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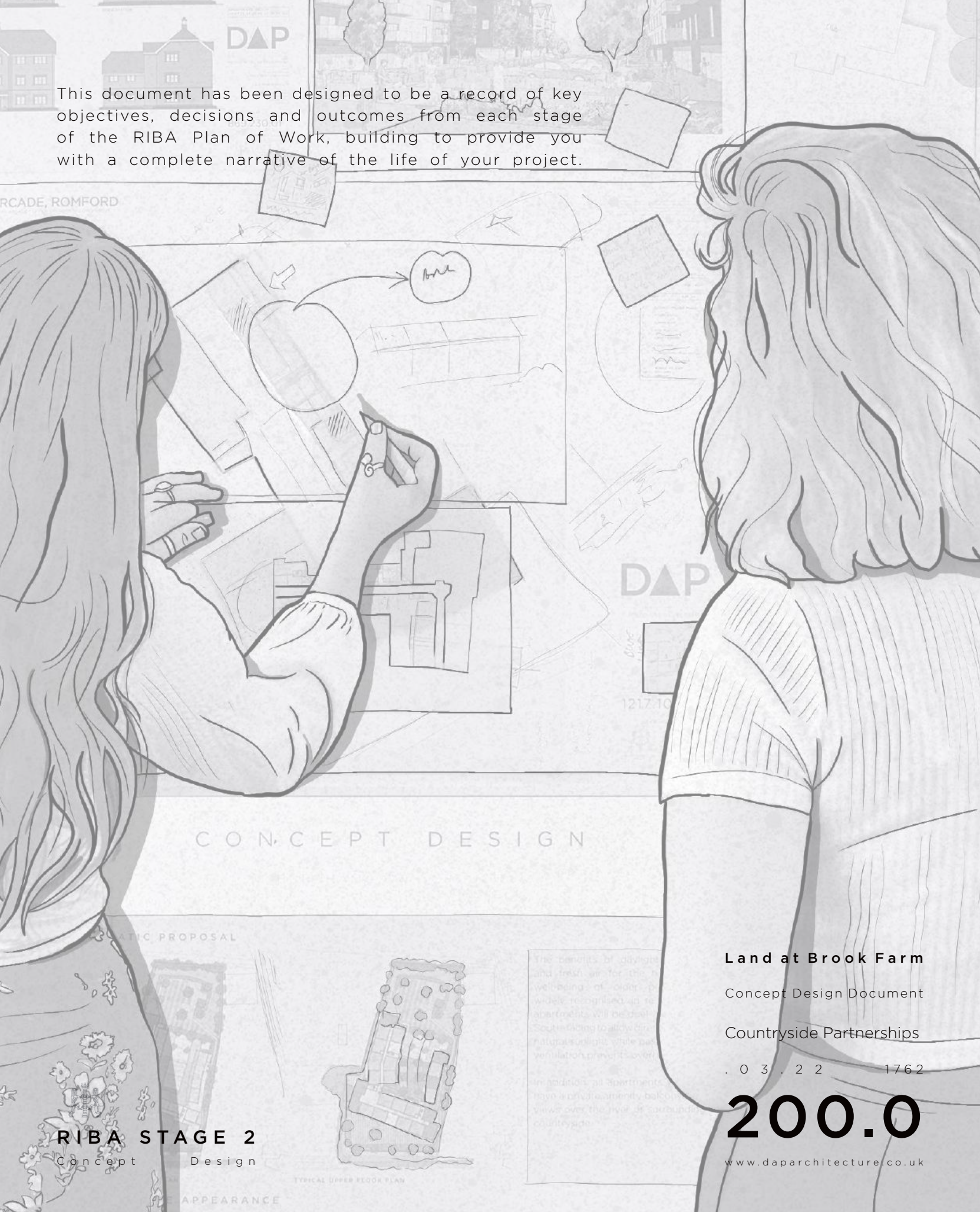
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This document has been designed to be a record of key objectives, decisions and outcomes from each stage of the RIBA Plan of Work, building to provide you with a complete narrative of the life of your project.

ARCADE, ROMFORD

CONCEPT DESIGN

PLASTIC PROPOSAL

RIBA STAGE 2
Concept Design

Land at Brook Farm

Concept Design Document

Countryside Partnerships

03 22 1762

200.0

www.daparchitecture.co.uk

2.1 PROGRAMME

THE VISION

The site presents an great opportunity to create a place which connects to the existing community of Daws Heath and Hadleigh. With the potential to delivery a sustainable community whilst ensuring high quality of life.

With emphasis surrounding placemaking, social infrastructure, transport and green spaces required to nurture a vibrant and healthy community.

