

Design & Access Statement
Land at Kelvedon Road,
Tiptree,

January 2019



Introduction

This Design & Access Statement has been prepared to support the proposals to provide 150no.residential dwellings on the site to the South of Kelvedon Road, Tiptree, Essex. This document acknowledges the requirement for Design & Access Statements, set out in National Planning Practice Guidance the principles set out in the 'Design & Access statement guidance 'provided by C.A.B.E. The overall structure and format of the document follows these guidelines accurately and provides information relating to the design aspirations of the design team.

The document clearly demonstrate the proposals have evolved in the context of the existing site factors (physical, social and economic) and relevant planning and professional guidance. Each section of this document is separately presented and is supported where appropriate with text and with photographs, design illustrations and site layouts to further convey the design philosophy and principles of the proposal.

This Design and Access Statement should be read in conjunction with the other specialist reports and the Planning Statement by Strutt and Parker LLP.

Location

The site is located on the western side of Tiptree. The site is located within walking distance of local services, comprising neighbourhood shops, a primary school and community facilities, and to bus stops served by routes providing links to Kelvedon to the north west & Colchester to the north east. The site is adjacent to the settlement boundary. A location plan and site plan are shown.



Site Plan - NTS



Location Plan - NTS

Site Appraisal – External Context

The site is located on the western side of Tiptree, a village situated 10 miles south-west of Colchester and 3 miles south east of Kelvedon. The site is approximately 5.1 hectares in area & is primarily made up of fields used for horse livery. The site is bounded thus -

North - Existing 2 storey residential properties (Coronation Cottages & The Gables) and the impressive water tower further to the North.

East - Existing 2 storey residential property (Stourton), beyond is currently a hedgerow boundary to open field beyond which has planning approval for residential development (ref 15.1886)

South - Tree & hedgerow. Beyond are agricultural fields.

West - Tree & hedgerow. Beyond are industrial units (Tower Business Park)

The site is currently occupied by residential properties Tower End & Ponys Farm with fields to the rear primarily used for horse livery.

