

**DAP** LAND SOUTH OF HENHAM ROAD

## 2.0 CONCEPT DESIGN

**2.1** Vision and Design Principles

**2.2** Design Evolution

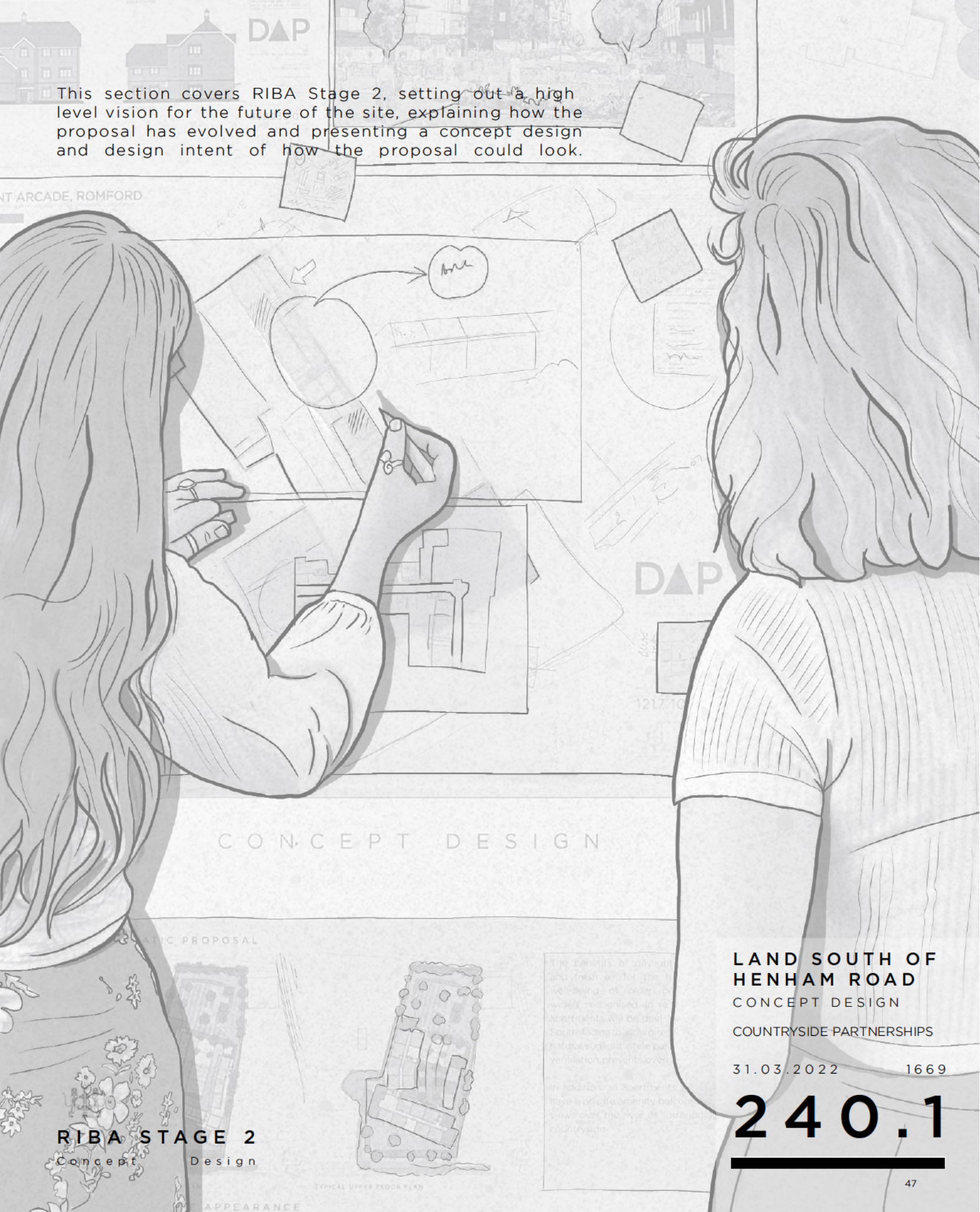
**2.3** Concept Master Plan

**2.4** Design Intent

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### Revision History

Rev.	Description	By	Date
01	Following client comment	RM	31.03.22



This section covers RIBA Stage 2, setting out a high level vision for the future of the site, explaining how the proposal has evolved and presenting a concept design and design intent of how the proposal could look.

