Design and Access Statement

Land to the rear of September Hill, CB11 4EY

Issued April 2021

Prepared by SADA Architecture

Contents

1 Introduction

1.1 Purpose of the Report

This report is submitted in support of an application for planning permission on behalf of EDIT Residential for the development of the land to the rear of September Hill, Arkesden.

- 1 x residential dwellings
- 3 x parking spaces.
- All necessary enabling works

This statement should be read and considered in conjunction with plans and drawings submitted as part of the application.

1.2 Architectural Brief

EDIT Residential are an award winning design–led property company with a reputation for high quality contemporary developments that aim to add value through creative architectural design and planning solutions.

The key criteria from the brief are as follows:

- Create a residential development of the highest standard
- Design buildings of high architectural quality appropriate to the setting
- Create a sustainable eco friendly property.

2 Site Context

The site comprises under utilised part of the rear garden of September Hill. It is primarily lawned, rising ground, increasing approx. 9m from the south western to the north eastern boundaries. All side boundaries are screened by substantial trees and hedgerows. Access is direct from Wicken Road and will share the vehicular access with the granted house to the rear of Dean meadow..

The site is located on the edge of the village, with dwellings either side and opposite. The rear boundary abuts an arable field.

Arkesden is a small village located to the south west of Saffron Walden. The grain of development in the village is broadly linear with many properties tending to have a frontage onto the road but there is no clear building line along this part of Wicken Road with a wide variety of building styles, ages and presentation to the road. Notably there are several dwellings set behind the road fronting dwellings throughout the village – Cranesfield, Cruachan, Hill Farm and including Christiania. New housing development has been granted planning permission within the village (but outside of the development boundary) in recent years including, 3 houses at Quicksie Hill (decision and site plan attached as Appendix 2).

Additionall a single dwelling has been granted to the rear of the adjoining property September Hill under planning ref: UTT/20/2430/FUL. Building shown outlined for clarity.

2 Site Context

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3 Site Analysis

• The site orientation is South West to North East which is ideal for dual aspect residential layouts

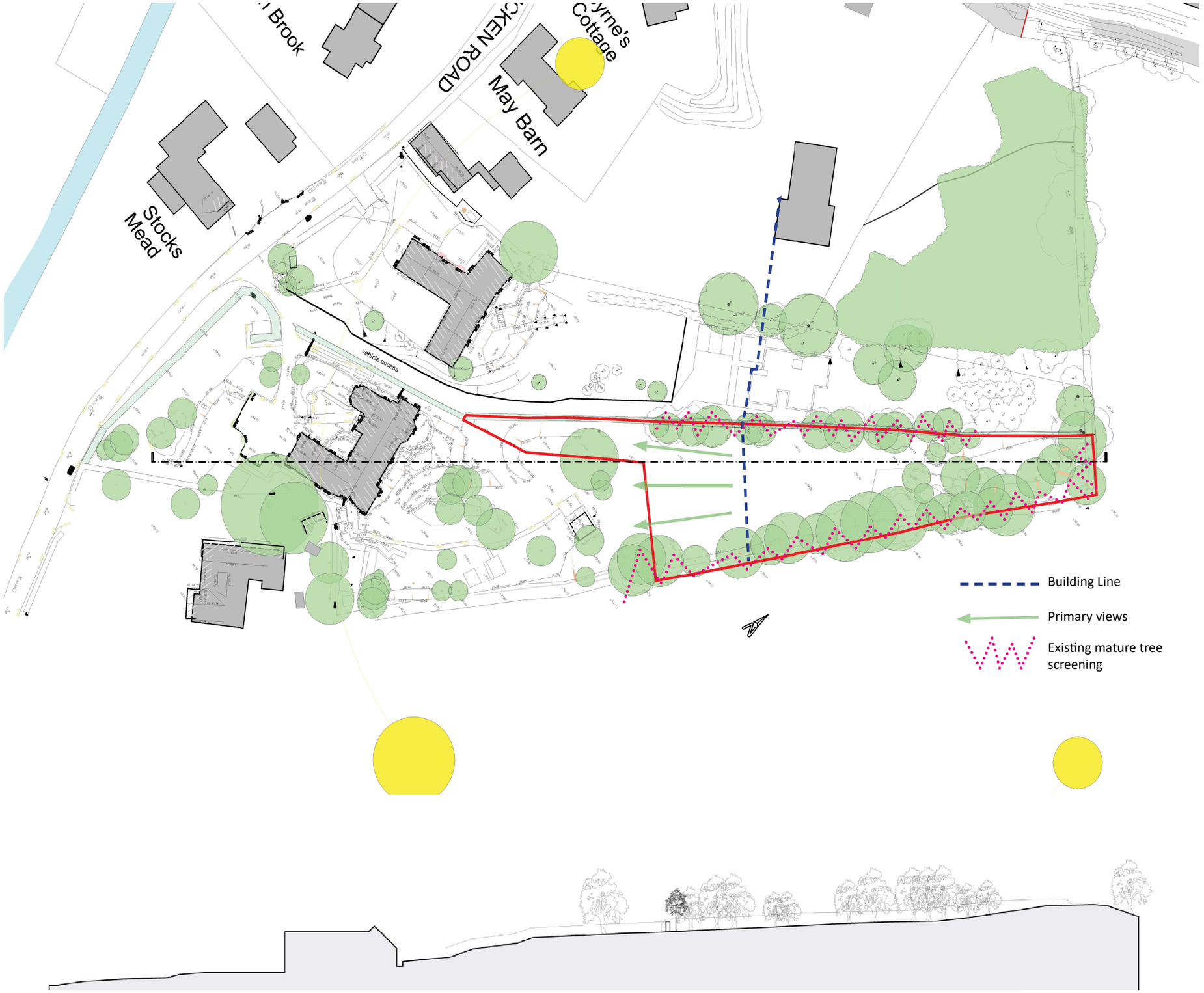
• There is an 5m height difference across the site with the lowest section to the south west rising to the rear.

