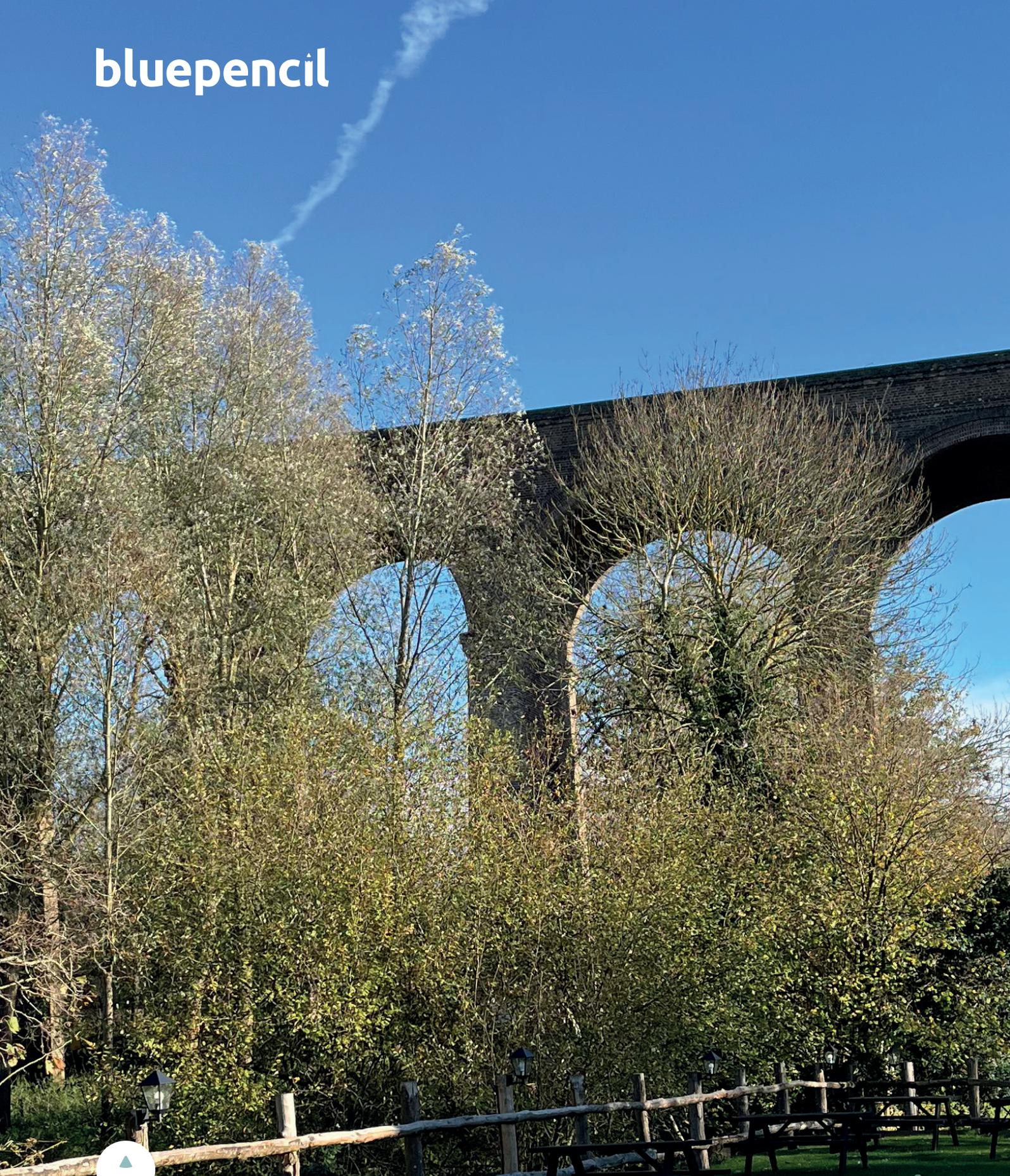


bluepencil



Vision Statement

Land at Wakes Colne | Essex

09.01.2026



Contents

1.1 Introduction	4
1.2 The Vision	4
1.3 Wakes Colne	6
1.5 Townscape and Architecture	8
1.6 Proposed Architecture	9
1.7 Indicative Potential Land Uses	10
1.8 Design Guidance	12

1.1 Introduction

This Vision Statement has been prepared by Bluepencil Designs, Chartered Architects to set out the design intent for the development of land north of Wakes Street and west of Station Road, Wakes Colne, Essex on behalf of H C Percival (Farms) Ltd. The Site comprises circa 16.8 hectares of land, currently in agricultural use.