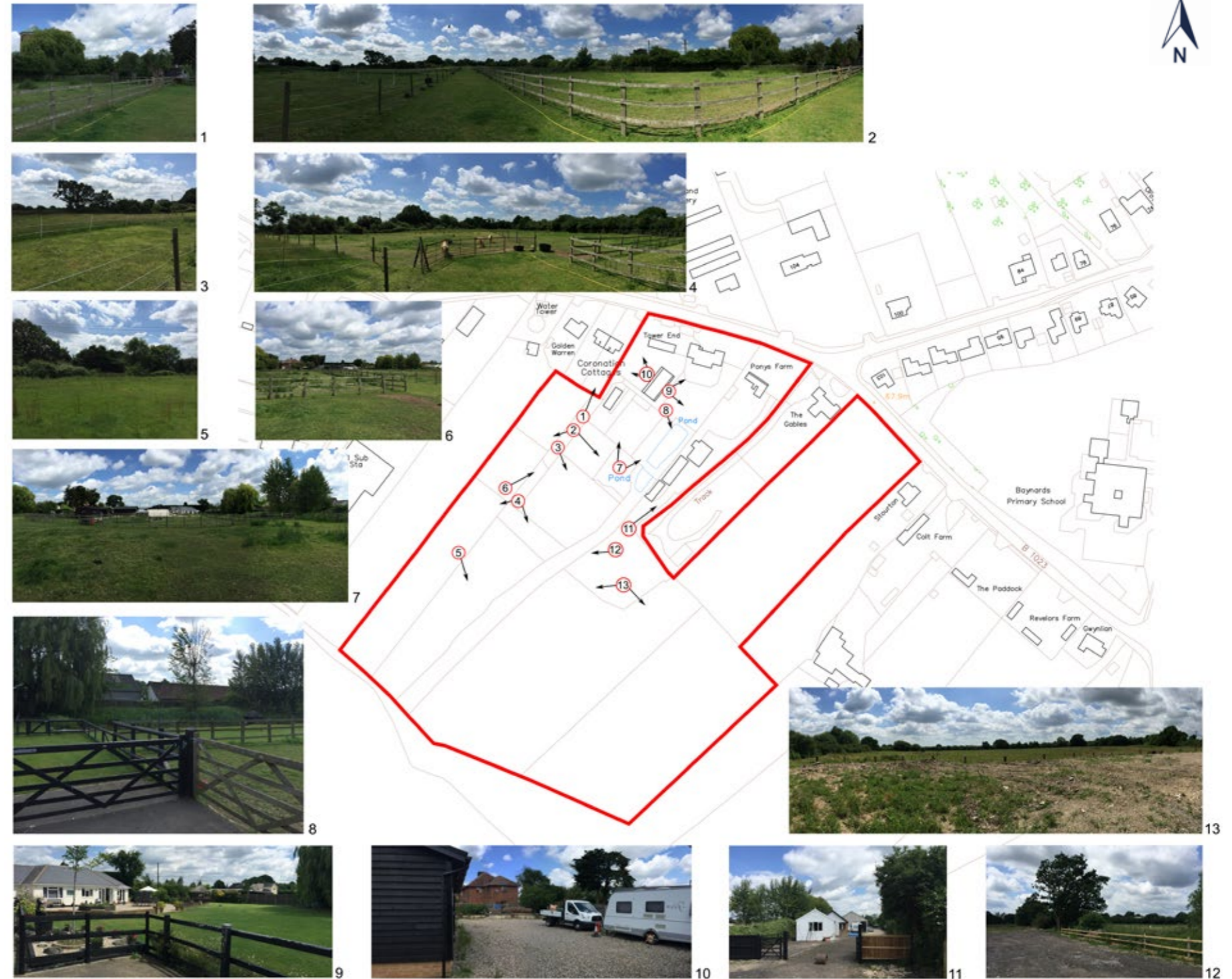


Plan NTS

Plan NTS

Site Appraisal – Internal Context

This page illustrates the internal character of the site. The site is relatively flat pasture land and is divided by a hedgerow boundary that runs south west to north east, which includes a ditch to the south west end & a small pond adjacent to the existing rear barns. All the existing buildings are single storey & located on the north east side of the site adjacent to Kelvedon Road



Plan NTS

Site Appraisal - Constraints

Whilst presenting a sustainable opportunity to help meet local housing needs, the site also has a number of constraints that have been given detailed consideration in the emerging proposals: The main constraints are listed below -

- Speed of access road
- Vision from site
- Existing trees and hedgerows to western, eastern and southern boundaries
- Existing telegraph line and poles bisect the site
- Over looking from existing adjacent properties (Coronation Cottages, The Gables & Stourton)
- Existing ditch & ponds
- Views to and from the north across Kelvedon Road

A new access would be necessary off Kelvedon Road which is illustrated here




Plan NTS

Key:

Site Boundary - 

Noise from traffic - 

Existing Hedgerows - 

The Design - Evolution

Scheme Option 1

This is for approximately 100 units & includes only part of the total site. It includes a linear plan with a spine road leading from Kelvedon Road adjacent to Coronation Cottages through the site leading to the south west boundary. Secondary roads lead off this access & a large central public open space is proposed. It is a predominantly inward looking scheme with the existing site boundary hedging being fully retained. The properties are primarily detached and semi detached, 2 – 2.5 storey, dual aspect where necessary with on curtilage parking. Informal public space / landscaping is proposed for the site frontage and pedestrian access points would be located off this boundary to allow permeability across the site and beyond.



Plan NTS

The Design - Evolution

Scheme Option 2

This scheme represents a change in design approach based on the current site boundary.

This is for approximately 150 units. The main access onto the site is as proposed on the earlier option and also includes another vehicular access between the existing houses (The Gables & Stourton). Secondary roads lead off these access points & a large public open space is still proposed to the centre of the site. It is a predominantly inward looking scheme with the existing site boundary hedging being fully retained. Possible future access is suggested to the western & southern boundaries. The properties are primarily detached and semi detached, 2 – 2.5 storey, dual aspect where necessary with on curtilage parking. This plan includes some 3 storey flats contained to the eastern side of the site. Informal public space / landscaping is proposed for the site frontages and pedestrian access points would be located off this boundary to allow permeability across the site and beyond.



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The Design - Evolution

Option 3

This scheme for approximately 150 units represents a change in design approach based on the new site access arrangement. The highways engineers concluded that a new roundabout was necessary to slow traffic on the Kelvedon Road & enable an appropriate, single vehicular access into the site to be provided.

