

COLNE SPRING ECO LIVING-COTTAGES

PART 4 of 5

COLNEY SPRING ECO-LIVING COTTAGES

Coursers Road
Colney Heath
AL4 0PD

January 2025



CREATE
DESIGN + ARCHITECTURE

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07 TYPE, USE, AMOUNT & APPEARANCE

07.01 Eco Cottage Type A

There are four different dwelling typologies, the first of which, Eco Cottage Type A, is shown on the right.

Floor Plan

The rectangular floor plan shows the open plan living arrangement, two double bedrooms (one of which is en-suite) and a family shower room.

The entrance door, shielded in a generous portico space, provides direct access to the open plan living area. The kitchen door, on the opposite side, opens up onto a covered patio space.

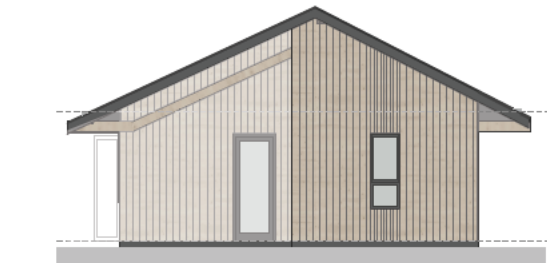
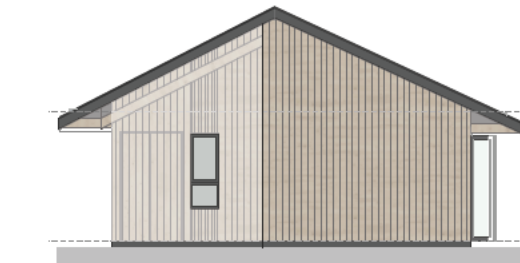
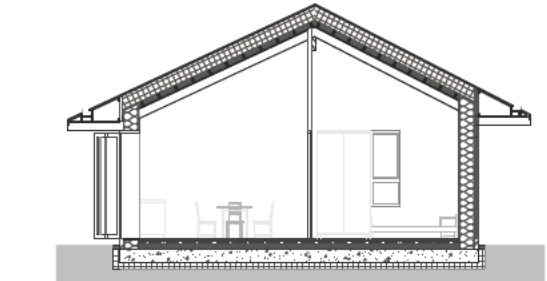
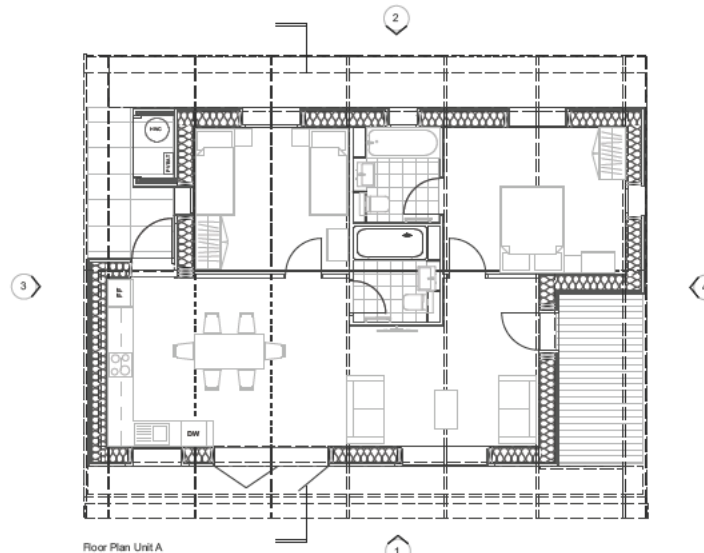
Windows were positioned to optimize on the use of natural sunlight to provide light and heat, to facilitate cross ventilation, and to provide captivating views over the surrounding trees.

The floor plan illustrates the unusual thick timber stud external walls, incorporating additional insulation to enhance the thermal performance of the building envelope.

The timber for the timber stud wall construction will be sourced from the site.

The 2B4P cottage has a GIA of 73.8m², the floor area and layout complies with the Nationally Described Space Standards (NDSS).

The layout of the cottage is M4(2) compliant.



Eco Cottage Type A _ Floor Plan, Elevations and Section

07 TYPE, USE, AMOUNT & APPEARANCE



07.01 Eco Cottage Type A

Elevations

The elevations show the form, scale, vertical volume and materiality of the cottage.

The vertical volume and roof ridge height of 5.4 metres of the single storey cottage will be far less than to the height of the surrounding trees (up to 22 metres).

