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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.

3.1 INVOLVEMENT

PRE-APPLICATION ADVICE

Following the pre-application meeting on 11th April 2022, a number of layout + design comments were made. These concerns were reviewed and responded to accordingly:

Officer Comment Garden depth appears to be less than the 9m required for a 2 storey house for Plots 2 + 3.

Response Layout adjusted to allow for a minimum of 9m gardens across the wide of the plots.

Officer Comment Second floor windows need to be 15m from the boundary for the apartment block.

Response The top floor layout (apartment block) uses roof lights to the eastern elevation in response to the comment with outlook prioritised within the development.



Officer Comment Plot 29 Appears to be located on the eastern boundary of the site. Plot 28 needs to be reduced to achieve 1m isolation, whilst retaining a minimum garden depth of 9m.

Response 1m Isolation between plots achieved with minimum garden depth for both plots.

Officer Comment Plot 31 Appears to be 2 storey on the boundary – needs to be relocated to achieve 1m minimum isolation space.

Response 1m Isolation between plots achieved with minimum garden depth for both plots.

Officer Comment Plot 38 Located very close to access road.

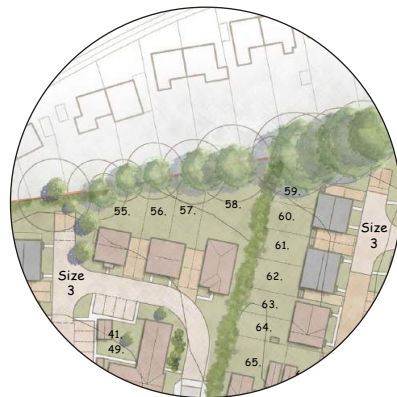
Response Plot 38 moved north to allow for increased landscape buffer to highway

Officer Comment Plot 50 I am concerned about the relationship between trees to the south and the proposed garden area. These trees are likely to overshadow the garden resulting potentially in future pressure to remove or significantly prune to the trees.

Response Adjusted the parking to plots 50-54 to allow plot 50 to be pushed further north. Existing trees to the south have been removed which will provide more light to these gardens.

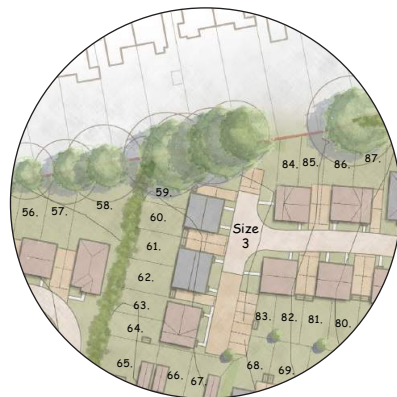
Officer Comment Plot 55 Inadequate rear garden depth and concerned about relationship between dwelling, amenity area and tree canopy.

Response Layout adjusted to allow further distance between proposed plots and neighbouring gardens.



Officer Comment Plot 58 (Now pink 59) Concerned about the relationship between dwelling, amenity area and tree canopy.

Response Tree cover is situated to the northern area of the plot and will not effect the majority of the rear amenity space

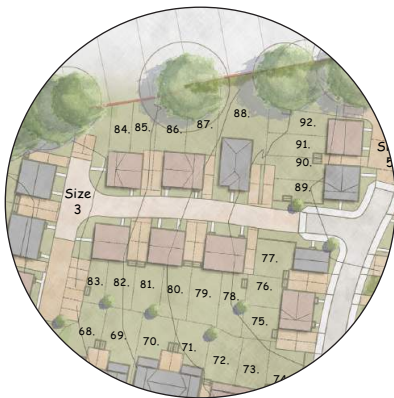


Officer Comment Parking for the units at plots 58/59 (now 59/60) and 83/84 (now 84/85) is close to the northern boundary. Will need to demonstrate that this location does not result in undue noise and disturbance for existing residents.

Response Plot's 59/60 have been adjusted from a maisonette to 2no. 2bed dwellings which has reduced parking to the northern boundary by 2no. spaces. Furthermore, existing and proposed vegetation will screen from the gardens along Fairmead Avenue.

Officer Comment Plots 79 -82 (now 80-83) - Appear to have garden depths of only some 7m – it should be 9m. It is disappointing to note the frontage of these units dominated by parking.

Response Removed front parking and replaced with tandem parking to the side of each property.



Officer Comment Plots 92/93 (Now 93/94) - This part of the layout is obscured by trees. The dwelling on Plot 93 has parking to the front and side- likely to visually dominate the bungalow. Access to plot 94 is difficult and contrived – How would services/visitors/ residents access the site without encroaching on the site of Plot 93? This part of the site appears too densely developed.

Response Rationalised layout to provided a courtyard space with parking next to plots

Officer Comment Plot 115 (Now 114) - Need to see elevations to ensure appropriate isolation is achieved between windows and boundaries.

Response Detailed plans/ elevations accompany this planning application. No windows to habitable rooms look east.

Officer Comment Plots 116 – 120 (Now 115-119) - Concerned about relationship between trees and rear garden areas. Gardens are on the north side and will therefore be in shadow most of the time. This could lead to pressure to remove trees from the boundary.

Response Re-visited the layout along the northern boundary, pushed dwellings south to still allow an acceptable distance to the shared surface and increase garden size for plots 115-117.

Officer Comment Plot 124 (Now 123) - Rear Garden depth is not adequate across width of plot.

Response Plot substitution to allow for adequate garden depth

Officer Comment Plots 142/143 - Rear garden areas appear very tight Please confirm number of rooms in each dwelling.

Response Houses to plots 142/143 are 2bed dwellings with gardens of approx 9.5/ 10m in depth.

Officer Comment Plots 145/147 - Bungalows – quite tight to boundary. Trees on boundary are preserved.

Response Bungalows swapped to 2bed dwellings with gardens of approx 10m in depth.

