



DESIGN + ACCESS STATEMENT

OCTOBER 2023 | SPD306_351_02

LAND AT CHELMSFORD ROAD
HARTFORD END
CM3 1JY

SPDSTUDIO
SUSTAINABLE . PLANNING . DESIGN



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Client: Stockplace Investments LTD
Site Address: Land at Chelmsford Road
Hartford End
CM3 1JY

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SUSTAINABLE . PLANNING . DESIGN



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0.0 CONTENTS



1.0	INTRODUCTION
2.0	DESIGN GUIDANCE
3.0	PLACE + CONTEXT
4.0	SITE APPRAISAL
5.0	DESIGN DEVELOPMENT
6.0	PROPOSAL
7.0	LANDSCAPING + SUDS
8.0	HIGHWAYS + ACCESS
9.0	CONCLUSION

1.0 INTRODUCTION

STOCKPLACE INVESTMENTS

Stockplace developments has built a reputation for building exquisite homes, focusing on small, high-end residential, in locations where homes can be made individual.

'Everything we build has the occupier in mind, both their needs today and their aspirations tomorrow. We place great emphasis on using the highest quality materials inside and outside of your home, and focus on sustainability, including enhancing the energy efficiency of your property.'

Stockplace Homes brings three decades of property expertise to its select residential developments. Today, our family business is a well-established independent developer for one simple reason: our goal is to always elevate the standard offered by the larger developers.





SPD STUDIO

Sustainable Planning Design Studio (SPD Studio) is a multi-disciplinary architectural, planning and engineering practice. Based in Colchester, our collaborative and enthusiastic team has a successful track record throughout the East of England, London and across the UK.

SPD Studio is a vibrant open environment where ideas are exchanged as part of a collaborative design-led process. Through this collaboration of planning insight and innovative architectural design, our mission is to provide the highest standard of professional expertise to ensure our clients fulfil their development objectives.

Architectural Team

The RIBA Chartered architectural team thrive on new challenges. We are passionate about high-quality, sustainable design to ensure developments appear in keeping within their setting while using our problem-solving skills to add value and unlock the site's maximum development potential.

Planning Consultancy Team

The studio provides sound, commercially driven advice to both private and public sector clients throughout the entire planning process, from initial site appraisals to the management of planning applications and appeals. Our experienced team of Planners offer advice on planning strategies for all types and scales of development, plus any emerging opportunities from planning policy changes at Local and National levels.

RIBA 
Chartered Practice

1.3. Site Address

Land at Chelmsford Road
Hartford End
CM3 1JY

1.4. Summary

Sustainable Planning Design Studio (SPD Studio) have been appointed by Stockplace Investments to complete the following Design + Access Statement relating to the Outline application for up to 50 residential dwellings with all matters reserved other than access, at the Land at Chelmsford Road, Hartford End.

This statement is to be submitted as part of an Outline application and is to be read in conjunction with all architectural drawings and associated planning documentation. Details of the proposal are set out within the following sections making up this document.

This Design + Access Statement has been completed in accordance with the requirements of Government Circular 01/2006 - 'Guidance on Changes to the Development Control System,' and is based upon best practice guide issued by 'CABE: Design + Access Statements.'

This statement provides an appraisal of the site and context conditions and characteristics and demonstrates how the designs were refined in order to reflect requirements and design objectives.

The input from professional consultants has been thoughtfully taken into consideration, whereby any initial concerns with the schematic proposal have been resolved during the design process leading up to this outline planning application.

1.5. Design Team

Client:	Stockplace Investments
Architect/Planning/ Drainage:	Sustainable Planning Design Studio Architectural Drawings / DAS
Topographical:	Survey Solutions
Landscape:	Steve Plumb Associates
Arboriculture:	JLD Tree Consultant
Transport:	Inter-Modal
Heritage:	HC UK
Geo-environmental:	GemCo
Housing Assessment:	Lichfields



Fig.1.3. Site Location plan

2.0 DESIGN GUIDANCE

2.1. National Design Guide

The National Design Guide illustrates how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice

Well-designed places have individual characteristics which work together to create its physical character. These ten characteristics are;

Context

The location of the development and the attributes of its immediate, local and regional surroundings
This creates well grounded developments in their locality and more accepting to existing communities, creating a sense of place and fostering a sense of belonging

- **C1 - Understand and relate well to the site, its local and wider context**
 - The existing built development, including layout, form, scale, appearance, details and materials
 - Land-form and topography
 - Landscape character
 - The architecture prevalent in the area including the local vernacular and other precedents that contribute to local character

Identity

The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them

- **I1 - Respond to existing local character and identity**
- **I2 - Well-designed, high quality and attractive places and buildings**
- **I3 - Create character and identity**
 - An appreciation of the vernacular, including existing built form, landscape and local architectural precedents
 - The elements that make the place distinctive
 - Drawing upon the architectural precedents that are prevalent in the local area



Fig.2.1. 10 Characteristics to a well-designed place

- Using local building, landscape or topographical features, materials or planting types
- Creating a positive or coherent identity

Built Form

The three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces, it is the inter-relationship between these that create attractive environments to live

- **B2 - Appropriate building types and forms**
 - The right mix of building types, forms and scales of buildings and public spaces for the context and proposed density
 - This defines pattern of streets and development blocks
 - Establishing an appropriate relationship with pattern, sizes and proportions of the existing local streets

Movement

Patterns of movement for people are integral to well designed places

- **M1 - A connected network of routes for all modes of transport**
- **M2 - Active Travel**
 - All modes of transport are positively designed into the built form
 - A clear layout and hierarchy of streets and other routes helps people to find their way around so that journeys are easy to make
 - Priority is given to pedestrian and cycle movements, subject to location and the potential to create connections

