

UTTLESFORD DISTRICT COUNCIL

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Built Heritage and Conservation Advice Note

The following notes are associated with Built Heritage and Conservation aspects only. These comments should be read in conjunction with all other Advice Notes associated with the application.

Refer to the specialist archaeological advice for historical environment notes.

Reference numbers	UTT/25/0101/PINS (UDC) S62A/2024/0075 (PINS)
Site location	Land north of Thaxted Road, Saffron Walden

1.0 Proposal

Reserved matters (appearance, landscaping, layout and scale); pursuant to outline planning permission ref: S62A/2023/0031 for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park.

The Applicant has submitted this application directly to the Planning Inspectorate.

2.0 Comments

The Site does not contain designated heritage assets and is not within a Conservation Area.

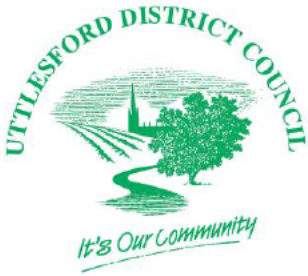
The heritage assessment is acceptable, but the former assessment submitted as part of the Outline Application does not appear to have been utilised to develop the details of character and appearance.

The Design and Access Statement (DAS) states that the development responds to the UDC Design Code, to create an identity with distinct sub character areas. However, the information provided within this application does not illustrate a vision for distinctiveness or high quality.

The concept of 3 no. character areas is supported, but the drawings provided do not convey the differences described in text within the DAS. In addition, the UPVC proposed for fenestration, external doors, guttering, downpipes, fascias and soffits does not suggest a palette of high-quality materials, or uniqueness.

The variety of building typologies is supported, as it should provide the opportunity to create a unique development through architectural detailing etc. Some design features require review as the architectural details appear confused. For example, the elevations to the 'Flat Blocks' include a combination of period style 4-pane windows and modern French doors. In addition, the downpipes to the 'Flat Blocks' appear a prominent feature on the elevational drawings, but these could have been designed more discretely.

The quality of space is not illustrated within this application. A 2D drawing for each building type has been provided including 2D street elevations. However, there are no 3D street visualisations to interpret the formal information, and to show the quality and human scale of the character



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areas. Additionally, there is no illustrative information to show how the development knits into its context.

The DAS provides written information about the proposed sustainability strategy (page 30), however none of the concepts discussed are included on the drawings. The DAS states that solar photovoltaic (PV) panels will be provided to the dwellings and shows a generic image to highlight a product installed on a pitched roof, and a drawn section that is not specific to this development. PV panels on the roofs would inevitably alter the appearance of the buildings. The inclusion of renewables is supported but, in my opinion, these elements should be considered as part of the architecture and shown on the drawings for approval.

Conclusion

In my opinion the application lacks detail that demonstrates distinctiveness.

If the application is to be approved, I suggest Conditions associated with design quality are attached to the consent, including confirmation of all proposed external features.

Submitted by	Serena Cardozo
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Department	Development Management
Date	26 February 2025