

# COLNE SPRING ECO LIVING-COTTAGES

PART 2 of 5

COLNEY SPRING ECO-LIVING COTTAGES

Coursers Road  
Colney Heath  
AL4 0PD

January 2025



CREATE  
DESIGN + ARCHITECTURE

## Contents

01	Introduction	
02	The Site	
02.01	Site Location	
02.02	Site Description	
02.03	Site Conditions	
02.04	Site & Surrounding Area Photographs	
03	Opportunities and Constraints	
03.01	Arboriculture	P
03.02	Flood Risk	A
03.03	Amenities & Public Services	R
03.04	Transport & Accessibility	T
03.05	Heritage and Conservation	
04	Site Survey and Existing Drawings	2
04.01	Site Survey	
04.02	Existing Structures	
05	Proposed Site Layout	
05.01	Proposed Site Layout and Block Plan	
05.02	Proposed Ground Level Layout	
05.03	Proposed First Level Layout	
05.04	Proposed Roof Plan	
06	Design Intent & Scale	
07	Type, Use, Amount & Appearance	
07.01	Eco Cottage Type A	
07.02	Eco Cottage B	
07.03	Eco Cottage C	
07.04	Eco Cottage D	
07.05	Residential Hub	
07.06	Accommodation Schedule	
08	Landscape & Placemaking	
08.01	Landscape Design	
09	Sustainability	
09.01	Considered Design	
10	Biodiversity	
10.01	Summary	
11	Conclusion	



# 03 OPPORTUNITIES AND CONSTRAINTS

## 03.1 Arboriculture

The tree survey to the right maps the location of the existing trees and tree groups within the site and show their respective tree root protection areas.

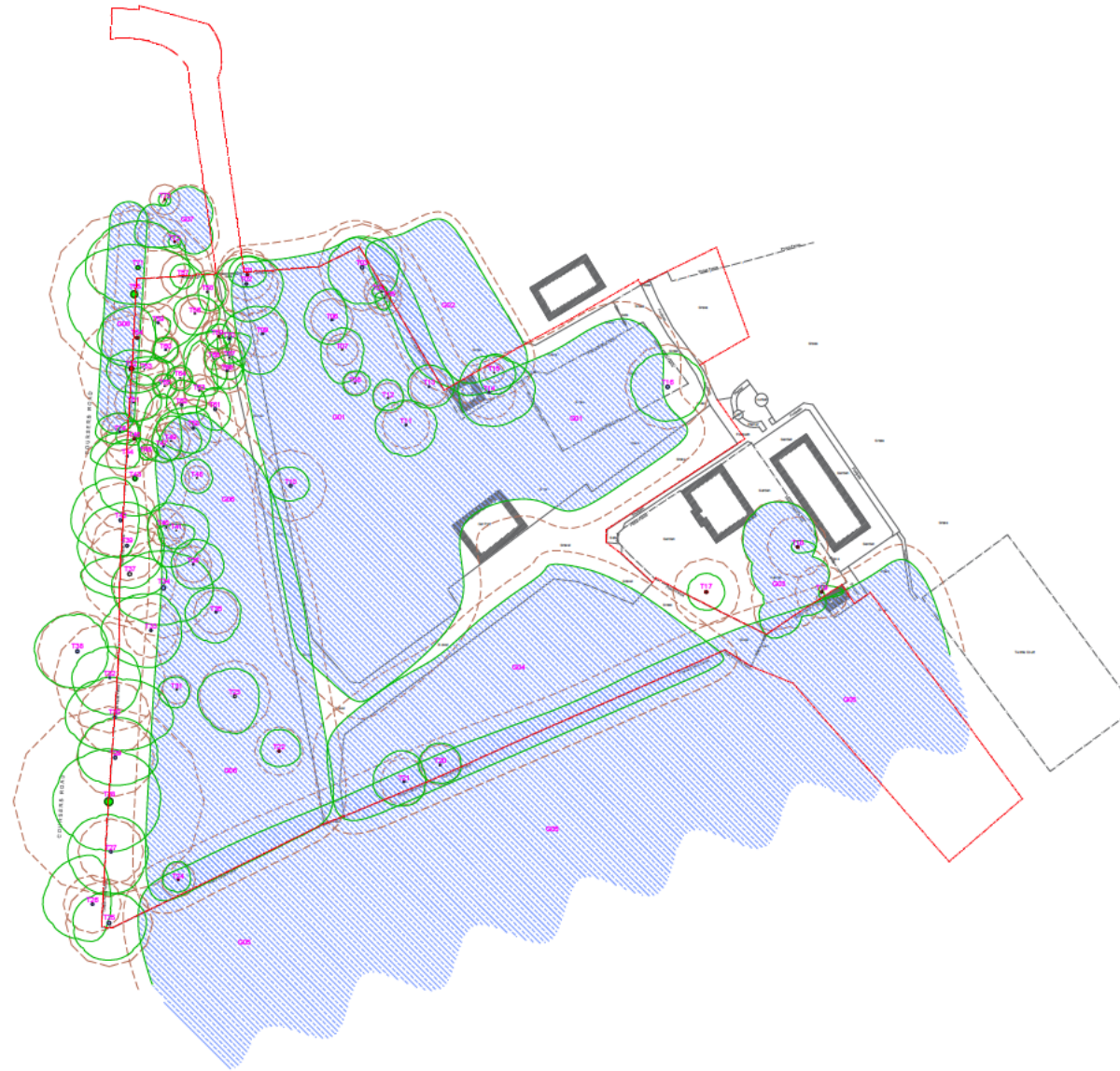
The type, size, condition and age of the mapped trees are noted and described in the accompanying Arboriculture Report.