Situated within a landscaped setting with access to countryside walks, the proposal seeks to offer a place to call home.

DEVELOPMENT BRIEF + ALLOCATION HO14

Land at Brook Farm, Hadleigh, as identified on the Policies Map, is allocated for residential purposes, to deliver up to around 173 new homes by 2033.

A master plan should be prepared and submitted to the Council for its approval for this site. The master plan should incorporate multiple urban design approaches to ensure that the development is of a high quality and responds to local circumstances.

STATEMENT OF COMMON GROUND

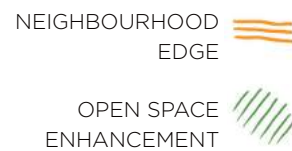
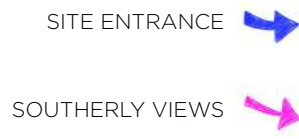
A statement of Common Ground between Castle Point Borough Council and Countryside Properties summaries the shared position of CPBC and CP in respect of allocation HO14.

The statement sets out how CPBC and CP have been working together to secure the delivery of allocation HO14 and finally summaries the position of the two parties in respect of the submitted representations.

In brief, the outcome of position on representations 104-112 have been addressed and justified in respect of allocation HO14.

SUMMARY OF KEY REQUIREMENTS:

- circa 173 homes
- improved access off Daws Heath Road
- link to existing residential context to the north
- retention of TPO's and established hedgerows
- clear street hierarchy
- landscape driven design
- retention and integration of green spaces
- inclusion of landscaped public open spaces



2.2 POLICY + DESIGN GUIDANCE

BACKGROUND

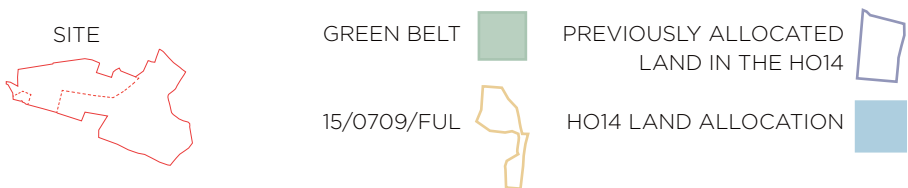
The development of the site for major new residential development (approx. 170 units) has been evolved alongside Castle Point Borough Council's (CPBC) emerging new Local Plan over recent years with the site itself included as draft residential allocation ref: HO14.

Despite a Planning Inspector recently finding the emerging Plan sound following Examination in Public (EiP) Elected Members have voted to NOT adopt the new Local Plan meaning that the site remains as being within the Metropolitan Green Belt.

Although the emerging Local Plan is not currently being taken forward by CPBC it is important that any scheme for this site still complies with its relevant provisions given the relevance of this to our planning case and the Local Plan Inspector's conclusions on the soundness of the Plan itself. With this in mind it is crucial that we demonstrate compliance with the aspirations of the draft allocation (Ref: HO14). The full text of draft Policy HO14 is included at Appendix 1.

PLANNING POLICY

A detailed review of the relevant planning policy considerations is contained in the separate Planning Statement by Phase 2 Planning, and is not repeated here. That document explains the 'very special circumstances' that exist in this case to justify the proposed development, notwithstanding the fact that the site is within the Green Belt.

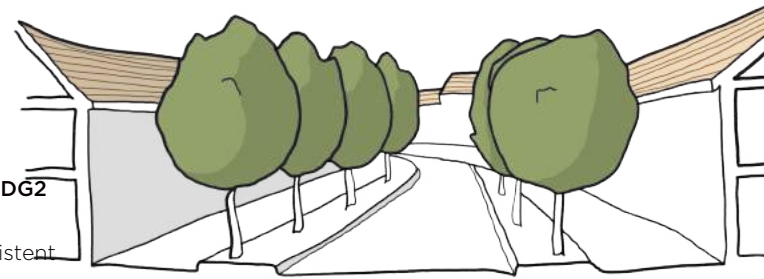


2.3 DESIGN CRITERIA

RESIDENTIAL DESIGN GUIDANCE (2013)

Detailed design proposals for the site must have regard to the Council's Residential Design Guidance SPD.

- Different characters with varying degrees of space around dwellings **RDG2**
- The provision of detailing elements for all developments must be consistent with an overall architectural approach **RDG8**
- Amenity space should cater for all the outdoor needs of all occupiers. It must be a usable shape, provide safe and convenient access for all, be orientated to provide good levels of daylight, and should not be steeply sloping
- The provision of all forms of parking must not dominate the public realm **RDG12**
- All new dwellings should provide appropriate internal space and circulation, which reflect the character of the surrounding area, but also reflect current best practice
- For new large scale developments a different character, with varying degrees of privacy, can be created, however, this must be accompanied by a robust design rationale.