1.2 The Vision

The vision for the development is centred around four key themes: Sustainability, Community, Connectivity and Nature

The site presents an opportunity for the development of new homes to suit a variety of housing needs and lifestyles.

The proposed design includes a number of green spaces which could be developed into a community garden, a community orchard, playing fields and new woodland areas. This, together with the existing trees and hedgerows will create a unique sense of place that is tied into and appropriate for its setting.



A sustainable design saving energy and water



Attractive, safe and inclusive spaces for the community



A clear hierarchy of connected movement routes



Trees, hedgerows and habitats retained and enhanced



Fig.1 Aerial Photograph of The Site

1.3 Wakes Colne

Wakes Colne is a village and Civil Parish in the City of Colchester District of Essex, England. It lies on the River Colne. Chappel and Wakes Colne are adjacent villages, historically intertwined, sharing the various amenities, including:-

- i) Chappel & Wakes Caine Railway Station
- ii) Primary School - Chappel Primary
- iii) Public House - The Swan in Chappel
- iv) Wakes Caine Post Office & Convenience Store

The central core of the two villages is situated adjacent to the crossroads of Station Road and the A 1124, the site being situated adjacent to it.

Location

Wakes Colne is located on the north side of the river Colne, 8 miles (13 km) west-northwest of Colchester, and 5 miles (8 km) east-southeast of Halstead. It is within the Harwich and North Essex constituency.