• The site is located to the rear of September Hill on an elevated section of the site which allows for fantastic views to the South West

• Existing building line of Christiania and the recently granted detached house to the rear of Deans Meadow planning ref: UTT/20/2430/FUL

• Context is predominately large detached houses on large sites.

• The site is surrounded by mature trees and is well screened along all elevations.



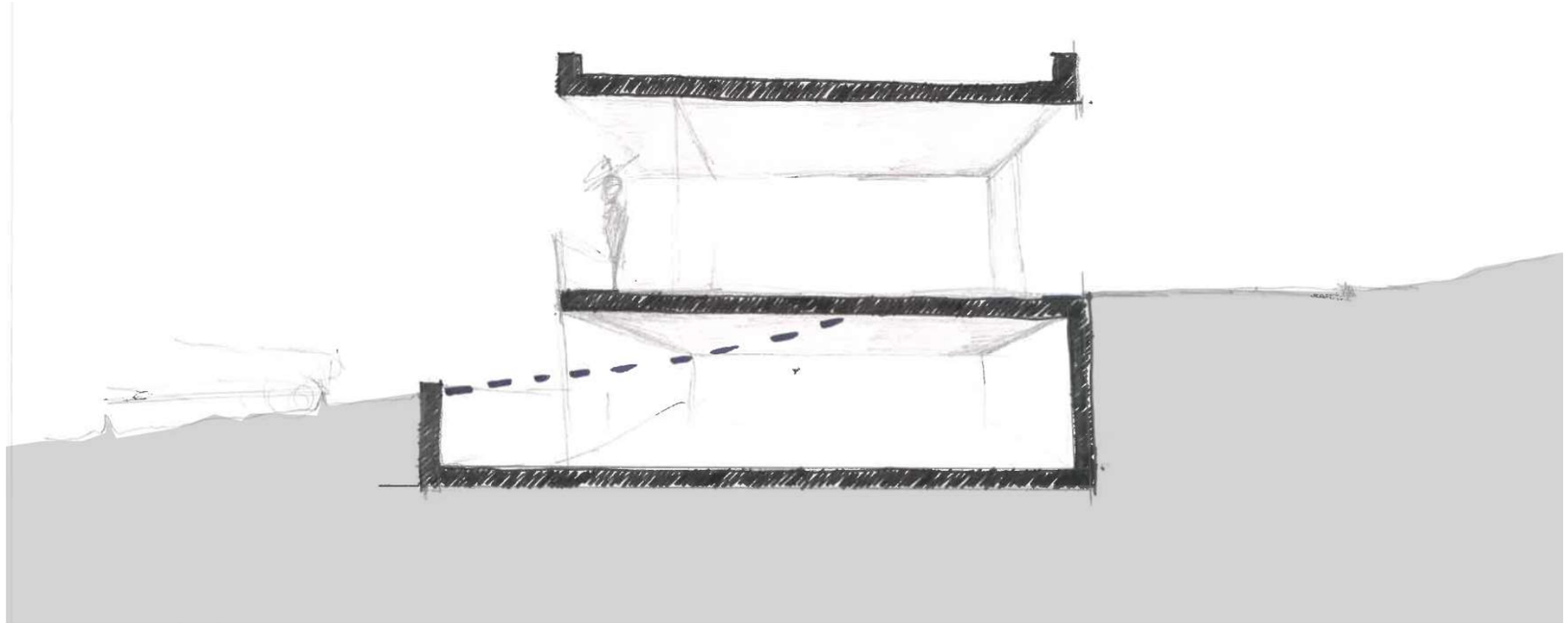
4 Design Development

A Key design aspect in the design development was utilising the topography of the site.