Nature

Nature contributes to the quality of a place, as well as to peoples quality of life

- **N1 - Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play**
- **N2 - Improve and enhance water management**
- **N3 - Support rich and varied biodiversity**
 - Open spaces are designed to be high quality, robust and adaptable over time so that they remain fit for purpose and



- are managed and maintained for continual use
- Achieve biodiversity net gains at neighbourhood, street and household level

Public Spaces

Streets, squares and other spaces that are open to all, they are the setting for most movement

- P1 - Create well-located, high quality and attractive public spaces
- P2 - Provide well-designed spaces that are safe
- P3 - Make sure public spaces support social interaction
 - Are designed to support an active life for everyone, and are maintained for continual use
 - High-quality public spaces include natural elements, such as water or tree planting
 - Careful planning and design create the right conditions for people to feel safe and secure, without the need for additional security measures

Uses

Sustainable places include a mix of uses that support everyday activities, including to live, work and play

- U1 - A mix of uses
- U2 - A mix of home tenures, types and sizes
- U3 - Socially Inclusive
 - Represent the varied needs and aspirations of the existing and future local community, including all ages and abilities
 - Where different tenures are provided, they are well-integrated and designed to the same high-quality to create tenure neutral homes and spaces
 - Maximising the potential for social integration in the layout, form and appearance of types of development

Homes and buildings

Well-designed homes and buildings are functional, accessible and sustainable

- H1 - Healthy, comfortable and safe internal and external

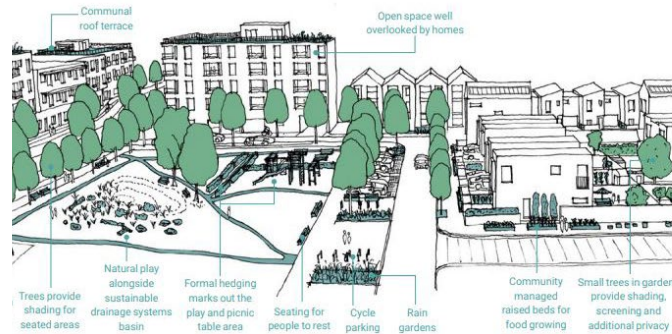


Fig.2.2. Nature



Fig.2.3. Public Spaces

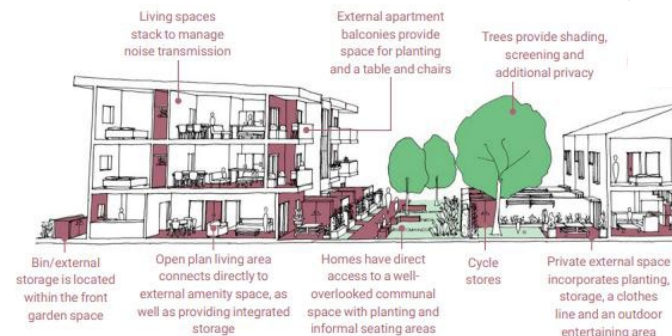


Fig.2.4. Homes and Buildings

environment

- H2 - Well related to external amenity and public spaces
- H3 - Attention to detail: storage, waste, servicing and utilities
 - Promotes quality of life for the occupants and users of buildings
 - Well-designed homes are efficient and cost effective to run

Resources

Well designed places and buildings conserve natural resources, including land, water, energy and materials

- R1 - Follow the energy hierarchy
- R2 - Careful selection of materials and construction techniques
- R3 - Maximise resilience
 - Reducing the need for energy through passive measures including form, orientation and fabric
 - Maximising renewable energy
 - A well-designed place is durable and adaptable, so that it works well over time and reduces long-term resource needs

Lifespan

Well-designed places sustain their beauty over the long term They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan . They have an emphasis on quality and simplicity

- L1 - Well managed and maintained
- L2 - Adaptable to changing needs and evolving technologies
- L3 - A sense of ownership
 - Allow users to develop a sense of ownership and belonging over time
 - While public places are inclusive to all, well-designed private places, such as homes and gardens, are designed to be flexible to adapt to the changing needs of their users over time

2.2. Essex Design Guide

The Essex Design Guide is about creating distinctive places that people want to live, a key consideration when designing this proposal.

Some of the key considerations that have been taken to account when designing and developing this scheme are as follows:

Inclusive Design

- Socially inclusive design serves to activate spaces, such as the street by prioritising the pedestrian and adding value to the surrounding environment
- Developments should allow for accessibility to all, residents and visitors, no matter their capability

Pedestrian scale

- To encourage walking and to create spaces in which people feel comfortable, publicly accessible spaces must be visually satisfactory, with visual interest
- Repetition of similar building forms should be avoided, rather, encouraging interest to the eye through the use of changes in frontage widths, features such as gables, projecting wings and bays, window and door types, as well as, a varied skyline incorporating chimneys and dormers

Movement

- A well-connected environment consists of shared, multi-functional spaces allowing for convenience for pedestrians, cyclists, cars and public transport
- A close-knit pattern of connected streets and spaces provide benefits such as;
 - Creates a more sustainable and safer public realm
 - Supports the use of cycling and walking
 - Travel distance between origin and destination for local journeys is minimised
- An analysis of existing movement patterns and future development sites should determine approximate desire lines and identify any spots for improvement or creating new movement networks