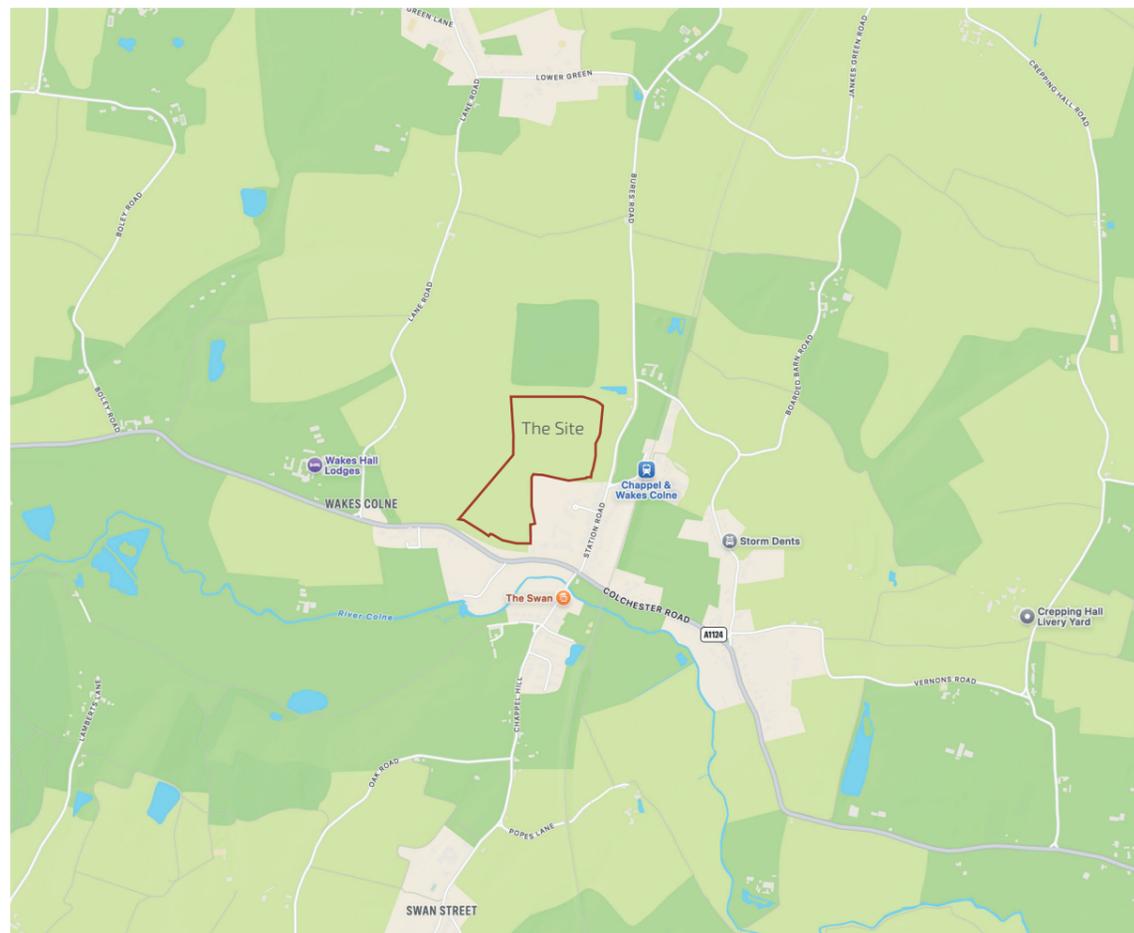


Fig.2 Site Location Map

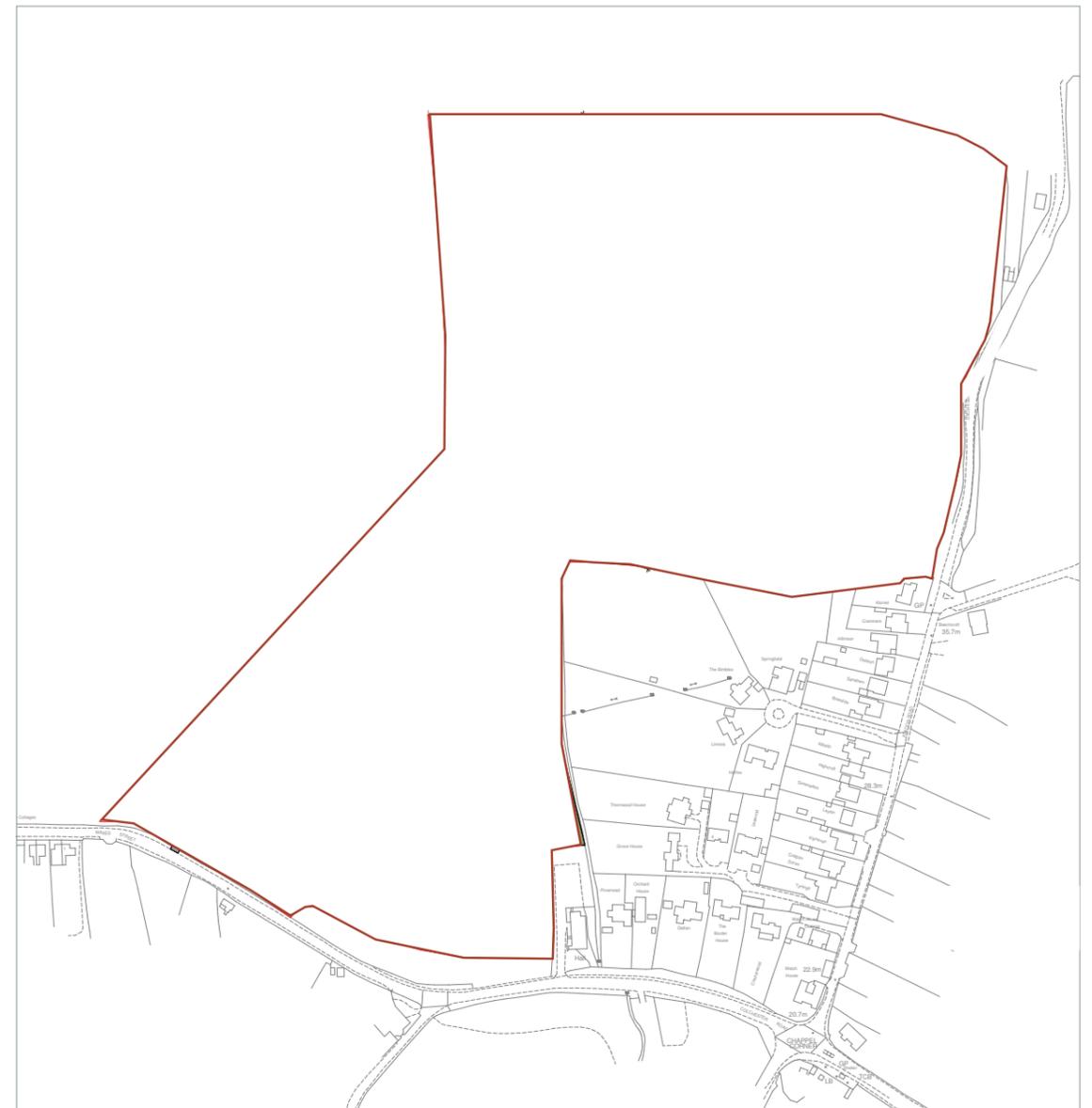


Fig.3 Site Boundary (outlined in red)

1.5 Townscape and Architecture

Essex has a rich history of traditional housing. The photographs on the facing page show examples of housing from the middle ages through to current day - all found within the county.

The development of the village is consistent with a rural village with linear development along its main streets. The vernacular buildings are typical of this part of Essex with undulating building lines, varied ridges and steep roof pitches. A wide variety of materials are evident in these buildings and include mellow red brick, black or white weatherboard, pastel coloured render, thatch, slate, plain tiles and pantiles.

