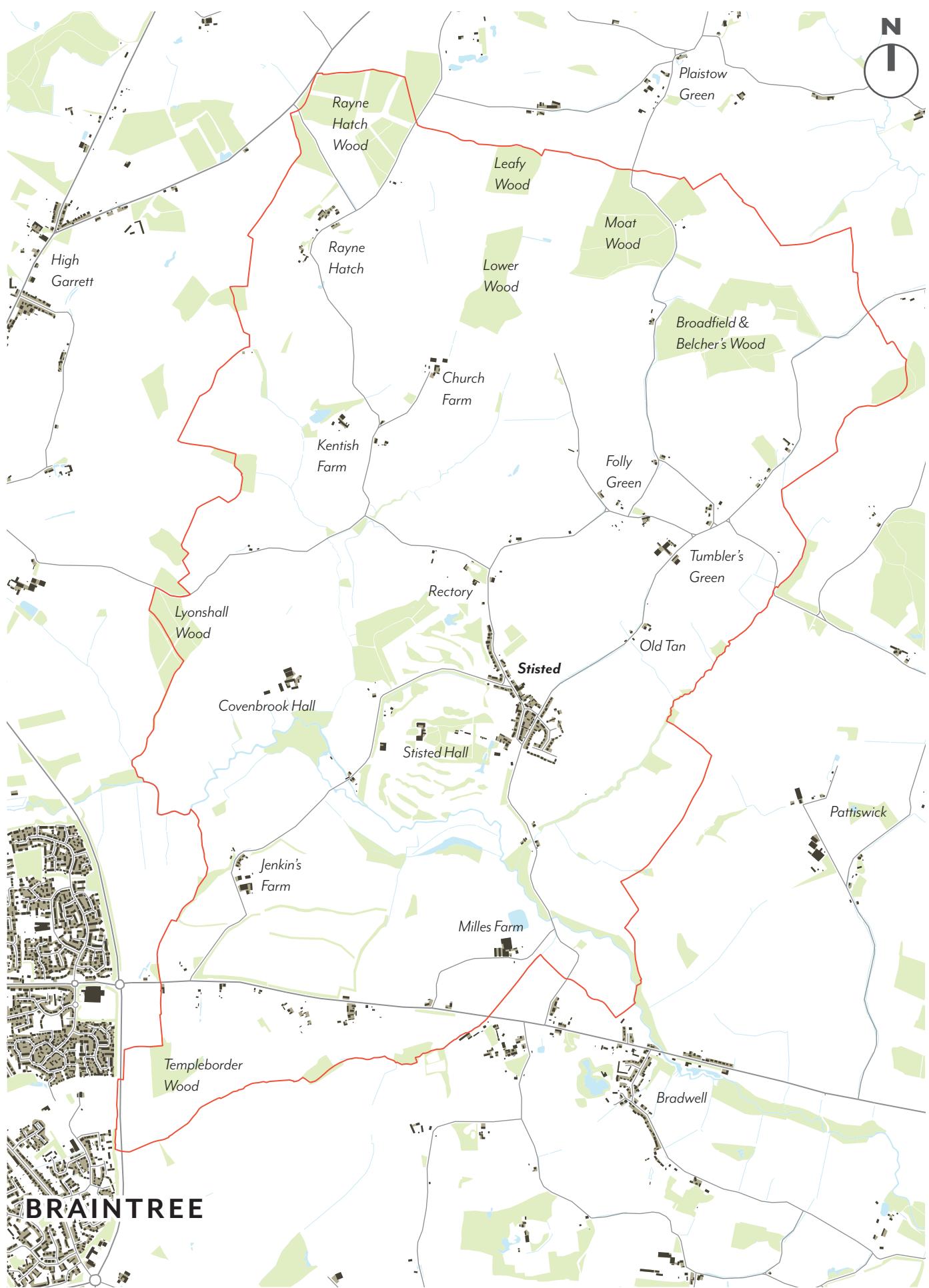


Figure 1: Stisted Parish, 1:25000

Introduction



This Stisted Townscape Analysis forms the baseline for a Stisted Design Guide. This is being prepared to support the production of the Neighbourhood Plan which is led by Stisted Parish Council. The designated Neighbourhood Plan area encompasses the whole of the Parish of Stisted, which is a large rural area in Braintree District Council, to the north-east of Braintree. The Neighbourhood Area was designated on the 20th of November 2017.

Stisted Parish contains the village of Stisted, with a range of smaller hamlets and farms. The landscape is agricultural with significant woodlands. The River Blackwater runs through the Parish, served by the Coven Brook which runs north-south through the Parish. These rivers and brooks are responsible for much of the landscape character of the Parish.

The nearby town of Braintree is a significant settlement serving a wide area of mid-Essex. Braintree provides numerous services for Stisted, and hosts its nearest train station. The A120, connecting Braintree to the A12, runs through the south of Parish.

This townscape analysis studies the physical form of the village, understanding its underlying architectural patterns and forms. This includes an appreciation of heritage, landscape, open spaces, built form, materials and streets. This analysis also considers current development pressure in the village and the form this has taken, both in approved, withdrawn and rejected planning applications. While there are no major developments planned in Stisted currently, the townscape analysis considers the impact of smaller incremental change on the character and integrity of the village.

Key:-

Parish Boundary

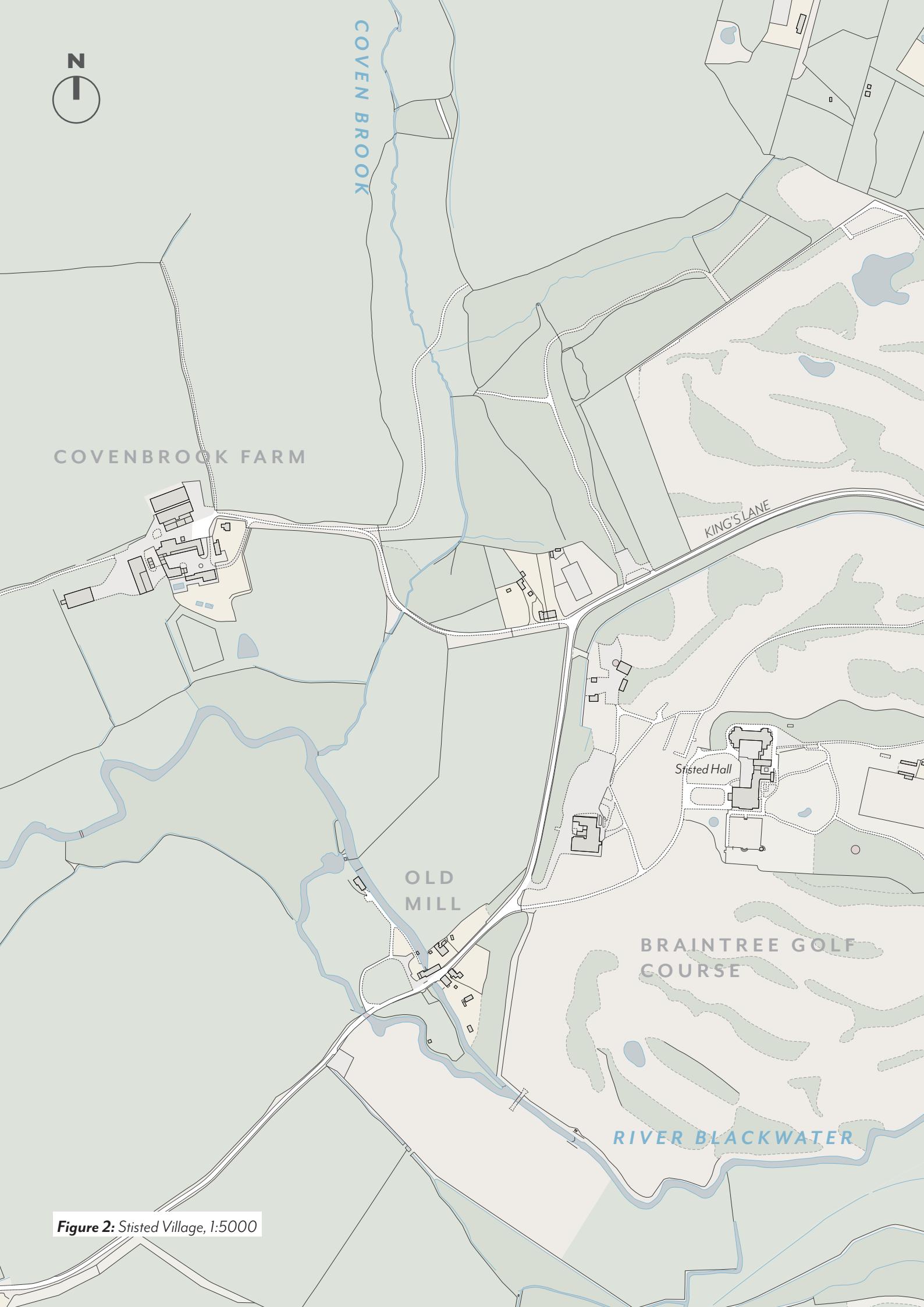


Figure 2: Stisted Village, 1:5000

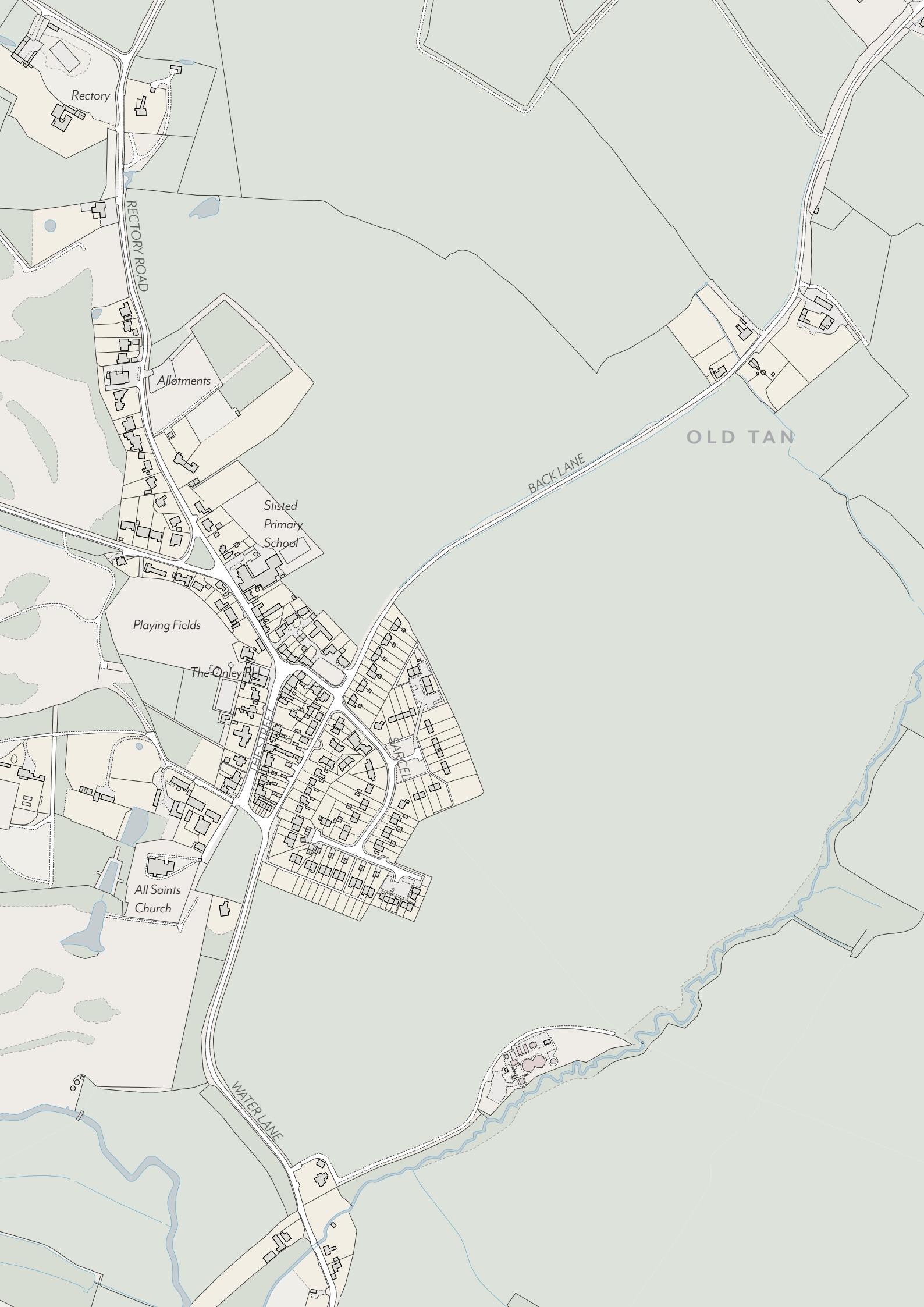




Figure 3: Structure of Stisted, 1:5000

Structure

Stisted is a beautiful and historic village nestled within the Essex countryside. Accessed through tree-lined country lanes, its tranquil atmosphere belies its proximity to the larger town of Braintree (only a 10 minute drive away). The village sits upon a slight hill, its landscape sculpted by the River Blackwater which runs to along its southern extent.

Stisted sits adjacent to the parkland of Stisted Hall, which has been transformed into the Braintree Golf Club. The village arrangements follow numerous examples of land estates, with a small hamlet on the outskirts of a landscaped parkland supporting the functions of the landed estate. The historic core of the village is concentrated along the Street and around All Saint's Church which acts as the boundary between the former Stisted Hall parkland and the village proper.

Stisted has a rich architectural legacy, through the patronage of former lord of Stisted Hall, Onley Savill-Onley, who commissioned a range of buildings in the village, as well as the restoration and expansion of the church. His architectural legacy can be seen in a series of flint buildings as well as numerous half-timbered houses, many with extravagant and ornamental brick stacks in a neo-Tudor style. These buildings bring much of the character of Stisted and are a key distinguishing feature of this village.

While the main village is small and compact, it exists within a constellation of smaller satellite building groups around. This includes Old Tan to east, the former Rectory to the north, and the Old Mill along the River Blackwater at the south-western corner of Stisted Hall.

The village's services include the Montefiore Institute, which includes a community run shop, the Onley pub, a primary school, and a well used village hall with a large space for events. Opposite the village hall is a community orchard and allotments.