From the Site analysis it was clear that a new dwelling would be best located taking the building line from the neighbouring property Christiania and recently consented scheme to the rear of Dean Meadow.

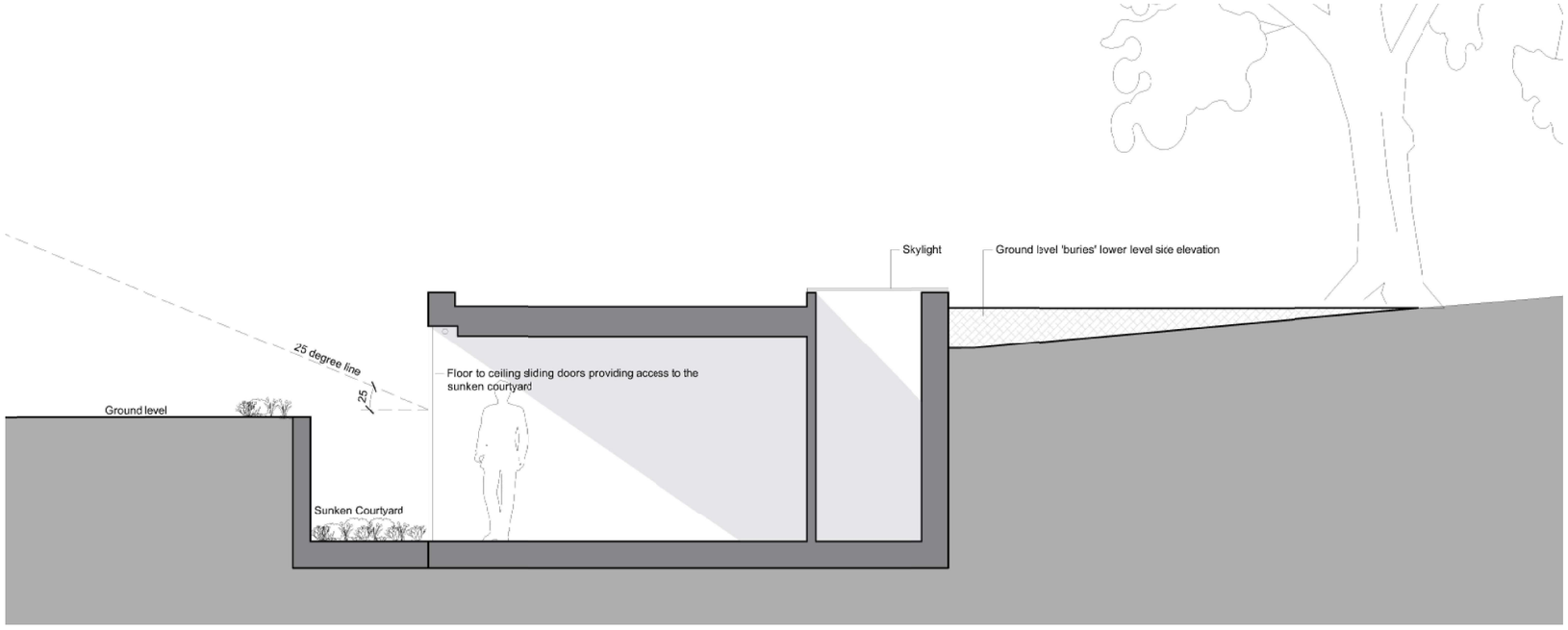
In this location the primary slope of the site is along the north east to south west axis so the design looks to utilise the natural slope. In order to minimise impact on neighbouring properties we wanted to create a building that cuts into the landscape so that the height and massing was no greater than a building that would be consented under permitted development. Please refer to Section 5 - Massing.