Buildings in this part of the county are generally joined together directly fronting the street. Their roofs are generally pitched at 50 degrees with dormers and chimneys. Ridges are uneven and undulating.

The timber framed buildings usually have characteristic projecting jetties and gables. Windows are mostly sash, with some casement, all vertically proportioned.

The timber framed pre 18th century buildings are generally rendered in smooth lime plaster of pastel colours and roofed in hand made plain tiles. Painted weatherboarding is also found, mostly black painted and mostly on out-buildings and barns.

The few 18th and 19th century buildings are typically orange-red brick with tiled or slate roofs.



1.6 Proposed Architecture

The drawings below give an indication of the traditional architecture proposed for this site. The vision is to reflect some of the vernacular buildings, materials and details found in the area so that the development is appropriate for its rural village setting.

As design work progresses the applicant will work closely with the council to ensure the design of the new homes are of the highest quality.

All homes will be designed to Part M4(2) compliance and to the appropriate standards of sustainability.



1.7 Indicative Potential Land Uses



Housing overlooking the rural edges



Housing overlooking the open space and playing field

Potential connection to the Village hall from the site- Exact location to be agreed.



Fig.4 Indicative Block Masterplan - showing potential land uses



Total Site area = 16.8 hectares

- Existing Vegetation
- Residential Area (7.86 ha)
- SuDS Feature/Pond (0.82 ha)
- Open Space (8.12 ha)
- Proposed Vegetation



Housing overlooking pond (SuDS feature)



Housing along the tree-lined avenue

1.8 Design Guidance

The proposed design for the site will, in due course, be developed with regard to the following design guidance:

- Accessible homes and play space homes (2005)
- Essex County Council Parking Standards (2009)
- Uttlesford Local Residential Parking Standards (2013)
- Essex Design Guide (2018)
- Building for a Healthy Life (2021)
- The National Design Guide
- The National Model Design Code
- Secured By Design

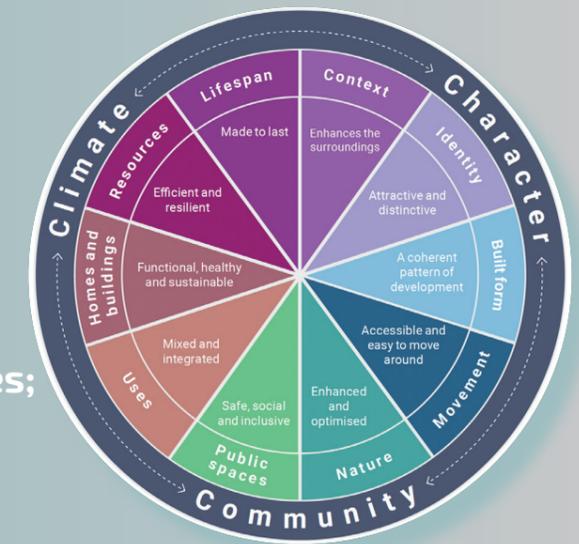
The design guidance listed above seeks to ensure good quality, safe, healthy and sustainable developments that reflect the character of their neighbourhoods and respect their local setting.

Through following this guidance the proposed illustrative layout will clearly express a 'story' as explained in the extract from the National Design Guide below:

'Well-designed places and buildings come about when there is a clearly expressed 'story' for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context. This 'story' will inform and address all ten characteristics. It is set out in a Design and Access Statement that accompanies a planning application.'

National Design Guide January 2021
Ministry of Housing, Communities & Local Government

The National Design Guide (January 2021) created by the Ministry of Housing, Communities & Local Government states that a well designed place is formed through the design of three overlapping themes; Climate, Community and Character.



Within these three overlapping themes are ten characteristics which work together to create the physical character of a place.

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.

Fig.5 Extract from NDG

The proposed design will seek to respond to the objectives of Colchester Borough Council Design Guidance as set out below:

The Colchester Design Guide refers to a suite of local planning documents, primarily the broader Essex Design Guide (EDG) and Colchester's own Supplementary Planning Documents (SPDs), guiding new developments to fit the area's rich heritage, distinct character, and environmental needs, focusing on enhancing townscape, creating cohesive communities, integrating nature, and promoting sustainable, functional, and lasting places.

Key principles involve responding to local context, ensuring identity, improving movement, integrating green spaces (like trees and SuDS), and designing for longevity, all while adhering to national policy.

Key Principles & Relevant Documents

- Essex Design Guide (EDG): A foundational document for Essex authorities, adopted by Colchester, emphasizing ten characteristics for well-designed places: Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes, Resources, and Lifespan.

