

Land east of Ugley Village Hall, Cambridge Road, Ugley

Design & Access Statement in support of application for 16no. proposed new dwellings including 6no. affordable dwellings, and associated infrastructure



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1.0 INTRODUCTION

1.1 SUMMARY & VISION

SUMMARY

This Design and Access Statement supports the full planning application for 16no. New dwellings on land to the east of Ugley Village Hall, Ugley, including 40% (6no.) affordable housing.

Relevant planning history:

- UTT/1742/05/FUL Grant consent for extension to Village Hall Car Park
- UTT/2184/04/FUL Refuse permission for extension to Village Hall Car Park

The proposed scheme has been designed in the local vernacular, with a mixture of traditional styled properties, which will help the development appear as an organic extension to the settlement of Ugley. Ten unique house designs are proposed, providing variety for buyers and also aesthetic variation along the street scenes.

VISION

Pelham Structures' vision is to build attractive family homes that enhance the existing building stock, whilst providing additional services that will support the local community and surrounding villages.



1.0 INTRODUCTION

1.2 PROPOSAL OVERVIEW

MASTERPLAN

The properties have been arranged with the site topography and orientation in mind, as well as the existing trees and hedging. The existing vegetation and trees will be retained wherever possible as indicated on the site plan. This dictated the 'inward facing' position of the houses and ensures that the development is screened from Cambridge Road to the west and Pound Lane to the south. Each property benefits from a south facing area of garden albeit some will be shaded by the existing trees.

HOUSE DESIGN

The house designs have been influenced by the local vernacular styles found in Ugley and the surrounding villages. The buildings in this area tend to follow a traditional form and have a varied material pallet reflective of the periods of construction. The use of timber boarding, render and brick with slate or clay tiles are common place and the houses proposed by this application seek to replicate these styles by providing an interesting and attractive mix of houses.

CAR PARKING

Parking is provided on site via a combination of garages and private driveways. As a minimum all the properties will have two allocated parking spaces. The proposals also include 4 visitor parking spaces.

REFUSE STORAGE

All properties will have either a garage or a bin store.



1.0 INTRODUCTION

1.3 POLICY CONTEXT

The planning policy is set out in detail in the supporting planning statement. The following design policy are referenced as they have been a key influence on the design principles.

UTTLESFORD LOCAL PLAN 2005

The overarching design principles set out in ULP Policy GEN2 require development to be compatible with the scale, form, layout, appearance and materials of surrounding buildings; to minimise water and energy consumption; and to cause no materially adverse effect on residential properties through loss of privacy, daylight, overbearing impact or overshadowing. As set out below the proposed dwelling is of a size, scale and appearance would be compatible with the mixed street scene, and its design would be an enhancement compared to the existing dwelling. Its design and siting would ensure that it has no adverse impact on the living conditions of neighbouring residents.

The site is within Flood Zone 1, and is therefore on land at the lowest risk of flooding. There is ample compensatory space within the site to ensure that the proposal would not result in any risk of flood from surface water. The requirements of ULP Policy GEN3 would be met.

Compliance with the requirements of LP Policy GEN7 is addressed ecology statement prepared by A.R. Arbon.

NATIONAL PLANNING POLICY FRAMEWORK

Section 12 of the NPPF sets out the importance of achieving well designed places. In particular that *“Good design is a key aspect of sustainable development ,creates better places in which to live and work and helps make development acceptable to communities”*.

NATIONAL DESIGN GUIDE

The National Design Guide (NDG) advises that the long-standing, fundamental principles for good design are that it is *“fit for purpose; durable; and brings delight”*.

THE ESSEX DESIGN GUIDE

The Essex Design Guide is the Council’s adopted design guide for the district.

The following advise with regard details and materials are considered relevant to this proposed works.

*“1.24 While the front elevation is the most crucial, the same principles may apply to the rear and side elevations of houses – **though a more relaxed approach may be viable if the elevation in question is not publicly visible.**”*

1.25 It is common practice to use a window type appropriate to the room it serves. For example, a small, high-level window for a toilet, a raised sill for a kitchen or a patio door for a living room – irrespective of position or the patterns of openings thereby produced on the elevation. This can create unbalancing effects (such as a false perspective). Randomness of window size and positioning should be avoided, and a coherent pattern of openings created where possible.