NT ARCADE, ROMFORD

# CONCEPT DESIGN

CONCEPT PROPOSAL



TYPICAL UPPER FLOOR PLAN

**RIBA STAGE 2**  
Concept Design

CONCEPT APPEARANCE

The benefits of daylight and fresh air for the wellbeing of older people is widely recognised in residential care. South Going to allow for natural sunlight while passive ventilation prevents overheating.

In addition, all apartments have a private amenity balcony which opens over the river of surrounding countryside.

**LAND SOUTH OF HENHAM ROAD**  
CONCEPT DESIGN  
COUNTRYSIDE PARTNERSHIPS

31.03.2022 1669

# 240.1

## 2.1

# VISION AND DESIGN PRINCIPLES

### Our Vision

This site presents an incredible opportunity to create a genuinely unique and charming addition to the village of Elsenham. At the heart of the design is the desire to celebrate the sites historical context, with respect for nearby heritage assets providing the setting to everyday life. Situated within a beautiful landscape setting with access to countryside walks and nearby facilities, the proposal will seek to offer a truly inspirational place to call home.

The following design principles and objectives were identified during the course of the design process and have helped to shape the proposal:

- Be sympathetic and responsive to the nearby **heritage assets** such as St Marys Church, the barns at Elsenham Place and the important grouping around Elsenham Cross.
- Appreciate the sites **landscape setting**, reinforced by new green infrastructure.
- Incorporate **buffers of open space** with frontage set back to reflect existing built form and respect natural features.
- Integrate the on site public **right of way** and create new routes that connect with the wider footpath network.
- Specify **vernacular** building materials and **naturalistic** hard landscaping suited to a rural location.
- Consider the sites **topography**.
- Provide **vehicular access** from Henham Road.
- Consider on site **utilities** and easements.
- Implement a **SUDS strategy** to manage surface water run off.
- Offer **ecological enhancements** to achieve biodiversity net gain.
- Deliver the right mix of housing in a **sustainable location**.



## 2.2 DESIGN EVOLUTION

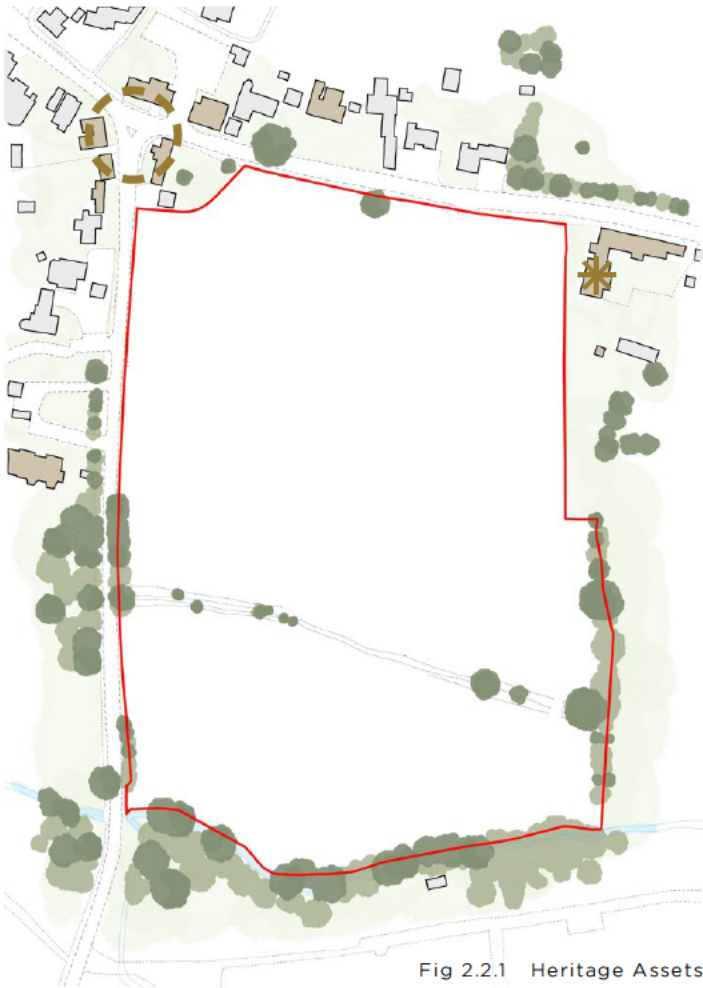
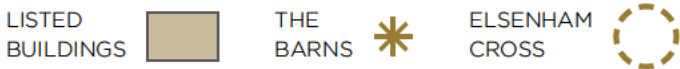


