

Date:

On behalf of:

19 September 2021

Montare LLP

Land West of High Street, Stebbing

Plot 1A | CM6 3SH / Plot 1B | CM6 3RA

Design and Access Statement

Project Overview

This document has been prepared by the project team to present proposals for two, linked development parcels - North Field (CM6 3SH) , and South Field (CM6 3RA), situated adjacent to the existing settlement boundary of Stebbing, Dunmow, Essex, following an extensive planning review process with Uttlesford District Council.

The sites are currently used as rough-pasture (Grade 3 Agricultural Land); and the intention is to develop a consolidated area for residential development to provide new, high quality market and affordable homes, and to protect and enhance the natural landscape surrounding the homes - making the space more available for the public.

- The proposed built footprint area = 4.81% overall land coverage.
- The proposed residential plots area = 15.33% overall land coverage.
- Existing publicly accessible area of the land (PROW) = 2.24% overall land coverage.
- Proposed publicly accessible area of the land = 84.67% overall land coverage.

An integrated, interdisciplinary approach has informed the masterplan. The proposals will incorporate green infrastructure, promote biodiversity, and aim to exceed Building Regulations targets. The design will be of the highest quality, incorporating local vernacular design elements with a mix of contemporary and traditional details in line with the Uttlesford District Council District Wide Design Code, and Building for a Healthy Life design toolkit.

North Field A/B (CM6 3SH, approx. 3.64 ha) - 11 new homes

- Plot A - 6 no. detached houses (2 x 2 bed, 2 x 3 bed, and 2 x 4 bed) for market sale
- Plot B - 5 no. detached houses (1 x 2 bed, 2 x 2 or 3 bed, 1 x 3 bed, and 1 x 4 bed) for market sale

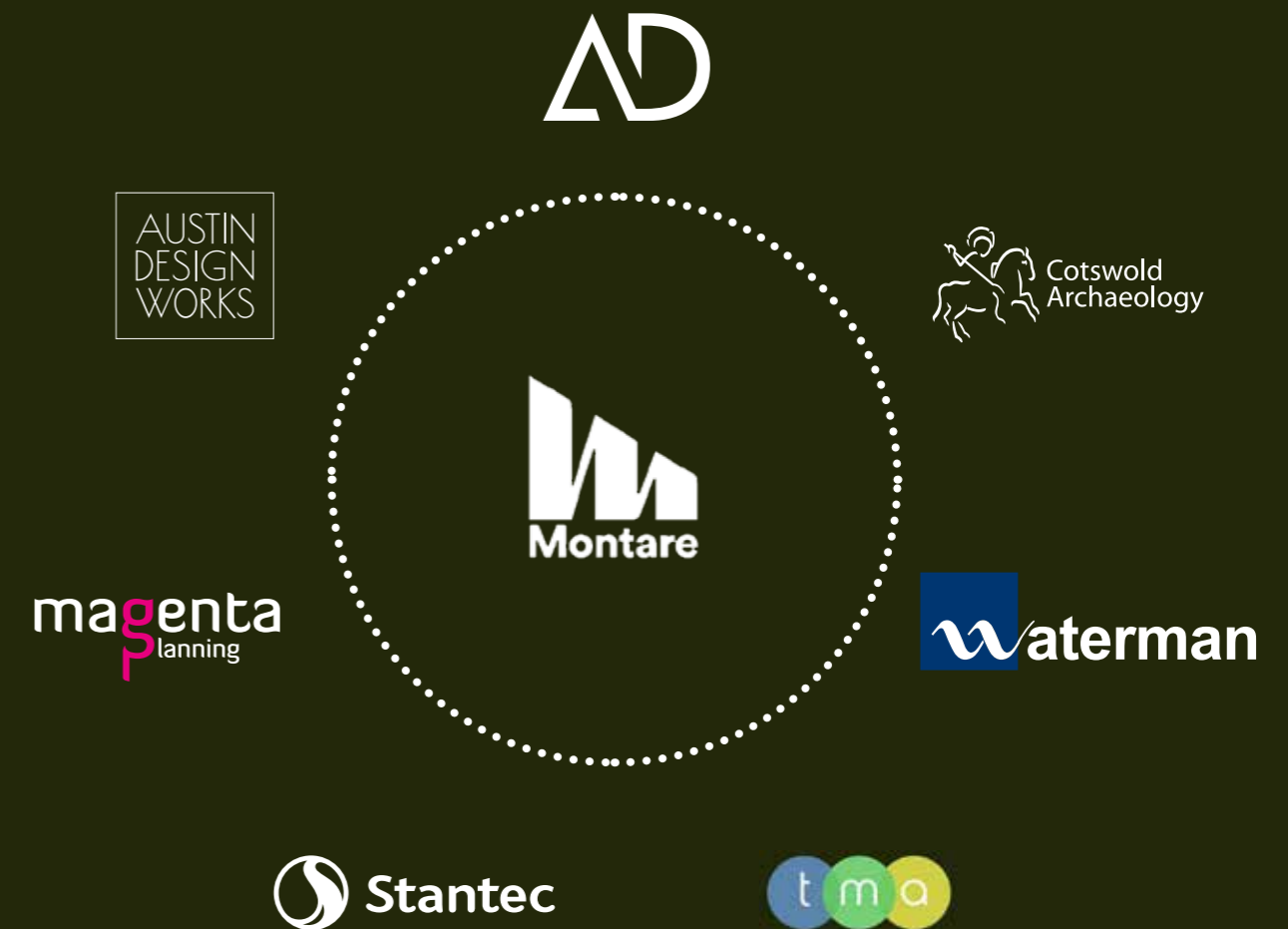
South Field B/C (CM6 3RA, approx. 2.15 ha) - 17 new homes

- Plot C - 3 no. self-build detached houses (1 x 2 bed, 2 x 3 bed) for market sale
- Plot D - 14 new homes
 - 8 no. affordable rent homes (3 x 1 bed, 3 x 2 bed, 1 x 3 bed) of which, 3 are wheelchair accessible
 - 3 no. first time buyer homes (3 x 1 bed)
 - 3 no. shared ownership home (1 x 2 bed, 2 x 3 bed)

TOTAL: 28 new homes

Community Use building - 165 sqm / 1,776 sqft GIA which can be subdivided into two or more units.

Public parking area in Plot D - 23 spaces



Project Team

Client

Montare LLP

Architect

Alistair Downie Studio

Landscape Architect

Austin Design Works

Landscape Architects (Pre-Application stage)

Strategic landscape masterplan development

MRG

Planning consultant

Magenta Planning

Archaeological consultant

Cotswold Archaeology

Traffic consultant

Waterman Group

Flood risk / drainage consultant

Stantec

Ecology consultant

TMA

Sustainability consultant

Waterman Group

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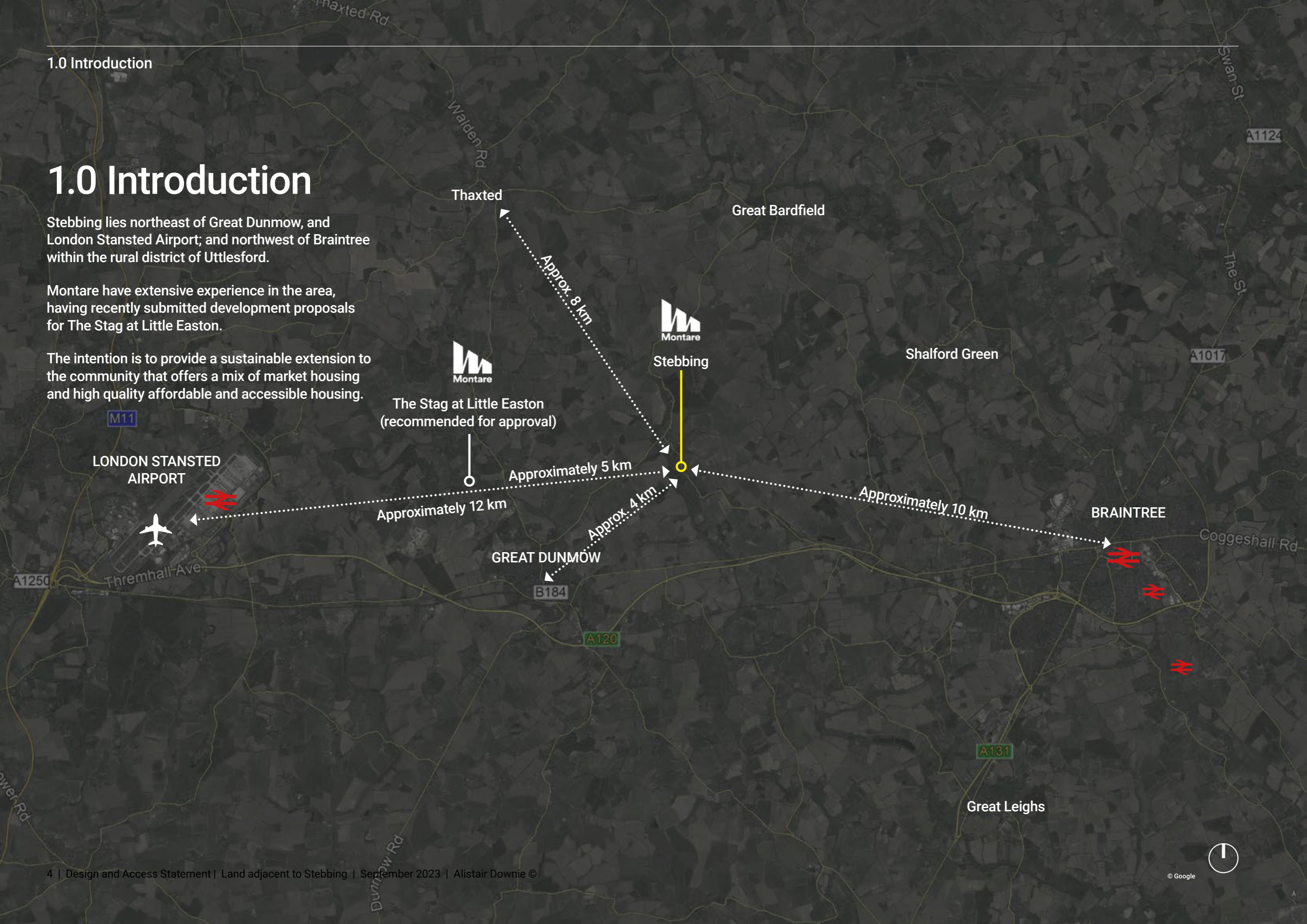
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1.0 Introduction

Stebbing lies northeast of Great Dunmow, and London Stansted Airport; and northwest of Braintree within the rural district of Uttlesford.

Montare have extensive experience in the area, having recently submitted development proposals for The Stag at Little Easton.

The intention is to provide a sustainable extension to the community that offers a mix of market housing and high quality affordable and accessible housing.



1.0 Introduction

An 'Exemplar Project' for Uttlesford

Montare's intention is to deliver an 'exemplar project' which is fully sustainable across all three dimensions: economic; social; and environmental.

The project team have submitted two sites for proposed residential development, situated to the west of Stebbing High Street.

- currently rough pasture land
- under single ownership
- deliverable within 5 years
- model development for sustainability
- experienced multidisciplinary team with deep local knowledge

In today's economic climate, Montare's ethos and drive towards creating sustainable communities is more pertinent than ever. The injection of new life blood into villages and rural locations is critical to support mixed and balanced communities, to ensure they remain viable and have a long-term sustainable future.



IMAGE CREDIT: STEBBING NEIGHBOURHOOD DEVELOPMENT PLAN - 2019 - 2033 p.15

Stebbing High Street - Aerial view from the Church looking North

1.0 Introduction

Uttlesford District Council - call for sites

Montare LLP has an overarching and collaborative Planning Performance Agreement (PPA) with Uttlesford District Council (UDC) to identify suitable; achievable and deliverable sites within sustainable locations for development within the district, and where appropriate to then advance such sites through the planning process.

The team's focus is on making existing settlements more sustainable through logical village extension or rounding off proposals, and in doing so to assist the Council in pursuit of a 'sound' Local Plan and meeting their objectively assessed housing needs.

Our design progression of the site(s) along Stebbing High Street has been informed by the PPA process. The sites have been deemed to be a sustainable location for development to provide carefully designed new homes to support appropriate development for Stebbing. The sites are:

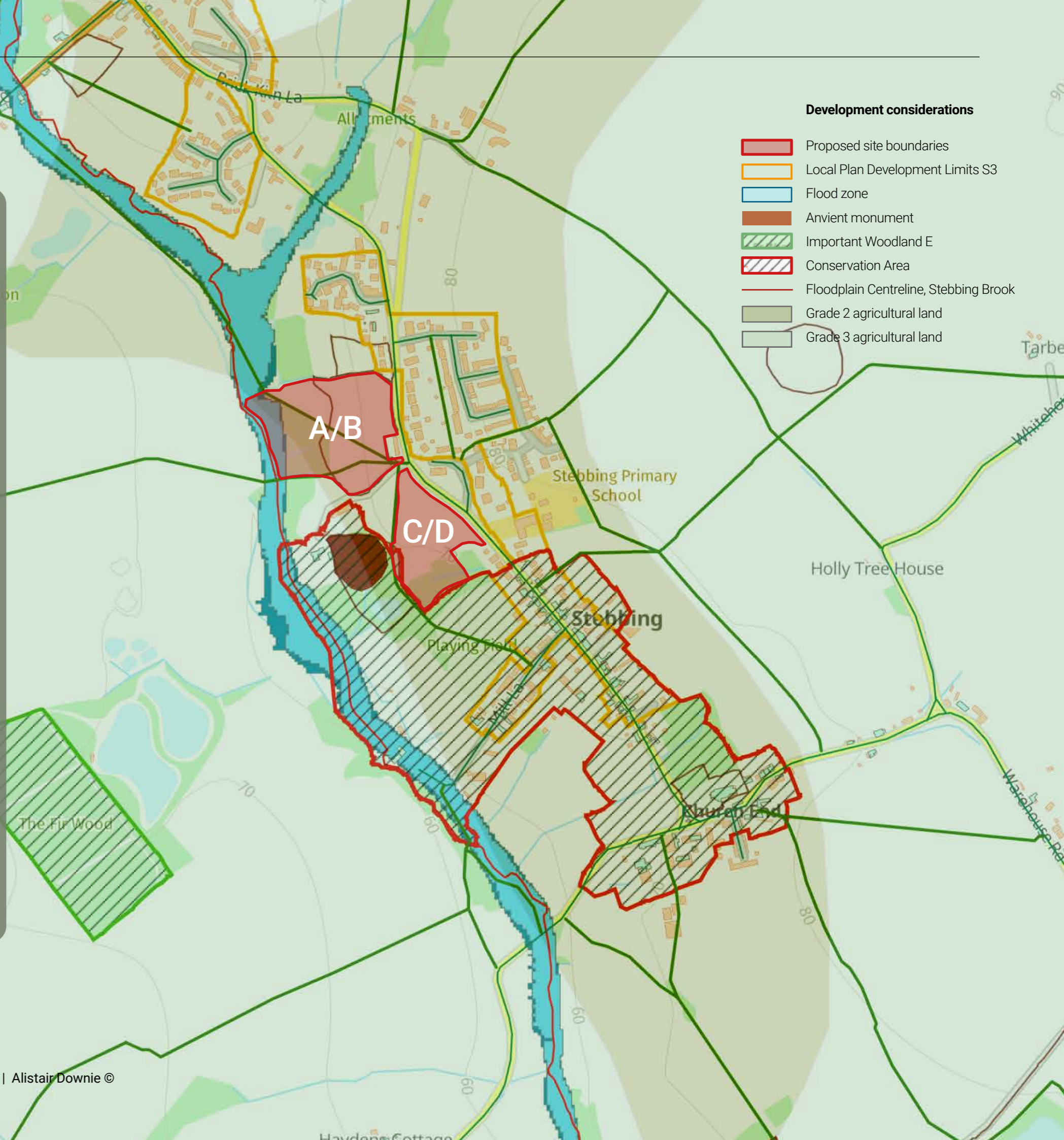
- above the flood zone
- central to existing development
- clear of protected structures and landscapes
- nearby to the existing schools.



IMAGE CREDIT: UDC Constraints Map 17 October 2021. <https://udc.maps.arcgis.com/apps/webappviewer/index>.

Development considerations

- Proposed site boundaries
- Local Plan Development Limits S3
- Flood zone
- Anvient monument
- Important Woodland E
- Conservation Area
- Floodplain Centreline, Stebbing Brook
- Grade 2 agricultural land
- Grade 3 agricultural land



1.0 Introduction

North Field A/B | CM6 3SH
approx. 3.62 ha.

South Field C/D | CM6 3RA
approx. 2.15 ha.

THE DOWNS

STEBBING

Location description

The proposed development sites lie west of Stebbing High Street - between the existing, historic village to the south, and the more recent housing to the north.

Situated in close proximity to the Primary School, new residential development in this area will tie the village together - to create a robust, walkable, and sustainable settlement pattern for Stebbing.

Outstanding views over the rolling landscape will be preserved and framed by dividing the proposed development pattern into four distinct character areas, each of which will be connected via the High Street, as well as walking paths and outdoor recreation opportunities to be developed within the wider, open landscape.



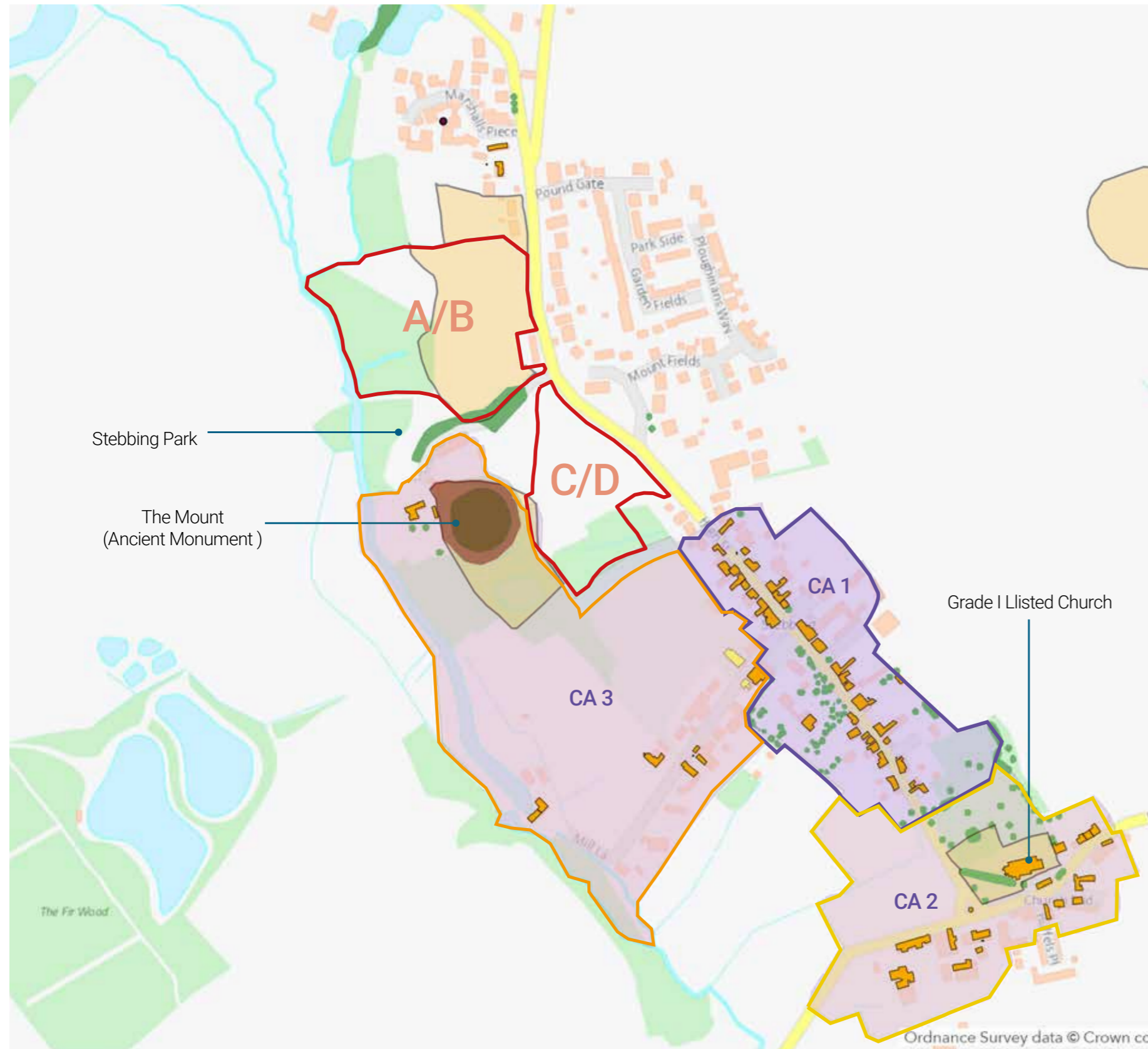
2.0 Heritage context

Stebbing is a place of special architectural and historic interest; stories played out in the fabric of the centuries old buildings and monuments.



IMAGE CREDIT: 1805 OS Map

2.0 Heritage context



Heritage context

The historic Stebbing Conservation Area lies to the south and southeast of the proposed development sites.

The conservation area is divided into three Character Areas

- Conservation Area 1 - Stebbing High Street
- Conservation Area 2 - Church End
- Conservation Area 3 - Mill Lane to Stebbing Park.

Area 3 includes 'The Mount', a Scheduled Ancient Monument that is privately owned and largely obscured from view by vegetation growing on and around the mound. The Mount is fully outside the boundaries of the site. However, given its heritage status, the site design deliberately respects its setting and historic importance.

Map key

- Proposed site boundaries
- Archaeological Site
- Ancient Monument
- Listed Building
- Locally Listed Building
- Tree Protection Order
- Conservation Area 1
- Conservation Area 2
- Conservation Area 3

2.0 Heritage context



Stebbing High Street



Character Area 1 Stebbing High Street

Stebbing village includes a rich diversity of historic buildings spanning nearly a thousand years. Stebbing is essentially **a linear village which stretches from Bran End in the north to St Mary's Church in the south**. Development is on either side of this undulating route.

The High Street is the core of the main historic settlement and lies on an elevated section. It is flanked on either side by **a high density of historic listed buildings of considerable architectural interest**. This forms a street of the highest quality. A total of 35 listed buildings are present, representing 70% of the total in this part of the conservation area.

The majority of buildings front the high street, some are set back and others abut it. They are **predominantly plastered and painted in a variety of colours**, mellow yellow, ochre and blue. A limited range of traditional materials have been used in construction, but **varied shapes and heights** provide a street scene that is of pleasing visual appearance.¹

¹ Uttlesford District Council Stebbing Conservation Area Appraisal and Management 27

Proposals, Approved March 2010

2.0 Heritage context

Character Area 2 Church End

Church End lies south of the High Street core but is isolated from it by a band of small fields on the west side and wooded meadow on the east. **Here the village is dominated by the Church of St Mary** set back in extensively treed churchyard. The road through Church End lies perpendicular to the High Street and links Little Dunmow to Stebbing Green. The character of this area is defined partly by the **mixed scale and types of buildings** and partly due to the street form which dog-legs around the former Red Lion pub. The T-junction is centred by a War Monument.

There are 18 listed buildings in this section of the village representing approximately 50% of the total. Comparison with the 1877 Ordnance Survey map reveals that there have been some changes. The rather disjoint character of the street scene was at one time more defined and enclosed by a large malting on the corner of the churchyard, a more substantial building to the east of the Chantry and farm buildings on the roadside curtilage of Parsonage Farm (Priors Hall).

The Church of St Mary's is a grade I church dating back to 1360 with later restorations. The **walls are of flint rubble with clunch** and shelly oolite dressings and some bricks. The Nave, North and South Aisles and Tower walls are embattled, with gargoyles on the south side. The brick clerestory was inserted in early 16th century. **Roofs are lead, grey slate to Aisles and red plain tile** to Chancel whilst the wooden spire, on top of the tower, is finished in shingles.¹

¹ Uttlesford District Council Stebbing Conservation Area Appraisal and Management 27 Proposals, Approved March 2010



Grade I - St Mary The Virgin



Parsonage Farm Barn



Parsonage Farmhouse (Priors Hall)

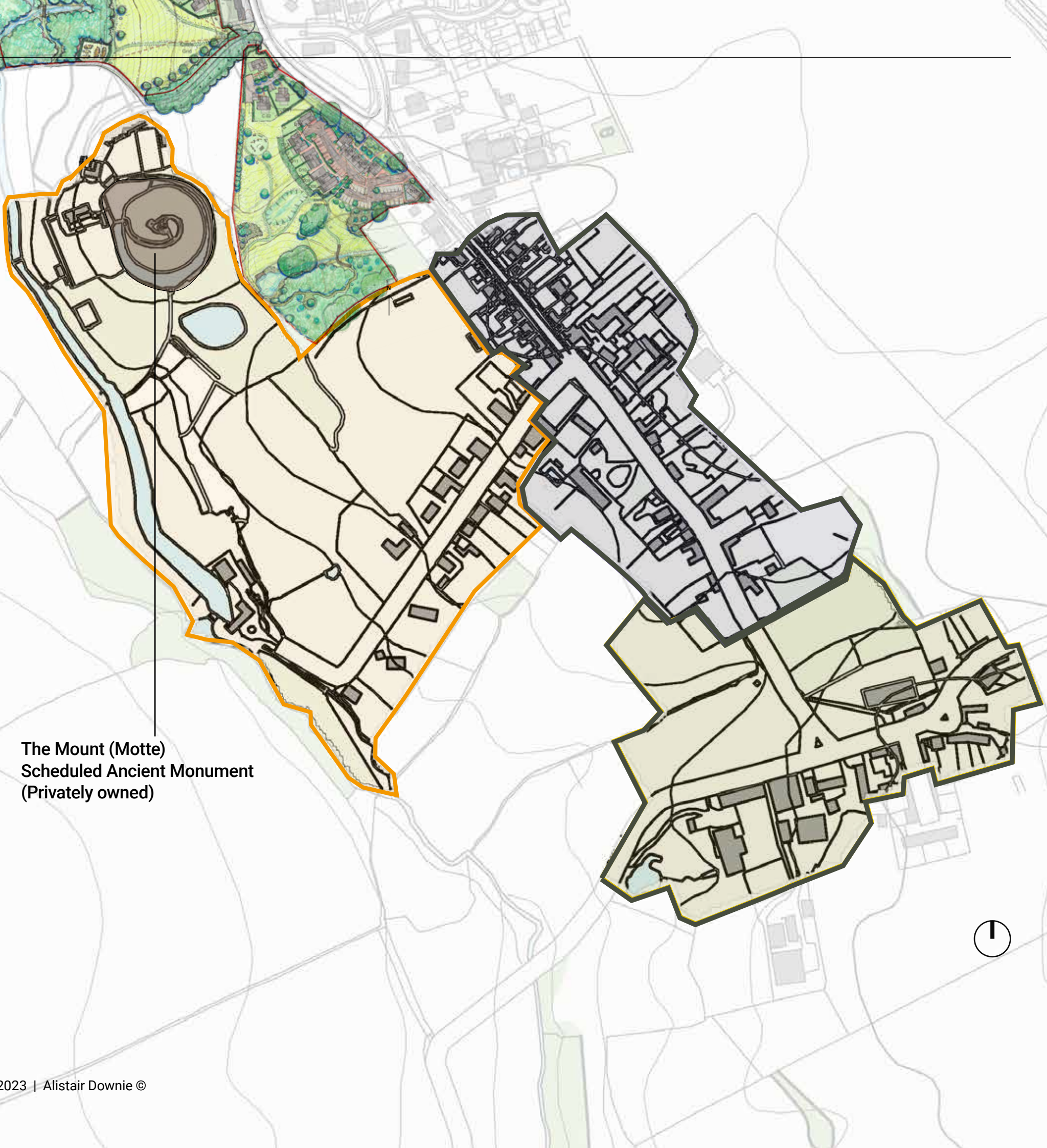
2.0 Heritage context

Character Area 3 Mill Lane To Stebbing Park

Stebbing's history is not only told through the historic buildings but also through the less obvious remains of the past, most notably the former 'motte castle'. **This massive earthwork mound and surrounding water-filled moat (known as The Mount) was likely to have been built at some point around 900 years ago,** probably as a fortified house for the local aristocrat. The importance of the Mount is acknowledged by it being a scheduled monument, with any surviving buried remains being protected by law. It was abandoned as a place of residence many hundreds of years ago and despite its prominence, is **now almost entirely hidden from public view.** Today, the Mount has taken on a new life as a fine 'garden folly' within the grounds of Stebbing Park, which is a fine Listed building too.

A detailed understanding of the historical and architectural development of the village, and in particular the original role of the motte castle, lying on the western edge of the settlement, has been central to the creation of the proposed site layout and designs for new homes.

Investigations into the potential for buried archaeological remains within the fields is on-going and the results of these will be shared with the local community. **The proposals intend to bring the story of Stebbing's past to life through subtle interpretation of the archaeology, past land uses and traditional crafts,** both through the planting design, such as the reintroduction of heritage orchard varieties and hard landscape materials - brick, tile, gravel and dedicated routes through the site with descriptive interpretation.