*1.26 This does not mean that ‘composed randomness’ may not form part of a coherent pattern. **Such an approach may be appropriate in some instances – for example, for a rear rather than a front elevation.***

1.31 In order to achieve the best visual effect, the directional emphasis of an elevation should be counteracted by the directional emphasis of the openings within it. This means that a horizontally proportioned elevation should contain vertically proportioned window openings, while a vertically proportioned elevation should contain horizontally proportioned window openings.

1.36 All windows and doors should be of painted timber, in keeping with the building traditions of Essex. The drab effect produced by stained joinery is to be avoided. Microporous paints, where used, should be of high build quality.

1.39 Facing and roof materials should be selected from the range of regional materials characteristic of Essex, or of that part of Essex where the project is located. This means using those materials present on pre20th century buildings in the locality. The traditional range includes red, yellow stock and white gault bricks, smooth rendering, black- or white-painted horizontal weatherboarding, plain clay tiles, clay pantiles, slates and thatch.

1.40 The use of clay pantiles should be limited to single-storey ancillary buildings. It is appropriate to use different facing materials on different houses in a development, and to use different materials on different parts of a house. However, feature panels of a different material – such as false half-timbering or vertical tile-hanging – are not appropriate (and also not characteristic of Essex).

1.41 If different facing materials are to be used on a single house, the change from one to another should appear logical. Typically, different materials might be used on different storeys or in order to articulate different parts of the structure – such as a front facade or architectural feature like a gable triangle, bay window or plinth. Elements such as lintels and plinths can also be enhanced by picking them out in a different material, or through the use of decorative detail. Used in this way, material changes and detailing can help to ‘explain’ the building.”

2.0 ABOUT US AND DELIVERY PROGRAMME

2.1 ABOUT US

The following section provides a short background of Pelham Structures as a local developer, including examples of previous schemes and their delivery rates.

ABOUT US

Established in 1993 Pelham Structures is a local family-run property developer, that over the past 30 years has established a reputation for building attractive bespoke homes across the South East of England.

Based in Butts Green, Saffron Walden we traditionally operate within a 30 mile radius of our base, with a focus on delivering high quality developments that reflect the local vernacular. Our ambition is always to provide developments that are sympathetic to the character of the area and assimilate well into their surroundings.

Pelham Structures originated as a Timber Frame manufacture specialising in offsite construction, which helps increase build quality and reduces the construction period. This still forms a core part of the business and all of our homes have a timber frame, manufactured in Butts Green, Clavering, at their core. This enables us to start and deliver units on site quickly.

The majority of our staff are locally based and the proximity of Ugley to our base means that there will be significant sustainability benefits in the construction process because of reduced travelling distance for both materials and labour.





Pelham Structures Ltd

Unit 4 Brices Yard, Butts Green, Langley Upper Green, Saffron Walden, Essex, CB11 4RT



2.2 VASSAR'S FIELD, CLAVERING

Reserved Matters approval was granted 5 September 2022 for the erection of 31no. Dwellings on land to the west of Stortford Road in Clavering. An application to discharge conditions was submitted soon after and work started on site in January 2023 with a target final completion early 2025. The site is progressing well and is currently ahead of programme.

The site is situated to the rear of Clavering Primary School, with access via a driveway between existing properties on Stortford Road. New parking provision and drop off points are to be provided for the school as part of the scheme, improving amenities for local parents and the safety of the children. The development is already proving popular with many viewings and a number of properties already sold prior to completion.



2.3 LANGLANDS & MANUDEN COMMUNITY CENTRE

Full Planning permission was granted 12 February 2013 for the **“Erection of village hall/ changing rooms, multi-use games area, sports pitches, car parking and 14 no. dwellings with access road off Clavering Road at Land At The Street/Clavering Road Manuden CM23 1DU”.**

An application to discharge conditions was submitted 26 February 2013 and discharged 26 June 2013, following which work started on site immediately.

A building Control completion certificate for the final dwelling was issued 1st July 2015. It should be noted that the project included a significant amount of earth works relating to the playing fields and the construction of a village hall that would have meant this development was slightly slower in delivery than normal. Notwithstanding this all 14 dwellings were constructed within a two year period.