Fig.2.5. Fenestration flexibility



Fig.2.6. Fronting onto open space



Fig.2.7. Trees as centre-points

Parking

- The provision of parking should not dominate the public realm
- Resident's parking should be located in such a way to not dominate the street-scene
- Spaces or garages should be placed on or near the frontage, as well as located to the rear of houses
- Communal parking spaces should be divided and distributed around the layout
- There should be consideration to have spaces overlooked by the kitchen or living rooms windows of at least some dwellings, to discourage car-related crime
- Visitor parking spaces should be located on or near the road frontage, these may be provided by widening the roads for the provision of bays

Use of landscaping

- Landscape and strategic open spaces should be co-located within the layouts of new developments
- It is preferable for parks and public open spaces to be fronted by houses rather than behind them or tucked away
- Trees and hedges can be used as part of built frontages or to provide a barrier or screen
- A tree may also be used as a centre-point, to punctuate or reinforce the character of the area, alternatively rows of trees may give directional emphasis to a space
- Front gardens can be used where a house is set back from the road to give an extra feeling of space and greenery
- Public open space should be visible within the development, with a variety of overlooking from the dwellings to ensure safety

Health and Well-being

- Designing spaces that deliberately deter crime through design and by means of natural surveillance, cohesion and sense of community ownership
- Health and well-being can be encouraged through;
 - Promoting high-quality local employment, affordable housing, sport and recreation facilities
 - Encouraging active travel; walking and cycling
 - Providing interesting and stimulating open spaces and



- natural environments to keep people active
- Creating a safe and accessible built environment with well-designed public spaces that encourage community participation

Active design principles

- Active design focuses on designing and adapting where we live to encourage activity in everyday life; promoting health and stronger communities
- Connected walking and cycle routes, multifunctional open spaces, co-location of community facilities and active buildings are all encouraged within the active design principles
- Well-designed environments that meet community needs are often safer ones, reducing opportunities for crime and encouraging a stronger community

Sustainability and Climate Change

- SUDs should be used as flood risk mitigation, integrated into the layout design, these also enhance the public realm
- Renewable energy sources should be used throughout developments, increasing the sustainability of homes
- Provision for electric vehicles should be provided and integrated within schemes
- Green development delivers important environmental, social, health and economic benefits. Trees and plants contribute to tackling climate change as well as providing habitats for different species.
- Natural light makes dwellings more attractive and energy efficient, layouts should maximise daylight

Residential User Requirements

- Layout to meet national and local planning policies and design guidance
- To meet or exceed the NDSS housing standards
- To provide sustainable, well-ventilated and efficient new homes to provide a healthy living environment
- To provide an inclusive development that gives access to all users
- To provide well designed private and shared amenity for residents to enjoy safely and securely



Fig.2.8. Garden frontages



Fig.2.9. SUDs within open space



Fig.2.10. Limiting visual length by a curve in the street

Layout at densities over 20 dwellings per hectare

Pedestrian Scale

- The prime underlying principle of all urban places should be the creation of a pedestrian-scaled environment.
- Any publicly accessible spaces must be visually satisfactory to the pedestrian. This means that spaces must be visually comfortable in terms of their height-to-width ratio, their balance of static and dynamic spaces and their visual length.
- Such variation and visual interest encourages pedestrians to explore - though it is of course necessary to strike a balance between a chaotic proliferation of detail and severe simplicity. Visual variety may be further enhanced by the incorporation of a variety of building types and uses

Character of the space

- A balance between diversity and unity. The key is to position designs in the 'band of acceptability' between these extremes, with some elements varying and others consistent; it is this balance that makes places attractive.

Continuity of Frontage

- Continuity of built frontage is desirable because it helps to enclose spaces and creates continuous pedestrian routes.
- Car Parking for buildings should be situated between houses, beneath upper-storey structures or within garages to the rear, helping to reduce the visual impact of parked cars. This also has the advantage of increasing the area of the site available for private rear gardens.

Housing Design within the context of layout

- A range of houses which each perform a particular role according to their position in the layout.
- A development should also incorporate houses of sufficiently distinctive design to be capable of terminating a vista or changing the direction of a road, as well as houses whose private garden side is at right-angles to their entrance side.

2.3. Uttlesford Local Plan 2005

The 2019 draft local plan for Uttlesford was withdrawn by councillors, with an indication to be adopted by late 2025, therefore, the adopted local plan 2005 and the saved policies 2007, form part of the statutory development plan for the area, which includes policies for deciding applications in Uttlesford.

Housing Development

- It is important to strike a balance between making effective use of developed land within development limits and protecting their character.
- 75% of the housing provision is proposed in urban extensions and two major settlement expansions.
- Proposals will also need to respect the character of village approaches. Some have an abrupt break between settlement and countryside. Others have a more gradual transition with well spaced out properties.

Affordable Housing

- A target of 40% of dwellings to be affordable housing, meeting the weekly outgoings on housing costs and availability tests.
- All developments on a site of 3 or more homes must include an element of small 2 and 3 bed homes, which must represent a significant proportion of the total. For those households who are not able to meet their needs in the market and would like to live in a new home.

Good Neighbourliness

- Development and uses, whether they involve the installation of plant machinery or not, will not be permitted where:
 - noise or vibrations generated, or
 - smell, dust, light, fumes, electro magnetic radiation, exposure to other pollutants; would cause material disturbance or nuisance to occupiers of surrounding properties.

Nature Conservation

- Measures to mitigate and/or compensate for the potential impacts of development, secured by planning obligation or condition, will be required.
- The enhancement of biodiversity through the creation of appropriate new habitats will be sought.