The generous roof overhang of the pitched roof will shield windows from direct sunlight during the summer months to prevent overheating.

The timber clad walls, finished in larch vertical timber strips sourced from the site, will form a sustainable and durable finish, complimenting the woodland setting.

The stand-up seam zincalume roof sheeting finish is both durable and sustainable. The dark grey colour will assist with heat gain during the colder winter months. Dark grey door and window frames will compliment the roof colour.

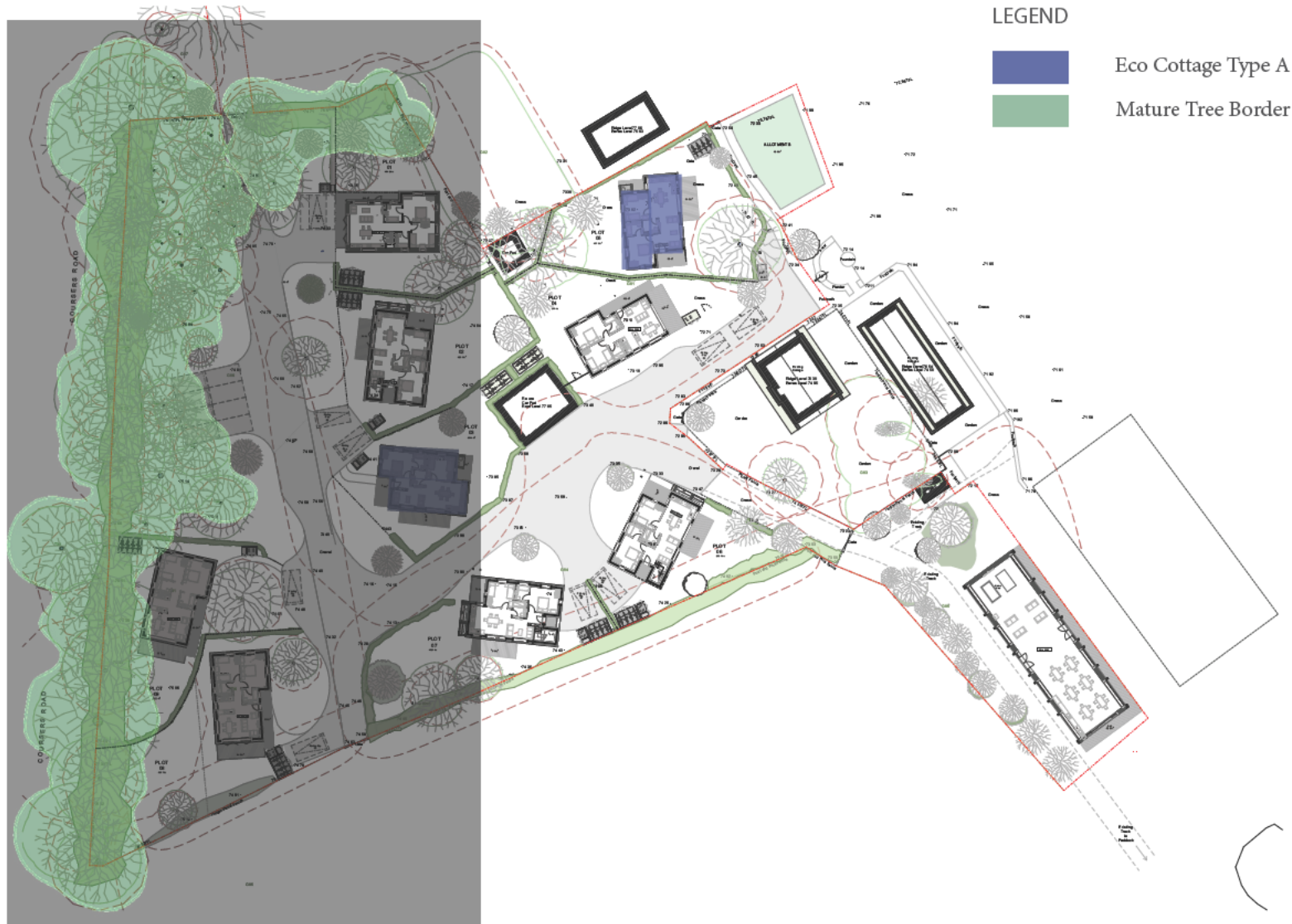
Section

The section depicts the high degree of insulation of the building envelope.

The sloped ceiling and exposed rafters create a generous ceiling height in excess of 3 metres which comfortably complies with the NDSS.

Location

The site layout plan to the right shows the position of the two Type A Cottages in relation to the site and the mature tree border.