A portrait of the residents of Stisted, taken on the occasion of the millennium on the village green



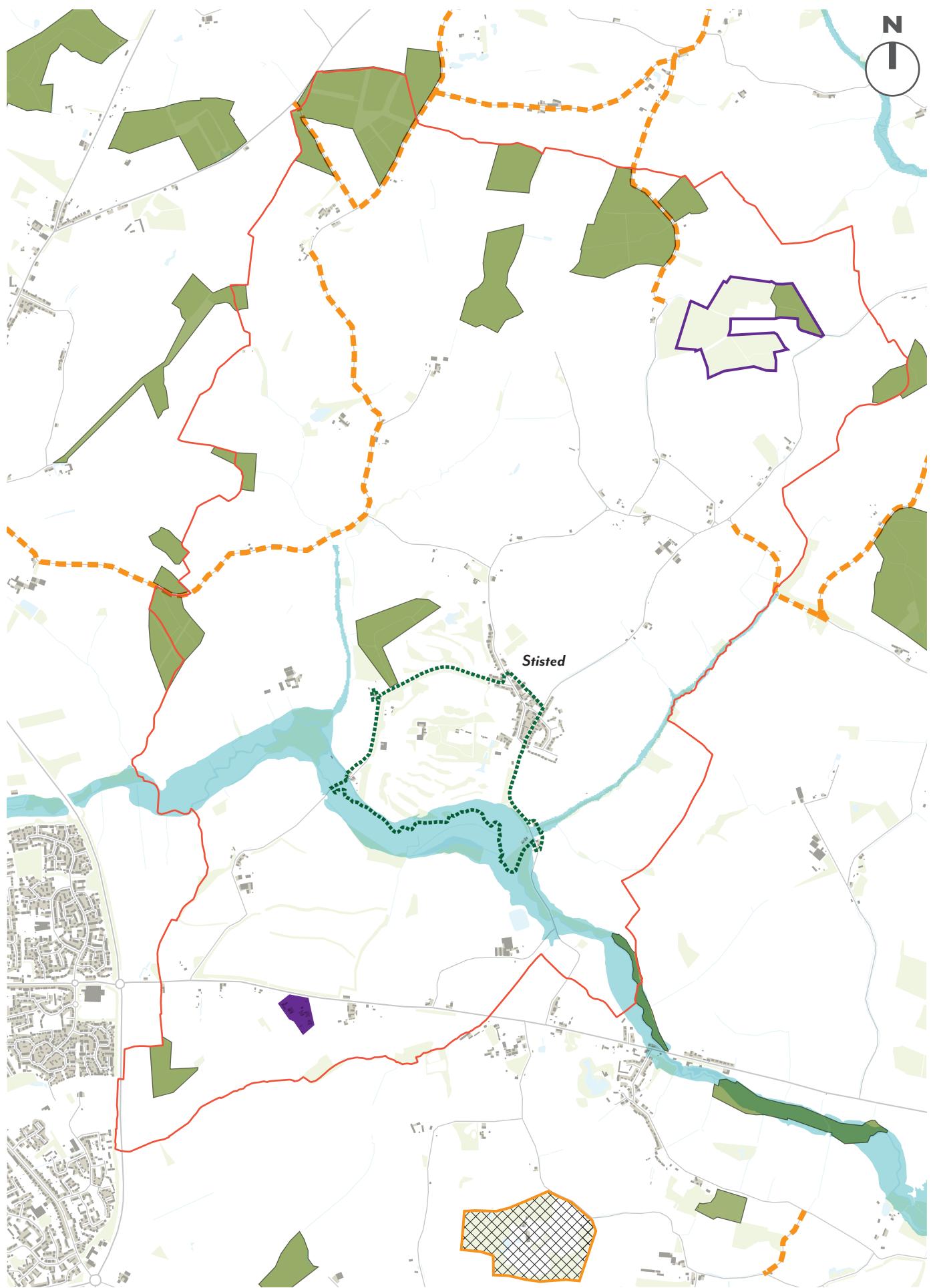


Figure 4: Braintree Adopted Local Plan, Policies Map (excerpt) 1:25000

Planning

Context

The Neighbourhood Plan area is congruent with the Stisted Parish boundary. The Stisted Parish Council is the authority for the development of the Neighbourhood Plan, as well as holding some planning responsibilities of its own in its capacity as a Parish Council. The Parish itself lies entirely within Braintree District within the County of Essex. Braintree District Council is the local planning authority, with responsibility for the development, management and enforcement of the Braintree Local Plan. Overriding these layers of planning control lies the National Planning Policy Framework (NPPF), which sets out the government's planning policies for England and how these are expected to be applied. This includes policies around the content and application of Local Plans and Neighbourhood Plans.

Neighbourhood Planning was introduced under the 2011 Localism Act, to enable communities to play a stronger role in shaping the areas in which they live, work and play. Neighbourhood Plans are significant expansions on the previous forms of Parish, Village or Town Plans by virtue of forming part of the Local Planning Authorities development framework when adopted. As such, they have a material weight in the deciding of planning applications within their defined areas. However, it is important to note the requirement for Neighbourhood Plans to be in general conformity with the strategic policies of their relevant Local Plan.

Key:-

- Parish Boundary
- Conservation Area
- Flood Risk Zones 2-3
- Local Wildlife Site
- SSSI
- Historic Park or Garden

National Policies & Guidance

National Planning Policy Framework

The National Planning Policy Framework (NPPF) provides the overriding structure for planning within England. It sets out the Government's planning policies for England and how these should be applied, and it provides a framework within which locally-prepared plans for housing and other development can be produced. The Framework was most recently revised on the 19th of February 2019.

Underpinning the NPPF is a presumption in favour of sustainable development (paragraph 11) which considers sustainability as both an economic, social and environmental objective. Under the NPPF, Neighbourhood Planning has a role in influencing local planning decisions as part of the non-strategic policies of the statutory development plan, but should not be used to promote less development than set out in the statutory development plan's strategic policies (paragraph 29).

Of these, Chapter 12 is of most relevance to this Design Guide, as it outlines that good design is fundamental requirement in achieving sustainable development. Applications for developments of poor design that fail to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design guides in plans, should be refused (paragraph 130). Chapter 12 also outlines 6 key tests of achieving well-designed places (paragraph 127).

These include ensuring that developments:

- 'will function well and add to the overall quality of the area'
- 'are visually attractive as a result of good architecture, layout and appropriate and effective landscaping'
- 'are sympathetic to local character and history'
- 'establish or maintain a strong sense of place'
- 'optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development'
- 'create places that are safe, inclusive and accessible and which promote health and well-being'

National Design Guide

The new National Design Guide, published in October 2019, sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government's collection of planning practice guidance. The Guide provides a structure that can be used for the content of local design guides, and considers ten characteristics of well-designed places.

Building for Healthy Life

Building for Healthy Life is the 2020 update to Building for Life 12, an industry standard for improving the design quality of homes and neighbourhoods. It is endorsed by the government and specifically mentioned as an appropriate standard for good design within the NPPF (Ch 12, para 129). Building for a Healthy Life is structured around 12 criteria which can be used to assess proposals and structure discussion around proposed development. These criteria are grouped into three themes:

Integrating into the neighbourhood

- Natural connections
- Walking, cycling and public transport
- Facilities and services
- Homes for everyone

Distinctive Places

- Making the most of what's there
- A memorable character
- Well defined streets and spaces
- Easy to find your way around

Streets for all

- Healthy streets
- Cycle and car parking
- Green and blue infrastructure
- Back of pavement, front of home

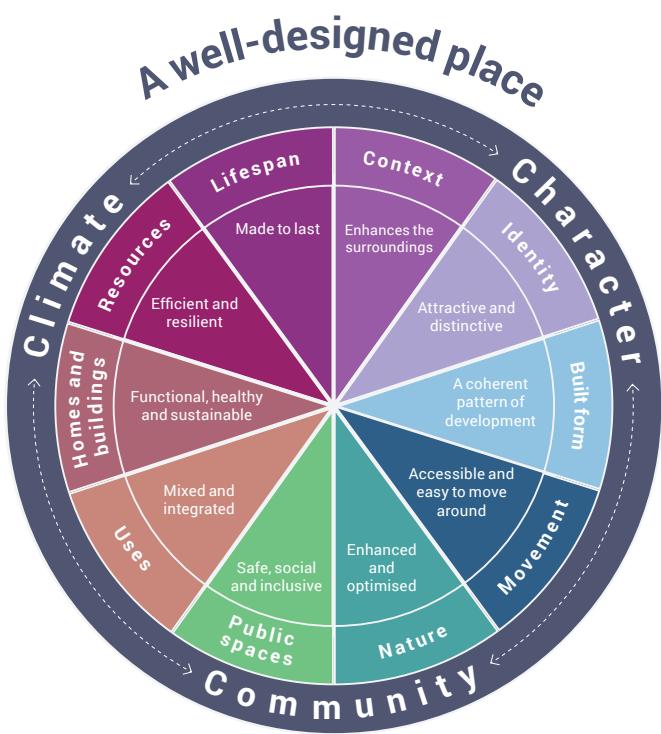


Figure 5: National Design Guide - 10 characteristics

Braintree Local Plan

The Local Plan 2013-2033 is a document in 2 sections which will include all major planning policy for Braintree District. Once adopted it will replace both the Core Strategy (2011) and the Local Plan Review (2005). Both Sections were submitted to the Planning Inspectorate in 2017.

Section 1 is a strategic plan for North Essex. It was adopted by Braintree District Council in February 2021. It is shared with Colchester and Tendring Councils and covers all three authorities. Section 1 has replaced a number of the strategic policies contained within the Braintree District Core Strategy, adopted in 2011. Section 2 contains policies, maps and sites for development, housing, employment, regeneration within Braintree District Council. Section 2 examination is taking place in summer 2021.

The Braintree District Local Plan Review (2005) and Core Strategy (2011) will both be replaced in full on the formal adoption of Section 2 of Local Plan - which contains further specific local policies and proposals applicable to the Braintree District only.

Local Plan 2013-2033: Section 1 (2021)

Section 1 (adopted) of the emerging Local Plan 2013-2033 contains some policies of relevance to general development design in Stisted. This is primarily captured in *Policy SP 7: Place Shaping Principles* (p.44) which requires that 'all new development must meet high standards of urban and architectural quality' and highlights the role of design guidance documents, prepared in consultation with stakeholders, as a means to support this objective. Identified place shaping principles that development should follow include:

- respond positively to local character and context to preserve and enhance the quality of existing places;
- provide buildings that exhibit individual architectural quality within well-considered public and private realms;
- protect and enhance assets of historical or natural value;
- Incorporate biodiversity creation and enhancement measures;

- Create well-connected places that prioritise the needs of pedestrians, cyclists and public transport services above use of the private car;
- Provide a mix of land uses, services and densities with well-defined public and private spaces to create sustainable well-designed neighbourhoods;
- Enhance the public realm through additional landscaping, street furniture and other distinctive features that help to create a sense of place;
- Provide streets and spaces that are overlooked and active and promote inclusive access;
- Include parking facilities that are well integrated as part of the overall design and are adaptable if levels of private car ownership fall;
- Provide an integrated and connected network of biodiverse public open space and green and blue infrastructure, thereby helping to alleviate recreational pressure on designated sites;
- Include measures to promote environmental sustainability including addressing energy and water efficiency, and provision of appropriate water and wastewater and flood mitigation measures including the use of open space to provide flora and fauna rich sustainable drainage solutions;
- Protect the amenity of existing and future residents and users with regard to noise, vibration, smell, loss of light, overbearing and overlooking.

Local Plan 2013-2033: Section 2 (Draft)

Section 2 of the emerging Local Plan 2013-2033 has been submitted to the Planning Inspectorate on the 9th October 2017 along with minor modifications made post consultation. Section 2 is yet to be formally adopted but is at an advanced stage so should be given weight in decision-making, subject to their stage of preparation, the extent which there are unresolved objections to relevant policies, and their degree of consistency with the policies of the National Planning Policy Framework. All policy maps for Stisted included within the

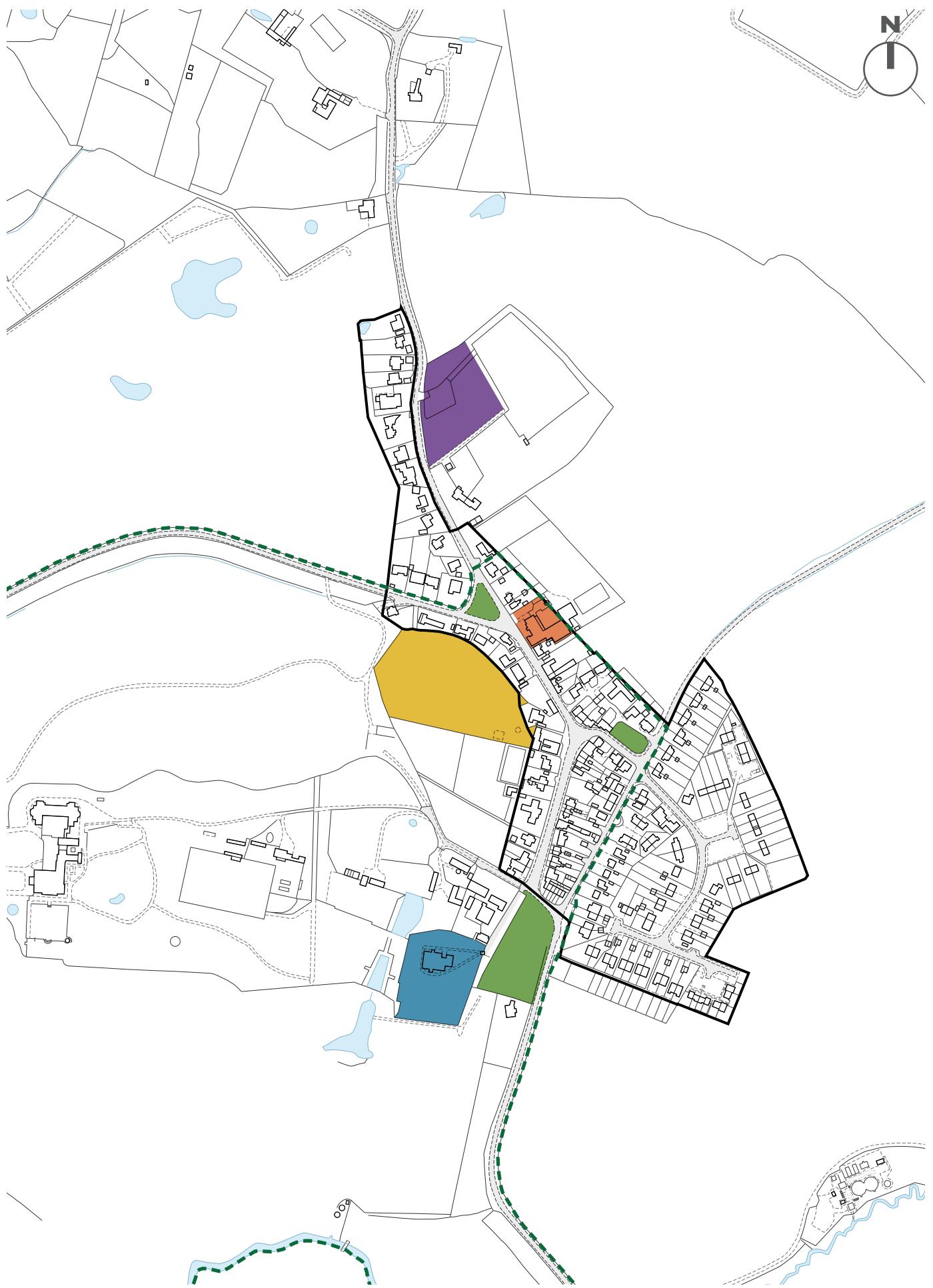


Figure 6: Stisted, Pre-submission Site Allocations - 1:5000

Design Guide are based on those prepared for Local Plan 2013-2033: Section 2 (specifically the Policy Map Inset 58 for Stisted).