Design

- It is compatible with the scale, form, layout, appearance and materials of surrounding buildings.
- Safeguards important environmental features in its setting, helping to reduce the visual impact of new buildings or structures where appropriate.
- It provides an environment, which meets the reasonable needs of all potential users.
- It helps to reduce the potential for crime.
- It helps to minimise water and energy consumption.
- It has regard to guidance on layout and design adopted as supplementary planning guidance to the development plan.
- It helps to reduce waste production and encourages recycling and reuse.
- It minimises the environmental impact on neighbouring properties by appropriate mitigating measures.
- It would not have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.
- Sustainable development design including use of renewable energy, reduction of energy use and planting to enhance new development.



UTTLESFORD LOCAL PLAN ADOPTED JANUARY 2005

John Mitchell
Executive Manager (Development)
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

Fig.2.11. Uttlesford Local Plan



2.4. Neighbourhood Plan for Felsted (2018-2033).

The Neighbourhood plan sets out that the area should be respected in terms of heritage and to define the future of the village, ensuring that where inevitable and necessary changes take place, that they are appropriately planned for to ensure they bring real and enduring benefits to the people of Felsted.

Housing Need

- There is concern about that lack of suitable properties for downsizing, meaning smaller places to live in Felsted is key.

Development outside of Development Limits

- Rural exception housing, to be provided with the needs identified in an up to date housing assessment.
- Development allowed in exceptional circumstances where the community has been actively engaged, where there are developments to the community proposed.

Housing Mix

- Support for young residents - offer scope for younger and less well-off members of the community to find independent living.
- Major Development proposals must be accompanied by an up-to-date housing needs assessment where one has not been conducted by a reputable source within the last 3 years to demonstrate how the development will meet local housing need.

High quality design

- The Southern River Valleys character area encompasses the site area, positive aspects of this character should be included in any proposal.
- The prominence of mature trees lining field boundaries.
- Sustaining, reinforcing or enhancing the positive aspects of Felsted's character

- Being locally distinctive through architectural quality, choice of materials, height, scale and layout.
- All new build proposals outside the development limits must not harm their landscape setting.

Avoiding Coalescence

- The local plan seeks to avoid development that would merge the Parish of Felsted with the Parishes of Flitch Green, Great Leighs, Great Notley, Rayne or other settlements along the Parish boundary.

Landscape and Countryside Character

- Open and green spaces in the Parish make an important contribution to the overall character of Felsted, as well as providing opportunities for outdoor sport, recreation and play.
- Must protect and enhance the landscape of the character area in which they are situated, and must not significantly harm the important long distance, short range and glimpsed views

Green Infrastructure

- Green infrastructure contributes to social sustainability by enhancing health and well-being through ready access to the countryside, for opportunities for recreation.
- Green infrastructure contributes to climate change mitigation objectives through reducing run-off and mitigating against the risk of flooding, helping to enhance air quality through carbon capture and providing opportunities for wildlife.

Water recycling and Flood Risk

- New development will only be supported where proposals demonstrate sufficient water reclamation capacity exits, and that fluvial flooding will not result.

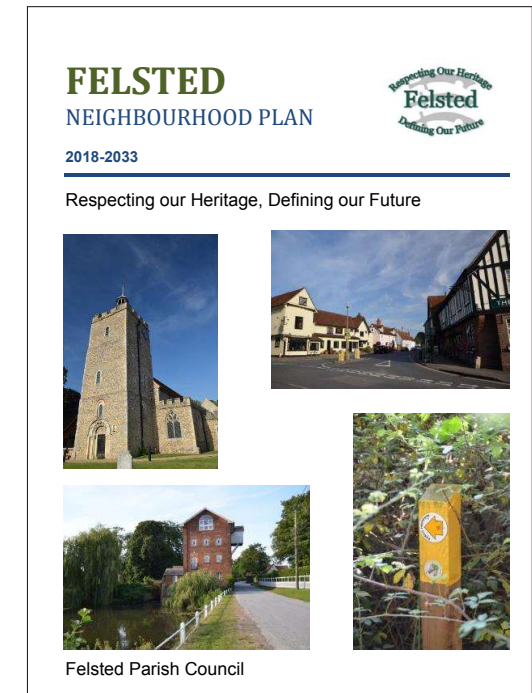


Fig.2.12. Felsted Neighbourhood Plan

3.0 PLACE + CONTEXT

3.1. Local Context + Movement

A local context assessment was undertaken to analyse the character, appearance, form, scale and layout of development in the surrounding area.

The application site is situated on the western boundary of Chelmsford Road. The site is located 2-miles south of Felsted. A historic village with connections to larger villages such as that of Dunmow and Braintree, containing good transport links to London and Witham.

The site is along the main roads to Felsted and Braintree, both of which has a variety of schools, shops, transport links and local facilities, all within a short driving distance.

Within a 3-minute walk of the site there is a bus stop, travelling between Chelmsford and Wethersfield. The bus is a 6 minute ride into Felsted, providing easy access to a convenience store, place of worship, community halls, recreational spaces and schools. A 14 minute drive away from the site or a 25 minute bus journey, towards Dunmow, is a larger supermarket, a Tesco. Equally, a 16 minute drive towards Great Notley, there are further larger supermarkets.

The buses take a 25 minute journey into Chelmsford City Centre, providing an easy connection to Chelmsford Train Station, transporting between London Liverpool Street, Norwich and Clacton-On-Sea.

There are nursery's, primary and secondary schools all within a few miles of the site, easily accessible by bus or car.

There are many recreational spaces within a short distance of the site, one of the largest is Felsted recreational park, with a large play area and open space for games and play for all ages. There are many public rights of way walking routes surrounding the site, providing access to recreational areas and countryside settings.