Colchester City Council's Local Guidance: The council publishes specific SPDs and online guidance covering aspects including:

- Urban Design: Creating positive townscape, visual interest, and meaningful additions to the built environment.
- Landscape & Green Space: Integrating green/blue infrastructure, trees, and appropriate planting.
- Street Services: Guidelines for infrastructure like waste bins and garden waste collection.
- Sustainable Drainage (SuDS): Managing water, especially given flood risks in areas like the River Colne valley.

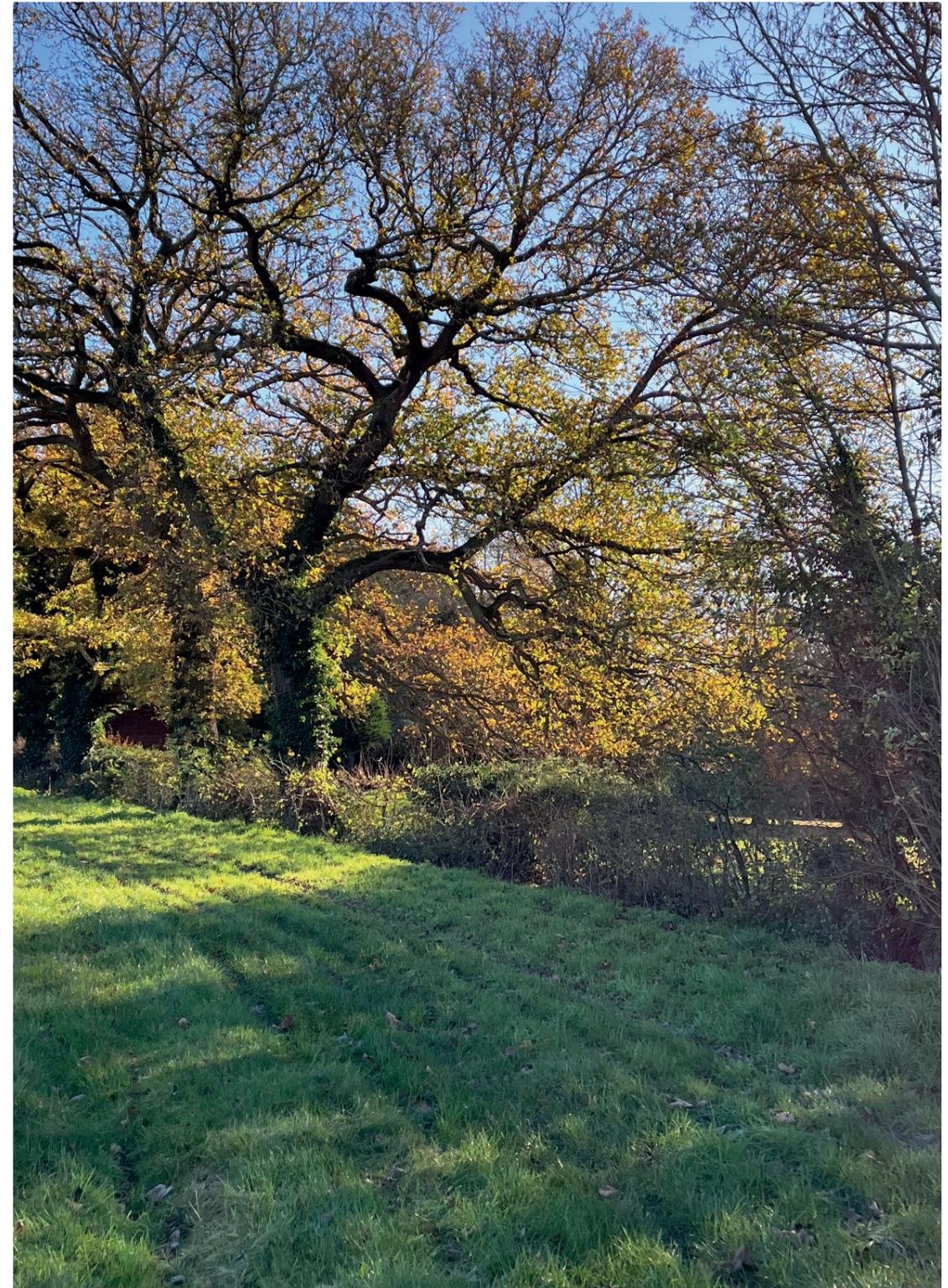


Fig.6 Photograph of the Southern Boundary (of the northern parcel) of the Site

bluepencil

Specialists in residential
design and masterplanning

mette@bluepencildesigns.com

07718626383

bluepencildesigns.com