

COLNE SPRING ECO LIVING-COTTAGES

PART 3 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	
03.02	Flood Risk	
03.03	Amenities & Public Services	
03.04	Transport & Accessibility	
03.05	Heritage and Conservation	
04	Site Survey and Existing Drawings	
04.01	Site Survey	
04.02	Existing Structures	
05	Proposed Site Layout	P
05.01	Proposed Site Layout and Block Plan	A
05.02	Proposed Ground Level Layout	R
05.03	Proposed First Level Layout	T
05.04	Proposed Roof Plan	3
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	

05 PROPOSED SITE LAYOUT



05.01 Proposed Site Layout and Block Plan

The proposed block plan on the right shows the location of the proposed new site development in relation to Coursers Road.

Nine new high quality sustainable and bespoke eco-living cottages are proposed. The rectangular dwellings have carefully been dotted in amongst the existing trees to sit clear of the tree root protection areas (RPAs).

Proposed accommodation:

- 6 x 2B4P dwellings
- 3 x 3B6P dwellings

The six 2B4P dwellings will be single story cottages, and the three 3B6P dwellings will have a double storey or loft component.

A Residential Hub, running parallel to an existing tennis court, is located within the south east corner of the site development boundary.

Residents' Allotments are located in the north east corner of the site.



05 PROPOSED SITE LAYOUT



05.02 Proposed Ground Level Layout

The proposed ground level layout to the right shows the location of the proposed new eco-cottages in relation to each other, the tree RPAs, the access road, and the site development boundary.

Cottages have been located along the existing access road in an organic, non-grid like pattern, mostly sitting clear of tree RPAs.

The dwellings are rectangular in form and have been orientated to optimize on the use of natural sunlight to provide light and to make the most of the exquisite views over the woodlands.

Each cottage will have a front garden and a generous, private rear garden. Indigenous hedges will partially define the extent of the curtilage of each plot within the woodland edge setting.

All the plots will have a secure bicycle storage pod for four bicycles, as well as a bin and parcel storage shed.

18 Allocated parking spaces are proposed (a ratio of 2 spaces per unit) and one unallocated parking space. Nine spaces will have electric vehicle charging points.

The Resident's Hub will serve as a communal social meeting space for residents. The open plan space will incorporate a games area and generous seating area offering views over the existing tennis court.