LEGEND

- Eco Cottage Type A
- Mature Tree Border

07 TYPE, USE, AMOUNT & APPEARANCE

07.02 Eco Cottage Type B

The second dwelling typology, Eco Cottage Type B, is shown on the right.

Floor Plan

Apart from the stairwell, the ground floor layout of the cottage is similar to the layout of Cottage A.

Cottage B accommodates a comfortable en suite main bedroom on the first floor level. The main bedroom, with an floor area of 35m², will step out onto a covered balcony overlooking the surrounding woodlands.

The GIA of the 3B6P cottage of 114.3m² and layout complies with the NDSS.

The layout of the cottage is M4(2) compliant.

Elevations

As discussed under Cottage A, the ground storey exterior walls will be clad in vertically orientated larch strips.

The first floor walls be covered in stand-up seam zincalume sheeting, matching the roof sheeting.

Section

The high degree of building envelope insulation is similar to Cottage A.

The ground storey ceiling height of 3m and more and the varying sloped first floor ceiling height complies with the NDSS requirements.



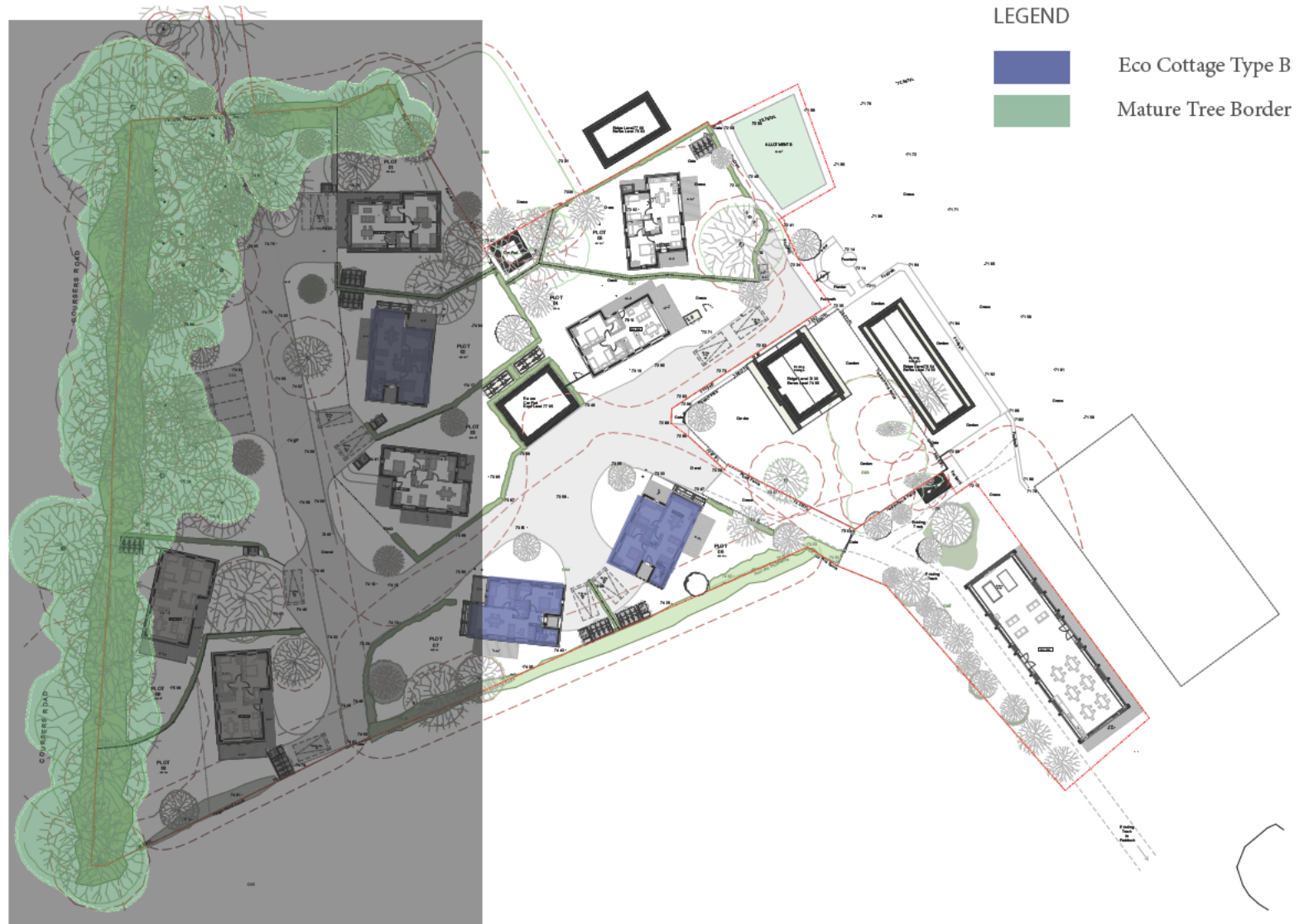
Eco Cottage Type B _ Floor Plan, Elevations and Section