38 trees are scheduled to be felled within Tree Groups G01, G04 & G05 (as identified in the Arboriculture Report).

The G01, G04 & G05 plantation crops all contain mature larch and pine trees.

The clearance area will be reused to establish a special, diverse woodland edge habitat and to accommodate the new eco-living cottages.

Timber (both pine and larch) harvested on the site will be used for the construction of the proposed new cottages.



Site Boundary



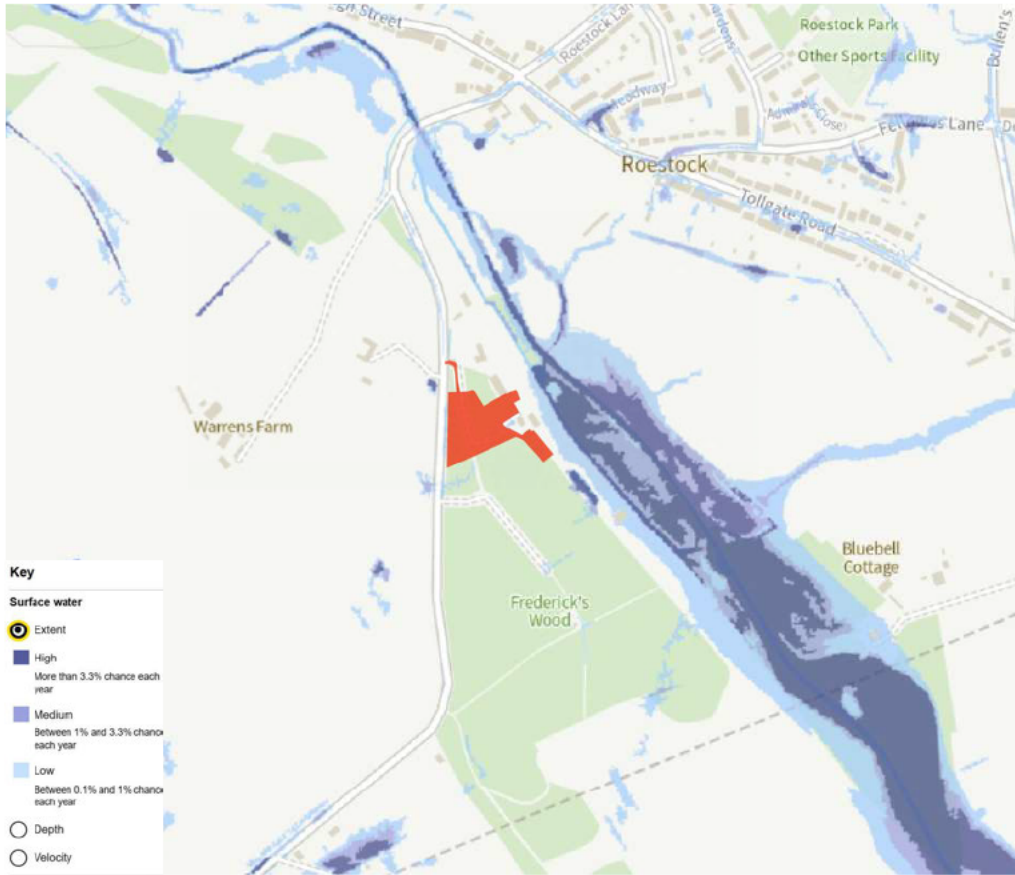
<b>Tree Categories</b>	
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# 03 OPPORTUNITIES AND CONSTRAINTS