In essence we have created a design with an upper ground floor level that is at the same height as the existing ground while cutting down into the ground creating a lower level opening out to the south west.



Isometric section sketchs

The lower level bedrooms are designed to have floor to ceiling sliding doors that can directly access private external space in the form of a sunken courtyard. Further benefit of the sunken courtyard is in maximising the natural sun and daylight into the rooms so the natural daylight levels achieved are well in excess of the 'rule of thumb' 25 degree rule as shown adjacent.



Section Through low Level Bedroom

6 Massing

It is a key aspect of the design that the proposal worked within the envelope of what would be acceptable under permitted development.

Class E - Permitted Developments:

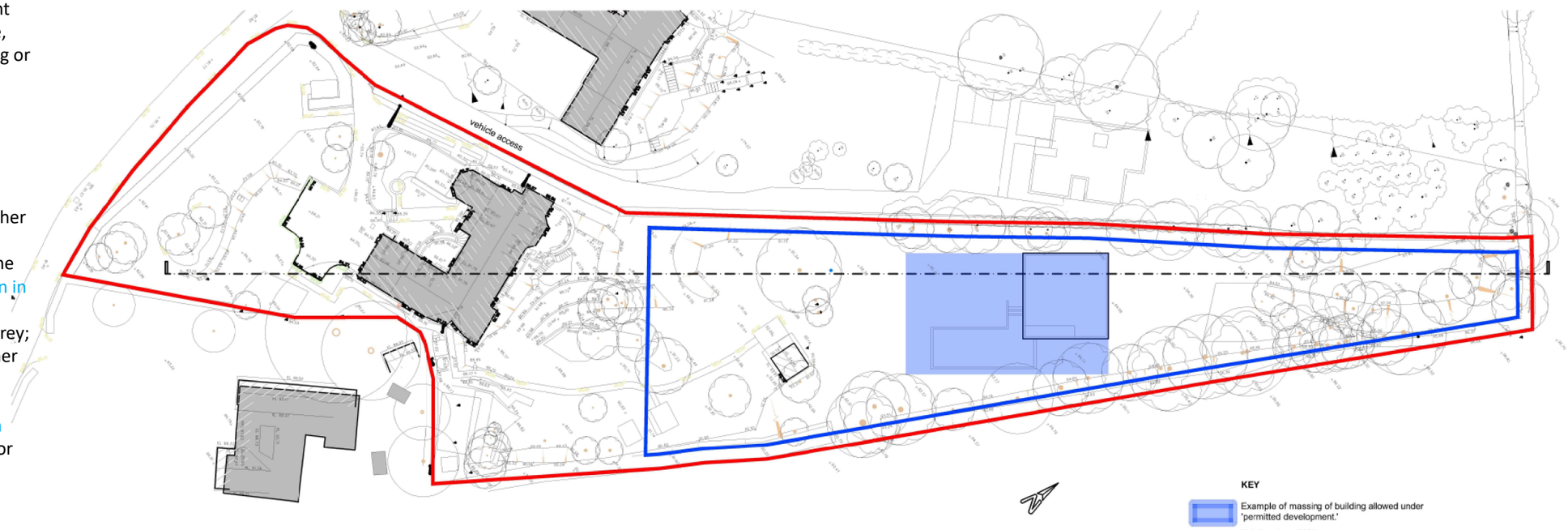
E. The provision within the curtilage of the dwelling house of—

