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DESIGN PROPOSALS

In describing the very best urban environments it is impossible to disassociate the quality of architecture with the quality of space and functionality.

“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes” (NPPF)

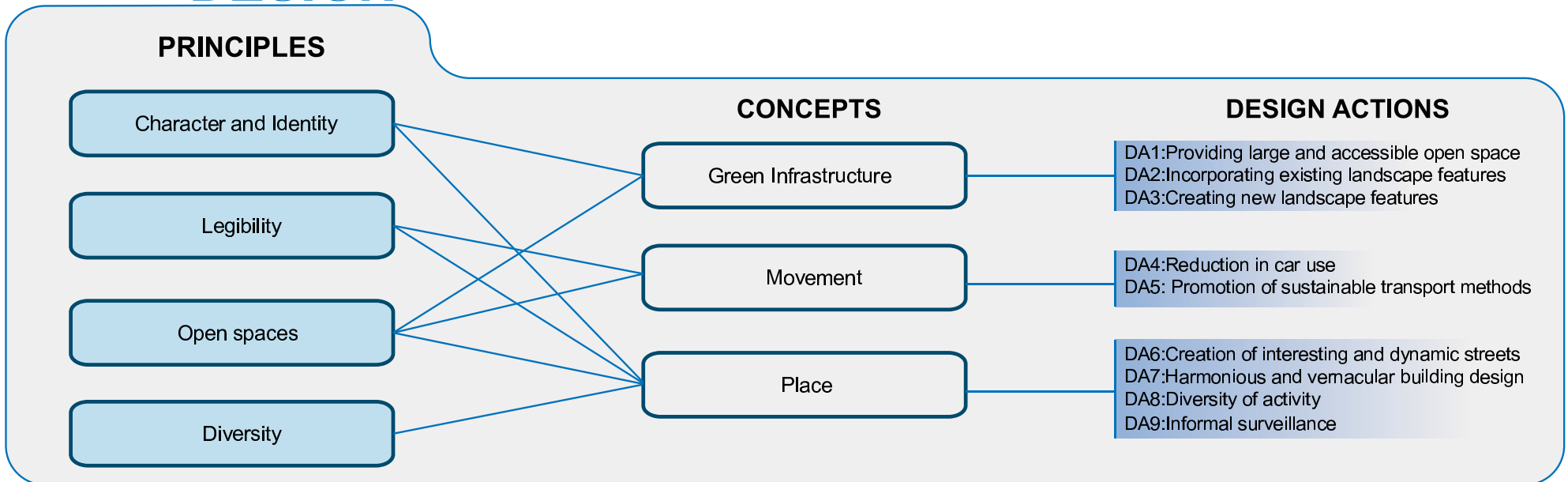
6.1 The Design Proposal

6.1.1 The proposal illustrated in this document has been developed in support of the following vision:

Vision: the creation of a carefully designed new district, providing homes, a retirement village and business accommodation set within a high quality public realm including landscaped greens, avenues and squares. It would be well integrated through the provision of foot, cycle and road connections to the wider area, and seek to take inspiration from the architecture and character of Saffron Walden, whilst also having its own sense of place. The proposal is at an important gateway location to the town, and also forms part of a new edge to the settlement, both of which bear responsibilities for a high and sensitive standard of design.

6.1.2 The development will provide a high standard of design across the whole site, including all housing types and tenures in order to create a cohesive design. The scheme will focus on promoting a sense of community through the design of connected open spaces.

creation of the **DESIGN**



6.2 Response to Constraints

A team of consultants have worked to analyse the constraints and opportunities for the site and its potential development. A short summary is provided in this section, with full details to be found in the individual reports.

Air quality

6.2.1 The development site is located 300 metres east of an area identified by the UDC as an Air Quality Management Area due to exceedance of the Air Quality Limit Value for nitrogen dioxide. Therefore any traffic generated by the proposals has the potential to cause adverse impacts to existing pollution levels within this sensitive area. Additionally, construction works may cause air quality impacts as a result of fugitive dust emissions.

The accompanying Air Quality Assessment indicates that the impacts of nitrogen dioxide concentrations during the operational phase of development are predicted to be negligible. The impact of dust generated by earthworks, construction and trackout activities are also predicted to be negligible.