**The Mount (Motte)
Scheduled Ancient Monument
(Privately owned)**

2.0 Heritage context

The Mount (winter foliage)



The Mount (summer foliage)

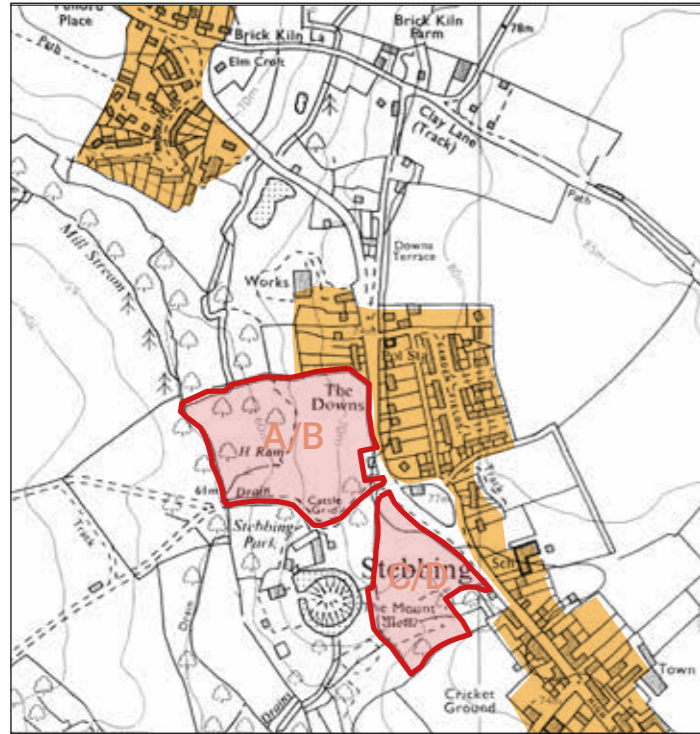


Long view of The Mount - obscured by vegetation

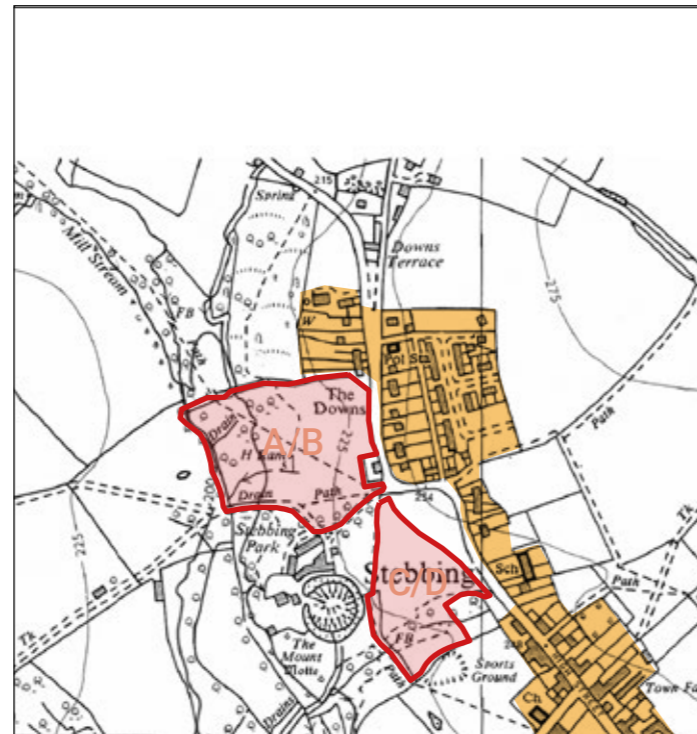


View of The Mount - obscured by vegetation

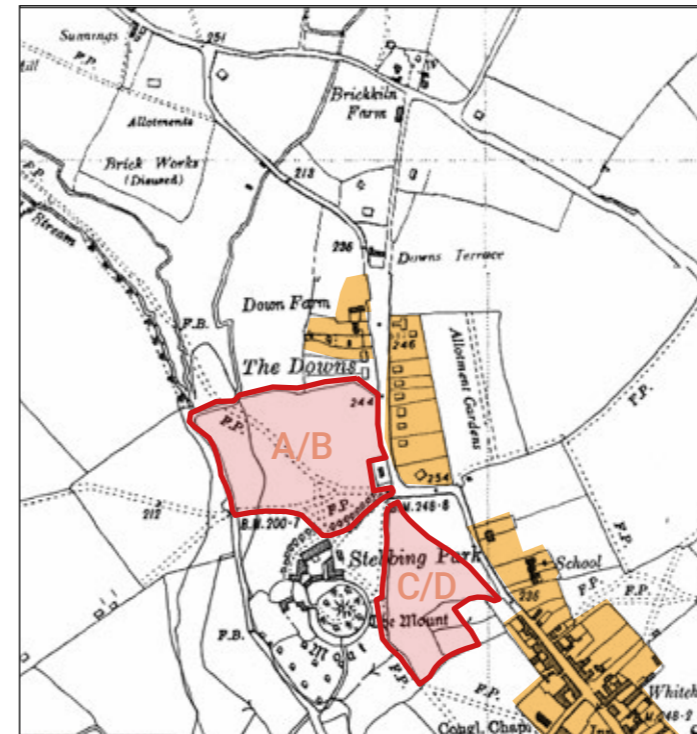
Settlement patterns



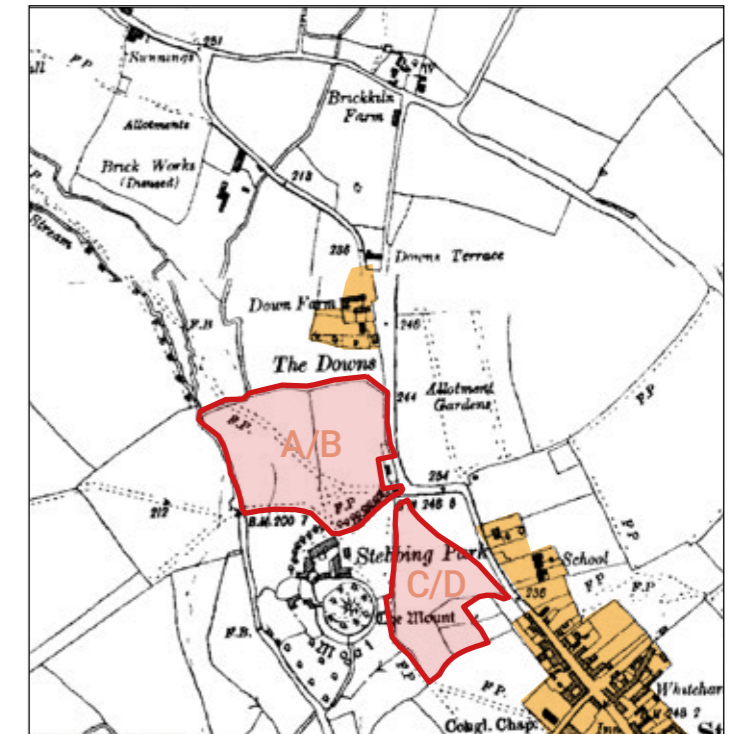
1983



1968



1950-51



1923-24

Stebbing historical settlement patterns

The sites are situated to the northwest of the historic village centre, which was developed around its locus, the Grade I listed, St. Mary's Church.

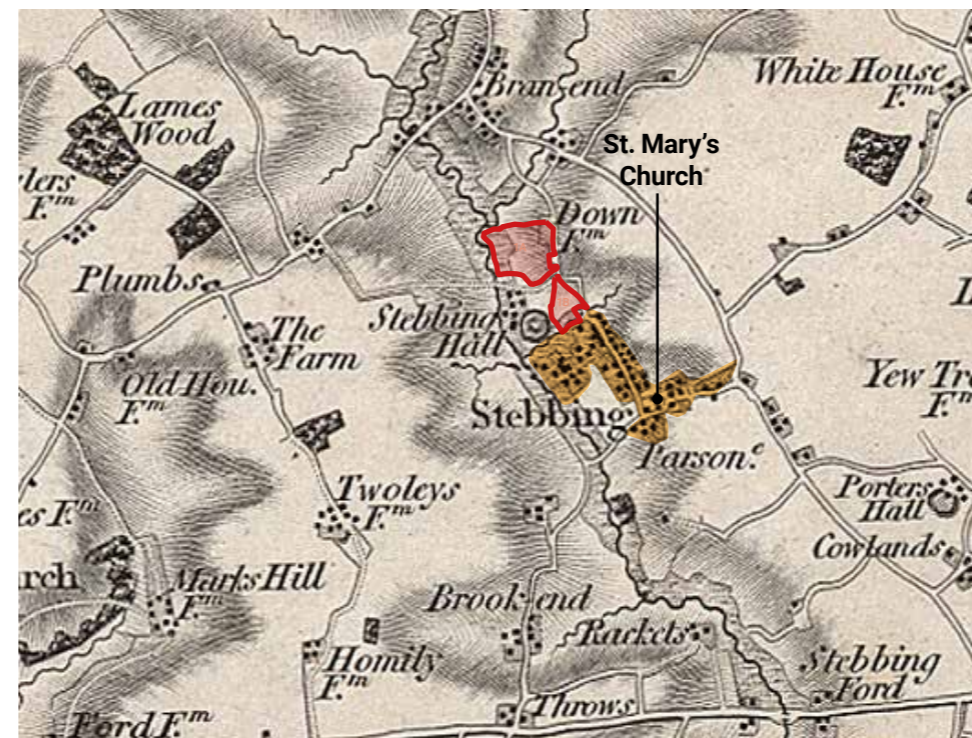
Development up the High Street made slow progress until the mid-20th century, when it crept northward, up toward The Downs.

Brickworks are shown to the north of the site.

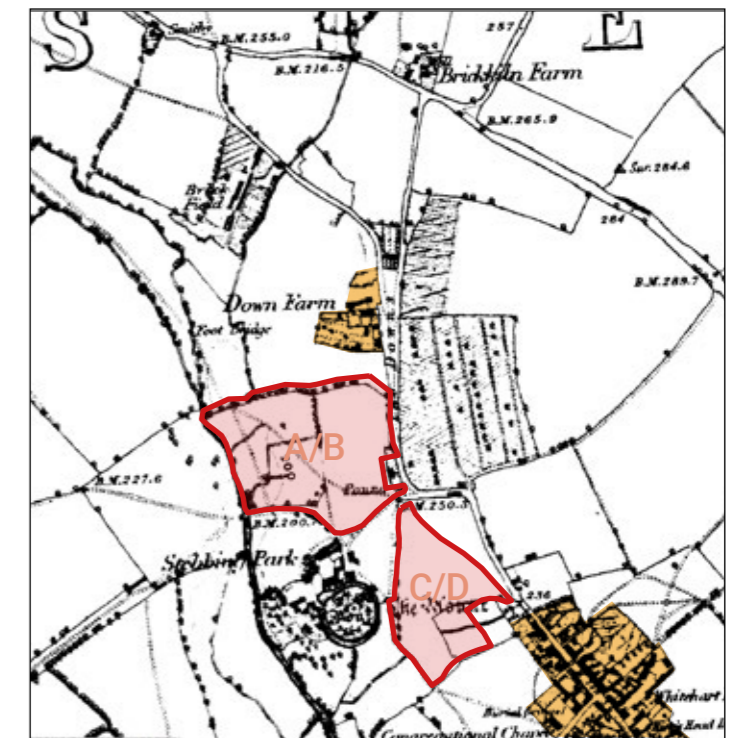
The land on which the sites were proposed was not directly affected by development throughout the 19th and 20th centuries.

The latter part of the 20th century has seen an increase in development north of the historic town centre.

The proposed sites form a bridge between the historic centre, to the south, and the current geographic centre, which has shifted north.



1805



1881

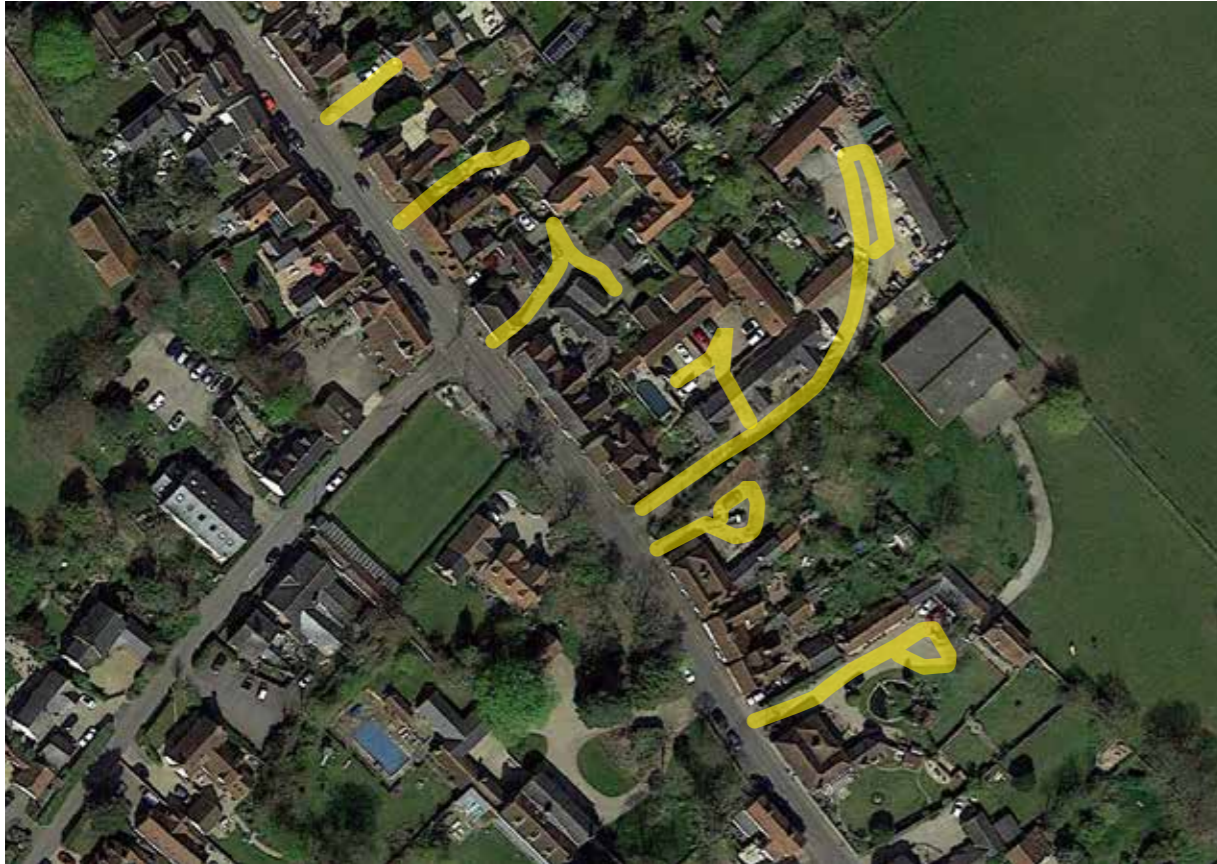
Settlement patterns



Review of Stebbing village characteristics

- Deep, shared driveway configurations stem off of the primary High Street
- Small courtyards are shared between multiple dwellings / buildings

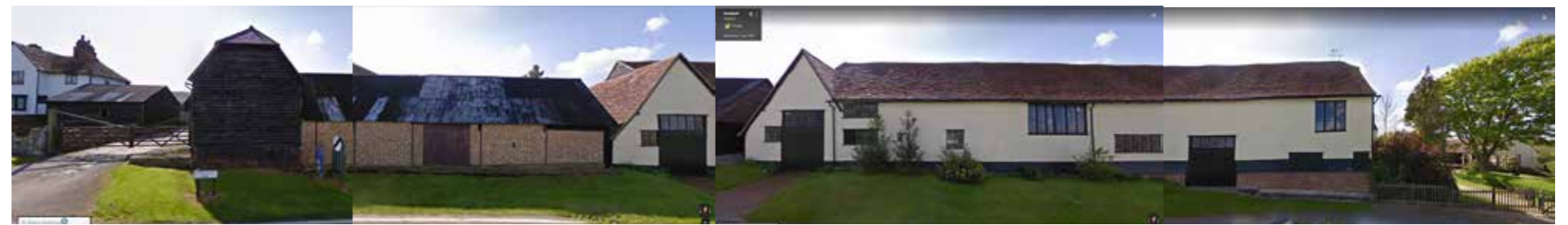
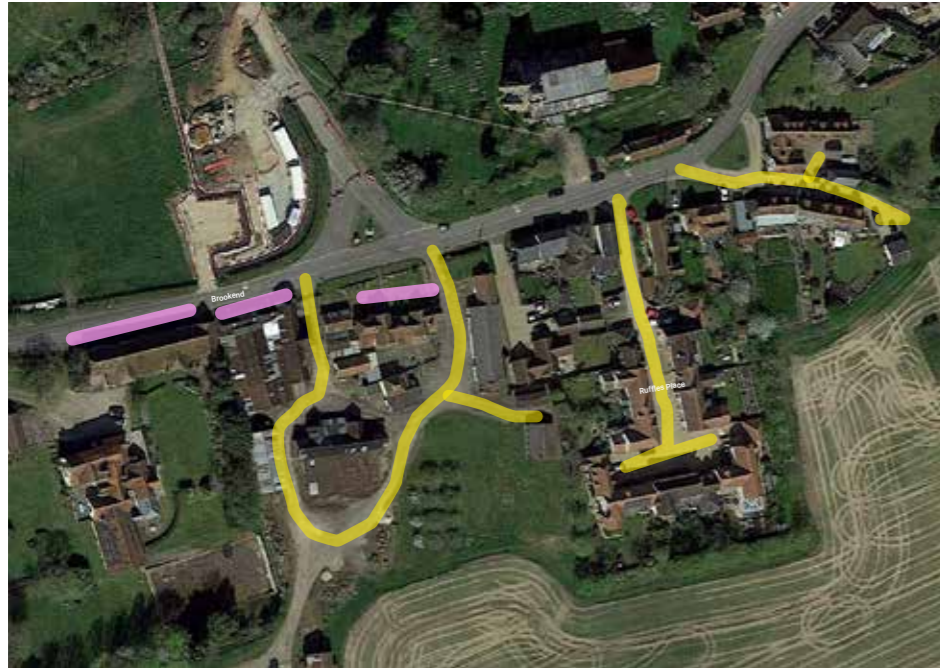
Settlement patterns



Review of Stebbing village characteristics

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Settlement patterns



Review of Stebbing village characteristics

- Deep, shared driveway configurations stem off of the primary High Street
- Small courtyards are shared between multiple dwellings / buildings
- Extra long, conjoined buildings with varied elevation treatments



3.0 Existing landscape analysis - pre application stage

Protected flood plain, centralised location, protected views

MRG STUDIO

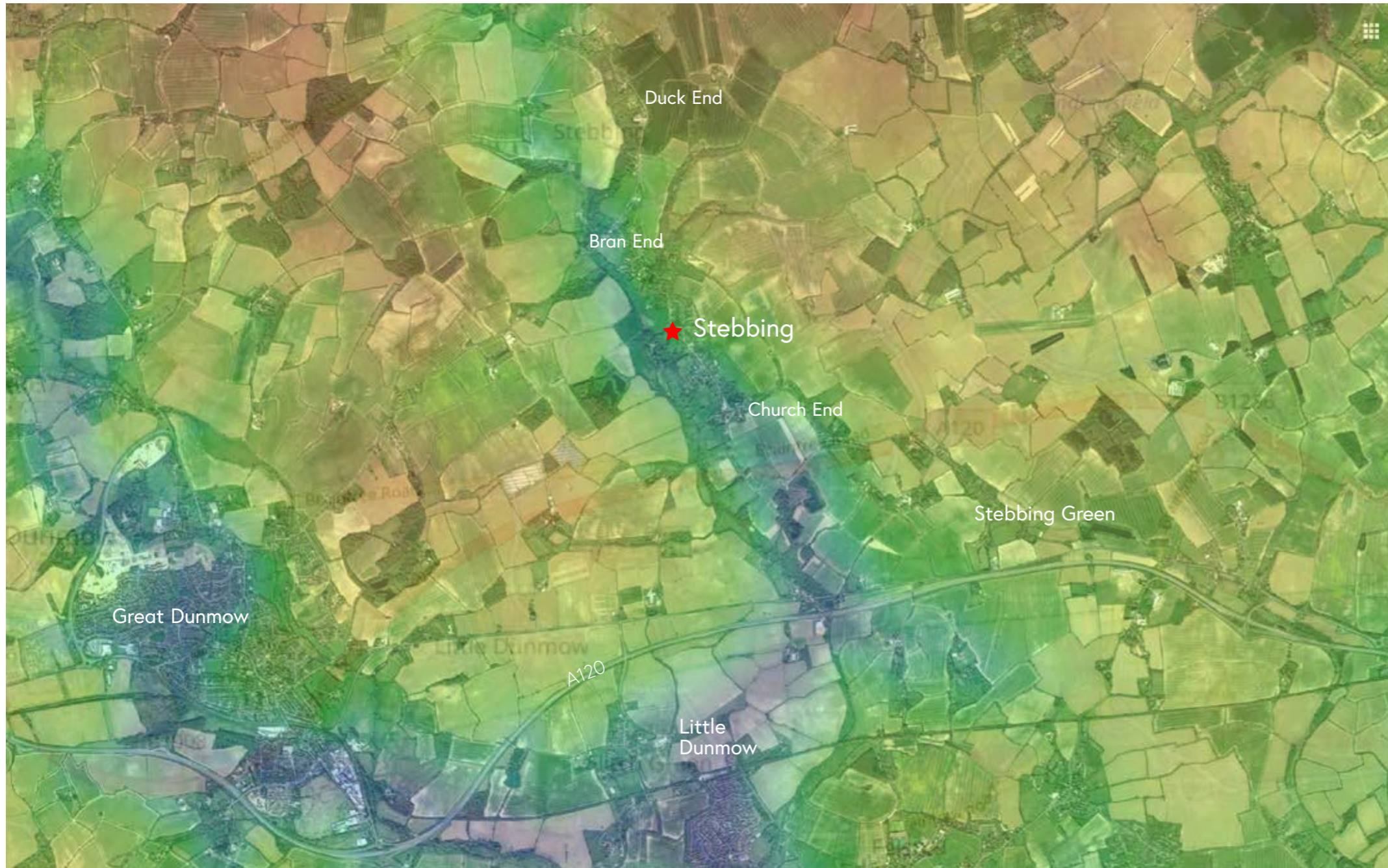


Collaborative design process

- During the pre-application stage, Alistair Downie Studio and MRG Studio, in collaboration with the other consultant teams, undertook extensive site analysis and design research to ensure the proposed masterplan is based on sound principles for sustainable development.
- The aim was to develop an ecologically and socially responsible, landscape-led masterplan that underpins the overall development proposals.
- *Note that historically, the North Site, with plots A and B was referred to as 'Site 1A', and the South Site, with plots C and D was referred to as 'Site 1B'.

Regional landscape context

Stebbing and Chelmer Valley



The area is classified as the South Suffolk and North Essex claylands. It is an ancient landscape of wooded arable countryside with a distinct sense of enclosure. Undulating, chalking boulder clay plateaus are dissected by small-scale river valleys.

Stebbing Brook forms part of the wider Chelmer valley catchment hydrologically and this has shaped its landscape character.

Lowland pasture and deciduous, broadleaved trees link hedgerows to ancient woods and copses, forming wooded skylines.

Historical sites (including Stebbing Motte, and water mills) contribute to a rich, archaeological heritage.

Stebbing 1a and 1b

Landscape overview

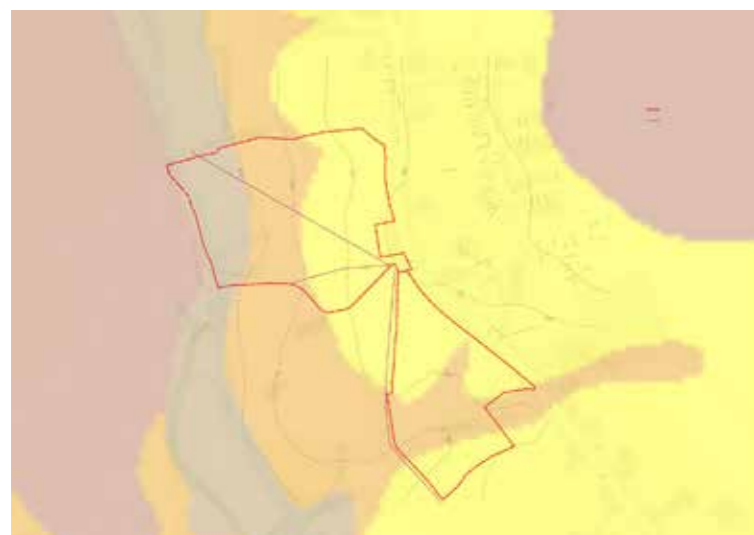


Two distinct sites sit within the arable farmland context, bordered along the east side by the High Street and the west side by Stebbing Brook and park.

Bookended at the north by the Downs Villas, and at the south by Laurel House, opposite Stebbing Primary School, with The Falcons at the southeast corner of Site 1a.

Site 1a has a direct connection to Stebbing Brook, which forms its western edge. Site 1b adjoins Stebbing Park and The Mount, a motte castle which dates from the 11-13th Century.

The geology of the area is underlain by late Cretaceous Chalk; on the top of this is clayey soil with flint. Building materials seen in the area include these deposits such as clunch and flint walls.



- Sandy-sandy loam
- Clayey-sandy loam
- Clay-sandy loam

Bedrock geology
MRG Studio

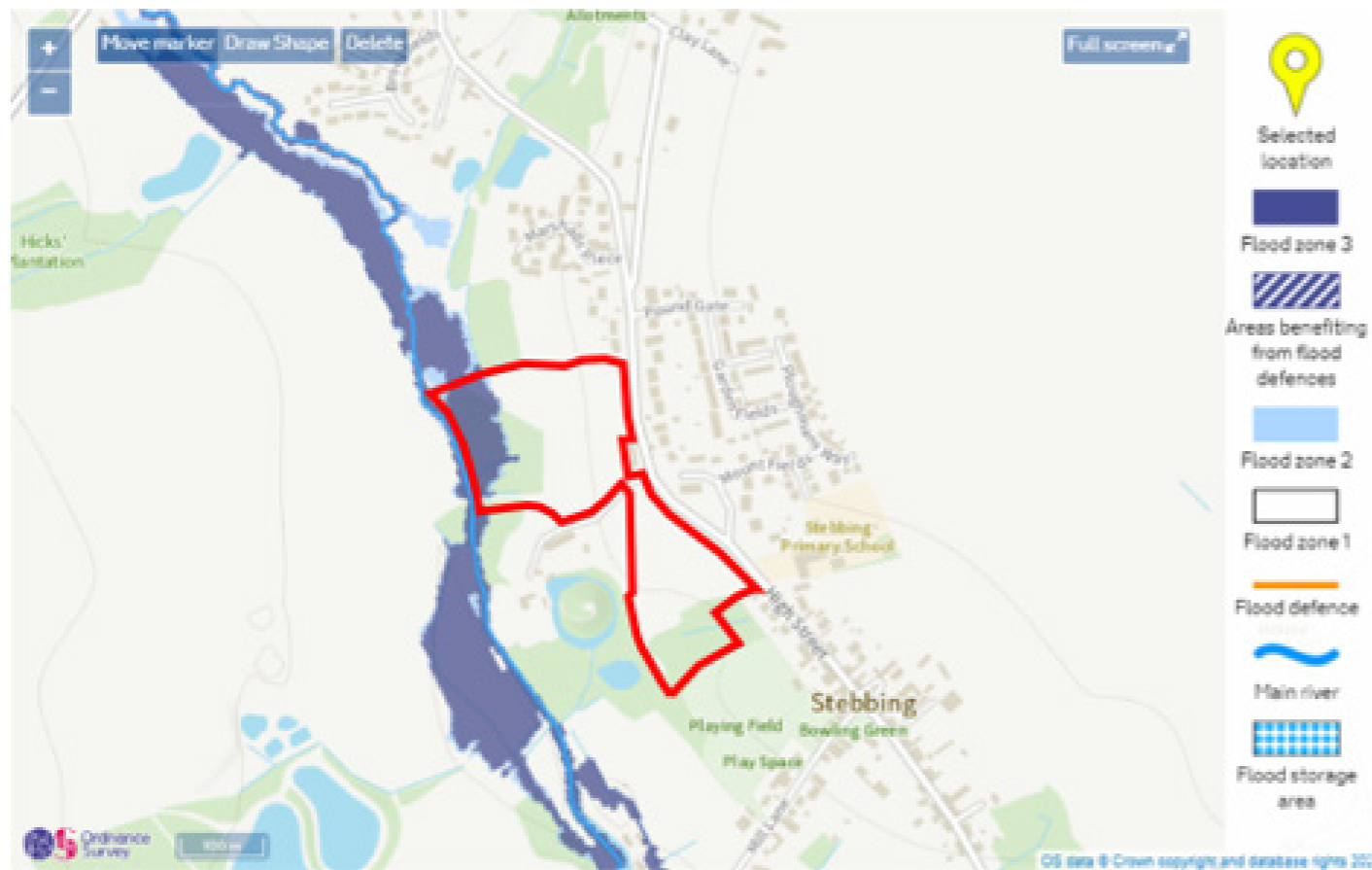


- Kesgrave Sand + gravel
- Head - clay interbeds with silt
- Alluvium - clay + silt + gravel

Superficial deposits

Flood risk and drainage

River and surface flooding risks



Fluvial (Rivers) Flood Risk



Pluvial (Surface Water) Flood Risk

Sustainable Drainage Features (SuDS)



Drainage basin



Swale



Rainwater harvesting

Fluvial (Rivers) flood risk

- Stebbing brook to west
- Majority of site Flood Zone 1 (low risk)
- Flood zone 2/3 (medium-high) within red line boundary. However development could be sited to higher land
- Level of flood zone relative to development platform means risk from fluvial flooding is low

Pluvial (surface flood risk)

- Majority of site very low risk of surface water flooding (less than 0.1% annual probability)
- Surface water risk associated with Stebbing brook to west, risk of which is covered above
- Flow path in northern catchment medium to low risk (0.1%-3.3%)
- Flow path in southern catchment medium to high risk ($\geq 3.3\%$), not within proposed development site.

Site Observations

Site 1a



1 Field undulations across Site 1A



2- Thickened hedgerows



3 Mature trees of Stebbing Avenue

- Gently rolling pasture. Topography, aspect and texture of slope to river valley.
- Mature trees and hedgerow boundaries
- Statuesque avenue
- Light woodland coppicing
- Hedgerow gaps and ditches



3- Coppiced woodland - light and atmosphere



4- Slow flow in the brook - meditative



6- Large scale agriculture



7- Missing hedgerow and ditch



8- Cricket ball willow plantation in wet meadow



9- Hedgerow gaps



Site Observations

Site 1b



1 Intense aroma from Balsam poplars



2 Stebbing Park



3 Stebbing village houses nestled

- Intense aroma from Balsam poplars
- Village and Stebbing Park nestled in topography
- Hard to discern Motte location
- Undulations framed by mature trees
- Bounded on all sides; sense of enclosure
- Warmth and shelter



4 The Motte was very hard to discern



5 Stebbing Motte concealed



6- Topography rises with Stebbing avenue behind



7- Warmth to western slopes

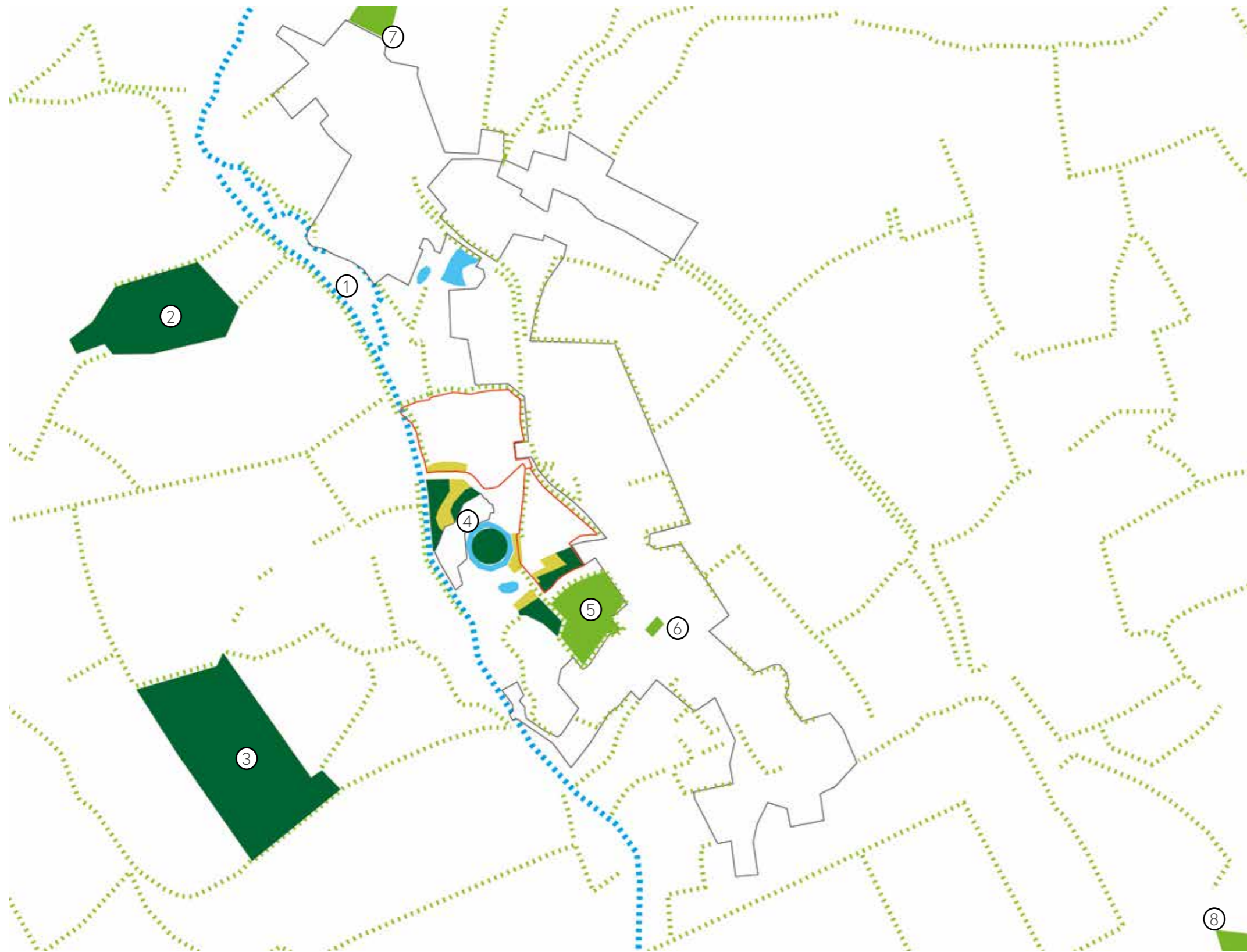


8- Dense white willows and hedgerow boundary



Village Context

Ecological assets



The Stebbing Brook runs west of the site boundary and forms the base of the valley, surrounded on both banks by dense riverside trees.