Fig 2.2.1 Heritage Assets



### HERITAGE ASSETS

The proposal has evolved to help future residents and visitors understand and appreciate the historical context of the site and create a unique character.

Features such as framed or gradually revealed views to local landmarks and a heritage trail around the site will be used to convey the history of the area and help the development to integrate with its surroundings.



Fig 2.2.2 Utility Easement



### UTILITY EASEMENT

A water pipe with a 6m easement along the Hall Road boundary was identified early as a constraint that would require mitigation.

As the proposal has evolved, this utility has been considered and provided with adequate space for any future maintenance.

## 2.2 DESIGN EVOLUTION

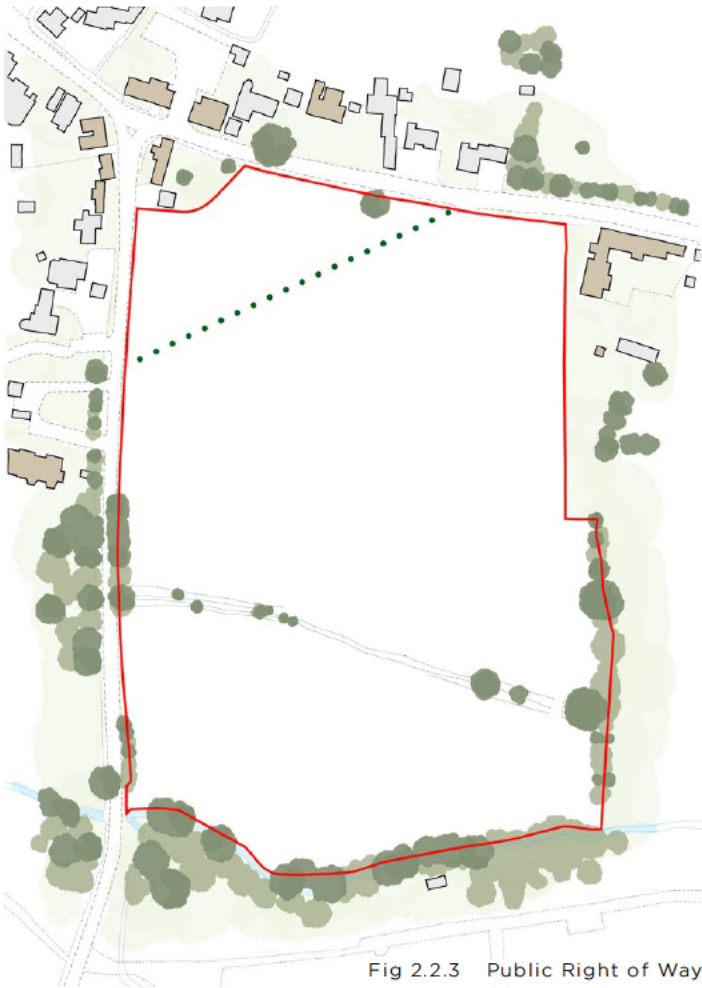



Fig 2.2.3 Public Right of Way

PUBLIC RIGHT OF WAY  


### PUBLIC RIGHT OF WAY

Footpath 13 runs diagonally across the northern part of the site and will provide an important feature of the proposal.

