

# **Planning Committee**

## **27 April 2022**

# UTT/21/3269/DFO

Land To The North West Of  
Henham Road  
Elsenham

# Location Plan



# Approved Outline Parameters plan





# Approved Parameters plan

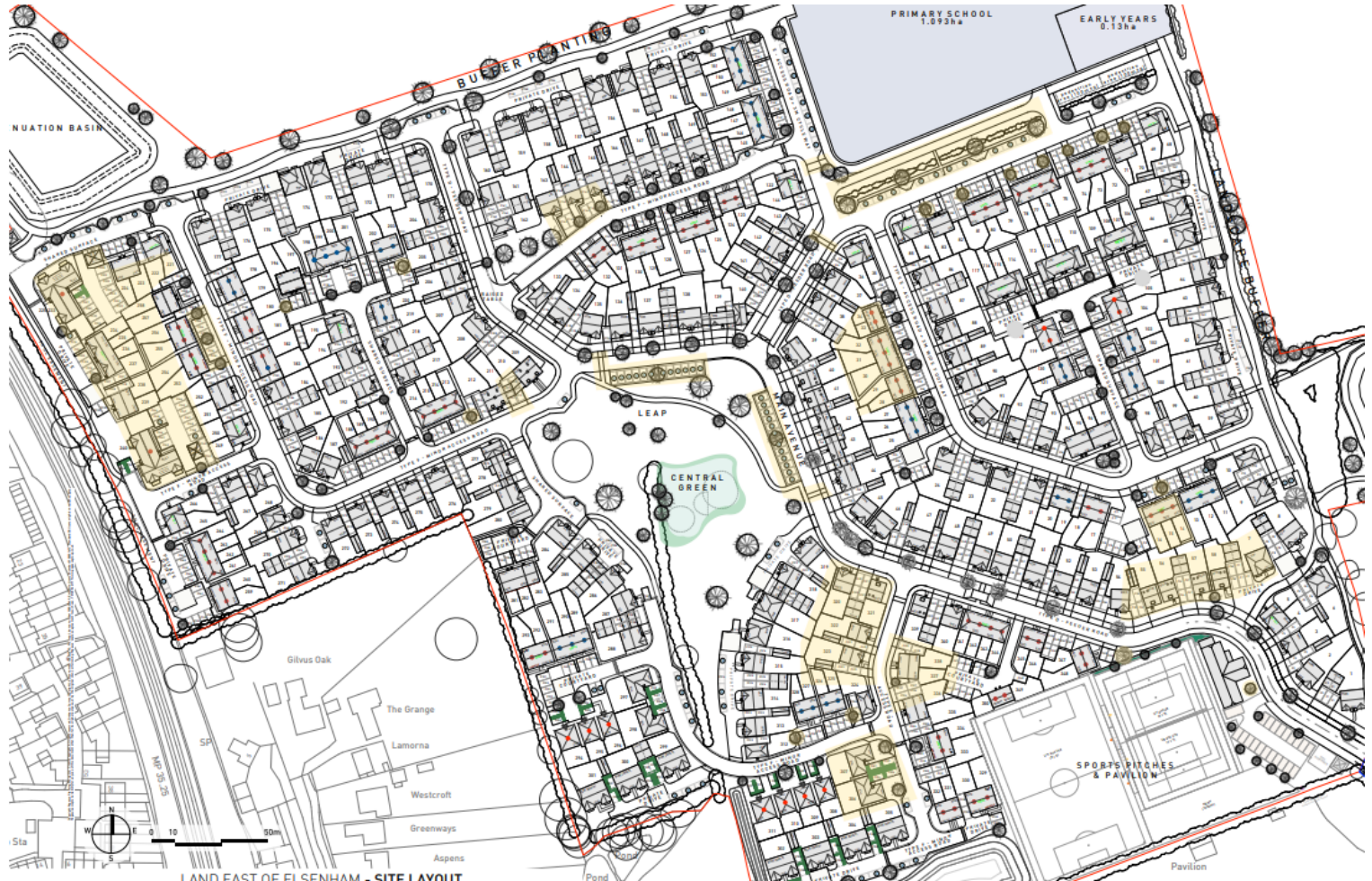


# Proposed Site Layout





# Highlighted changes



LAND EAST OF ELSENHAM - SITE LAYOUT, HIGHLIGHTED CHANGES (1:500 B&W)

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | [www.pegasusgroup.co.uk](http://www.pegasusgroup.co.uk) | CONTACT US BY: 01223 310000 | APPROVED BY: M. MCC | DATE: 15/11/22 | SCALE: 1:500 B&W | DRAW: P21\_EPM\_01 | SHEET NO.: 001 - 1 | CLIENT: BLOOR HOMES



# Building Heights

COMMENT  
PLANNING ISSUE  
UPDATED TO LPA AND CLIENT COMMENTS









# Garden Areas

REV	DATE	COMMENT
0	08/01/11	SCHEMATIC
1	11/03/11	REVISIONS ISSUE
2	11/03/11	UPDATED TO L&A AND QUERT COMMENTS
3	19/04/11	AMENDMENTS TO PLATS 10-02, 10-11, ADDITIONAL TREES AND GRASS, WIDER PARKING BY THE GARDENS
4	18/04/11	AMENDMENTS TO 2 BRICKWAYS ADDRESS SITE, CHANGE TO SCHOOL ROAD LANE BY WIDER AND MORE RELATIVES TO HIGHWAYS COMMENTS, ADDITIONAL TREES AS SET, WIDER AMENDMENT TO GARDENS.