Within the emerging policy, Stisted is designated as a 'third tier' village where 'when considering the tests of sustainable development, these will not normally be met by development within a third tier village'. In terms of design, several emerging policies have particular relevance to Stisted and its emerging Neighbourhood Plan. The following captures key policies relating to design that has informed the content and approach of the Stisted Design Guide. These include:

- *Policy LPP1: Development Boundaries*
- *Policies LPP 8-9: Rural Enterprise & Tourist Development*
- *Policies LPP 33-43: Housing*
- *Policies LPP 44-46: Transport and Infrastructure*
- *Policies LPP 50-51: Creating Better Places*
- *Policies LPP 53-54: Healthy and Active District*
- *Policy LPP 55: Layout and Design of Development*
- *Policy LPP 56-62: Conservation Areas & Heritage Assets*
- *Policies LPP 64-66: Community Facilities*
- *Policies LPP 67-72: Natural Environment & Green Infrastructure*
- *Policy LPP 75 & 77: Renewable energy*
- *Policies LPP 78-80: Flood Risk & Surface Water Drainage*
- *Policy LPP 81: External Lighting*

Key:-

	Village Envelope
	Conservation Area
	Visually Important Open Space
	Formal Recreation
	Allotments
	School
	Cemetery/Churchyard

Existing Core Strategy (2011)

The existing Braintree Local Development Framework Core Strategy provides policies for Braintree District through the period 2011-2026. Stisted is defined as an 'other village' within the hierarchy of place, above 'the countryside' and below 'key service villages' such as nearby Cogleshall and Earls Colne (p.31). The preferred spatial policy for growth in Braintree seeks to concentrate new developments within the Main Towns and Key Service Villages, while preserving and enhancing the character of the rural areas by supporting such development that is needed to make settlements and the rural economy more sustainable while protecting and enhancing the natural environment (p.33). Within villages such as Stisted, there is a presumption that any development should be of a scale and type to cater for purely local needs and within development boundaries (4.2.1, p.35).

Several of the core strategy policies have particular relevance to Stisted and its emerging Neighbourhood Plan. The following capture the key parts of key policies with particular relevance to Stisted:

- *Policy CS1: Housing Provision and Delivery* - The delivery of new dwellings proposed for development in 'other villages' will be located on previously developed land. A minimum of 300 dwellings in the period of 2009-2026 have been identified for delivery in 'other villages'
- *Policy CS2: Affordable Housing* - Affordable housing provision to be directly provided by the developer within housing schemes with a target of 40% affordable housing provision on sites in rural areas with a threshold of 5 dwellings or 0.16ha.
- *Policy CS5: The Countryside* - Development outside village envelopes will be strictly controlled to uses appropriate to the countryside.
- *Policy CS7: Promoting Accessibility for All* - The Council will work with partners to improve accessibility to reduce congestion and the impact of development upon climate change. Sustainable travel links will be improved, including provision of and contribution for cycling, walking and quality bus partnership. The promotion of community based initiatives such as car pools will be encouraged.



- **Policy CS8: Natural Environment and Biodiversity** - All development proposals will take account of the potential impacts of climate change and ensure the protection and enhancement of the natural environment. Development should protect the best and most versatile agricultural land. Development must have regard to the character of the landscape and its sensitivity to change.
- **Policy CS9: Built and Historic Environment** - The Council will promote and secure the highest possible standards of design and layout in all new development and the protection and enhancement of the historic environment in order to: respect and respond to the local context where development affects the setting of historic or important buildings and conservation areas; promote the contribution that historical assets can make towards driving regeneration, economic development, tourism and leisure provision; create environments which contribute towards the quality of life in all towns and villages; incorporate the principles of sustainable design and construction in accordance with recognised natural standards; be capable of meeting the changing future needs of occupiers; promote the sympathetic re-use of buildings, particularly where they make a positive contribution to the special character of the local environment, and can contribute to the delivery of sustainable development and regeneration.
- **CS10: Provision for Open Space, Sport and Recreation** - The Council will ensure that there is a good provision of high quality and accessible green space by: retaining existing sports facilities, green spaces, allotments, and open space used for amenity, recreation or sports, unless given good reason; require new developments to make appropriate provision for publicly accessible green space or improvement of existing accessible green space subject to standards; and seek to maintain, improve and expand the network of green corridors and broaden the range of opportunities for recreational pursuits within the corridors, including the intensification of sites of accessible natural green-space where appropriate.

Relevant SPDs

In addition to the existing Core Strategy, there exist a number of SPDs that form an additional part of Braintree's Local Plan. Several of these have relevance to design guidance for Stisted, including:

- External Artificial Lighting SPD
- Open Space SPD
- Parking Standards Design and Good Practice
- Essex Design Guide

Of these SPDs, the Essex Design Guide provides the most detailed and general design guidance for development. The Essex Design Guide was originally drafted in 1973 by Essex County Council. It has been updated several times, including in 2005 (which is the edition referred to in the SPD), as well as in 2018 by the Essex Planning Officers Association. The Design Guide itself provides detailed guidance on features including:

- Architectural details
- Development layout
- Streets and roads
- Highways technical design
- Built context, and more

It is not the intention of the Stisted Design Guide to repeat much of this guidance provided by the Essex Design Guide. Rather, the Stisted Design Guide seeks to enhance and amplify existing guidance, while providing more locally specific guidance in line with the ambition and vision of Stisted Parish Council.

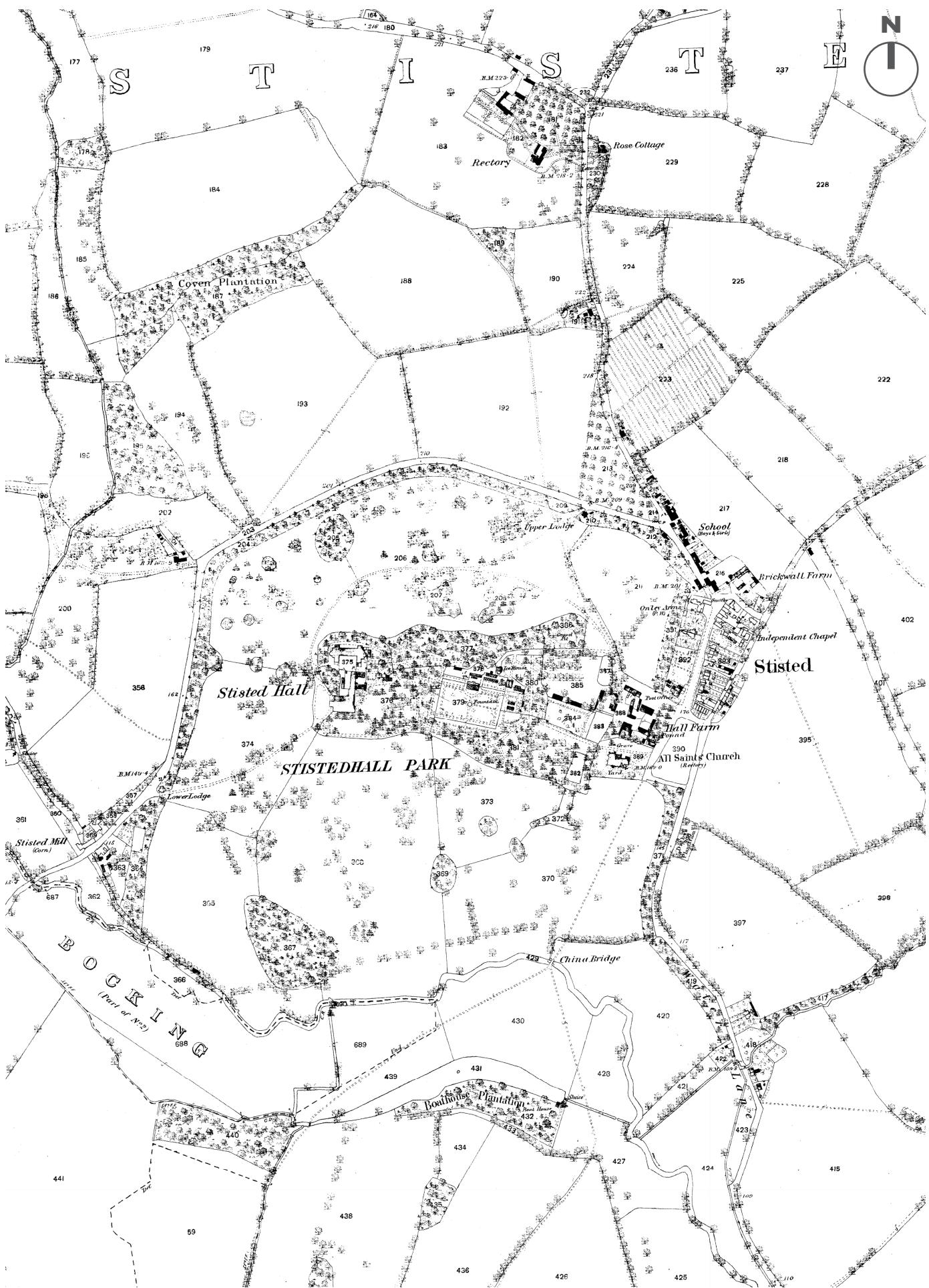


Figure 7: Stisted, 1898 - NTS

Historic Development

Origins and Development

Stisted is an ancient village whose presence can be traced back over a thousand years. Recent archeological investigation on Rectory Road has revealed evidence of both Medieval and Bronze Age settlement. The earliest recorded instance of Stisted (as Stigestede), between 1042 and 1066, was through a charter giving the manor to Christ Church Canterbury, by Earl Godwine and Wulfgyth, widow of Ælfwine¹. The village is recorded in the Little Domesday book as ‘Stiesteda²’, coming from the Anglo-Saxon for ‘place of nettles³’.

Stisted Parish Church is the oldest structure in the village, with parts dating from the late 12th century. The church was expanded in the 13th and 14th century, with a substantial restoration in the 19th century, where the south tower was rebuilt and the north and south porches added⁴. The Rectory is located some distance away to the north of the village, at the intersection of Rectory and Madgements Road

As a former manor, Stisted would have been an agricultural holding supported by a small community in and around the original manor house. As an estate, the village and surrounding lands were passed on, through inheritance and gift. After the Dissolution of Christchurch in 1539, the manor was granted to the Dean and Chapter of Canterbury in 1542. In 1545 it was granted to Sir Richard Rich. In 1549 it was conveyed to Thomas Wiseman of Great Waltham. Onley the son of Charles Hervey alias Charles Saville Onley demolished the house and built the present hall to the west about 1825⁵.

The new hall reflected a more contemporary interpretation of the English country house, featuring an elegant Palladian style, and extensive landscaping, in the English Picturesque manner, of a surrounding parkland including both woodland, and more formal gardens to the east of the house. Charles Saville Onley was a significant architectural patron for the parish, undertaking significant restoration and enhancements to the church, as well as building numerous structures in the village in a ‘cottage ornee’ style, feature extravagant chimneys designed by his builder Thomas Watts, and elegant half-timbering and decorative barge-boards.

Today, Stisted Hall is a residential institution (the Prince Edward Duke of Kent Court care home) run by the Royal Masonic Benevolent Institution. The parkland have been transformed into Braintree Golf Club, after relocated in 1971 from the outskirts of Braintree to its current location.

The more formal parkland of Stisted Hall was bounded by King’s Lane to the west and north, the Street and Water Lane to the east, and the River Blackwater to the south. An axis between the Hall and the Church by the Street collected a range of different uses including more formal gardens, a lime walk, and Hall Farm agricultural buildings. This provided more ‘working’ or service entrances between the village and the Hall, with more substantial formal entrances to the Hall along the north and west of the park, along King’s Lane. The 19th century OS map of Stisted shows substantial agricultural activity around Stisted, as well as significant orchards and forestry activity through named plantations. The wider economy of the village is augmented by the remnants of the Old Mill along the River Blackwater by King’s Lane, as well as in the small satellite of structures to the east named Old Tan, and reflecting the former location of tanning activities.

The village has featured significantly in the poetry of Andrew Motion, who lived in Stisted as a child.

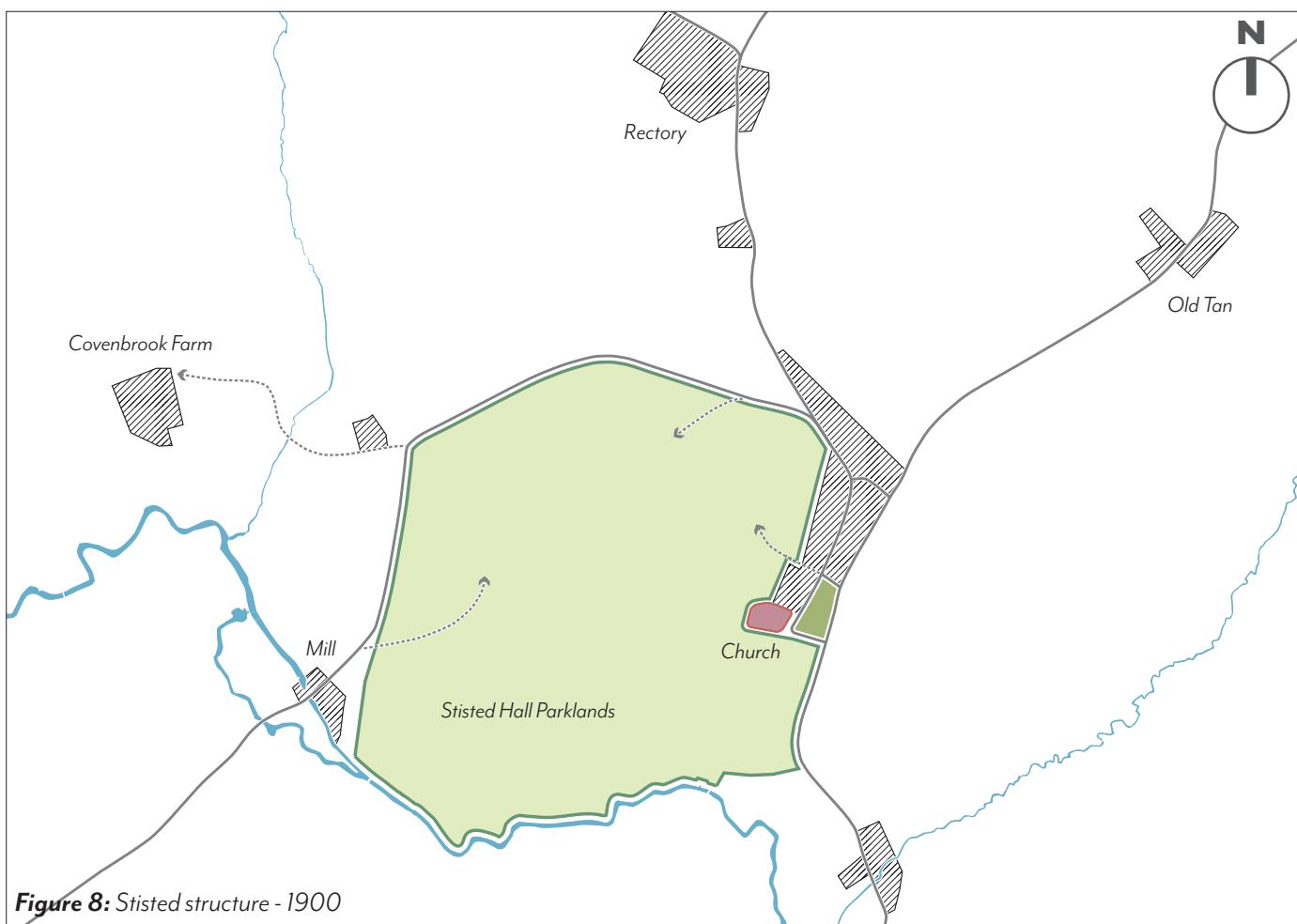
1 https://discovery.nationalarchives.gov.uk/details/r/b358df47-e276-478b-b385-f23fe0874e01