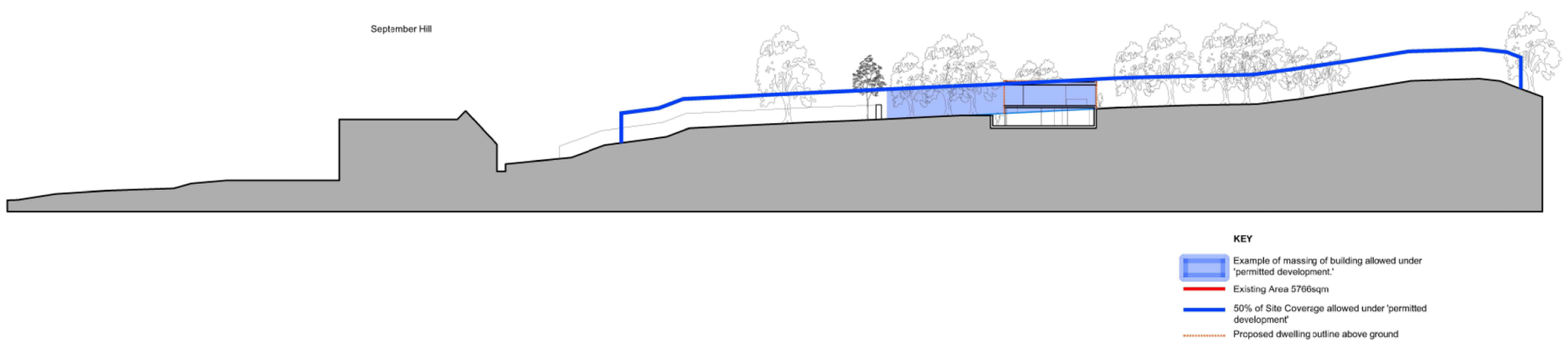
(a)any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure;

Development not permitted
E.1 Development is not permitted by Class E if—

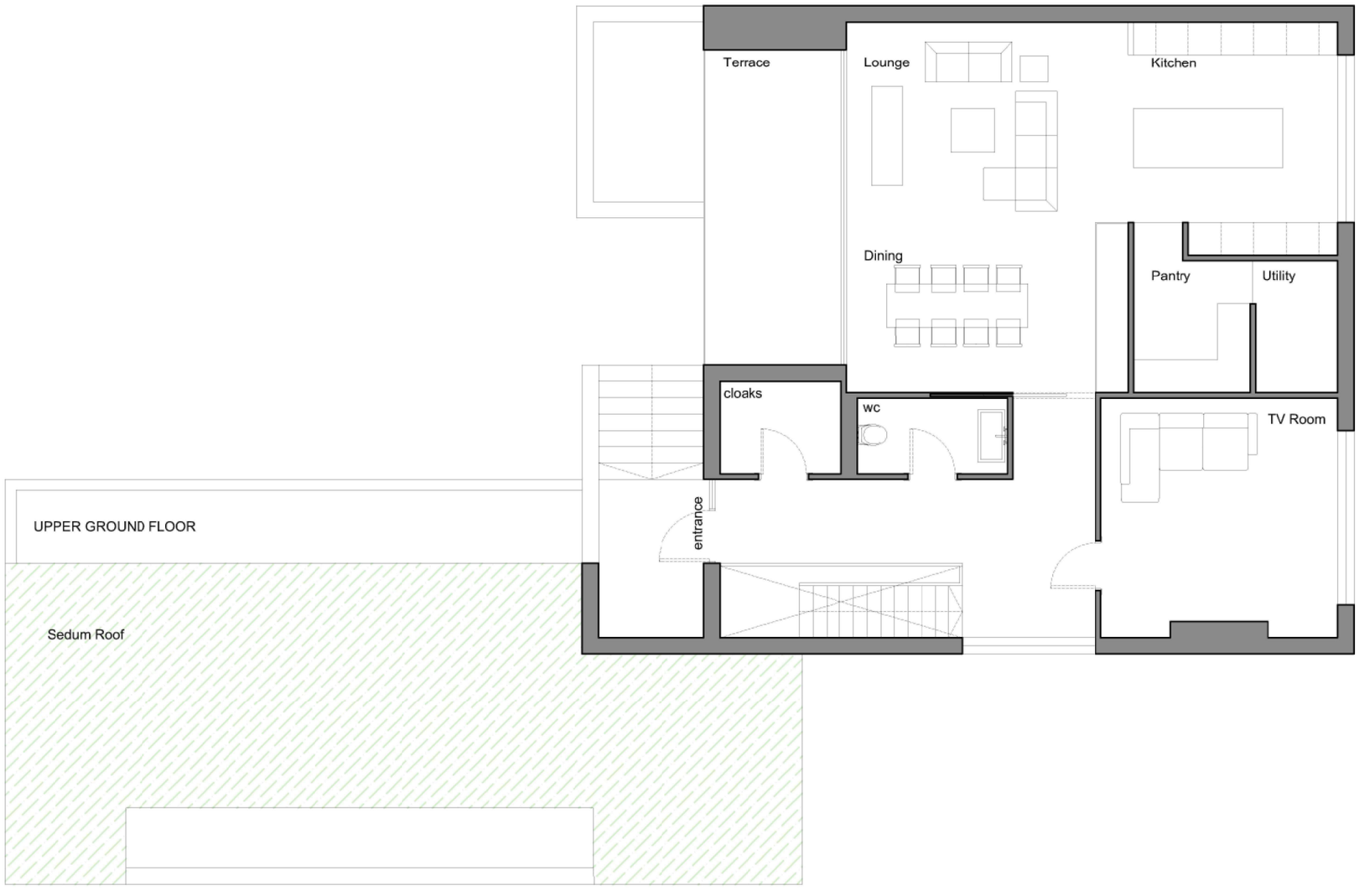
(b)the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); Shown in Blue Solid Line
(d)the building would have more than a single storey;
(e)the height of the building, enclosure or container would exceed—
(i)4 metres in the case of a building with a dual-pitched roof, Shown as blue solid line in section
(ii)2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
(iii)3 metres in any other case;
(f)the height of the eaves of the building would exceed 2.5 metres;