As a legal right of way, the route will be retained and development will be shaped around it with overlooking frontage providing some enclosure and passive surveillance.

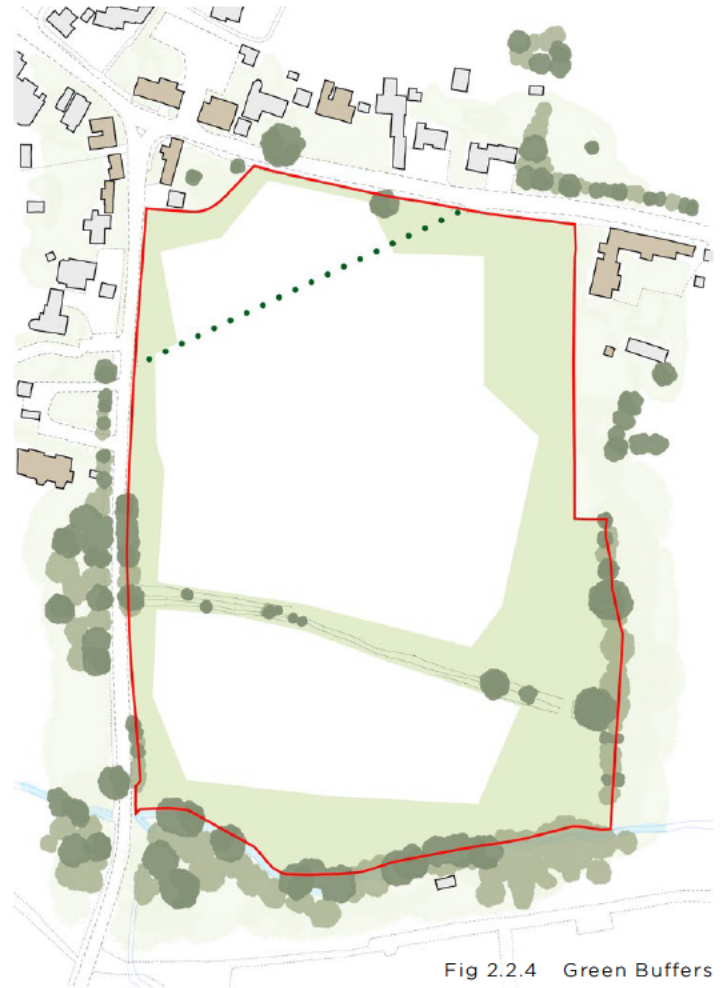


Fig 2.2.4 Green Buffers

GREEN BUFFERS  


### GREEN BUFFERS

Areas around the site have been strategically identified as being important to remain as green open space.

These buffers play a role in the design to either create views to important landmarks, provide a setting to heritage assets or offer space to existing natural features. They will also create opportunities for amenity space, landscaping and SUDS.

