



Figure 37 : Key views and frontages

**Key Views**

6.11.6 The plan has been designed with key viewpoints in mind. At certain points views open up which increases the visual interest. At these points, the buildings in view should be sensitively designed and well detailed, as they will have more impact on the overall scheme than other buildings.



Figure 38 : Key views, frontages with key groupings overlaid

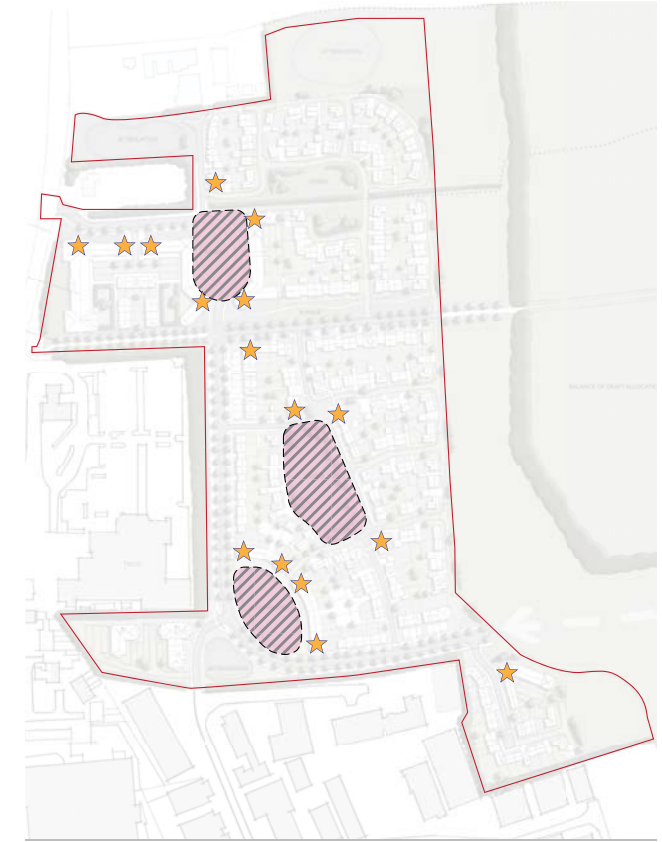


Figure 39: Nodes and focal buildings

- ★ Focal buildings
- ▨ Nodes

## 6.12 Building Design

6.12.1 The illustrative masterplan has been developed using housing typologies to meet a number of needs:

- Townscape: Using housing types that contribute to a strong streetscape, and high quality of public realm.
- Mix: To respond to the requirement for a broad mix of housing sizes from one bedroom flats to five bedroom houses.
- Market housing: To provide a range of home types that will readily meet Market demand, and therefore rapidly contribute to housing need in this sector.
- Meeting affordable housing demand: To meet the Uttlesford District Council requirements for 40% Affordable Housing (Mix of housing types, tenures and sizes).

6.12.2 A hierarchy of house types are included in the illustrative masterplan:

- 1 and 2 bedroom flats are indicated in two prominent areas, fronting ‘the Square’ and to the southern part of ‘The Boulevard’. This allows focal characteristics to be employed as part of the design of these typically larger building types.
- Smaller ‘Narrow frontage’ two and three bedroom houses are represented as semi-detached and terraced configuration. They are often connected to other properties with linking carports or screen walls to maintain a defined building line, and to minimise the impact of wider end gables. Using one and three quarter storey forms will also minimise the impact of these building forms.
- Formal terraced arrangements are indicated for placemaking purposes, and these would comprise a variety of accommodation sizes in order to create ‘The Crescent’ and ‘The Boulevard’ streetscape.

- Larger ‘Wide frontage’ three to five bedroom houses are indicated in semi-detached and detached configuration particularly to the ‘Green Edge’.
- Bungalows will be provided as part of the mix, often in quieter locations.

6.12.3 Other building types will be well integrated to form a cohesive neighbourhood:

- B1 business accommodation is proposed that would be developed to meet market need, but would need to have a high quality of design and finish and provide active frontages to the main frontages.
- A Retirement Village is proposed that would be developed to meet market needs, but should respond to its location as a gateway area to the development and Saffron Walden as a whole. It would need to address the four sides of the location with high quality active frontages.



Figure 40: Example of key building on a corner



Figure 41: Gateway grouping



Figure 42: Formal appearance



Figure 43 :Cottage appearance

## 6.13 Character Areas

6.13.1 The following paragraphs provide more detail about the potential form of the proposed development. They indicate how the character of the development varies across the site, with an overall approach sympathetic to the character of Saffron Walden and the rural edge location. Broadly the development consists of four character zones: The Boulevard, Farm Avenue, Village Green and Green Edge.



