

**3 DESIGN DEVELOPMENT :
OPPORTUNITIES & CONSTRAINTS**

The site presents many opportunities which lend it towards residential development as well as constraints which required analysis and consideration during the development of the design.

The linear nature of the site following the curve of the road presents an opportunity to present road-facing properties with a preserved privacy and appealing views to the rear.



Key

- Existing established tree
- Appealing view
- Existing established hedgerow
- Sensitive edge

3 DESIGN DEVELOPMENT: LOCAL CHARACTER

Essex, particularly Uttlesford, has its own specific architectural vernacular. The proposed buildings in this application intend to sit within that local architectural language. An analysis of the local architectural character was undertaken and inspiration was sought to ensure that the designs suitably respond.

Local Architectural Form

- Steep pitched gables (up to 50 degrees)
- Dwellings are predominantly wide-frontages (usually 3-5 bays) over two storeys, with some accommodation utilising roofspace within steeper pitched gables
- 'Families' of forms
- Barn-like structures
- Spans rarely greater than 6.5m
- Simple exposed chimneys

Local Materials

- Smooth-faced render in a wide range of colours
- Timber weatherboarding with corner boards often in black to resemble the well known 'Essex Barns'
- Part facing brick, often at low-level
- Roofs are mainly plain clay tiles or thatched

Listed buildings are located close to the site and development should therefore respect the setting of these buildings and aim to reflect the local vernacular.

National Character Area - 86. South Suffolk and North Essex Clayland [3]:

Traditional timber-frame, often elaborate buildings with exposed timbers, colour-washed render, pargeting and steeply pitched roofs with pegtiles or long straw thatch. Sometimes they have been refronted with Georgian red brick or Victorian cream coloured bricks ('Suffolk whites'). Clay lump is often used in cottages and farm buildings.

Contemporary interpretations of the local vernacular are found in the development adjacent to the site (Jenny Moody Development from 2013) and the development across the road from the site (Crest Nicholson Development 2014).

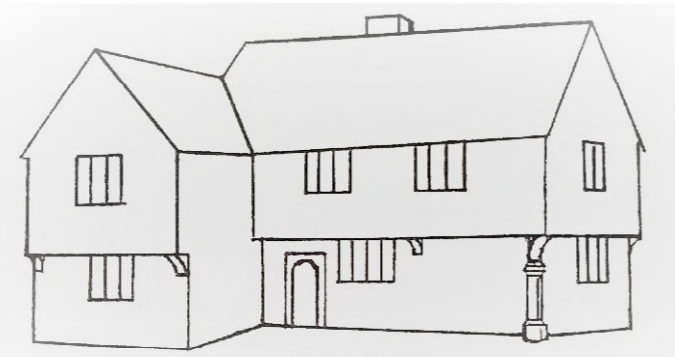


FIGURE 6
EARLY TWO-STOREY L-HOUSE

15TH century house from 'The Timber-Framed Houses of Essex'



House in Keeres Green



House in Keeres Green



House in Keeres Green



House in Great Canfield



House in Felsted



House in Little Dunmow



House in Little Dunmow



Barn in High Easter



House adjacent to site, Keeres Green



Houses in development across the road to the site, Keeres Green

4 THE PROPOSALS :
PROPOSED SITE LAYOUT

Proposed Site Plan NTS

The proposal is for three new dwellings;
2 x affordable three-bedroom bungalows
(Plots 1 & 3)
1 x affordable two-bedroom bungalow
(Plot 2)

All three bungalows are single storey and adhere to *Lifetime Homes Standard* (please see details '4 Lifetime Homes Standard')

The proposed dwellings positively face towards the road to provide an active frontage, taking advantage of views to the front & the rear.

Each property has appropriate parking facilities. Each dwelling has two allocated parking spaces, all spaces are 3.3m wide in accordance with the *Lifetime Homes Standard*. Please see the Site Access Drawings and Transport Statement included with the application for further details regarding vehicle turning and access.



NTS

4 THE PROPOSALS : DESIGN DEVELOPMENT

A previous application to develop this site was submitted in April 2019. Ref: UTT/19/0946/FUL. This application proposed 5 larger houses, some with associated garages. This application was rejected.