Proposed Ground Level Layout

05 PROPOSED SITE LAYOUT



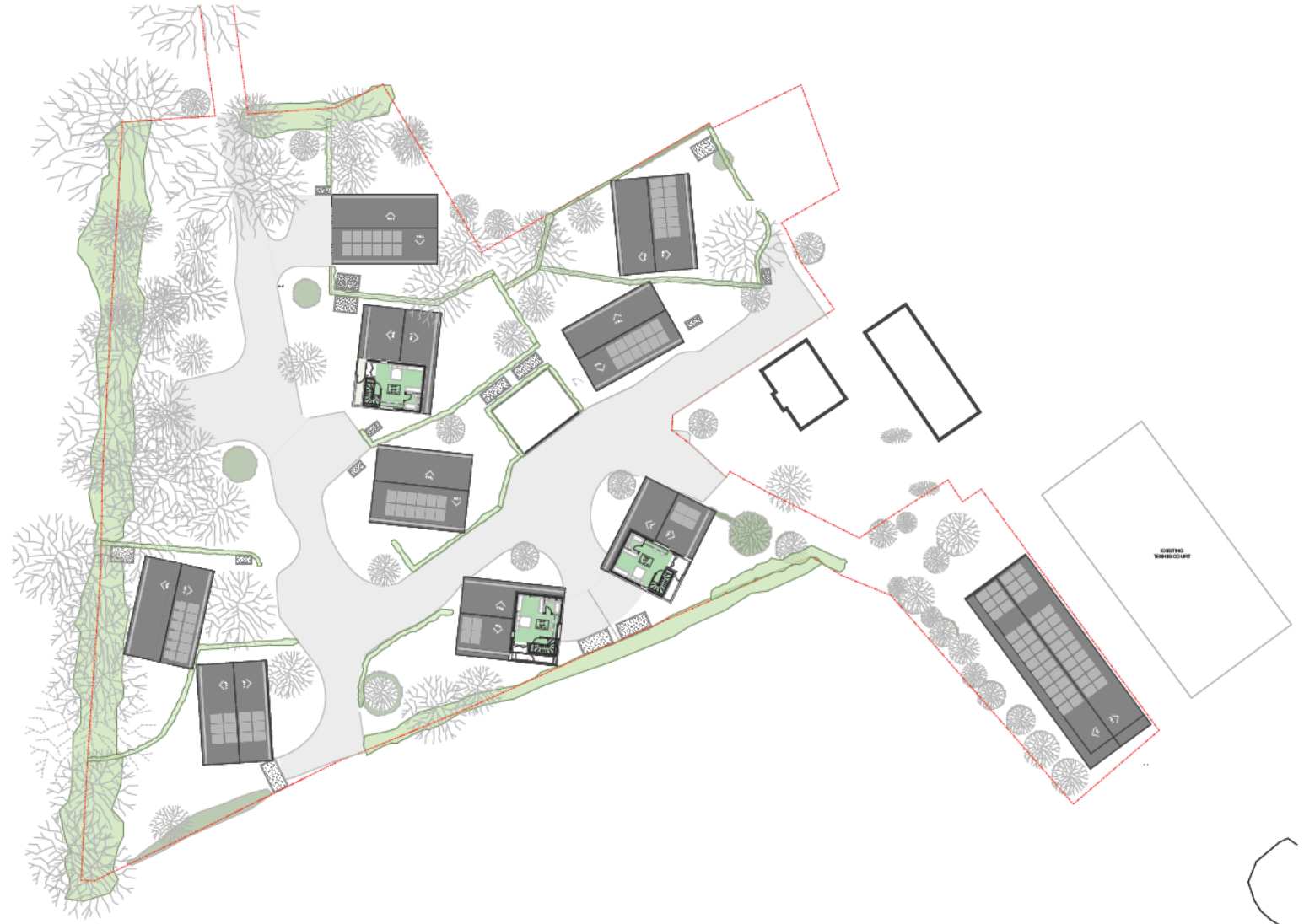
05.03 Proposed First Floor Level Layout

The proposed first floor level layout shows the first floor arrangement of the three 3B6P cottages.

In addition, it shows the rectangular roof form of the six 2B4P dwellings, notes the pitched roof form, and indicates the PV panels allocated to each respective dwelling.

The layout of the generous first floor bedrooms of Cottages 03, 06 & 07 will be discussed in more detail under Cottage Types.

The long pitched roof of the Residents Hub will accommodate 48 PV panels.