Based on the results of the Air Quality Assessment, air quality issues are not considered a constraint to planning consent.

Noise

6.2.2 The Noise Impact Assessment submitted alongside this document has identified that the key noise sources impacting upon the development is from road traffic using Radwinter Road and certain commercial sources surrounding the site. The mitigation measures detailed in the Noise Impact Assessment are considered sufficient for the promotion of the site for residential development.

Highways and transport

6.2.3 The proposed development will be provided with two vehicular accesses. The primary access will be off Radwinter Road in a similar position to the existing farm access. This access will provide the development with an all movements ghost island junction which will allow residents to access the existing highway infrastructure.

A second vehicular access for the development will be provided on the western boundary. This access will connect with Shire Hill which serves the neighbouring commercial development. To the west Shire Hill connects with Thaxted Road.

A dedicated 3m wide shared cycleway / footway will be provided for users wishing to access Radwinter Road. This access will be located between the proposed care home and the existing supermarket. This dedicated link will reduce travel time and distances to Radwinter Road and will further encourage the use of more sustainable forms of transport.

The planning application is for outline planning permission with layout to be determined. However, it is proposed that the internal road hierarchy will be designed around the following principles:

- Radwinter Rd to Thaxted Road Link – 6.75m wide carriageway + 2 x 2m wide verge + 2m wide footway + 3m wide cycleway
- Radwinter Rd to Thaxted Road Link beyond footway – 6.75m wide carriageway + 2 x 2m wide footway
- Shire Hill Link – 6.75m wide carriageway + 2m wide footway + 3m wide cycleway
- Dwelling Access Roads – Either 5.8m shared surface or 4.8m wide carriageway + 2 x 2m wide footway

Waste management

6.2.4 A design stage site waste management plan has been submitted as part of the planning application.

Foul and sewerage

6.2.5 It is proposed that foul water will discharge into Anglian Water's sewers located within Thaxted Road. Anglian Water has confirmed that this is their preferred method of discharge for the development.

Attenuation/SUD strategy

6.2.6 Surface water will be attenuated to greenfield runoff rates and will discharge to the watercourse and sewer located adjacent to the site's northern boundary. Surface water will be attenuated in four detention basins located across the site. The use of SUDS features will be defined at the detailed design stage but this could include swales (where gradients allow), permeable paving (tanked / infiltration) and plot soakaways (where permeability allows).

Ground investigation

6.2.7 The desk study suggests that the site has never been developed and has remained arable land since throughout all historical map editions reviewed. There is a low level of risk of contaminants migrating from adjacent industrial estate sites and a Tesco fuel station.

Based on the desk study information it seems likely that conventional strip foundations will be suitable at the site, with ground bearing floor slabs suitable across much of the site if desired by the developer.

Further details and recommendations in respect to these sections can be found in the individual specialist reports.

6.3 Context Influence and Appearance



Photo 48: Recent traditional development in the town



Photo 49: Tudor houses opposite the church



Photo 50: Old eclectic streetscape on Bridge street

6.3.1 Below are some of the design actions that we have used to inform the design that have been inspired by Saffron Walden. The town has a uniqueness that is embodied within its history, this can not be emulated, but the many successful, existing townscape factors can be introduced into the site.

- **Multiple colours directly abutting**
- **Variety of architectural styles**
- **Intricate detail**
- **Repetition with variance**
- **Orientation around squares**
- **Hilly streetscape**
- **Convincing corner treatment**



Photo 51: Interesting juxtaposition of styles - Church street



Photo 52: Square by St Margaret's church with public art



Photo 53: Interesting incline on the High street

6.4 Design Evolution

6.4.1 The following drawings show how the scheme has developed during the design phase.



Figure 16: Draft block layout



Figure 17: Analysis of draft block structure



Figure 18 Latest draft showing attenuation and POS



Figure 19: Latest draft



MASTERPLAN OPPORTUNITIES

KEY	
	KEY BUILDING
	ACCESS ROADS
	POTENTIAL LINK ROAD
	SECONDARY LINKS
	TERTIARY LANES
	PRINCIPAL CYCLE / PEDESTRIAN LINKS
	AREA OF SPATIAL IDENTITY
	POTENTIAL LOCAL PLAY AREA
	VIEWS
	POTENTIAL PUBLIC OPEN SPACE
	POTENTIAL COMBINED OPEN SPACE / ATTENUATION AREAS

Fig 20: Proposed Opportunities

6.5 Use and Amount

The development is residential led but also includes B1 business space, a retirement village, and there is a further option to provide land for a primary school.