Officer Comment Plot 166 - Any window provided in the northern elevation will be compromised by the third floor windows in Plot 168.

Response No first floor windows to habitable windows, only to en-suite which will be obscured.

Officer Comment Plot 172 - Very close to access road. No proper setting for what will be a prominent feature in the street scene.

Response Set Plot 172 back to allow for planting/ landscaping space. Bay window to be provided to add visual interest to the street scene.



3.2 PROPOSAL

AMOUNT

The proposed plan comprises 173 homes. This includes a variety of 1 + 2 bedroom apartments and a broad range of house types and sizes.

All dwellings comply with NDSS standards with 57no. dwellings complying with Category M4(2) and 7no. dwellings complying with Category M4(3). For further details please refer to the House Type drawings.

The dwellings provided will be a mix of private and affordable. Affordable housing provision will meet Castle Point Planning Policy in this regard and provide 40% (69no. dwellings).

Overall housing mix:

- 12no. 1 bed apartments
- 6no. 2 bed apartments
- 34no. 2 bed dwellings
- 73no. 3 bed dwellings
- 34no. 4 bed dwellings
- 14no. 5+ bed dwellings

LAYOUT

The layout has been designed in a structured way to make use of the best urban design practices whilst appreciating its context to the edge of Daws Heath. The proposal offers active street frontage throughout the site and design to overlook streets and open spaces, offering surveillance for the designed spaces within the site.

Streets and footpaths provide good connections around the development for pedestrians and cyclists, offering convenient links to the north and west to local amenities and also to the open spaces to the south.

Upon entrance into the site, existing trees and vegetation line the site boundaries. The first dwellings are set back within the site secluded within the landscaped entrance. The spine road offers access east towards the development and open spaces. Secondary, shared surfaces break off to the north and south leading to smaller private drives in some instances. This road hierarchy will reduce vehicle speeds with the emphasis on pedestrian safety.

It is concluded that the proposed layout adopts many positive design principles set out within the Essex Design Guidance and Supplementary Design Guidance.

CHARACTER

The layout has been split into 4 different character areas that add variety and respond to both their location within the site, as well as their neighbouring areas. These areas are designed to carry out different design objectives including:

- Creation of smaller focal spaces
- Specification of different building densities and set backs to create pinch points and a variety of street enclosures and frontages
- Incorporation of varying road types
- Provision of different material treatments with an emphasis on render
- Overlooking of open spaces and pedestrian routes
- Inclusion of public and private space for soft landscaping

The character areas help to create a new place with distinct, interlinked areas. The character areas also relate to the ecological parameters of the site. They are as follows:

1. The Avenue
2. The Streets
3. Parkland View
4. Courtyards

The following pages look into each area in more detail.



Contrast in character between adjacent areas

SITE CA1: THE AVENUE CA3: PARKLAND VIEW Site Entrance ↔
 CA2: THE STREETS CA4: THE COURTYARDS



3.3 CHARACTER AREA 01: THE AVENUE

THE AVENUE

This area will provide the main frontage to the development and the main spine road to the rest of the site.

A key aspect of this area is the open and green site entrance. Respecting the local context and existing vegetation which in turn provides a natural screen from Daws Heath Road.

The Avenue will employ the characteristics of a boulevard style road, with trees planted at regular intervals along its route, creating a buffer between the main road and the dwellings. Furthermore, it creates a clear route through the site for both vehicular, pedestrian and cyclist use. The dwellings branching off of the main road running through The Avenue, will have private + shared drive access.

Furthermore, venturing into the central area for the development, The Avenue displays built development to the northern side of the road allowing dwellings to overlook the vast open spaces to the south of the site.

Building heights will vary between 2 and 2.5 storeys with dwellings strategically placed to create pinch points and vista stops. Feature spaces will have consistent material choices. Elsewhere, material choice will be mixed but with a fixed pattern.

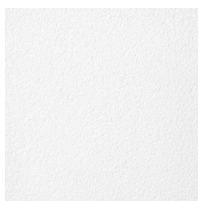
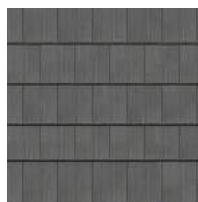


Site plan with indicated character area 1.

Building Height	2 and 2.5 Storey
Building Form	Detached and Semi-detached
Building Style and Materials	Red and yellow brick, red/brown or grey roof tiles and some cream and white render.
Parking Typology	Side On-Plot and garages
Frontage Set Back	1.5m - 3.5m
Landscape Treatment	This area is treated with turf and/or wildflower. Native trees and varieties of native species of trees will be planted in order to enforce the natural boundary and transition to the open space
Road Treatment Hard/ Soft	This area's road treatment mainly consists of different types of block paving depending on the adoptable/ unadoptable road.



Illustrative section of The Avenue



Material palette

3.3

CHARACTER AREA 02: THE STREETS

THE STREETS

This character area is located just to the north of the avenue and is served by a mix of 5.5m wide roads and 6m wide shared surface streets. These streets will feature landscaped front gardens and footpaths to both sides of the road. The area will feature 2 + 2.5 storey dwellings.