2 https://discovery.nationalarchives.gov.uk/details/r/D7296414

3 https://www.essex.ac.uk/history/esah/essexplacenames/Books/Stisted.doc

4 https://www.british-history.ac.uk/rchme/essex/vol3/pp210-212

5 Ibid.

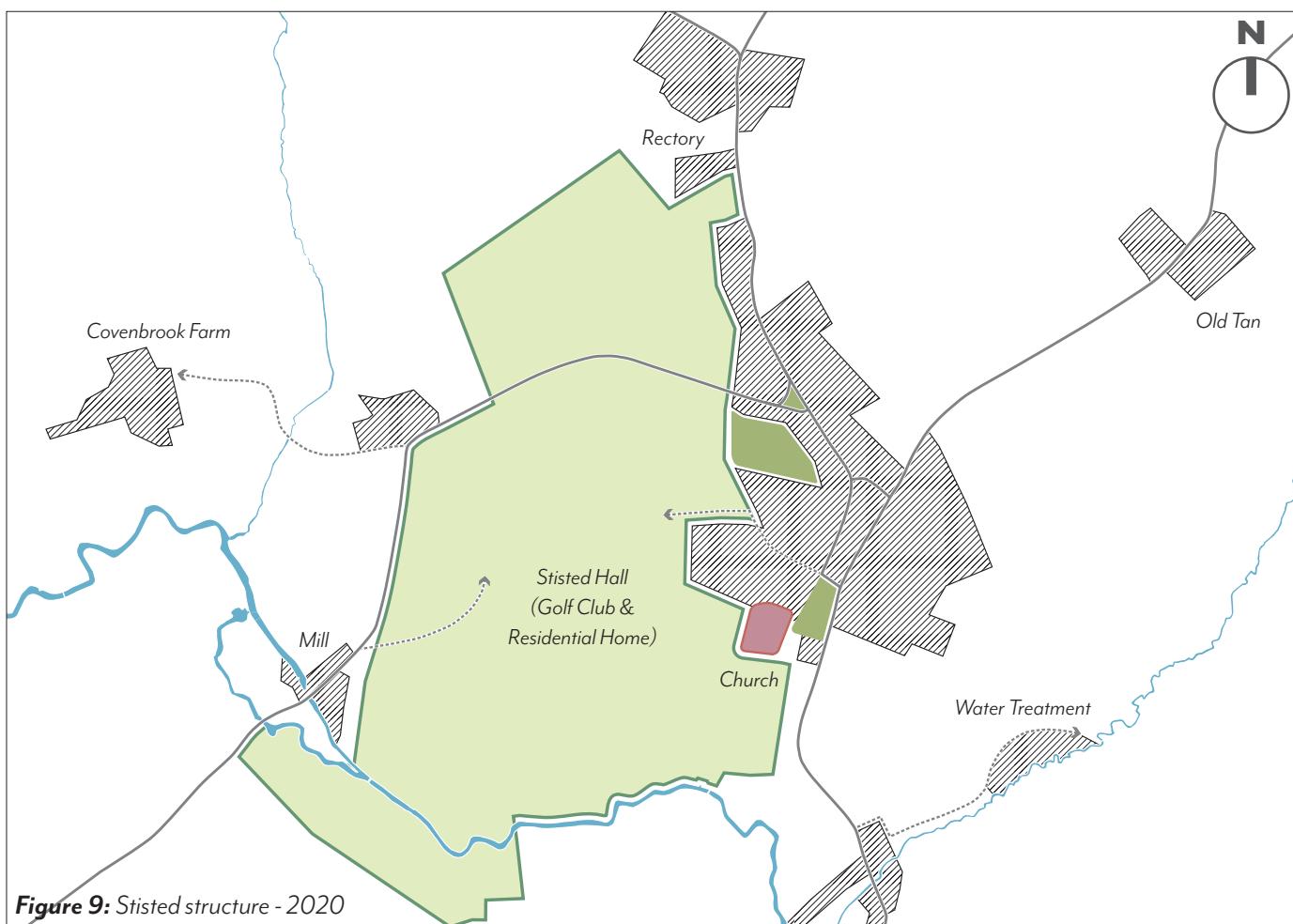


Stisted in 1900

In 1900, Stisted still retained much of the layout and clarity associated with traditional manor settings. A large landscaped park holding the Hall, with a small village on its edge. The church, used both by the nobility and village, exists on the threshold between the park and the village, and adjacent to a historic green or commons.

A series of smaller satellites exist around the village, including Old Tan, the Rectory and the Mill, together with other nearby farms such as Covenbrook Farm to the west. The village has a compact and legible relationship to the park and surrounding landscape, with only a few coherent streets, and a dense arrangement of houses. Maps of the era reveal a Post Office, a Congregational Chapel, and an additional pub called the Red Lion. None of these uses survive but their buildings do. The Public House (formerly the Onley Arms, now the Onley) as well as the school can be seen to already exist in their current locations by 1900.





Stisted in 2020

By 2000, Stisted has expanded considerably, not just within its village core, but also within its smaller satellites. With the sale of Stisted Hall in 1915, and subsequent transformation into Braintree Golf Club in 1971, Stisted Hall and Park shifted dramatically in size and shape. The Golf Club has transformed former agricultural land to the north of King's Lane

Many of the buildings and plots along the eastern edge of the park have become independent dwellings, with significant subdivision of larger gardens and the creation of new infill housing. Incremental growth of development has also occurred in a ribbon fashion along Rectory Road, moving the perceived edge of the village itself towards the Rectory. The size of Stisted increased substantially with the development of Sarcel Close, a comprehensive greenfield development of 52 dwellings to the east of the village. Satellite areas of the Mill and Old Tan have featured some expansion, as has the churchyard.



The Street, looking south towards the Montefiore Institute



Back Lane, looking west towards the former Post Office



Montefiore Institute, from the Street



Signs of Change

Several comparative photographs have been made, comparing older views of Stisted with the current condition. These photographs are particularly useful in understanding how Stisted has physically changed over the years. Analysis of these photographs reveal several changes not related to transformations in building technology.

Several of these comparative photographs reveal a substantial loss of mature trees, both within the village itself, and within Stisted Hall as a noticeable backdrop to village scenes. Prior to the sale in 1915, the Stisted Hall Estate held one of the most significant collections of European trees in the country, with an extensive number of species present. It is possible that some of this loss has been due to disease and environmental change, as well as the result of sensible and required arboricultural works to protect historic buildings. However, it does reveal a particular shift in the character of the village streets and spaces, which previously featured a stronger sense of enclosure and connectedness to landscape, while today they feature a character of openness.

The comparison photographs also reveal changes to some of the historic and iconic structures of the village. For instance, restoration of the Montefiore Institute has resulted in the covering of much of its idiosyncratic architectural features or half-timbering and ornamental porches. The loss of half-timbering is also noted on buildings along the southern section of the street, as well as the rendering over of what were formerly brick buildings, such as parts of the school. This has resulted in some loss of material diversity throughout the village, as well as a reduced visibility of the architectural legacy of Charles Savill Onley and Thomas Watts, whose chimneys and timber structures are a key characteristic of Stisted.

The introduction of the car has caused substantial changes to the townscape of Stisted. Not just in terms of visibility and congestion of the streets themselves, but in the transformations of front gardens into parking areas. This has resulted in some loss of front garden vegetation and appearance of foliage and landscaping within the public realm.

The Street, looking towards the churchyard



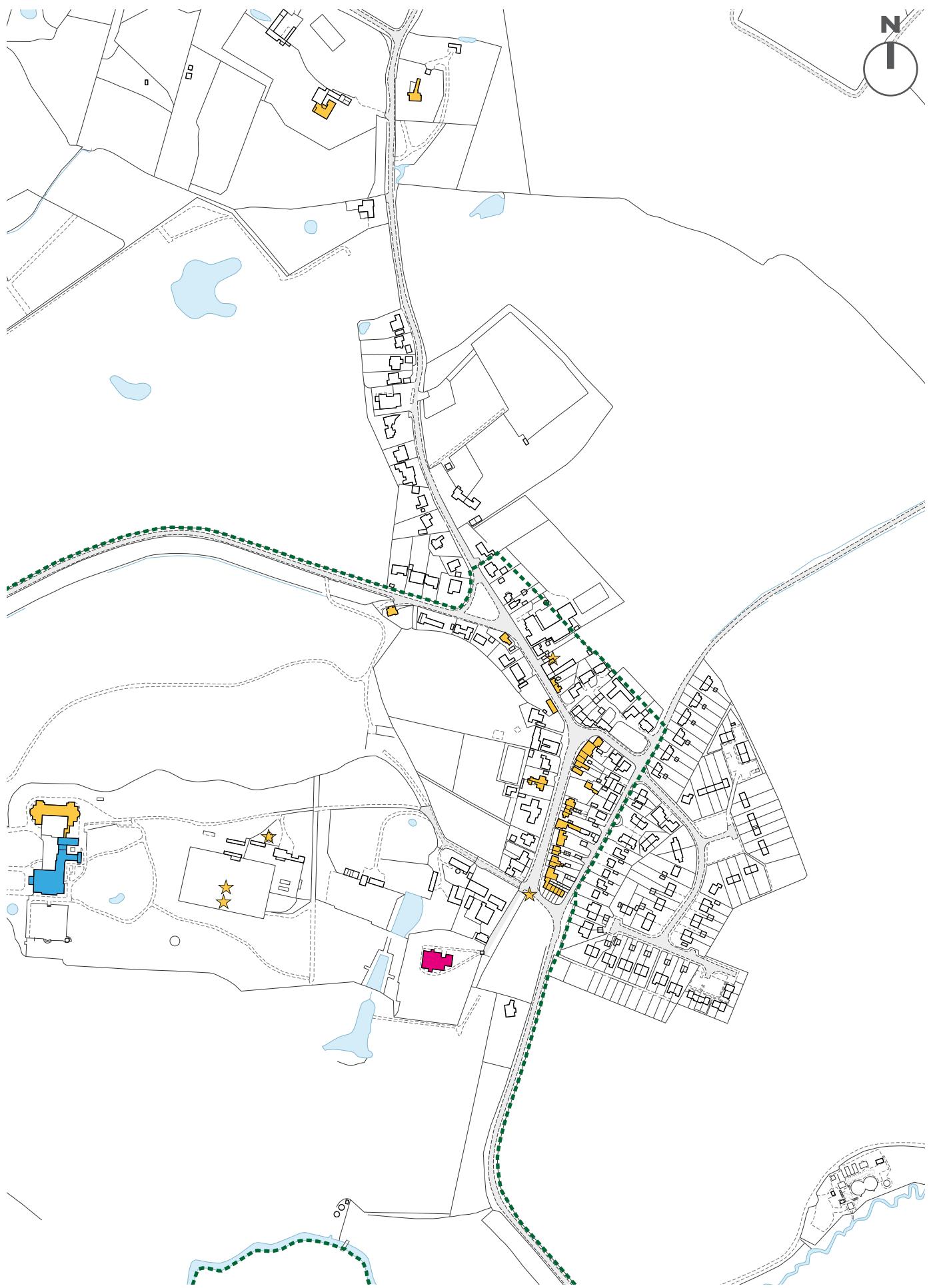


Figure 10: Stisted heritage assets - 1:5000

Heritage

Stisted Conservation Area

The historic core of Stisted, as well as the original extents of the Stisted Hall parkland, are protected under a conservation area designated in 1973 and expanded in 1982. The conservation area covers the whole of the Street and captures all the Listed Buildings present within the village envelope.

Listed Buildings

There are 60 listed buildings within the whole of Stisted Parish. Of these 56 are Grade II listed, together with one Grade I listed building and three Grade II* listed buildings. 20 listed buildings exist within the village envelope. Many of these building are highly visible and bring substantial benefit to Stisted in terms of character and townscape. A brief overview of key listed buildings in the village envelope include:

- *Stisted Hall - Grade II** - Built in 1823-5 by Henry Hakewill for Charles Savill Onley. The building is constructed of gault brick in Flemish bond with stone dressings, with a slate and lead roof. It features a rectangular plan with a short entrance elevation to the west, with a large ionic portico, and a longer garden elevation to the south.
- *Parish Church of All Saints - Grade I* - Built in the late 12th, 13th and 14th centuries and extensively restored in the 19th century. The church is constructed of flint and pebble rubble, with dressings of limestone and clunch, and roofed with handmade red plain tiles and lead.
- *North Lodge and attached gateway - Grade II* - The northern gatehouse for Stisted Hall, constructed in the mid 19th century in similar style and material to Stisted Hall.
- *Flints, The Street - Grade II* - Built in the early 19th century of flint rubble with dressings of gault brick and roofed with slate. Similar architectural features to that of North Lodge imply that this house may have been designed as well by Henry Hakewill for Charles Savill Onley
- *Seven Winds, The Street - Grade II* - Formerly 4 attached cottages constructed in the 18th and early 19th centuries, altered into a single dwelling in 1981. The building is timber framed with a facade of red brick in Flemish bond, with the rest of the building plastered and roofed in handmade red plain tiles. The building is similar, in design and age, as numbers 53 and 54 opposite (grade ii listed) implying similar source.
- *The Montefiore Institute - Grade II* - The building was formerly a house constructed in the 18th century, altered around 1860 in a Gothic Revival style to become an institute and attached cottage. The building is timber framed with handmade plain and ornamental red clay roofing tiles, and historic images show the building to previous feature ornamental half-timbering in line with many other structures in the village. However, this timbering has now been hidden under rough-cast rendering.
- *18-19, The Street - Grade II* - It is likely that these two cottages were once a public building. Historic images show reveal its timber framing which is now mainly concealed through rough-cast rendering, roofed with handmade red plain tiles to match the adjacent Montefiore Institute.
- *20, The Street - Grade II* - Early 19th century house in a timber framed and rough-cast render, roofed with slate.
- *Peverel Cottage, 21, The Street - Grade II* - House constructed in the late 17th century and altered in the early 19th century. A timber framed building plastered and roofed with handmade red plain tiles.
- *22, The Street - Grade II* - A former ancillary building on uncertain purpose now incorporated into a house. Some former industrial use is most likely, such as an oast. It was built around the 17th century or earlier, and extended in the 20th century. The building is timber framed, plastered and roofed with machine made red plain tiles.