Hedgerows are irregular and at times intermittent, running initially perpendicular to the river, then parallel, around arable fields and along the High Street.

Woodlands are scattered, but dense in form, creating visual landmarks on the western horizon.

1. Stebbing brook
2. Hick's plantation
3. Fir Wood
4. Stebbing Park and the Motte
5. Mill Lane Field: cricket pitch and playground
6. Bowling Green
7. Pulford Field playground
8. Alcott Field football

- Site boundary
- ⋯ Running water
- Still water bodies (ponds/moats)
- Maintained grass (cricket, play, bowling)
- ⋯ Hedgerows
- Priority Habitat: Deciduous woodland
- Priority Habitat: Broadleaved woodland

Village Context

Cultural assets

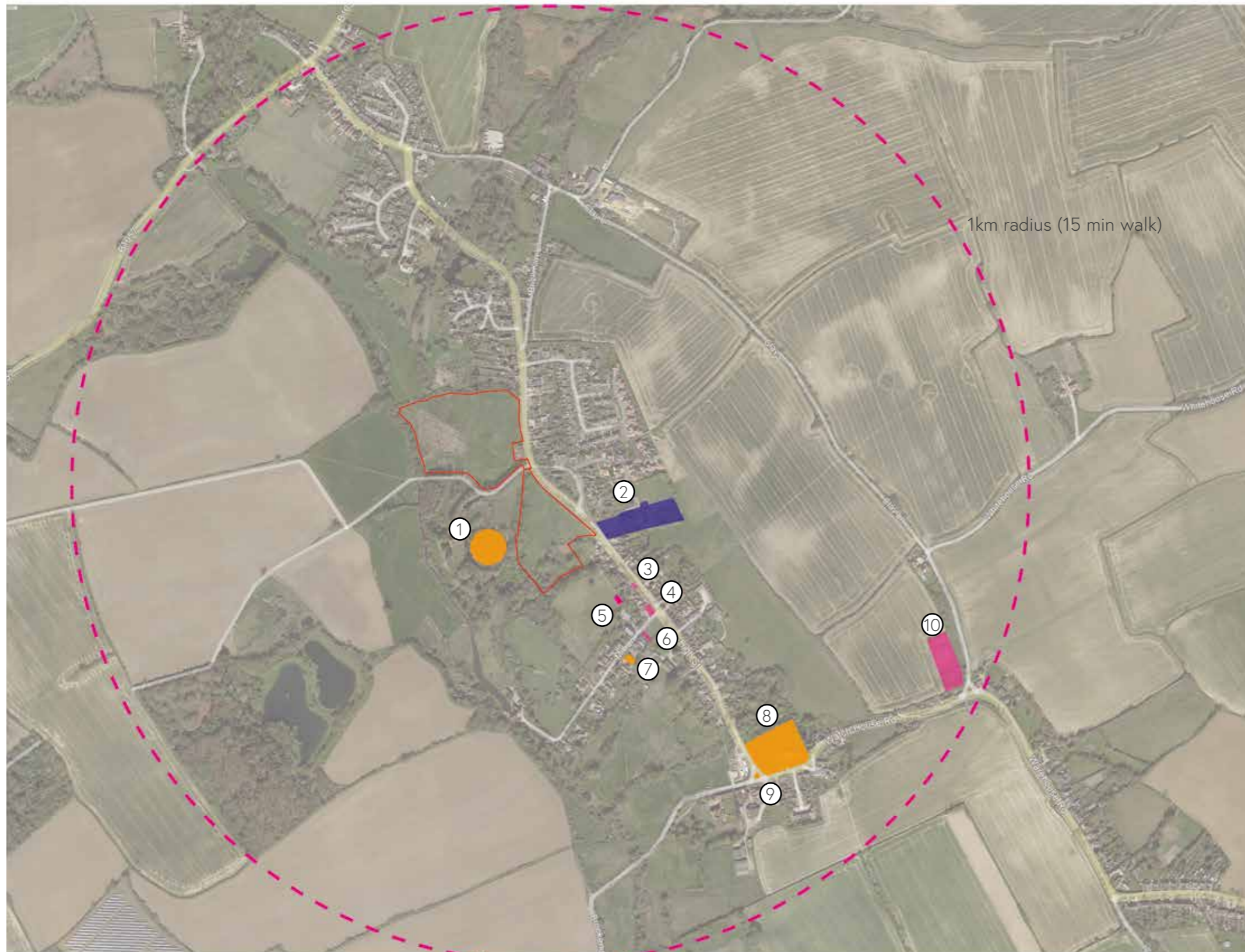
Community buildings

The majority of the community buildings lie to the south-east of the site boundary. The Church is Grade I listed, and there are 145 Grade II listed buildings many of them residential, forming the main high street and lying within the Stebbing Conservation area (marked in white).

1. The Motte
2. Primary school
3. Village Stores
4. The White Hart (PH)
5. Bowling Green
6. Cricket pavillion
7. Village Hall
8. St Mary The Virgin Church
9. War Memorial
10. Tennis Club

To add:
Friends Meeting House

- Site boundary
- Community building/Historic monument
- Commercial/Members' Club
- Primary School 4-11yrs



Village Context

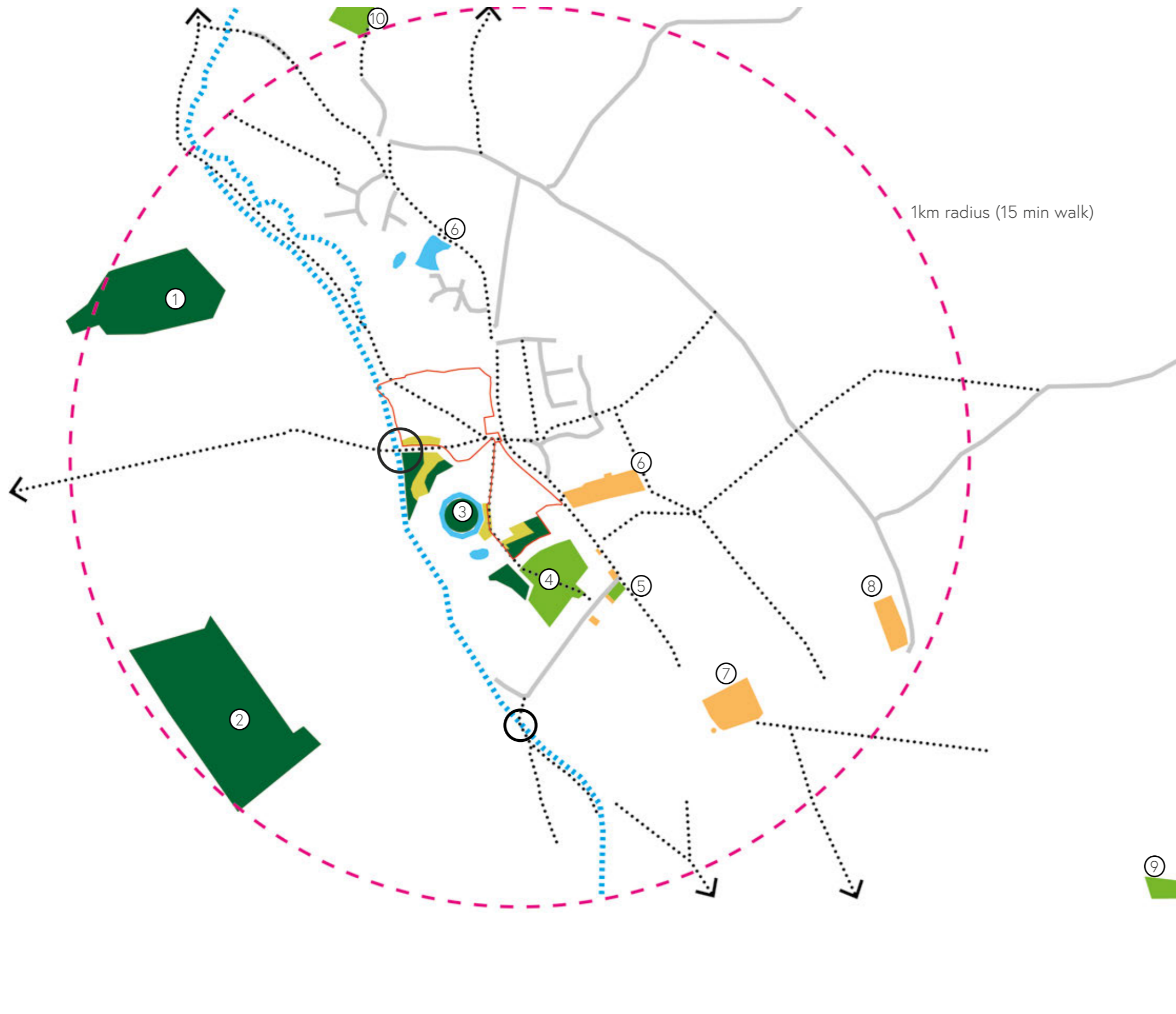
Pedestrian connectivity

Movement through the village on foot is provided by a range of footpaths and rights of way connecting to secondary roads.

The High Street has a footpath on at least one edge although it stops short of reaching St Mary the Virgin church. There are two crossings over Stebbing Brook.

The site seems at the epicentre of many walking routes through the village core.

1. Hick's plantation
2. Fir Wood
3. The mount
4. Cricket pitch and playground
5. Bowling Green/White Hart PH
6. Primary School
7. St Mary the Virgin church
8. Tennis club
9. Alcott Field football pitch
10. Pulford Field playground



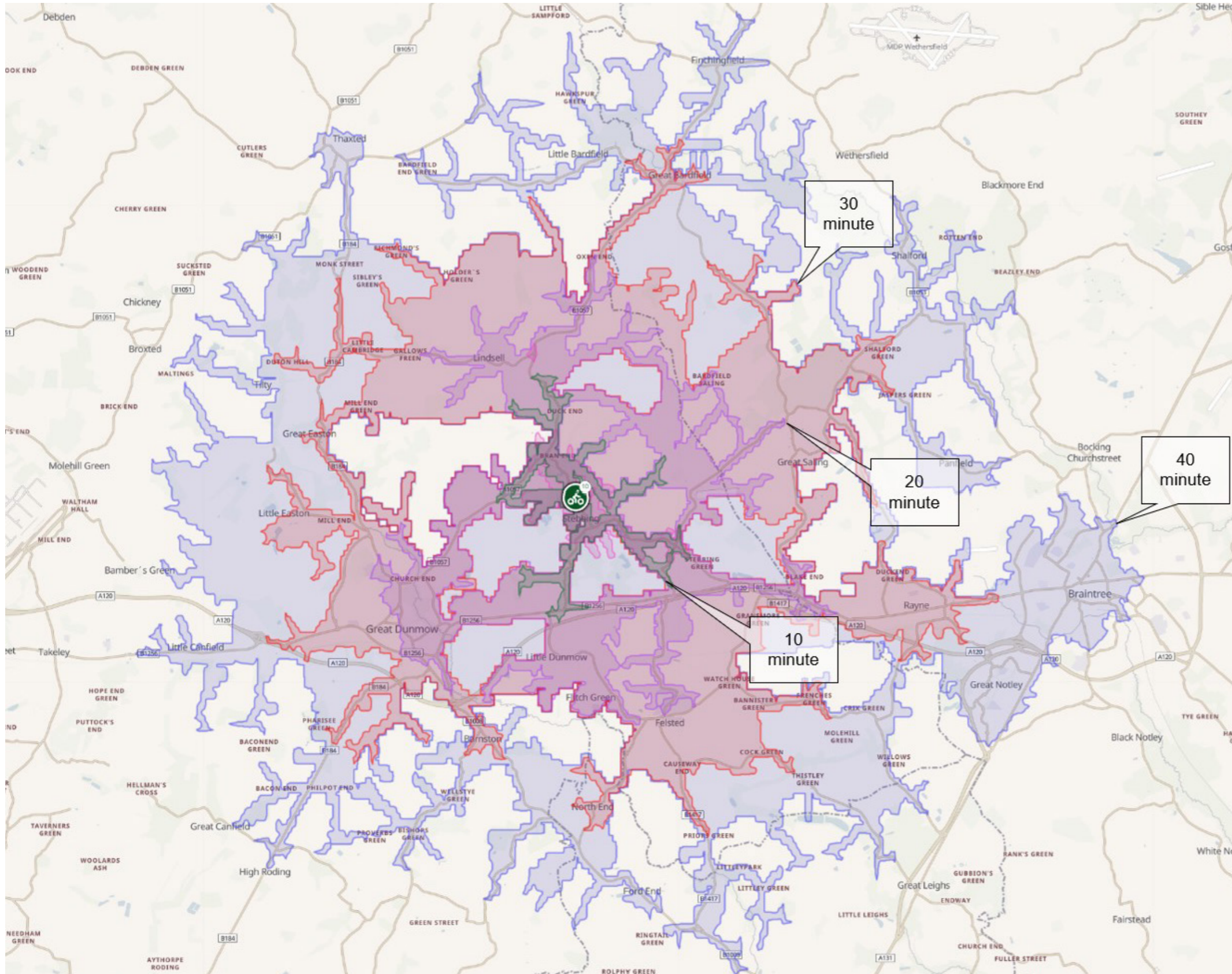
- Site boundary
- Running water
- Ponds/moats
- Rights of way/footpaths
- Civic buildings
- Secondary roads
- Brook crossings

Regional transport connections

Cycling

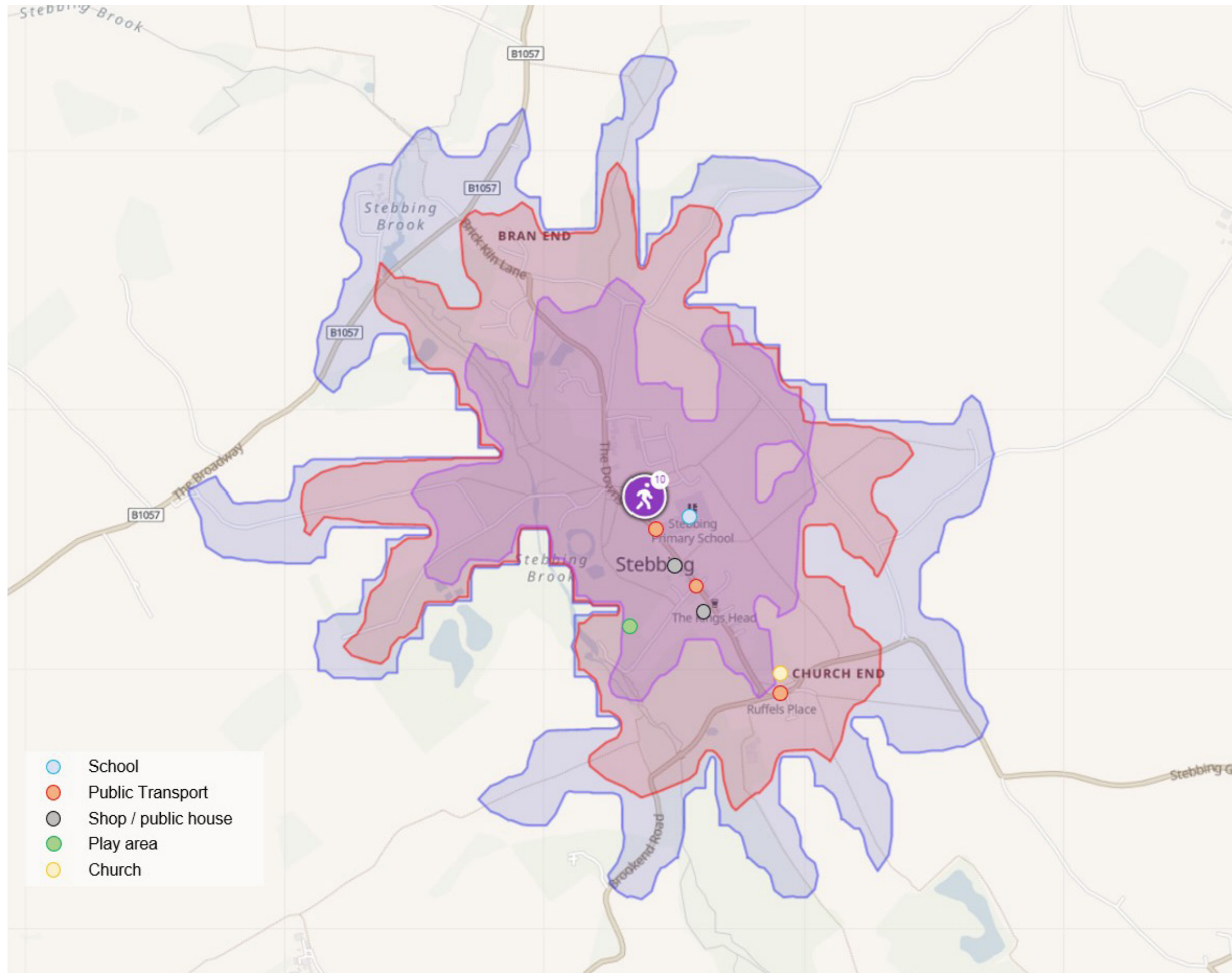
Cycling networks

- 10 minutes
- 20 minutes
- 30 minutes
- 40 minutes



Local transport connections

Walking



Walking networks

- 10 minutes
- 20 minutes
- 30 minutes





A local community document outlined key points from the High Street that are valued by the village residents.

We undertook to see the landscape assets that could be viewed from each location.

- 4. View Northwards from High Street to Downs
- 5. View from the High Street towards the Motte
- 6. View from the High Street to Stebbing Park
- 7. View from the Downs to valley of Stebbing Brook and Hick's Plantation

Additional views were also undertaken (white)

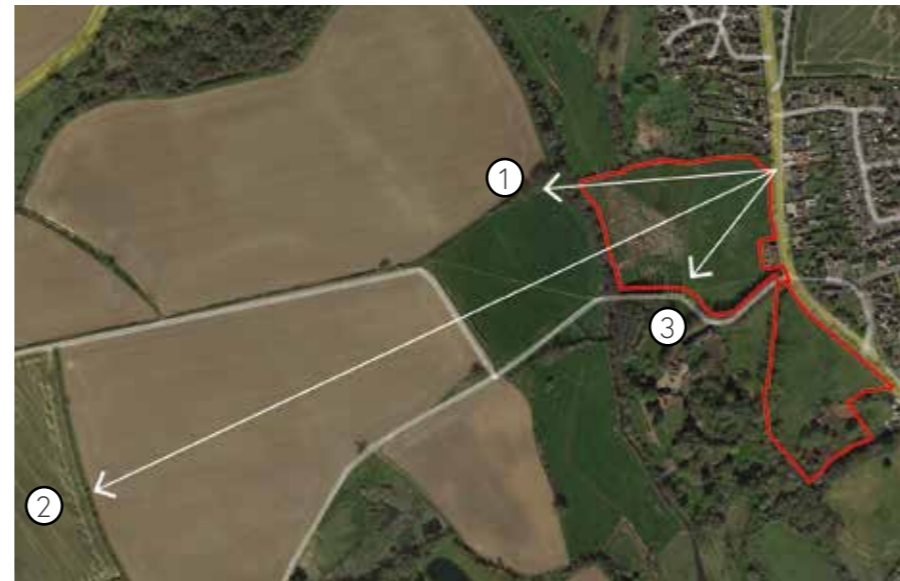


-  Views valued by the local community
-  Benches along Stebbing High Street

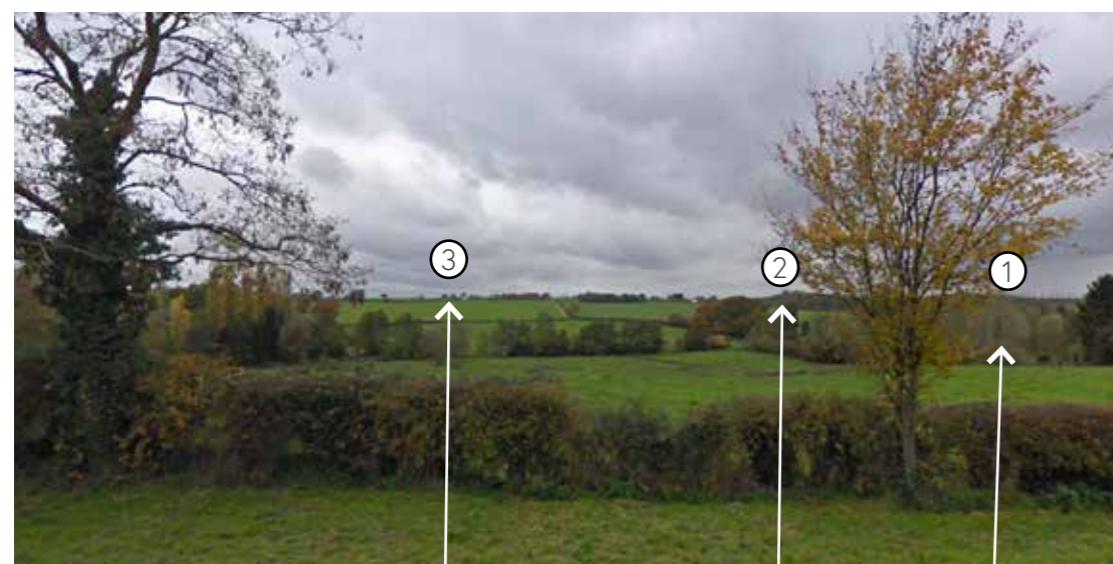
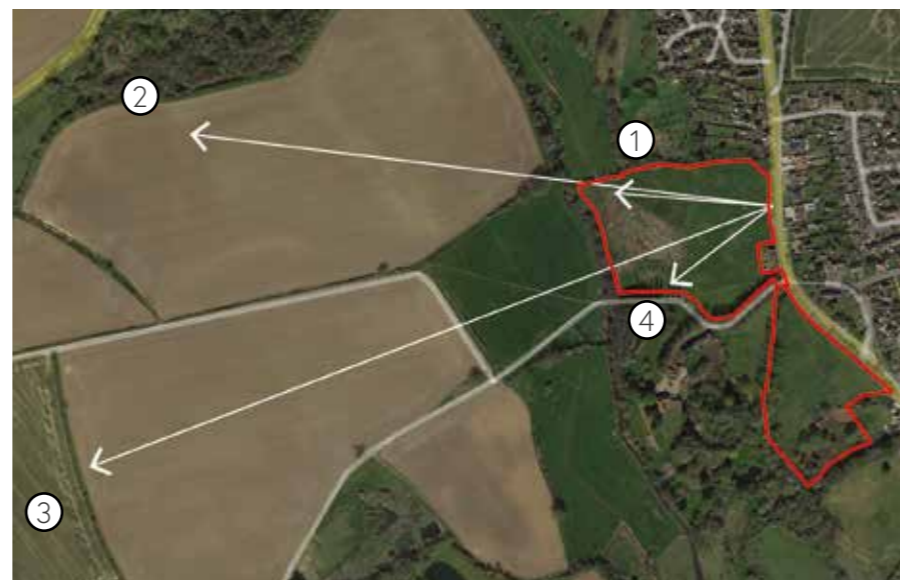
Views towards landscape assets Towards Stebbing Brook from the High Street



Poplars Hedgerow and horizon Brook and copse



Poplars Hedgerow horizon Hick's plantation Hedgerow



Hedgerow horizon Hick's plantation Hedgerow and trees



The Poplars

Deep layered views with striking poplars

- Stebbing brook tree line at base of valley and oak tree copse beyond
- Hedgerow horizon
- Prominent vertical poplars

The Downs (#7)

Framed view between poplars and hedgerow

- Thickening hedgerow
- Hick's plantation woodland
- Stebbing brook tree line at base of valley and hedgerow horizon beyond
- Prominent Poplars

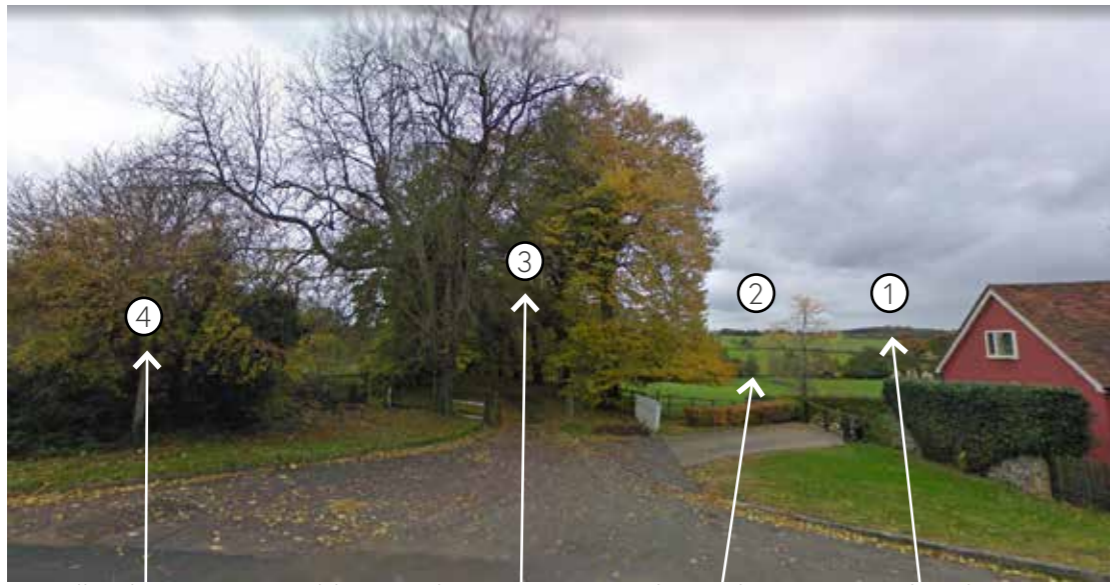
Oak Tree Copse & Hick's Plantation

Thickened hedgerow on right

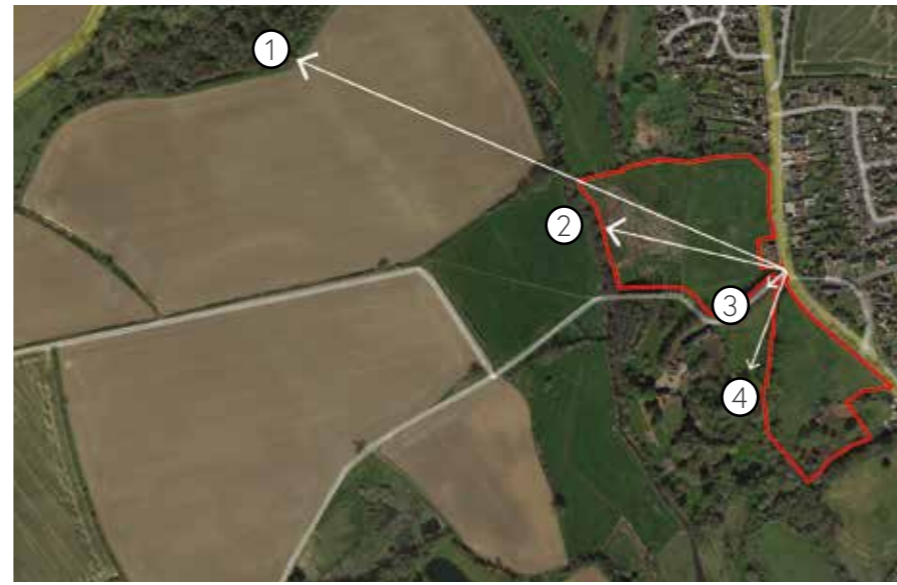
- Thickening hedgerow
- Stebbing brook tree line at base of valley
- Hick's plantation woodland
- Poplars, but less prominent

Towards Stebbing Park from the High Street

View 4



Woodland Motte Stebbing Park avenue Brook tree line Hick's plantation

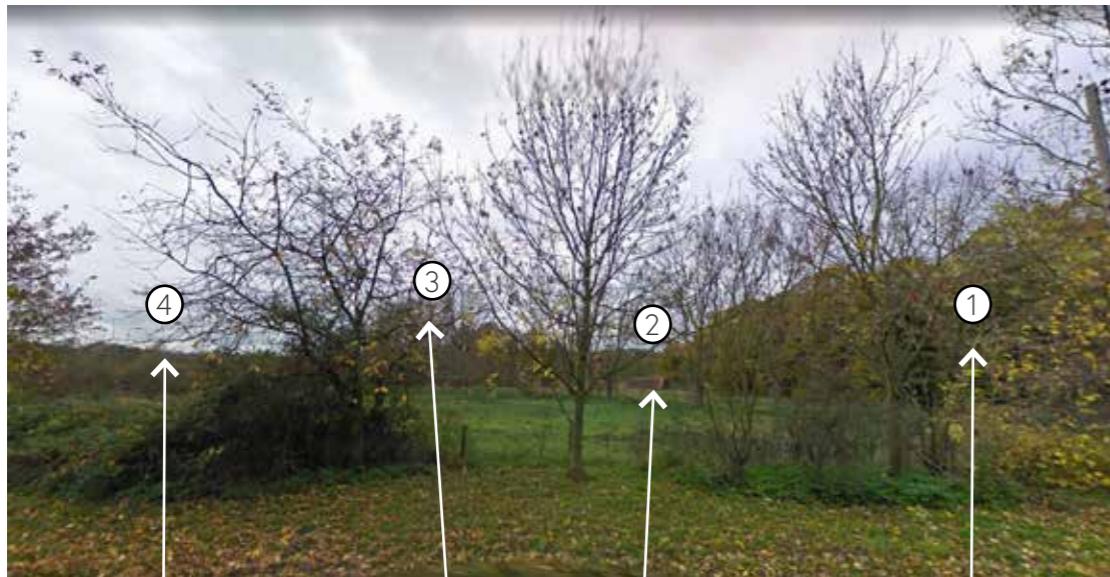


The confluence (#6)

Views shortened, distance to the north-west

- Hick's plantation
- Stebbing brook tree line at base of valley
- Prominent mature avenue trees
- Mature balsam poplars

View 5



Hedgerow Motte Barn Avenue

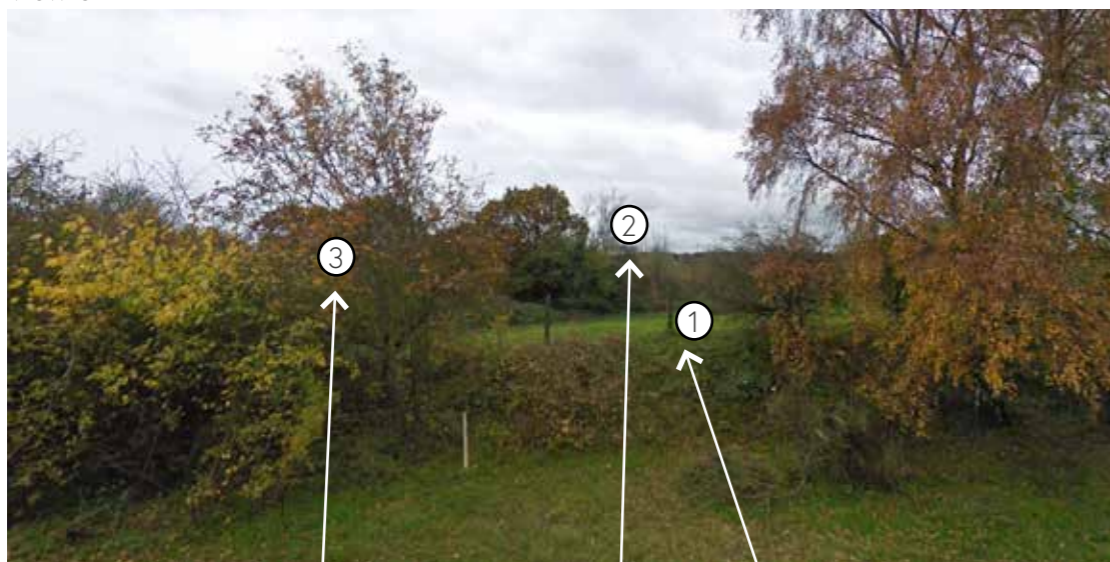


Stebbing Motte (#5)

Motte and shortened woodland views

- Mature avenue trees on right
- Farm barn nestling
- Wooded motte (hidden)
- Thickened hedgerow

View 6



Thickened hedgerow Fir Wood horizon Raised bank



Fir's Woodland

Banks and low wooded horizons

- Raised bank from roadside verge
- Fir's Wood woodland on horizon
- Thickened hedgerow on boundary

Views

Analysis of views (#4)



Bench on small village green looks towards thickened hedgerow



Direct view from bench towards Motte and landscape obscured by hedge and tree line

Views from roadside bench (school)

Although the bench is situated on a green area, and in the sun, the "view" to the landscape is obscured by a thickened hedgerow and tree line. The entrance to Stebbing Park is also obscured at this point in high summer.