EDG street example



EDG retaining street scale

ESSEX DESIGN GUIDE

Advised requirements for schemes of a density over 20 dwellings per hectare.

DESIGN PRINCIPLES

- Use of a common architectural style and detailing for all the houses
- A layout that employs a subtle combination of landscape and buildings.
- Part of the composition relies on creating and enclosing spaces by trees and hedges; part relies on enclosing space with groups of buildings.
- The overall design treatment should seek a balance between diversity and unity. A totally unified scheme would be one in which spaces, building forms, roof pitches, eaves lines, openings and materials were the same throughout the scheme



Mix of storey heights

PEDESTRIAN SCALE

- To **encourage walking** and to create spaces in which people feel comfortable, any publicly accessible spaces must be visually satisfactory to the pedestrian.
- Sufficient visual interest to engage the eye. With flexibility to adaptor customise parts of the dwellings
- - i) Changes of frontage-widths and building lines.
 - ii) The surface textures of facing materials.
 - iii) Window and door types.
 - iiii) Features such as gables, projecting wings, bays etc.
 - iv) A varied skyline incorporating chimneys and dormers.
- Limiting visual length by taller terminal building
- Limiting visual length by curve in street

HEIGHT OF BUILDINGS AND WIDTH OF SPACES

- A suitable ratio must be established between the width of a space and the height of its enclosing buildings
- An ideal relationship in a pedestrian-dominated dynamic space, the width of the space should be equal to or less than the height of the enclosing planes.
- Each building must be of sufficient height to command its relevant portion of the enclosed space.

RESIDENTIAL USER REQUIREMENTS

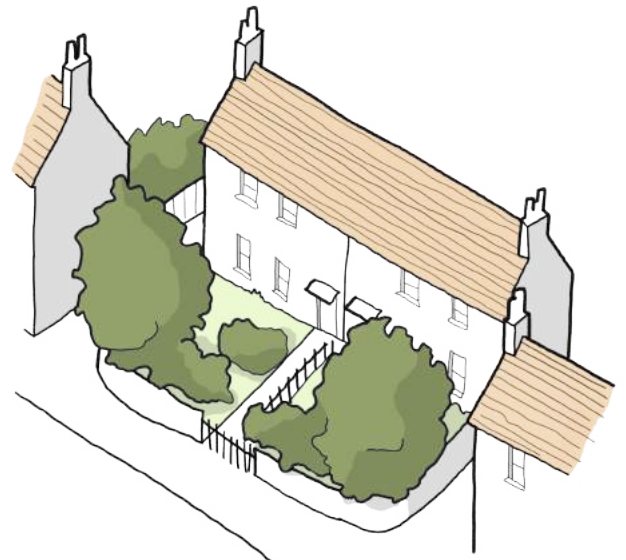
- Layout to meet **national** and local **planning policies** and design guidance
- To meet or exceed NDSS housing standards
- To provide sustainable, well-ventilated and efficient new homes to provide a healthy living environment
- To provide an inclusive development that gives access to all users no matter their capability
- To provide well designed private and shared amenity for residents and visitors to enjoy safely and securely



Fenestration flexibility



Tree as part of frontage



EDG garden frontage

2.4 DESIGN EVOLUTION



Proposed Access



Existing Dwelling



Existing Trees

1. PROPOSED ACCESS

Vehicular access will be taken from Daws Heath Road at the western end of the site. From here, a primary access road curves its way east, defining the southern edge of the proposal.

A hierarchy of streets will be developed within the built form area comprising shared surface streets, courtyards and private drives.

2. ESTABLISHED HEDGEROWS + TREES

Existing hedgerows within the site provide a constraint whilst considering initial schematic layouts. These established landscaping elements define areas of the site and are to be retained where appropriate. Large + mature trees line areas of the site boundary and also within the site.

Root protection areas must be considered as part of the master plan process.



3. SITE TYPOGRAPHY

A key element to the site is its topography- Generally sloping north - south with some areas sloping west - east. The benefits of the existing topography will allow the northern developable areas to sit lower than the existing built up areas of Fairmead Avenue minimising overlooking.

However, the natural slopes must be taken into account as part of the master layout to reduce stepped dwellings and provide a scheme that suits the existing topography.

4. GREEN CORRIDOR

Pound Wood Nature Reserve sits just north of the site and Dodds Grove located just south. With the built development focused to the urban area of Daws Heath, this is great opportunity to retain and enhance green spaces of the site. This will provide a 'Green Corridor' connecting the natural areas that surround the site.