Key:-

- | | |
|--|-------------------|
| | Conservation Area |
| | Grade I listed |
| | Grade II* listed |
| | Grade II listed |

All Saints Church - Grade I



Stisted Hall - Grade II*



Glebe House (Rectory) - Grade II



Flints - Grade II



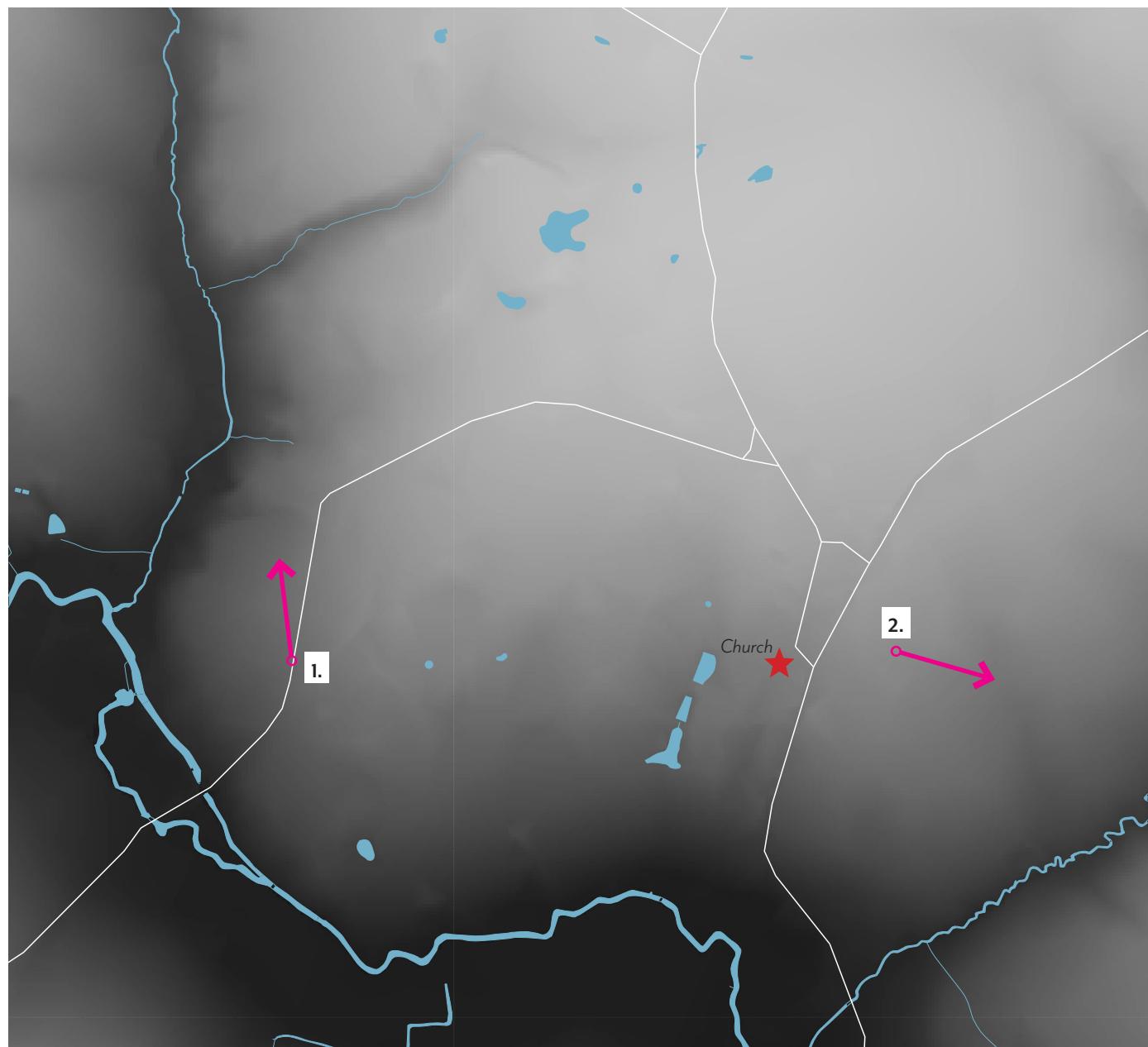
Seven Winds - Grade II



32-35 The Street - Grade II



- **23-24, The Street - Grade II** - A pair of attached houses built in 1859 in a Tudor Revival style. Constructed in red brick in Flemish bond, with some plastered timber framing with exposed imitation framing, and roofed with handmade plain and ornamental red clay tiles. A carved date-stone in the gable contains the inscription 'O.S.O. 1859' for Onley Savill Onley. Ornamentation includes original carved and pierced barge-boards of fleur-de-lis design and an extravagant chimney stack, including a carved stone tablet with Onley arms, and six elaborately decorated shafts in Tudor style.
- **25-28, The Street - Grade II** - A range of 4 attached cottages constructed in the late 19th century in a Tudor Revival style. The buildings are constructed with red brick in an English bond, with rough-cast timber framing and roofed with handmade plain and ornamental red clay tiles. These buildings feature substantial ornamentation, including fretted barge-boards, fascias (including re-use of early 16th century carvings of folded leaf designs) and fretted borders to the canopies.
- **Rufus Leo - Grade II** - Originally a hall house, constructed in the late 14th century, before becoming the Red Lion public house, but recently returned into a single house in the 1970s. The building is timber framed, plastered with some painted brick, and roofed with handmade red plain tiles. An oval surround in modern plaster inscribes the date 'Circa 1425' onto the front elevation.
- **32 & 33, The Street - Grade II** - Originally a single house, now two cottages, built in the 17th and 18th centuries, then altered in the late 19th century in a Tudor Revival style. The building is timber framed, plastered and roofed with handmade red plain tiles. The buildings feature significant ornamentation, particularly the chimney stack which has a 19th century moulded coping and three octagonal shafts in a Tudor style.
- **34 & 35, The Street - Grade II** - A pair of attached houses constructed in the mid 19th century in a Tudor Revival style. Built in red brick in both a Flemish and English bond, and jetties with some plastered timber framing with exposed imitation framing with ogee and radial bracing in west Midlands style, and roofed in handmade red plain tiles. Ornamental details include fretted barge-boards and gables in fleur-de-lis design with carved finials and pendants. The chimney features six elaborately moulded shafts, both octagonal and round. The building remains unaltered and to its original design.
- **The Gables, The Street - Grade II** - A house constructed in 1866 in a Tudor Revival style, in red brick with Flemish bond, with some plastered and rough-cast timber framing with exposed imitation framing with crossed ogee braces in a west Midlands style, and roofed with handmade red clay tiles. The building features a bressumer carved with a folded leaf design and the letters O.S.O 1866 (for Onley Savill Onley). Each chimney stack has a cornice and two twisted shafts with octagonal bases and caps in a Tudor style.
- **41-46, The Street - Grade II** - A range of six attached cottages built around 1830 of flint rubble with dressings and chimneys of gault brick, and some red brick, roofed with slate.
- **K6 Telephone Box, The Street - Grade II** - Existing Telephone kiosk (type K6). Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and doors.



Key:-

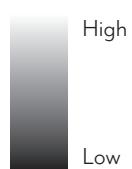


Figure 11: Stisted terrain - 1:10000

Townscape Analysis

Topography

1. View north from Kings Lane



2. View east from PRoW off Sarcel



The topography of Stisted is strongly informed by the passage of the River Blackwater, which runs to the south of the village, and the geography of the streams and brooks that serve the river. The River Blackwater marks the location of the former Mill, at the south-west corner of Stisted Hall park, then runs along the southern park boundary then south towards Cogleshall. Coven Brooke runs parallel to the western routes of King's lane, while a secondary brook runs from the east and crosses Water Lane at the south of the village.

The River Blackwater itself is susceptible to flooding, and there have been flooding events in the past which have particularly affected buildings around the Old Mill area. However, a natural flood plain is present around the River Blackwater.

The three watercourses define the topography of Stisted village, which sits on a higher plateau of ground that give way towards the south and west towards the River Blackwater and its brooks. This change in level enables a series of characteristic views from the village, looking down into the river valleys.

This feature is particularly notable around the edges of the existing settlement, particularly around the footpath that leads south from Sarcel Close. Another key view is around the Old Mill, where the steep incline of King's Lane, together with the parallel valley around Coven Brook, enable a pleasant vista with a significant vertical backdrop. The lack of development along the eastern side of Rectory Road also enable views into adjacent fields, but at this point the ground is still rising to the east so longer views to the horizon are not available here.

The Parish Church is the tallest landmark in the village, yet it exists within a landscaping of mature trees, which reduce its visibility from the entry roads of Water Lane, King's Lane and Rectory Road. However, some incidental views of the church tower are available from footpaths and private lanes in the area.



Figure 12: Stisted natural environment - 1:5000

Landscape & Natural Environment

A more extensive, Parish-wide landscape assessment study has been prepared by Liz Lake Associates on behalf of the Stisted Neighbourhood Plan. The study described the landscape of Stisted, and the potential impact of identified development pressures, as well as identifying 11 Local Parish Landscape Character Areas with common characteristics within Stisted Parish. These have been incorporated within the Design Guidance. The following is an overview of landscape and natural features within and around the direct vicinity of the village.

This area is defined by shallow, narrow and undulating valleys, predominantly arable farmland with well hedged medium to large fields, and extensive linear poplar and willow plantations through the landscape area.

The village can be seen to integrate with two different landscape characters. To the east, the village abuts significant open agricultural fields, many with established and ancient hedgerows including mature trees. These fields provide a sense of openness to the village and provide long views towards the surrounding countryside.

To the east of the village lies the parkland of Stisted Hall and expanded grounds of the Braintree Golf Club. The character of these places comes from a long history of landscape management and improvement around Stisted Hall and its parkland. While some of the landscape character of Stisted

Hall has been lost with its transformation into a golf course, this has bought new features and characters to the area with some sympathy with the original principles of English picturesque landscaping, which informed the original park layout of Stisted Hall.

These areas are typified by substantial tree planting, including numerous mature trees of significant age. Fewer mature trees are present within the village itself, but several remain around the Village Green and as an addition to the front houses of gardens. The routes into the village, particularly along Water Lane and King's Lane, are typified by substantial tree plantings and hedgerows along the edges. For some of King's Lane, and for the majority of Water Lane, these plantings exist on one side only, providing both a sense of enclosure while allowing views into adjacent fields.

Front gardens throughout Stisted vary in quality, and many have been transformed to enable car parking. Notably from historic images is the reduction in number of mature trees within the streets. The amenity spaces within the village differ in landscaping quality, some of which are more refined in landscaping (such as the village green) while others represent simple areas of maintained grassland. The village does have additional amenity landscaping in the form of a community orchard and allotments, to the east of Rectory Road at the northern extent of the village development envelope. This includes a small woodland to the rear which again contributes to the diversity of landscape provision in the village.

Other key areas of landscape character include the Lime Walk within Stisted Hall parkland, which features a traditional avenue of substantial lime trees. The churchyard itself features little planting, but gains significant character through a backdrop of mature planting within Stisted Hall park.

Key:-

- Agricultural Land
- Orchard
- Coniferous Trees
- Non-Coniferous Trees
- Coppice or Osiers
- Scrub
- Natural Environment
- Gardens

2001 Flooding seen from King's Lane towards the Mill



Aerial view of Stisted Hall Park (now golf course) with Stisted village to the right



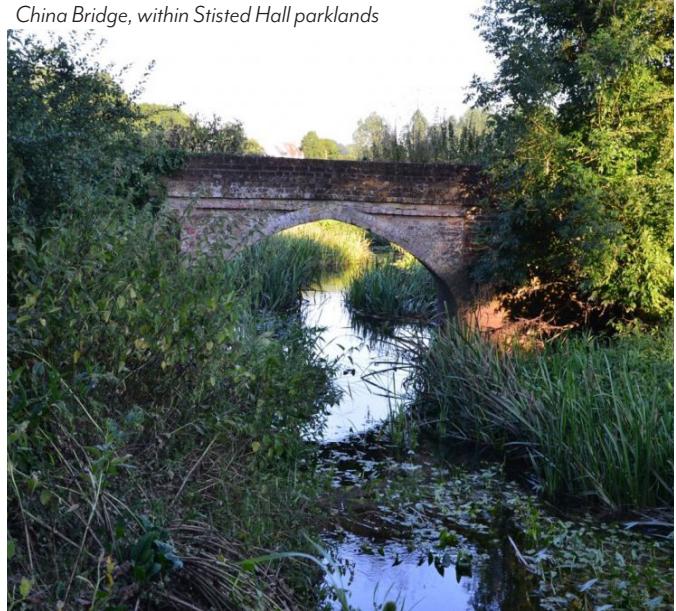
View of All Saints church from across the Chicken Meadow



Amenity space within Brickwall Farm



China Bridge, within Stisted Hall parklands



Amenity space within Sarcel



Lime Walk



Allotments



Village Green



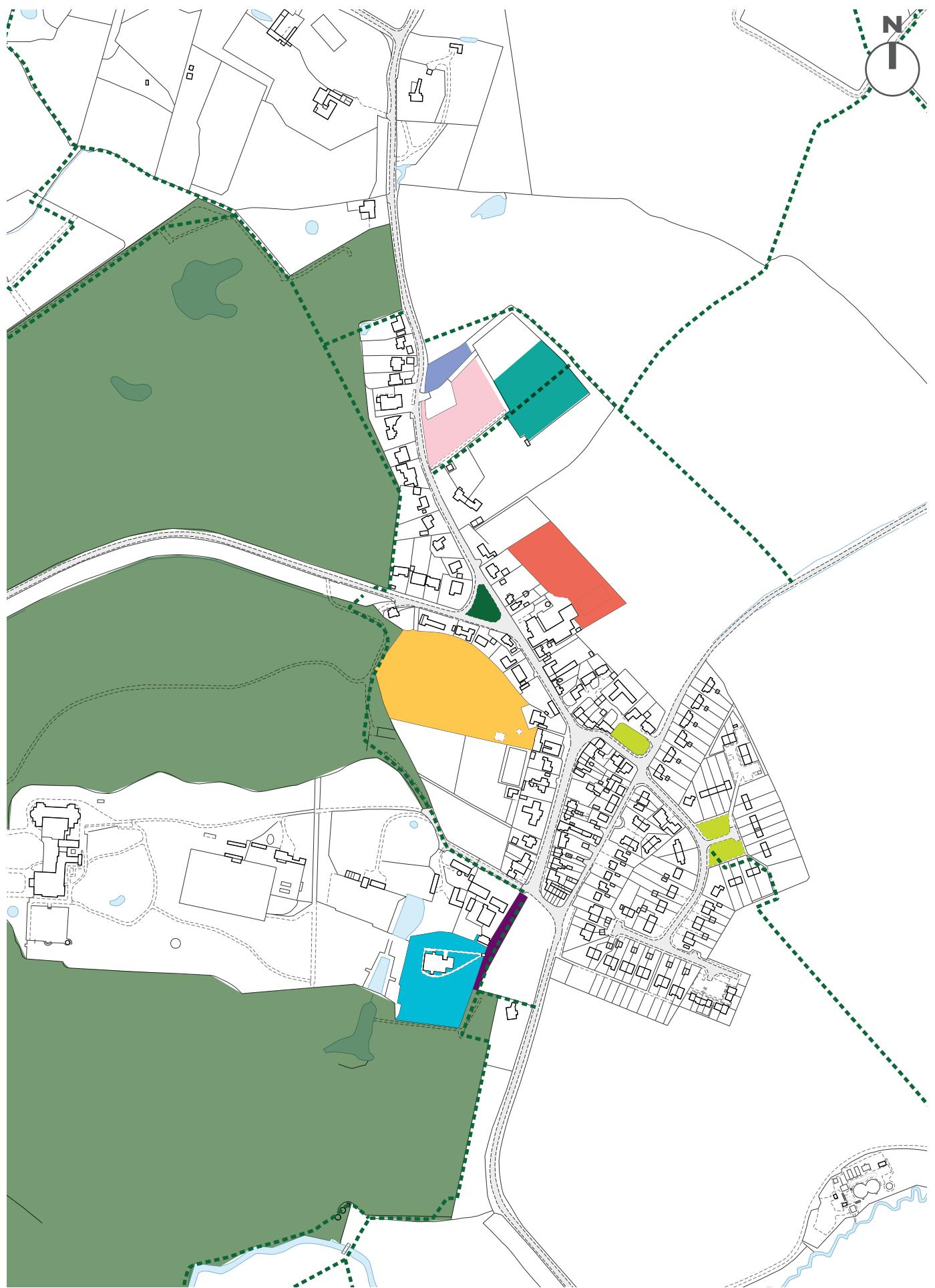


Figure 13: Stisted Open Spaces - 1:5000

Open Spaces

Stisted has several open spaces for recreational and leisure use. These vary in their formality, ownership, amenity and role within the village. The key open spaces include:

- **Braintree Golf Club** - an 18 hole golf course within the former Stisted Hall estate. The club is a private recreational facility, so provides limited amenity to the local village. However, a series of public rights of way do exist around the edge of the park, enabling public access and movement around. The golf course is a significant land use in the village, but also provides some employment and preservation of the former Stisted Hall grounds. The parkland have been re-landscaped to function as a golf course, with additional planting and tree cover.
- **Playing fields** - recreation ground accessible from a path along King's Lane by North Lodge, or along a path adjacent to the Onley. The playing fields contain markers appropriate for both football and rounders, as well as a significant play offer. This includes climbing frames, swings, table tennis, an activity course and a basketball hoop. Extra facilities include picnic benches as well as a pavilion which was constructed in 2017 and available for hire.
- **School Grounds** - the school features a large playground and playing field to the rear for its own use. This includes a fenced multi-use games area, as well as educational growing space. The playing fields looks eastwards onto agricultural fields, creating a strong sense of openness.