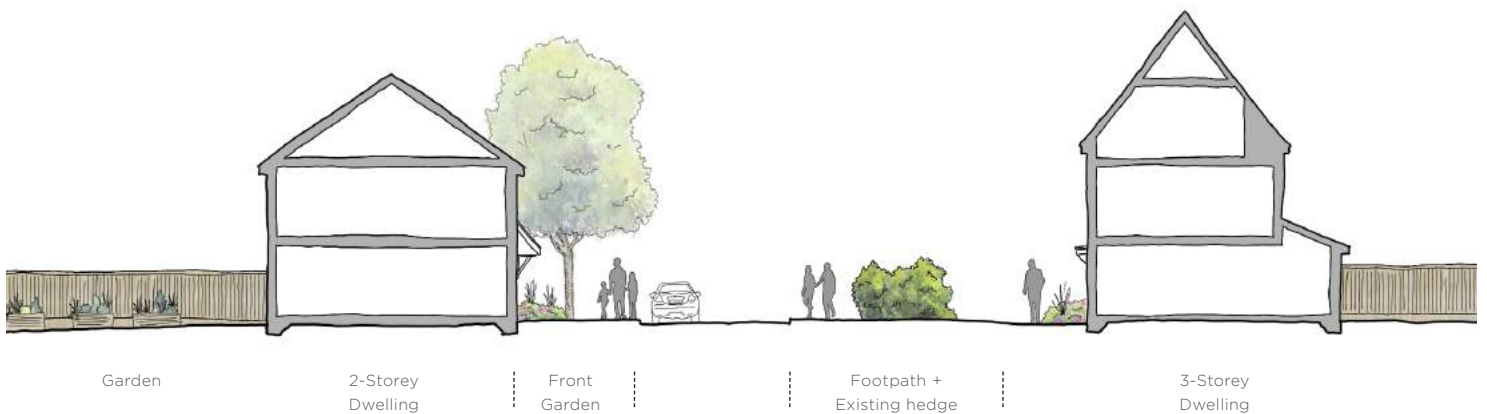
Large gardens to the northern boundary along with the existing vegetation will provide a suitable buffer between the existing urban context and the proposed development. Focus has been to use bungalows along the northern boundary where appropriate.

Materials will comprise groupings of red and yellow brick and red / brown and grey tiles. Parking will include spaces to the side of dwellings which will be split up through tree planting and existing hedgerows.



Site plan with indicated character area 2.

Building Height	2 and 2.5 Storey
Building Form	Semi's and Detached
Building Style and Materials	Red multi-stock brick, mixed roof materials with consistent rhythm, Predominance of Render / weatherboarding
Parking Typology	Parking Garages and Side On-Plot
Frontage Set Back	1.5m - 7m
Garden Treatment Hard / Soft	Trees will be planted strategically where space allows to add a softer feel to these spaces and at ends of vistas. Walls and fences can be utilised for climbing shrub planting to offer further softening.
Road Treatment Hard / Soft	These will be predominantly paved areas of shared drives, mews and courtyards, with very low vehicle speeds.



3.3

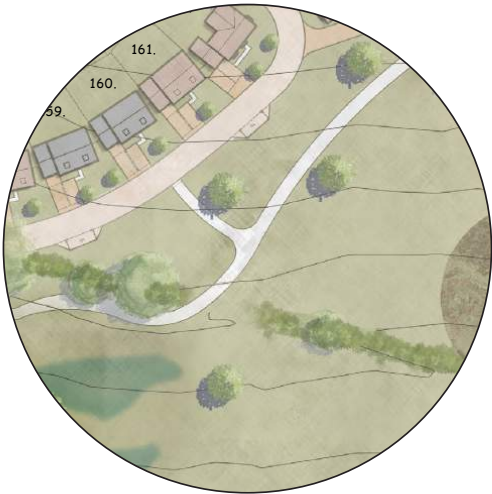
CHARACTER AREA 03: PARKLAND VIEW

PARKLAND VIEW

This character area will provide the setting to the development viewed across the parkland areas from south of the site. The character will be informal, with a variety of detached and semi-detached forms ranging between 2-2.5 storeys high.

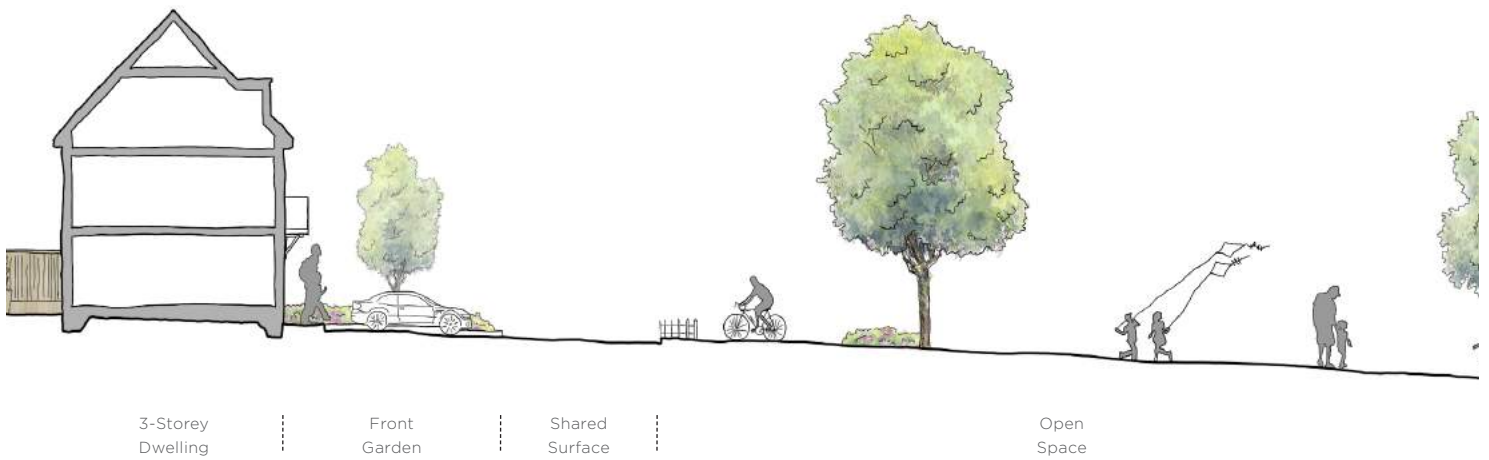
Particular emphasis has been made to retain and also enhance the existing vegetation found to this area of the site. Hedgerows define areas of the site and provide breaks to the built form. Tree-lined streets with landscaped gardens will add to the existing landscaping.

