

COLNE SPRING ECO LIVING-COTTAGES

PART 1 of 5

COLNEY SPRING ECO-LIVING COTTAGES

Coursers Road
Colney Heath
AL4 0PD

January 2025



CREATE
DESIGN + ARCHITECTURE

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01 INTRODUCTION



This document has been prepared by CREATE in respect of the site, Colne Spring, AL4 0PB, henceforth referred to as 'the site'.

This document outlines the site constraints and opportunities and presents our design intentions. The document should be read in conjunction with all the supporting submission material.

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Authority
St Albans City and District Council

Site area
8 471.4 m²



SITE

Google Earth Aerial View

02 THE SITE

02.01 Site Location

The site is located in a semi-rural area along the south east fringe of Colney Heath Village in Hertfordshire.

The site is about 6km (3.7 miles) south east of the city centre of St Albans and 3km (1.8 miles) south west of Hatfield.



SITE LOCATION

Contextual Area Map



02 THE SITE

02.02 Site Description

The site has an irregular form and falls within an ownership demise outlined in blue in the images to the right.

Coursers Road forms the western boundary of the site and the River Colne flows along part of the eastern boundary of the ownership demise.

Frederick's Wood, a plantation woodland, lies to the south of the site.

The ownership demise consists of two land parcels, HD362908 and HD121482 (outlined in blue on the satellite image) with a combined area of 38 044m².

The proposed site development area (outlined in red) with an area of 8 471.4 m², is just over a fifth of the size of the ownership demise.

The site has access to Coursers Road and an existing private gravel road runs through the site.

The site location plan on the far right shows existing structures within the ownership demise.

Colne Spring Villa, a pool house and garages lie to the north of the site and three cottages, Woodland, Oak and Pine Cottage lie to the east of the site.