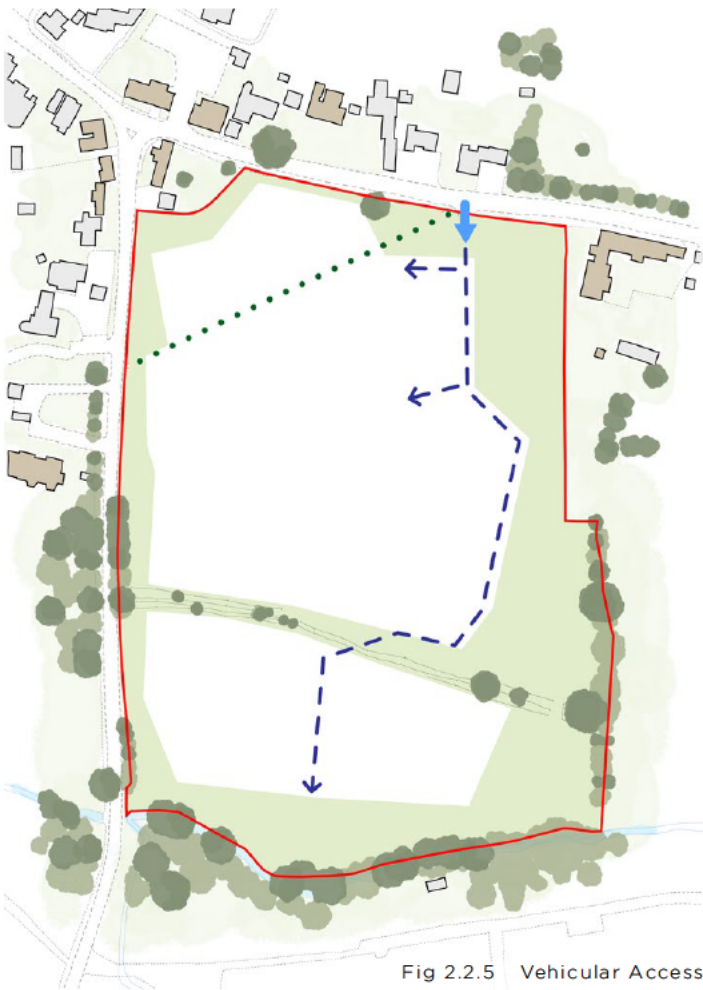


Fig 2.2.5 Vehicular Access



Fig 2.2.6 Development Parcels

SITE ACCESS → PRIMARY ROAD - - -

DEVELOPMENT PARCELS [yellow dashed box] LOW RIDGE HEIGHTS \*

### VEHICULAR ACCESS

Vehicular access will be taken from Henham Road at the eastern end of the northern frontage. From here, a primary access road curves its way down the hill, defining the eastern edge of the proposal.

A hierarchy of streets will be developed within the built form area comprising shared surface streets, courtyards and private drives.

### DEVELOPMENT PARCELS

The development will be structured using a series of perimeter blocks. Outward facing frontages will face the public realm, overlooking open spaces and pedestrian routes, enclosing streets and providing the setting to the development.

Internally, blocks will contain private rear gardens and small courtyard clusters.

Building heights have been considered with an emphasis on bungalows being located close to Elsenham Cross.