**KEY**

	← 95% TARGET GARDEN AREA
	95 - 100% TARGET GARDEN AREA
	100 - 110% TARGET GARDEN AREA
	→ 110% TARGET GARDEN AREA

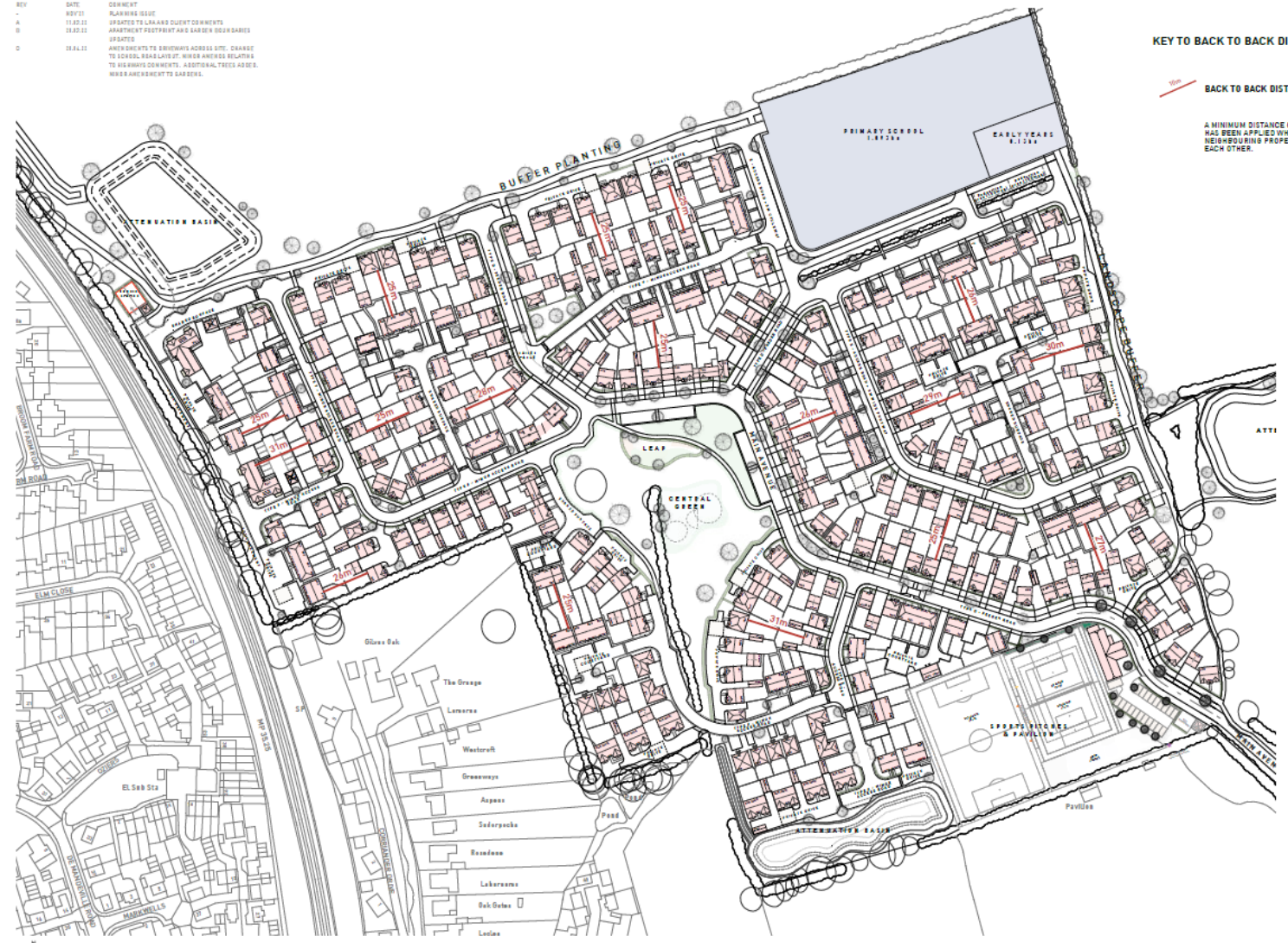
# Back to back distances

REV	DATE	COMMENT
-	08/11/11	PLANNING ISSUE
A	11/03/11	UPDATED TO LIA AND CLIENT COMMENTS
B	19/03/11	ADJUSTMENT FOOTPRINT AND GARDEN BOUNDARIES UPDATES
C	28/04/11	AMENDMENTS TO DRIVEWAYS ACROSS SITE, CHANGED TO SCHOOL ROADWAY OF, WIDER AREAS RELATED TO HIGHWAYS COMMENTS, ADDITIONAL TREES ADDED, WIDER AMENDMENTS TO GARDENS.