07 TYPE, USE, AMOUNT & APPEARANCE

07.02 Eco Cottage Type B

Location

The site layout plan to the right shows the position of the three Type B Cottages in relation to the site and the mature tree border.



Proposed Ground Level Layout

07 TYPE, USE, AMOUNT & APPEARANCE

07.03 Eco Cottage Type C

Dwelling Type C is shown on the right.

Floor Plan

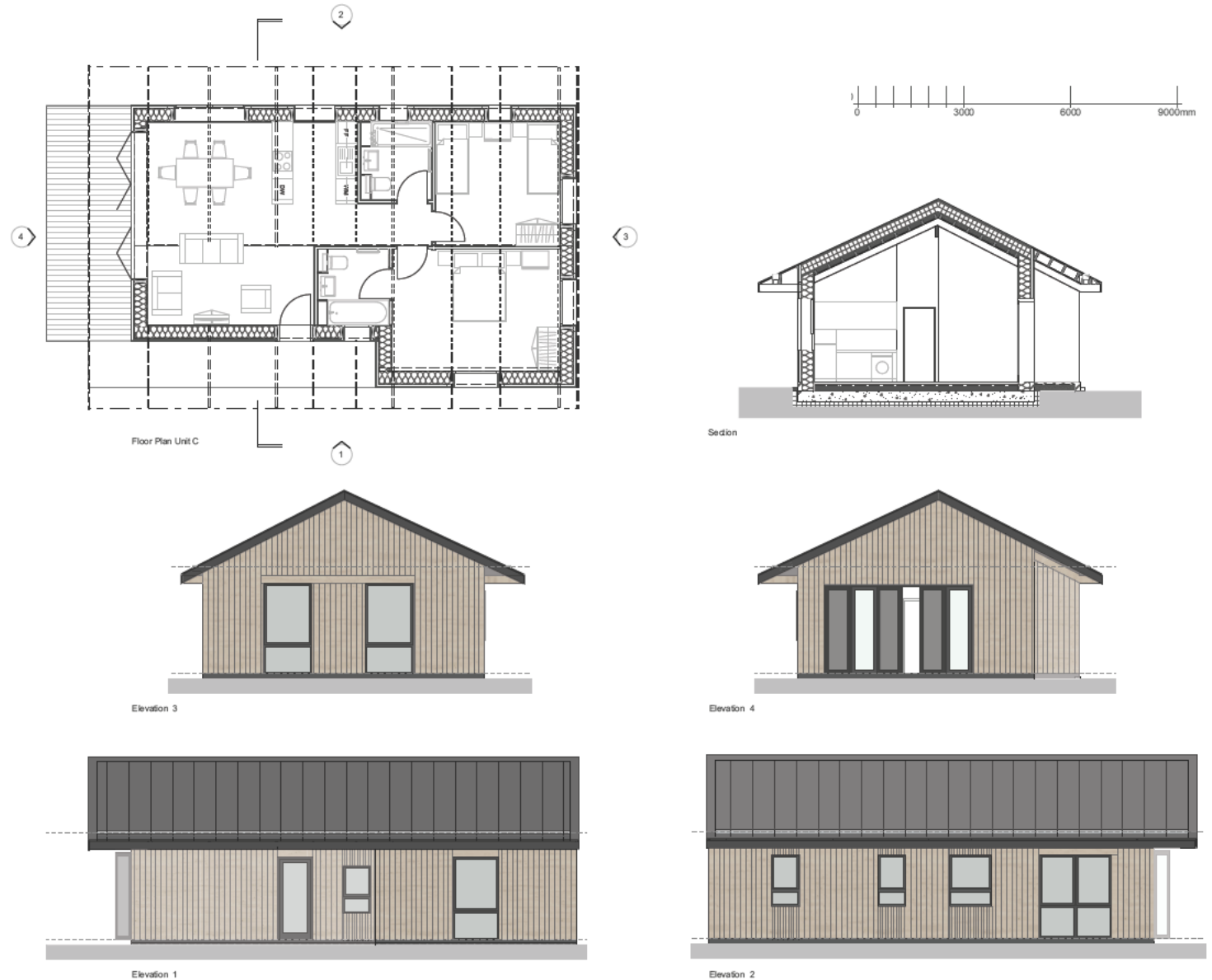
The L-shaped form of the floor plan and layout of the open plan living area differs from the previous two cottages.