Corner turning dwellings will be placed at the entrance points forming gateway features. Building materials will be mixed to provide an informal character. All dwellings will be served via shared surface or private drive.



Site plan with indicated character area 3.

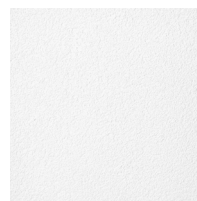
Building Height	2, 2.5 Storey
Building Form	Semi's and Detached
Building Style and Materials	Yellow brick with mixed tile type. White render in key locations.
Parking Typology	Parking Court and Side On-Plot
Frontage Set Back	2m - 6.5m
Garden Treatment Hard / Soft	Climbers will be used to soften the back garden fences and shrub planting against building walls will include a mixture of structural evergreen and herbaceous and deciduous planting providing colour and seasonal interest.
Road Treatment Hard / Soft	These areas are formed with pockets of enclosed clusters of properties with associated shared drive and private parking provision. Separated from the adjacent areas with gated access, they are the most private and secluded.



Illustrative section of Parkland View



Exemplar images showing open space + dwellings



Material palette

3.3

CHARACTER AREA 04: THE COURTYARDS

COURTYARDS

The Courtyards are located mainly to the northern area of the site, hidden from the main spine road. This area is quiet and secluded, featuring shared surface roads and private drives.

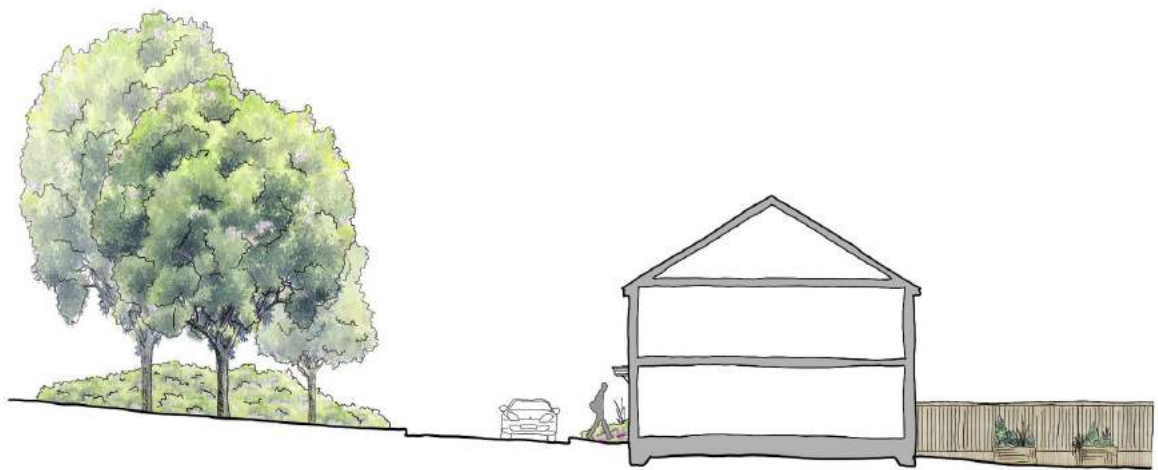
Existing vegetation and trees will surround these spaces to further emphasis the seclusion of the Character Area. Gardens will include boundary landscaping to provide a buffer between the existing and proposed.

The storey heights will range from 1-2 stories. Given these areas are close to the gardens of Fairmead Avenue, bungalows are proposed where appropriate to reduce scale and overlooking.



Site plan with indicated character area 4.

Building Height	2, 2.5 Storey
Building Form	Semi's and Detached
Building Style and Materials	Yellow brick with mixed tile type. White render in key locations.
Parking Typology	Parking Court and Side On-Plot
Frontage Set Back	2m - 6.5m
Garden Treatment Hard / Soft	Climbers will be used to soften the back garden fences and shrub planting against building walls will include a mixture of structural evergreen and herbaceous and deciduous planting providing colour and seasonal interest.
Road Treatment Hard / Soft	These areas are formed with pockets of enclosed clusters of properties with associated shared drive and private parking provision. Separated from the adjacent areas with gated access, they are the most private and secluded.



Existing Trees +
Vegetation

Shared
Surface

2-Storey
Dwelling

Garden

3.4 SCALE

SCALE

The proposal comprises 1 storey bungalows, and 2 and 2.5 storey houses and apartments. Garages will be 1 storey. Maximum height parameters for these building types are:

- Bungalows - 6.05m
- Garages - 5.15m
- 2 Storey Houses - 9.02m
- 2.5 Storey Houses - 10.45m
- 2.5 Storey Apartments - 11.57m
-

Scale has been considered through the development of character areas with storey heights utilised to achieve design objectives. For example, the bungalows are located in a part of the site that will aid in minimising impact on a neighbouring property. 2.5 storey houses have been specified around Parkland Character Areas and in other locations, 2.5 storey houses are placed to create variety of roofline and emphasize corners or strengthen gateways.

Apartments are 2.5 stories in height and are located to form focal ends (apartment block located to the south) and feature corners (centre of the site).



DENSITY

The density of the proposal is 9dph which is considered a low density in comparison with the urban areas to the north. Density has been considered through the development of character areas, with denser areas located in the centre of the site and lower density zones around the edges, overlooking open space.

CONCLUSIONS

The emerging layout has considered its location, using single storey properties to the north boundary and focusing 2.5 storey dwellings to the centre of the site. Using a range of house types with varying ridge lines will provide an attractive mix throughout the site.



3.5 APPEARANCE

MATERIALITY

The chosen building materials take precedent from the local context. Neighbouring residential dwellings use brick, renders and boarding as core materials. The proposal reflects the local palette. Furthermore, the proposal has been inspired by new and existing local developments and their design details.