2.4 ST EDMUNDS LANE, GREAT DUNMOW

UTT/19/1508/FUL: 22 Self-build and custom homes, was granted 25 June 2020, which has been increased to 24no. Construction commenced October 2020, with PSL constructing the roads and infrastructure ready for the individual plots to be constructed once purchased by Self Builders. The development is now well advanced as documented by the pictures below. The demand for these properties has been significant with 23 sold already, all of which have been entirely bespoke designs, including a bungalow, layouts to incorporate home working, provision for disability and later life, amongst other specific requirements.

PSL's current programme estimates that all the properties will be completed 2024.



3.0 SITE ANALYSIS

3.1 SITE CONTEXT



Fig 1. Aerial view of site



Fig 2. Existing bus stop on B1383 to north west corner of site

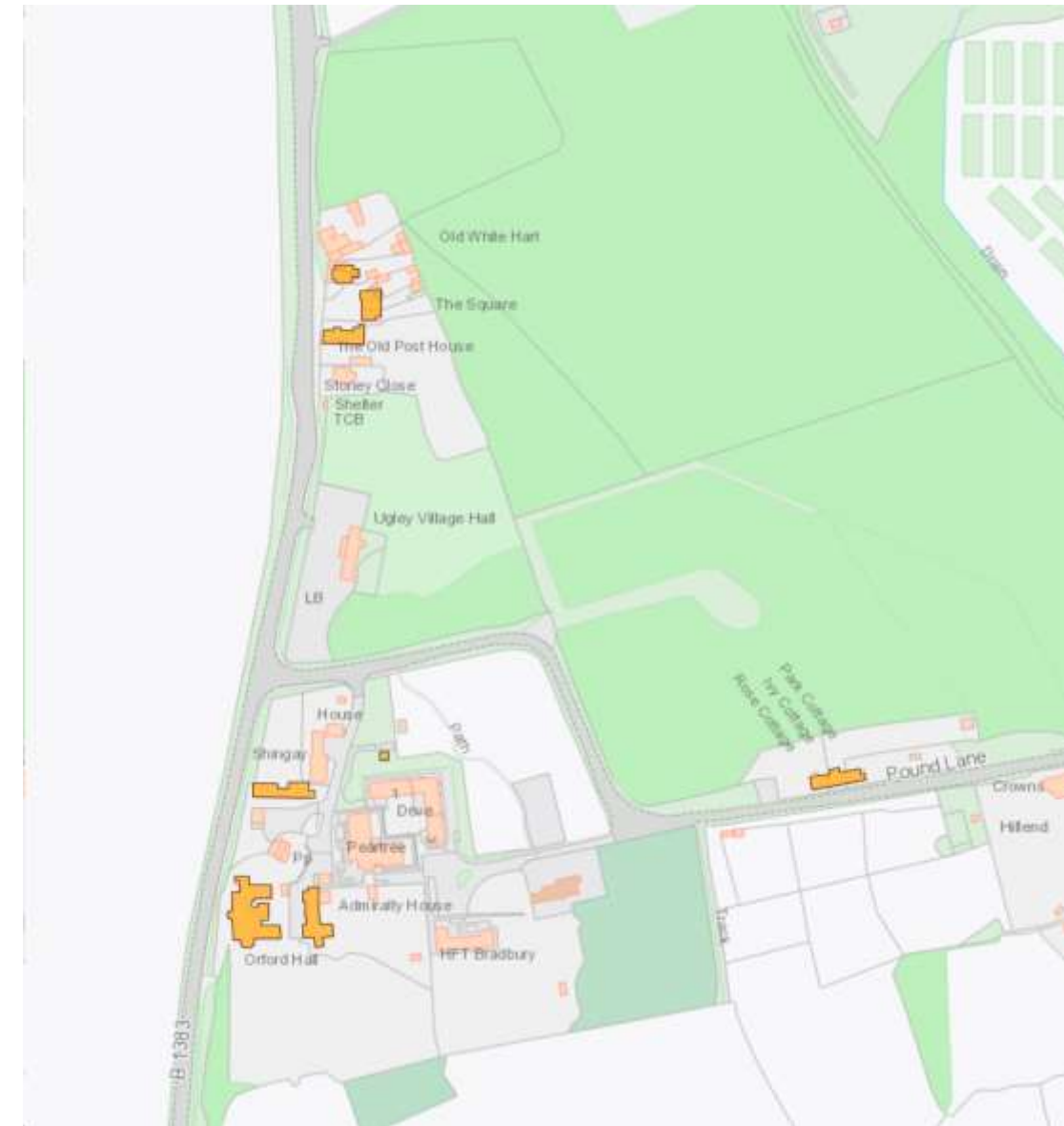


Fig 3. Listed buildings highlighted in orange

Ugley is a small village in Uttlesford District, approx. 2 miles north of Stansted Mountfitchet. The proposed site is located to the east of Ugley Village Hall, wrapping around the hall and car park. The hall is currently served by an informal car park, extended under planning application ref. UTT/1742/05/FUL. It is proposed that a significant portion of the car park is retained and improved and enhanced as part of the proposals.