Other changes include a revised plan for the main site entrance in terms of road alignment & unit layout. The previous linear approach has been substituted for a more curved access road which has impacted on the adjacent unit arrangement.

The location of the flat blocks has been revised too. This scheme shows the cluster of apartments being separated so one now faces the main public open space & another faces Kelvedon Road between The Gables & Stourton. Pedestrian access is allowed for at this part of the site as opposed to the previous vehicular access proposal in Option 2.



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The Design - Layout

The proposed layout illustrated here is the product of the design evolution shown on the previous pages, discussions with the Parish Council, consultant information and developer refinement.

The access road is more organic in form & leads off the newly proposed roundabout. A line of trees form an avenue along this sinuous road which has a verge & footway / cycleway on either side that are parallel with the road and provide a visual separation.

The site access on the north western side is framed by a 1.5 storey semi-detached corner turning block which is intended to transition from the existing properties "Coronation Cottages" into the new site. To the other side of the junction a detached dual aspect house is proposed adjacent to the road & a line of 2.5 storey semi detached units running along the northern boundary of "The Gables". These lead up to a 3 storey apartment block which acts as a landmark for the main access road & the northern frame to the large central public open space.

The houses fronting the access road on the western boundary are accessed by short private drives & additional soft landscaping. Parking has been set back between units or located below under-crofts to linked terraced units to emphasise the built form.

Two junctions further along the access road lead east towards the main public open space & the rest of the development. This central space is overlooked by a 3 storey flat block to the north & a combination of 2 & 2.5 storey units to the other side' s which emphasise the hierarchy of the development. These units are set back from the highway giving a generous front garden to each property. A low hedge set back from the road gives a soft differentiation between the public and private realms. Dual aspect units turn the corners leading to a combination of semi-detached & linked terrace of units along the southern and eastern boundaries. A series of under crofts provide visual punctuation to the built form, not dissimilar to other more historic examples in Tiptree & Kelvedon which are illustrated within this document.

The main access road runs along the eastern edge of the public open space and leads north east towards the section of the site located between existing properties "The Gables" and "Stourton". Two 3 storey flat blocks face towards adjacent 2 storey terraces and are served by a secluded central parking court which is designed to emphasise the built form. The road terminates shortly after with rear access being provided for the parking to plots 147-150 which face onto Kelvedon Road. A new pedestrian access is proposed adjacent to "The Gables" & will provide pedestrian & cycle permeability to & from the site to the village amenities which are mainly located to the east of the site.

Each housed is provided with a minimum of 2 parking spaces and each flat has 1 space. These are in the form of surface, under croft or garage parking. 25% visitors parking (38 spaces) are also allowed for across the layout.



Plan NTS

Landscape

The existing landscaping on the site consists of the hedgerows running along the western, southern & eastern boundaries and one that runs roughly through the middle of the site. These are being retained on the boundaries and it is our intention to retain as many of the existing trees that make up part of the central hedgerow.

In terms of proposed landscaping the public open spaces are intended to be managed grassed areas with a potential swale/depression to the western end of the central public open space & a potential play area to the eastern end of this space.

A line of trees either side of the main access road, verge and footpath is intended to form a strong, green visual statement through the site.

Low formal hedges are proposed to the units that front the access roads and additional trees are intended to be strategically located in the rear gardens to help reduce overlooking in a less formal way.

Road access materials are illustrated on the site plan. The main access road is intended to be in grey tarmac with the speed tables in contrasting red block paving. The transition areas will be in silver granite setts and the private drives in multi block paving.



Massing Plan

The local area is made up of a variety of properties with storey heights varying from single to 2.5 storeys. This scheme seeks to follow this form & increase the height in the centre of the site to allow for 3 storey flats. The vast majority of units are detached or semi detached, 2 – 2.5 storeys, some with lower roofs used for articulation which includes a 1.5 storey semi-detached corner turning blocks proposed adjacent to the main access road which is intended to provide a visual break from the adjacent properties. This would contrast with the predominantly 2 / 2.5 storey houses & 3 storey flats that face the main public open space.