## KEY TO BACK TO BACK DISTANCES

 BACK TO BACK DISTANCE

A MINIMUM DISTANCE OF 25M HAS BEEN APPLIED WHERE REARS OF NEIGHBOURING PROPERTY PACKAGES FACE EACH OTHER.





# Character Areas

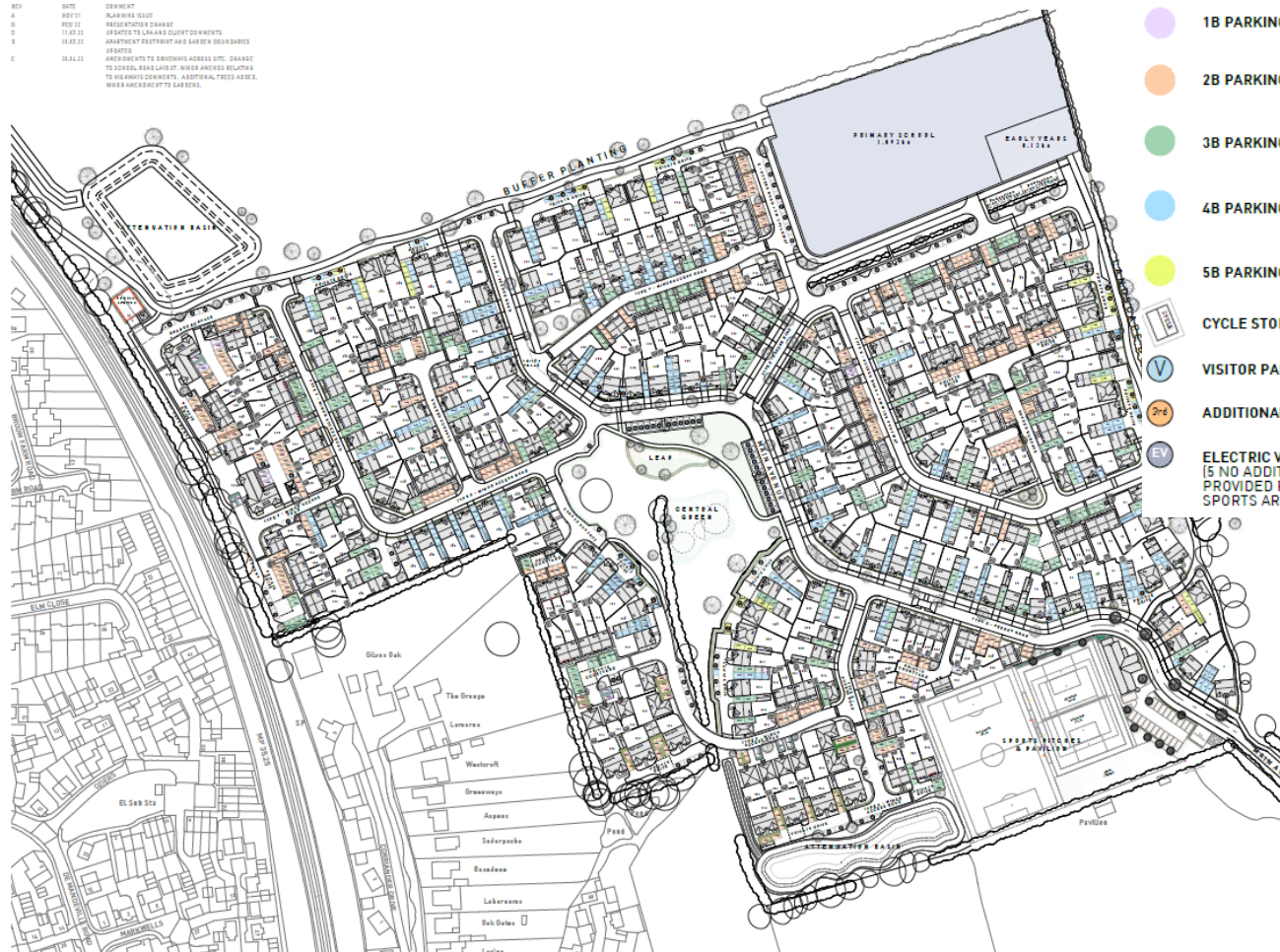
KEY

	CA1: CENTRAL GREEN
	CA2: THE AVENUE
	CA3: GREEN EDGE
	CA4: CORE HOUSING



# Parking Strategy

REV	DATE	COMMENT
A	08.01.22	SCHEMATIC ISSUE
B	09.01.22	PRESENTATION CHANGE
C	17.03.22	UPDATES TO LANDSCAPE COMMENTS
D	18.03.22	APARTMENT FOOTPRINT AND GARAGE DOOR SIZES UPDATES
E	18.04.22	AMENDMENTS TO DRIVEWAY ACCESS LITE, CHANGE TO SCHOOL, ROAD LANE BY WOOD AVENUE RELATING TO NEW DRIVEWAYS, ADDITIONAL TREES ADDED, WOOD AMENDMENT TO GARAGE.



