

Design Statement

Land to south of Long Road, Mistley

Rev B

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01 Introduction.....

This Design Statement has been prepared by GRAFIK Architecture, in support of a reserved matters planning application, on behalf of City & Country.

The proposed development is for 485 dwellings - comprised of a mixture of flats and houses; associated roads and footways; car parking; public and private open space, and refuse and cycle storage. A full schedule of proposed accommodation can be found in Section 3.0.

This statement addresses the design principles involved in this proposed residential development and can also be used to relate the proposal to advice given at the Pre-Application Stage. This will highlight the design approach and its relevance to the Tendering District Council Planning Policy and supplementary planning documentation.

This document should be read in conjunction with the other Planning Statements and drawings which, together, form the body of this Planning Application.



02 Location

The application site straddles the Parishes of Mistley, Lawford and Manningtree; which are governed by the Tendring District Council. Located to the south of Long Road, the site lies outside of the conservation area for Mistley. Mistley Manor is located to the north eastern corner of the site.

The site is currently vacant but has been previously used for arable agriculture, alongside extensive fields to the south beyond Dead Lane. It comprises of an open field that is largely flat, but rises in the northern section. The boundaries largely un-vegetated.

Outline Planning Permission was granted in 2019 (Ref. 17/01181/OUT). The site has been identified within the emerging Local Plan as being within the settlement boundary where no specific development policies apply. The northern most section of the site is currently designated in the emerging Local Plan as a proposed Green Gap.

03 Design Development

The site layout and building design has been influenced by both local buildings and from wider afield. Strong character areas will help define different areas of the scheme, respond to their use and position within the site, as well as providing a journey through the development to the different dwellings and spaces.



Photos from Mistley and Manningtree

Local buildings in Manningtree and Mistley provide both good and bad examples of how this can be achieved. The Green in Mistley (top right photo) is an attractive group of houses around a green space, with a consistency of materials and scale. Entering Mistley (bottom right photo) shows a consistency of materials and scale again. Manningtree has some poor examples (bottom left) where 1970's buildings with poor outlook and undefined space between the road and houses, opposite 1950's buildings. The second photo in Manningtree is better (top left) with outlooks across the road, defensible front gardens and attractive scale and proportions.



Looking at wider examples in East Anglia for influence, the images above show strong character, from a formal line of terrace houses in Cambridge, a parkland approach with larger houses at Holkham in Norfolk.



A village road with a strong character in Orford, back to Manningtree High Street with its simple pallet of materials.



New Square in Cambridge with building defining a strong green space and finally leaving East Anglia for a Mews in London – something that used to be common in towns and larger villages.



This early concept sketch shows how the areas began to be defined.



Proposed Site Plan

As the scheme developed key character emerged for different locations:

1. Parkland Edge
2. Main Approach
3. Garden Square
4. Mews Square

These areas will become pivotal focal points within the scheme, helping to give a sense of place and wayfinding through design. Given the immediate surrounding heritage, many traditional design features have been drawn upon within the buildings themselves. The next few pages discuss the layout and building design within each character area.

1. Parkland Edge

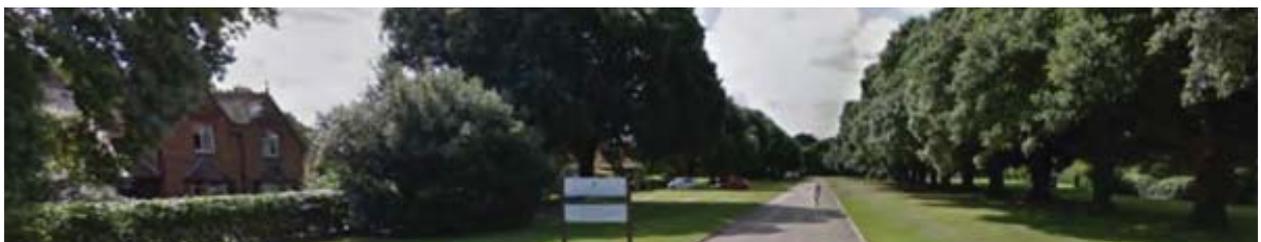
The site is surrounded by open farmland, so the parkland edge provides a landscape transition space between the fields, road and new development, as the Holkham example above. The informal parkland planting will soften the housing and create a distinctive space for leisure and walking. The approach though the Parkland Edge has been designed in a more formal manner with an avenue, to create a sense of arrival to the site, it also suggests a nod to the maritime history of Mistley Port.



The dwellings on the main approach in this character area are a single formal terraced, with their parking behind, to create a strong presence against the open green space. The use of symmetry and pilasters to the front elevation reflect the traditional detailing within Georgian and Victorian Architecture.



Away from the main approach larger houses look onto the Parkland Edge, softened by the informal tree planting. The third image on the right is of another City & Country development at St Osyth, show the scale and materials of the type of housing proposed, and the images below shows a series of houses on the approach to Holkham Hall.