Key:-

	Right of Way
	Community Orchard
	Allotment
	Braintree Golf Club
	Churchyard
	Registered Common Land
	Formal Recreation
	Registered Village Green
	Amenity Space
	School Grounds
	Rolle's Land Nature Reserve

- **All Saints Churchyard** - The churchyard is publicly accessible from a small strip that runs from the Street to the churchyard gateway. This strip is Registered Common Land. The churchyard itself features an attractive cemetery, with some views south onto a green of the golf course. The mature planting of Stisted Hall to the west provides an attractive backdrop and setting to the churchyard.
- **Village Green** - the small village green at the intersection of King's Lane and Rectory Road, contains some seating as well as the village sign. It features several mature and ornamental trees, and is in a generally good state of maintenance. The green is bounded on all three sides by roads, which does contribute to a sense of disconnection from the surrounding houses.
- **Allotments & Orchard** - At the north-eastern edge of the village envelope are the village allotments, together with dedicated parking and a small community orchard. The allotments are well used, and the parking provides the location for a small village recycling area as well. The allotment is also accessible from the public right of way that runs along its southern edge.
- **Rolle's Land** - A local nature reserve to the rear of the allotments, part maintained by the Essex Wildlife Trust of which parts are used as a Forest School by the nearby Stisted Academy.
- **Amenity Spaces** - several green amenity spaces exist within the newer developments, including two small green spaces within Sarcel Close, and another as part of the Brickwall Farm redevelopment. While the Sarcel Close spaces are open with no fencing, the Brickwall Farm space has some low fencing and a greater sense of wilderness planting.

As well as these more formal open spaces, there exists a number of private but important open spaces in the village which are greatly valued by residents. This includes the Chicken Meadow adjacent to the All Saint's Church, which provides much of the setting of this heritage asset, and the Lime Walk within Stisted Hall parkland which features an avenue of lime trees.



Figure 14: Stisted Building Heights - 1:5000

25-28 The Street



Terrace of Montefiore Institute



Building Heights

Stisted is a traditional village with extensive historic fabric comprising predominantly low rise buildings and significant use of 'half-storeys' with usable floor spaces within attics. The tallest building in the village is the Parish Church, whose south tower provides a notable landmark that is visible incidentally at numerous points throughout the village and adjacent landscape.

It is an interesting phenomenon that the taller buildings in the village tend to be the older historic buildings, which also feature a less suburban built form, often terraced or semi-detached to adjacent structures, and fronting directly onto streets to provide a strong sense of enclosure. The Montefiore Institute, and 55-57 The Street are significant historic buildings of 2.5 storeys.

Much of the development that occurred post-war feature often lower buildings than the historic pattern. The development of Sarcel Close, as well as the buildings around the intersection of Rectory Road and King's Lane, feature a number of bungalows of a squat height and with little similarity to the small historic cottages in the village. It should be noted that many of these bungalows have expanded with roof extensions and additions to provide additional storeys.

Newer developments, such as within Brickwall Farm, and more recent significant rebuilds along Rectory Road, tend to be two-storeys with no integration of additional storeys within the roof space.

Key:-

- █ 1 - Storey
- █ 1.5 - Storey
- █ 2 - Storey
- █ 2.5 - Storey
- █ 3 - Storey

The Street, looking north



From Back Lane looking towards the Street



Back Lane, looking south



Sarcel, looking north © Derek Pryke



Sarcel, looking north © Derek Pryke



The Street, looking north



Rectory Road, looking north



Rectory Road, looking north



Rectory Road, looking north © Derek Pryke



Rectory Road, looking north



North Lodge



The Street, looking south



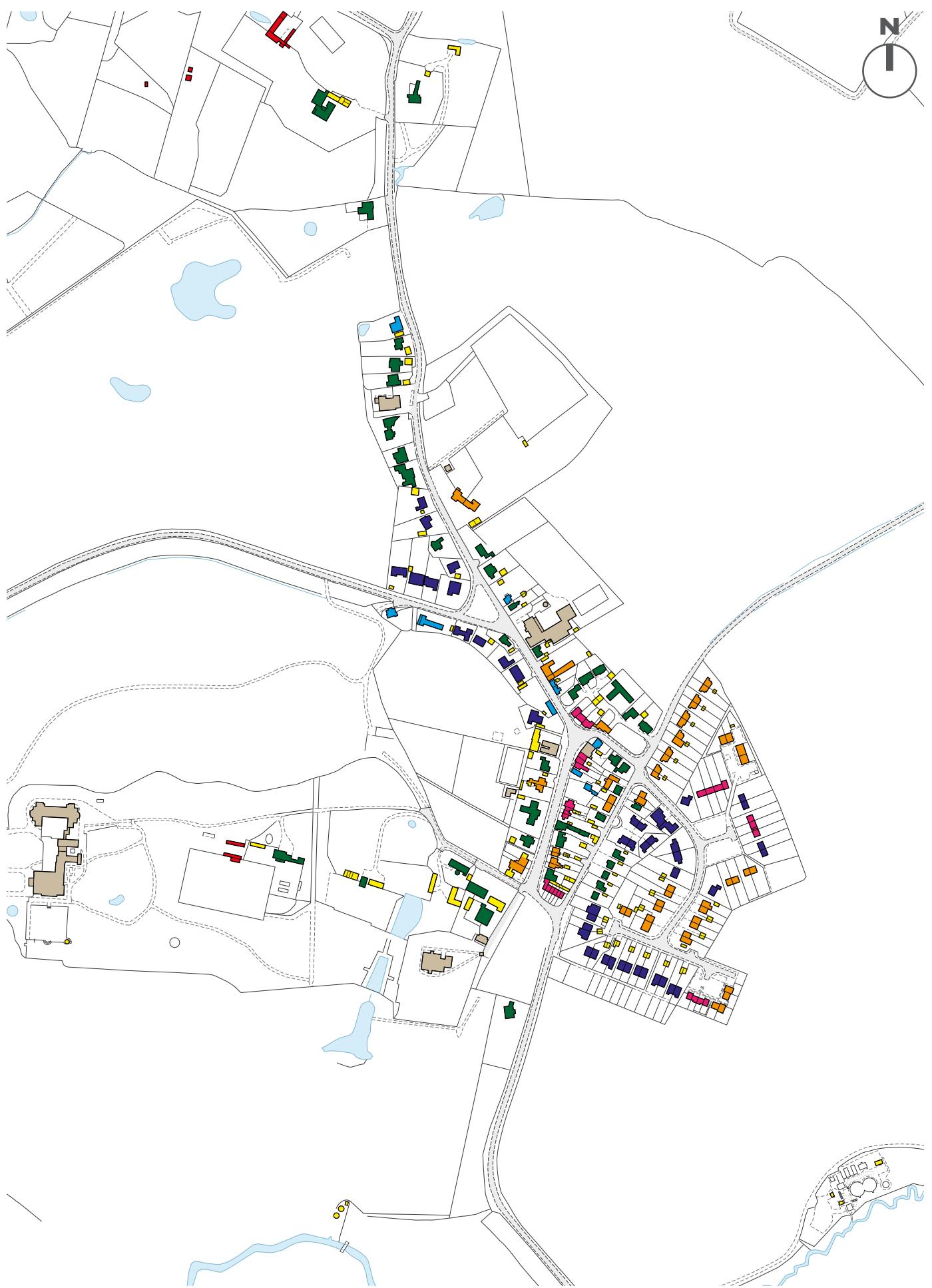


Figure 15: Stisted Building Types - 1:5000

Building Types

Stisted is predominantly a residential village, the only major additional land use is the Braintree Golf Club within the former grounds of Stisted Hall. However, the residential offer in Stisted is diverse in terms of typologies providing a wide mix of house types.

Many of the post-war housing are bungalows, single storey, both detached and semi-detached, with low pitched roofs and modern materials, including brick with weatherboard cladding and asphalt shingles. Many of these bungalows have been adapted over time with small extensions and numerous roof extensions to provide additional accommodation.

This is in contrast to the more historic cottages dotted throughout the village. These are small houses of traditional materials, rendered timber frames, brick, and red clay tile roofing. In contrast to the bungalows they feature higher-pitched roofs often with accommodation within. The listed status of many of these cottages means that they remain generally unaltered over the past 50 years.

There are a surprising number of terraced houses within the village, both historic and contemporary. In the more historic buildings along the Street, terraces help to define a strong building line which generates a strong sense of enclosure and completeness to the street scene. In the more modern developments, such as in Sarcel Close, the use of terraced houses forms a backdrop to defined amenity spaces, with a building line set back from the street or pedestrian routes. This creates a different townscape effect of being a backdrop to the streets, rather than defining a clear enclosure to them.

Semi-detached housing is present among all ages of building. In the historic structures, these tends to be the result of the subdivision of larger structures, but there are examples of purpose designed semi-detached dwellings from the late 18th and early 19th century as well. Modern semi-detached housing in the village tends to form groups, such as Back Lane. These tends to create consistent street characters but are in contrast to the general more diverse arrangement of housing types within the historic core of Stisted.

New developments such as Brickwall Farm have successfully replicated the diversity of the historic core of Stisted through a mix of housing forms and types, while enabling a terraced element along the main street frontage to promote a sense of enclosure.

Detached houses tend to be the larger house types within the village, and are well distributed throughout. Several large detached houses are prominent along Rectory Road and mark a transition between the historic core and surrounding landscape.

Ancillary buildings, such as garages and out-buildings, tend to be at the rear of buildings and hidden from public view. This is not however the case with Back Lane which, as its name implies, provides back access to many of the historic buildings of the Street. While Back Lane also includes new infill developments, it character is strongly defined by a mix of garages and outbuildings, many of excellent or historic build quality, contributing to the diversity of Stisted's character.

Key:-

- █ Agricultural Building
- █ Garage/Outbuilding
- █ Non-residential
- █ Cottage
- █ Bungalow
- █ Terrace
- █ Semi-detached
- █ Detached



Materiality

The material character of Stisted is unusual and characteristic. While the majority of buildings feature material choices that are very common in the region (brick, render, tile roofing) there are several examples of more particular material choices which are distinctive to Stisted. This includes the use of half-timbering, flint and stone dressing.

The use of these more particular materials is closely tied to the redevelopment of Stisted Hall and the architectural patronage of Charles Harvey (later Savill-Onley) and his son Onley Savill-Onley. The substantial number of buildings that Onley Savill-Onley commissioned can be observed through the integration of the initials O.S.O within the decorative aspects of the buildings.

Flint is a traditional Essex material, used due to the lack of other naturally occurring stone in the nearby geology. The Parish Church is built predominantly of flint and pebble rubble, with additional dressings of limestone and clunch. This is the oldest flint building in the village, and may have been the precedent for further structures commissioned, most probably by Charles Savill-Onley, with Flints and (potentially) the terrace of flint buildings at 41-46 The Street. These two structures feature a more refined use of flint, but both make use of a flint and pebble rubble as the predominant building material, with brick quoins.

Brick is a common material in Stisted. The historic brick culture features a dark red brick, used in either Flemish or English bond (occasionally used together). Stisted Hall and associated buildings (such as the North Lodge) is an exception to this, using a paler and lighter brick in keeping with the use of natural stone dressings. Contemporary developments tend to use a wider variety of brick types, some of which contrast with the more historic brick pattern. One of the new houses developed as part of Brickwall Farm uses reclaimed bricks to great effect demonstrating how new buildings can sympathetically integrate into a strong heritage context.

By far the most distinctive materiality used within Stisted is prominent half-timbering that is characteristic of many of the buildings commissioned by Onley Savill-Onley. However, many older buildings also feature this use of half-timbering such as nos.54-56 the Street. The half-timbering of the O.S.O buildings is characterised by the use of a West-Midlands regional style of half-timbering with ogee arches. This introduces a decorative element to the half-timbering, whose quality is generally enhanced by the wider integration of ornamental woodwork with decorative barge-boards and jetties.

Historic images also reveal that several of the historic buildings along the street used to have exposed half-timbering, which has been covered over with rough-cast rendering. This includes the prominent Montefiore Institute, which featured elaborate half-timbering but now features a grey rough-cast rendering of limited quality.

25 The Street



23-24 The Street



26 The Street



33 The Street



29 The Street



29 The Street



53-54 The Street



25-28 The Street



35 The Street



Roof-scapes & Chimneys

Stisted has a reputation for a culture of elaborate stacks and chimneys. Many of these existing upon those buildings commissioned by Onley Savill-Onley, and feature twisting, ornamental designs in a Tudor Revival style. Many of these chimneys were constructed by Thomas Watts, who is memorialised in the Parish Churchyard with a gravestone featuring examples of his turreted stacks.

The stacks vary in complexity and design, but currently there exists 19 buildings with distinctive chimneys within Stisted. These include:

- The Laurels, 59, The Street
- Chimbleys, 23, The Street
- 24, The Street
- 25, The Street
- Owls, 26-27, The Street
- Pincot, 28, The Street
- Quest Cottage, 29, The Street
- 32, The Street
- 33, The Street
- 34, The Street
- 35, The Street
- The Gables, The Street
- Tan Office, Back Lane
- Tan Cottage, Back Lane
- Old Tan, Back Lane
- The Red House, Back Lane
- 80, Madgements Road
- Glebe Cottage, Madgements Road
- The Glen, Water Lane

In many of these buildings, the ornamentation of the chimneys is matched in the use of decorative barge-boards, tile patterns, finials and pendants, which contribute to a rich and detailed roof-scape among the historic buildings.