- 1B PARKING PROVISION / 1ps
- 2B PARKING PROVISION / 2ps
- 3B PARKING PROVISION / 2ps
- 4B PARKING PROVISION / 3ps
- 5B PARKING PROVISION / 3ps
- CYCLE STORAGE (1.8x0.9m SECURE CYCLE SHED)
- V VISITOR PARKING BAY (89 NO)
- 3P ADDITIONAL THIRD PARKING SPACE PROVISION
- EV ELECTRIC VEHICLE CHARGING (5 NO ADDITIONAL CHARGING POINTS PROVIDED FOR VISITOR SPACES / SPORTS AREA PROVISION)





# Open Space Plan



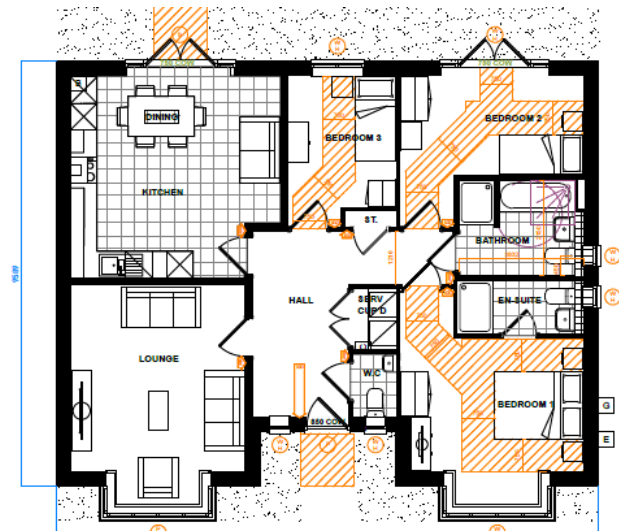
# House type - bungalow

PLOTS: 299, 300, 302, 305



FRONT ELEVATION

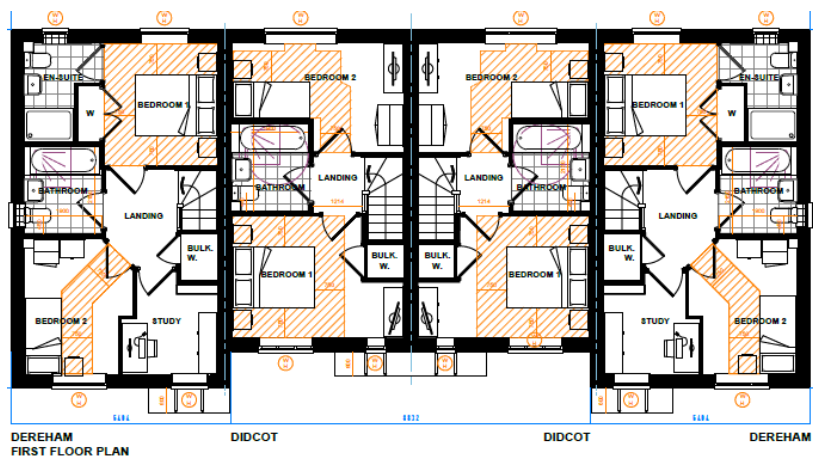
SIDE ELEVATION





# House types- terraced

PLOTS: 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117

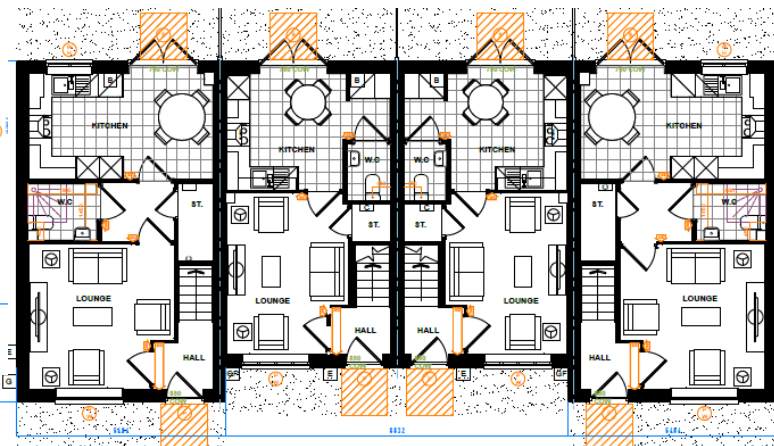


DEREHAM  
FIRST FLOOR PLAN

DIDCOT

DIDCOT

DEREHAM



DEREHAM  
GROUND FLOOR PLAN

DIDCOT

DIDCOT

DEREHAM

0 1 2 5m  
 ■ BULKY WASTE STORAGE ■ BATH ROOM ■ BATH ROOM ■ BATH ROOM ■ BATH ROOM  
 ■ ELECTRICAL OFFSET LOCATION ■ DOWNHAMP OFFSET LOCATION