As previously noted in the site analysis section, there is a lack of notable character in the immediate area, with new fenestration detailing being mainly brick headers, brick plinths and stone cills.

BRICK

Two types of brick will be specified. A multi-stock red brick will be used along with a yellow multi-brick for variety. Red brick is a prevailing material in the local area with limited use of buff or other brick colours.

TILE

Two tile types are specified including a red plain tile and a grey plain tile. These colours will be evenly distributed around the site and chosen to help reinforce character.

TREATMENTS

Render is prevalent in the local area with some additional, decorative use of weatherboarding as such these are applied regularly throughout the layout in key locations. Off-white render and off-white weatherboarding is located throughout the scheme.

BRICK AND STONE FEATURES

Additional brick details include string courses, feature bands, brick plinths and brick headers, these add more detail to dwelling elevations giving them extra three dimensionality. Furthermore, stone cills will be used to add further visual value to the street elevations.

CHIMNEYS AND PORCHES

The use of porches and chimneys will provide visual interest and dynamism to the scheme. This will enable the creation of a varied and interesting roofscape both at eye level, with the use of a variety of different porches including 'A' frame, lean-to, and flat roofs. Furthermore, varying ridge and eaves heights will be punctuated by regular use of chimneys selected throughout the scheme.



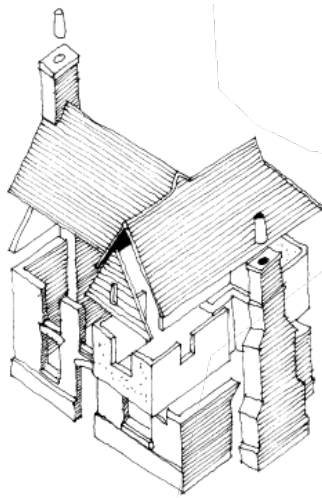
SITE	GREY ROOF TILE	RED BRICK	CREAM RENDER	OFF-WHITE BOARDING
	 RED ROOF TILE	 BUFF BRICK		



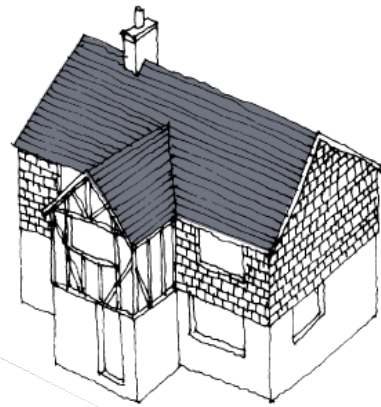
3.5 APPEARANCE

Appropriate Use of Materials

- 1.39 Facing and roof materials should be selected from the range of regional materials characteristic of Essex, or of that part of Essex where the project is located. This means using those materials present on pre-20th century buildings in the locality. The traditional range includes red, yellow stock and white gault bricks, smooth rendering, black- or white-painted horizontal weatherboarding, plain clay tiles, clay pantiles, slates and thatch.



Material changes and detailing should be used in such a way as to explain the building



False half-timbering and alien materials such as the tile-hanging should be avoided

- 1.40 The use of clay pantiles should be limited to single-storey ancillary buildings. It is appropriate to use different facing materials on different houses in a development, and to use different materials on different parts of a house. However, feature panels of a different material – such as false half-timbering or vertical tile-hanging – are not appropriate (and also not characteristic of Essex).
- 1.41 If different facing materials are to be used on a single house, the change from one to another should appear logical. Typically, different materials might be used on different storeys or in order to articulate different parts of the structure – such as a front facade or architectural feature like a gable triangle, bay window or plinth. Elements such as lintels and plinths can also be enhanced by picking them out in a different material, or through the use of decorative detail. Used in this way, material changes and detailing can help to ‘explain’ the building.
- 1.42 Historic streets in Essex towns and villages invariably have a majority of rendered houses. If, as is desirable, the character of historic settlements is to be reproduced in new development, this high proportion of rendered houses should be perpetuated.

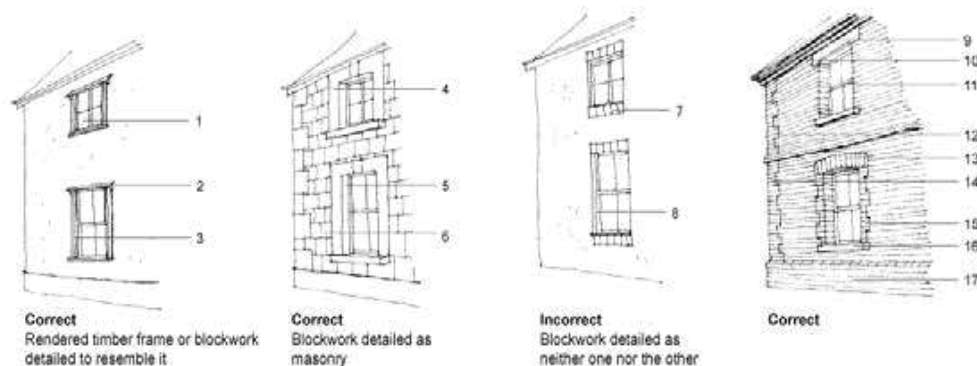


Material Matrix

Traditional: a. Red Brick b. Traditional Coloured Render c. Black Weather Boarding
Traditional/ Contemporary Mix: d. Buff Brick e. Slate/ Tiles f. Coloured Weather Boarding
Contemporary: g. Brick Patterning h. Zinc i. Panelling

Appropriate Detailing for the Materials Used

- 1.43 Any detailing used should emphasise the character of the material – and where appropriate, be of a type that has evolved traditionally.
- 1.44 Some common forms of brick detailing:



1. Window on face of wall 2. Pentice board 3. Painted timber architrave 4. Heavy head sill and surround 5. Window inset within opening 6. Ashlar effect markings 7. Brick detail inexplicably showing through 8. Window slightly inset 9. Lintel in different material 10. Projecting eaves course 11. Window inset within opening 12. String course 13. Lintel that appears adequate for load 14. Quoin 15. Contrasting window surround 16. Sub-sill 17. Plinth

3.5 APPEARANCE

HOUSE TYPES

The layout has been carefully designed to provide a broad variety of homes to suit varying lifestyles and help to create a diverse and vibrant community.