In summary, the site is located in an established location, with existing sustainable transport links, amenities and local facilities. This leads to an ideal position for additional family homes.



Fig.3.1. Felsted Convenience Store



Fig.3.2. The Compasses Public House



Fig.3.3. Bus Stop on Chelmsford Road



Fig.3.4. Felsted Primary School














Fig.3.5. Felsted Recreational Play Area

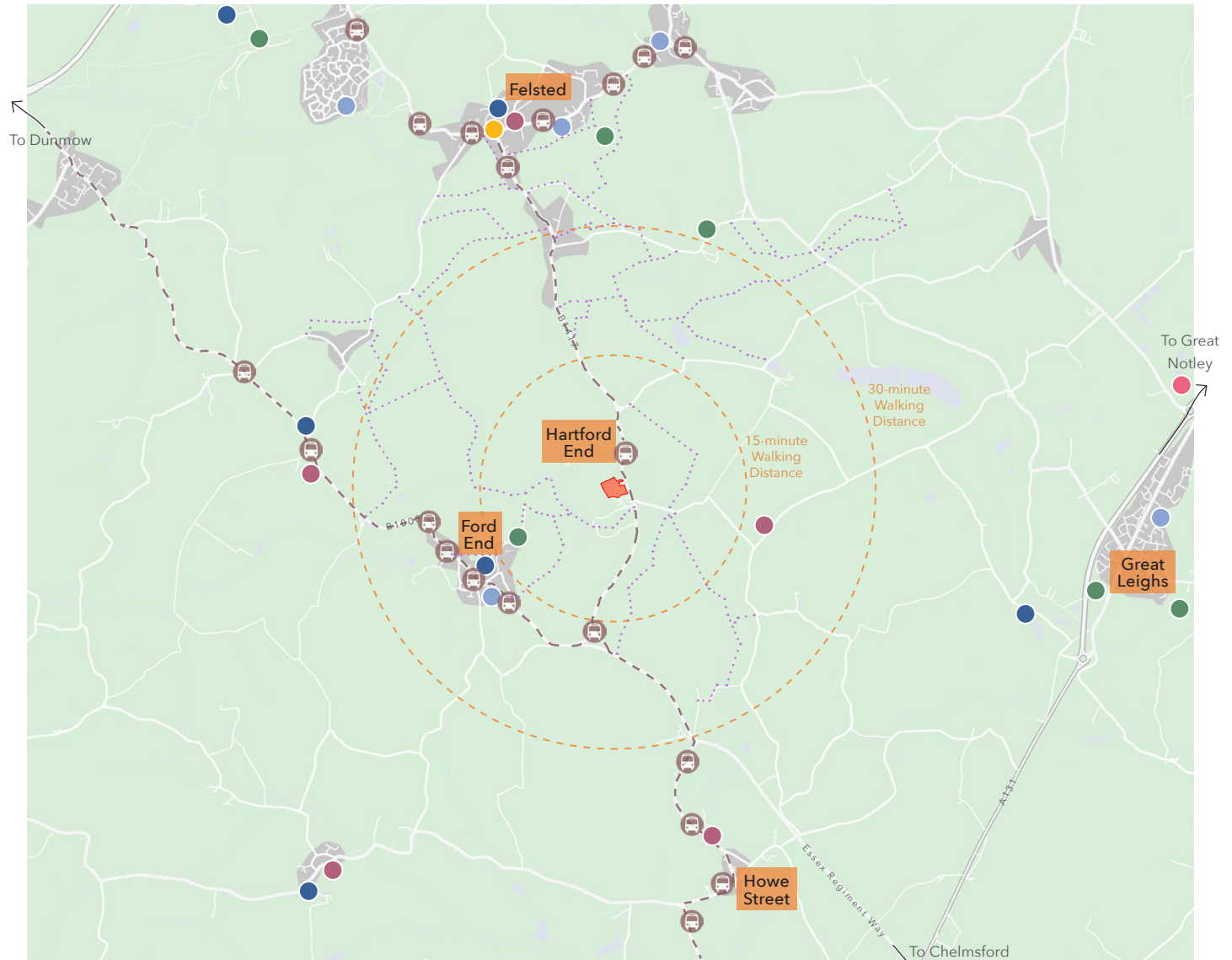


Fig.3.6. The Green Man Public House



Key:

-  Site Boundary
-  Bus Stop
-  Walking Distance
-  PRoW
-  Bus Routes
-  School + Nursery
-  Public House
-  Public Amenity
-  Convenience Store
-  Chelmsford City Racecourse
-  Place of Worship



15

Fig.3.7. Local context plan.

4.0 SITE APPRAISAL

4.1. Existing Site

The 2.4ha application site lies adjacent to the previously developed Brewery Development, accommodating 22 homes.

To the south of the site is a historic landmark; the Brewery Building, this has been redeveloped into flats, but maintains the historic look within the area. As well as 21 new homes built alongside it. To the north of the site are residential dwellings, fronting Chelmsford Road.

The site's topography has a gradual slope from north-east to south-west, the boundaries are lined with mature vegetation along Chelmsford Road and most of the northern boundary, the western boundary is lined with a ditch.

There are no established built features on the site, it is an open green field, used for agriculture purposes.

Along the eastern boundary of the site is some existing established large dwellings, one of which (Hillside) overlooks the application site to the rear. Consideration should be taken to ensure that no overlooking or privacy issues occur.