The appeal decision for application UTT/19/0946/FUL (issued May 2020) has been referenced in the design development of the new proposed development. Please see detailed impact of these considerations and comparative drawings here:



Site Plan for Previous Application. UTT/19/0946/ful April 2019. NTS



Proposed Site Plan. NTS

Design developments comparing previous application (UTT/19/0946/FUL) with new proposal:

1. Reduction in site area to be developed

The proposed development uses approximately half of the available site, compared with all of the available site for the previous application. The south east half of the site is proposed to be developed for the three dwellings, leaving the remaining north west half of the site as open grassland. This division of the site presents an opportunity to maintain the open rural feeling of the site at the highly prominent junction between the B184 & Keeres Green Lane, pushing the transition from open land to built form in towards the hamlet and away from the boundary of the B184. The remaining open land totals 2000m² & 85m in length.

2. Reduction in number of and scale of dwellings on site

This development proposes three, single storey, dwellings, compared with the five, 1.5 storey, much larger dwellings proposed in the previous application. The reduction in properties is driven by the reduction in site area (see above) and the requirement for a more discreet design proposal. The single storey nature of the proposed bungalows present a significant reduction in ridge height (particularly compared with adjacent properties) and permits the proposed dwellings to sit more discreetly on site amongst the existing and proposed vegetation.

3. Reduction in access points

This development proposes 1 access point, rather than the two proposed in the previous application. The existing hedgerow of the north west half of site can be fully maintained and only one opening is required to facilitate the accesses point.

4. Reduction in driveway area

The proposed development presents a significant reduction in the amount of proposed driveway and hardstanding due to the reduction in dwelling and site area.

**4 THE PROPOSALS :
LANDSCAPE STRATEGY**

The scheme has been developed using a landscape-led approach, where the landscape baseline was done first to inform the architectural layout and design. The baseline demonstrates the rural nature of the site and sensitivities that exist, especially in relation to the character and visual amenity on the site and within its surroundings.

The scheme aims to retain as much of the existing vegetation as possible and this has been achieved except for the length of hedgerow which is removed to accommodate the entrance access. Otherwise the boundary vegetation is retained and enhanced, with infill planting to the northern and southern boundary where there are gaps and additional hedgerow tree planting to ensure a dense and well-defined edge.

To enhance the hedgerow habitats it is proposed to add some woodland bulb and wildflower planting which will add interest and provide a greater variety of species. They will also be managed to ensure future healthy and robust growth.

The landscaping within the site will be kept relatively low-key and informal to maintain a rural character. However, there will be pockets of shrub and perennial planting to provide a welcoming frontage. The character of the planting will be traditional English garden to reflect the style of gardens in the village.

A more detailed Landscape Planning Statement is included within the application.