No pavements along either side of the road.



Hedge thins around mature tree





Bench sits adjacent to the brick house



Direct view over Downs obscured by hedge and tree line

Views from roadside bench

The bench has a filtered view through the hedgerow/tree line towards the poplars beyond. There is no obvious view of the Motte.

The bench is sited near the confluence of footpaths, so would be popular with walkers.



View from the bench towards Plot B and The Falcon's (pink house)



Footpath leading from main road to new housing development at Ploughman's reach



Views

Analysis of views (#6)

Views from Stebbing Park entrance

- Enclosed view along Stebbing avenue
- Opens out across Stebbing brook and copse/woodlands beyond
- Poplars and conifers dominate left boundary



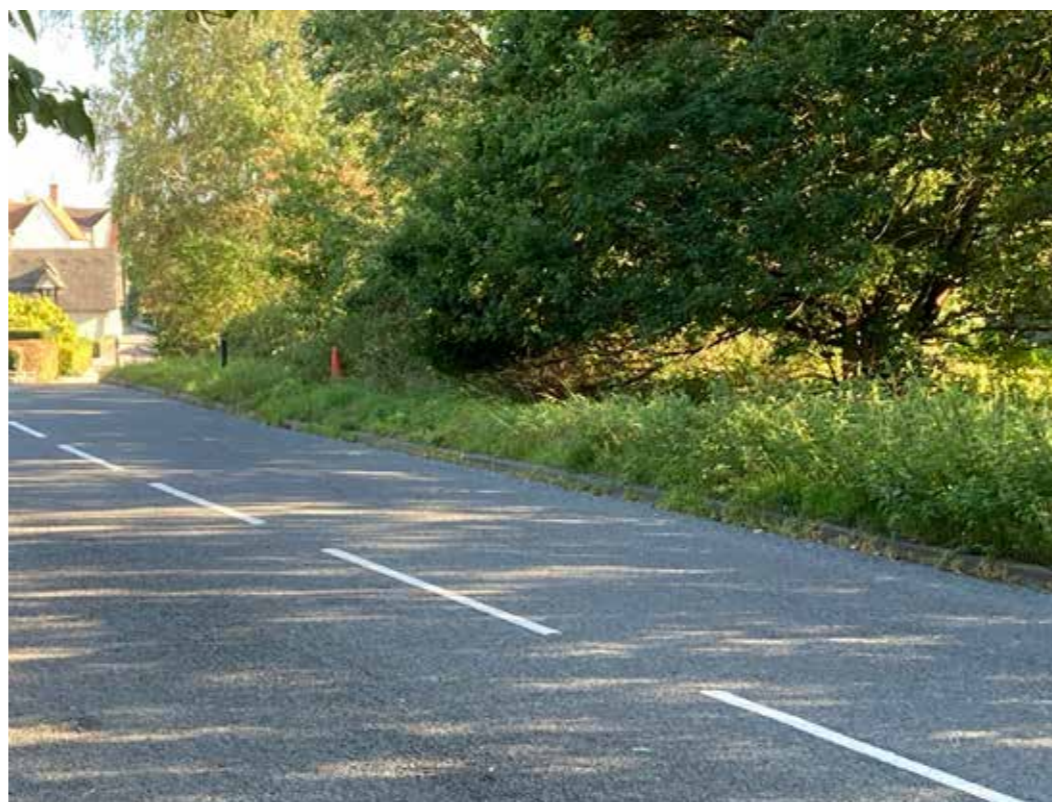
View down Stebbing Park avenue from main road



View across the Downs from field kissing gate



View along footpath below Plot C



View along Stebbing High Street



Views

Analysis of views (#7)



Open view across river valley

- wide open river valley view to arable and woodland beyond
- View frame by hedgerow boundary on right and Stebbing avenue on the left.
- View through cricket ball willow plantation to Stebbing brook

View from from the roadside across the hedgerow towards Stebbing Brook

View from within the field towards Stebbing Brook



View towards Stebbing Avenue and the poplars

View #7 along the boundary hedgerow

4.0 Design process and strategy

Collaborative, coordinated, integrated, high quality design



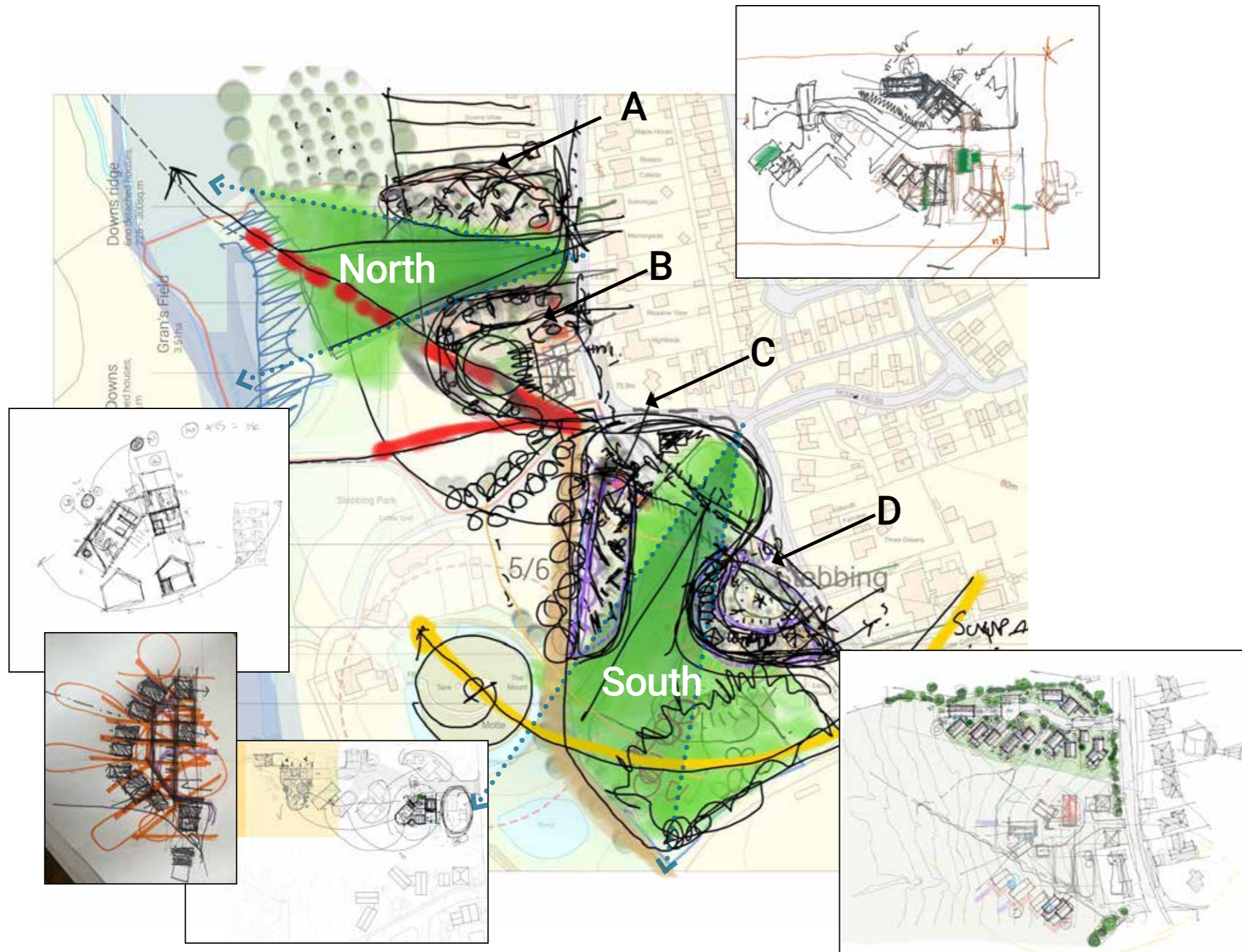
Collaborative design process

The Architects and Landscape Architects have worked closely throughout the design process, in collaboration with the other consultant teams. They have undertaken extensive site analysis and design research to ensure the proposed masterplan is based on sound principles for sustainable development.

Key aspects design considerations include:

- ✓ – A thorough examination of the context and site setting with regards to transport, views, heritage assets, local materials and design vernacular.
- ✓ – ‘Important and Protected Views’ described by the Stebbing Neighbourhood Development Plan 2019 - 2033 have been maintained and enhanced by strategically locating developments to the upper, outer edges of the hillsides - to frame long views through the valleys.
- ✓ – Existing footpaths are to be maintained and enhanced to facilitate equitable access to the surrounding countryside for new and existing residents.
- ✓ – Adjacent properties are to be respected through the careful siting of new homes and thoughtful landscape and boundary treatments to both maintain adequate privacy and ensure key views are protected.
- ✓ – Homes have been situated and designed to take advantage of valley views and allow visual permeability through the sites, whilst maintaining privacy and security within homes and rear gardens.
- ✓ – All new homes will incorporate the highest quality construction, using sustainable materials and incorporating passive thermal and lighting solutions to minimise energy requirements.
- ✓ – A range of housing types will be provided to suite a wide demographic - creating a diverse and vibrant extension to the central stretch of Stebbing High Street.
- ✓ – The project will reach above and beyond policy driven sustainability / energy targets, decrease use of potable water, and increase biodiversity.
- ✓ – Careful consideration has been given to the recently published Uttlesford District Council District Wide Design Code, the Essex Design Guide, and the Building for a Healthy Life design toolkit.
- ✓ – Homes have been designed to exceed the Nationally Described Space Standards (NDSS) - with added storage spaces for pantry and utility use, and flexible zones for home office use.

4.0 Design process



Early concept sketch plan showing site strategy

Development strategy

The two larger land parcels have been carved into four development plots - each with its own character and relationship to the site.

Plot A - Brook Ridge

'Ribbon development traversing the slopes'

- Characterised by stunning views over the valley, open aspects, and close proximity to Stebbing Brook.
- Spacious 2 - 4 bedroom family homes that exceed the NDSS.

Plot B - Lower Downs

'Housing cluster creating a threshold into wider landscape'

- Characterised by agrarian setting, open grazing land, rooted in the soil, earth-based agriculture.
- Spacious 2 - 4 bedroom family homes that exceed the NDSS.

Plot C - The Poplars

'Ribbon development following the established pedestrian pathway overlooking the valley'

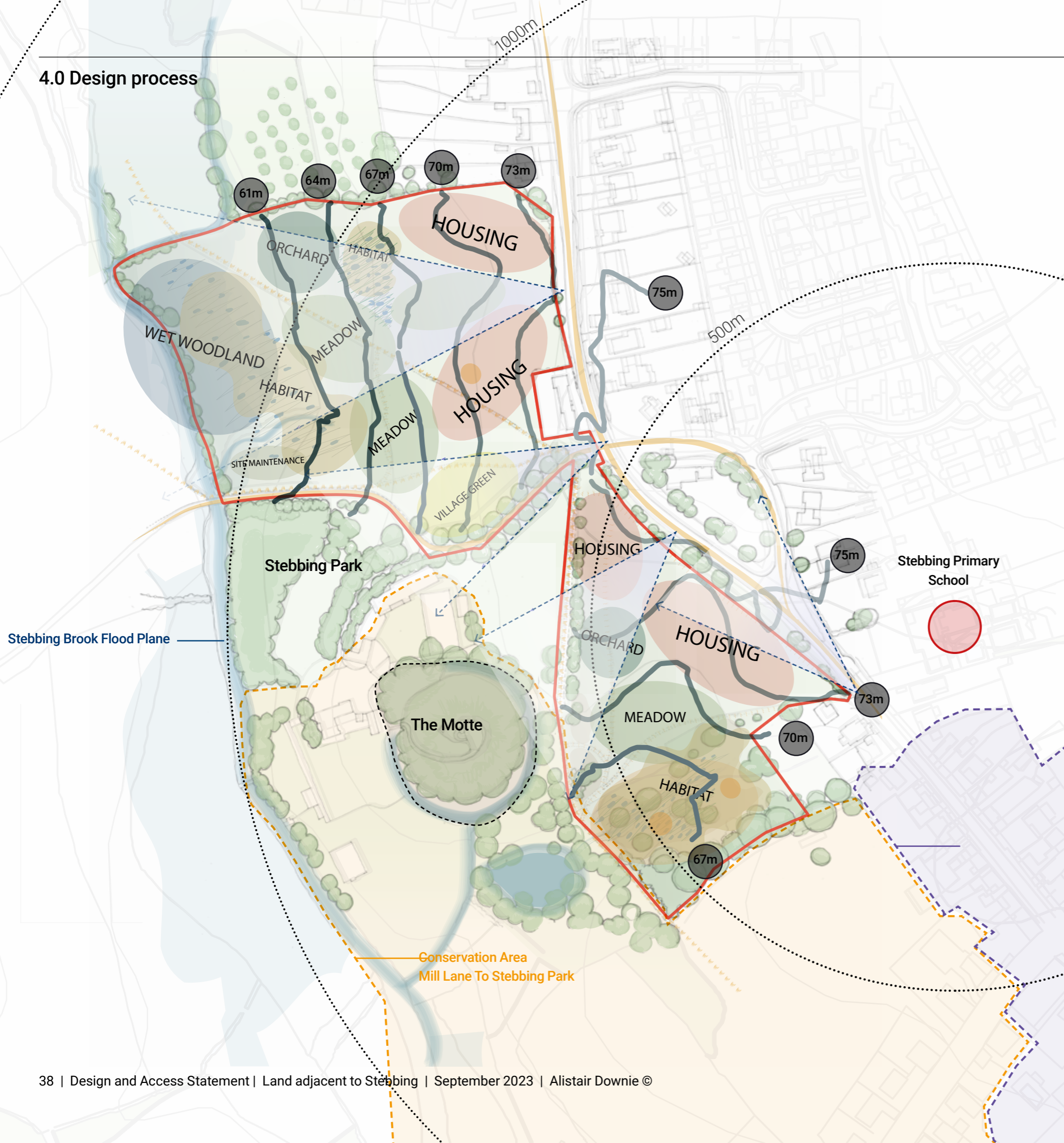
- Characterised by the enclosed, woodland setting, bounded on all sides.
- Features 2 and 3 bedroom self-build homes to be finished to custom specifications.

Plot D - School Hill

'Extension of the village grain into the landscape'

- Forms a bridge between the Heritage setting to the south, and newer village extensions to the north.
- Affordable rent, shared ownership, and first homes provided as a mix of terraced and detached dwellings.
- A new flexible use Commercial building that can be subdivided.
- New public parking area.

4.0 Design process



Site strategy concept plan

Following a detailed analysis of site constraints, the concept plan shows the best locations for housing development, along with a site-wide strategy to improve the existing habitats and provide new community spaces.

Proposed habitats include heritage orchard, meadow over-sowing to the grassland, wet woodland and kingfisher bank creation within the flood plain to Plot 1A and additional wet woodland creation to the south of Plot 1B as well as hedgerow planting to the boundaries.

Public access will be improved to all areas of the site and will include areas for play, green gym, nature and heritage trails.

Forest school and serviced village green as well as community composting area are also proposed.

The locations for housing development are situated tight against the High Street, in dense clusters that mimic the more consolidated development patterns found in the historic parts of Stebbing to the south of the site. This reduces travel times for residents seeking services in town, and it helps to create a sense of community within each development cluster.



4.0 Design process

Sustainable, site specific design strategy

The village of Stebbing is rural but features a range of services/amenities within easy access of the application site, including a village store, primary school, pub, church and various commercial premises. Public transport is available through local bus services.

The design strategy has followed the Building for a Healthy Life design toolkit advice to 'Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.'

VILLAGE CENTRE LOCATION



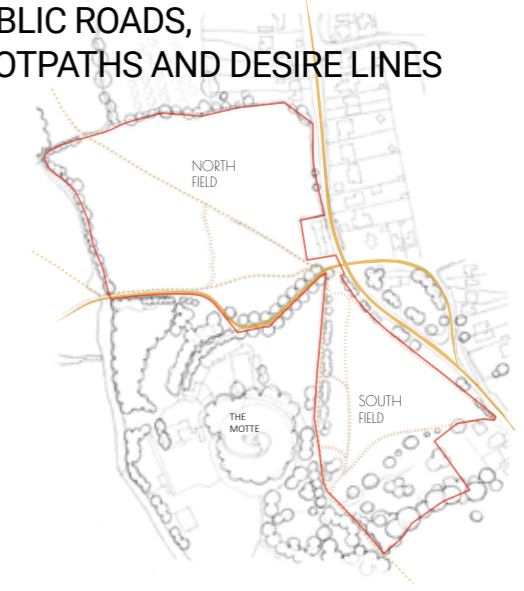
The proposal knits together the historic village to the south with the newer homes to the north and east.

PROTECTED VIEWS



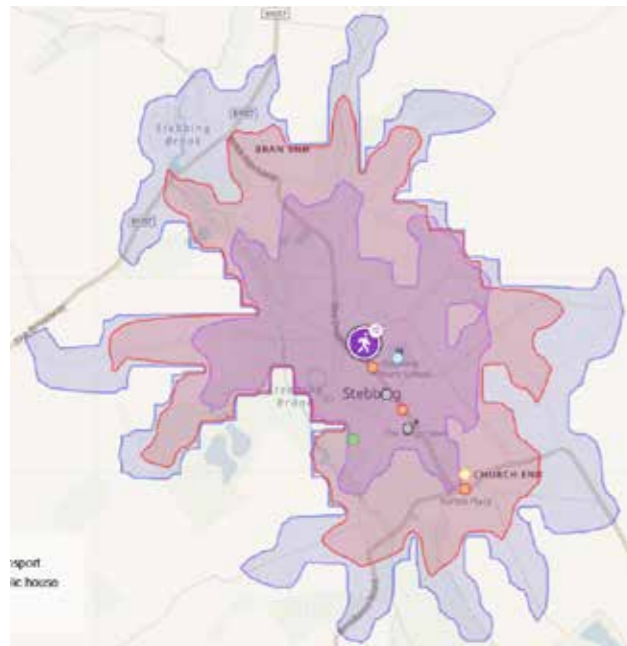
Outstanding views over the rolling landscape will be preserved and framed by dividing the proposed development pattern into four distinct character areas, each of which will be connected via the High Street, as well as walking paths and **outdoor recreation opportunities to be developed within the landscape.**

PUBLIC ROADS, FOOTPATHS AND DESIRE LINES



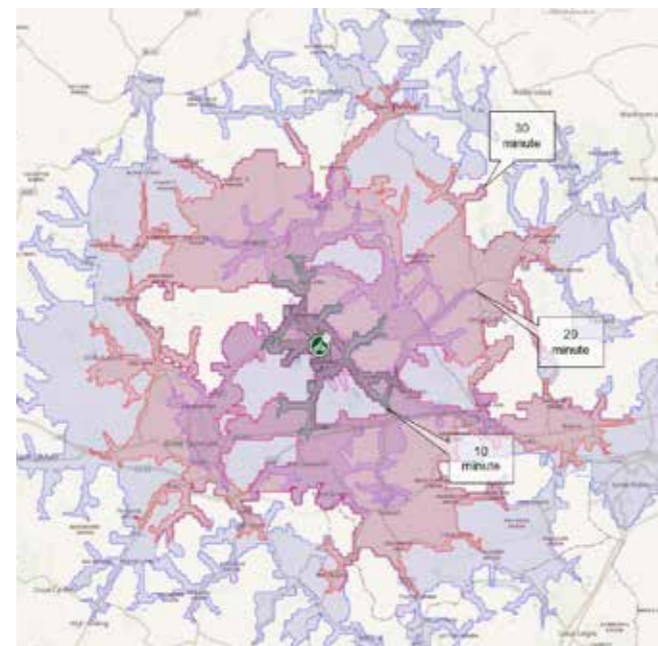
These spaces offer a local **resource for the wider community, with fully accessible routes** through the fields, including for those with mobility issues and those with very small children, making sure there are plenty of resting places and that all routes feel safe.

WALKABLE NEIGHBOURHOOD



The site has walking access to all of Stebbing village, including the primary school and the High Street.

CYCLE CONNECTIONS



Cycle access extends beyond Stebbing village to Great Dunmow in the west, and Great Bardfield to the north.

VEGETATION



Several habitats including **grassland, scrub, mature trees, hedgerows, stream and marshy wet areas are to be retained and enhanced on site.** Grassland will be seeded with native wild flowers. Marshy grassland, wet woodland and pools will be created within the floodplain. Orchards will be introduced. Crack willows will remain.

WATER AND FLOOD ZONES

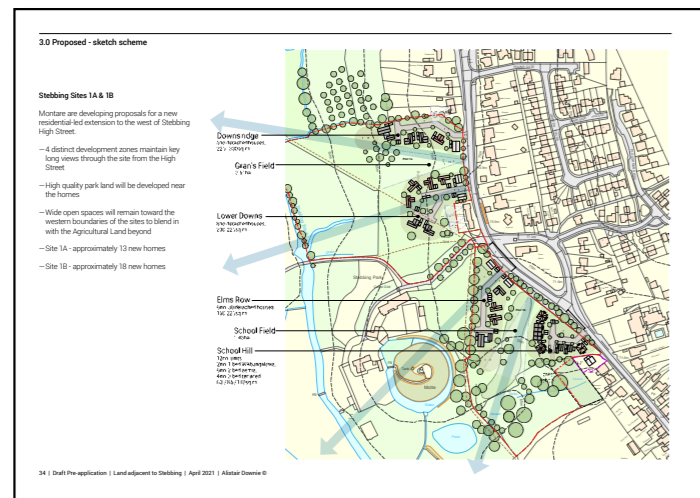


Flood risk will be managed in an exemplary way. **Permeable surfaces** will slow the movement of rainwater, which will be captured in dished areas within the slopes below the new homes. **Ponds and purposeful wet areas** will capture excess rainwater in extreme events. All buildings will be high above the flood plane.

4.0 Design process

Planning process

April 2021 - PPA meeting with UDC Officers



- Identified 4 no. development areas for development
- Plot A - 5 new homes
- Plot B - 8 new homes
- Plot C - 6 new homes
- Plot D - 12 new homes
- Approximately 31 - 38 new homes

October 2021 - EQRP presentation



- Refined layouts, developed landscape proposals and defined Plot design characteristics
- Plot A - 6 new homes
- Plot B - 7 new homes
- Plot C - 8 new homes
- Plot D - 10 new homes
- Space for community use
- 31 new homes total

March 2021 - Design update for PPA meeting with UDC Officers and Local Councillors



- Refined layouts and revisited fundamental design principles following feedback from EQRP.
- Plot A - 8 new homes
- Plot B - 11 new homes
- Plot C - 5 new homes
- Plot D - 20 new homes
- Community / commercial building
- 44 new homes total

4.0 Design process

June 2022 - Public Consultation



- Refined layouts and revisited fundamental design principles following feedback from EQRP.
- Plot A - 7 new homes
- Plot B - 11 new homes
- Plot C - 5 new homes
- Plot D - 12 flats + 17 starter homes
- 7 parking spaces
- Community / commercial building
- 52 new homes total

Further conversations to find a way forward toward sustainable development

25th October 2022:- Meeting with Head of Planning and Head of Development Management to discuss way forward in light of the Stebbing Neighbourhood Plan (SNP) made on 20th July 2022

11th May 2023:- Pre-application meeting held with Head of Development Management and Senior Planning Officer (request made on 13/03/23), with subsequent formal advice issued on 29th June 2023 (including both planning and heritage feedback)

24th July 2023:- Meeting with Housing Officer to discuss affordable housing proposal; fully endorsed scheme in excess of policy expectations

September 2023 - Current proposals

'Erection of 28 residential dwellings (comprising 14 affordable & 11 private market homes together with 3 self-build plots) and local affordable employment unit/flexible community space; provision of public open space and associated local amenity facilities (activating Local Green Space allocation); together with integrated landscaping and car parking (to include additional community parking facility)'

4.0 Design process

Proposed development provision:

The two proposed development sites have been further divided into 4 development plots (2 per site).

- The proposed built footprint area = 4.81% overall land coverage.
- The proposed residential plots area = 15.33% overall land coverage.
- Existing publicly accessible area of the land (PROW) = 2.24% overall land coverage.
- Proposed publicly accessible area of the land = 84.67% overall land coverage.

North Field A/B (CM6 3SH, ~3.64 ha) - 11 new homes

- Plot A - 6 no. detached houses (2 x 2 bed, 2 x 3 bed, and 2 x 4 bed) for market sale
- Plot B - 5 no. detached houses (1 x 2 bed, 2 x 2 or 3 bed, 1 x 3 bed, and 1 x 4 bed) for market sale

South Field B/C (CM6 3RA, ~2.15 ha) - 17 new homes

- Plot C - 3 no. self-build detached houses (1 x 2 bed, 2 x 3 bed) for market sale
- Plot D - 14 new homes
 - 8 no. affordable rent homes (3 x 1 bed, 3 x 2 bed, 1 x 3 bed) of which, 3 are wheelchair accessible
 - 3 no. first time buyer homes (3 x 1 bed)
 - 3 no. shared ownership home (1 x 2 bed, 2 x 3 bed)

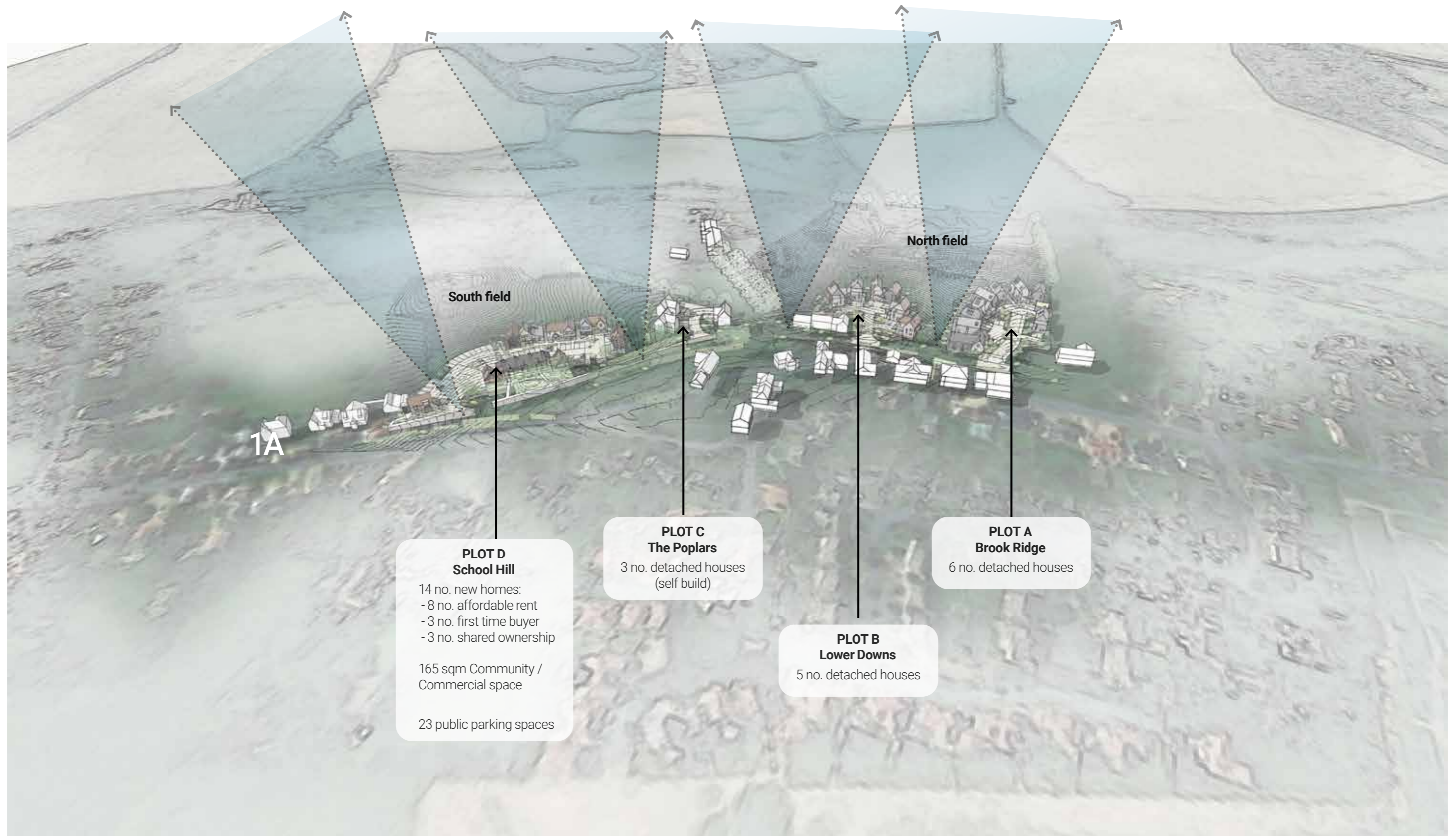
TOTAL: 28 new homes

Community Use building - 165 sqm / 1,776 sqft GIA
which can be subdivided into two or more units.