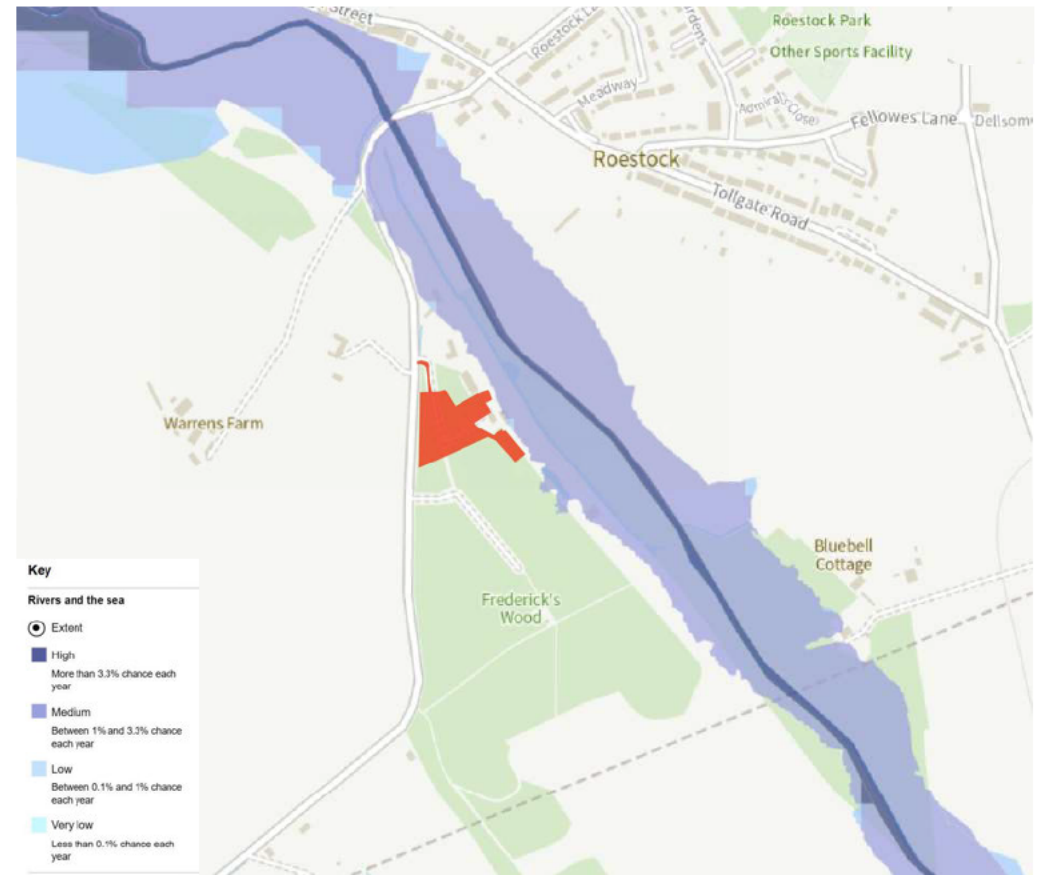
## 03.2 Flood Risk

The site falls in an area that is at low risk of flooding from the River Colne and of any surface water flooding, as shown on the two flood risk maps below. Please refer to the accompanying Flood Risk Assessment for a detailed analysis.



 SITE

Surface Water Flood Map



Rivers and the sea Flood Map



## 03 OPPORTUNITIES AND CONSTRAINTS

### 03.3 Amenity & Public Services

#### Public Services

There are 33 schools within a 5km or 3 mile radius of the site, the closest being Colney Heath Junior Mixed Infant and Nursery School, located in Colney Heath, and within a 10 - 15 minute walk from the site.

The number of schools dramatically increase to a 108 schools located within a 5 mile radius of the site.