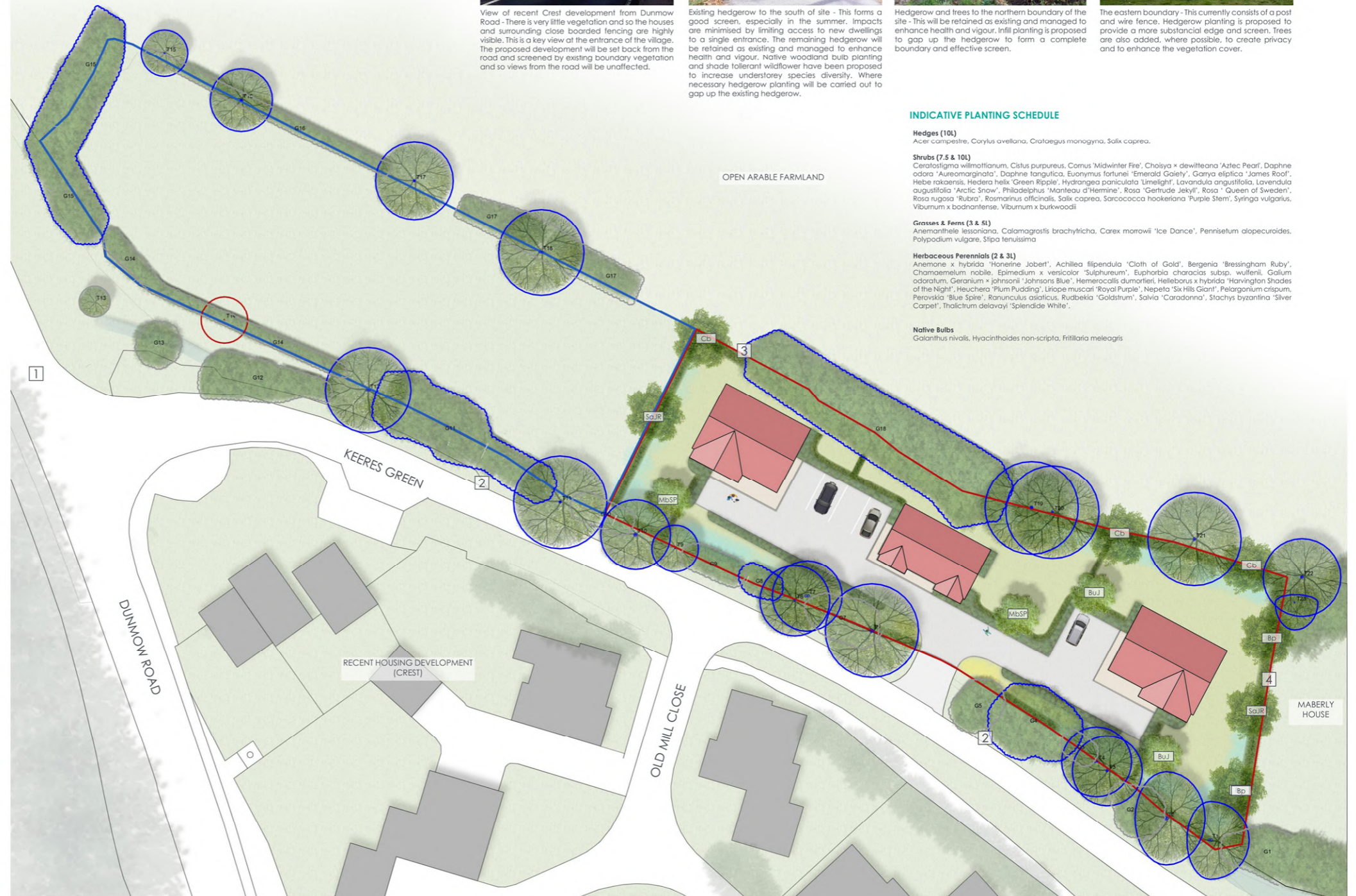


1 View of recent Crest development from Dunmow Road - There is very little vegetation and so the houses and surrounding close boarded fencing are highly visible. This is a key view at the entrance of the village. The proposed development will be set back from the road and screened by existing boundary vegetation and so views from the road will be unaffected.

2 Existing hedgerow to the south of site - This forms a good screen, especially in the summer. Impacts are minimised by limiting access to new dwellings to a single entrance. The remaining hedgerow will be retained as existing and managed to enhance health and vigour. Native woodland bulb planting and shade tolerant wildflower have been proposed to increase understorey species diversity. Where necessary hedgerow planting will be carried out to gap up the existing hedgerow.

3 Hedgerow and trees on the northern boundary of the site - This will be retained as existing and managed to enhance health and vigour. Infill planting is proposed to gap up the hedgerow to form a complete boundary and effective screen.

4 The eastern boundary - This currently consists of a post and wire fence. Hedgerow planting is proposed to provide a more substantial edge and screen. Trees are also added, where possible, to create privacy and to enhance the vegetation cover.