The form of the floor plan is site specific and responds to different site conditions, i.e. tree RPAs, orientation, natural ground level and presiding views.

The 2B4P cottage has a GIA of 72.3m² which complies with the NDSS.

The layout of the cottage is M4(2) compliant.

The elevations and section are as described for Cottage A.



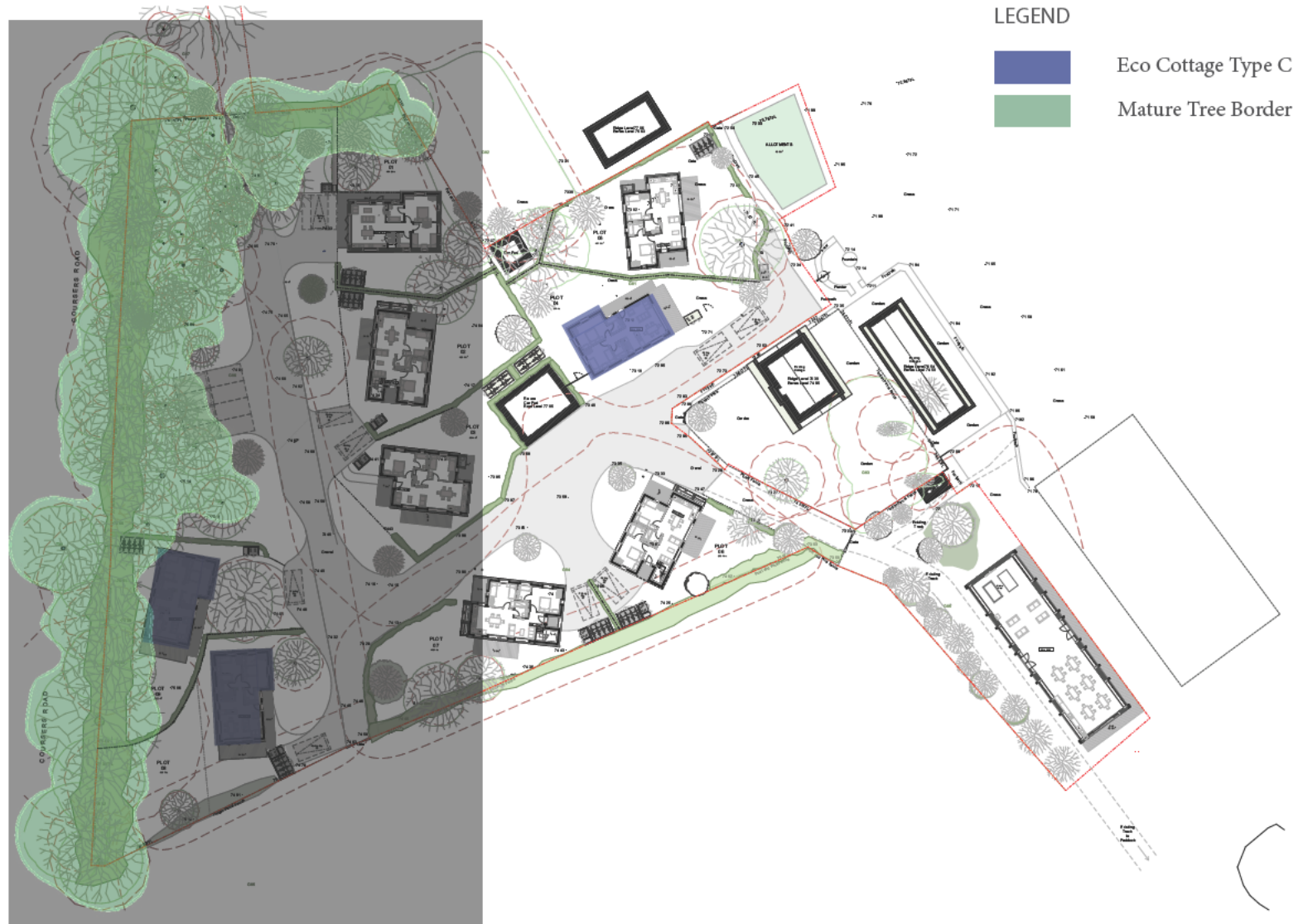
Eco Cottage Type C _ Floor Plan, Elevations and Section

07 TYPE, USE, AMOUNT & APPEARANCE

07.03 Eco Cottage Type C

Location

The site layout plan to the right shows the position of the three Type C Cottages in relation to the site and the mature tree border.