The B1383, which was formerly the main London to Cambridge Road (A11) up until the M11 was opened and is a high quality road running north to south along the western edge of the site providing strong transport links. The site is located close to Stansted Mountfitchet and is connected to it by road, pavement and cycle path, providing easy access to its facilities, which include but are not limited to a train station, large purpose built medical centre, dentist, super market, shops, pubs, restaurants, Primary School and Secondary School. There is a bus stop located to the north west of the site with regular bus services between Bishop's Stortford and Saffron Walden running hourly.

3.0 SITE ANALYSIS

3.1 SITE CONTEXT

The site is approx. 1ha and was once a quarry (which explains the 'bowl' shape of the topography) and is therefore previously developed land. It is not situated in a conservation area or within any other designated areas. There are no tree preservation orders on site. There are 3no. Grade II listed properties to the north of the site, however these are quite some distance from the application site and are separated visually by other properties and existing vegetation.

There are also 3no. Grade II listed properties to the south, as well as grade II* listed Orford Hall, an 18th century manor house set in 3.5 acres on Pound Lane. None of the listed buildings will be directly affected by the development and the proposal has been designed to be sympathetic to their setting.



Fig 3. Corner of Pound Lane and Cambridge Road



Fig 2. Ugley Village Hall



Fig 4. Orford Hall



Fig 6 & 7. Properties along Cambridge Road



Fig 5. Listed buildings to the north of the site—'The Square', Cambridge Road



Fig 8. Existing entrance to the site

3.0 SITE ANALYSIS

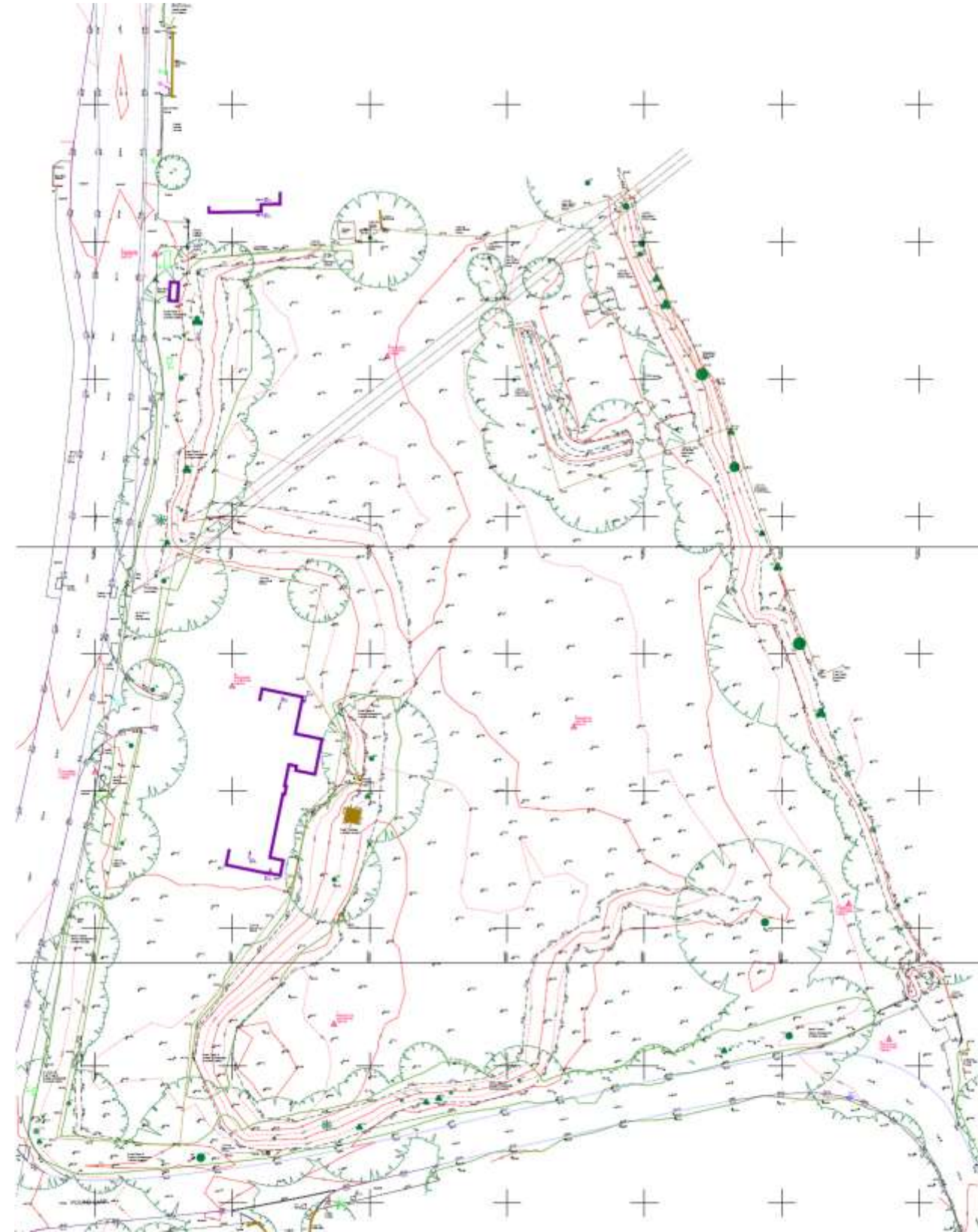
3.2 SITE CONSTRAINTS

The existing trees and topography are shown on the existing survey opposite. There is a clear 'bowl' shape to the site, with the centre of the site lying approx. 1.5—2m lower than the perimeter. This along with the existing vegetation around the perimeter will ensure the development is concealed from the road and also help shield the future occupiers from traffic noise.

As mentioned previously, the trees are intended to be retained and protected wherever possible, with only a handful to be removed. These will then be replaced with new planting between the village hall and the development.

