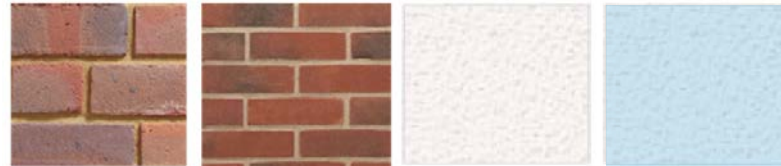


VILLAGE GREEN CHARACTER

MATERIALS



Roof materials are a mixture of reconstructed slate and plain tiles



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

DETAILS



Semi-formal details: Less elaborate than the boulevard character but more elaborate than the green edge character

GREEN EDGE CHARACTER

MATERIALS



Roof materials are a mixture of reconstructed slate and plain tiles



A variety of brick patterns, bonds and colours with some colour render

DETAILS



Cottage-style windows, roof styles and details

6.15 Access Statement

6.15.1 This section summarises the approach to access taken while preparing the masterplan.

The masterplan takes access and accessibility as one of the core concepts in the design approach. The layout is structured by a clear and legible movement network based on the distinctive character that reflect the design intention. The masterplan sites all buildings in such a way that their individual accesses relate to the street, essentially direct, convenient and promoting high levels of activity and surveillance.

Access issues like car parking, refuse collection and other servicing all inform the concept of the public realm. The site is gently sloping and therefore presents little hindrance to walking and cycling around the development and wider area. Some of the deliberate design decisions that integrate good access as its core concept are:

- A strong and legible 'Boulevard' link road forms the backbone of the proposal, and passes through a series of distinctive spaces along its path.
- A legible hierarchy of links pass from the 'Boulevard' throughout the development area.
- The layout is broken down into comprehensible sized character zones.
- Integrated network of cycle and pedestrian links.
- Street design includes street trees and urban design techniques to discourage speed.
- Varied street surfaces are used to inform changing road user priorities. Pedestrians would have priority on shared surfaces.
- Typically parking is on or close to the property and where not possible (for placemaking reasons), it is arranged in small areas under high levels of supervision from surrounding homes.

Access to Buildings

6.15.2 This design and access statement is intended to support an outline planning application only and the matters relating to the internal planning is reserved for a detailed planning application in the subsequent stages. However the masterplan does influence the way in which the internal planning would relate to the external environments.

- Access is related to street activity and surveillance and in all areas the buildings are sited close to the street to contribute to the street character.
- Doors and access arrangements form an essential part of the street front design particularly in key buildings.
- Car parking where it is in the public realm is close, convenient and visible to building access points.

6.16 Site Safety and Crime Prevention

6.16.1 Access and Movement

The planned site has a movement framework that allows for direct well lit access to all units for both pedestrians and vehicles. Segregation of routes has been avoided, as has alleyways and short cuts. Rear access to plots should have lockable gates and be enclosed by 1.8 to 2m fences or masonry walls. The development is proposing to utilize shared surfaces to enable the residents to take possession of both footpath and roadway. This method will engender a sense of guardianship over the streets by local residents.

Structure

6.16.2 All buildings throughout the illustrative masterplan are indicated fronting a defined access route. The number of sides fronting the public realm is reduced and assists in creating 'active frontages' which promote natural surveillance. Defensible spaces and frontages have also been incorporated into the development.

The block structure has avoided backing onto existing built areas, with the 'Boulevard' acting as an active edge or interface to these areas.

Surveillance

6.16.3 As previously described the movement framework of the development allows for good natural surveillance. Every opportunity has been taken to avoid 'inactive frontages'. Well defined routes and large open public spaces also reduce areas for potential criminal activity. Any criminal activity would attract attention, and with many overlooking properties and an established sense of guardianship of the development action would be taken. Car parking areas are located in areas under natural surveillance from adjoining properties.

Ownership

6.16.4 We envisage that the development as designed will promote a sense of ownership, respect, territorial responsibility and community. By designing clearly defined public, semi-private and private spaces we wish to encourage residents and users to generate a sense of ownership and responsibility for their properties and the development as a whole.

With an increased sense of community, residents are more likely to identify strangers and potential criminal activity will attract attention.

Physical Protection

6.16.5 All new dwellings should be designed to incorporate specific 'target hardening' measures to reduce the possibility of easy criminal entry and escape. We recommend windows, doors and gates be specified in coordination with requirements set out in current residential Secured by Design applications.

Commercial and employment premises should also be designed to meet current commercial Secured By Design recommendations.

6.17 Sustainability Strategy

6.17.1 At outline planning stage, the following strategic principles have been adopted:

Sunlight: The block orientation has been adjusted to maximise solar gain

Responsively: Streets and blocks have been orientated to use and compliment the topography and landscape features on site.

Transport: The design has been created to give transport choice to residents with cycling being a favourable option through the inclusion of cycle friendly streets and connections.

Change: Some of the buildings on site, have been designed with change in mind, so they can be adapted to suit minor changes of use in the future.

Buildings: The buildings will be designed in such a way that minimises energy consumption, reduces waste.

6.17.2 The proposed development will endeavor to meet policy requirements and be developed following sustainable design principles. It is important for the Council to acknowledge that this application is in outline form only and the details of future development will be subject to further application and submissions.