Fig.4.3. Site Plan showing location of site photos



Fig.4.1. View towards northern boundary



Fig.4.4. View towards the Brewery development



Fig.4.6. View towards the eastern property beyond the boundary



Fig.4.7. View across the fields towards the site



Fig.4.8. View of the existing ditch



Fig.4.9. View towards the west

4.2. Opportunities + Constraints

There are various opportunities and constraints within the site that have been clearly identified. The following aspects demonstrate that the principle of development within the site has many positives which can be used to develop the scheme. However there are also site constraints that will require mitigation or specific design solutions.

Opportunities

- Infill development along Chelmsford Road, as well as a discovered village approach to the rear dwellings.
- Close proximity to a bus stop.
- Potential site access for vehicles and pedestrian routes off of Chelmsford Road.
- Existing mature vegetation to the boundaries to be enhanced and maintained.
- A chance to take precedent from the neighbouring development and historic buildings in the design process.
- A chance to provide more open space to the local community, as well as a play space for children.
- Existing ditch to be enhanced, with use for surface water run-off.

Constraints

- Close proximity to the Brewery.
- Sensitive boundaries along the east and south of the site.
- Potential overlooking issues from existing neighbouring properties.
- Potential impacts of construction noise on the neighbouring development.
- Slight topographical slope to consider within the design process.

3.3. Summary

In summary, the existing site is located in an ideal position for a future development, ideal with the existing vegetation to protect from overlooking, as well as the lack of existing built features on the site currently. The constraints of the site can be overcome with design strategies and mitigation, that will lead to a strong developed design.



Fig.4.2. View towards western boundary



Fig.4.2. View towards eastern boundary



Fig.4.2. View of the ditch



Fig.4.5. View towards the Brewery development














Fig.4.5. View towards Hillside

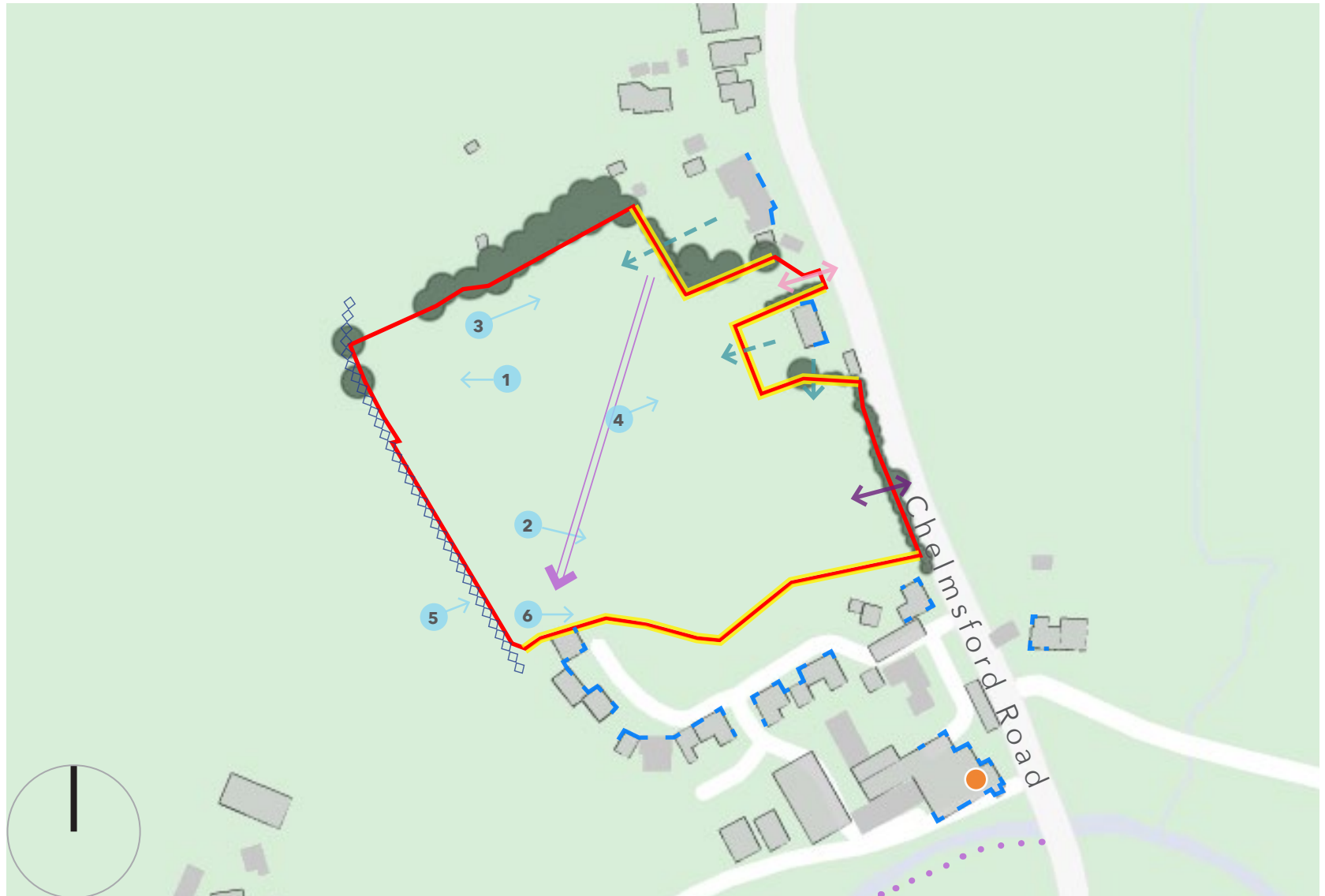


Fig.4.5. View towards the Brewery development



Key:

-  Site Boundary
-  Trees + Vegetation
-  Topography Slope
-  Ditch
-  Sensitive Boundary
-  Potential Overlooking
-  Surrounding Frontages
-  Potential Access
-  Existing Access
-  PRoW
-  The Brewery



5.0 DESIGN DEVELOPMENT

5.1. Initial Sketch Design Plan

Following our planning and technical site appraisals, our architectural team prepared a sketch blob plan to establish an initial layout and developable areas throughout the site.