There are existing power lines crossing to the north of the site, it is proposed that these will be re-routed below ground as part of the development works as indicated on the proposed site plan.

There is a public footway adjacent to the site access which leads to Linnets Wood, a popular dog walking area. It is proposed that the visitor spaces close to the site entrance could also be used by members of the public for this purpose.



4.0 DESIGN PRINCIPLES

4.1 LAYOUT

This application comprises the following:

16no. residential dwellings, including 6no. affordable houses. The mix for the housing is set out on the opposite and provides a range of 1-4 bedroom properties.



■ Affordable
■ Open market

■ 1 bed
■ 2 bed
■ 3 bed
■ 4 bed

4.2 ACCOMMODATION SCHEDULE

486 MAN - Accommodation Schedule				
Plot	Tenure	Storey Height	Beds	Parking
1	OM	2	2	3
2	OM	2	2	2
3	Affordable	2	3	2
4	Affordable	2	2	2
5	Affordable	2	3	2
6	Affordable	2	2	2
7	Affordable	2	3	2
8	OM	2	3	3
9	OM	2	3	3
10	OM	2	4	3
11	OM	2	4	3
12	OM	2	4	3
13	OM	2	4	3
14	Affordable	1	1	2
15	OM	2	3/4	3
16	OM	2	3	3
Visitor Parking				3

4.0 DESIGN PRINCIPLES

4.3 LANDSCAPE STRATEGY PLAN

It is proposed to create attractive landscaped frontages for the properties taking the form of large front gardens enclosed by native hedges/ post and rail fencing.

The area to the east of plot 1 to be landscaped as a open space with to create an attractive entrance point to the site.

A new pedestrian footpath will be created to the north of plot 6 from Cambridge Road into the site with planting either side.

Trees will be planted between the southern boundary of the village hall and car park and the development. The hall is already screened by mature trees to its eastern boundary.

A detailed landscaping strategy is provided on drawing 596 x PL00.



4.0 DESIGN PRINCIPLES

4.4 SCALE AND APPEARANCE

As there is no dominant building style within the vicinity the proposed properties would look to implement traditional building methods and material. The use of facing brickwork plinths, Painted render, Timber Windows and Doors, Exposed rafter feet and hand made clay tiles would provide modern housing in a traditional vernacular that would respect the character and appearance of the village. The design of the dwellings would be wholly compatible with the setting.