Public parking in Plot D - 23 spaces



4.0 Design process



5.0 Sustainable housing typologies

Montare's intention is to deliver an 'exemplar project' which is fully sustainable across all three dimensions:

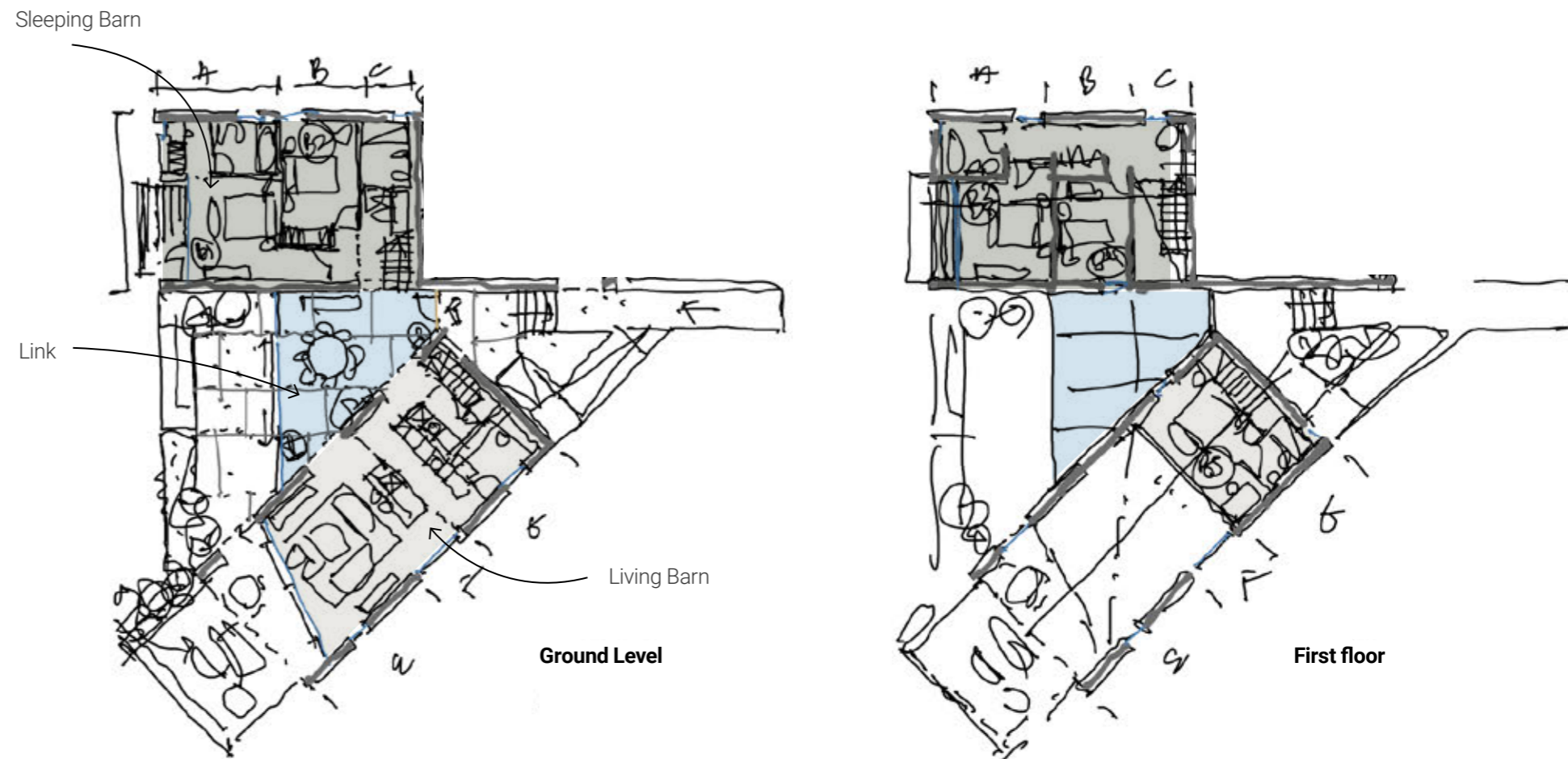
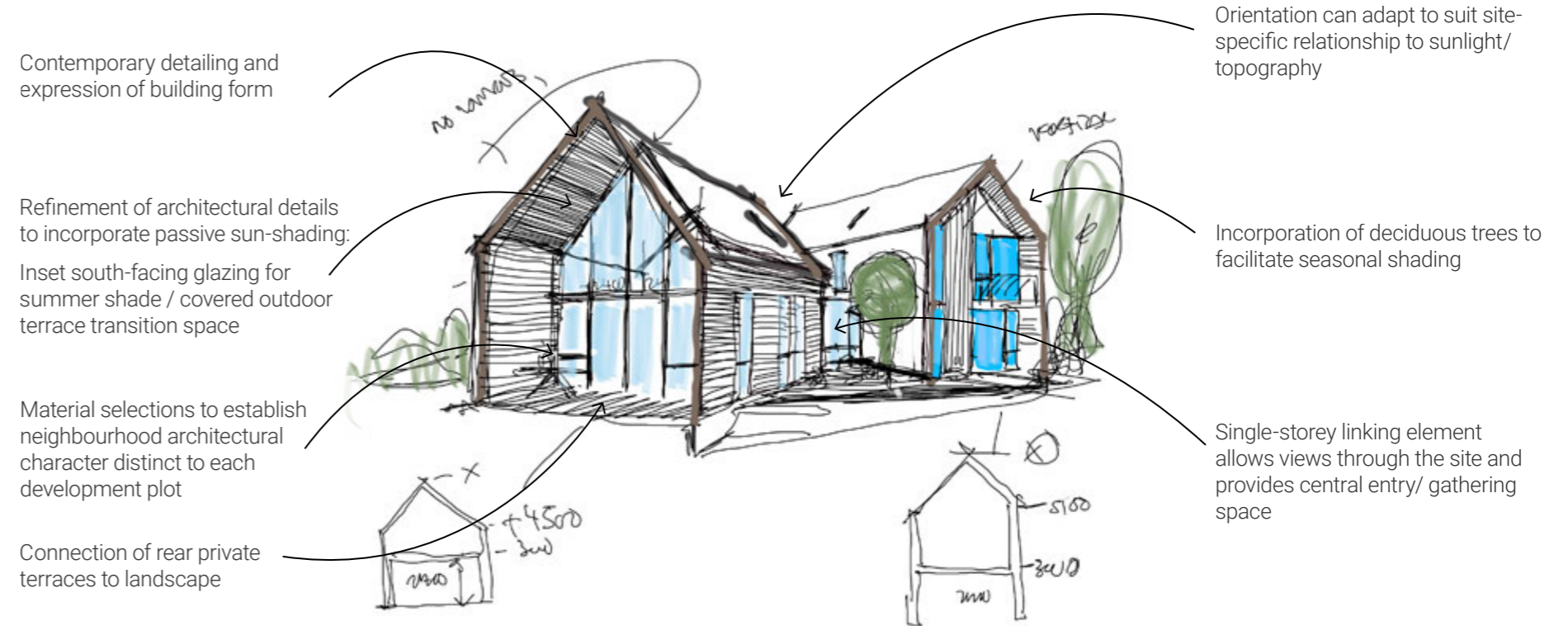
- economic,
- social, and
- environmental.



5.0 Sustainable housing typologies

High quality, sustainable home design

- Homes have been situated along the upper perimeter edges of the valleys, in order to capture and facilitate views across and through the site and reduce sprawl by maintaining close connections to the village.
- Based on the most simple, pitched barn form, the proposed new homes echo the agrarian nature of the site and surrounds.
- Two linked ‘barns’, allows for a ‘living barn’ and ‘sleeping barn’, which can be situated to optimally take advantage of site specific topography and solar path conditions.
- Southern exposure is mitigated in summer months with extended roof canopy and/or brise soleil to help mitigate the hottest summer sun, and strategic planting of deciduous trees.
- Pergolas provide partial shade to terraces.
- Beautiful detailed, thermally efficient envelope design will incorporate sustainable, locally appropriate materials.
- PVs will power air source heat pumps with renewable energy.
- Glazing will have a VLC rating to help mitigate light spillage and overheating
- Floor to ceiling heights set to a minimum 2.5m typical height to reduce heat build-up.
- Green roofs to all flat rooftops reduce temperatures and runoff and increase biodiversity.
- Dual aspect rooms wherever possible allows for cross breezes, and improved daylight.
- Side and ancillary windows are kept to a reasonable size to allow for easy opening and reduce solar gain.
- Refer to Drainage, Ecology, and Landscape reports for more information on improved biodiversity and SUDS strategies.
- Family homes exceed the Nationally Described Space Standards and offer additional utility / pantry spaces as well as flexible home office space to reduce the need to commute.

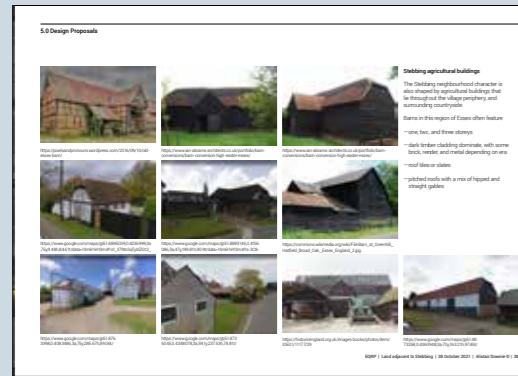


Early concept sketch plan showing typical family home

5.0 Sustainable housing typologies



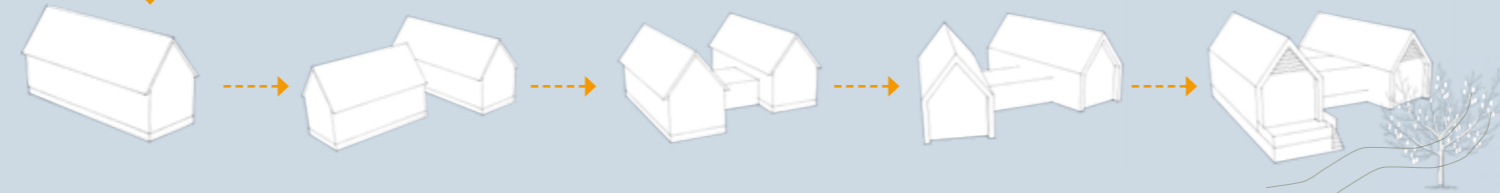
Survey of local agrarian buildings



Agrarian building massing study: traditional forms -> sustainable future



Agrarian massing - contemporary massing development



Simple pitched barn

- simple agrarian form
- long, gable end barn
- traditional form, which is inherently efficient in terms of heat retention, ease of construction, adaptability to site
- opportunity for stacked ventilation in double-height spaces

Two pitched barns

- living barn
- sleeping barn
- orientation can adapt to suit site - specific relationship to solar path / topography
- large expanse of roof is capable of accommodating significant quantum of PV

Linked barns

- single storey linking element allows views through the site
- entry / central gathering space

Contemporary expression

- contemporary detailing and expression of building form
- energy efficient building envelope
- inset south-facing glazing for summer shade / covered outdoor terrace transition space

Connection to landscape

- connection of rear private terraces to landscape
- incorporation of deciduous trees to facilitate seasonal shading
- refinement of architectural details to incorporate site-specific elements such as brise soleil to south-facing façades and echo regionally appropriate architectural features.
- material selections to establish neighbourhood architectural character distinct to each development Plot

BUILDING FORM AND FENESTRATION ECHOING LOCAL VERNACULAR

Based on the most simple, pitched barn form, the proposed **new homes echo the agrarian setting**.

Two **linked 'barns'**, allows for a 'living barn' and 'sleeping barn', which can be situated to optimally **take advantage of site specific topography** and solar path conditions.

Southern exposure is mitigated in summer months with **extended roof canopy / brise soleil** to help **mitigate the hottest summer sun**, and strategic planting of deciduous trees.

Beautifully detailed, thermally efficient envelope design will incorporate **sustainable, locally appropriate materials**.

HIGH QUALITY TIMBER AND MASONRY DETAILING

The proposed materials and details will pick up on the **local, natural materials that are seen across the Essex countryside** and in the areas surrounding Stebbing village.

By varying the amount of variety and texture across the sites, **each new neighbourhood can develop its own character and sense of place**.

A **lively mix of contemporary**, vertical timber rainscreen cladding **with more traditional**, horizontal featheredge cladding, brickwork, flint walling, and stucco facade treatments will ensure the **new homes will look new and feel 'at home' in Stebbing**.



Glazed gable ends with timber cladding Traditional mix of materials - base, siding, roof Vertical timber rainscreen cladding - dark, natural, light



Glazed linking elements connect larger massing volumes Recessed south-facing windows with brise soleil for shading Recessed south-facing windows with screening on overhang

5.0 Sustainable housing typologies

LOCAL CRAFTSMANSHIP AND TRAINING OPPORTUNITIES

Stebbing's historic conservation area features a wealth of **intricately crafted buildings** - many of which feature a traditional, hand-crafted stucco finish referred to as 'pargeting'.

The **rich tapestry of colours and textures create a strong sense of 'place'** along Stebbing High Street - adding joy and value to the space.

Incorporating pargeting and other local craftsmanship trades into our proposals **creates opportunities to generate local employment, and to train a new generation of highly skilled craftsman** to build and maintain the buildings that contribute to the local heritage.



CONTEMPORARY INTERPRETATION OF TEXTURE AND PATTERN-WORK

Meeting light and ventilation requirements - along with today's climate change / energy efficient targets means that tomorrow's building structures are both functionally and structurally different from our historic village building fabric.

Visually, however, there are ample **opportunities to celebrate and capture the joyful pattern work** seen throughout the village - to ensure our proposed **new buildings feel 'at home'** in Stebbing.

Contemporary examples include **textured metal screening for use in solar shading, ventilation grilles, security and privacy screens.**

5.0 Sustainable housing typologies

Site strategy for SUDS and Biodiversity

Coordination between the Landscape, Ecology, Drainage, and Transport teams has allowed for the development of a richly diverse and visually appealing streetscape throughout the developed areas of the site.

Local materials - including Chelmar Valley bricks, flint textured walling, and native plant species will add texture and interest to the landscape.

The wider landscaped areas beyond the development will also be enhanced for increased biodiversity, and improved access for the public.

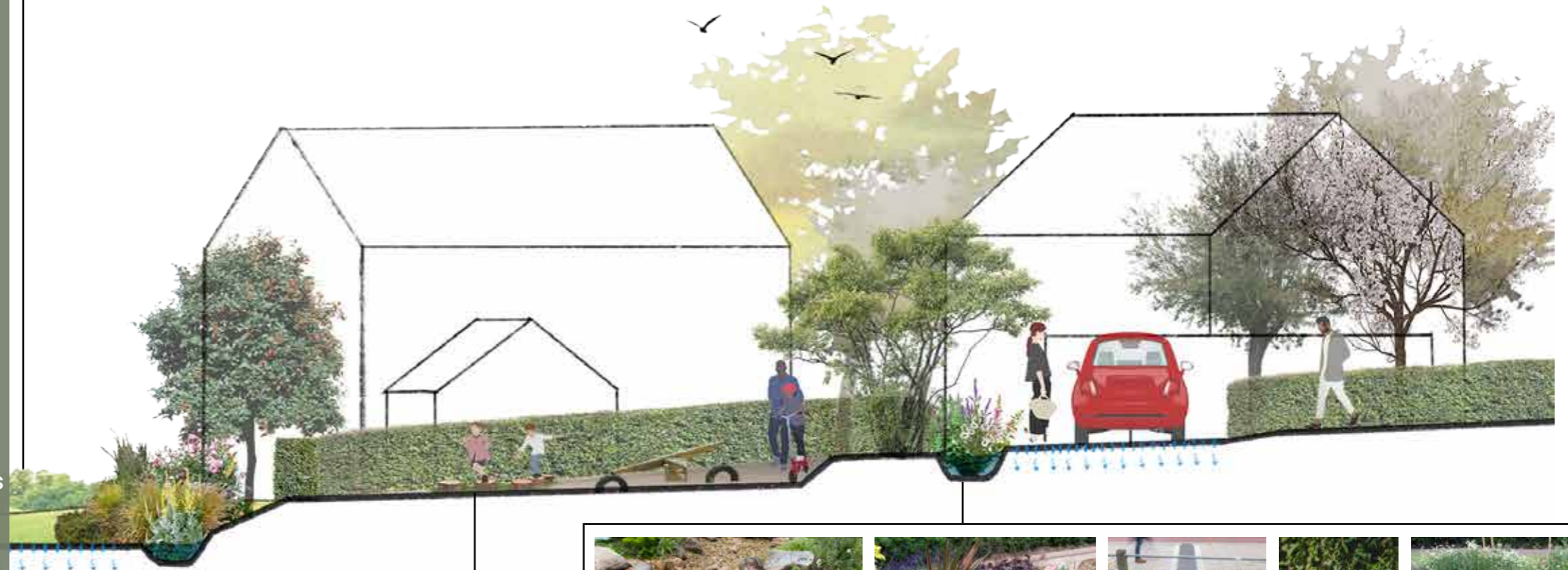
Please refer to the accompanying reports by:

- Landscape Architects, Austin Design Works
- Ecology, TMA
- Flood Risk and Drainage, Stantec
- Transport, Waterman Group

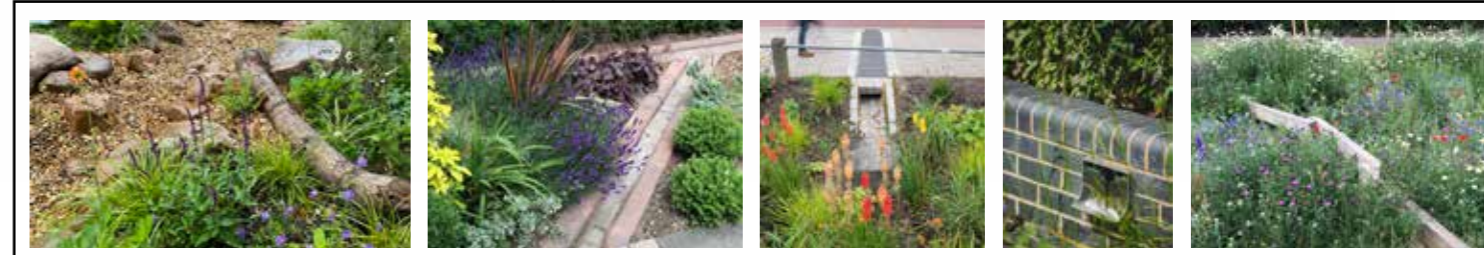
Level thresholds, smoothly textured paving, and gentle slopes and ramps facilitate movement through the site.



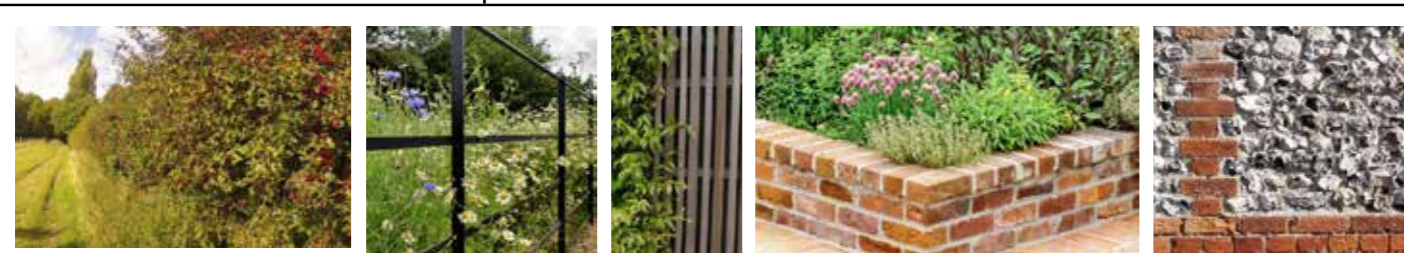
ACCESSIBLE STREETSCAPES



NATURALLY PLAYFUL STREETSCAPES



BEAUTIFULLY INTEGRATED GROUNDWATER SOLUTIONS



Mixed hedges, brickwork and flint, timber and other natural materials will be used to create robust, yet beautiful boundaries, where required.

SPACE SEPARATING FEATURES

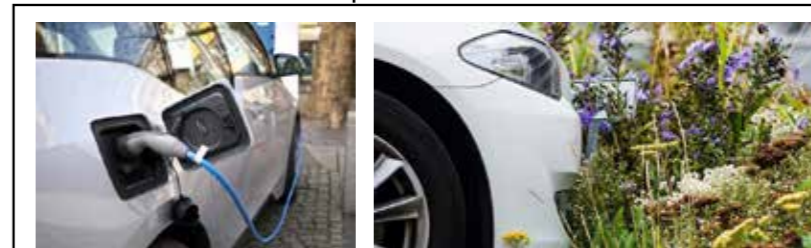
Early concept sections showing strategy for SUDS and biodiversity

5.0 Sustainable housing typologies



The landscape strategy has integrated our flood risk and drainage expert's input to create an exemplary scheme. The proposed development is sited significantly outside of the Stebbing Brook flood zone and above reference flood levels to ensure dwellings are safe for their lifetime. The design fully allows for potential climate change impacts (in line with the latest Environment Agency guidance). The layout has been developed to 'make space for water' and includes sustainable surface water drainage principles at all stages. All hard surfaces will allow water to trickle through them, rather than run-off; this will then be captured in shallow planted dished areas within the slopes below the new homes and in extreme rainfall events the excess water will be piped to ponds or wet areas where it will be held before being released into the brook.

PLANTED SWALES AND RAIN GARDENS



EV charging for every new home and access to car clubs will allow people to reduce use of fossil fuels.

EV CHARGING AND CAR CLUBS



Permeable pavements have a porous surface that naturally mimics and recreates the way the ground reacts to rainwater.

PERMEABLE PAVING

6.0 Design development



6.0 Design development

**PLOT A
Brook Ridge**
6 no. detached houses

North Field

**PLOT B
Lower Downs**
5 no. detached houses

South Field

**PLOT C
The Poplars**
3 no. detached houses
(self build)

**PLOT D
School Hill**
14 no. new homes:
- 8 no. affordable rent
- 3 no. first time buyer
- 3 no. shared ownership

165 sqm Community /
Commercial space

23 public parking spaces

Primary School









6.0 Design development

North Field A/B | CM6 3SH
approx. 3.62 ha.

South Field C/D | CM6 3RA
approx. 2.15 ha.

Residential development context

-  two storey, mid - late 20c (1960s - 70s) traditional / modernist , semi detached homes
-  two storey, late 20c / early 21c traditional detached homes (render and red / brown brick mix)
-  two storey, 2015 or newer, traditional / transitional semi detached homes
-  two storey, Post-War traditional detached homes (rendered, clap board)
-  two storey, mid 18c houses, semi detached homes (rendered, hipped roof)
-  Conservation Area, two storey, detached buildings, multi-use (colourful render, slate and thatched roof, Tudor style)



6.0 Design development



25 Garden Fields



1 Pound Gate



9 Marshalls Piece

Stebbing housing - existing

Most of the homes situated along or nearby to the Stebbing village centre are traditionally styled:

- two storeys
- detached or semi-detached
- render and brick materials dominate, with some timber cladding / detailing depending on era
- roof tiles or slates
- pitched roofs with a mix of hipped and straight gables



Stebbing High Street: Sunningay, Morningside, Hylands



Stebbing High Street, 1-4 Downs Villas



Near no. 2 Stebbing High Street

THE DOWNS

Agrarian building types

- existing agricultural buildings
- existing barn conversions

North Field | CM6 3SH

South Field | CM6 3RA

St Mary's Church
(Grade I Listed)

STEBBING

Sters House of Fun

6.0 Design development



<https://pixelsandpronouns.wordpress.com/2016/09/10/old-essex-barn/>



<https://www.ian-abrams-architects.co.uk/portfolio/barn-conversions/barn-conversion-high-easter-essex/>



<https://www.ian-abrams-architects.co.uk/portfolio/barn-conversions/barn-conversion-high-easter-essex/>

Stebbing agricultural buildings

The Stebbing neighbourhood character is also shaped by agricultural buildings that lie throughout the village periphery, and surrounding countryside.

Barns in this region of Essex often feature

- one, two, and three storeys
- dark timber cladding dominate, with some brick, render, and metal depending on era
- roof tiles or slates
- pitched roofs with a mix of hipped and straight gables



https://www.google.com/maps/@51.8895039,0.4236999,3a,75y,9.48h,84.61t/data=!3m6!1e1!3m4!1s1_379tsSqTyldZGt2_



<https://www.google.com/maps/@51.8893146,0.4156086,3a,47y,199.81h,90.9t/data=!3m6!1e1!3m4!1s-3C8->



https://commons.wikimedia.org/wiki/File:Barn_at_Greenhill,_Hatfield_Broad_Oak,_Essex_England_2.jpg



<https://www.google.com/maps/@51.8763398,0.4083486,3a,75y,285.67h,89.06t/>



<https://www.google.com/maps/@51.8736045,0.4348078,3a,59.1y,237.53h,78.81t/>



<https://historicengland.org.uk/images-books/photos/item/IOE01/11177/29>



<https://www.google.com/maps/@51.8873258,0.4360948,3a,70y,163.21h,97.85t/>

6.0 Design development

Local barn conversions - a variation of agrarian vernacular



<https://themarket.com/tools/propertyprices/cowlands-barn-collops-road-dunmow-cm6-3sz>



<https://www.trickerblackie.co.uk/projects/barn-conversion-essex-2>



<https://www.google.com/maps/@51.8837831,0.4307396,3a,53.2y,39h,92.62t/>



<https://www.google.com/maps/@51.8955872,0.4253455,3a,21.4y,321.78h,92.53t/>



<https://www.ian-abrams-architects.co.uk/portfolio/barn-conversions/bacon-end-great-dunmow-2/>



<https://www.ian-abrams-architects.co.uk/portfolio/barn-conversions/bacon-end-great-dunmow-2/>



<https://www.granddesignsmagazine.com/grand-designs-houses/tv-house-converted-grade-ii-barn-in-essex/>



https://www.airbnb.com/rooms/31851552?source_impression_id=p3_1634310199_IQBsGBYR2gvPnzKp



https://www.google.com/maps/@51.8803839,0.4081047,3a,90y,263.45h,91.43t/data=!3m6!1e1!3m4!1s5ZK_EC4caPBj9iiTw-



<https://www.google.com/maps/@51.880484,0.4081705,3a,90y,134.06h,89.33t/>



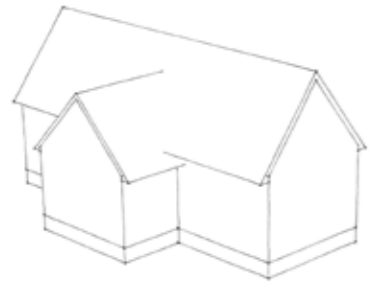
<https://www.google.com/maps/@51.8891021,0.4143565,3a,75y,120.94h,87.59t/>



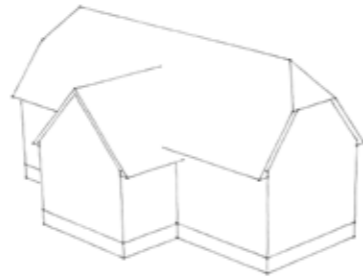
https://www.airbnb.com/rooms/31851552?source_impression_id=p3_1634310199_IQBsGBYR2gvPnzKp

6.0 Design development

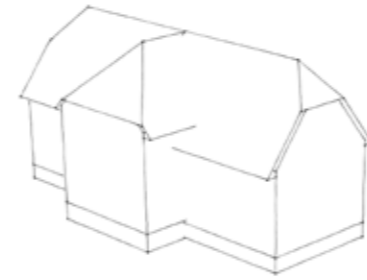
Agrarian massing study: traditional forms -> sustainable future



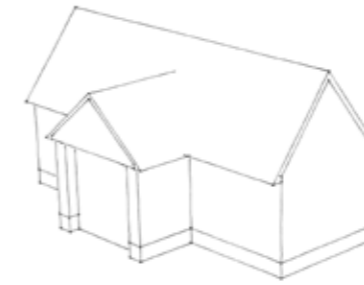
Pitched roof, pitched gable extension



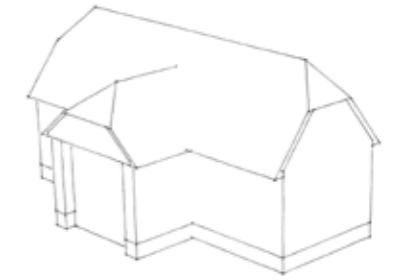
Hipped roof, pitched gable extension



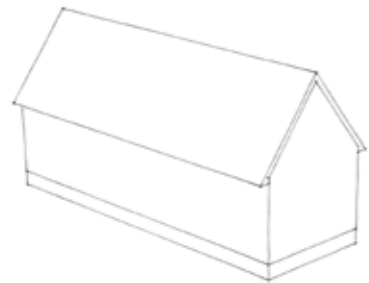
Hipped roof, hipped gable extension



Pitched roof, pitched gable extension with projecting bay

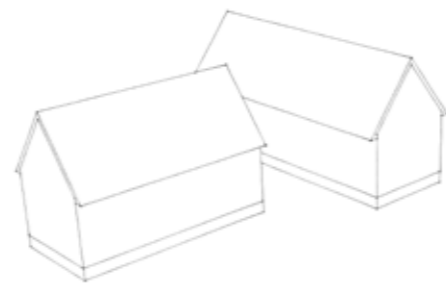


Hipped roof, hipped gable extension with projecting bay



Simple pitched barn

- simple agrarian form
- long, gable end barn
- traditional form, which is inherently efficient in terms of heat retention, ease of construction, adaptability to site
- opportunity for stacked ventilation in double-height spaces



Two pitched barns

- living barn
- sleeping barn
- orientation can adapt to suit site -specific relationship to solar path / topography
- large expanse of roof is capable of accommodating significant quantum of PV



Linked barns

- single storey linking element allows views through the site
- entry / central gathering space



Contemporary expression

- contemporary detailing and expression of building form
- energy efficient building envelope
- inset south-facing glazing for summer shade / covered outdoor terrace transition space