Following specialist highways consultant's input, we propose an access point to the east, with adequate visibility splays in either direction. In addition, a public footpath is proposed to connect to the adjacent Brewery development and the northern nearby bus stop. To follow the adjacent housing development to the south, we propose adjoining open-space to act as a landscaped buffer between the two developments. At the lowest part of the site, this area will also include attenuation ponds for sustainable surface water drainage.

Following internal design reviews with the consultant team on the project, we concluded that the site was slightly over-populated with housing, causing lack of space for appropriate drainage, as well as access for properties directly off of the main road, that could cause an issue with highways. As well as this, following a housing mix review, it was noted that there were too many larger properties on the site, a focus on 2 and 3 bedroom houses in the mix needs to be sought after.





6.0 PROPOSAL

6.1. Amount

The application site has an area of 2.4ha.

The indicative proposal consists of up to 50 dwellings, with a mix of 1 to 5-bedroom properties.

Please note that all matters are reserved for this application, other than the access.

6.2. Layout

The indicative design has developed through a range of design team meetings with following advice from the National and Essex Design Guides.

The proposed mix has been thoughtfully deliberated in relation to the surrounding context and local needs. The proposed development is hidden behind the existing properties along Chelmsford Road, with a minimal amount of properties visible through the proposed vegetation boundary treatments,

The indicative habitable living spaces have been strategically positioned towards the south east, south and north west elevations where possible to encourage the collection of natural sunlight to reduce the requirement of energy intensive mechanical or electrical devices.

Areas of landscaped open-space provided to the south and to the north-east of the site creates a buffer between the development and the surrounding dwellings, and allows for the mature vegetation to be retained, a dedicated children's play space to be provided as well as attenuation basins incorporated in to provide drainage. All existing trees and hedges along the boundaries are to be retained.

6.3. Parking

Indicative car parking is located behind the build lines to reduce dominance of vehicle parking. Visitor spaces have been blended into the indicative scheme through use of softer materials, giving a less dominant approach. Soft landscaping to front gardens soften the overall character of the development.

Parallel visitor parking bays have been strategically located along the main access road, as well as littered to the north of the site, this provides ease of parking for visitors and clarity between allocated and visitor spaces.

6.4. Access

The proposed access will be a 6m wide bell mouth junction and access road with two 2m wide footpaths to serve the development, leading onto shared surfaces and private drives within the site, to serve the individual dwellings. A 2m wide footpath is proposed south to give access for the existing brewery development residents to the open space and pedestrian footpaths towards the north.

6.5. 'Secured by Design'

By providing windows that front onto main access routes through the site, there is opportunity for natural surveillance by residents to police their own environments, as recommended by 'Secured by Design' guidance. The proposed scheme will have no obstructions to surveillance and no 'hiding places'. Recesses have been kept to a minimum to deter congregation points and hiding spaces.

The cyclists and pedestrians will share a route into the site which will encourage a supervised area to reduce crime and anti-social behaviour. All paths / shared surfaces will be:

- Wide
- Well lit
- Devoid of potential hiding places
- Overlooked by surrounding buildings and activities
- As straight as possible



6.5. Scale + Setting

With good design and thoughtful planning of the proposed indicative layout and scale, we have been able to make efficient use of the site while respecting the character of the local area and sensitive boundaries.

The proposed parameter plan consists of a range of storey heights for the dwellings, clustered in areas that are sensitive to the surrounding dwellings and topography. The majority of the parameter plan allows for up to 2 storey dwellings, ensuring the development does not sit

too high as a whole and is not over-bearing over the local character. To the eastern boundary, a 20m buffer has been provided behind The Brewer's house to prevent the indicative layout being over-bearing.

To the rear of the existing Hillside property, the parameter allows for only up to 1-storey dwelling height, ensuring that this sensitive boundary is considered and dwellings do not become over-bearing over the original existing house.

Towards the western boundary of the site, the parameter allows for up to 2.5 dwellings, this is due to the topography sloping down in this area, allowing these taller properties to be 'sunken' as well as providing some larger dwellings to meet the local need.

These heights are sensitive of the local area, not exceeding the height of the neighbouring dwellings and historical building to the south, whilst ensuring the mature vegetation to the boundaries reduce the impact this proposal has on the local area.



The Brewery Development

Proposed Development Site

Hillside

The Brewers House

Fig.6.2. Existing Street-Scene



The Brewery Development

Public Open Space

Access Road

Plot 49

Plot 50

Hillside

Pedestrian

The Brewers House

Fig.6.3. Proposed Street-Scene



KEY

Type

Up to 1 Storey



Up to 2 Storey



Up to 2.5 Storey



7.0 LANDSCAPING + SuDS

7.1. Landscape Strategy

It is our vision to create a landscape-led development with attractive, well-designed communal and private amenity areas as an integral part of the development, aiming to make a valuable contribution towards enhancing the quality and character of the site.

7.2. Soft Landscaping

Soft landscaping has been a key consideration throughout the design development to assist the definition of character areas and aimed to soften the overall appearance of the proposal.