6.17.3 Measures will be introduced to reduce energy demand and carbon dioxide emissions through a number of measures which will include the following:

- High standards of building fabric, improved air tightness including insulation;
- Installing high efficiency boilers;
- The use of low energy lighting;
- The availability of photo voltaics.

6.17.4 It is our client's intention to use locally sourced materials or locally manufactured products where possible since the use of local products also supports the local economy. This will also apply to the use of local labour for the construction period of the development.

6.17.5 In addition to the above, it is intended that measures will be introduced which reduce the demand for water and which include low flow / restricted use water footings on domestic appliances, e.g. washing machines, dual flush WCs and dishwashers. Water butts will also be considered where appropriate for the residential properties.

The developer at the appropriate time will also seek to source local construction materials and to use where possible recyclable materials.

The developer will seek to minimise the generation of waste and maximise re-use and recycling within the scheme.

6.17.6 The Masterplan provides the opportunities to secure safe and secure routes for people on foot or on bike to connect into the existing network of roads and paths near to the site. The illustrative layout encourages residents and visitors to make journeys by foot, bike or public transport rather than relying on the private motor car.

6.17.7 The Masterplan creates large areas of green within the proposed housing development which provide the opportunity of linking residential areas whilst providing significant opportunities for biodiversity.

6.17.8 The development is proposed to come forward in the manner which creates a new sustainable community for Saffron Walden and provides the opportunity to secure new community benefits.

6.17.9 We consider that this development provides the opportunity to secure a new sustainable living environment in Saffron Walden alongside new community facilities which not only benefit new residents but the existing population of the town.

6.18 School Option

6.18.1 Following consultation feedback, provision for a potential 1 form entry primary school has been identified. This would be situated on a 1.2 hectare portion of the site. It would be advantageous to the community as it is near to existing neighbourhoods and central to the wider allocated Saffron Walden Urban Extension. The option to extend the school has also been identified and illustrated in the drawing on this page, this would require a 0.9 ha site.

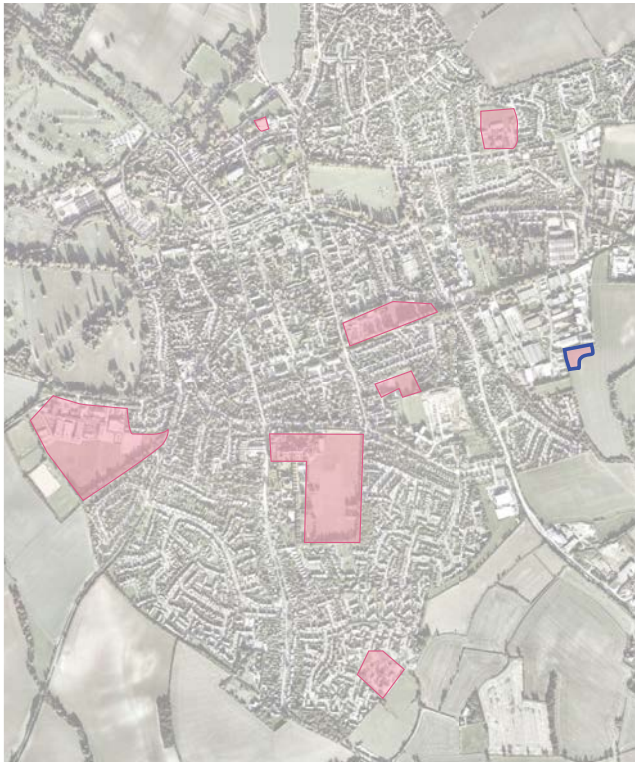


Figure 55: School locations



Existing school locations

Potential new school location

Proposal without school provides:

Circa 200 houses including a number of coach-houses
 30 flats.
 30 extra care flats.
 12 extra care bungalows.
 60 bed care home.
 B1 business units.
 POS: 2.23 ha

Proposal with school provides:

Circa 180 houses including a number of coach-houses
 20 flats.
 30 extra care flats.
 12 extra care bungalows.
 60 bed care home.
 School land.
 B1 business units.
 POS: 1.85 ha



Figure 57: Proposed site plan showing school location with optional extension

7.0 Conclusion

7.1 This Design and Access Statement is submitted in support of an outline planning application for new residential development on land at Radwinter Road, Saffron Walden.

The proposed development includes the creation of a new residential-led development which is set within an existing landscape framework of hedgerows and trees. In arriving at the design solution for the site, we have shown how the physical, social and economic context has influenced the design in conceptual terms.

An illustrative layout has been prepared illustrating the key principles that will guide the development of the site. This design and access statement confirms the applicant's commitment to the delivery of a high quality development that is sensitive to the local context and community.

The proposals aim to make the most efficient use of the land that is appropriate to the nature and setting of the site. The scheme successfully promotes better access with clear connections into the site and good pedestrian linages to surrounding uses.

The layout and form of the scheme is such that it supports crime prevention and community safety, with development clearly overlooking public spaces and streets. Parking is provided on-plot with safe and convenient access to properties.

The landscape strategy is central to the development of this proposal and seeks to maintain and enhance existing trees and hedgerows, and protect and encourage existing habitats and wildlife.



Photo 57: Saffron Walden market square at night

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The logo features a stylized circular emblem composed of two overlapping, light gray arcs. The text "MCBAINS COOPER" is centered horizontally and partially overlaid by the emblem.

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