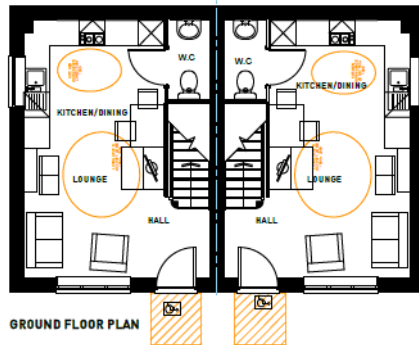
# House Type- Semi

PLOTS: 33, 34, 349, 350

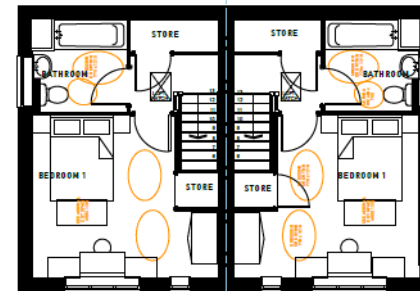


FRONT ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

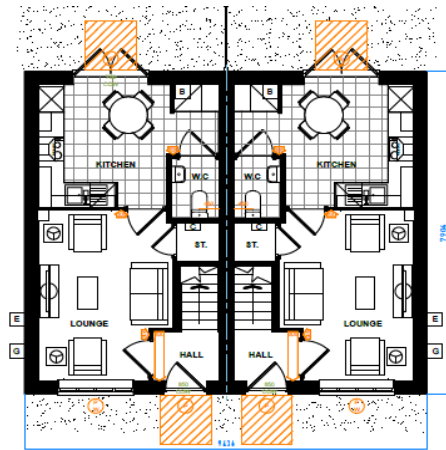
0 1 2 5m

Based on dwg EA134-WD-0000F-004YE-0070-00710 (102P.SP.CAT2)

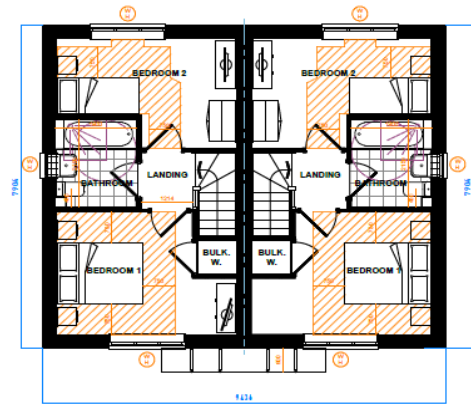


# House types - Semi

PLOTS: 70, 71, 82, 83



**DIDCOT GROUND FLOOR PLAN**  
 B BULKY WARE LOCATION G GAS METER LOCATION E ELECTRIC METER LOCATION C CONSUMER UNIT LOCATION



**DIDCOT FIRST FLOOR PLAN**

## Illustrative view- Central Green



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# Illustrative View- Central Green



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# Illustrative view- Central Green