Figure 44: Character areas diagram

## Boulevard Character

6.13.2 'The Boulevard Character Area' is defined by a spacious route with tree lined verges and dedicated cycle and foot ways. The boulevard planting frames this 'spine' through the site and provides visual references for connectivity and linkages to the wider area. Development will be arranged in an ordered and symmetrical style around the spaces defined on this route. At certain positions 'focal buildings' and spaces have been identified. A 'Square' and 'Crescent' are the key open spaces within this character area. A defined built frontage to form an appropriate degree of enclosure will be important, comprising imposing often terraced properties and apartments. A distinctive materials palette and architectural treatment is suggested to reinforce the character of this space. The Retirement Village would form a key part of this character area, and it is suggested a series of courtyard buildings are arranged around formal gardens. The B1 business space is located at 'The Crescent' and is expected to be formal in character and responsive to its key location, being very prominent within the development area.

Landscape led area  
 Symmetrical building configuration  
 Defined building line  
 Focal buildings  
 Distinctive materials palette



Character area location



Photo 46: Indicative rendering of the boulevard character area



Photo 54: Avenue of trees, Audley End



Figure 45: Indicative sketch of the boulevard character area

## Farm Avenue

6.13.3 A straight tree lined 'Avenue' leads from the crossroads in the north to the south. This area will include generous grass verges and street trees providing a strong landscape setting for the built form. The footways will be separated by the verge, and clipped hedging the predominant front boundary treatment. There will be a consistent building line to ensure that the space is well defined, comprising semi detached, terraced and detached properties often connected with features such as linking carport roofs or screen walls. Paired corner turning dwellings will sit either side of connections to the wider development area, to aid wayfinding. The streetscene should be harmonious in character, and feature a limited palette of traditional facing materials taking cues from local vernacular precedents. The character area will be dominated by landscape, with the buildings being smaller in scale and large trees providing order.



Figure 47: Indicative rendering of farm avenue character area



Photo 55: Castle street, Saffron Walden: precedent for Farm avenue



Figure 48: Indicative sketch of farm avenue character area

Tree lined  
Wide grassed verges  
Defined building line  
Harmonious built form to reinforce character  
Clipped hedging boundary treatment



Character area location

## Village Green Character

6.13.4 The main housing areas within the development are set back from 'The Boulevard' and start to develop a more informal character. They focus around two 'Village Greens' which will feature tree planting and lawned areas and include play space. At certain positions focal buildings have been identified. A defined built frontage will be important, comprising semi-detached and detached properties often connected with features such as a linking carport roofs or screen walls. A distinctive soft and hard material palette and architectural treatment is suggested to reinforce the character of the space.



Figure 49: Indicative rendering of village green character area



Photo 56: Saffron Walden Common with houses addressing it

Landscape led area  
 Defined building lines  
 Focal buildings  
 Distinctive Material Palette  
 Clipped Hedge Front Boundaries to the 'Greens'.



Figure 50: Indicative sketch of village green character area



Character area location

## Green Edge Character

6.13.5 The 'Green Edge' encircles the south and east of the development area providing a soft interface with the surroundings. Informal dwelling types will be set behind cottage planted front gardens. Access will be largely through shared surface paved lanes or private drives, with grassed areas beyond extending to the site boundaries. Buildings will be expected to define the edges of the perimeter blocks, but can feature wider gaps and non-parallel frontages. Typically the typology will comprise semi-detached, together with larger detached homes give variety to the rural edge streetscene. The main focus of this character area is the rural views to the south. A variable eaves line containing the lower building types within the site will mitigate impacts on the surrounding area.



Figure 51: Indicative sketch of green edge character area



Figure 52: Indicative view of green edge character area

Landscape led area  
 Informal building configuration  
 Looser building line  
 Simpler cottage buildings, with occasional formal treatments  
 Cottage planting boundary treatment  
 Interface with potential future 'Linear Park'



Character area location



Figure 53: Indicative sketch of green edge character area

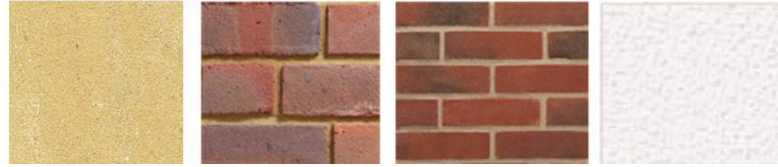
## 6.14 Materials Palette

### BOULEVARD CHARACTER

MATERIALS



Roof materials are a mixture of reconstructed slate and plain tiles



Wall materials are red and orange brick with occasional render

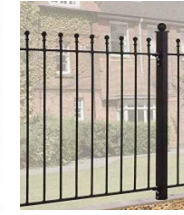
DETAILS



A good proportion of sash windows



Formal portico's and Georgian pilasters



Formal railings

### FARM AVENUE CHARACTER

MATERIALS



Roof materials are plain or mixed tiles



Wall materials are typically facing multi/orange brick with occasional render and colour render

DETAILS



Casement windows with cottage style arched brick headers and pop-up dormers