The mix comprises 1 and 2 bed apartments, and a variety of 2-5 bed dwellings. Using materials in a traditional form, with varying styles and features will generate distinct characters areas within the site. Render and boarding is applied to create a stimulating and visually interesting place to live.

As well as a mix of brick and roofing materials with render and boarding treatments, other features will be applied to add visual interest for example features mentioned earlier including string courses, brick plinths, and a variety of porch styles.



House type 1002



House type 1184



APARTMENTS

The 2no. apartment blocks are located to key focal points within the site. The first is set along the main spine road. The existing trees will provide natural screening for the apartment communal amenity. The second is located to the south of the site at the end of a street. This will provide a vista looking south.

Both apartments will use red brick and off-white boarding to integrate itself with the dwellings that surround it. Feature bay windows and black metal balconies will provide visual interest to the focal areas within the site.



Flat block A.



Street scenes.

3.6 LANDSCAPE STRATEGY

LANDSCAPE

The landscape strategy for the site has been developed to focus on integrating the built form with the wider landscape to the south and to utilise the existing vegetation as a natural buffer between the neighbouring urban context and the development parcels to the north.

The site entrance is situated between large trees and vegetation. This green entrance is further emphasised by a landscaped green just north of the main spine road. The first houses will feel secluded behind grass, hedgerows and trees. A row of mature trees will also help screen the apartment block from view as you enter the site.

Tree planting along the length of The Avenue will break up the form and landscaping will increase the further east in the site. The eastern parcel of the development will feature set back dwellings with spacious front gardens and increased by between dwellings.

The open spaces of the site will feature different and varied green areas for residents to enjoy. Formal areas will include a hard paved feature square and formal green with amenity grass enclosed by hedgerows and trees. Others are more naturalistic in character with groups of trees and areas of wildflower grassland and vegetation specific to the local character and water conditions, ranging from wetland mixes to buffer planting and native hedges. These create the setting to proposed buildings as well as providing opportunities for play, ecological diversity and connectivity throughout the site and to neighbouring developments and green spaces.

The proposed Landscape Strategy is illustrated on the following page, and further information is provided in the separate Landscape Statement provided by David Jarvis Associates.



Site entrance with mature trees and vegetation



Northern boundary has some instances with little vegetation



Established hedgerows break-up the site







3.6 LANDSCAPE STRATEGY

SITE ENTRANCE

The tree-lined site entrance features existing vegetation along the western boundary. Naturally screening the site from public view. Upon entrance into the site, proposed trees will line the northern side of the access road.

This green entrance will provide an aesthetically pleasing 'green' feel as residents enter the site.

SOUTHERN OPEN SPACE

The southern area of land is proposed as green open space. This is divided into different elements with their own landscaping proposals. The first area of the open space (west-east) is the LEAP and Orchard. As you venture further east, the ponds are located as part of the wider drainage strategy for the site. These spaces will provide existing and proposed trees.

Another Orchard is located close to the built development edge, this will be encompassed by existing vegetation. A heathland is proposed to the north-east of the site providing a 'green corridor' between the site and Pound Wood to the north.

Finally, to the south, a Meadow Parkland will integrate the larger parcel of green space with the woodland edge to the south. As this is in close proximity to the Woodland, this will help integrate the site within its setting.

PLAY & RECREATION STRATEGY

A LEAP is proposed to the west of the open space. Surrounded by Orchard, the play area will feature natural recreation equipment.



Paths through open space



LEAP example - Broomfield, Chelmsford

SITE BOUNDARIES

The southern boundary shared with Dodds Grove will remain as existing. A stream separates the site from the Woodland and no additional works are proposed to the natural setting.

The northern boundary will propose close-boarded fencing where required. Existing landscaping and trees line the northern boundary and where appropriate, the landscaping will be enhanced. A maintenance gap between the site boundary and vegetation is proposed for access.

The southern boundary where the built-development is proposed will include additional planting along this southern edge. A maintenance gap between the site boundary and vegetation is proposed for access.



HARD LANDSCAPING

The main spine road through the site will be asphalt with footpaths either side. The cycle/ footpath linking the site west - east will be paved.

Shared surfaces and private drives will be more playful and natural colours and materials with parking areas using different styles to clearly identify parking and shared surfaces.



3.7 TECHNICAL CONSIDERATIONS

LAYOUT PRINCIPLES

- 1 The site access has been re-designed to allow for increased movement from Daws Heath Road into the site. The near right-angled junction provides an improved buffer to no.430 Daws Heath Road. Green space and existing vegetation will be retained where appropriate to the site entrance to help screen the proposed development from the highway.
- 2 Retention of the existing dwelling located near the entrance along the southern boundary has been considered through the early schematic layouts to the emerging master plan.
- 3 Apartment Block A is positioned to provide a landmark building up-on entrance into the built area of the site. As per the Essex Design Guide landmark buildings may take the form of a distinctive building or a taller one, designed to be visible from a wider area. The building will act as a gateway marker to residents and visitors to the development alike.
- 4 Bungalows are proposed along the northern boundary to minimise height in this area. They dwellings also feature long gardens to create a suitable buffer between the existing and proposed built forms. Furthermore, where there is instances of breaks in vegetation along the boundary, planting is proposed to 'fill-in' the gaps.