INDICATIVE PLANTING SCHEDULE

- Hedges (10L)**
Acer campestre, Corylus avellana, Crataegus monogyna, Salix caprea.
- Shrubs (7.5 & 10L)**
Ceratostigma willmottianum, Cistus purpureus, Cornus 'Midwinter Fire', Cholsiya x dewitteana 'Aztec Pearl', Daphne odora 'Aureomarginata', Daphne tangutica, Euonymus fortunei 'Emerald Gaiety', Garrya elliptica 'James Roof', Hebe rakensis, Hedera helix 'Green Ripple', Hydrangea paniculata 'Limelight', Lavandula angustifolia, Lavandula angustifolia 'Arctic Snow', Philadelphus 'Manteau d'Hermine', Rosa 'Gertrude Jekyll', Rosa 'Queen of Sweden', Rosa rugosa 'Rubra', Rosmarinus officinalis, Salix caprea, Sarcococca hookeriana 'Purple Stem', Syringa vulgaris, Viburnum x bodnantense, Viburnum x burkwoodii
- Grasses & Ferns (3 & 5L)**
Anemathelle lessoniana, Calamagrostis brachytricha, Carex marowii 'Ice Dance', Pennisetum alopecuroides, Polypodium vulgare, Stipa tenuissima
- Herbaceous Perennials (2 & 3L)**
Anemone x hybrida 'Honette Jobert', Achillea filipendula 'Cloth of Gold', Bergenia 'Bressingham Ruby', Chamaemelum nobile, Epimedium x versicolor 'Sulphureum', Euphorbia characias subsp. wulfenii, Galium odoratum, Geranium x johnsonii 'Johnsons Blue', Hemerocallis dumortieri, Helleborus x hybrida 'Harvington Shades of the Night', Heuchera 'Plum Pudding', Linopie muscari 'Royal Purple', Nepeta 'Six Hills Giant', Pelargonium crispum, Perovskia 'Blue Spike', Ranunculus asiaticus, Rudbeckia 'Goldstrum', Salvia 'Caradonna', Stachys byzantina 'Silver Carpet', Thalictrum delavayi 'Splendide White'.
- Native Bulbs**
Galanthus nivalis, Hyacinthoides non-scripta, Fritillaria meleagris

KEY

Application boundary	Existing lawn & additional turf where required.	Carpinus betulus	Tree / Group Category B
Parking court and private driveways - permeable concrete block paving with concrete block edge. Colour: silver grey.	Winter and Spring native bulbs planted in grass along existing trees along southern boundary access. REFER TO INDICATIVE PLANT SCHEDULE FOR SPECIES.	Betula pubescens	
Pedestrian footpath. Buff colour bound gravel.	Shade tolerant wildflower mix planted adjacent to the existing vegetation along the site boundary.	Sorbus aucuparia 'Joseph Rock' Extra heavy standard, 114-16cm girth, double staked.	Tree / Group Category U
Native hedge: Whip 1800mm tall @ 3/m.		Betula utilis var. jacquemontii	Tree Categories from BS5837:2012
Ornamental planting beds with shrubs, grasses and herbaceous perennials. 3, 5 & 10L shrubs, perennials and grasses 3-7/ m2 with specimens planted as 10L.		Malus baccata 'Street Parade' Standard, 8-10cm girth, double staked.	
		Illustrative indication of existing trees and hedges to be retained. Refer to drawings 510-01 to 03 for tree survey.	