7.3. Amenity

All dwellings have large private gardens, with direct access from their ground floor living spaces. There is a large provision of open space, as a dedicated children's play space to the southern boundary, creating a green corridor throughout the site, as well as separating this proposed development from the existing Brewery Development. An additional area of public open space is located to the north-east, providing a green buffer zone between the road, pedestrian entrance, and dwellings beyond.

7.4. Ecology

Retention of mature vegetation and enhancement of same to the boundaries of the site, the development offers the opportunity for wildlife corridors through the existing mature trees, as well as the opportunity for biodiversity improvements to enhance soft landscaping and encourage natural wildlife corridors.



Fig.7.1. Attenuation Basin



Fig.7.2. LAP



Fig.7.3. Mowed grass to private gardens.

7.5. Sustainable Drainage Systems (SuDs)

The proposal offers an opportunity to incorporate a variety of natural sustainable drainage systems to mitigate the potential threat of flooding. SuDs alleviate flood risk by reducing and improve the quality of the built environment, by moderating flows and filtering surface run-off. Crates beneath private drives and parking areas are designed for collecting surface water, slowing down the flow rate, before being filtered and eventually naturally discharged back into the existing watercourse along the south-western boundary.

7.6. Maintenance + Management

An independent private management company will maintain all access roads and shared surfaces, landscaped communal amenity areas and vegetation to boundaries.



8.0 HIGHWAY + ACCESS

8.1. Transport + Accessibility

The application site is located within close proximity to local amenities and transport links making the site easily accessible by various modes of transport both public and private.

Therefore, the proposed footpath extension is key to enable a safe route to local facilities, as well as the northern pedestrian access, linking to the northern bus stop, allowing sustainable access to the surrounding area.

Planning policy provides guidance on safe and suitable highway access and accessibility in Uttlesford Local Plan, policy GEN1 - Access. It states that all development should not compromise road safety and must take into account the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired. Whilst also encouraging movement by means other than driving a car. The ECC have no objection to the proposed access on the site.

8.2. Permeability

Provision has been made to allow movement through the scheme without providing excessive permeability. There is a single point of vehicular and two points of pedestrian and cyclist access into the proposed development, passively overlooked by residents as per 'Secured by Design' guidance.

8.3. Parking Provision

The indicative layout allows for on-plot parking, provided to the side of principal building frontages to minimise visual impact on public realm allowing opportunity for increased soft landscaping.

The proposed indicative scheme provides adequate parking provision to meet parking standards with electric charging capability on the plots.

EV Charging points will be provided to each plot, ensuring they have ease of use by all residents and promote sustainable car driving.

The indicative layout allows for 12 unallocated visitor spaces to be provided as per current Essex Highways parking standards.

8.4. Cycle + Refuse Provision

The indicative layout allows for all garages to be oversized, to accommodate cycle and refuse storage as well as the electric vehicle charging point. Any properties without garages are provided with sheds in the gardens allowing for cycle and refuse storage. The proposals are designed to achieve the standards required by Uttlesford Local Plan Policy.

8.5. Deliverable Bus Stops

As part of the indicative plan, new north and south bound bus stops have been proposed, with additional new pedestrian links to allow for safe waiting areas at the bus stops. These bus stops will additionally provide links with the southern Brewery development to allow them use of the sustainable transport links as well as just future occupants of Hartford End. These bus stops would result in a wider scale community benefit for the area.

8.6. Maintenance + Management

An independent private management company will maintain public footpaths, all shared surfaces, private drives, public open spaces and parking management for visitor spaces.



KEY

Type	
Vehicular Access	
Pedestrian Access	
Vehicular Route	
Deliverable Bus Stops	



Fig. 8.1. Proposed parameter access arrangement plan

9.0 CONCLUSION

9.1. Summary

In summary, the Outline Application seeks approval for the erection of up to 50 dwellings with all Matters Reserved except Access. We consider the application makes efficient use of the site to provide high quality traditional style housing set within an attractive landscape-led development.

9.2. Housing Mix + Design

The site represents an ideal opportunity to provide a range of bungalows to family homes, to meet local need. This inspiring scheme proposes the chance for high-quality housing design within the parameters set out.

9.3. Layout Design

The proposed indicative layout and parameter plans take cues from the surrounding context, embracing a landscape-led approach incorporating built visual features and attractive areas of soft landscaping to vistas throughout the scheme. Indicatively, dwellings are orientated to achieve good levels of natural daylight, privacy for new and existing residents, and provide high levels of passive surveillance to public areas and parking.

Permeability throughout the development is achieved via one single vehicular access point, with shared surfaces allowing equal movement for pedestrians, cyclists and vehicles throughout the development. All communal landscaping, visitor spaces and shared surfaces are to be maintained by a private management company.

9.4. Sensitive Boundaries

The existing boundaries have mature vegetation that will be retained and enhanced where needed, to ensure that any sensitive boundaries are not impacted.

The mature vegetation will also act as ecological corridors throughout the development.

9.5. Sustainable Development

Sustainable principles have been evaluated at each stage of the design process to ensure the proposal has been designed and will be constructed to make the fullest contribution to climate change mitigation and adaptation. Therefore minimising overheating, reducing flood risk, improving water efficiency and protecting and enhancing green infrastructure, as well as taking steps to reduce carbon dioxide and other greenhouse gas emissions. The proposed indicative development aims to use key energy efficiency initiatives including; highly insulated building fabric, maximising the controlled use of passive ventilation, as well as installing renewable energy sources and energy efficient lighting and appliances.



KEY

Type

Developable Area



Landscaped Open Space



Access





1+2 Tollgate Business Park, Tollgate West, Colchester, Essex CO3 8AB
For further information please call us on **01206 203084**
or visit us online at spd-studio.co.uk