## 2.2 DESIGN EVOLUTION

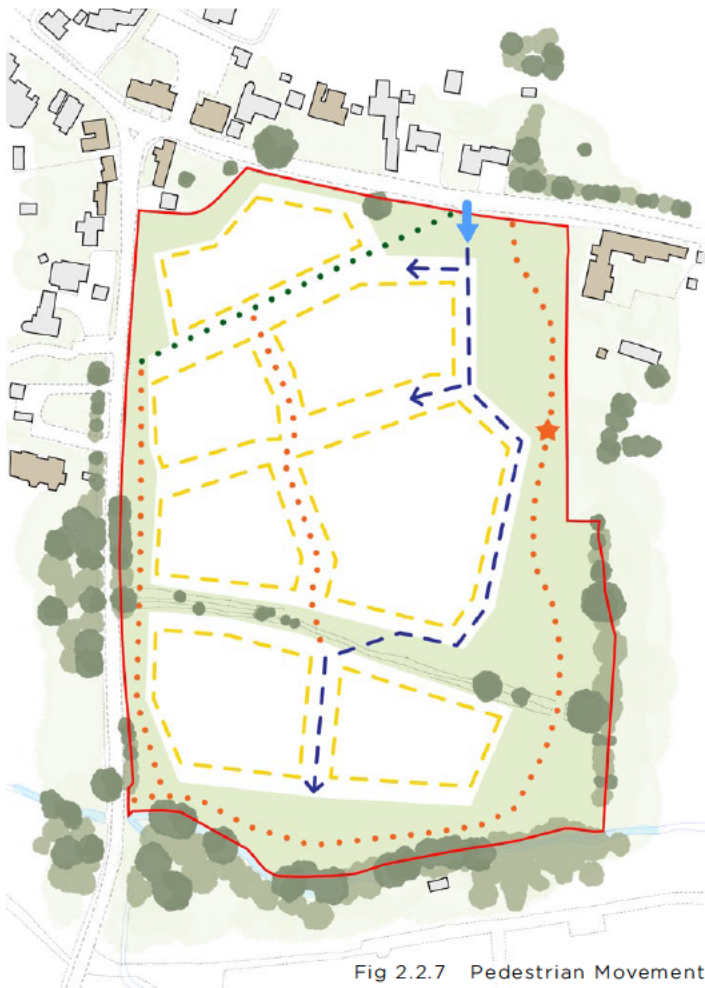


Fig 2.2.7 Pedestrian Movement

PEDESTRIAN  
ROUTES



### PEDESTRIAN MOVEMENT

As well as retaining the existing right of way, the development of the proposal has been mindful of enhancing pedestrian movement.

A circular walk is proposed, looping around the periphery of the site and linking the eastern end of Henham Road to the southern end of Hall Road. There is also a key central route proposed. This strategy will offer choice of route for pedestrians and will also take in views towards off site landmarks, acting as a heritage trail around the development.

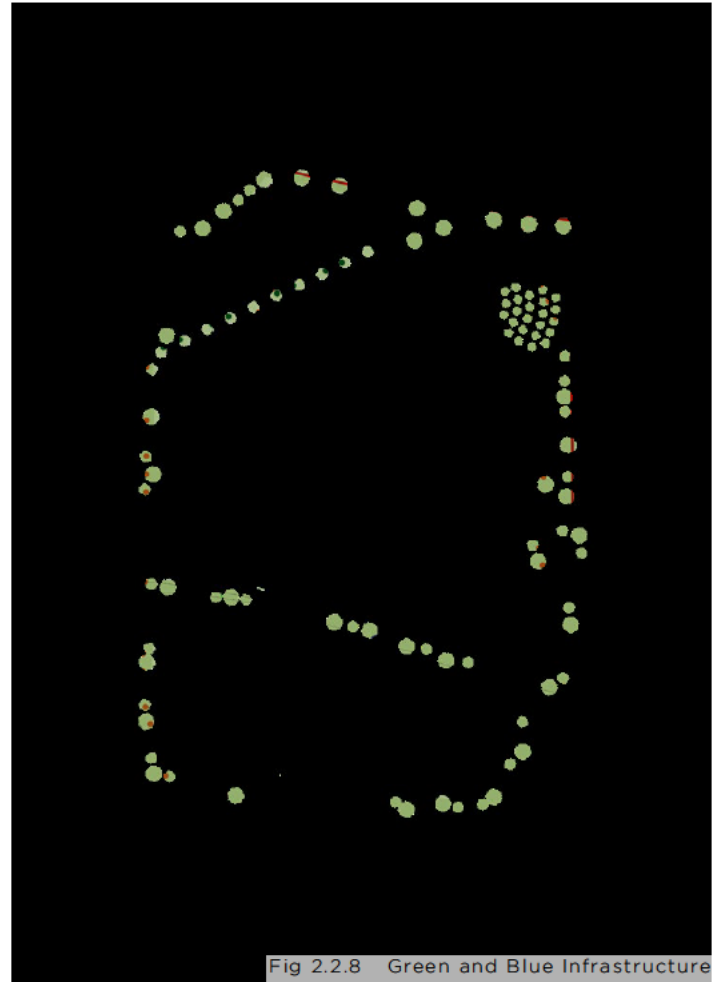


Fig 2.2.8 Green and Blue Infrastructure

SUDS  
LOCATION



NEW  
LANDSCAPING



### GREEN AND BLUE INFRASTRUCTURE

The proposal has developed to incorporate sustainable urban drainage systems (SUDS) which will manage surface water run off. Provision has been made to collect, treat and store water using the sites natural slope.

New landscaping has also been proposed to soften internal streets and compliment the sites green buffers and corridors. This planting will also help the development integrate into its landscape setting.