Connection to landscape

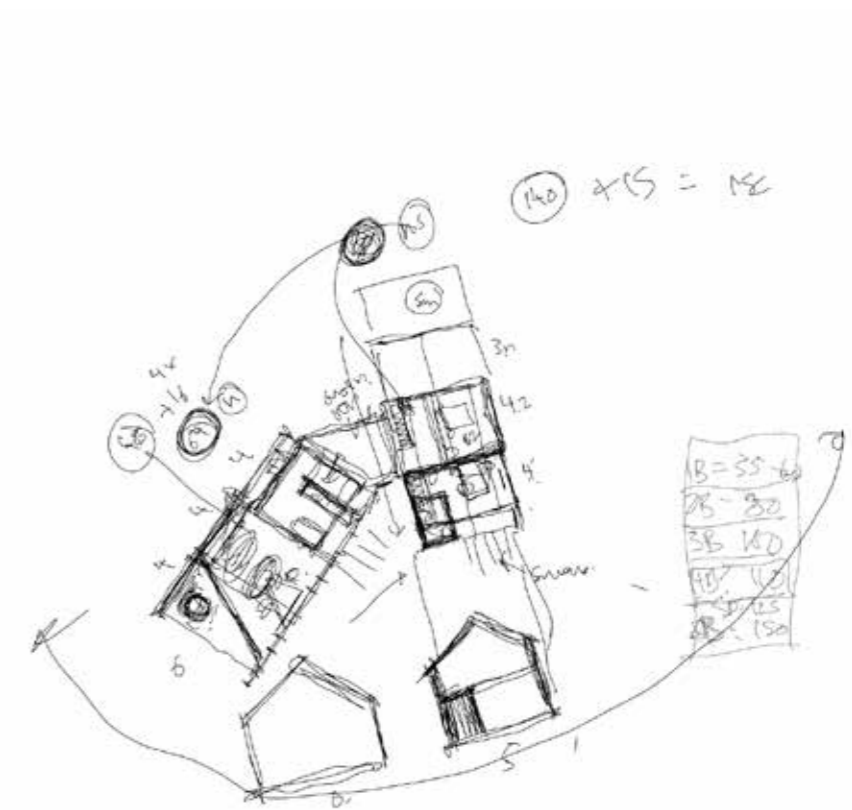
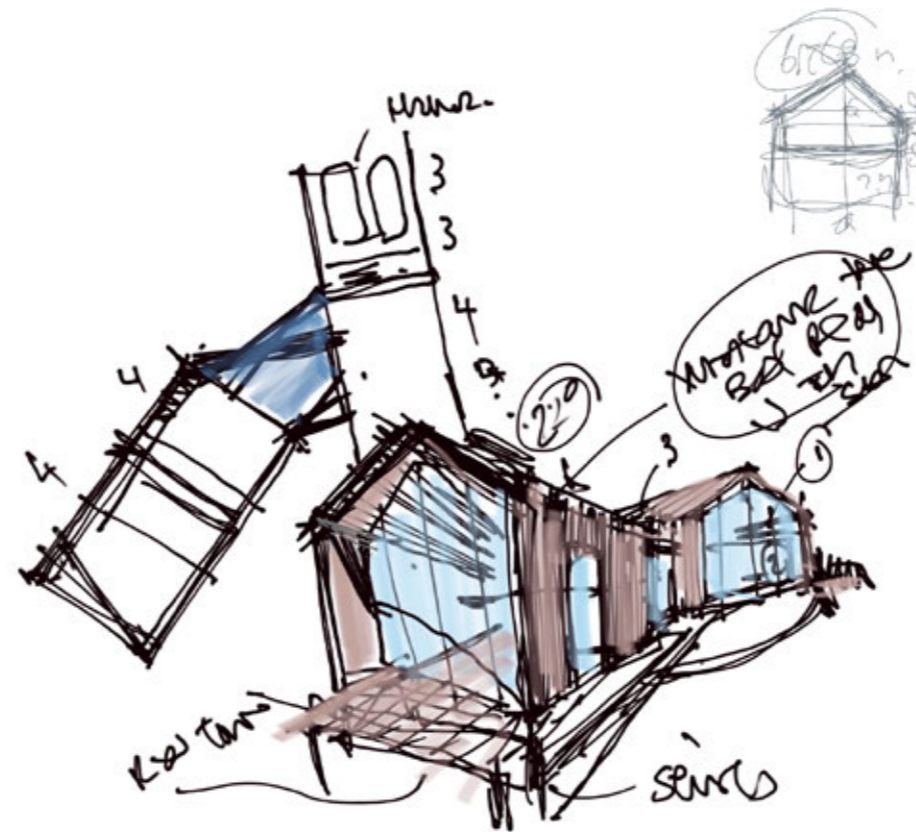
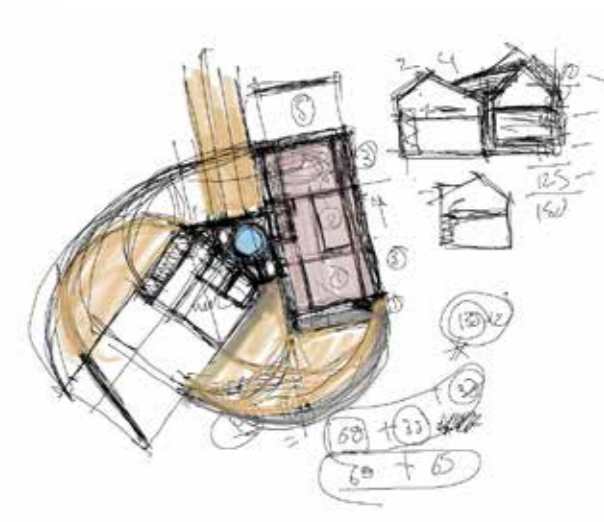
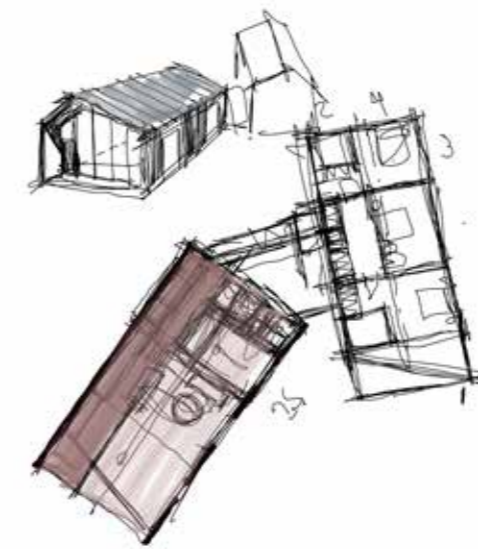
- connection of rear private terraces to landscape
- incorporation of deciduous trees to facilitate seasonal shading
- refinement of architectural details to incorporate site-specific elements such as brise soleil to south-facing façades and echo regionally appropriate architectural features.
- material selections to establish neighbourhood architectural character distinct to each development Plot

Agrarian massing - contemporary massing development

6.0 Design development

High quality, sustainable home design

- Homes have been situated along the upper perimeter edges of the valleys, in order to capture and facilitate views across and through the site and reduce sprawl by maintaining close connections to the village.
- Based on the most simple, pitched barn form, the proposed new homes echo the agrarian nature of the site and surrounds.
- Two linked ‘barns’, allows for a ‘living barn’ and ‘sleeping barn’, which can be situated to optimally take advantage of site specific topography and solar path conditions.
- Southern exposure is mitigated in summer months with extended roof canopy and/or brise soleil to help mitigate the hottest summer sun, and strategic planting of deciduous trees.
- Pergolas provide partial shade to terraces.
- Beautiful detailed, thermally efficient envelope design will incorporate sustainable, locally appropriate materials.
- PVs will power air source heat pumps with renewable energy.
- Glazing will have a VLC rating to help mitigate light spillage and overheating
- Floor to ceiling heights set to a minimum 2.5m typical height to reduce heat build-up.
- Green roofs to all flat rooftops reduce temperatures and runoff and increase biodiversity.
- Dual aspect rooms wherever possible allows for cross breezes, and improved daylight.
- Side and ancillary windows are kept to a reasonable size to allow for easy opening and reduce solar gain.
- Refer to Drainage, Ecology, and Landscape reports for more information on improved biodiversity and SUDS strategies.
- Family homes exceed the Nationally Described Space Standards and offer additional utility / pantry spaces as well as flexible home office space to reduce the need to commute.



6.0 Design development

Contemporary 'living barns' set within agrarian landscapes



<https://www.architectsjournal.co.uk/news/retrofirst-stories-napier-clarke-on-how-it-reworked-an-uninspiring-1970s-rural->



https://www.dezeen.com/2016/09/15/mny-arkitekter-house-akerudden-timber-gabled-house-tenala-finland/?li_



<https://www.stuff.co.nz/life-style/homed/latest/113269096/grand-designs-nz-house-included-in-nzia-southern->



<https://www.world-architects.com/en/architecture-news/works/six-square-house>



<https://www.dwell.com/article/the-rose-coast-acre-architects-eddb20d1/6438834943874936832>



<https://www.we-heart.com/2018/10/10/the-bunkers-knokke-heist/>



<https://www.behance.net/gallery/88500677/Two-storeyed-weekend-house-200-m2-parents-house-54-m2>



<https://www.signature.co.nz/building-new/pre-designed-plan/products/>



https://www.dezeen.com/2020/08/04/gabled-cedar-lone-pine-residence-wyoming/?li_source=LI&li_medium=rhs_



https://www.dezeen.com/2020/08/04/gabled-cedar-lone-pine-residence-wyoming/?li_source=LI&li_medium=rhs_



https://www.dezeen.com/2020/08/04/gabled-cedar-lone-pine-residence-wyoming/?li_source=LI&li_medium=bottom_



<https://www.stuff.co.nz/life-style/homed/latest/112482801/matarangi-cabins-is-an-awardwinning-bach-with-a-difference>

6.0 Design development



Glazed gable ends with timber cladding



Traditional mix of materials - base, siding, roof

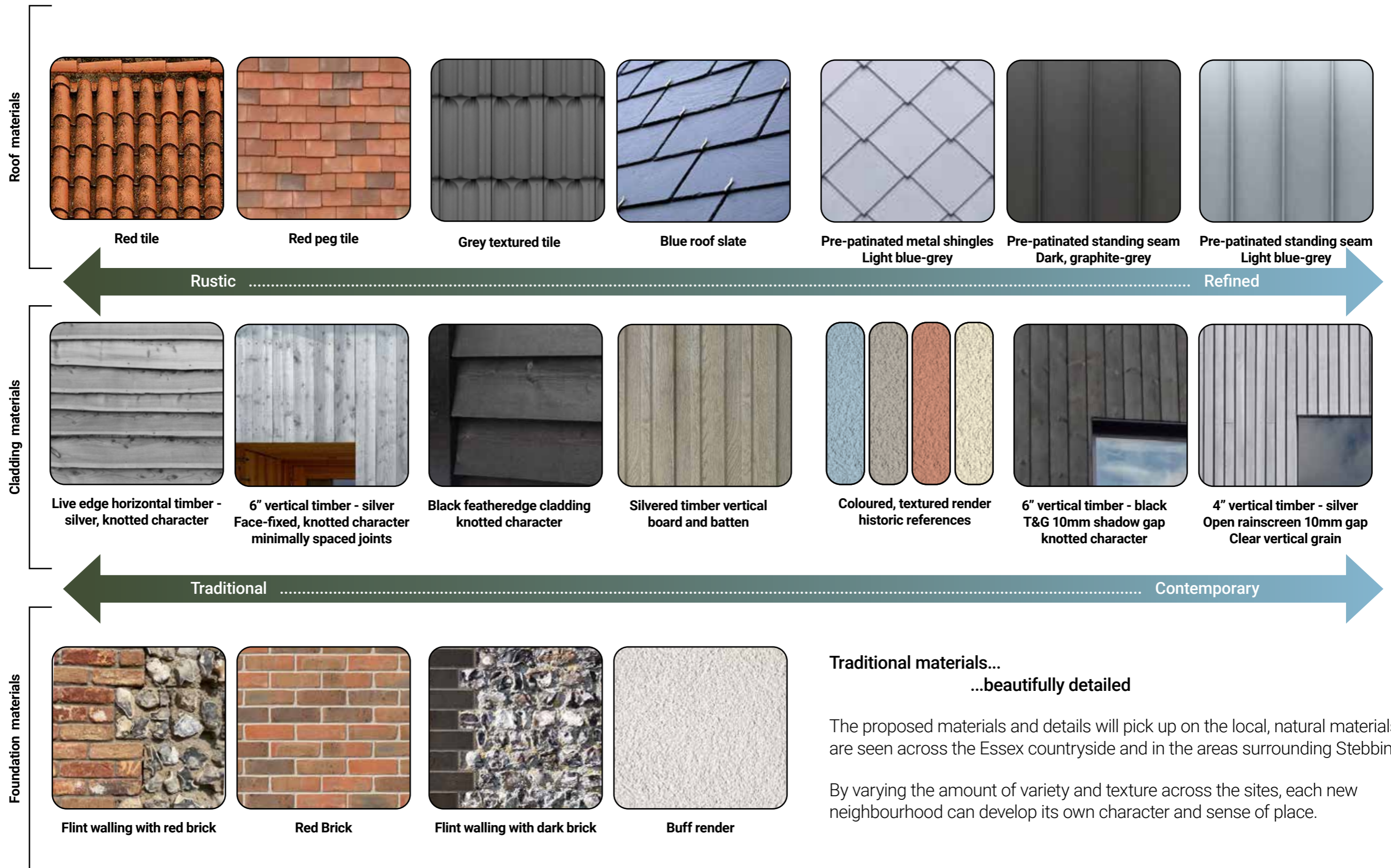


Recessed south-facing windows with brise soleil for shading



Recessed south-facing windows with screening on overhang

6.0 Design development



7.0 Plot A

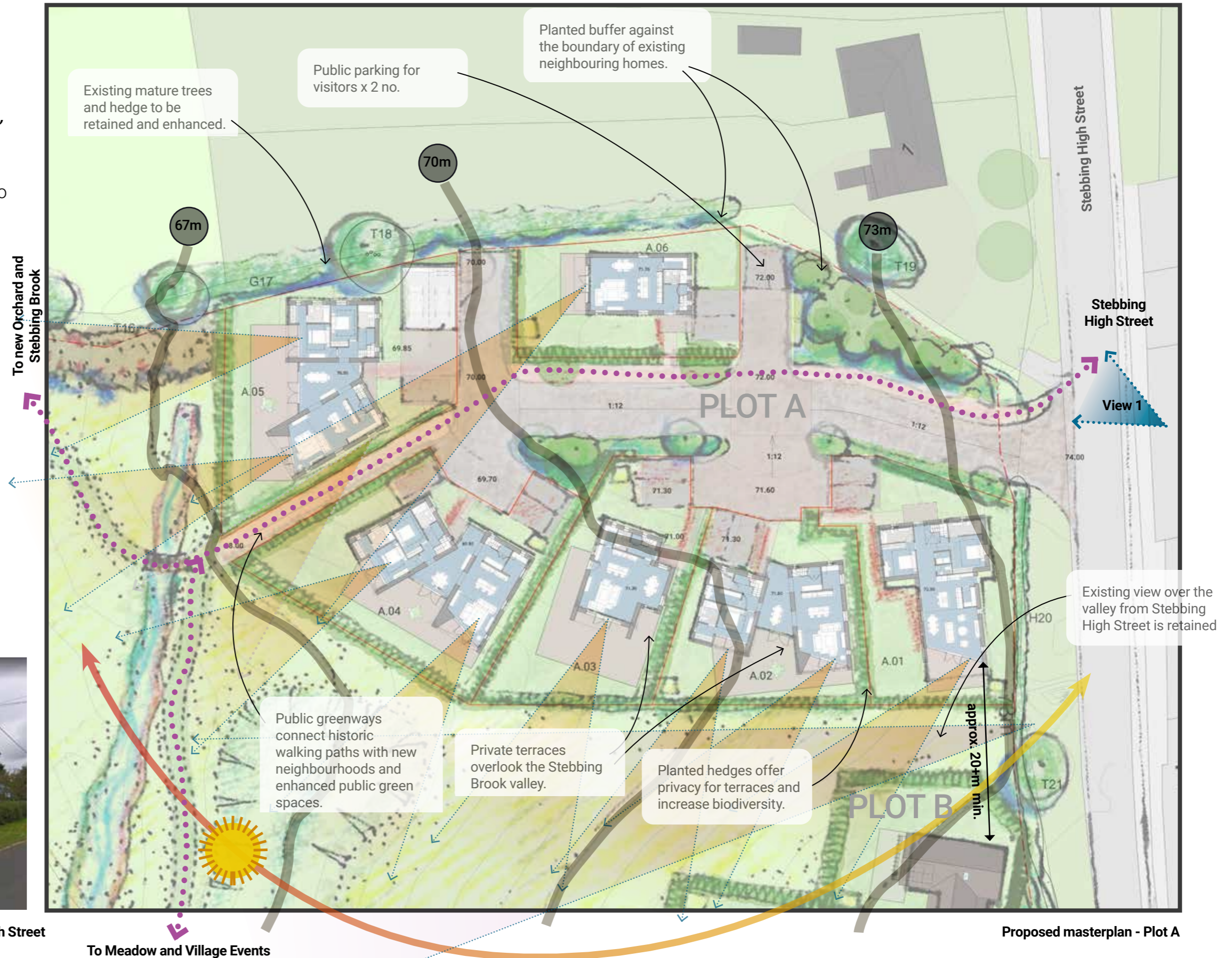
Brook Ridge

'Ribbon development traversing the slopes'

- Characterised by stunning views over the valley, open aspects, and close proximity to Stebbing Brook.
- Private terraces strike a balance between low hedges to offer privacy, and expansive glazing to capture views across the valley.
- Spacious homes exceed the NDSS.
- Plot A - 6 new homes
 - A1 - 3B6p 165sqm (single storey)
 - A2 - 3B6p 210sqm
 - A3 - 2B4-5p 140sqm
 - A4 - 4B8p 235sqm
 - A5 - 4B8p 230sqm
 - A6 - 2B4-5p 130sqm
- Plot A - Parking
 - 2 visitors space
 - 3 space per 4B+ dwellings
 - 2 space per 2B & 3B dwellings



View 1: Existing north boundary view from Stebbing High Street



7.0 Plot A - Brook Ridge

Public greenways connect historic walking paths with new neighbourhoods and enhanced public green spaces.

Existing mature trees and hedge to be retained and enhanced.

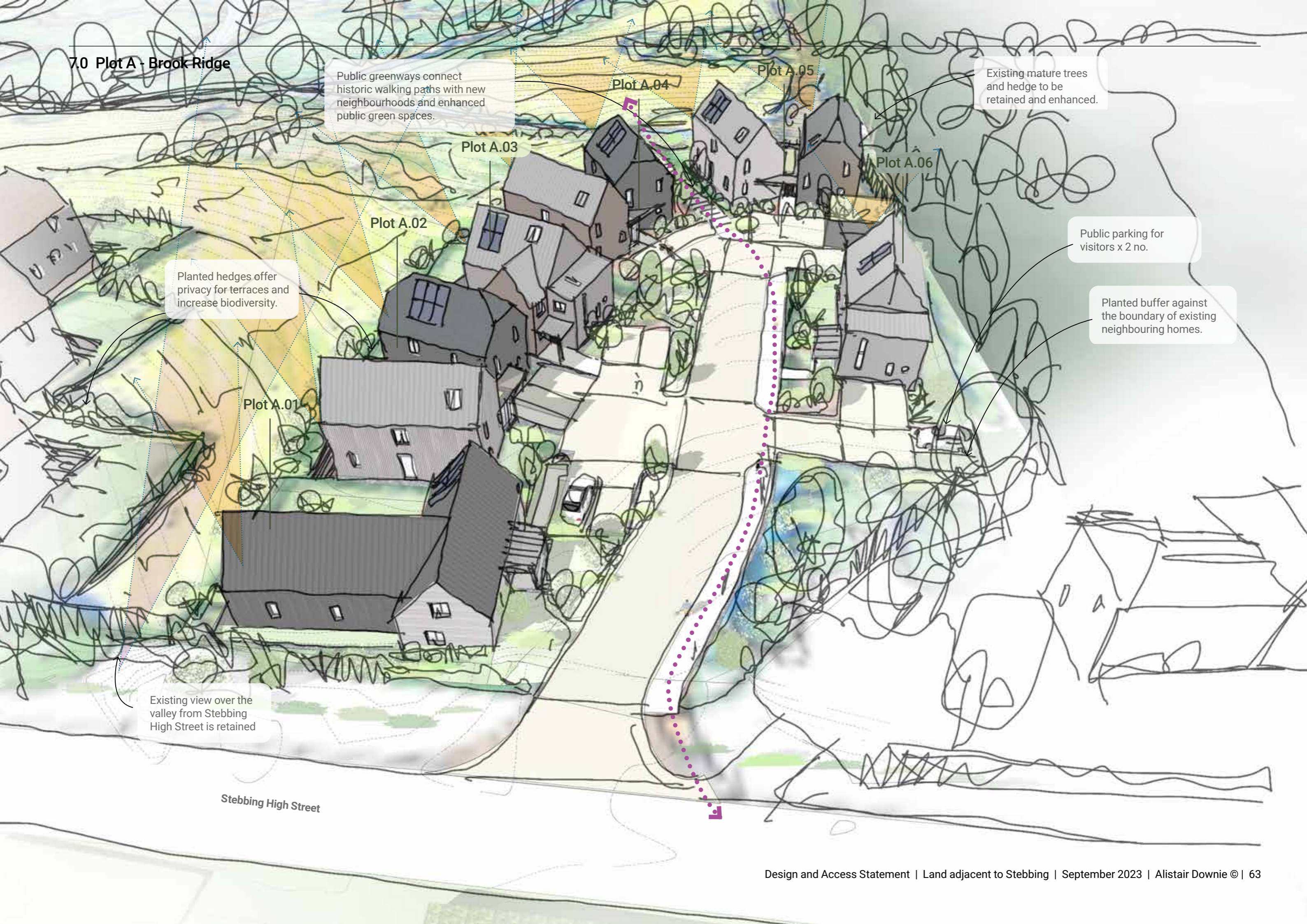
Planted hedges offer privacy for terraces and increase biodiversity.

Public parking for visitors x 2 no.

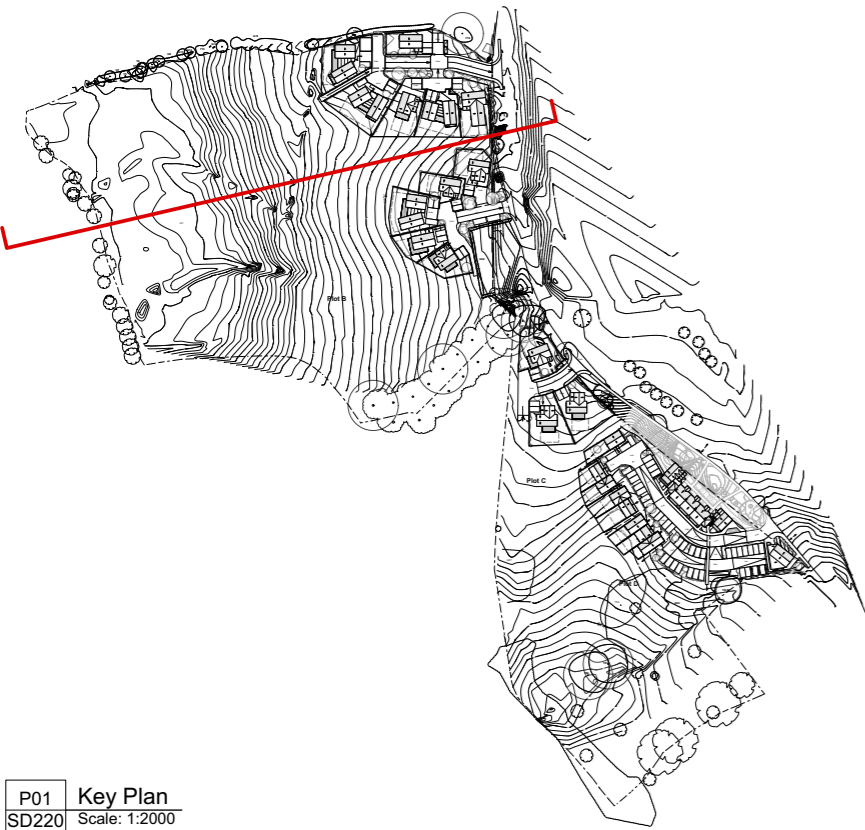
Planted buffer against the boundary of existing neighbouring homes.

Existing view over the valley from Stebbing High Street is retained

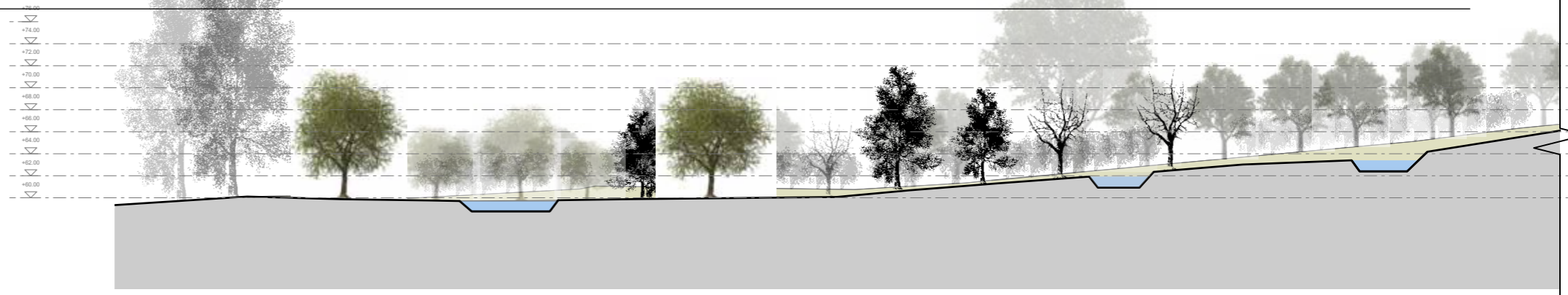
Stebbing High Street



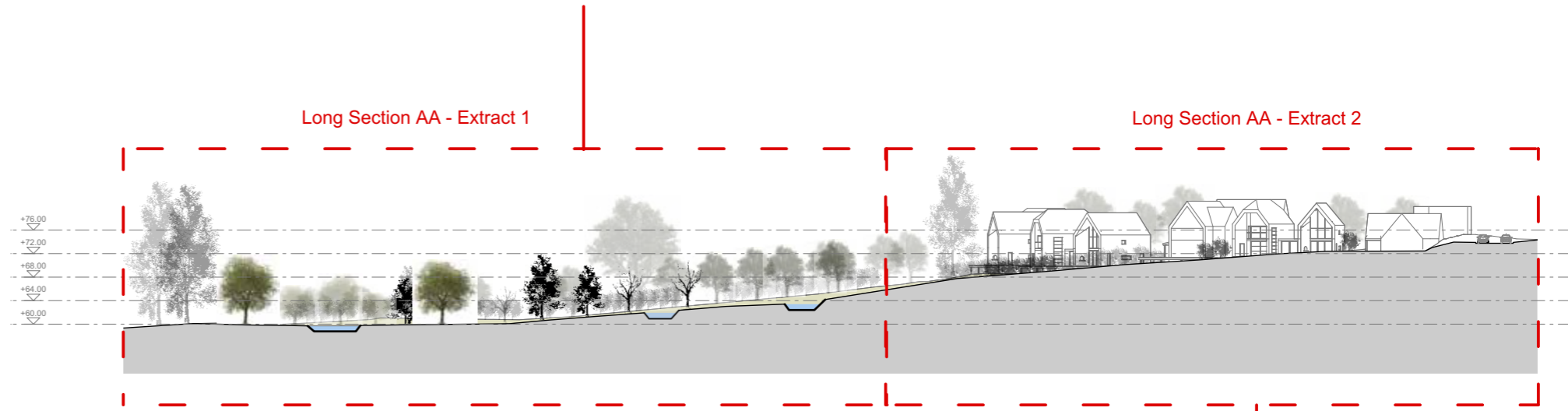
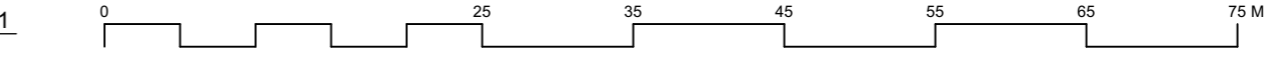
7.0 Plot A - Brook Ridge



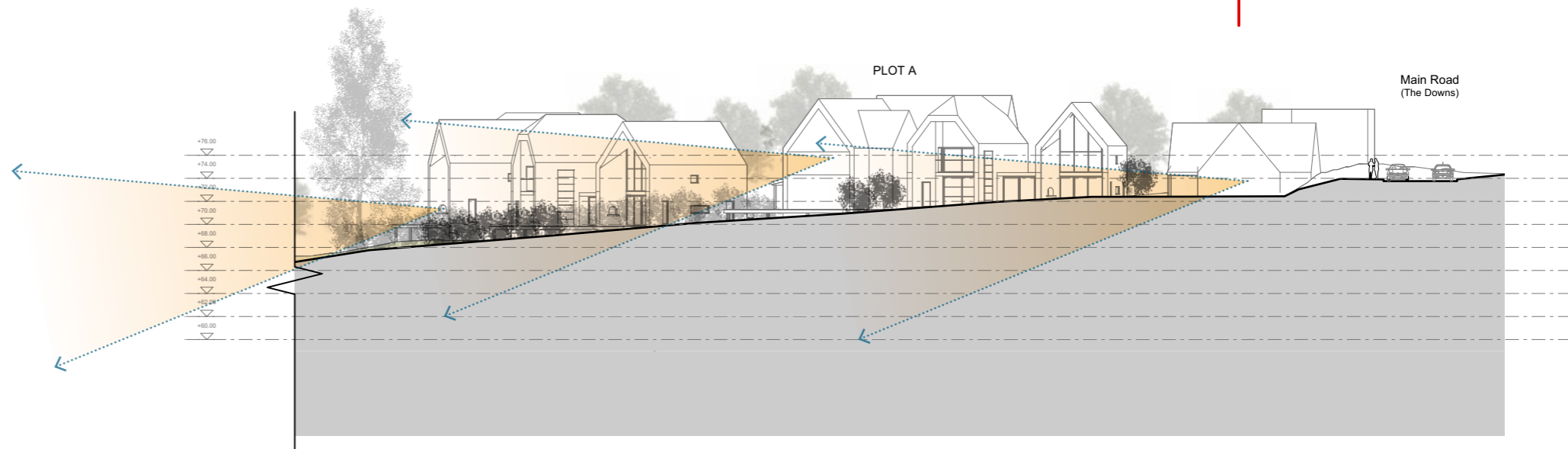
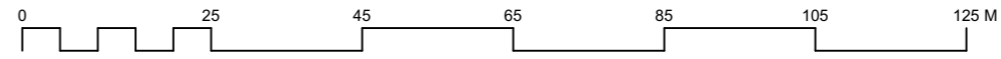
P01 Key Plan
SD220 Scale: 1:2000



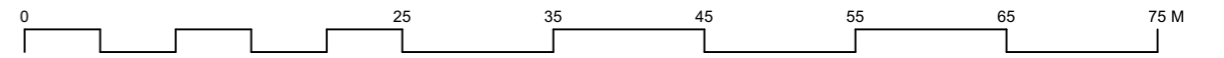
S02 Long Section AA - Extract 1
SD220 Scale: 1:250



S01 Long Section AA
SD220 Scale: 1:500



S03 Long Section AA
SD220 Scale: 1:250



NOTE:
Do not scale this drawing
Assumed Boundary Line
Exact boundary line to be checked on site

For North Field Landscape Masterplan see drawing no. SD 200
For South Field Landscape Masterplan see drawing no. SD 201
For Plot A Landscape Plan and Materiality see drawing no. SD 202
For Plot B Landscape Plan and Materiality see drawing no. SD 203
For Plot C Landscape Plan and Materiality see drawing no. SD 204
For Plot D Landscape Plan and Materiality see drawing no. SD 205
For Long Site Section BB see drawing no. SD 221
For North Field Proposed Planting Plan and Schedules see drawing no. GA 600
For South Field Proposed Planting Plan and Schedules see drawing no. GA 601
For Typical Streetscape Planting Plan and Schedules see drawing no. GA 602

REV	DATE	BY	DETAILS

AUSTIN DESIGN WORKS
THE OLD WAREHOUSE
OLD MARKET
NAILSWORTH
GLOUCESTERSHIRE
GL6 0DU
Tel: 01453 836 393
E: info@austindw.co.uk

ARCHITECTURE
AND
LANDSCAPE

Stebbing
Client Details:
Paul Davenport of Montare
Project Address:
Land adjacent to
Stebbing
Dunmow, Essex
CM8 3SH/CM8 3RAx
SCALE
VARIES @ A1