The map on the right shows local amenities and services located within a 15-20 minute walk from the site.

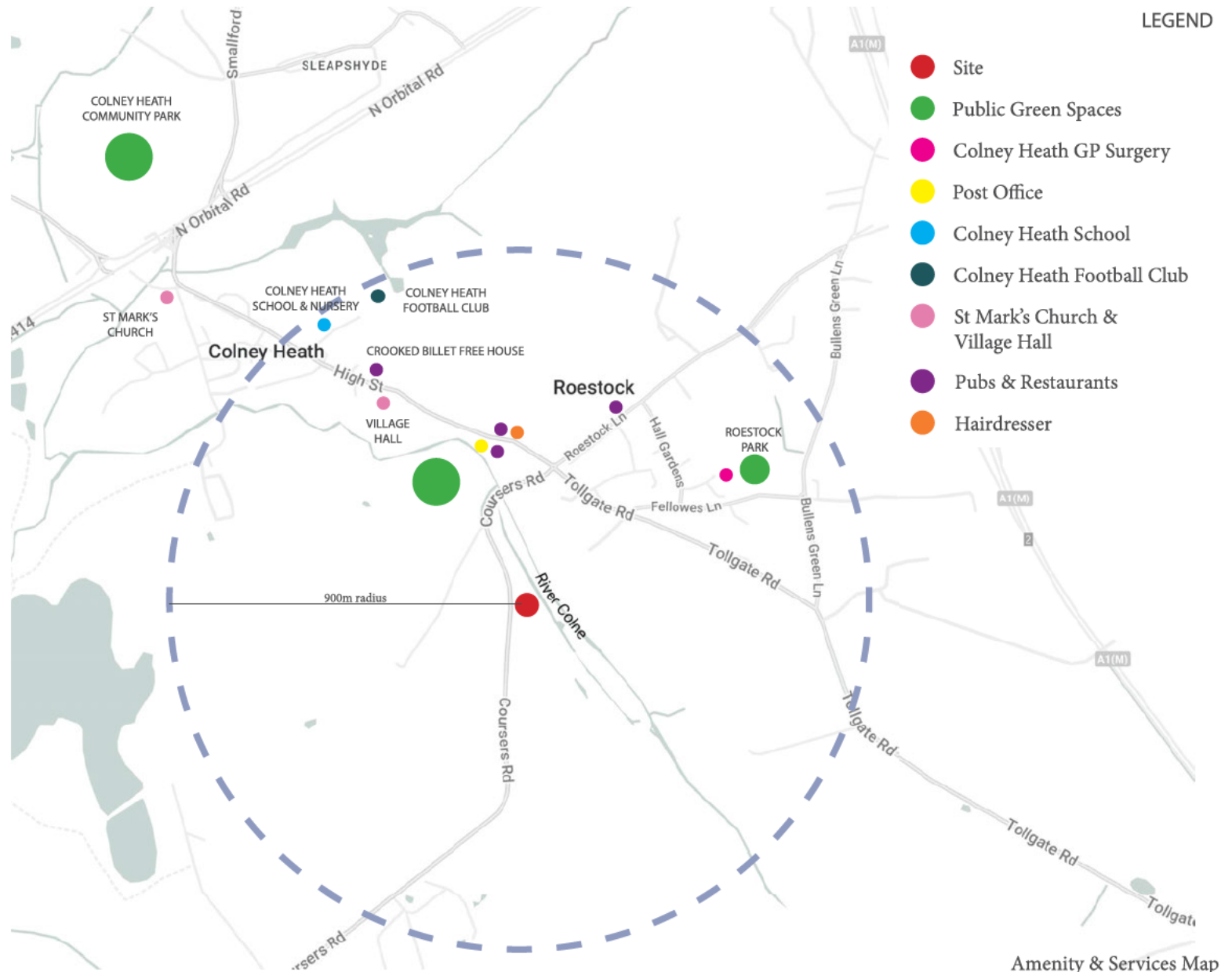
These include Colney Heath GP Surgery, just south of Roestock Lane, a Post Office along the High Street, two public green spaces, a few pubs and restaurants and the Village Hall. St Mark's Church along Church Lane is just over 1km away from the site.

St Albans and Hatfield are both located within a 7.5km (5 mile) radius of the site and offer all the secondary and tertiary specialist health care services and facilities associated with cities and towns.