2.4

DESIGN EVOLUTION



↔ Backing gardens to gardens

5. ALLOCATION HO14

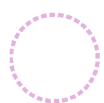
Land at Brook Farm, Hadleigh, is allocated for residential purposes to deliver up to 173 new homes by 2033.

The allocated land is focused to the north of the site connecting to the residential area of Daws Heath to the north.

6. RELATIONSHIP TO EXISTING CONTEXT

The northern boundary will develop a green buffer to provide suitable space between the existing and proposed built forms.

The aim is to create a layout with 'back-to-back' distances that exceed the minimum design standards and to also display a maximum storey height of 2-stories along the northern parcels of land.



Focal Points



Building Frontages



Views overlooking open green spaces

7. DEVELOPING PARCELS

The development will be structured using a series of perimeter blocks. Outward facing frontages will face south and east, overlooking open spaces and pedestrian routes, enclosing streets and providing the setting to the development.

Internally, blocks will contain private rear gardens and small courtyard clusters.

Building heights have been considered with an emphasis on bungalows being located close to the northern boundary.

8. OPEN SPACES

The proposal has developed to incorporate multiple green spaces to soften internal streets and compliment the sites green buffers and corridors.

The sites entrance provides a landscaped vista with the first dwellings hidden from the highway view.

The open grasslands and heathlands to the south + east provide a vital green connection between the north and south of the site whilst providing communal amenity for the local residents.

2.5 CONCEPT MASTER PLAN

EMERGING MASTER PLAN

Planning applications for development within the allocation area must have regard to the master plan and must contribute towards the delivery of those elements of the master plan which are necessary to make the proposal for that individual site acceptable in planning terms.

Adopt a Contextual approach to urban design to the northern parts of the site immediately adjacent to the existing development in order to integrate with the existing built form;

Adopt the Arcadia approach to urban design across the southern parts of the site adjacent to the open farmland in order to integrate with the semi-rural environment;

AMOUNT

The aim is to create a sustainable and attractive development, that integrates with the urban context of Daws Heath. Providing improvements to public transport links that will benefit the wider community. A combination of bungalows, houses and small apartment blocks will help meet the local needs and help define key spaces within the site.

LAYOUT

The layout should be clearly established to integrate the site with the urban context to the north and the open landscape to the south. Orientation of built form is key along the northern boundary to minimise overlooking along residential dwelling private garden spaces.

To the south, maximise views over the open green spaces; as well as including focal points throughout the development to maximise the potential development on the site. Furthermore, provide a range of open green spaces that provide different interests that are to be used by the potential future residents and the wider local community.

ACCESS + PARKING

A well-thought network of cycle and footpath links, as well as continuous vehicular routes, make use of the site and connect it to the surrounding local amenities and the open green spaces of the southern area of the site.

The proposal uses on-plot parking behind or beside principal building frontages to minimise impact on public realm.

AMENITY

Enhancing the green spaces to the south and east of the site to create a landscape-led development. Pedestrian links and views over the open spaces enhance the sense of place within the development, as well as acting as a buffer preventing connection between the two settlements of Daws Heath and Hadleigh; a concern within the local land allocation plan.



2.6

KEY PRINCIPLES

1. Built form separated by large front + side gardens
2. Retention of existing trees and hedges
3. Tree-lined streets and planting to link to the open spaces to the south
4. Extensive open space upon the site entrance to minimise built form near Daws Heath Road
5. Pedestrian + cycle links throughout the site linking to the local area





1

2

5

2.7 VISUAL OBJECTIVES

URBAN LAYOUT

Development parcels will be designed to provide attractive frontages, overlook streets and spaces to generate activity,

Landmark buildings can provide locations to mark entrances, aid wayfinding and provide an attractive setting on corner junctions. Landmarks may be treated with different materiality or detailing.

Special corner-turning house types can also be used as they present a primary frontage on two sides. This approach continues surveillance from windows and eliminates featureless, blank elevations.



Focal corner turning dwellings



Enclosed Internal Streets with varying materials



Attractive shared surface materials + landscape areas

OPEN SPACE

Green open spaces and corridors are a core element within the development.

A great and key example of this is the green entrance. This green area creates a feature entrance to the development, setting frontage well within the site and away from the existing dwellings along Daws Heath.

The proposal will outline to deliver a landscape strategy that comprises mature planting along the southern boundary of the site.

Respect and retain, as far as possible the established hedge and tree-lined field boundaries. Also, make provision of multi-user greenways through the site, linking to the existing network of green infrastructure and providing opportunities for active travel and daily recreation and to divert and deflect visitors from Habitats sites;

Also, safeguard suitable access for the maintenance of foul and surface water drainage infrastructure, and any other utility infrastructure identified to be on site.