Proposed Ground Level Layout

07 TYPE, USE, AMOUNT & APPEARANCE

07.04 Eco Cottage Type D

Cottage Type D, the last dwelling type, is M4(3) compliant and is shown on the right.

Although the form and the layout of the cottage is similar to Cottage C, the room areas and GIA are more generous to comply with M4(3) requirements.

The 2B4P dwelling has a GIA of 79.5m² complying with the NDSS.

The layout of the cottage is M4(3) compliant.

The elevations and section are as describer for the other single storey cottage types and the sloped ceiling height complies with the NDSS.

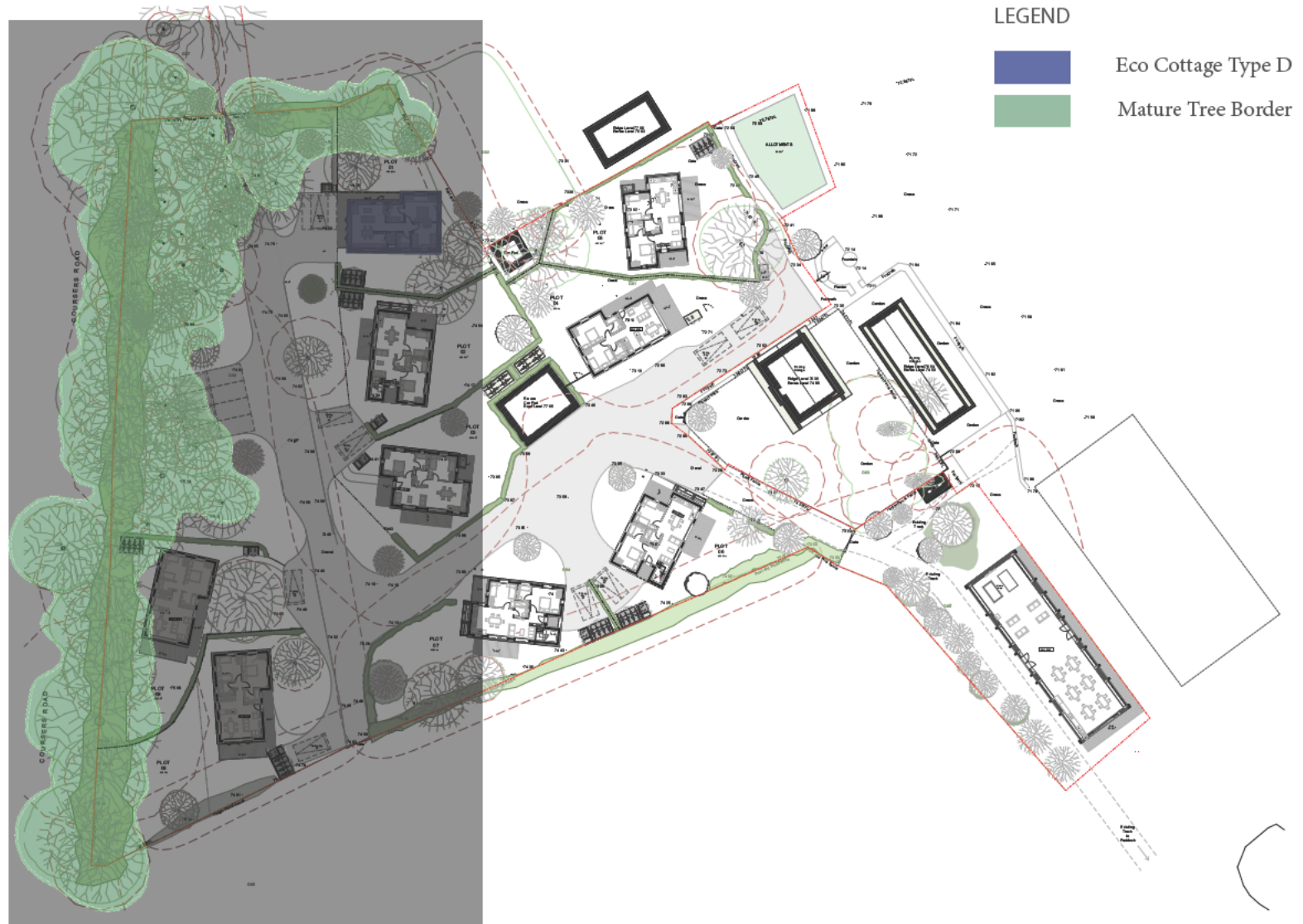


Eco Cottage Type D _ Floor Plan, Elevations and Section

07 TYPE, USE, AMOUNT & APPEARANCE

07.04 Eco Cottage Type D

The accessible cottage is located next to the entrance of the site as shown on the right.