#### Amenity

The setting of the woodland edge site has a high intrinsic outdoor recreational and leisure value. Future residents could enjoy the tranquil woodland setting in their private gardens.

For those wishing to enjoy public green spaces Roestock Park and Colney Heath Community Park are within easy reach and provide additional green recreational space.





## 03 OPPORTUNITIES AND CONSTRAINTS

### 03.3 Amenity & Public Services



Colney Heath Community Park



St Mark's Church Colney Heath



Crooked Billet Freehouse



Colney Heath Football Club



## 03 OPPORTUNITIES AND CONSTRAINTS

### 03.4 Transport & Accessibility

The aerial photograph to the right highlights the following:

- A Public Footpath (dotted in yellow)  
Public Right of Way Colney Heath 033
- Bus Stops (dotted in purple)

The public footpath, a short walk of 350 metres, just to the north of the site, allows pedestrians to easily reach Colney Village.

Three bus stops are located near the intersection of Tollgate Road, the High Street and Roestock Lane. Two further bus stops are located to the east, close to the public footpath described above.

The bus stops provide access to six different services as noted in the Planning Statement and discussed in detail in the Transport Statement. The bus services provide public transport links to St Albans, Hatfield, Welwyn Garden City, Colney Fields Retail Park and Potters Bar.

Two of the bus services are school services and both run to Nicholas Breakspear School in Oaklands, along different routes.

The proposed scheme will offer a 4 x daily electric mini-bus shuttle service from the site to London Colney for residents, which will be maintained on a daily basis.

This will offer residents an alternative and more sustainable means of travel and reduce the need for private vehicle journeys.



#### LEGEND

- Site
- Public Footpath  
PRoW Colney Heath 033
- Bus Stops

Google Earth Aerial View



## 03 OPPORTUNITIES AND CONSTRAINTS

### 03.4 Transport & Accessibility

The partial St Albans City & District Cycling Map to the right shows the location of the site in relation to the local district cycle network.

The High Street and Tollgate Road form part of the cycle network and can be reached via the Public Foot Path, PRoW Colney Heath 033, or via Coursers Road.

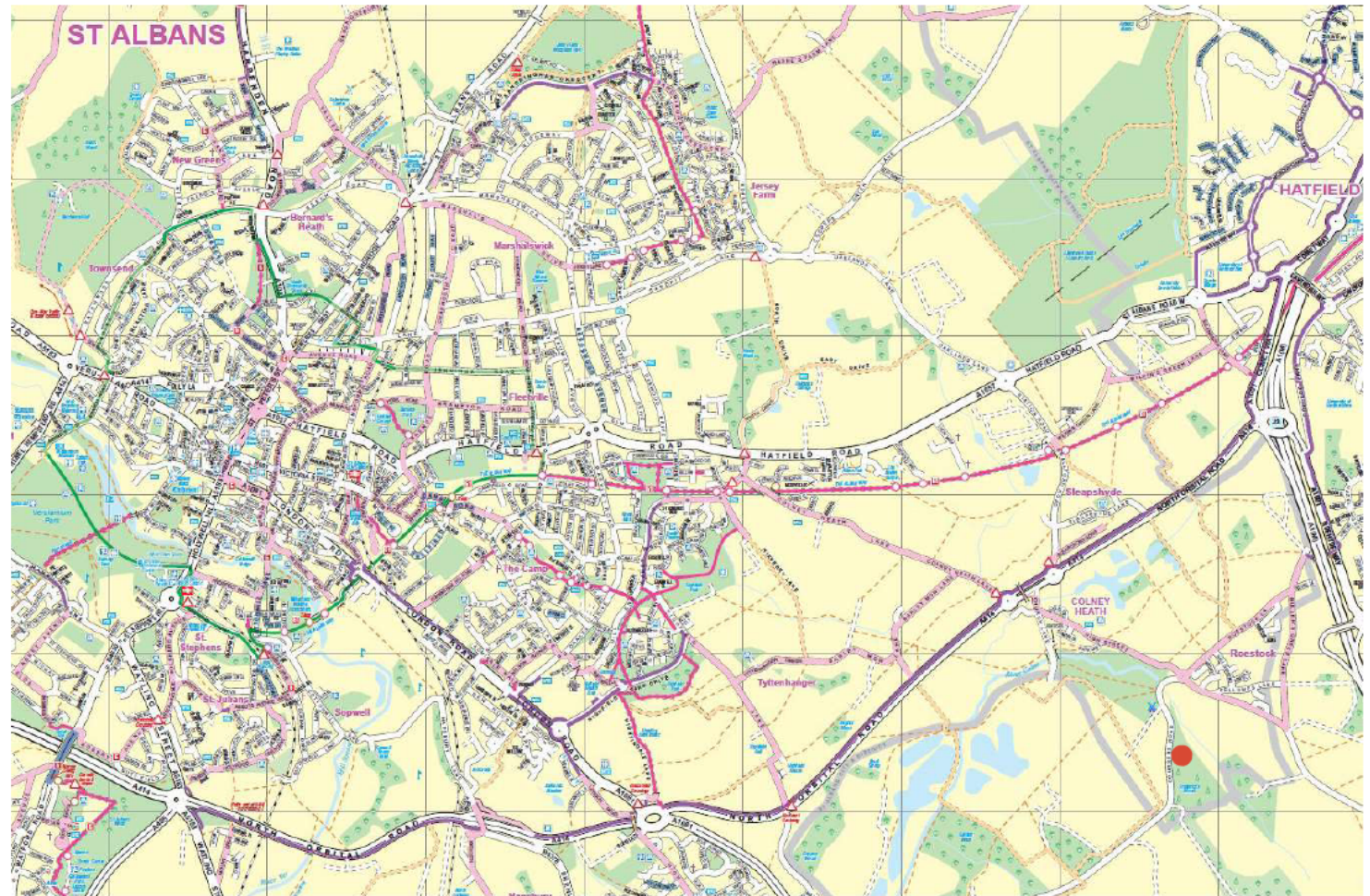
Three railway stations are located within a 7km radius of the site namely, St Albans City Station, Hatfield Station and Welham Green Station.