Adopt an approach to wildlife that results in a measurable net gain in biodiversity. This may include habitat enhancement on land adjoining the allocation, provided such measures are compatible with the Green Belt.



Attractive natural open areas



Retention of existing vegetation and mature trees



Pedestrian and cycle links throughout the site

2.7 VISUAL OBJECTIVES

CHARACTER

Distinctive character areas will be developed which will be defined by building typologies, responding to nearby context and material treatments. For example, the northern areas close to the neighbouring gardens of Fairmead Avenue will be designed to be sympathetic in relation to scale and material treatment.

Generally, development to the south and east of the site adjacent to the green and open spaces will require broken up frontages, landscape buffers and tree-lined shared surface. To the centre, secondary streets require continuous frontage. Courtyard areas, in particular to apartment parking areas will integrate landscaping into the design.

Building typologies will include housing, bungalows and apartments which will all contribute towards a varied character.



Enclosed Internal Streets integrated landscaping



Dwellings overlooking green spaces

MATERIALITY + DETAILING

Materials will be inspired by local buildings, in particular the adjacent newly built development. Certain areas will incorporate materials and details to enhance the setting of focal areas within the site.

Various coloured renders is a finish used on many local buildings including white, cream, grey and pink. There are also some examples of black and white weatherboarding. These materials could be applied in key locations.

Red and buff brick colours are used in the local vicinity and should be applied to the proposal.

Varied coloured plain tiles and pantiles are applied to many roofs in the area such as reds, browns and greys. It is suggested that a mix of these finishes is applied to the proposal.

Details that are common locally and which could be adopted within the proposal include a mix of pitched roof and lean-to porches, roof hips and a variety of coloured front doors. Detailing to new developments in the area also include stone cills, brick headers and brick quoin detailing which should be considered.



Render + red clay tile dwelling



Indicative material palette.



Bay windows, stone stills and window header detailing

2.8 DESIGN DEVELOPMENT

AMOUNT

The scheme proposes a mix of units ranging from 1/2 bed apartments to 2-5 bed bungalows and houses, with a total of 173no. dwellings;

Private

- 5no. 2b bungalows
- 46no. 3b houses
- 39no. 4b houses
- 14no. 5b houses

Affordable

- 13no. 1b apartments
- 5no. 2b apartments
- 10no. 2b masionettes
- 3no. 2b bungalows
- 4no. 3b bungalows
- 8no. 2b houses
- 24no. 3b houses
- 2no. 4b houses

This results in a total site density of 9 dph, which is considered appropriate on the neighbourhood edge of Daws Heath. 40% Affordable housing has been provided for on site.

LAYOUT

The site access off Daws Heath Road has been altered and improved to allow increased space around No.430 Daws Heath Road. Upon entrance into the site, mature trees and vegetation line the access road and obscuring built development from public view.

The existing residential dwelling to the south-west of the site is to be retained as part of the proposal.

Dwellings have been orientated to maximise natural lighting and solar gain, whilst also providing good levels of passive surveillance. A spine road provides primary access to the majority of the development with shared surface roads splitting off to reach deeper into the scheme.

Existing trees and vegetation line the northern boundary. Proposed gardens will back onto the northern edge to provide a buffer from the existing and proposed dwellings. Furthermore, bungalows have been focused along the northern edge to reduce building heights where possible.

Parking is generally to the side of each dwelling with some instances with small parking areas to the front of dwellings.

AMENITY

All houses on the scheme are provided with a rear garden meeting Essex Design standards, in the instances of the apartments, they feature private balconies and communal amenity spaces.

The dwellings lining the eastern and southern developable edge of the site overlooks the open spaces proposed for the scheme. This area features multiple green + open areas to be used by future residents and the local community. On the approach to the open spaces, residents are greeted by tree-lined streets and an Orchard, with pedestrian and cycle links encouraging journeys through the wider grasslands and heathland on the site. These links further connect the site to Pound Wood Nature Reserve to the north of the site.

Sustainable drainage measures will be implemented to ensure no increase in the risk of surface water flooding to the site or nearby properties. This may include the provision of attenuation and conveyance of water on land adjoining the allocation, provided such measures do not harm the Green Belt except in very special circumstances

TRANSPORT

A contribution should be made to the necessary improvement of active and sustainable travel infrastructure, facilities, and services for this site, including improvements to cycling infrastructure and public transport services along Daws Heath Road to improve accessibility to the site and reduce the need for travel by car.



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