LEGEND



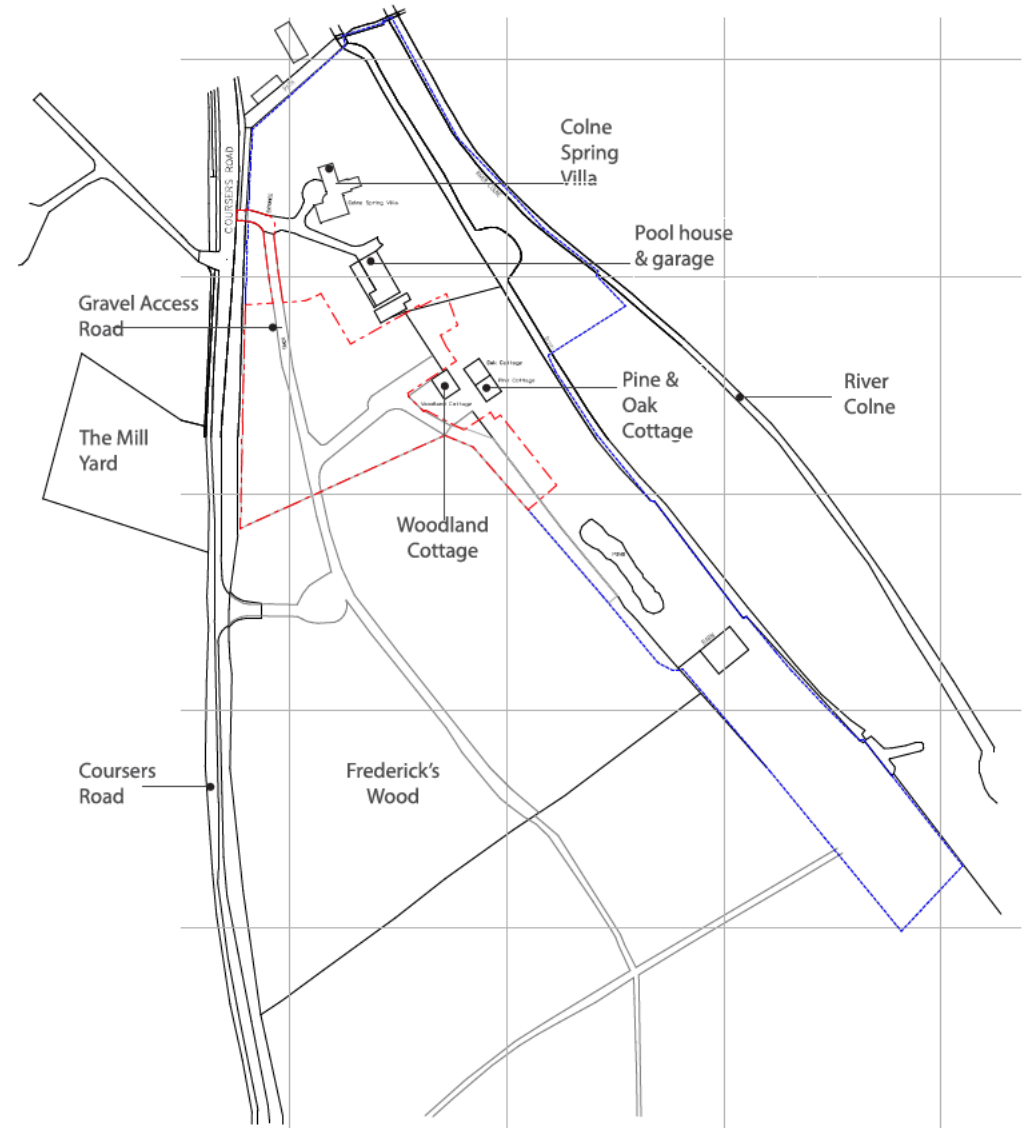
Site Development Area



Ownership Demise



Ownership Demise



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Site Location Plan

02 THE SITE

02.3 Site Conditions

The site forms part of a commercial plantation and falls within the green belt.

The aerial image to the right shows the site boundary in relation to the existing tree canopy cover and surrounding area.

The commercial plantation consists mainly of pine trees and larch trees. The management of the plantation incorporates a structured programme which schedules both the felling of mature trees and the planting of new trees.

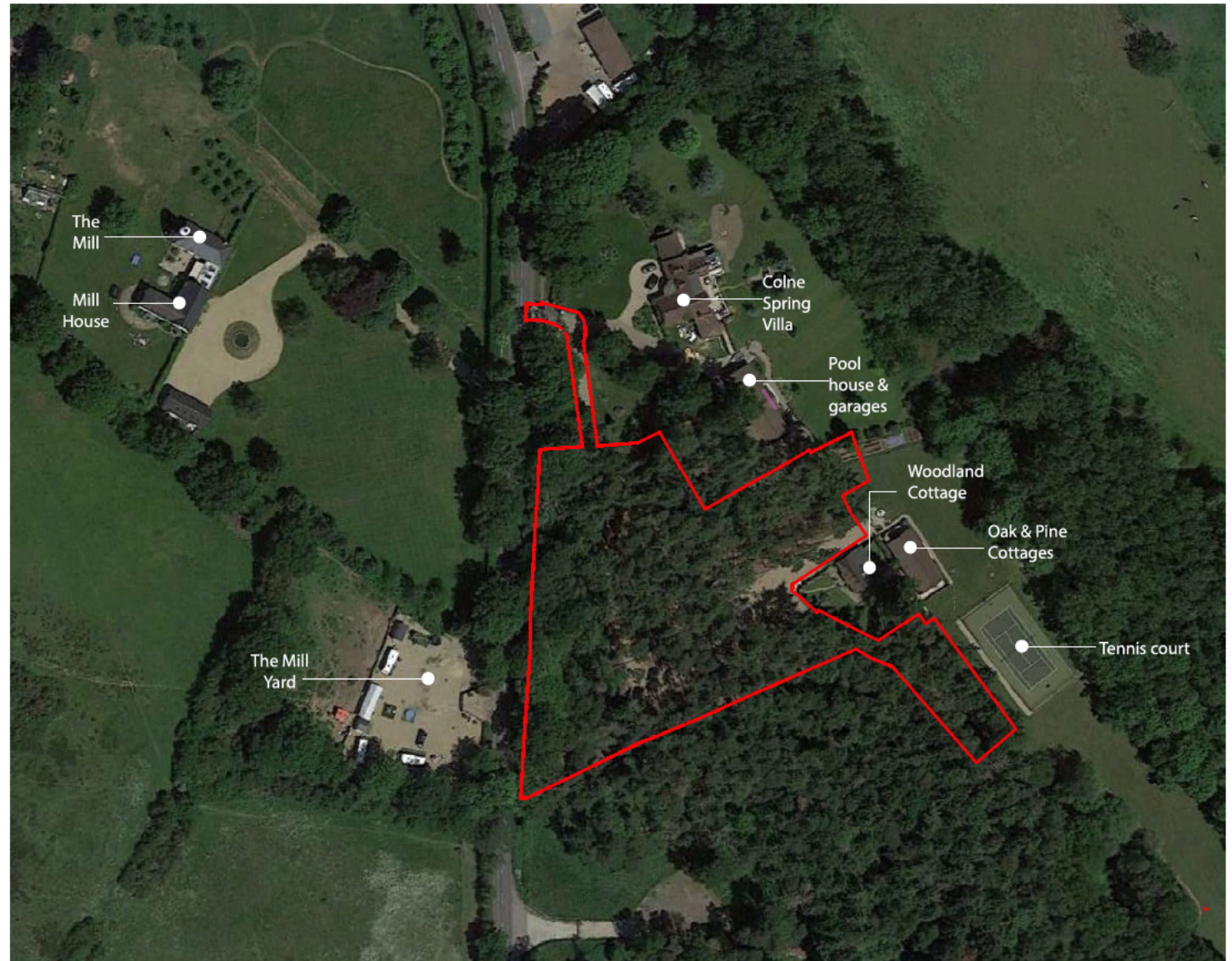
38 trees are scheduled to be felled within the site boundary area.