St Albans Station, the busiest of the three stations, provides direct services to London St Pancras and London Bridge with up to 10 direct peak hour services, and a journey time of 23 to 35 minutes.

The station is also on the Thameslink route which provide direct services to Luton Airport, Luton and Bedford to the north, and Gatwick Airport and Brighton to the south.

St Albans Station, 6.8km from the site, can be reached within 23 minutes by bicycle.

Welham Green Station, the closest train station, 4.3km (a 13 minute cycle) from the site, links the local area to the East Coast Main Line Network running between Moorgate in Central London and Welwyn Garden City.



<p><b>Key</b></p> <p>500 metres / 1/2 mile</p>		<p>Usually traffic free</p> <p>Bridleway / track / other</p> <p>On road</p> <p>Routes</p> <p>St Albans Green Ring</p> <p>National Cycle Network</p>		<p>May be shared with horse riders and walkers, also residents' and farm vehicles</p> <p>Surfing varies from tarmac/dam to unsealed surfaces, can be muddy or rough, may only be seasonally cycleable, and not suitable for narrow tyres</p> <p>Separate cycle lane on the road</p> <p>Traffic free</p> <p>On road</p> <p>Chiltern Cycle Way</p>		<p>Routes suggested by local cyclists</p> <p>Usually quieter roads, may include busier link sections</p>	
<p>Traffic free</p> <p>Cycle route - away from road</p> <p>Cycle route - on pavement</p> <p>Footpath</p>	<p>Shared with pedestrians, usually well surfaced</p> <p>Route access point - easy access</p> <p>Shared with pedestrians, usually well surfaced</p> <p>Cycling not permitted, signpost and walk with your cycle</p>	<p>Historic Feature</p> <p>Play Area</p> <p>School</p> <p>Church</p>	<p>Attraction</p> <p>Sport or leisure facility</p> <p>Library</p> <p>Mosque</p>	<p>Cycle Shop</p> <p>Cafe (rural)</p> <p>Museum</p> <p>Synagogue</p>	<p>Toilets</p> <p>Vanus</p> <p>Extra Care!</p> <p>One Way</p>		

● SITE

Partial St Albans City & District Cycling Map



## 03 OPPORTUNITIES AND CONSTRAINTS

### 03.5 Heritage and Conservation

The listed buildings map from Historic England below pinpoints the location of listed buildings in the local area.

The Mill, or Colney Heath Mill, at Mill House, a Grade II listed building, is just over a 100 metres west of the site and the nearest listed building.

