



planning direct



Visual impressions relating to application S62A/22/0005
(Proposed erection of 15 dwellings at Canfield Moat, High
Cross Lane, Little Canfield) Dunmow, Essex, CM6 1TD)

On behalf of: Mr Andrew Smith

Prepared by: James Cann

Date: 12 April 2023



NOTICE

This document has been prepared for the stated purpose in Accordance with the Agreement under which our services were commissioned and should not be used for any other purpose without the prior written consent of Planning Direct. We accept no responsibility or liability for the consequences of this document being used for a purpose other than that for which it was commissioned.

© Planning Direct. All rights reserved. No part of this document may be otherwise reproduced or published in any form or by any means, including photocopying, storage on a computer or otherwise, without the prior permission of the copyright holder.

Planning Direct is a trading name of Cicero Communication Ltd. Registered in England and Wales, no. 7986959.

July 2020



The Furnace, The Maltings, Princes Street,
Ipswich, IP1 1SB



Table of Contents

Introduction4
Gatehouse development5
Workers Cottages6
Stable courtyard.....7

Introduction

The purpose of this document is to present three visual impressions of the proposed development for the attention of the Planning Inspector, which have been produced in accordance with the submitted set of proposed plans. The document should be read in conjunction with the accompanying set of plans and the Planning Statement dated 22 June 2022.

The innovative design of the proposed development has been created in order to respond positively to the rural surroundings and in particular its location within the extensive curtilage of the main house, Canfield Moat.

It is considered in general terms that the proposed development has been designed to ensure it is sympathetic to the historic appearance of the main house. As set out within the Planning Statement the proposed development broadly comprises three distinctive elements (the gatehouse, workers cottages and stable courtyard).

In relation to density approximately only 7% of the domestic grounds would be developed, equating to 1% for the gatehouse, 2% for the workers cottages and 4% for the stable courtyard. The development is proposed to be low density in order to respect its rural location and also ensure that the historic house remains the most prominent feature on the site

The visual impressions contained within this document relate to the aforementioned elements of the proposed development.

Gatehouse development

This image below provides a visual impression of the proposed gatehouse development, which comprises Units 1 and 2 on the proposed site plan.



Gatehouse development (Units 1 & 2)

To all country estates of this merit there would normally be a pair of gatehouses to mark the boundary and assign the entrance to the estate and its grounds. Through the use of the same bricks and bespoke joinery as the main house, this part of the development provides the start of a passage through the estate taking the visitor on an architectural journey through the estate and on to Canfield Moat.

The gatehouses will give not only a focal point for the entrance, but will also represent that you are “home” once you have passed through and entered the huge and expansive communal landscaped areas and especially the adjoining copse.

Workers Cottages

This image below shows the visual impression of the proposed terrace of 4Nr worker cottages within the 'Secret Garden' area of the site, which constitute units 3-6 on the proposed site plan.



Workers Cottages (Units 3-6)

The 'Secret Garden' is a perfectly concealed piece of land, at present laid to lawn, and the vegetation which effectively secludes this section of the development would be retained as part of the proposals.

The cottages would be served via an internal driveway to be created within the site. The design has been crafted in such a way to create the impression that the terrace would comprise four cottages for workers on the estate. Each dwelling comprises a two storey 3-bedroom house.

Stable courtyard

The stable block element of the development would comprise eight dwellings and a visual impression is included below.



Stable courtyard (Units 10-17)

The estate is surrounded by fields and whilst the site is also very concealed behind the extensive mature trees that surround the perimeter, there is no denying the main house when constructed back in the early 1800s would have had extensive need for horses and horse power. All of the main estates have extensive stable complexes that would have provided the much needed shelter for the horses of the estates and the storage needs for carts and tools / equipment and some staff.

The new stable block has therefore been positioned within the huge rear paddock area and designed to give the appearance of a typical stable block of the 1800s. It will be constructed through the adoption of the same architectural language used for the main

house that it would have served. The same bricks and detailing have been adopted together with the use of Georgian windows all constructed as bespoke joinery items to add to the authenticity of the development.