4.0 DESIGN PRINCIPLES

4.5 MATERIALS

The proposed materials come from a palette informed by the local context, which includes both the urban vernacular of Manuden and Uttlesford and those materials that are more prevalent in the surrounding rural setting.

Timber; render; brick, tile and flint have been combined to form elevations that are rooted in local tradition.

WEATHERBOARDING



BRICK



CLAY TILE AND SLATE



RENDER



4.0 DESIGN PRINCIPLES

4.6 ACCESS

Vehicular access to the application site would be from a single point onto Pound Lane, in the same location as the current site access. The access would need to be altered to achieve the required 15m perpendicular to the highway as shown.

The access work includes the creation of green spaces on both side of the road to give the entrance a rural feel. Clear visibility splays will be created as part of these landscaping works. The access road has been designed of sufficient width to accommodate the proposed residential development.

A new footpath is proposed to the west to create a pedestrian access onto the existing footpath along Cambridge Road next to the village hall.

In terms of accessibility to the dwellings, each property would be constructed to meet the requirements of Building Regulations, requirement M4(2) and surfaces around the dwellings and their parking spaces would be level for ease of use.



4.0 DESIGN PRINCIPLES

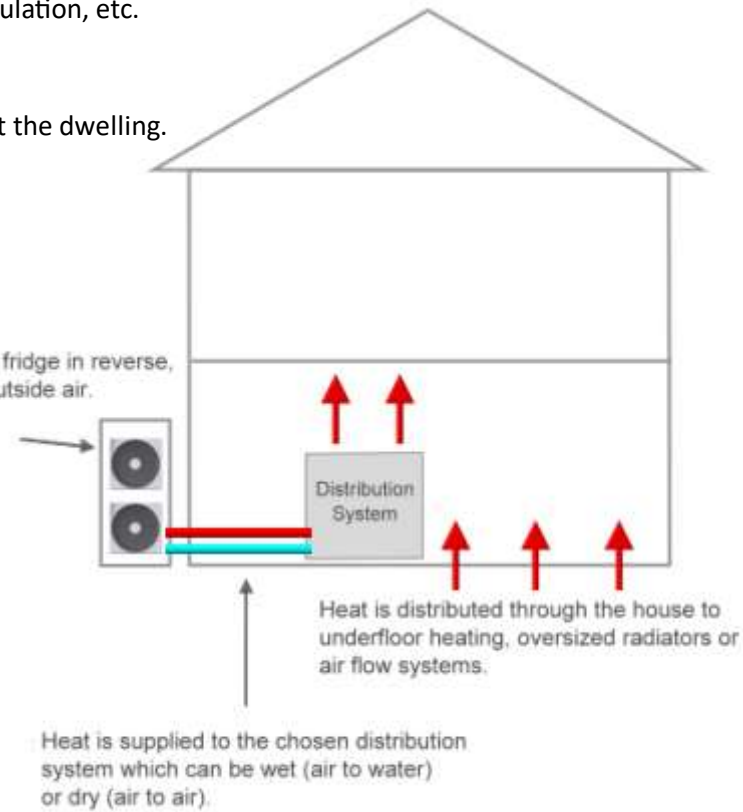
4.7 ECO TECHNOLOGY / RENEWABLE ENERGY

Examples of Eco-Tech / Renewable Energy Systems implemented within Pelham Structures Developments:-

- Solar panels; which take advantage of the renewable source of the sun's energy to power photovoltaic electricity cells and solar water heated panels, etc.
- Timber frame construction; Using pre-fabricated 'renewable' timber frame manufactured within workshop environment which speeds up construction time and allows better levels of insulation, etc.
- Waste recycling; during construction and future occupation.
- Air source heat pumps; which can take heat from the outside air and use this to heat the dwelling.
- Low voltage lamps; using less electricity than more traditional tungsten lamps.
- Insulation; higher levels of insulation with timber frame construction.



The heat pump works a bit like a fridge in reverse, extracting useful heat from the outside air.



Heat is distributed through the house to underfloor heating, oversized radiators or air flow systems.

Heat is supplied to the chosen distribution system which can be wet (air to water) or dry (air to air).



5.0 CONCLUSION

This application seeks to create a high quality traditionally designed development, which will compliment the existing housing stock in the area.