The solid Blue hatch is indicative of a possible outbuliding that would comfortably comply with Permitted Development.

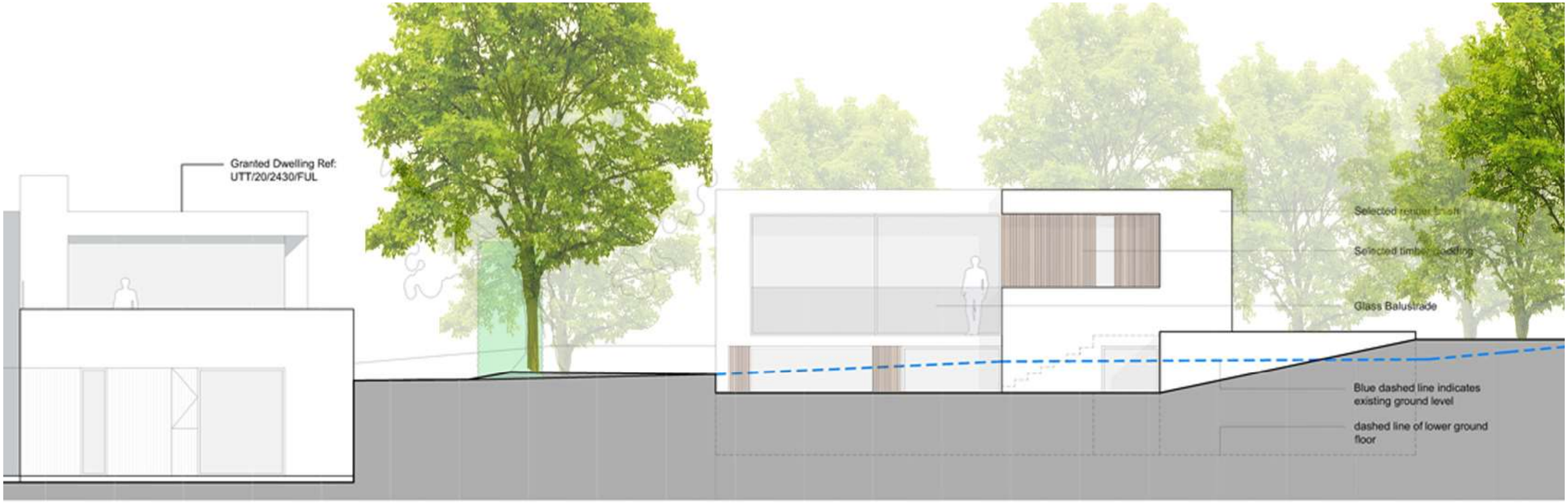




7 Final Design




Sunken Courtyard
Master Bed
Ensuite
W.I.W
Guest Bed
Gym/Games Room
Study
Storage & Comms
LOWER GROUND FLOOR
Sunken Courtyard
Bed
Bed
Bed
Ensuite
Ensuite
Ensuite
Store
skylight overhead


Granted Dwelling Ref:
UTT/20/2430/FUL
Selected render finish
Selected timber cladding
Glass Balustrade
Blue dashed line indicates
existing ground level
dashed line of lower ground
floor


New evergreen trees to
provide additional screening
Selected render finish
Selected timber cladding
dashed line of lower ground
floor

8 Architectural Expression and Materials

Example of modern design with white render and vertical timber cladding

Timber cladding such as Western Red Cedar naturally weathers to a silver and provides a natural soft material palette.