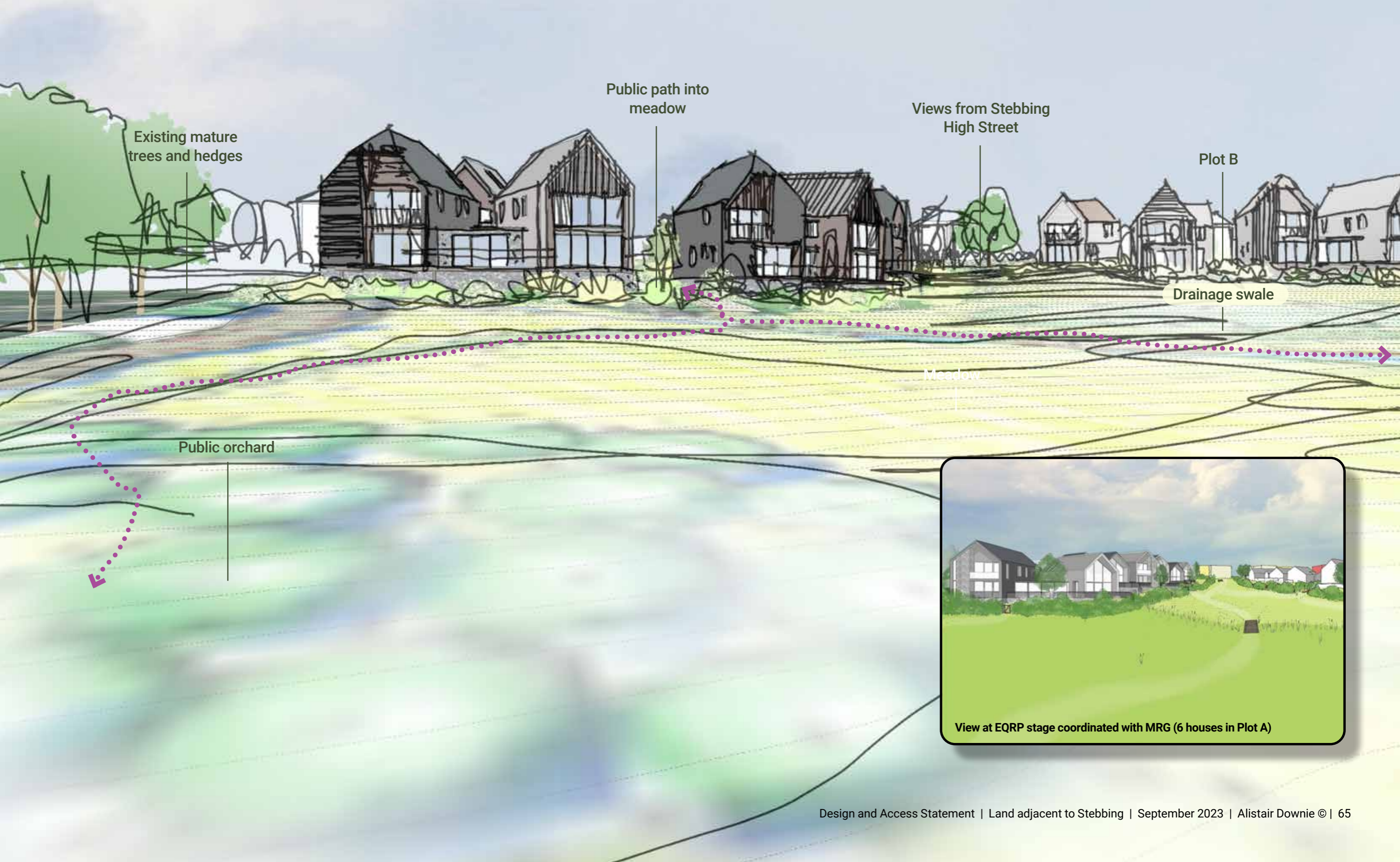
Drawing Title:
Long Site Section AA

Drawing No.	Revisions	Drawn By	Drawing Date
SD220		JC	19/09/2023

Checked By	Checked Date
RA	19/09/2023

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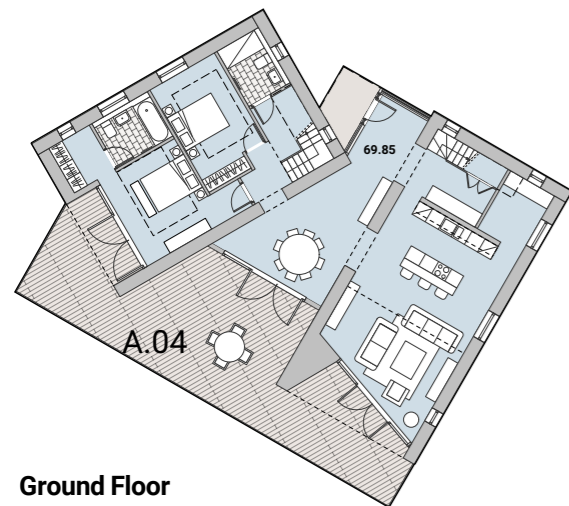
7.0 Plot A - Brook Ridge



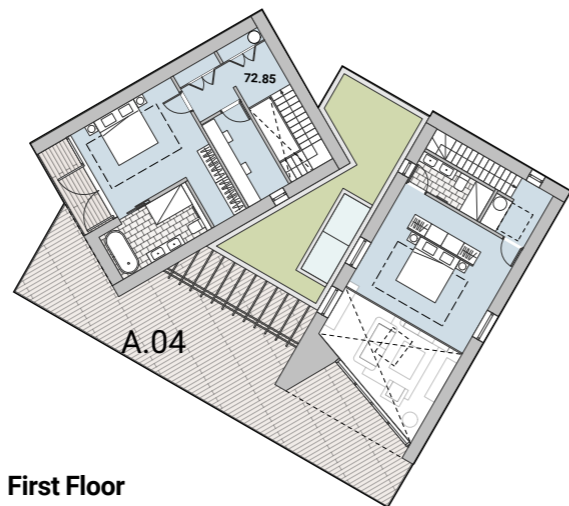
7.0 Plot A - Brook Ridge

Public greenways connect historic walking paths with new neighbourhoods and enhanced public green spaces.

South facing windows offer expansive views over the valley with solar shading to prevent overheating.



Ground Floor



First Floor

7.0 Plot A - Brook Ridge



View from within Plot A toward Stebbing High Street

7.0 Plot A - Brook Ridge



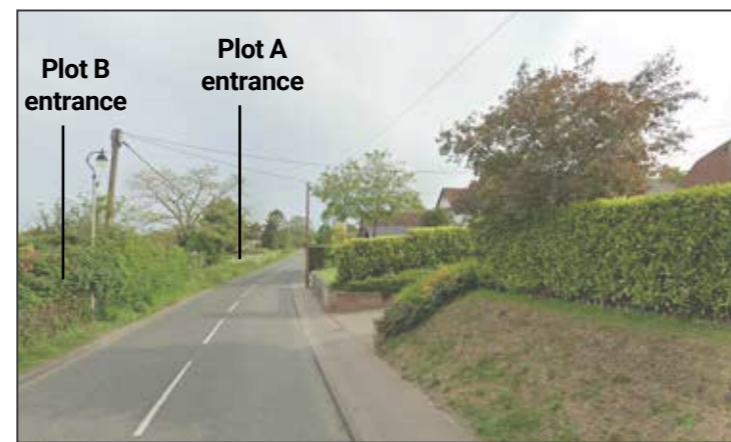
View from the neighbouring property across Stebbing High Street



View from north looking south toward entrance along Stebbing High Street



Existing view looking north along Stebbing High Street



Existing view looking north along Stebbing High Street



Key plan

7.0 Plot A - Brook Ridge



Plot A - Brook Ridge neighbourhood character
'Ribbon development traversing the slopes'

- Plot A features spacious 2-4 bedroom detached family homes for private sale.
- Key features: Open spaces / Stebbing Brook / Outstanding views, water, refinement
- The more limited and refined material palette within Brook Ridge incorporates local, vernacular materials to create a more contemporary atmosphere.
- Picking up on the aspect over the water, materials are linear, textured, with some reflectivity in roof textures and depth of tone from light to dark.



Flint walling with dark brick



4" vertical timber - silver
Open rainscreen 10mm gap
Clear, minimal knots



6" feather edge - black



5.5" flush timber - oiled finish
Open rainscreen 10mm gap
Clear, minimal knots



4" vertical timber - silver
Open rainscreen 10mm gap
Clear, minimal knots



4" horizontal timber - silver
Flush timber rainscreen 10mm gap - Clear, minimal knots



Blue roof slate



Pre-patinated standing seam
Light blue-grey

Foundation / masonry walling

Cladding materials

Roof materials

8.0 Plot B - Lower Downs

8.0 Plot B

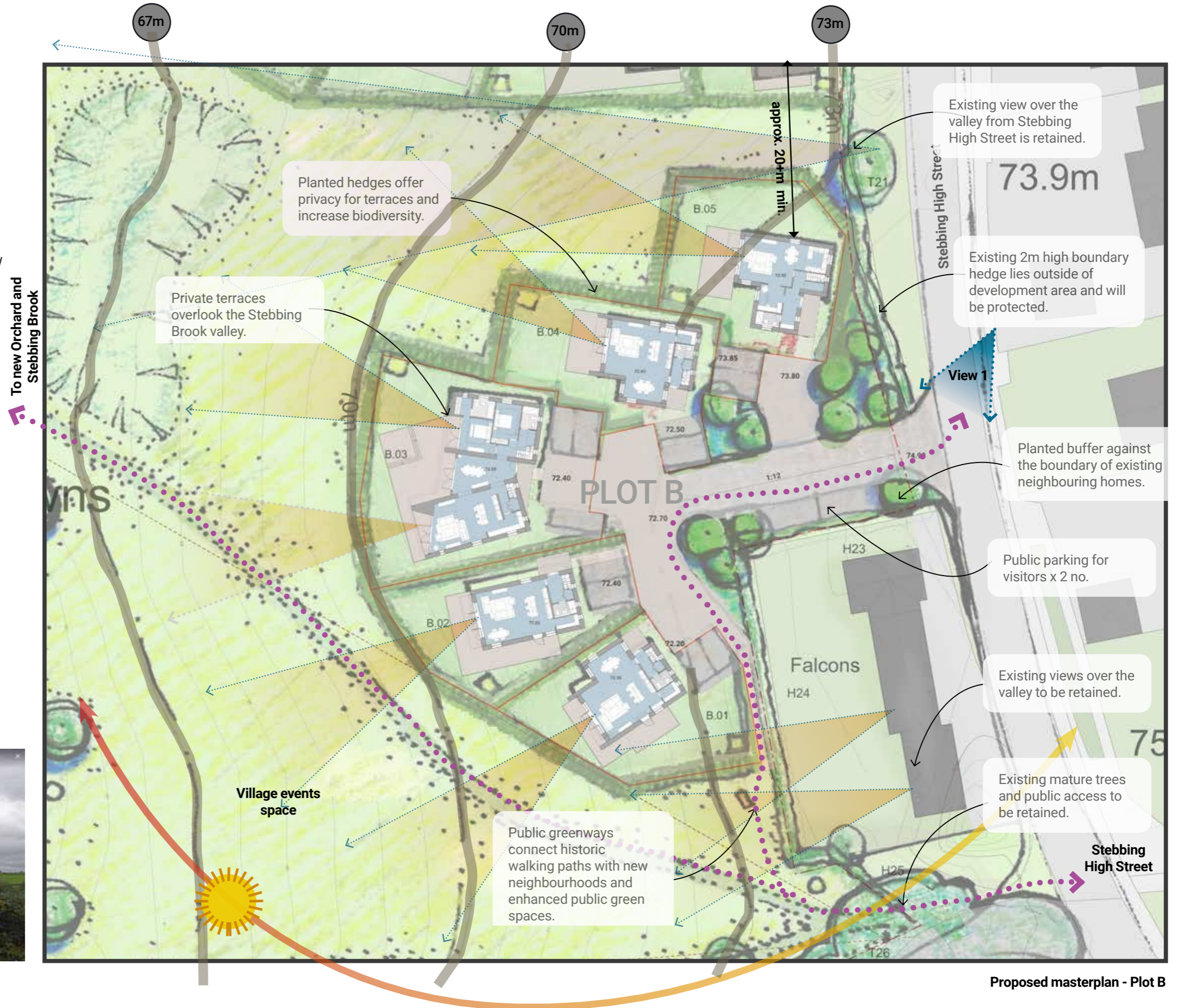
Lower Downs

'Housing cluster creating a threshold into wider landscape'

- Characterised by agrarian setting, open grazing land, rooted in the soil, earth-based agriculture
- Public greenways connect the proposed new neighbourhoods to each other, and to the newly landscaped public walking paths across the Downs, toward Stebbing Brook.
- Private terraces strike a balance between low hedges to offer privacy, and expansive glazing to capture views across the valley.
- Plot B - 5 new homes
 B1 - 2b4p/(3B5p) 140sqm
 B2 - 2b4-5p 130sqm
 B3 - 4b8p 230sqm
 B4 - 2b4p/(3B5p) 140sqm
 B5 - 3b6p 140sqm
- Plot B - Parking
 2 visitors space
 3 space per 4B+ dwellings
 2 space per 2B & 3B dwellings



View 1: Existing view of the Falcons, facing south



8.0 Plot B - Lower Downs



Wet Woodland

Plot B.03

Plot B.04

Plot B.05

Plot B.06

Plot B.02

Village events space

Plot B.01

Public greenways connect historic walking paths with new neighbourhoods and enhanced public green spaces.

Existing high boundary hedge lies outside of development area and will be protected.

Public parking for visitors x 4 no.

Planted buffer against the boundary of existing neighbouring homes.

Historic lime trees

Stebbing High Street

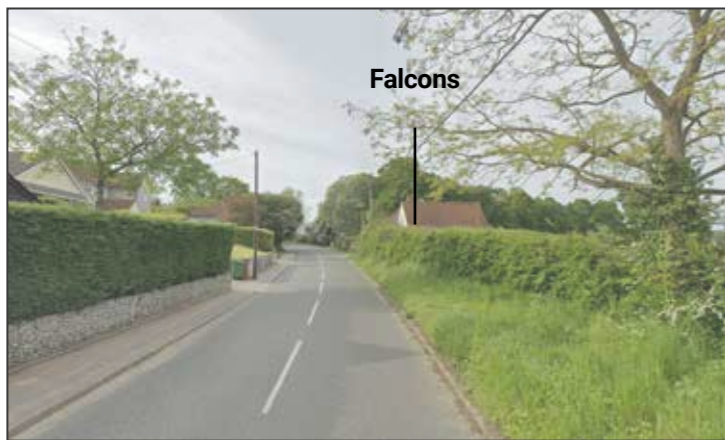
8.0 Plot B - Lower Downs



View from the neighbouring property across Stebbing High Street



View looking toward the Falcons and Stebbing High Street



Existing view looking south along Stebbing High Street

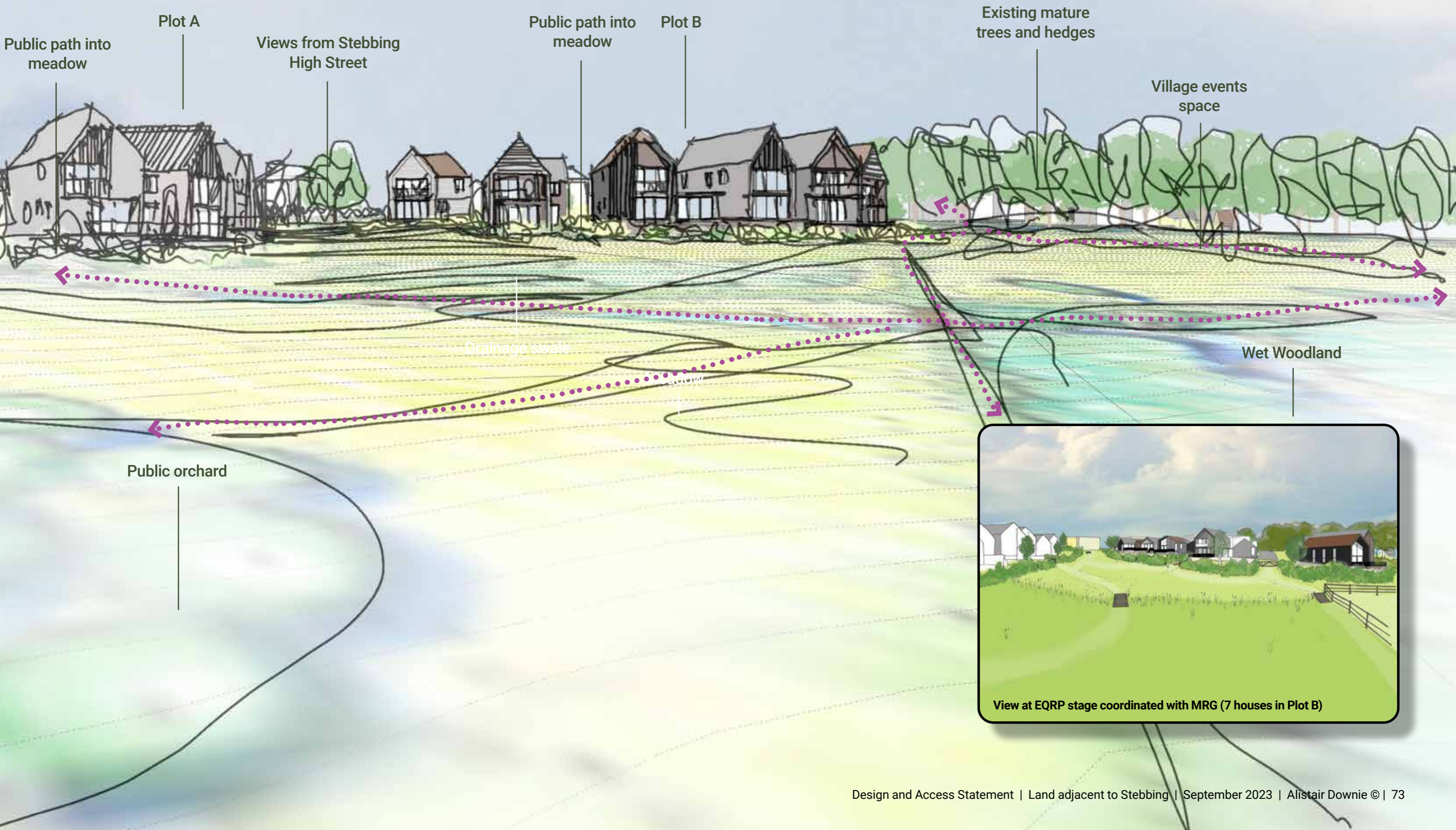


Existing view looking north along Stebbing High Street



Key plan

8.0 Plot B - Lower Downs



Public path into meadow

Plot A

Views from Stebbing High Street

Public path into meadow

Plot B

Existing mature trees and hedges

Village events space

Drainage swale

Wet Woodland

Public orchard



View at EQRP stage coordinated with MRG (7 houses in Plot B)

8.0 Plot B - Lower Downs

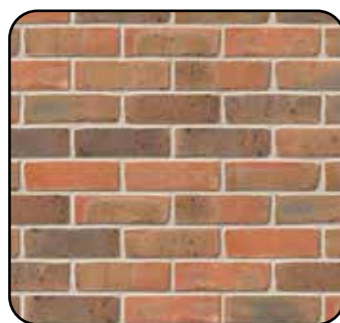


Plot B - neighbourhood character and materials *'Housing cluster creating a threshold into wider landscape'*

- Plot B features spacious 2-4 bedroom detached family homes for private sale.
- Key features: Open spaces / Rooted in the soil / Earthy / Agrarian roots
- Variety in materials and colour variation gives the impression of adaptation and addition over time to knit the scheme into the agrarian landscape.
- Roof lines and material selections echo local heritage properties in the surrounding area.



Flint walling with red brick



Red Brick



Black featheredge cladding
knotted character



Silvered timber cladding 6"
horizontal boarding



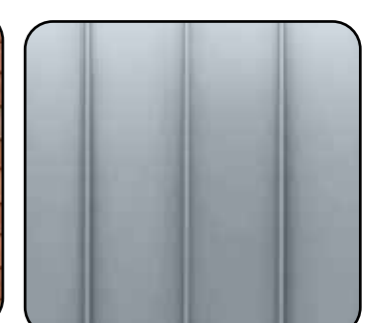
6" vertical timber - silver
Face-fixed, knotted character
minimally spaced joints



Red tile



Red peg tile



Pre-patinated standing seam
Light blue-grey

Foundation / masonry walling materials

Cladding materials

Roof materials

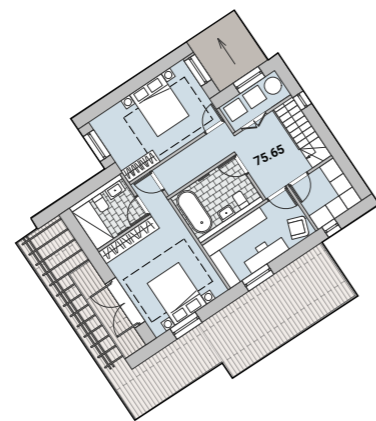
8.0 Plot B - Lower Downs

PVs provide power to efficient, air-source heat pumps which provide heating and cooling to all properties.

South facing windows offer expansive views over the valley with solar shading to prevent overheating.

At least one double bedroom in every home features a 1st floor balcony.

Hedges between and around personal property boundaries offer opportunities to increase biodiversity and maintain privacy from neighbours and ramblers.



Ground Floor

First Floor

9.0 Plot C - The Poplars

9.0 Plot C

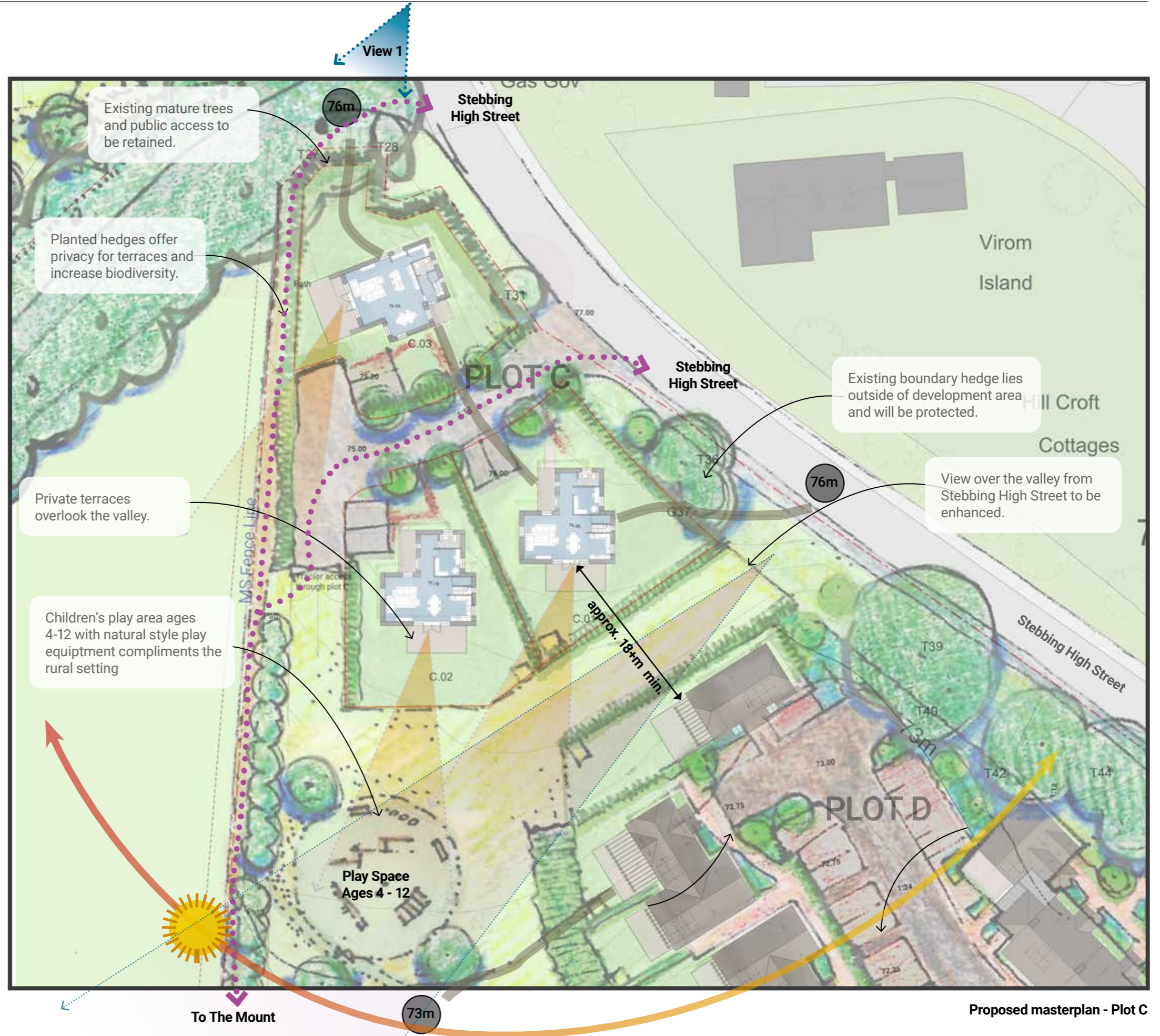
The Poplars

'Ribbon development following the established pedestrian pathway overlooking the valley'

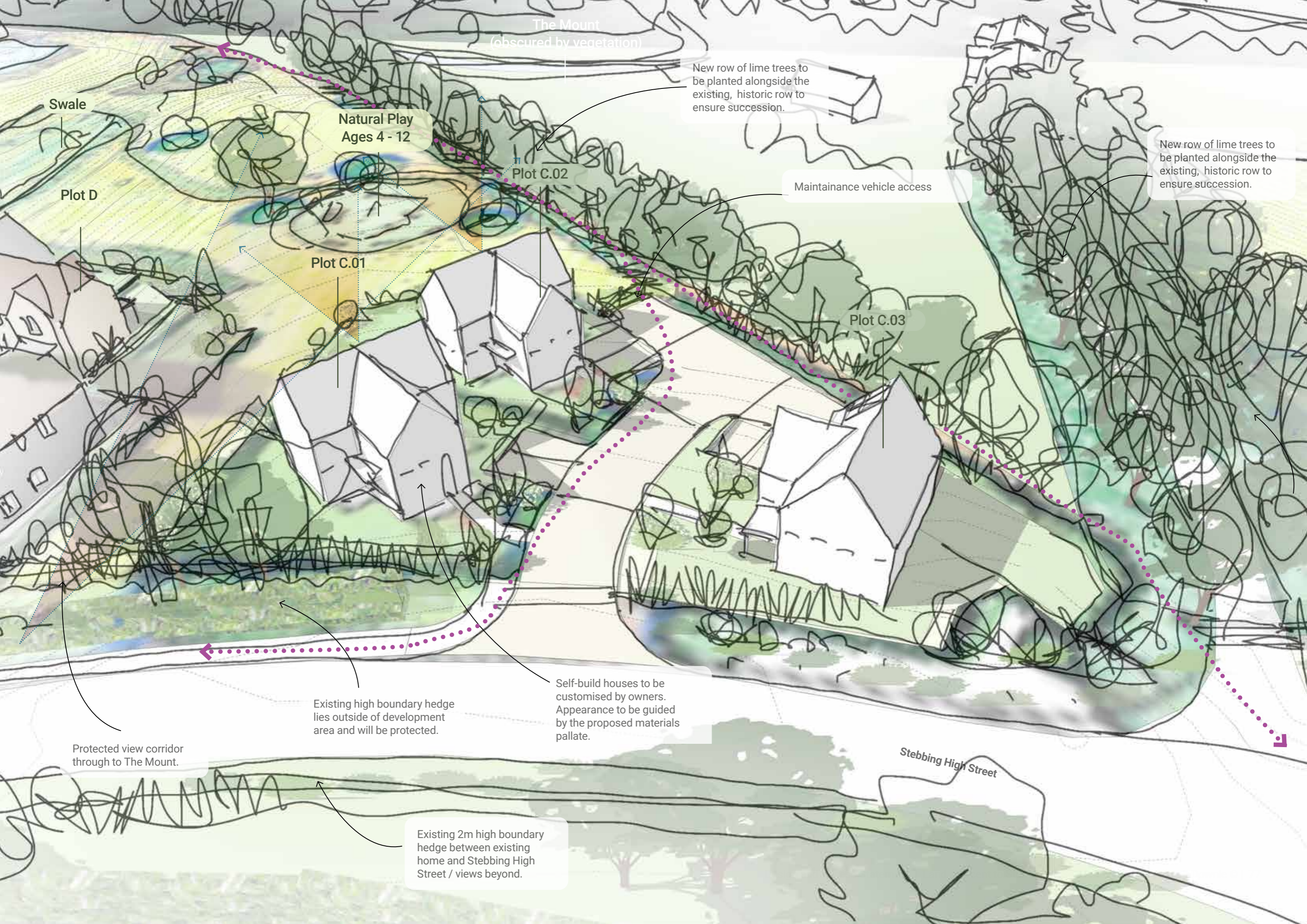
- Characterised by the enclosed, woodland setting, bounded on all sides.
- Features 2 and 3 bedroom self-build homes to be finished to custom specifications.
- Private terraces strike a balance between low hedges to offer privacy, and expansive glazing to capture views across the valley.
- Public access will connect the new development with established public walking paths nearby.
- Situated nearby to the shared play space between Plots C and D.
- Plot C - 3 units (Self-build)
 - C1 - 3b6p 140sqm
 - C2 - 3b6p 140sqm
 - C3 - 2b4-5p 140sqm
- Plot C - Parking
 - 2 space per 2B & 3B dwellings



View 1: Existing entrance to Stebbing Park



Proposed masterplan - Plot C



The Mount
(obscured by vegetation)

New row of lime trees to be planted alongside the existing, historic row to ensure succession.

New row of lime trees to be planted alongside the existing, historic row to ensure succession.

Maintenance vehicle access

Swale

Natural Play
Ages 4 - 12

Plot C.02

Plot D

Plot C.01

Plot C.03

Self-build houses to be customised by owners. Appearance to be guided by the proposed materials palette.

Existing high boundary hedge lies outside of development area and will be protected.

Protected view corridor through to The Mount.

Existing 2m high boundary hedge between existing home and Stebbing High Street / views beyond.

Stebbing High Street

9.0 Plot C - The Poplars



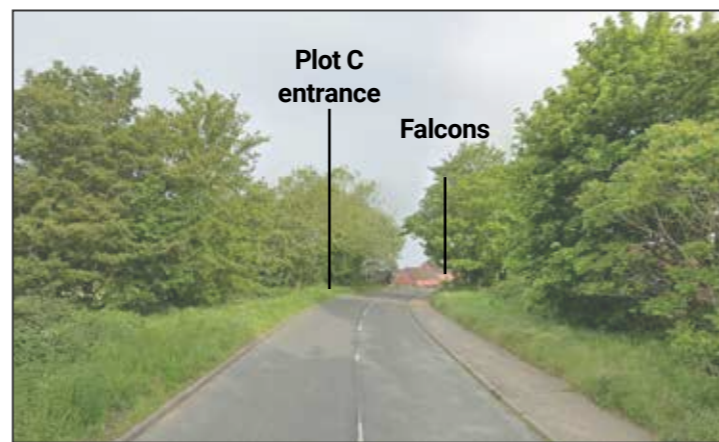
View looking north along Stebbing High Street



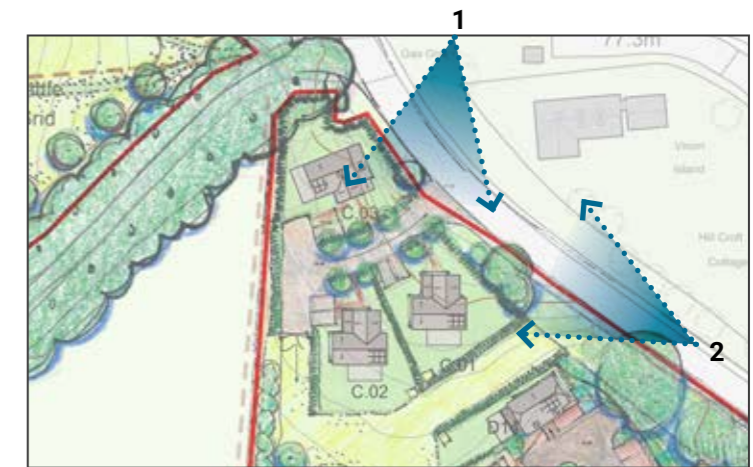
View looking south toward Plot C entrance



Existing house opposite Plot C is obscured by vegetation



Valley views from Stebbing High Street are blocked by vegetation



Key plan



Existing Public Footpath to be upgraded

Existing mature trees and hedges

Natural Play Ages 4 - 12

Plot C

Plot D

Wet Woodland

Meadow

Seasonal Pond



View at EQRP stage coordinated with MRG (8 houses in Plot C)

9.0 Plot C - The Poplars



Plot C - neighbourhood character and materials *'Ribbon development following the established pedestrian pathway overlooking the valley'*

- Plot C features 2 and 3 bedroom self-build homes to be finished to custom specifications.
- Key features: Woodland, enclosed, bounded on all sides
- Woodland setting features a more finely articulated materials palette, with greater character and expression within the timber selection, and rich textures throughout.
- Custom options will be offered within a carefully curated materials palette as part of the detailed design process.
- Illustrations show indicative materials for the purposes of artistic visualisation of the massing on the site.