## 2.4 DESIGN INTENT

### Urban Structure

Blocks of development will be designed to provide attractive frontages, overlook streets and spaces and generate activity. Fig 2.4.2 demonstrates how a block provides the setting from a nearby road, overlooks a green corridor and defines movement routes.

Landmark buildings will be utilised in strategic locations to mark entrances, terminate views and aid wayfinding. Landmarks may be treated with a different material or detail to make them memorable.

Special corner turning house types can also be used as they present a primary frontage on two sides. This approach continues surveillance from windows and eliminates featureless, blank elevations.



Fig 2.4.1 Corner Turning House

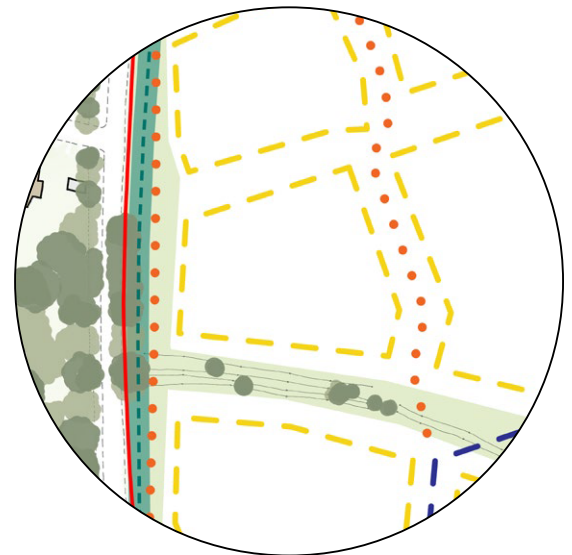


Fig 2.4.2 Block Structure



Fig 2.4.4 Landmark Building in Prominent Location



Fig 2.4.3 Street with End Vista Stop Building





Fig 2.4.6 Well Enclosed Internal Streets

### Character

Distinct character areas will be developed which will be defined by building typology and respond to nearby context.

For example, areas close to Elsenham Cross and the barns at Elsenham Place will be designed to be sympathetic in relation to scale and material treatment.

Generally, development around the periphery of the site adjacent to green spaces will require more broken up frontage and landscape relief. In central areas, streets and pedestrian routes will require good enclosure with more continuous frontage recommended. Courtyard areas will have car parking integrated into a hard landscaping strategy.

Building typologies will include housing, bungalows, coach houses and apartments which will all contribute towards a varied character.



Fig 2.4.1 Continuous Frontage Along Upper Level



Fig 2.4.7 Edge Housing Overlooking Open Space



Fig 2.4.8 Shared Surface Courtyard



## 2.4 DESIGN INTENT

### Open Space

Green open spaces and corridors will have important roles to play within the development.

A good example of this is the entrance green, see Fig 2.4.10. This green area creates a feature entrance to the development, setting frontage back from Henham Road and providing a spacious setting to the nearby listed barns.

Other green spaces are designed to provide buffers around the edge of the site and helping to create an attractive setting to the proposal.

The on site public right of way will be maintained as a green link whilst other existing features such as the ditch will be retained to help break up development parcels.

New landscaping and drainage features will help to create naturalistic amenity spaces for residents to enjoy and will incorporate children's play.