Grass Roof:
Ecological benefits include lower carbon footprint, create habitats for animals and insects and absorption of carbon dioxide and pollutants.

Reduced impact:
Additional to the ecology benefits the green roof reduces the impact of the building merging into the landscape.

9 Sustainable Features

The proposed dwelling looks to incorporate sustainable and energy efficient features in order to minimise the ecological and carbon footprint.

1. Green Roof

Green roof offer a number of ecological, environmental and technical benefits such as;

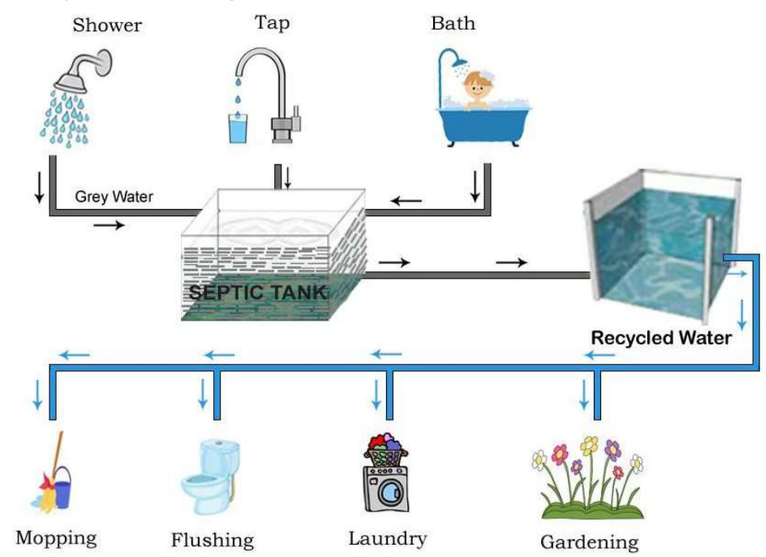
- Creates a natural habitat for flora and fauna
- Aids biodiversity encouraging a wider spread of species in the area
- Storm water management
- Improved air quality
- Reduced carbon footprint through lowering building running costs
- Increased life expectancy

Solar electricity panels, also known as photovoltaics (PV), capture the sun's energy and convert it into electricity as a renewable source. Benefits of SSolar panels include;

- reduction in carbon emissions
- renewable energy
- virtually maintenance free
- reduces electricity bills.

The provision of an electric car charging point will future proof the new dweliing for electric cars facilitating the end users to consider a greener form of transport.

4. Greywater Harvesting



Water used in homes has long been thought of in terms of clean drinking water (known as potable water) coming into the house from the mains and sewage going out. However, the wastewater from baths, showers, washing machines, dishwashers and sinks fits somewhere in-between and this is referred to as greywater, which typically makes up between 50-80% of a household's waste water.

Roughly a third of the water used in households is used in toilets, which comes into contact with human waste and is known as blackwater. Greywater is much easier to treat and recycle when compared with blackwater because there is no faecal matter that is a haven for harmful bacteria and disease causing pathogens.

If recycled properly, greywater can save approximately 70 litres of potable water per person per day in domestic households, therefore greywater recycling is one of a number of water solutions that we should look to in order to decrease our usage.

5. Eco - Home design Features

The proposed dwelling will also offers the following;

- High levels of insulation
- High levels of airtightness
- Good levels of daylight
- Superior double or triple-glazed windows
- Heating and/or hot water provision from a renewable source (such as solar, heat pump or biomass)
- A healthy indoor environment, which may include a mechanical ventilation with heat recovery (MVHR) system in a highly airtight home
- Renewable energy systems, such as solar PV and solar thermal

10 Conclusion

This document provides a clear and chronological outline of the design development for the proposal resulting in a high quality architectural home with a focus on eco enhancing features.

The NPPF states that ‘good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people’. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would ‘significantly and demonstrably’ outweigh the benefits, which we believe our proposal satisfies.