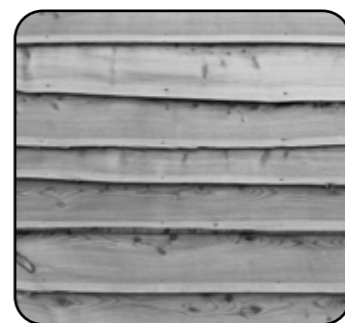
Flint walling with red brick



Black featheredge cladding
knotted character



Silvered timber vertical
board and batten



Live edge horizontal timber -
silver, knotted character



Grey textured tile



Red tile



Pre-patinated standing seam
Dark, graphite-grey

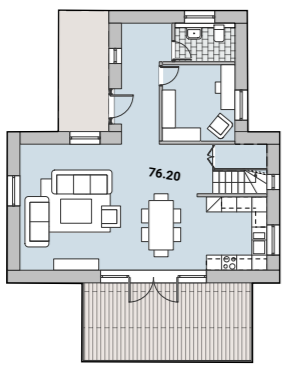
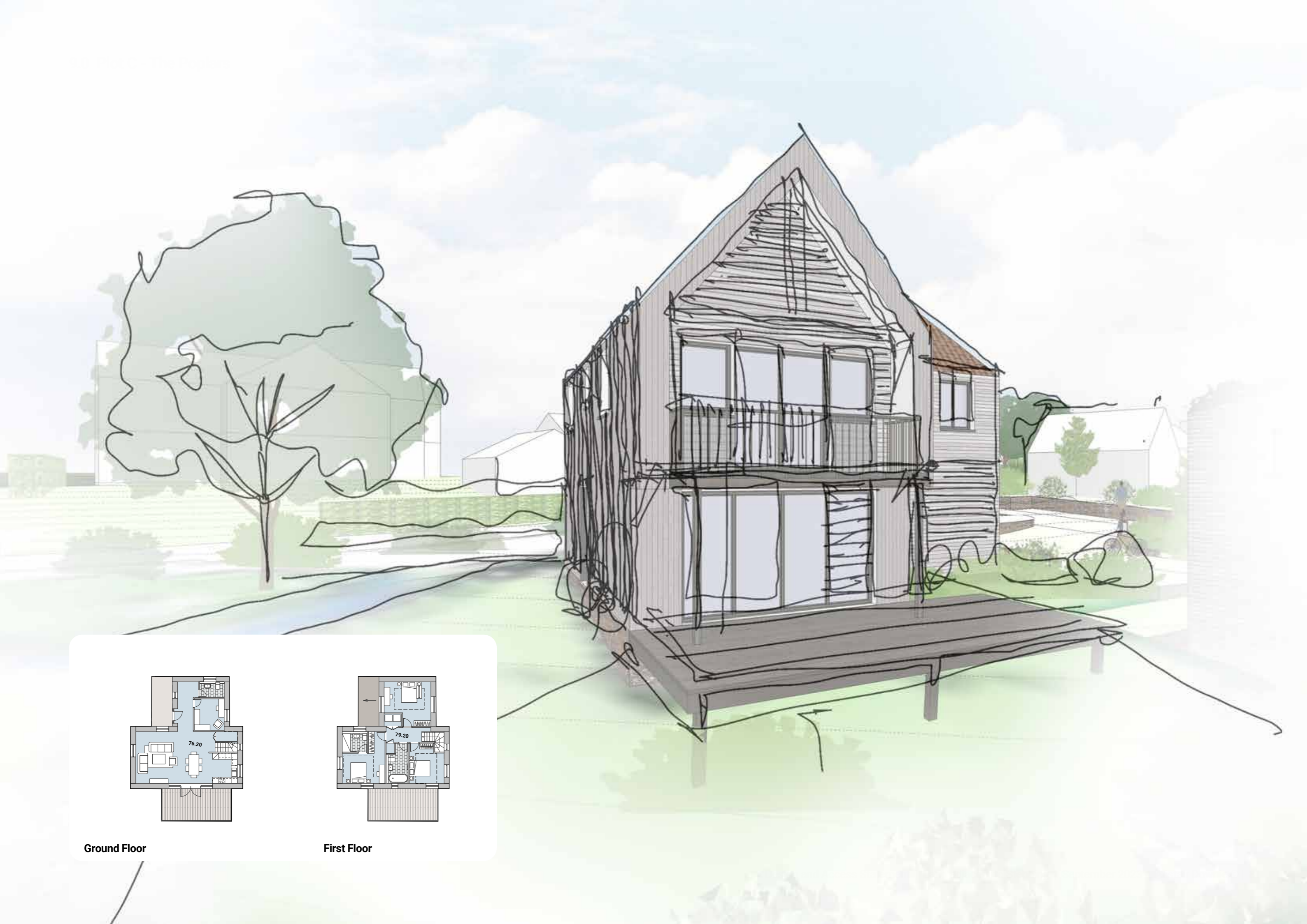


Pre-patinated metal shingles
Light blue-grey

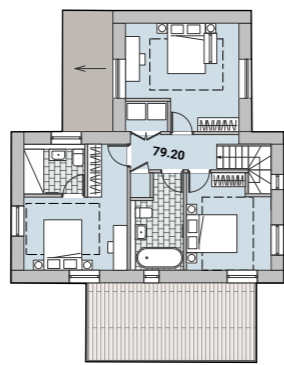
Foundation / masonry walling

Cladding materials

Roof materials



Ground Floor



First Floor

10. Plot D - School Hill

10.0 Plot D

School Hill

'Extension of the village grain into the landscape'

- Forms a bridge between the Heritage setting to the south, and newer village extensions to the north.
- 9 total: 3 affordable rent / 3 shared ownership & 3 first homes mix of terraced and detached dwellings.
- 5 new affordable, (of which 3 are accessible) homes styled in the form of Alms Houses feature strong connections to the High Street and individual front doors.
- Private terraces strike a balance between low hedges to offer privacy, and expansive glazing to capture views across the valley.
- 2no. Commercial units (can be subdivided)
- 23 new public parking spaces
- Public greenways connect the proposed new neighbourhoods to each other, and to the established public walking paths.



View 1: Existing entrance to Stebbing Park



10. Plot D - School Hill



Commercial building

Public Parking 23 spaces

Enhanced Scrub

Wet Woodland

Plot D.08

Plot D.06/7

Swale

Plot D.09

Plot D.11

Plot D.01

Plot D.02

Plot D.10

Plot D.03

Plot D.04

Plot D.12

Plot D.13

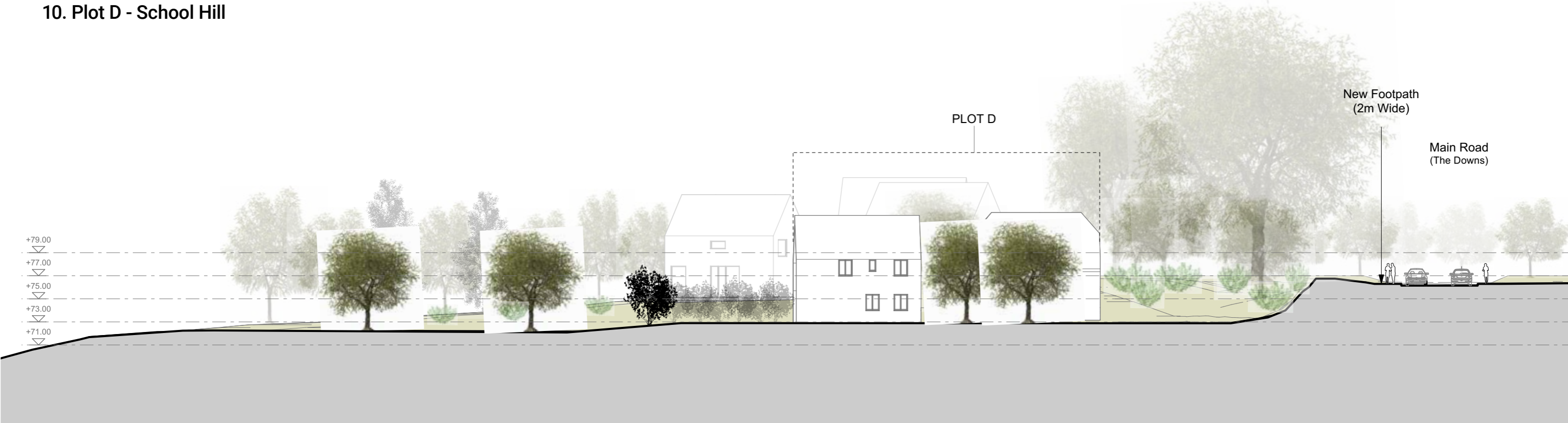
Plot D.05

Plot D.14

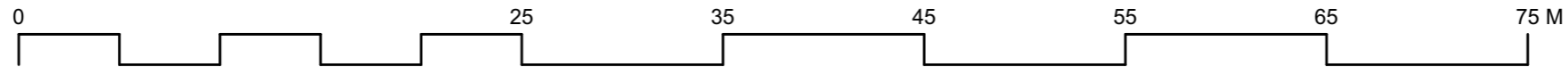
New public pavement along the High Street

Natural Play Area

10. Plot D - School Hill



S02 Long Section BB
SD221



P01 Key Plan
SD221 Scale: 1:2000

REV:	DATE:	BY:	DETAILS:
AUSTIN DESIGN WORKS THE OLD WAREHOUSE OLD MARKET NAILSWORTH GLOUCESTERSHIRE GL6 0DU Tel: 01453 836 393 E: info@austindw.co.uk			
ARCHITECTURE AND LANDSCAPE			
Client Details: Paul Davenport of Montare			DRAWINGS
Project Address: Land adjacent to Stebbing Dummow, Essex CM6 3SH/CM6 3RAX			SCALE: VARIES@A1
Drawing Title: Long Site Section BB			
Drawing No: SD221	Revision: 01	Drawn By: JAC	Drawing Date: 19/09/2023
Checked By: RA	Checked Date: 19/09/2023	Copyright Austin Design Works Ltd. All dimensions to be checked on site. Do not scale off this drawing.	

NOTE:
 Do not scale this drawing
 Assumed Boundary Line
 Exact boundary line to be checked on site

For North Field Landscape Masterplan see drawing no. SD 200
 For South Field Landscape Masterplan see drawing no. SD 201
 For Plot A Landscape Plan and Materiality see drawing no. SD 202
 For Plot B Landscape Plan and Materiality see drawing no. SD 203
 For Plot C Landscape Plan and Materiality see drawing no. SD 204
 For Plot D Landscape Plan and Materiality see drawing no. SD 205
 For Long Site Section AA see drawing no. SD 220
 For North Field Proposed Planting Plan and Schedules see drawing no. GA 600
 For South Field Proposed Planting Plan and Schedules see drawing no. GA 601
 For Typical Streetscape Planting Plan and Schedules see drawing no. GA 602



Plot D

Public footpath /
access to fields

Accessible,
Affordable Housing

Public Parking
23 spaces

Commerical
building

Swale

Meadow

Wet Woodland

Seasonal Pond



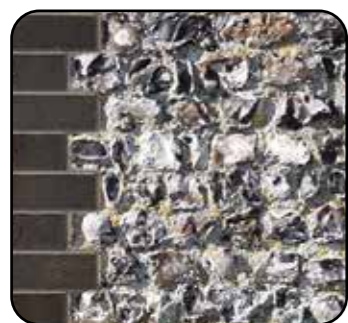
View at EGRP stage coordinated with MRG (10 houses in Plot D)

10. Plot D - School Hill



Plot D - neighbourhood character and materials
'Extension of the village grain into the landscape'

- Plot D features smaller starter / affordable homes with a mix of terraced and detached dwellings.
- Key features: Heritage setting, community vision, sensitive transition between old and new, crafted elements, aspiration, coloured render with lovely door.
- There is a need to meet the local demand for housing supply and demand imbalances are contributing toward intergenerational equality by compromising the ability of current and future generations to meet their housing needs.



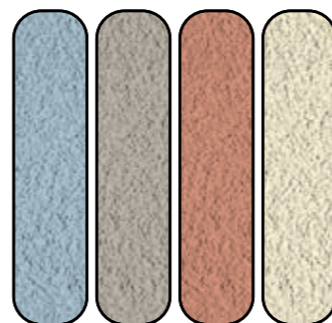
Flint walling with dark brick



Buff render



Black featheredge cladding
knotted character



Coloured, textured render
historic references



Red tile



Pre-patinated standing seam
Dark, graphite-grey

Foundation / masonry walling materials

Cladding materials

Roof materials

10. Plot D - School Hill



Ground Floor

First Floor

10. Plot D - School Hill



10. Plot D - School Hill



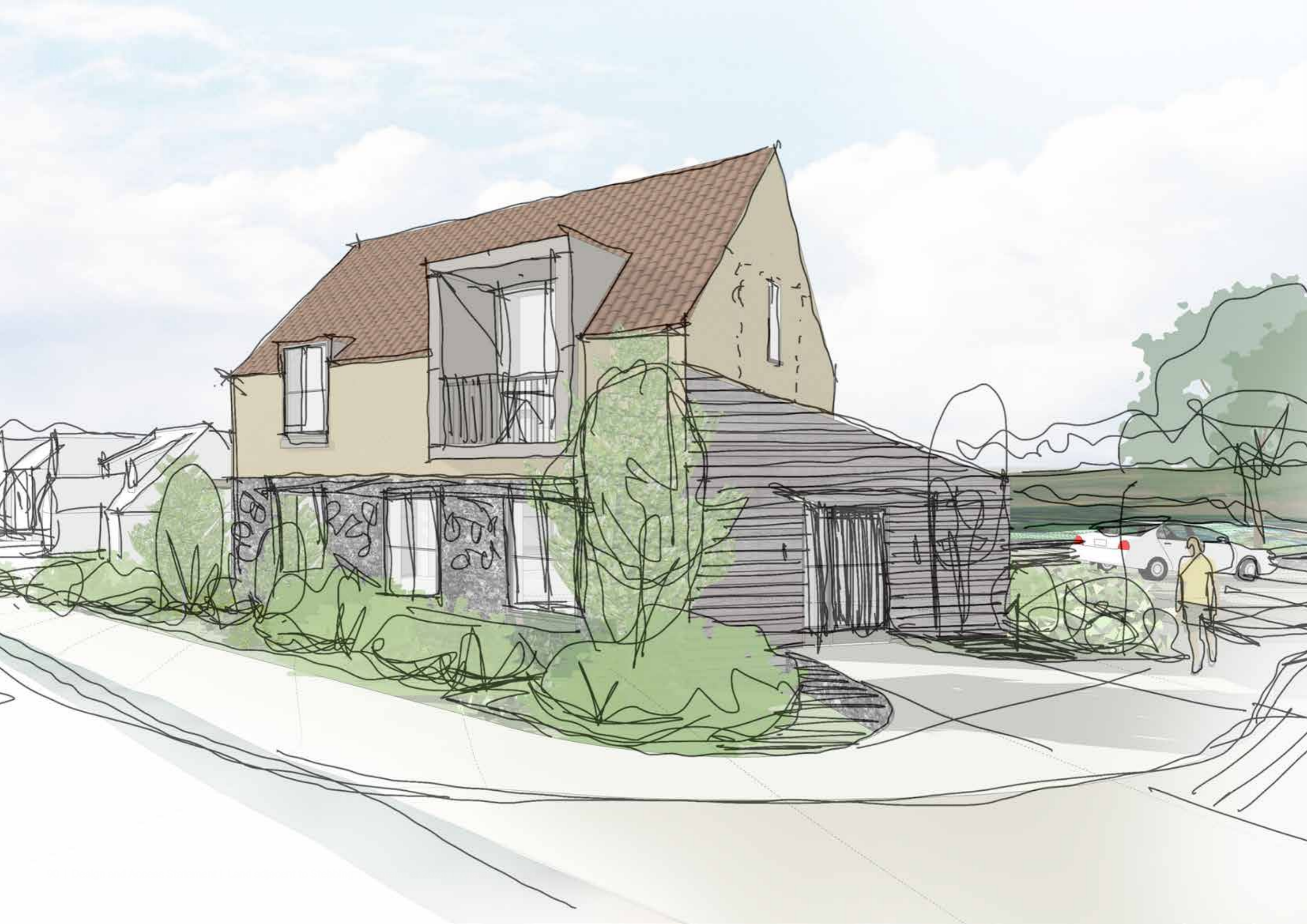
Affordable local Commercial OR Community unit

Situated alongside Stebbing High Street, a new, affordable commercial unit of 165sqm (1,776sqft) will be provided which could be used for local businesses, or as a flexible community use space dedicated to the Parish. Possible uses may include:

- Educational Facility
- Crèche / Nursery
- Creative business offices
- Local entrepreneurial space
- Co-working office
- Solicitor's office or other local professional office

New community parking to serve the local school

23 new parking spaces will also be created to serve the nearby Commercial / Community unit as well as local residents and dog walkers who wish to park and walk the nearby trails.



10. Plot D - School Hill



Affordable , accessible housing

Designed to echo traditional Alms Houses, the newly built affordable apartments will feature three fully accessible Part M(3) homes, and two more Part M(2) homes.

Parking at the lower ground level will be secured and offer private storage space for bicycles.

Residents will have the option of using an open stair on one side, or an enclosed (secured access) lift core on the opposite side to travel between the car parking at the lower ground level and the living spaces at ground level.

Each unit will have its own front door / porch area to greet visitors, and footpaths will be created to offer connection to the new footpath along Stebbing High Street.

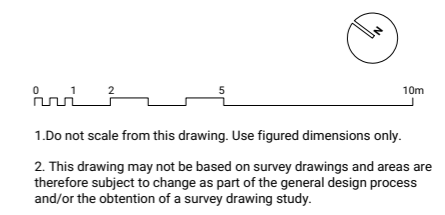
Windows are kept to a reasonable size for easy opening, with larger doors opening onto terraces at the rear of the property to ensure residents can enjoy views across the valley.

10. Plot D - School Hill

New paths will encourage more journeys to be taken on foot - connecting to the new footpath along Stebbing High Street.

Every home has its own front door area to greet visitors and offer a buffer against the High Street.

Terraces offer views over the valley and southerly aspect to all dwellings. Pergolas offer solar shading to prevent overheating.



Type 10 - 3 units (5 dwellings)

D.05 - 1B2p 54sqm

D.04 - 2B4p W 72sqm

D.03 - 1B2p W 54sqm

D.02 - 2B4p W 72sqm

D.01 - 1B2p 54sqm

Decking/terraces:

Deck designs to be coordinated with landscape and drainage during detailed design stage.

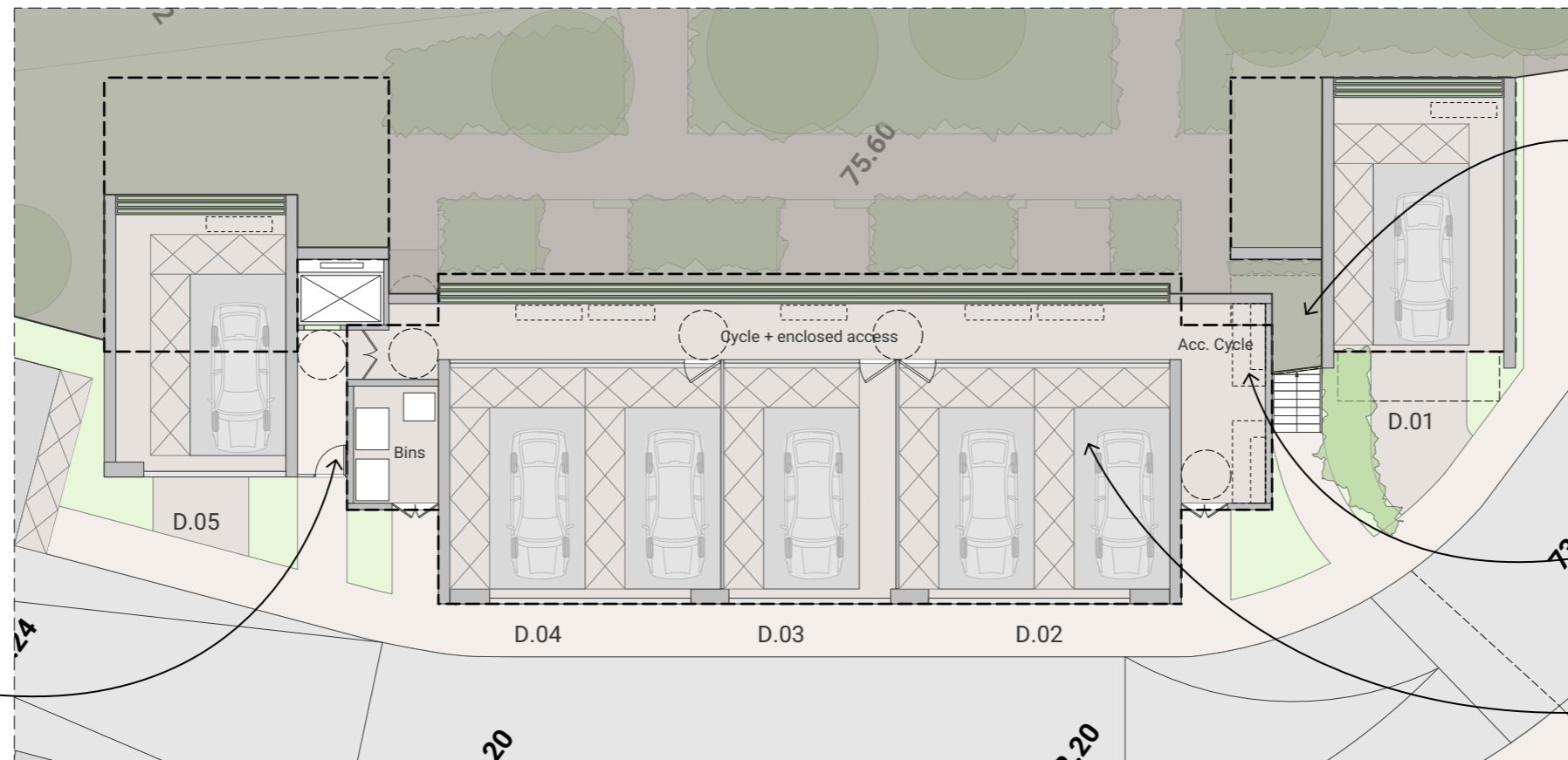
Deck railings to meet Building Regulations Part K are shown on plan drawings only for clarity.

Landscape:

Landscape is indicative (based on landscape consultant drawings). For details on landscape, please refer to the landscape consultant package

Type 10 - 2x2B4p & 3x1B2p - Ground floor

Secured, covered access to a lift is provided for residents to gain access to the upper level.



An open stair provides an alternative through-route from Stebbing High Street to the lower area of the development.

Secured, covered bicycle parking is available at ground level near the car parking. There are spaces for larger cargo bikes / alternative bike styles.

Each unit benefits from private, secured car parking space which allows for safe and secure circulation into and out of the building.

Type 10 - 2x2B4p & 3x1B2p - Lower floor

10. Plot D - School Hill

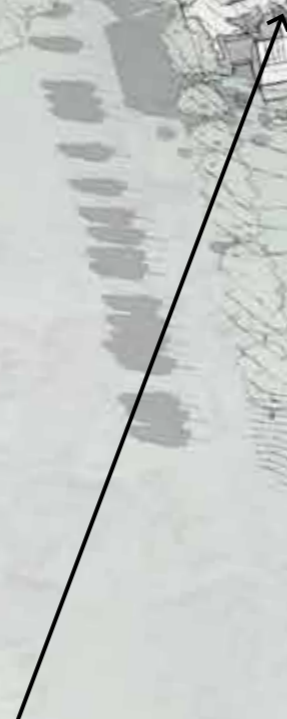
**PLOT A
Brook Ridge**
6 no. detached houses



**PLOT B
Lower Downs**
5 no. detached houses



**PLOT C
The Poplars**
3 no. detached houses
(self build)



**PLOT D
School Hill**
14 no. new homes:
- 8 no. affordable rent
- 3 no. first time buyer
- 3 no. shared ownership

165 sqm Community /
Commercial space

23 public parking spaces



North Field

South Field

Primary School



View at EQRP stage view (31 new homes)

11.0 Summary

Proposed development provision:

The two proposed development sites have been further divided into 4 development plots (2 per site).

- The proposed built footprint area = 4.81% overall land coverage.
- The proposed residential plots area = 15.33% overall land coverage.
- Existing publicly accessible area of the land (PROW) = 2.24% overall land coverage.

Proposed publicly accessible area of the land = 84.67% overall land coverage.

North Field A/B (CM6 3SH, ~3.64 ha) - 11 new homes

- Plot A - 6 no. detached houses (2 x 2 bed, 2 x 3 bed, and 2 x 4 bed) for market sale
- Plot B - 5 no. detached houses (1 x 2 bed, 2 x 2 or 3 bed, 1 x 3 bed, and 1 x 4 bed) for market sale

South Field B/C (CM6 3RA, ~2.15 ha) - 17 new homes

- Plot C - 3 no. self-build detached houses (1 x 2 bed, 2 x 3 bed) for market sale
- Plot D - 14 new homes
 - 8 no. affordable rent homes (3 x 1 bed, 3 x 2 bed, 1 x 3 bed) of which, 3 are wheelchair accessible
 - 3 no. first time buyer homes (3 x 1 bed)
 - 3 no. shared ownership home (1 x 2 bed, 2 x 3 bed)

TOTAL: 28 new homes

Community Use building - 165 sqm / 1,776 sqft GIA which can be subdivided into two or more units.



11.0 Summary

Social, accessible and inclusive

- ✓ – There is a need to meet the local demand for housing Supply, and demand imbalances are contributing toward intergenerational equality by compromising the ability of current and future generations to meet their housing needs.
- ✓ – Variety of price-points have been designed to provide housing for low-to-high income households. Starter homes, shared ownership, and affordable rental homes are all provided to meet the local demand for affordable housing.
- ✓ – Designated outdoor play space, along with enhanced outdoor trails and natural spaces are provided across the new development, creating a sense of local community - and giving back to the surrounding neighbourhood.
- ✓ – Development is carefully situated to give the majority of the site back to the larger local community as open park space for public use.
- ✓ – Additional public parking is provided at Plot D to respond to need voiced by local Stebbing residents. This can serve visitors, users of the Community Use / Commercial unit nearby, or dog walkers / families who wish to access the Downs for recreation.
- ✓ – Existing and proposed footpaths are carefully integrated and connected within and between each plot to encourage porosity throughout the new development
- ✓ – A harmonious relationship between landscape design and architecture promotes positive mental-health.
- ✓ – The landscaping will provided improved access to the history and heritage of the place.

Environmentally responsible

- ✓ – Landscape-driven site plan consolidates the proposed development within dense housing clusters to maintain as much of the existing green footprint of the site as possible.
- ✓ – Net gain in biodiversity will be achieved through habitat enhancement and local species planting.
- ✓ – Housing clusters have been oriented to utilize passive solar techniques.
- ✓ – Passive sun-shading strategies used, such as:
 - ✓ – Inset glazing on south-facing elevations
 - ✓ – Architectural features such as brise soleils and covered outdoor spaces to protect from solar gain.
- ✓ – Planting of deciduous trees to provide shade in summer and permit light in winter
- ✓ – Energy-efficient assemblies celebrated in the architectural form of the houses
- ✓ – Landscape proposals will incorporate biodiverse, native plants to create habitats for wildlife and promote and enhance biodiversity.
- ✓ – Wherever possible, mixed hedges, swales, planting, and other natural landscape features are used to create boundary treatments to minimise the use of board fencing materials and maintenance and enhance the perception of open space and belonging.
- ✓ – Reduce demands on potable water supply through the use of grey water / rain water
- ✓ – Responsible site management throughout the design, construction, and ongoing maintenance phases of the project.

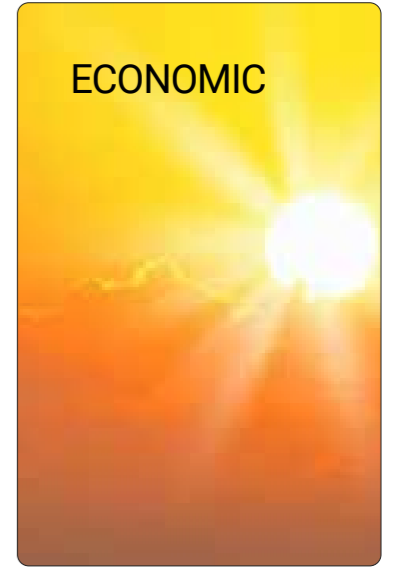
High quality design

- ✓ – Houses carefully situated in the topography to provide premium views into the landscape.
- ✓ – Private gardens and terraces provided for every home.
- ✓ – Beautiful architectural detailing and massing character which echoes local Essex barn designs and barn conversion vernacular.
- ✓ – High quality materials and construction methods will ensure longevity of the development and low maintenance for residents.
- ✓ – Varied material palette throughout each development area creates a sense of 'home' and belonging for residents and way-finding features for visitors and residents.
- ✓ – Existing, adjacent properties have been respected throughout the design process - with careful siting of new homes and thoughtful landscape and boundary treatments to both maintain adequate privacy and ensure key views are protected.
- ✓ – Homes have been situated and designed to take advantage of valley views and allow visual permeability through the sites, whilst maintaining privacy and security within homes and rear gardens.
- ✓ – Opportunites to adapt interior spaces for a wide range of uses such as additional bedroom / office / playroom / storage to optimise the home's function for a variety of uses.
- ✓ – Sustainable material choices will contribute to lower embodied carbon use on site.
- ✓ – Beautifully crafted details create a high-value setting that will support the future vision for Stebbing and create a sense of place.

'Our multidisciplinary team aim to deliver high quality architecture – adapted for climate change based on sound ecological and place making principles.'

The proposals seek to seamlessly stitch the village together sitting as they do between the historic village to the south and the more recent housing to the north. The opportunity is to create a robust, walkable and sustainable pattern of Stebbing.'

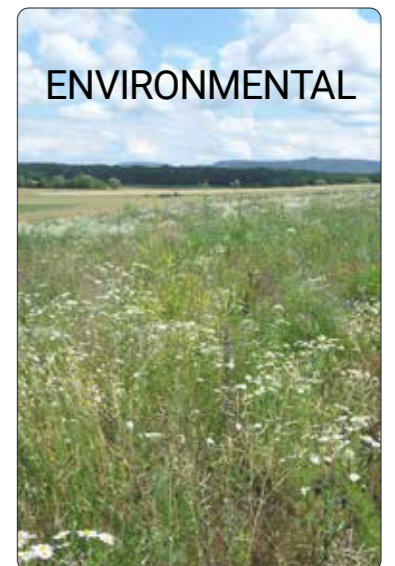
ECONOMIC



SOCIAL



ENVIRONMENTAL



11.0 Summary



Date:

September 2023

On behalf of:

Montare LLP

Alistair Downie Studio

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