3.7 TECHNICAL CONSIDERATIONS

LAYOUT PRINCIPLES

- 5 The northern boundary features mature trees across its length. As highlighted in the constraints plan, the root protection areas play a vital importance when considering the built form in this location. No trees along the boundary are to be removed as part of this application and a consistent 15m buffer between the boundary and built form is proposed. Additional planting is proposed along the boundary to help minimise overlooking. Some access points from shared surfaces are proposed to allow access to the boundary.
- 6 Apartment Block B is located on the southern edge of the proposed development, due to its relatively isolated location it is proposed as 2.5 storeys. This provides occupants with views across the open space to the south. It also acts as a landmark at the end of the street. The majority of the parking for this block is located to the rear, keeping the outward appearance of the scheme relatively car free and pedestrian friendly.
- 7 A 3.5m wide cycle + footpath is included along the southern edge of the spine road. It starts at the site entrance and provides access to the open spaces to the south and east of the site. This cycle + footpath also links through to Bramble north to the north. Here access into Pound Wood Nature Reserve is just on the opposite side of Bramble Road.



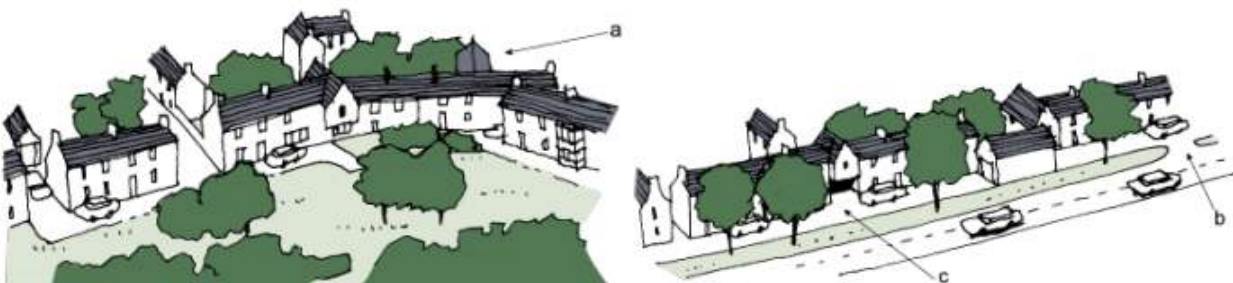
3.7 TECHNICAL CONSIDERATIONS

LAYOUT PRINCIPLES

- 8 Dwellings fronting the open spaces propose generous front gardens. These front gardens will be tree-lined and landscaped to provide an aesthetic view as you go east. Parking for these dwellings are proposed as 'side by side' with garages joined to the dwellings to give a buffer between dwellings.
- 9 Drainage + SUDs has been a key principle through the design process to fully integrate the built-form in with the emerging drainage proposal for the scheme. The topography of the site mainly slopes north - south, with ponds being proposed near the site entrance and within the open space to the south. Existing sewers running through the site has been identified and adequate easement has been allowed for.
- 10 The Public Open Space is a core feature of the development incorporating aspects of the sites existing hedgerows and proposed SUDs. As such it was important that the POS was given suitable built frontage to enable passive surveillance across the space as and when it was in use. The open space feature various different elements including an Orchard, Heathland and Meadow Parkland. Multiple ponds to the centre of the site break up elements of the green space.

Edges

- 3.21 Edges occur where one type of place or space meets another – for example, where an urban space meets the countryside; where houses meet a major road; where a development meets an open space; or where two developments of different characters meet.
- 3.22 Edges should be treated in different ways according to their importance. For example, public open spaces should be treated as focal points onto which houses front, rather than being tucked away behind residences.
- 3.23 In order to avoid rear fences dominating the view, edges where houses sit beside major roads or open countryside should be treated similarly. Houses should front such edges even where it is not possible to provide vehicular access direct from the major road, and where access must instead be taken from service roads or private drives running parallel to or behind the road.
- 3.24 Such edges should be clearly defined in terms of both purpose and status (i.e. public or private). Clear distinctions allow people to understand such spaces, and are particularly important for the partially sighted or people with dementia, who might otherwise become confused or disorientated.





3.7 TECHNICAL CONSIDERATIONS

PROXIMITY TO NORTHERN BOUNDARY

Careful consideration has been made throughout RIBA Stage 0-3 in relation to the built form and the northern boundary. Generally, gardens back onto the boundary. Existing vegetation will be retained to aid in the screening of gardens to this area.

Furthermore, with instances where little vegetation occurs, planting is proposed to define the boundary.

Furthermore, a core focus has been to place bungalows in this location to integrate the development with the local context of Daws Heath and in particular Fairmead Avenue.



RESIDENTIAL GARDENS

During the pre-application meeting, the case officer raised that gardens are required to be a minimum of 9m in depth. Some instances where this requirement was not met were raised during the meeting and has been amended for this application. In summary the development includes the following;

- Gardens to be a minimum of 9m in depth

- Instances of 'back - flank' dwellings will also provide a minimum of 1m distance isolation between flank wall and adjacent garden.

2 Bed Dwelling - **50m²** minimum

3+ Bed Dwelling - **100m²** minimum



APARTMENT BLOCK B

The southern apartment block is 2.5 stories in height with the top floor apartments located within the roof space. The case officer commented that second floor windows are required to be a minimum of 15m from the southern boundary.

The layout has focused views from the apartments north and east. Southern and western elevations use rooflights to the second floor only.



APARTMENT AMENITY

The councils policy for apartment amenity is 8m² per habitable room with a minimum of 25m² overall. The 2no. apartment blocks proposed on the site have 6no. 1bed apartments and 3no. 2bed apartments each, equating to 168m² of amenity space.

Northern Apartment Block

268m² (Communal)

5m² (Per Private Terrace/ Balcony)

Southern Apartment Block

230m² (Communal)

5m² (Per Private Terrace/ Balcony)

The proposed amenity doesn't include green space fronting the shared surfaces with the amenity proposed to the rear of the apartment and secluded from public view.