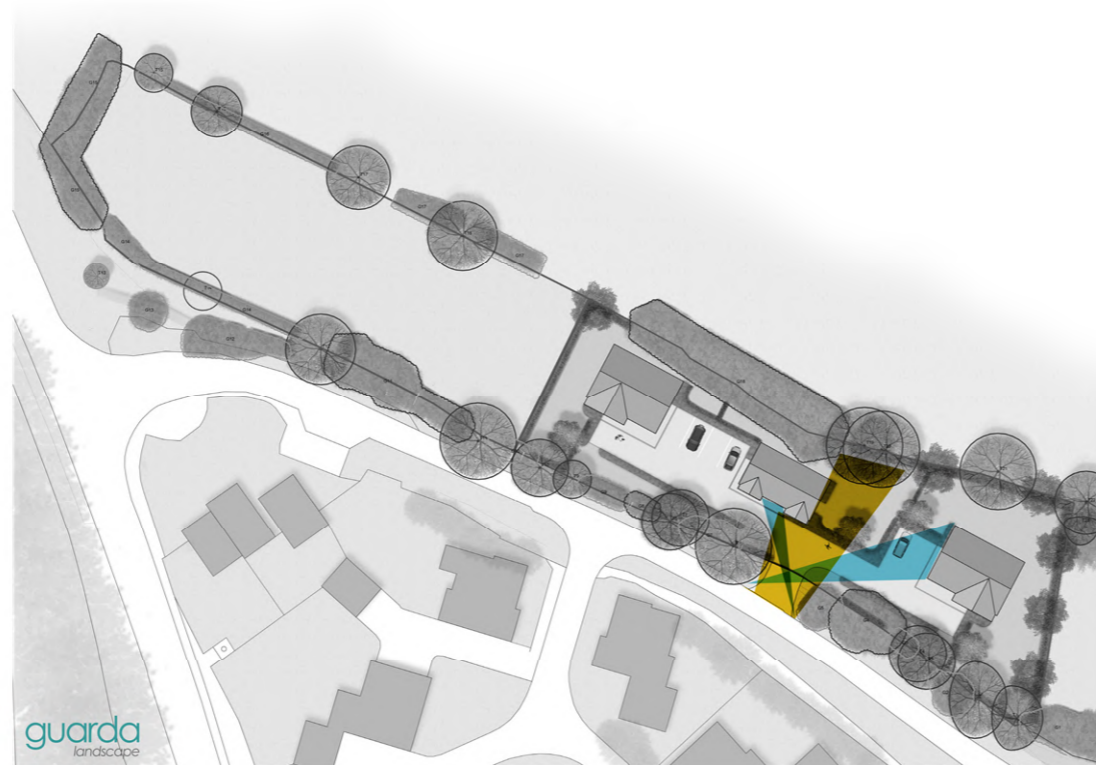
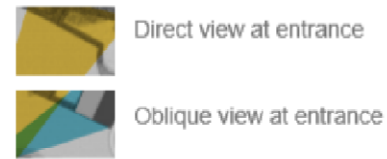
4 THE PROPOSALS : VIEWS & BOUNDARIES

Views from the east, from the Jenny Moody development will be screened by a proposed native hedgerow and hedgerow trees. This will also create a green edge to the development and prevent any overlooking. The creation of new hedgerows is also valuable in terms of ecological enhancement and also reinstating important landscape character features, as described in the landscape character assessments for the area.

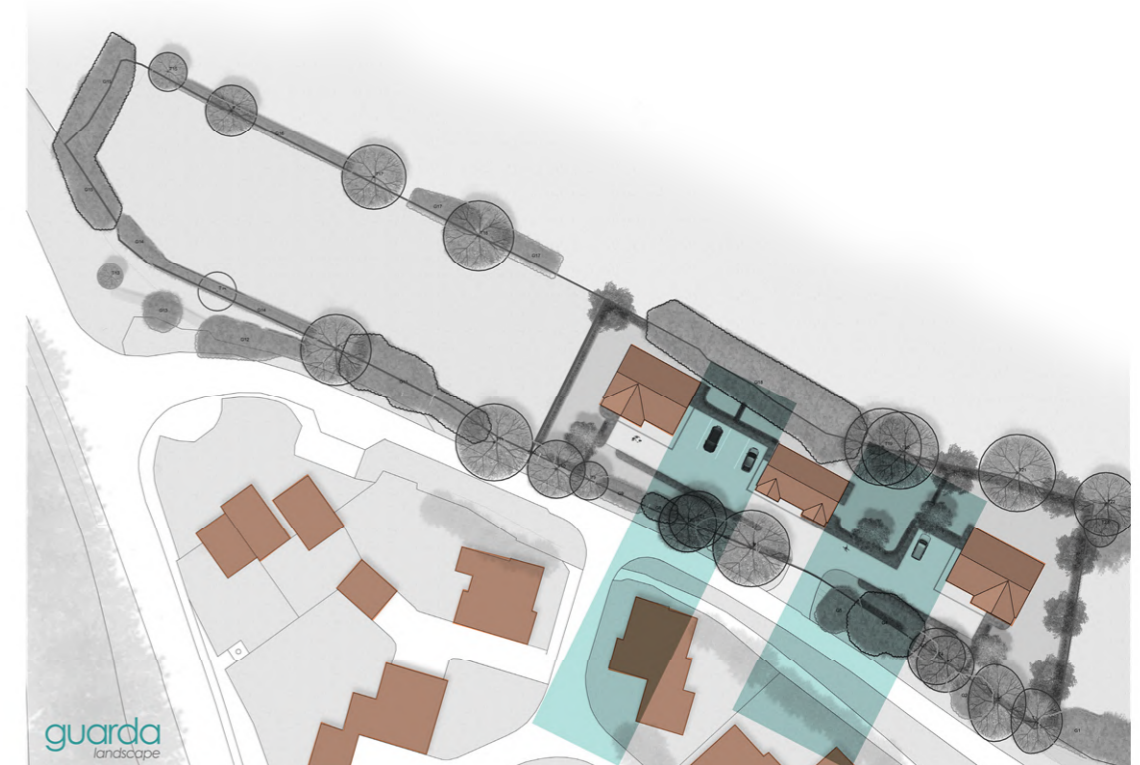
The western edge of the site will have a new hedgerow boundary to define the field and development boundary. This offset and additional planting, along with existing vegetation will effectively screened the proposed dwellings from Dunmow Road, at the entrance of Keeres Green, and so the quality and character of this view will not change or be diminished. The existing Crest House, located on the corner is open, with no screening around it and so this will form the dominant urbanising feature in this view. The substation and layby (also part of the Crest development) also form incongruous elements in the landscape, at the entrance to Keeres Green.