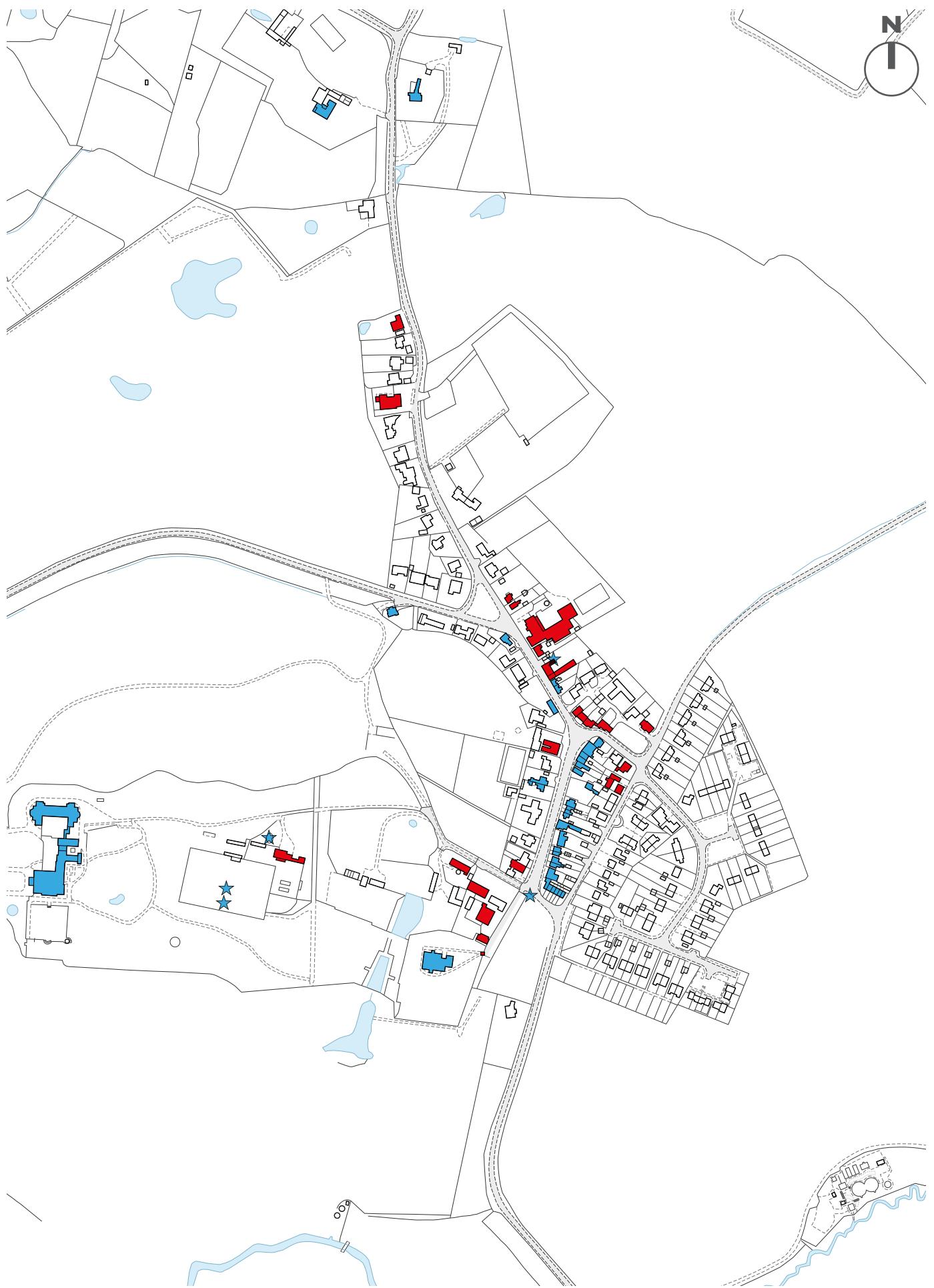


Figure 16: Stisted Buildings of Merit - 1:5000

Buildings of Merit

The townscape analysis has reveal a rich history and culture of architecture within Stisted. This includes several buildings which do not currently receive statutory protection (under listing) yet have a strong and positive contribution to the character of Stisted. These structures are building of merit, that should be considered as a 'buildings of merit' for the Stisted Neighbourhood Plan and include:

- *Waterlea Cottage, Rectory Road* - A historic cottage at the northern extent of the village, the building contains date signage of 1692. Two storey cottage with dormer windows.
- *Stisted Village Hall* - A small brick building providing well-used facilities for the village and community groups
- *60 The Street* - A small historic cottage featuring an attractive mansard roof and dormer windows, opposite the village green.
- *59 The Street* - A small house characteristic of the architectural patronage of the Savill-Onley family. Prominent half-timbering and ornamental chimney stack.
- *Stisted C of E Primary Academy* - A key public building in the village, featuring the half-timbering and prominent roof-scape characteristic of the wider architectural heritage of Stisted.
- *58 The Street* - Double-bay house featuring half-timbering with name plates with initials O.S.O and J.S.O While the quality of construction and architecture is not as high as those other buildings attributed to Onley Savill-Onley, the building contributes to a wider architectural pattern in Stisted.
- *55-57 The Street* - A large 2.5 storey half-timbered structure within the Street. The building is a noticeable presence and contributes to the wider architectural pattern of half-timbering in Stisted.
- *The Onley PH* - Although the building has undergone significant alteration over time, it remains a large non-residential use at a prominent place in the village, with significant adjacencies to the recreation grounds.
- *Former Post Office and Tea Rooms, The Street* - The house occupies a prominent corner overlooking the Chicken Meadow. The building used to be a Post Office and, more recently, Tea Rooms hence has a long association with the life of Stisted.
- *Columbia House* - The home and studio of Diana and Michael Rothenstein RA, and is contemporary design using the vernacular or agricultural buildings to great effect.
- *Churchyard ancillary building* - A small flint building to the side of the churchyard contributes to the wider pattern of flint as an architectural pattern within the village.
- *Former Congregational Chapel* - This square building along Back Lane features a descriptive stone signifying its former use as a chapel. It is now a house.
- *The Red House, Back Lane* - A historic house featuring an ornamental chimney stack and decorative barge-boards, in line with the wider architectural pattern of buildings commissioned by the Savill-Onley family.
- *Brickwall Farm* - Recent development in Stisted, the terrace of buildings along the Street build on and contribute to the formal language of Stisted's historic fabric. Another building within the development adjacent to Back Lane uses reclaimed bricks to great effect to generate an attractive new house.

Key:-

- | | |
|---|--------------------|
| | Buildings of Merit |
| | Listed Buildings |



The Onley PH





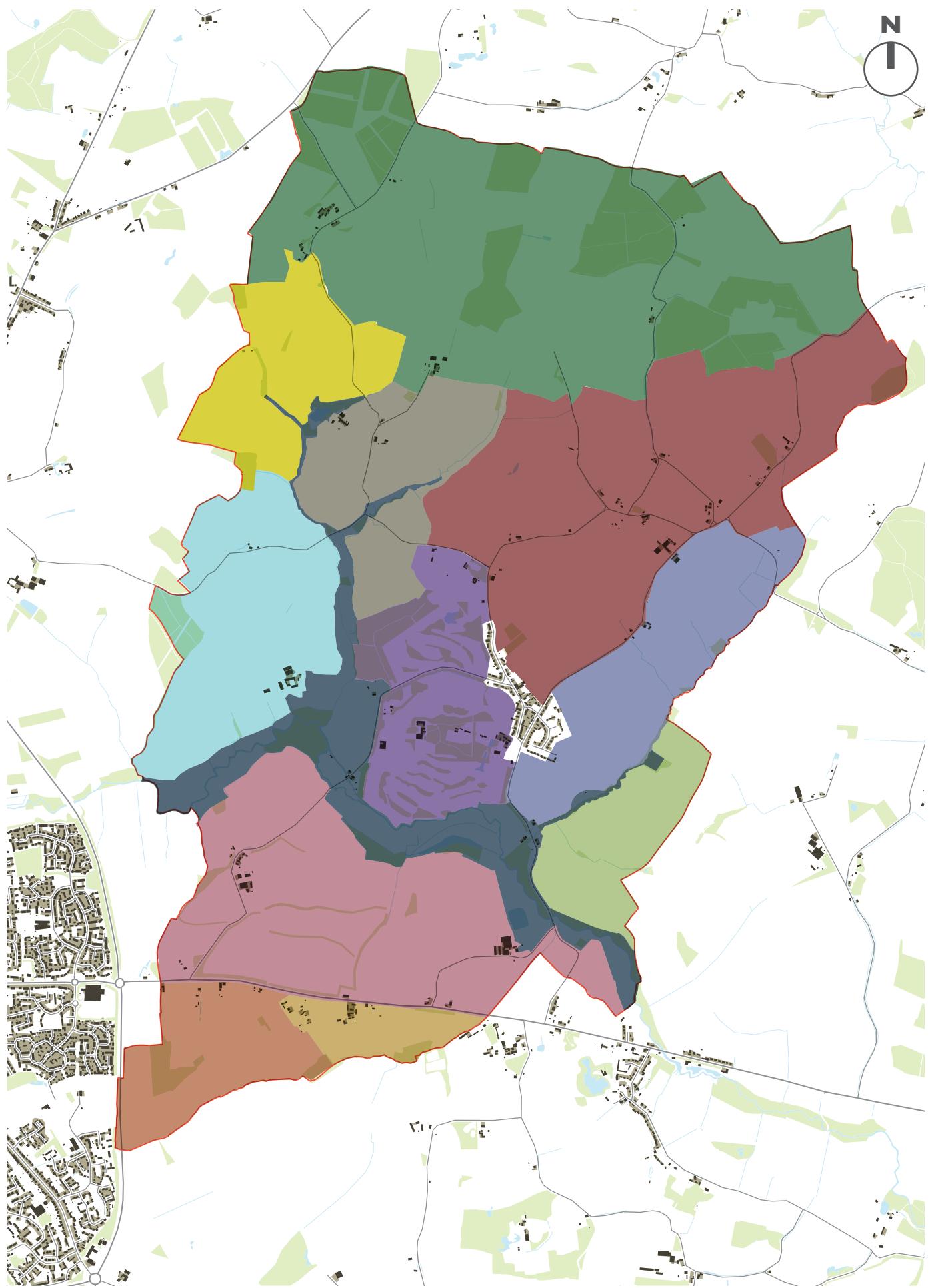


Figure 17: Local Landscape Character Areas (as per Landscape Assessment Study, Liz Lake Associates, 2020), 1:5000

Character Areas

Landscape Character

The landscape of Stisted has been assessed as part of the Landscape Assessment Study, by Liz Lake Associates, 2020. The following reproduces and summarises the Study.

Stisted Parish has a strongly undeveloped, rural character dominated by productive arable farmland contained into ancient field patterns by hedgerows and trees. Scattered woodland blocks of various sizes provide a contrast in the landscape. Areas of ancient and semi-natural woodland copse lie predominantly in the northern area of the Parish and provide a backdrop to expansive views. The Parish inhabits the Blackwater Valley floor slopes and surrounding plateaus. Views across the Blackwater valley provide attractive panoramic views across the countryside, which contrast with the enclosed views within the valley bottom.

The rural landscape provides the setting for the nucleated village of Stisted. The historic settlement pattern, originally clustered around the Parish Church and Village Green, has altered as the village has extended both northwards along Rectory Road and to the east of Back Lane. The historic settlement pattern survives fairly well with halls and farmsteads dispersed throughout the landscape. The landscape's agricultural use also contributes towards its special qualities.

The Landscape Character Assessment found that there are 12 Local Parish Landscape Character Areas with common characteristics within Stisted Parish. The areas are broadly

Key:-

	LPLCA 1 - Rayne Hatch Wooded Farmland Plateau
	LPLCA 2 - Blackwater Tributary Valley Farmland
	LPLCA 3 - Blackwater Tributary Valley Farmland
	LPLCA 4 - Lordsland Plate Farmland
	LPLCA 5 - Blackwater Valley Sloping Farmland
	LPLCA 6 - Historic Parkland
	LPLCA 7 - Open Sloping Farmland
	LPLCA 8 - Blackwater River Corridor
	LPLCA 9 - Blackwater Valley Sloping Farmland
	LPLCA 10 - Open Sloping Farmland
	LPLCA 11 - Baytree Farmland Plateau
	LPLCA 12 - Baytree Farm Nurseries

defined as being plateau or valley landscapes due to the topographical differences within the project area. The landscape and visual character of Stisted has been assessed to have a high overall landscape sensitivity in most areas where a policy of enhancing and reinforcing the rural and undeveloped character of the landscape is required.

The Landscape Character Assessment outlines a range of general landscaping design guidelines, applicable to all areas:

- Conserve and protect the rural and undeveloped character of the landscape within Stisted Parish.
- Conserve the strongly nucleated character of Stisted Village by encouraging new development to take place within the existing settlement boundary where possible.
- Any development on the edge or approaches to the village needs to protect important views to the village and its rural landscape setting.
- Explore possible opportunities to improve some existing visually poor urban edges.
- Provide traditional locally sensitive boundary treatments, to integrate potential development into the local context.
- Protect the traditional dispersed rural settlement pattern.
- Conserve and enhance the historic field patterns and existing hedgerows.
- Protect small pastoral fields, paddocks and meadows associated with peripheral farmsteads.
- Small scale development should be carefully sited in relation to existing farm buildings.
- Consider cumulative effects of developments on landscape character and visual amenity.
- Consider the vulnerability of the visually prominent valley landscapes to insensitive development.
- Consider the visual impact of new residential development upon the farmland plateau, utilising existing or new native buffer planting as a screen.

Village Character

Although Stisted is a relatively small village, it does exhibit particular areas of character that reflect the historic development and growth of the settlement, with subsequent changes in architectural language. Three distinct areas have been identified, that includes the historic core of the village (along the Street), the post-war housing development around Sarcel, and the legacy of ribbon development north of the village green along Rectory Road.