LEGEND

- Eco Cottage Type D
- Mature Tree Border



Proposed Ground Level Layout

07 TYPE, USE, AMOUNT & APPEARANCE

07.05 Resident's Hub

The Resident's Hub, shown on the right has a open plan rectangular floor plan.

The open plan space incorporates a games area, a seating area and a dining or board game playing area.

The GIA of 185m² will provide a spacious and comfortable social gathering space for future residents.

The elevations, materiality and finishes are as described for the cottages.

The vertical volume of the section is more generous than the roof ridge height of the cottages, and thus more in-line with a semi-public social gathering space.

The well insulated building envelope will assist with the temperature regulation of the social space.



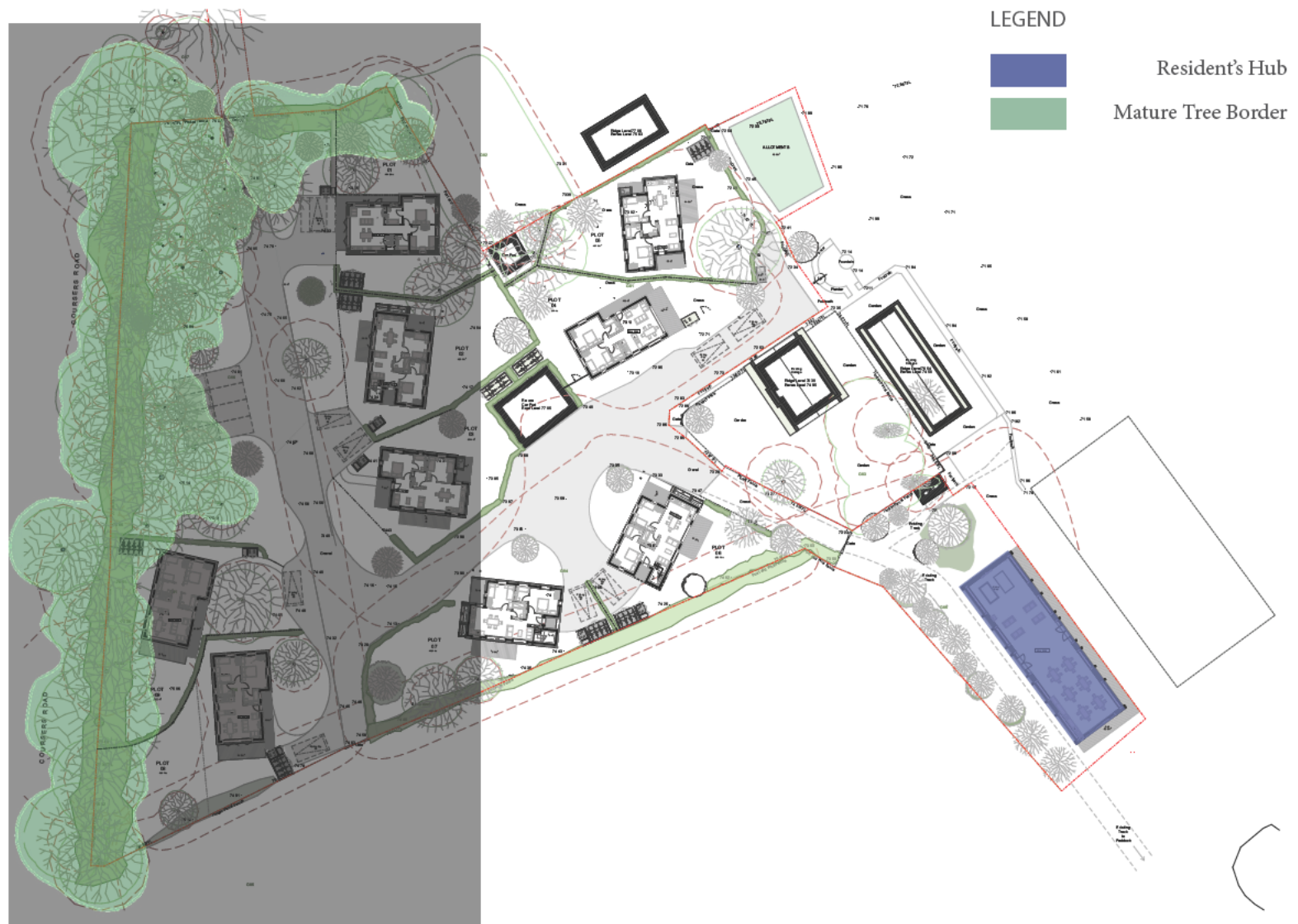
Resident's Hub _ Floor Plan, Elevations and Section