Plan NTS

Apperance

Tiptree & surrounding villages including Kelvedon has some very good examples of traditional timber frame / render & brickwork architecture. Examples are illustrated here. The outskirts of the Tiptree including the building close to our site, is less architecturally inspiring. We felt that it was important to respect the existing local vernacular and pick elements (structure and materials) in our proposals.

The use of coloured render and stock brickwork (red or buff) in a traditional manner with plain tile or slate roofs will enable the new building to sit in the landscape comfortably. We are not intending to produce a scheme that jars or conflicts with what is good in Tiptree & the surrounding villages, more to respect the existing quality that prevails.

The enclosed street scenes illustrate the design intent for a varied, traditional approach to the external appearance of the scheme.



Pink Render



White & Cream Render



Coloured Render



Red Brick Cream Render



Pink & Cream Render



Red Brick Cream Render



Street Scene A-A



Street Scene B-B

Access

The existing site is flat in nature with relatively few features within the site. We anticipate very few steps within the blocks & minimal steps, if any, into the units themselves. The development would seek to provide access for all as set out in the DDA framework.

The site is efficiently accessed for vehicles & with a network of footway / cycle ways is designed to be used in a sustainable manner by the residents & local visitors. Bus stops are located within 100m of the site & provide access between Colchester to the north & Maldon to the south and another route between Witham to the west & Tollesbury to the east. These connections also lead to train stations at Colchester, Kelvedon & Witham.



Energy, Refuse and Recycling

The Dwellings are to be built to incorporate energy saving measures as appropriate to the latest building requirements. They will use a range of energy saving measures to both the dwellings fabric along with water saving measures. The scheme can be designed to be sustainable.

Each dwelling will be provided with internal refuse storage and collection arrangements for the policy within the district.

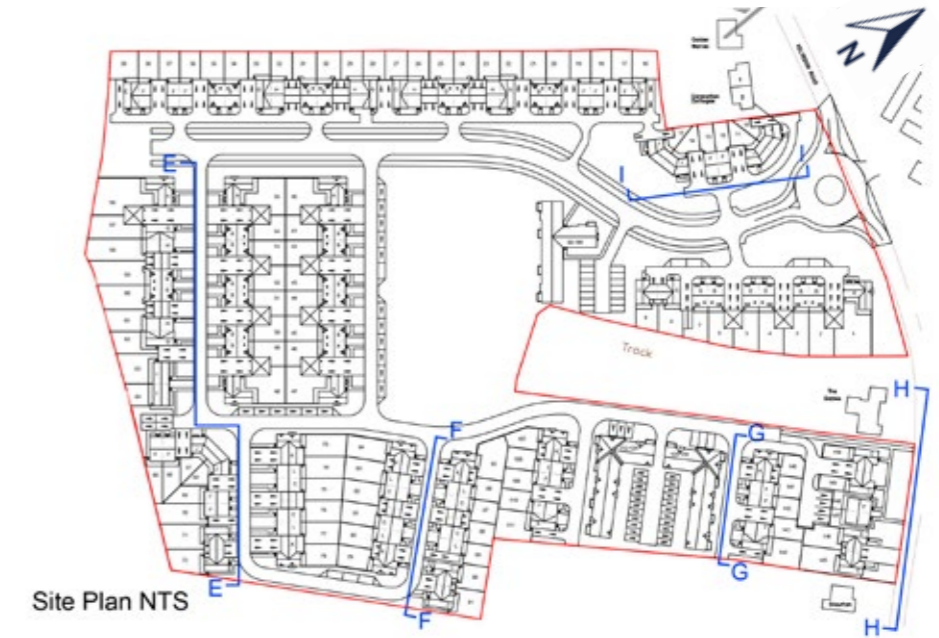


Conclusion

The details supplied in this design and access statement are intended to advise the reader of the design philosophy that have been adopted within the proposals and will therefore form the basis of the detailed planning application.

Consideration has been made for the site in its context and the nature of the neighbouring buildings in these proposals. It is our intention to provide a high quality development which will add character to its surroundings and integrate with the immediate area.

The site should be brought forward to provide much needed high quality family housing which has been demonstrated as meeting sustainable development and is at the very heart of the NPPF's presumption in favour of development.



Street Scene E-E



Street Scene F-F

Street Scene G-G