Fig 2.4.9 Natural Open Space

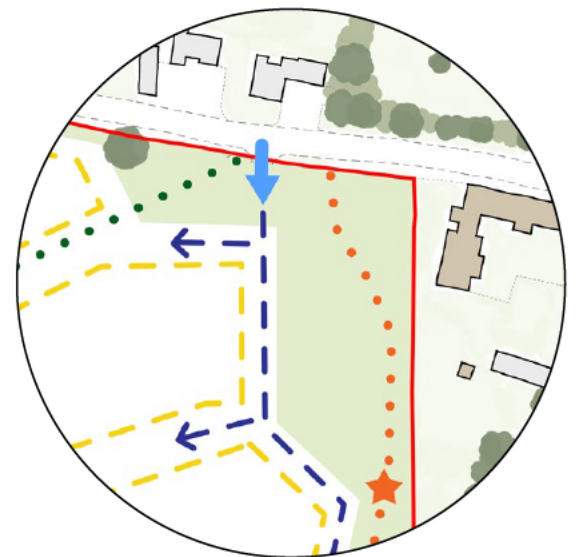


Fig 2.4.10 Entrance Green and Setting to the Adjacent Barn



Fig 2.4.12 Green Pedestrian Link



Fig 2.4.11 Children's Play Area





Fig 2.4.13 Rendered Frontage with Grey Slate

### Materiality and Detailing

Materials will be inspired by local vernacular buildings, in particular the adjacent heritage assets. Certain areas will incorporate materials and details to enhance the setting of listed buildings.

Various coloured pale render is a finish used on many local buildings including white, cream, grey and pink. There are also some examples of black and white weatherboarding. These materials could be applied in key locations.

Red is the predominant brick colour in the local vicinity and should be the main brick applied to the proposal. To add variety, a contrasting colour could be specified such as yellow or buff.

Red plain tiles and pantiles are applied to many roofs in the area along with grey tiles. It is suggested that a mix of these finishes is applied to the proposal.

Details that are common locally and which could be adopted within the proposal include a mix of pitched roof and lean too porches, roof hips and a variety of coloured front doors.



Fig 2.4.14 Red Brick With Pantile Roof



Fig 2.4.15 Use of Black Weatherboarding



Fig 2.4.16 Buff Brick with Pitched Roof Porch



## 2.4 DESIGN INTENT

### Landscape Treatments

Landscape treatments to the public realm will be specified to enhance the development and compliment the sites landscape setting.

Hard surfaces will be varied and emphasise the developments street hierarchy. This would include block paving in some shared surface areas.

Off road footpaths will be treated with a naturalistic material such as hoggin.

Front gardens will be well landscaped, helping to soften street scenes. Species will be chosen for longevity, robustness and to add a variety of colours and textures.

Knee rail fencing will be used to protect green open spaces and brick walls can be used in key public realm areas.



Fig 2.4.17 Naturalistic Pedestrian Routes



Fig 2.4.18 Timber Knee Rail Fencing



Fig 2.4.19 Blend of Hard Surface Materials



Fig 2.4.21 Brick Walls Facing Public Realm Areas



Fig 2.4.20 Well Landscaped Front Gardens





Fig 2.4.22 Dry Swales

## SUDS

A SUDS strategy will be integrated into the proposal, utilising the natural slope of the site. The SUDS train will work by collecting, filtering and storing rain water before it is discharged into nearby watercourses at a greenfield rate.

Features such as permeable paving, swales and basins could be used within the proposal to manage surface water in a natural way.

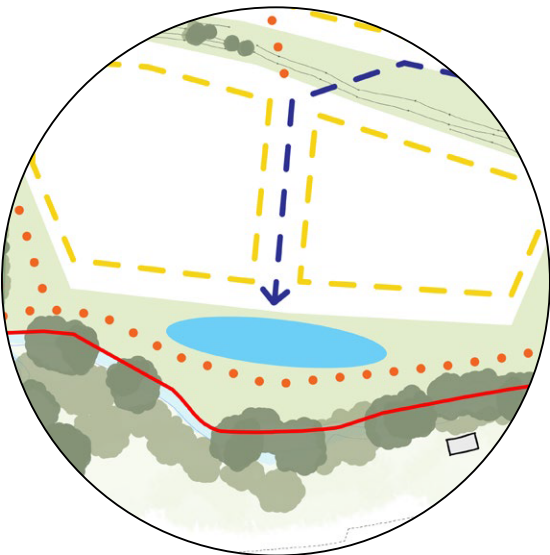


Fig 2.4.14 Location of Drainage Basin



Fig 2.4.24 Naturalistic Drainage Basin



Fig 2.4.25 Permeable Paving



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