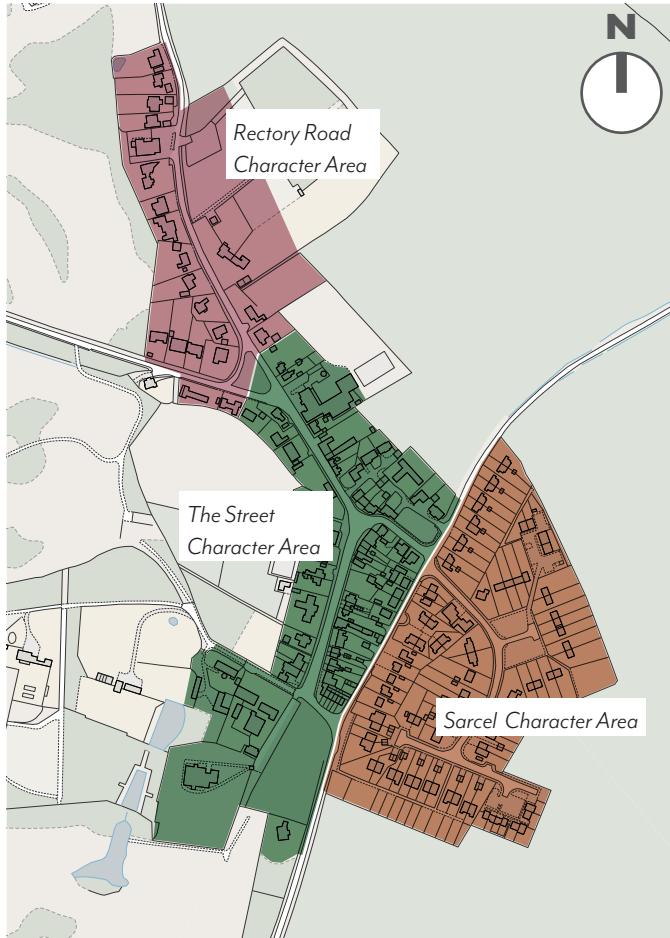


Figure 18: Village Character Areas, NTS

The Street Character Area

The oldest part of Stisted and forming the historic core of the village. It sits within the Conservation Area around the Street, from the Chicken Meadow by All Saint's Church up to the Village Green. Development is structured around the eastern boundary of Stisted Hall park land, and is characterised by:

- Landmark of All Saint's Church, set around visually important open space of the Chicken Meadow
- Numerous heritage buildings, many of characteristic flint or half-timbering with ornamental chimneys representing the architectural legacy of Onley Savill-Onley
- Traditional building forms, between 2 to 2.5 storeys tall including pitched roofs, dormer windows and jettying
- Organic building line with a variety of approaches including back of pavement frontage, attractive front gardens, and set-backs
- Contemporary development of Brickwall Farm follows pattern of traditional building forms
- Several community and non-residential uses, including the Church, Primary School, Montefiore Institute, Playing Fields and the Onley PH
- Most properties are served by unallocated street parking.

The Street, looking north-east



Sarcel Character Area

The Sarcel area was developed between 1930s and 1980s, along Back Lane. Sarcel represents a significant expansion of the village itself, almost doubling its former size. Key characteristics include:

- Detached and semi-detached buildings between 1 and 2 storeys set back from streets
- Few common modern house designs that contrast with buildings in the adjacent historic core
- New developments in the past few years have intensified and expanded Sarcel through infill and extensions
- Development presents a varied edge to surrounding landscape, mostly defined by back gardens, but with some rights of way and paths providing access to the countryside
- Significant extensions and alterations to existing buildings have contributed to variation in the appearance of the character area
- Lower density development with larger front gardens and significant landscaping have contributed to a sense of openness within Sarcel
- While some properties have off-street dedicated parking, most are accommodated by unallocated street parking.

Sarcel, looking north-east © Derek Pryke



Rectory Road Character Area

The settlement along Rectory Road is fragmented and represents an incremental process of ribbon development over many years. This includes the subdivision and infill of larger housing plots and has been the subject of recent proposals for development. Key characteristics include:

- Mostly detached buildings set back from the road in private plots of varying size and shape
- Weak adherence of buildings to a regular building line
- Buildings range in size from 1-storey bungalows to larger executive homes
- Development pressures along Rectory Road focus on development by subdivision of existing plots, or infill of 'gaps' between existing buildings
- Edges to development from the road are softened by substantial green buffers and front gardens
- Large back gardens provide green edges to surrounding landscape
- Parking is accommodated on individual plots, off-street
- The Village Hall forms a focus for community uses, including allotments, Rolfe's Land Nature Reserve and Community Wild Life Pond adjacent.

Rectory Road, looking south





Figure 17: Stisted Recent and Proposed Larger Developments - 1:5000

Development Context

Stisted has featured significant incremental change over recent history. The majority of this has been through alterations, extensions and additions to existing dwellings. However, there have been recent applications for more substantial developments, including the comprehensive redevelopment of sites for residential purposes, as well as the infill of existing plots with new buildings. These proposals give a better understanding of the development pressures existing in Stisted, as well as an appreciation of the current culture of housebuilding in the local area.

Larger or relevant applications which have been recently decided as of April 2021 (both granted, refused and withdrawn) has been summarised below in considering the contemporary development context of Stisted.

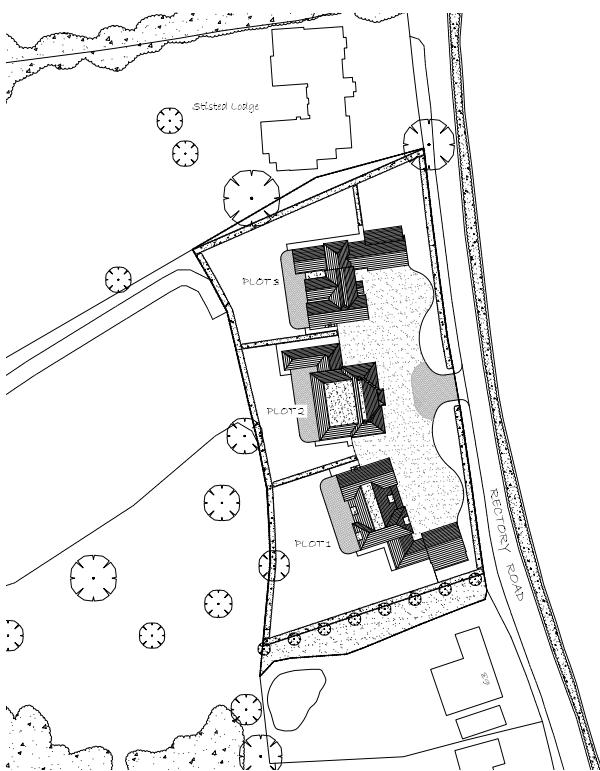


18/01665/OUT

Location: Land off Rectory Road, Stisted

Status: Non-determination, allowed on appeal

Decision date: 03/08/2019

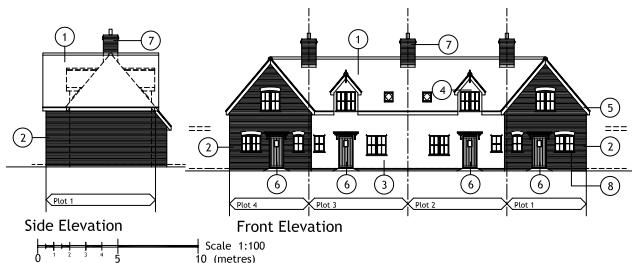


An outline planning application for three detached houses on land outside the village boundary. The site is of around 0.3 hectares in size and sits along the eastern edge of Braintree Golf Course.

The original scheme was not allowed through non-determination, but the scheme was ultimately allowed on an appeal. The appeal decision placed considerable weight on the proposals contribution to Braintree Council's housing land supply, and considered that the principle of delivering 3 houses on the site could be done in line with Braintree's adopted Local Plan where the potential adverse impacts would not significantly and demonstrably outweigh the benefits when assessed against the policies of the Braintree Local Plan and the NPPF. A subsequent full planning application for the site (21/00822/FUL) has since been submitted as is pending consideration as of April 2021.

13/00790/FUL

Location: Land adjacent to 36 Sarcel
Status: Application granted with s106
Constructed and completed
Decision date: 25/10/2013



The erection of 8 affordable houses comprising 4 one bedroom houses, 2 two bedroom houses, and 2 three bedroom houses. The proposal was undertaken by Hastoe Housing Association, and was the result of consultation with the Parish Council, the Rural Housing Enabler of Essex, District Council and through drop-in sessions with the local community.



18/01919/FUL

Location: Land west of Water Lane (Chicken Meadow)
Status: Application withdrawn
Decision date: 29/11/2018

A development of 11 dwellings, including 4 affordable community cottages, a village car park, community shelter and new village memorial, with the diversion of the public footpath (currently running along the southern edge of the site) to the centre of the site. The proposal faced significant local criticism, as the site (Chicken Meadow) is defined as a visually important space within the Braintree Local Plan and has a long history and association in the village as an important open space, particularly in relation to its contribution to the setting of the All Saints church. The scheme represented the loss of the green open space with the inclusion of a significant village car park to the north, adjacent to the listed buildings of the street.





12/01340/FUL

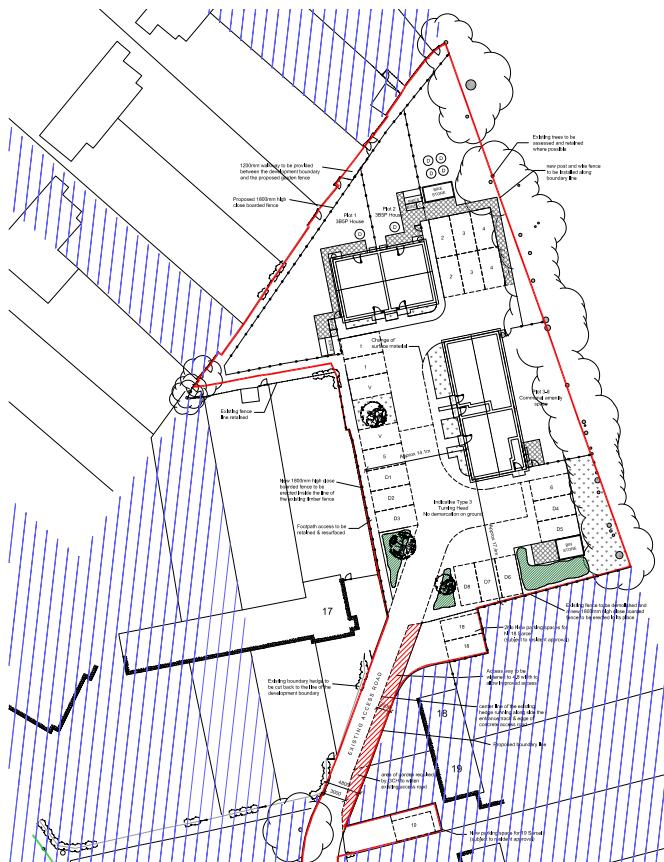
Location: Garage Court Sarcel

Status: Application granted with s106

Constructed and completed

Decision date: 19/04/2013

The erection of 6 residential dwellings with associated landscaping, car parking and highway works. The site is approximately 0.24ha and previously hosted a series of terraced single-storey garages that served the wider Sarcel development. The development delivers 2 three bedroom houses, 2 two bedroom houses and 2 one bedroom flats, in two building blocks, including a semi-detached and terraced structure.



12/00697/FUL

Location: Land adjacent to 64 Sarcel

Status: Application granted with s106

Constructed and completed

Decision date: 30/11/2012

The subdivision of the side garden of an existing semi-detached residential unit, for the infill and erection of a two storey, two bedroom detached dwelling. The scheme follows the building line of the existing street to create a sensitive infill and densification of the street.

Issues & Opportunities

Heritage & Character

- Stisted is historic village with a rich story, protected through a conservation area, with many key heritage buildings protected through listing;
- Stisted benefits from a strong quality of rural tranquillity which is highly valued and appreciated by the local community;
- A unique architectural heritage of characteristic buildings, thanks to the patronage of Onley Savill-Onley, many of which are good condition and retain their particular features;
- Elaborate brick chimneys are a particular hallmark of Stisted and form noticeable minor focal points for streets;
- Many other historic buildings are of notable townscape merit but are not statutorily listed, and some lay outside of the designated conservation area;
- Several historic buildings have been successfully restored and adapted to the needs of the local residents, such as with Seven Winds;
- However, other historic buildings have received less sympathetic restoration, for example the loss of half-timbering in the Montefiore Institute, and the quality and integration of extensions and alterations to the Primary School;
- All Saints Church is an important historic landmark for the village, particularly for those entering Stisted along Water Lane, as well as being visible from many locations in the surrounding landscape;
- Stisted Hall and its associated parkland is a historic example of a traditional English landed estate, but some of the qualities of the buildings and spaces have suffered through their conversion to a golf course and other uses;
- The image of Stisted has benefits from the associations of artists and poets to the village, which may offer opportunities for design, public art and conservation.

Landscape & Green Spaces

- Stisted benefits from a strong rural setting and access to an attractive countryside;
- Stisted's landscape features a strongly undeveloped rural character, with a strong sense of historic continuity, integrity and cultural value;
- Several rights of way, and breaks in the development of the village, provide visual and recreational access to surrounding fields and park lands;
- The quality of footpaths and rights of way are variable throughout the village, and lack consistent quality and signage;
- Stisted Hall's park land is a high quality amenity landscape, but it doesn't currently provide meaningful public access;
- There are a range of public open spaces throughout the village providing for a variety of uses and amenity;
- The quality of the Village Green is degraded by the presence of roads on all three sides, which creates a severed space;
- Historic images have revealed a loss of mature trees within the village over time, and opportunities to re-instate the arboricultural character of Stisted through significant tree planting of indigenous species;
- The Chicken Meadow is an important green open space in terms of the setting of historic buildings, including Flint Terrace and All Saint's Church, however it is not a publicly open space and has been subject to development pressures;
- The tranquillity of Stisted's landscape is a key characteristic of the area, but is potentially threatened by proposals for Monk's Wood garden village just outside Stisted Parish;
- The presence of the River Blackwater within and around the village is a key asset to Stisted's landscape character, but also brings flooding issues.

Townscape & Built Form

- Stisted is structured around a denser historic core with a strong sense of enclosure, with newer developments forming lower-density extensions and ribbon development along the roads leading from this core;
- Stisted features several identifiable buildings that use characteristic materials for the village, including half-timbering and flint, however the materiality of some historic buildings has been removed or replaced with poorer quality materials over time;
- There is a strong diversity in building form throughout the village creating a rich and diverse character of building;
- The post-war development around Sarcel Street represents a clear break in character from the rest of the village in terms of built form and layout;
- The articulation of roofscapes is a strong theme throughout the village, with historic buildings using decorative roofing elements and dormer windows;
- Many of the historic buildings and structures within Stisted feature notable demonstrations of building crafts, including elaborate brickwork, timber framing, and letter cutting, which creates a particular character to the townscape;
- The tight street widths in some parts of the village, the result of existing historic building form, together with the presence of on-street parking, restricts pedestrian movement;
- Infill development through the village has helped densify the historic core, however the quality of these developments vary in their sensitivity to the historic fabric;
- Roof extensions within the newer buildings in the village tend not to follow the pattern and roof-scape of the more historic buildings;
- Extensions to existing buildings vary in quality throughout the village, and lack a consistent pattern.

Community Uses

- A small cluster of community uses exist in the north of the village, with the Stisted Village Hall opposite some well-used allotments and a small community orchard;
- Rolfe's Land Nature Reserve and Community Wild Life Pond, including a section maintained by Essex Wildlife Trust which includes a Forest School run by the local Stisted Academy, represent key community green spaces for the village;
- The Montefiore Institute is a key community building in the village and provides a small community run shop and library, with additional nearby uses provided by the Onley public house;
- Stisted Hall provides some amenity to the local residents, both as a golf club and employer;
- The loss of the former post office and tea rooms to a residential house by the Church has further reduced the public activity of the village;
- The Church and adjacent former Old School Room also provide a significant community use to Stisted through local events and the Fairways Child Centre;
- The Primary School provides education for a wider catchment than Stisted, creating additional issues of congestion during school runs.

AR Urbanism

63 Rivington Street

London

EC2A 3QQ

+44 (0) 20 3290 8979

www.ar-urbanism.com

amanda@ar-urbanism.com