The hedgerow along the northern boundary of the site is gappy and so there are views through into the site, although these are filtered by the existing trees and shrubs. This hedgerow will be infilled with native planting to form an effective edge to the site and will further screen the proposed dwellings from views across the farmland. Housing is not incongruous in views from the north, as the houses at the Jenny Moody development are clearly visible (with very little vegetation along the northern boundary). Other buildings on the edge of the village are also visible.

The proposed dwellings also positively face towards the road to provide an active frontage, where views are experienced. Close board fencing is not proposed along any boundaries as this will be inappropriate in this rural situation, even through it is prevalent in the Crest development. Instead the boundaries will consist only of hedgerows and hedgerow trees.



Views into the site are important and the entrance and proposed dwellings are set out to ensure that a green and open view is maintained. Part of the central dwelling will be visible from the entrance, but the hedgerow and trees beyond will also be visible maintaining a partially green character. The dwelling to the east will also be seen in oblique views.



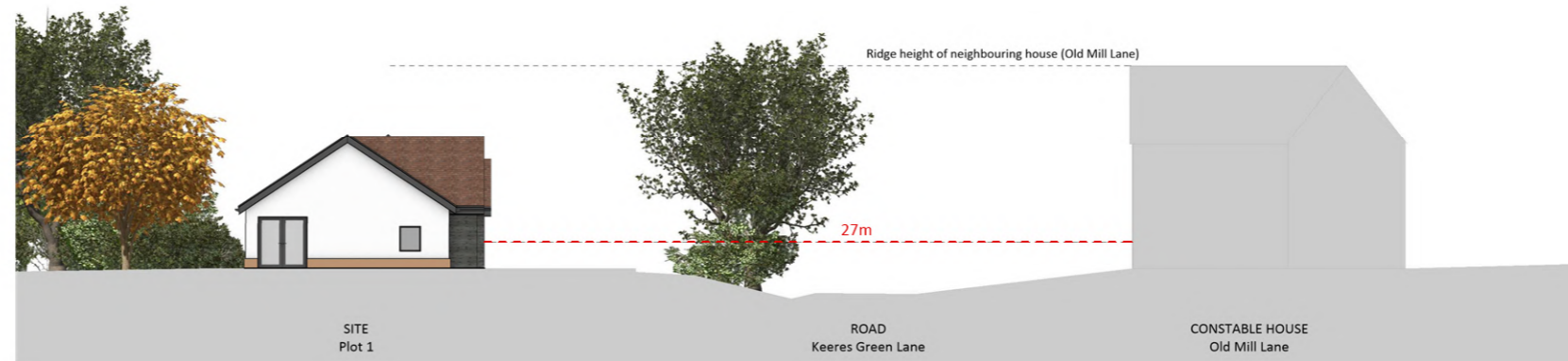
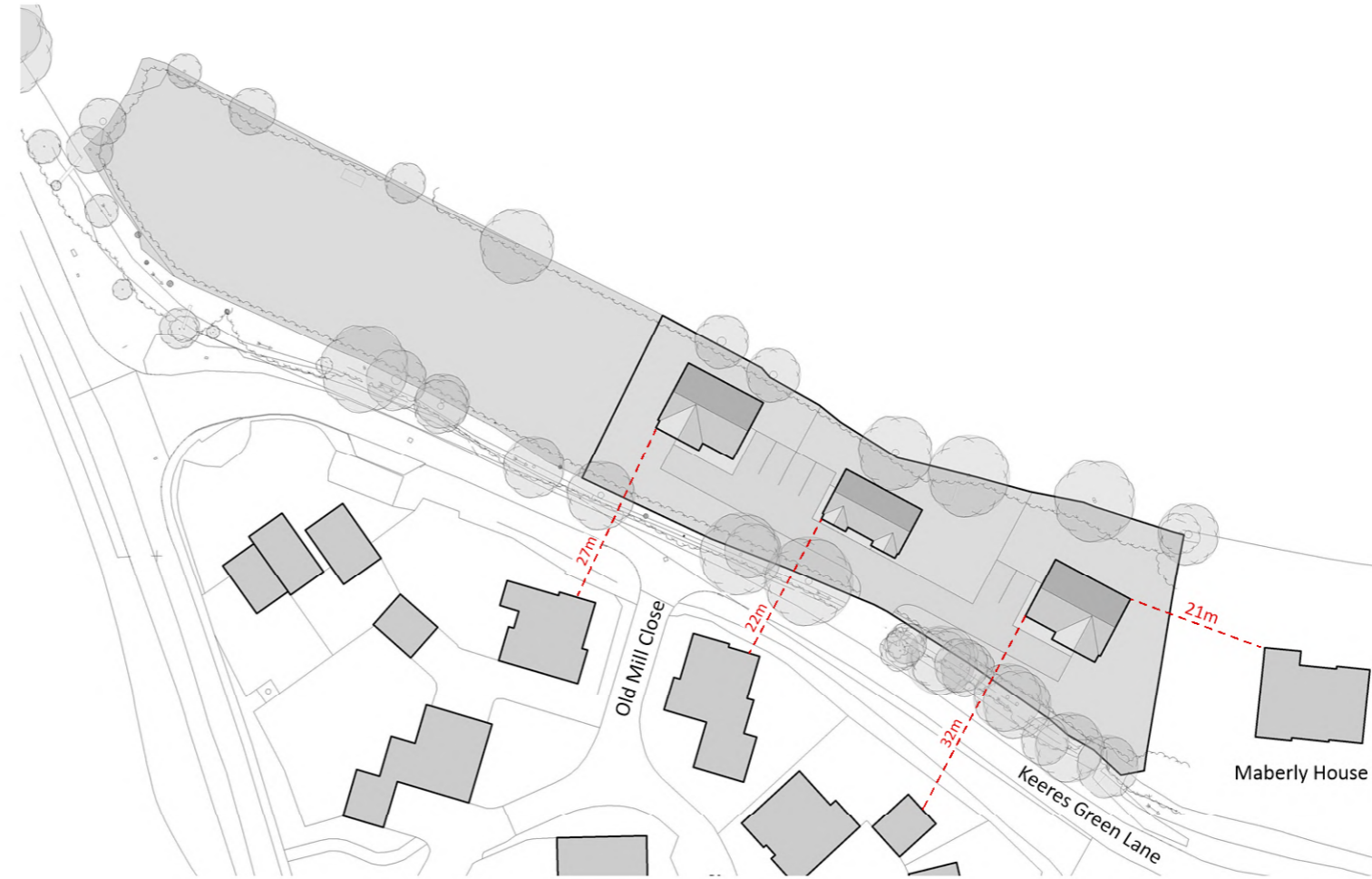
Views from the southern Crest development have been considered and the proposed dwellings have been located so that they are roughly staggered with the Crest houses. This ensures that there is no direct overlooking, although this is further diminished by the existing hedgerow and hedgerow trees along the site boundary, which forms an effective screen, especially in the summer.