The tarred red brick mill dates from 1862 and is roughly 15 metres high.

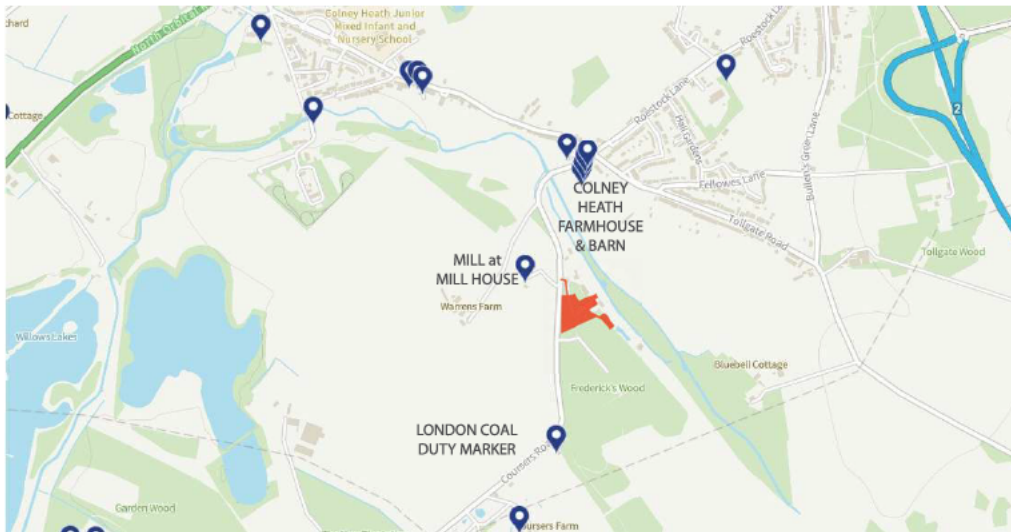
The Mill is not visible from the site and the proposed development will not have an adverse impact on the significance of the mill or its historic setting.

The Grade II listed cast iron London Coal Duty marker post, erected around 1861, to the south of the site, will not be affected by the proposed site development.

The Grade II listed Colney Heath Farmhouse and barn, are not visible from the site. The historic value and significance of the timber framed farmhouse and single storey brick barn dating from 1695 and the late 1800's will not be affected by the proposed site development.



The Mill (Grade II Listed) at Mill House, Coursers Road



 SITE

Listed Buildings Map - Historic England



The Grade II listed Colney Heath Farmhouse and Barn, Coursers Road

# 04 SITE SURVEY AN EXISTING DRAWINGS



## 04.01 Site Survey

The topographic survey on the right shows the irregular outline of the site development boundary.

The site has a gentle gradient and gradually slopes down from north to south from the site entrance to the road junction by 840mm.

The east to west gradient of the site is more pronounced, the land slopes down from west to east by approximately 1.67m.

The survey shows the outline of the existing gravel road and the footprint of the two vehicle ports on the site.



Topographic Site Survey May 2024



# 04 SITE SURVEY AN EXISTING DRAWINGS

## 04.02 Existing Structures

The only two existing structures within the site development boundary are two vehicle ports, illustrated on the right.

The smaller of the two shelters is used as a tractor port.

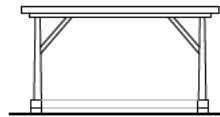


Location of Vehicle Ports dotted in blue above

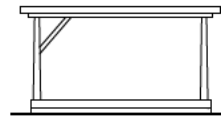


Photos of the Existing Vehicle Ports above

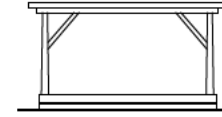
CAR PORT 02  
EXISTING ELEVATIONS



North West Elevation



South West Elevation

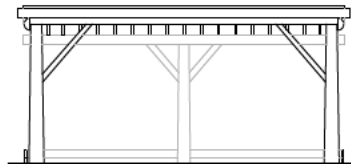


South East Elevation



North East Elevation

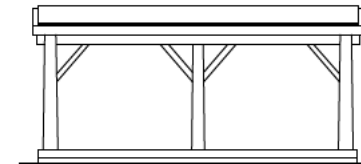
CAR PORT 01  
EXISTING ELEVATIONS



South East Elevation



North East Elevation



North West Elevation



South West Elevation



Elevation Line Drawings of the two Existing Vehicle Ports