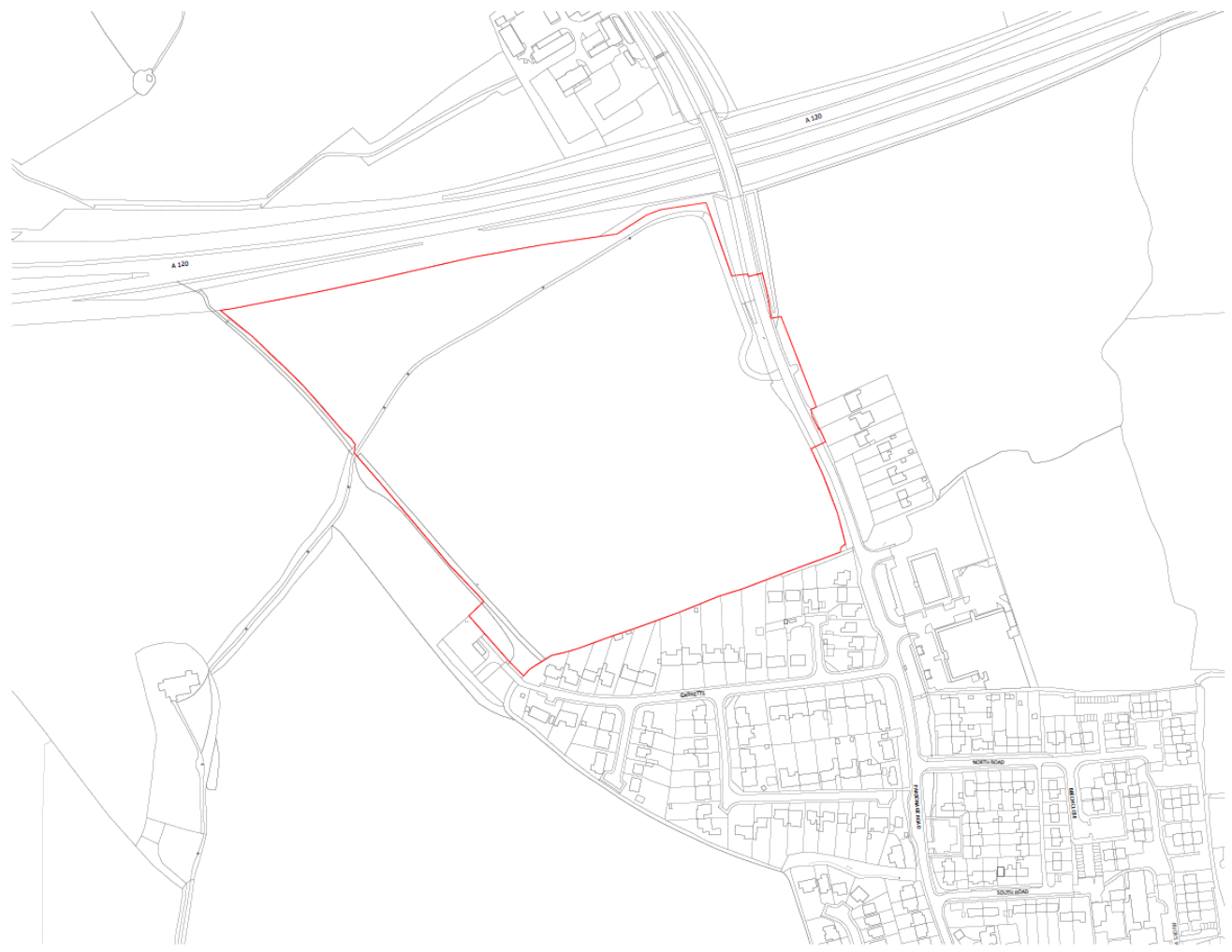


**UTT22/0152/DFO**

Land West Of  
Parsonage Road  
Takeley



# Location plan



**Notes:**  
 1. The site is shown in red.  
 2. The site is bounded by the A120 to the north and east, and a residential street grid to the south and west.  
 3. The residential area includes streets labeled 'GARDENS', 'NORTH ROAD', 'SOUTH ROAD', and 'WILLOW'.  
 4. A railway line is visible in the upper left quadrant.  
 5. The map uses fine lines for roads and buildings, and a thick red line for the site boundary.

**Boyer**  
 Land West of Parsonage Road,  
 Takeley

Site Location Plan

Scale: 1:1000  
 Date: 15/08/2023  
 Project: 23/001

North Arrow










## Aerial contextual view



# Approved Outline scheme



- KEY**
-  SITE LOCATION (9.61 HA)
  -  DEVELOPMENT AREA INCLUDING INCIDENTAL OPEN SPACE, VEHICLE PARKING & A POTENTIAL D1 COMMUNITY BUILDING  
PREDOMINANTLY 2 STOREY WITH ELEMENTS OF 2.5-3 STOREY
  -  DEVELOPMENT AREA INCLUDING INCIDENTAL OPEN SPACE & VEHICLE PARKING  
UP TO 2 STOREY
  -  PUBLIC OPEN SPACE  
(TO INCLUDE NATURAL PLAY SPACE)
  -  PROPOSED VEHICULAR ACCESS POINT
  -  PROPOSED PEDESTRIAN ACCESS POINT
  -  EXISTING PUBLIC RIGHTS OF WAY (PROV)



# Proposed site plan



# Public Open Space

- Key**
-  Application Boundary (9.6ha/23.75ac)
  -  Area of application boundary for highway works (0.38ha/0.94ac)
  -  Extent of development area (4.25ha/10.50ac)
  -  Attenuation basin (0.50ha/1.24ac)
  -  Proposed woodland (1.02ha/2.60ac)
  -  Green open space (3.43ha/8.47ac)





# Housing mix & tenure



# Building heights





























# Amenity spaces



# Landscape masterplan




-  Existing trees/vegetation to be retained
-  Existing trees/vegetation to be removed
-  Existing PFIW
-  Proposed street trees
-  Proposed trees to rear gardens
-  Proposed native trees to POS areas
-  Proposed feature trees
-  Proposed specimen shrubs
-  Proposed hedgerow planting
-  Proposed ornamental shrub planting
-  Proposed native shrub planting
-  Proposed coppice woodland
-  Proposed bulb planting
-  Proposed willow/beam meadow
-  Proposed swales
-  Proposed amenity grass area
-  Proposed concrete surface
-  Proposed tarmacadam footpath
-  Proposed meadow path through woodland and trim trail route
-  Proposed meadow
-  Proposed seating area
-  Proposed play equipment with safety surfacing
-  Proposed mounding for natural play
-  Proposed locklands




# Materials

## Palette 1 - Contemporary Edwardian

**Walls**




Principal Wall Material - AAB Buff Birch as principal material on front elevation




Secondary Wall Material - Wienerberger Warnham Red Stock as secondary material on side and rear elevations

**Roofs**



Grey flat profile concrete tiles only


**Door**



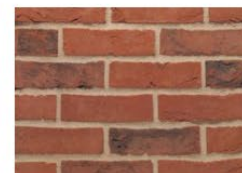
Indicative door colour; architectural features in dark grey/black.