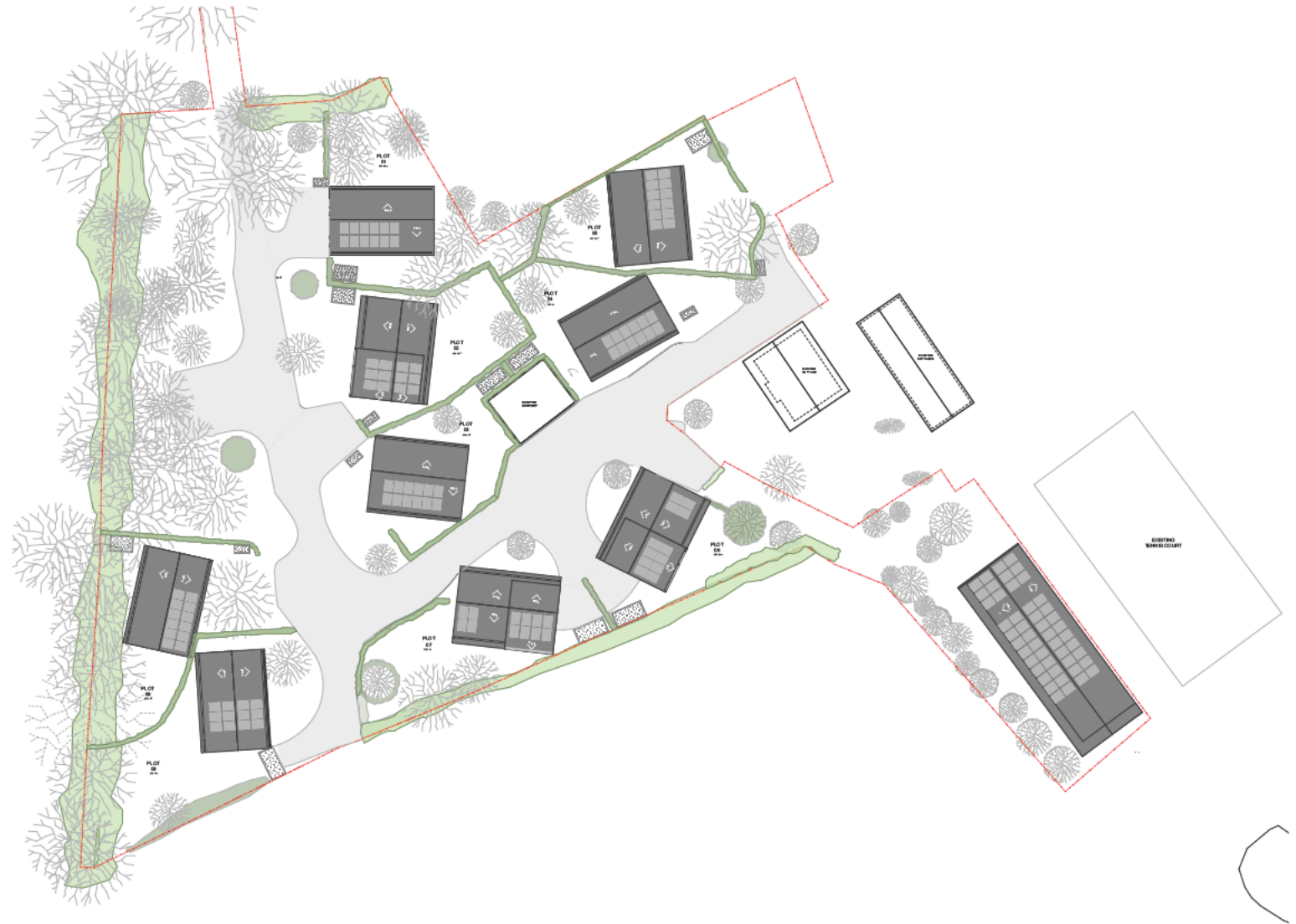
Proposed First Floor Level Layout

05 PROPOSED SITE LAYOUT

05.04 Proposed Roof Level Layout

The plan on the right shows the proposed roof form of the nine new cottages and Residents' Hub.

Twelve PV panels have been allocated for each dwelling and positioned on the most sunny aspects of the roof slopes.



Proposed Roof Level Layout

06 DESIGN INTENT & SCALE

The design intent for the proposal is multifaceted.

The main intent is to create and establish a bio-diverse woodland edge, or fringe environment, introducing a variety of native planting species which will enrich and enhance the current homogeneous, or unvaried plantation habitat.

A secondary intention is to selectively introduce eco-living cottages which will nestle in-between the trees within the woodland edge setting.

The proposed bespoke cottages will incorporate a high degree of building envelope insulation and sustainable and renewable energy measures to form a carbon neutral development.

Materials used for the construction of the cottages, both structural timber and non-structural timber cladding, will be sourced from the site. Conversion and seasoning of the pine and larch trees will either be handled on site or at a nearby sawmill, 1,5km south of the site.

The form, volume and scale of the proposal are sensitive to the nature of the site and will compliment the character of the woodland edge setting.

The elevations to the right shows the eco-cottages will clearly be subsidiary to the surrounding woodlands.



Proposed Site Elevation Eco Cottages 01, 02, 03, & 07



Proposed Site Elevation Eco Cottages 03, 04 & 05

06 DESIGN INTENT & SCALE

The two CGI views to the right illustrate the 3D volume and proposed texture of the cottages and how this relates to the woodland edge setting.

The top image shows the view towards Cottage 01 and Cottage 02. The dark grey zincalume roof sheeting compliments the green foliage of the trees and the timber clad walls of the cottages.

The dark grey/black finish of the PV panels almost merge with the dark grey roof colour.

The generous roof overhangs are evident, shielding the windows to prevent overheating and to provide shade in the summer time.

The lower image show the view towards Cottage 03, the existing Vehicle Port 01 and Cottage 04.

The 3D volume and scale of the cottages are sensitive to the existing structures on and adjacent to the site, and subsidiary to the woodland edge setting.

The primary feature of the site is the woodland edge setting, the proposed vegetation and the trees, both existing and new.



CGI View towards Cottage 01 & 02



CGI View toward Cottage 03 & 04, and the existing vehicle port