Clearance areas will be rehabilitated and reused to establish a biodiverse woodland edge habitat accommodating garden plots for nine new, high quality sustainable eco-living cottages.

The reintroduction of indigenous plants in the form of windflowers and grass, scrubs, native hedge grows and a variety of indigenous tree species will enhance the overall biodiversity of the site.

New trees will be planted to replace all the trees felled, some within the site boundary, and some within the ownership demise.

The new tree planting schedule incorporates a variety of indigenous tree species in an attempt to diversify the existing habitat.



Annotated Google Earth Aerial View

02 THE SITE

02.3 Site Conditions

The site survey on the right shows prominent physical features of the existing site.

Highlighted features of note include the following:

- An existing private gravel road runs through the site.
- There are two vehicle ports on the site.
- Three existing neighbouring buildings/cottages are located adjacent to the northern and eastern site boundaries.
- A tennis court lies parallel to the south eastern boundary of the site.
- A dense, mature tree border forms a buffer zone between the site and Coursers Road.

Aspects of note:

The mature tree border will be retained in the proposed re-development of the site. This green buffer zone will form a natural visual screen between Coursers Road and the site. The new cottages will be shielded from public vantage points by the existing tree border.

The existing gravel road running through the site will be re-used and utilised to provide access to the new dwellings.

The site exhibits elements of existing infrastructure and adjacent development and can be described as Previously Developed Land, as highlighted in the Planning Statement.



Annotated Topographic Site Survey May 2024

02 THE SITE

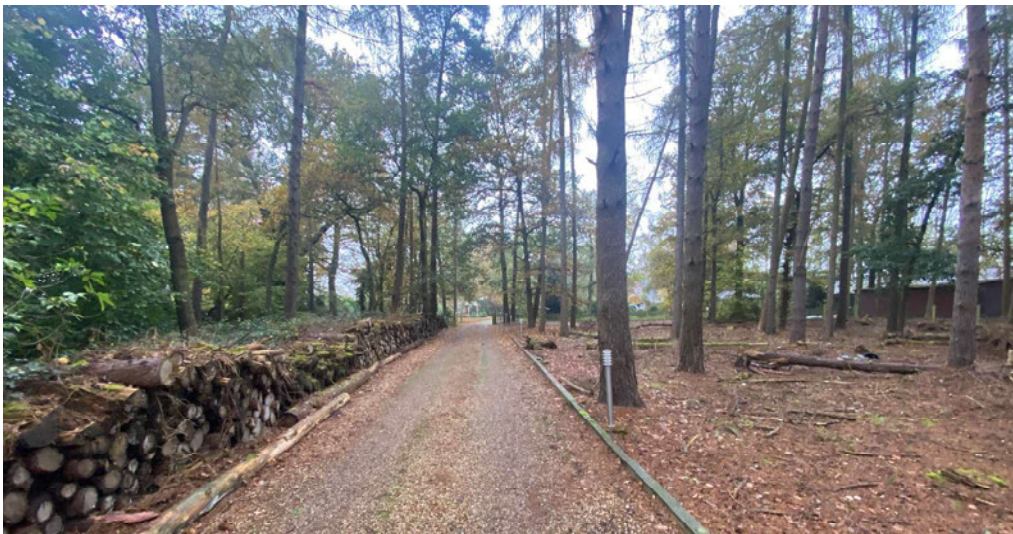
02.4 Site & Surrounding Area Photographs



Site entrance and northern site boundary



View looking south from the site entrance



Existing gravel road, view looking north towards the site entrance



North eastern aspect of the site

02 THE SITE

02.4 Site & Surrounding Area Photographs



View towards Woodland Cottage



Oak & Pine Cottage



View towards the Tennis Court



Vehicle Port 01



Vehicle Port 02

02 THE SITE

02.4 Site & Surrounding Area Photographs

The photographs show the exquisite nature of the site and beautiful examples of the successful integration of dwellings within a woodlands setting.

The cottages, Oak, Pine and Woodland cottage in particular, comfortably nestles within the woodland setting without distracting from the natural beauty of the site and the surrounding trees.

The simple form and considered scale of the cottages do not compete with the vertical height of the trees and the volume of the overarching tree canopy. The cottages are clearly much smaller and do not form the focal point in their setting.

The materiality of the cottages, consisting of natural finishes, timber walls and slate roofs, compliments the character of the woodlands.

The pictures show how the prominence and beauty of the woodland setting remains the primary feature and focus of the site and it's immediate surrounds.

Of note is the lack of natural undergrowth and the absence of scrubs, ferns and plants within the plantation.

Although the trees are beautiful the commercial plantation is not an indigenous forest, or an undisturbed green belt site. The homogeneous plantation unfortunately lacks in biodiversity and propagates tree species not indigenous to Hertfordshire.



Pool House & Garage to the north of the site



Mature Tree Buffer Zone along Coursers Road