Housing

6.5.1 The development would deliver a mix of market and affordable housing. The illustrative proposal includes approximately 230 new dwellings over a range of housing types and sizes. Apartments, houses and a minimum of 5% bungalows are shown. It is anticipated these would provide from 1 to 5 bedroom accommodation.

Affordable Housing

6.5.3 40% affordable housing would be provided as part of the scheme. This would be over the mix of prescribed tenures and sizes required by the Uttlesford District Council Housing Officers, in response to local need. The adjacent diagrams identify the proposed affordable housing mix. The minimum number of market bungalows are also identified. Further details are included in the submitted affordable housing statement, prepared by Framptons.

Lifetime Homes

6.5.4 In line with council policy, it is anticipated 100% of units will be to lifetime homes requirements with 5% being to wheelchair user standards.

Employment

6.5.5 The masterplan illustrates an area for the provision of B1 business space, close to the Shire Hill Road business estate.

Retirement units (use class C2)

- 6.5.6 The masterplan illustrates a Retirement Village providing:
- Approximately 30 Extra Care apartments,
 - Approximately 12 Extra Care bungalows,
 - 60 Bed care home,
 - Employment.

Tenure Mix	1b	2b	3b	4b	TOT
Affordable rent - non bungalows	20	26	21	3	70
Affordable rent - bungalows	1	2	0		3
Affordable rent - sub total	21	28	21	3	73
Shared ownership - non bungalows	4	14	9	1	28
Shared ownership - bungalows	1	2	0		3
Shared ownership - sub total	5	16	9	1	31
Affordable units - TOTAL	26	44	30	4	104
Market bungalows		7			

Table 2: Indicative tenure mix

Strategic Housing Market Area Assessment % breakdown (2012)				
Tenure Mix	1b	2b	3b	4b
% Affordable by bedroom	30	35	30	5
% Shared ownership by bedroom	17	48	31	4

Table 3: Strategic housing market area assessment breakdown

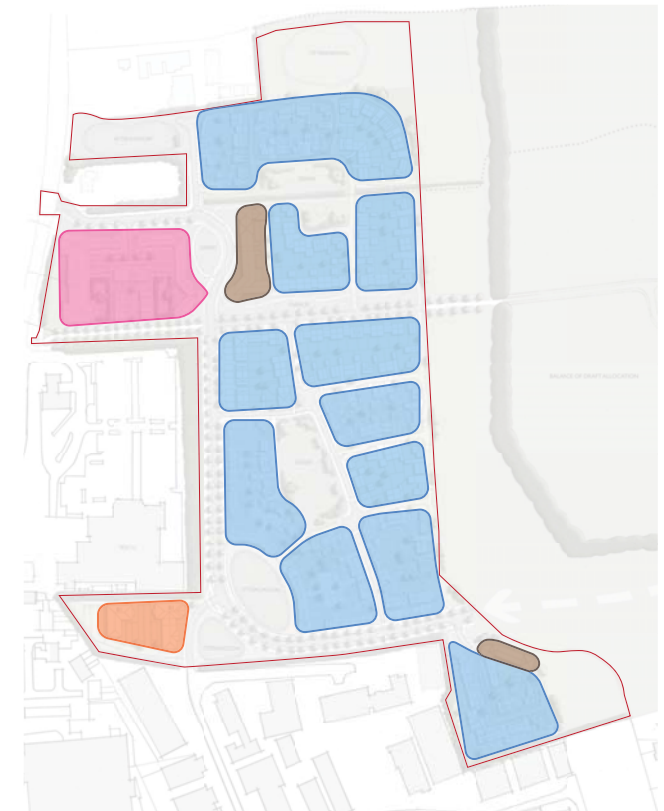


Figure 21 : Building uses

- Business B1
- Retirement Village
- Flats
- Housing