07 TYPE, USE, AMOUNT & APPEARANCE

07.05 Resident's Hub

The resident's hub is located in the south east corner of the site, within easy walking distance of all the cottages as shown on the right.

Although within easy reach of the cottages, the hub will not have an adverse impact on the privacy of the individual cottages.



Proposed Ground Level Layout

07 TYPE, USE, AMOUNT & APPEARANCE

07.06 Accommodation Schedule



PROJECT CODE	222_775	REVISION	01
PROJECT TITLE	COLNE SPRING ECO COTTAGES	DATE	24.11.25
PROJECT ADDRESS	COLNE SPRING, Coursers Road, Colney Heath, Hertfordshire, AL4 0PB	REVISION DESCRIPTION	PLANNING
CLIENT	MANOR COLIVING LTD	AUTHOR	BH
		CHECKED	BH

222_775-CDA-ZZ-XX-SA-A-3000_ACCOMMODATION SCHEDULE

Volume	Level	Accommodation Number	Marketing Number	Dwellings (sqm)												Other Areas (sqm)		Private Garden Amenity Space (sqm)	Private/Affordable/ TBC	Tenure*	Habitable Rooms	Main Aspect	Single/ Multi Aspect	Accessibility
				1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B5P	4B6P	4B7P	4B8P	5B6P	5B7P	5B8P							
A	00	00-01	n/a				79.5											235.00	Private	n/a	3	West	Multi	M4(3) Wheelchair user dwelling
A	00	00-02	n/a															300.90	Private	n/a	4	West	Multi	M4(2) Accessible and Adaptable dwelling
A	00	00-03	n/a				73.8											242.50	Private	n/a	3	South	Multi	M4(2) Accessible and Adaptable dwelling
A	00	00-04	n/a				72.4											206.40	Private	n/a	3	East	Multi	M4(2) Accessible and Adaptable dwelling
A	00	00-05	n/a				73.8											344.26	Private	n/a	3	East	Multi	M4(2) Accessible and Adaptable dwelling
A	00	00-06	n/a															228.50	Private	n/a	4	South/ East	Multi	M4(2) Accessible and Adaptable dwelling
A	00	00-07	n/a															356.60	Private	n/a	4	South/ West	Multi	M4(2) Accessible and Adaptable dwelling
A	00	00-08	n/a				72.3											478.70	Private	n/a	3	South	Multi	M4(2) Accessible and Adaptable dwelling
A	00	00-09	n/a				72.3											499.00	Private	n/a	3	South/ West	Multi	M4(2) Accessible and Adaptable dwelling
A	00	Resident's Hub	n/a															185.0	Private	n/a	1	North	Single	M4(2) Accessible and Adaptable dwelling

TOTAL NUMBER OF DWELLINGS	9																
TOTAL NUMBER OF HABITABLE ROOMS	31																
Dwelling Type	1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B5P	4B6P	4B7P	4B8P	5B6P	5B7P	5B8P	Commercial space	Ancillary space	
Number of Dwellings	0	0	0	6	0	0	3	0	0	0	0	0	0	0	0	1	
% of TOTAL	0.0%	0.0%	0.0%	66.7%	0.0%	0.0%	33.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.1%	
ACCESSIBILITY	M4(1) Visitable dwelling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
	M4(2) Accessible and Adaptable dwelling	0	0	0	5	0	3	0	0	0	0	0	0	0	8	88.9%	
	M4(3) Wheelchair user dwelling	0	0	0	1	0	0	0	0	0	0	0	0	0	1	11.1%	
	TBC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	

The accommodation schedule above lists the GIA of the nine eco cottages.

Of note is the generous garden area of each cottage ranging from 206.4m² to 499m².

Accommodation Schedule

The GIA of all the cottages comfortably comply with the NDSS.

The schedule further lists the main orientation of each cottage, the accessibility and garden area.

All the cottages apart from Cottage 00-01 are M4(2) compliant. Cottage 00-01 is M4(3) compliant.