3.7 TECHNICAL CONSIDERATIONS

SUSTAINABILITY

An energy and sustainability strategy is being undertaken and submitted as part of this application. For further details, please refer to the accompanying document.

EV CHARGING POINTS

The Castle Point New Local Plan 2018-2033 (not yet adopted but has been through EiP and the inspector declared it as sound in March 2022) states the following:

Policy T7: Parking Provision: All new development should have the infrastructure capacity installed to provide for charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Therefore, Infrastructure for electric vehicle charging will be provided in accordance with CPNLP and ECC requirements as part of this application. All dwellings will include 1no. charging point as part of this application.

DRAINAGE + ECOLOGY

For details into the drainage and ecology strategies, please refer to the accompanying reports submitted as part of this application.



Indicative photo of home-use electric charging points



Indicative photo incorporating SUDs into the scheme

3.8 HIGHWAYS + ACCESS

RESIDENT CAR PARKING

Allocated car parking for dwelling houses is based on EDG standards. These are:

- 2+ bed dwellings - 2 spaces

Allocated parking for Apartments is provided with the same level of parking required by the EDG, namely:

- 1 bed flat - 1 spaces
- 2 bed flat - 2 spaces

Each space measures 5.5m x 2.9m. The majority of spaces are located to the side of each property with some instances of parking to the front of the property. Some spaces are located in front of integral garages. Apartments utilise parking courts hidden from the main roads. Any communal or off-plot spaces will be clearly allocated to their plot to avoid any conflict. Parking will be provided in a variety of typologies to add variety.



4/5 dwellings with 3no. parking spaces

VISITOR PARKING

There are 15no. visitor parking spaces that are located around the site. EDG requirements are for 2+ bed dwellings - 2 spaces. All private 4 and 5 bed properties have 3no. spaces. As discussed with the Case Officer during the pre-application meeting, the visitor spaces and parking numbers were acceptable for the level of development.

All visitor spaces are fully integrated into the street scene and are provided at the required bay size.

CYCLE PARKING

All properties without a garage will be provided with covered and secure cycle parking. Houses and bungalows will have small cycle sheds located in rear gardens.

Apartment residents will have access to communal cycle storage.



Bike Storage Example

- SITE PRIVATE PARKING VISITOR PARKING
- VISITOR PARKING







3.8 HIGHWAYS + ACCESS

ACCESS + MOVEMENT

The site access has been designed by Icení Consultants. The access and road layout has been put forward to Castle Point Council during the pre-application process. The emerging layout takes on-board comments raised during the pre-application meeting.

The adjacent plan displays the road hierarchy for the proposal. The spine road running through the site is 5.5m wide with a 3.5m cycle/footpath along the southern side and a 2.0m wide footpath along the northern side. The cycle + footpath runs south of the spine road through the green space meeting Bramble Road to the north of the site.

Shared surfaces (6.0m wide) branch off from the spine road. The shared surfaces do not serve more than 25no. dwellings and also displays a 500mm service strip to each side of the shared surface.

For further details, please refer to the accompany documents submitted as part of this full planning application.

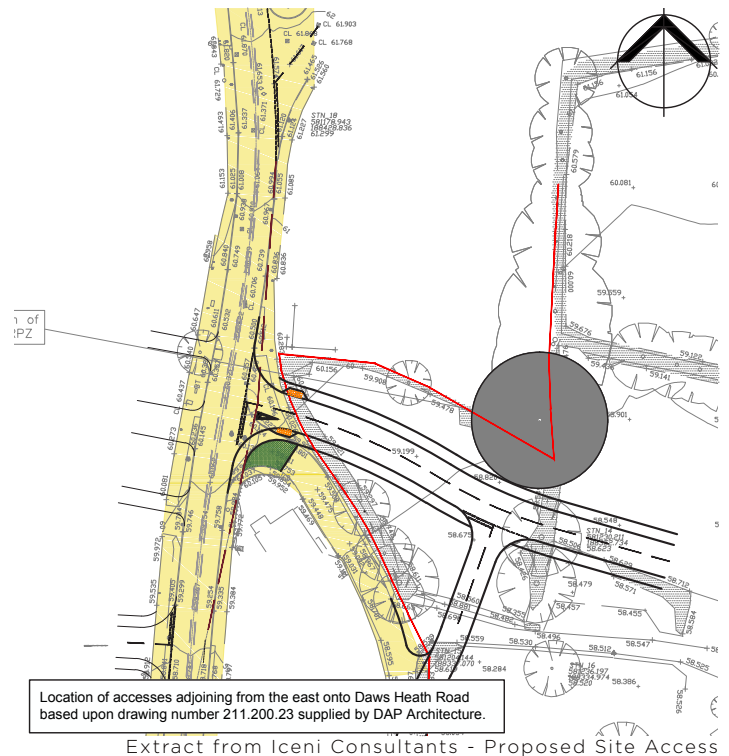
KEY:



EXTENT OF HIGHWAY BOUNDARY

2.4m X 43m VISIBILITY SPLAY IN ACCORDANCE WITH MANUAL
FOR STREETS STANDARDS

SITE BOUNDARY





3.9 SUMMARY

This document demonstrates that the site has been carefully assessed and the final design has been informed by a number of opportunities and constraints unique to the location. Specialist consultants have been appointed to advise on a range of matters and the public have had an opportunity to comment on the proposal.

The proposal has been designed to consider site conditions and constraints, respect neighbouring residential areas and landscape features, creates a development which relates well to the local vernacular and applies good urban design and townscape principles, provides net biodiversity gain and a bespoke SUDS strategy.

On this basis, it is considered that the development represents a sustainable and responsive proposal which relates to its physical and environmental context and reflects the requirements of local and national planning policy and guidance.





BIBLIOGRAPHY

Design Guide
<https://www.essexdesignguide.co.uk>



Printed on 100% recycled paper
www.daparchitecture.co.uk