2. Main Approach



Sketch Layout and Elevations



Examples from Surrounding Area and Submitted Street Scene

The Main Approach is heavily influenced by the development of housing within Manningtree and Mistley. As a result, terraced housing is used to create a strong frontage, against the road. Front to back pitched roofs and the use of chimneys depicts the cottages shown below, whilst the use of gables at either end breaks up the form and creates interest.

The entrance road has retained a formal sense of arrival with the use of a tree lined boulevard and connects the formal landscaping to the garden square.

3. Garden Square

The Garden Square character area provides two focal points, both at the heart of the scheme. Here, the height of the buildings is increased to 2.5 storeys and the square is dominated by two retail units, with apartments above, at the northern end. The south facing terraces off the café and shop allows residents and visitors to drink coffee in the sun looking across the square and provides the social heart to the development.



Sketch scheme and worked up proposal.

Landscaping is key in these areas with a mix of low level planting to provided openness, and taller trees to define the spaces. A formal design is used within the squares themselves. A terraced area is provided outside the commercial units, which can be used for seating and aid in creating a warm and inviting space.



Houses defining a less formal green square in St Osyth.



Shop Elevation

4. Mews Square



Sketch Layout and Section



Examples of Mews Courtyards

The Mews Squares are influenced by the Chelsea mews courts. As a result, these will comprise of a hard standing shared surface, which small verges dividing public from private. The dwellings within this character area will park in front of their plot and parking will be interspersed with trees grown in guards. The result will be a carefully considered design that find a balance between hard and soft landscaping.

The houses within this area generally have a wider frontage and are terraced to, again, create a strong presence that frames the road. This creates a visual terminus as one moves through the square.

04 Materials

A simple palette of materials has been proposed for the site, which reflects the surrounding context. The use of a variety of red bricks creates interest within the street scene whilst ensuring that it is cohesive with the Georgina and Victorian style. Weatherboarding, a strong Essex tradition, has been used on the rural edges of the site, on key dwellings. The images below show how the details and materials are used within the site and draw inspiration from the surrounding area.



Use of red brick with pale mortar, deep reveals, clay roof tiles in Mistley & Manningtree (red brick subsequently painted over in image on right), and an example of a traditional Essex weatherboarded house.



Completed development by City and Country showing proposed materials of red brick, pan tile and plain tile roofs, painted timber weatherboarding, and traditionally proportioned windows.

05 Scale & Mix

The proposed development consists of 485 residential units (broken down into 46 flats and 439 houses). The vast majority of the site is 2 storey dwellings, with some 2.5 storey houses and flat blocks used within key locations; particularly around the Garden Squares.

The schedule of accommodation below shows the break down in the units, which range from 1 bedroom apartments to 5 bedroom houses.

House Type	Ref.	No. Of Beds	Sqft	No. Units	Total Sqft
FLAT BLOCK A					
2B Apartment	-	2B	645	12	7740
2B Apartment (Roof)	-	2B	590	8	4720
Total:				20	12460
FLAT BLOCK B					
2B Apartment Type 1	-	2B	816	6	4896
2B Apartment Type 2	-	2B	758	6	4548
2B Apartment Type 1 (Roof)	-	2B	746	3	2238
2B Apartment Type 2 (Roof)	-	2B	662	3	1986
Total:				18	13668
FLAT BLOCK C					
1B Apartment	-	1B	514	3	1542
2B Apartment	-	2B	769	1	769
1B Apartment (Roof)	-	1B	443	3	1329
2B Apartment (Roof)	-	2B	722	1	722
Total:				8	4362
2B					
910	910	2B	910	123	111930
Total:				123	111930
3B					
1016	1016	3B	1,016	51	51816
1110	1110	3B	1,110	56	62160
1285	1285	3B	1,285	34	43690
1286	1286	3B	1,286	65	83590
1331	1331	3B	1,331	21	27951
Total:				227	269207
4B					
1465	1465	4B	1,465	6	8790
1596	1596	4B	1,596	18	28728
1683	1683	4B	1,683	13	21879
1747	1747	4B	1,747	14	24458
1750	1750	4B	1,750	12	21000
2014	2014	4B	2,014	10	20140
2089	2089	4B	2,089	7	14623
Total:				80	139618
5B					
2200	2200	5B	2,200	9	19800
Total:				9	19800
GRAND TOTAL				485	571,045

06 Conclusion

This Design Statement provides information to support the Reserved Matters Application for the Land to south of Long Road, Mistley. It also details how the proposed development seeks to deliver a sustainable scheme that will integrate and contribute to the local area.

The design approach taken has been informed by the Essex Design Guide and other relevant supplementary planning guidance documents (SPG/D) prepared by the Local Planning Authority. More importantly, it has also responded to a best practice context-led analysis that considers the opportunities and constraints presented by the site. The form and aesthetics of both the layout and the dwellings have taken under great consideration the local vernacular and development within the surrounding areas of Manningtree, Mistley and beyond. This has resulted in an application that not only sits harmoniously with the existing settlement, but compliments it.



Proposed Site Layout.