4 THE PROPOSALS :
RELATIONSHIP WITH ADJACENT PROPERTIES

Every effort has been made to ensure that the proposed development has minimal impact on the amenity of the adjacent properties, both across the road to the south of the site (Old Mill Close, Crest Nicholson development) and to the east of the site (Constable House, School Lane, Jenny Moody development).

The proposed dwellings have been located so that they are roughly staggered with the Old Mill Close houses. These Crest Nicholson houses flank the road meaning that they are not directly faced by the proposed properties. The site's south hedgerow edges the road and is well established (please see Landscape Planning Statement) providing additional screening between the proposed development and the Old Mill Houses.

The landscape strategy for the proposed development includes provision to enhance the boundary between the site and Maberly House to create additional screening.



4 THE PROPOSALS :
NEW DWELLING ARCHITECTURE & MATERIALS

The scheme has been carefully designed in accordance with the rural architectural character of the local area (described previously) and to sit appropriately within the setting of this hamlet, using a traditional design and appropriate materials. The designs specifically adopt steep pitch roofs over a collection of barn-like forms, in accordance with the local vernacular. The palette of materials has been carefully selected to fit in with the Uttlesford palette and to be discreet from the road (see materials palette below).

The 3 affordable houses are designed as bungalows, with all accommodation situated on the ground floor. This significantly minimises the ridge height of the buildings (5.7m compared with the neighbouring Maberly House's ridge at 7.8m) allowing the houses to sit considerably low on the site. This is also advantageous to comply with the *Lifetime Homes Standard*.

The bungalows provide appropriate accommodation for contemporary lifestyles, than specified in 'Technical housing standards – nationally described space standard' : Department for Communities and Local Government 2015.

Proposed Materials

Roofs - Red plain tiles to pitched roofs

Walls - Main dwelling walls to be render; pale grey.
 Part weatherboarded walls; black.
 Suffolk white brickwork plinths (or equivalent finish)

Joinery- uPVC or timber windows, Timber doors and roof lights, double glazed; grey.

Rainwater
 Goods- uPVC or aluminum; anthracite grey.



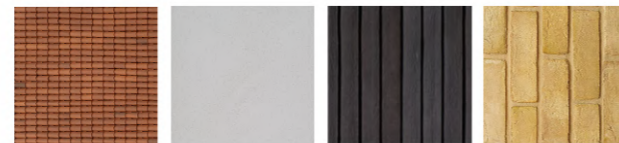
Proposed Site Elevation C-C
 NTS



Bungalow Elevation : Plots 1 & 3
 NTS



Bungalow Elevation : Plot 2
 NTS



Proposed Material Palette

**4 THE PROPOSALS :
LIFETIME HOMES STANDARD**

"The Lifetime Homes Standard was established in the 1990s to incorporate a set of principles that are implicit in good contemporary design.

The Standard is an expression of 'inclusive design'. It seeks to provide design solutions in general-needs housing that can meet the changing needs of the widest range of households. Some of these solutions should be included in the design from the outset, while others can be incorporated at a later stage through simple and cost-effective adaptation. This will give many households more choice over where they decide to live, the type of property they live in and the range of visitors they can readily accommodate."

Lifetime Homes Design Guide

The proposed development includes the following design considerations in accordance with the Lifetime Homes Standard:

- Car parking spaces are 3.3m wide
- Car parking spaces are in close to the entrance of the associated dwelling
- Pathways between car parking spaces and entrance have a gradient of less than 1:12
- Thresholds are level and well lit
- All doorways and halls are in accordance with the recommendations of the standard
- Timbers in the ceiling have the capability of supporting a hoist
- All living rooms and bedrooms are at ground floor level
- Bathrooms layouts are in accordance with the recommendations of the standard and walls are capable of adaptations
- Majority of windows have sill height of 800mm to permit views from a seated position
- Switches, ventilation, service controls & sockets are positioned between 450mm & 1200mm

 - Wheelchair turning circles (1500mm diameter) in hall & living spaces



Plan. Bungalow Type 1 : Plots 1 & 3
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Plan. Bungalow Type 2 : Plot 2
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