## Palette 2 - Contemporary Cottage

**Walls**

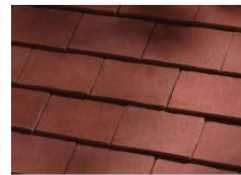


Option A - Ibstock Chartham Multi




Option B - Wienerberger Washington Red

**Roofs**




Red flat profile concrete tiles only

**Secondary Wall Material**



Secondary Wall Material - Black cladding on select properties as shown on elevations


**Door**



Indicative door colour; architectural features in dark grey/black.

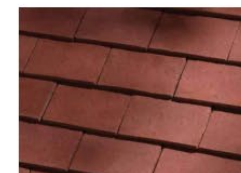
## Palette 3 - Contemporary Barn

**Primary Wall Material**




Primary Wall Material - Black cladding on select properties as shown on elevations

**Roofs**




Red flat profile concrete tiles only

**Secondary Wall Material**




Option A - Wienerberger Warnham Red Stock



Option B - Wienerberger Carolina

**Door**



Indicative door colour; architectural features in dark grey/black.

## CGI Views





# CGI views



## CGI views





**UTT/21/3735/FUL**

**Cambridge Epigenetix  
The Trinity Building B400  
Chesterford Park  
Little Chesterford**

# Location Plan





# Site Plan



## Retrospective Works to Cycle Shed

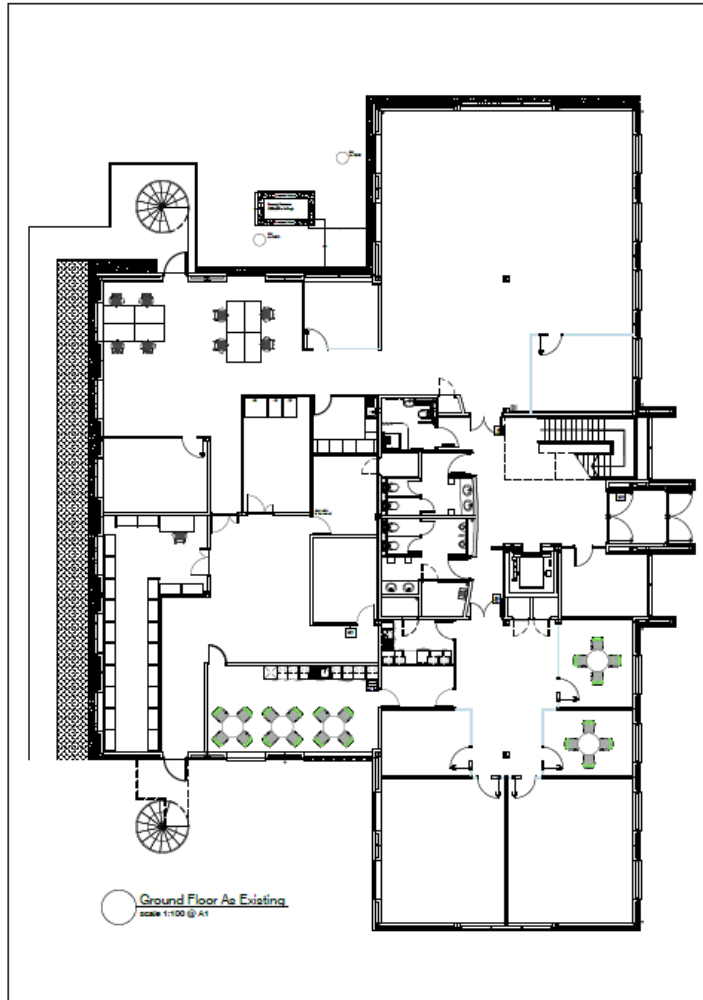




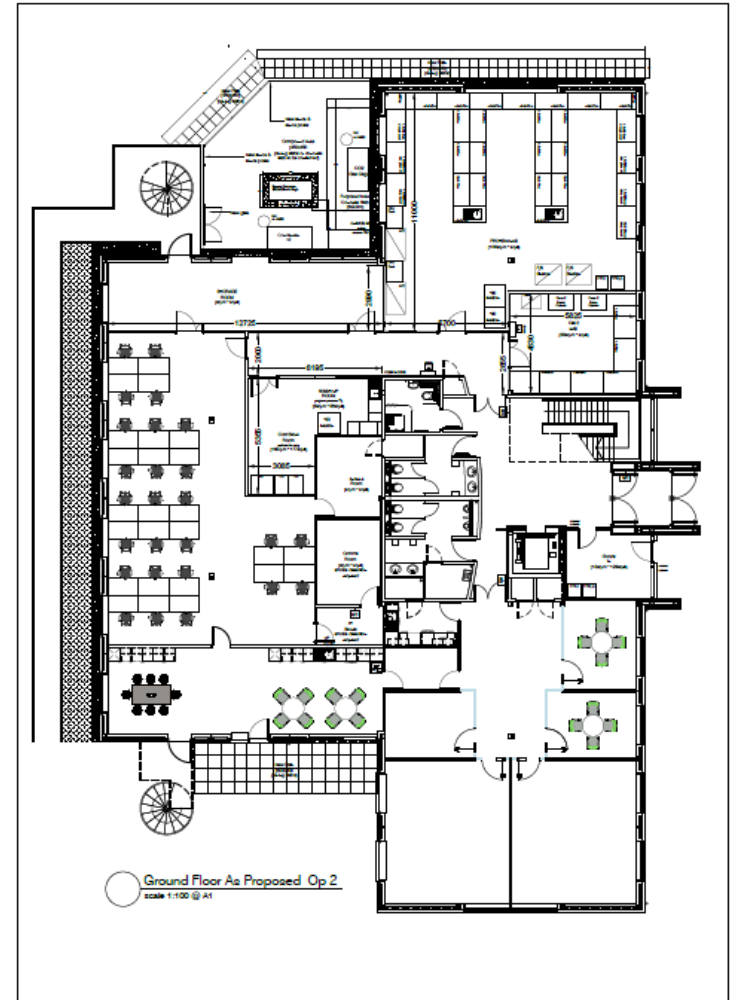
# Retrospective Works to Compound Area



# Existing and Proposed Floor plans



Existing



Proposed



# Existing and Proposed Door



Existing



Proposed

## Existing and Proposed Door and Patio Area



Existing



Proposed



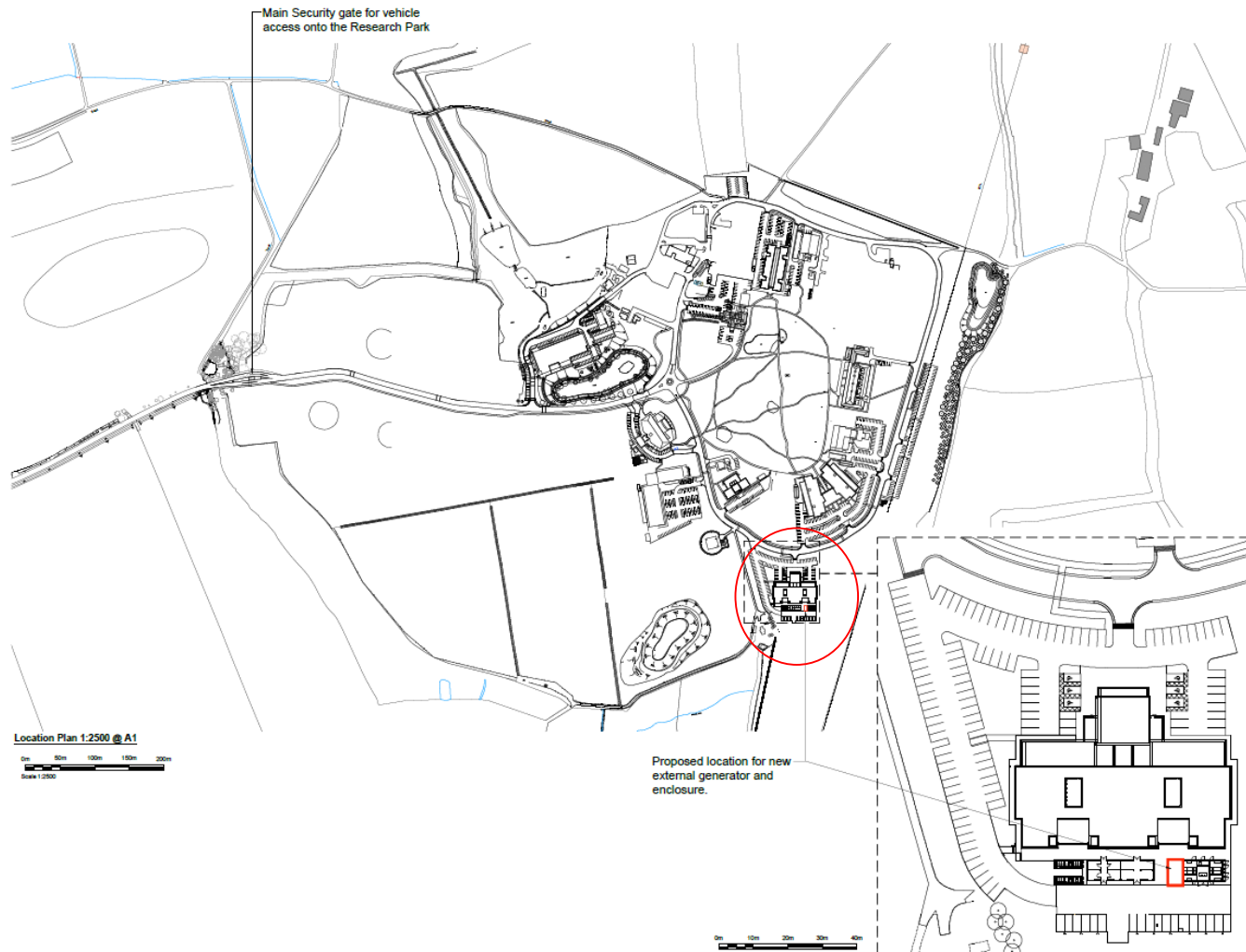
**UTT/22/0326/FUL**

**Emmanuel Building**

**Chesterford Park**

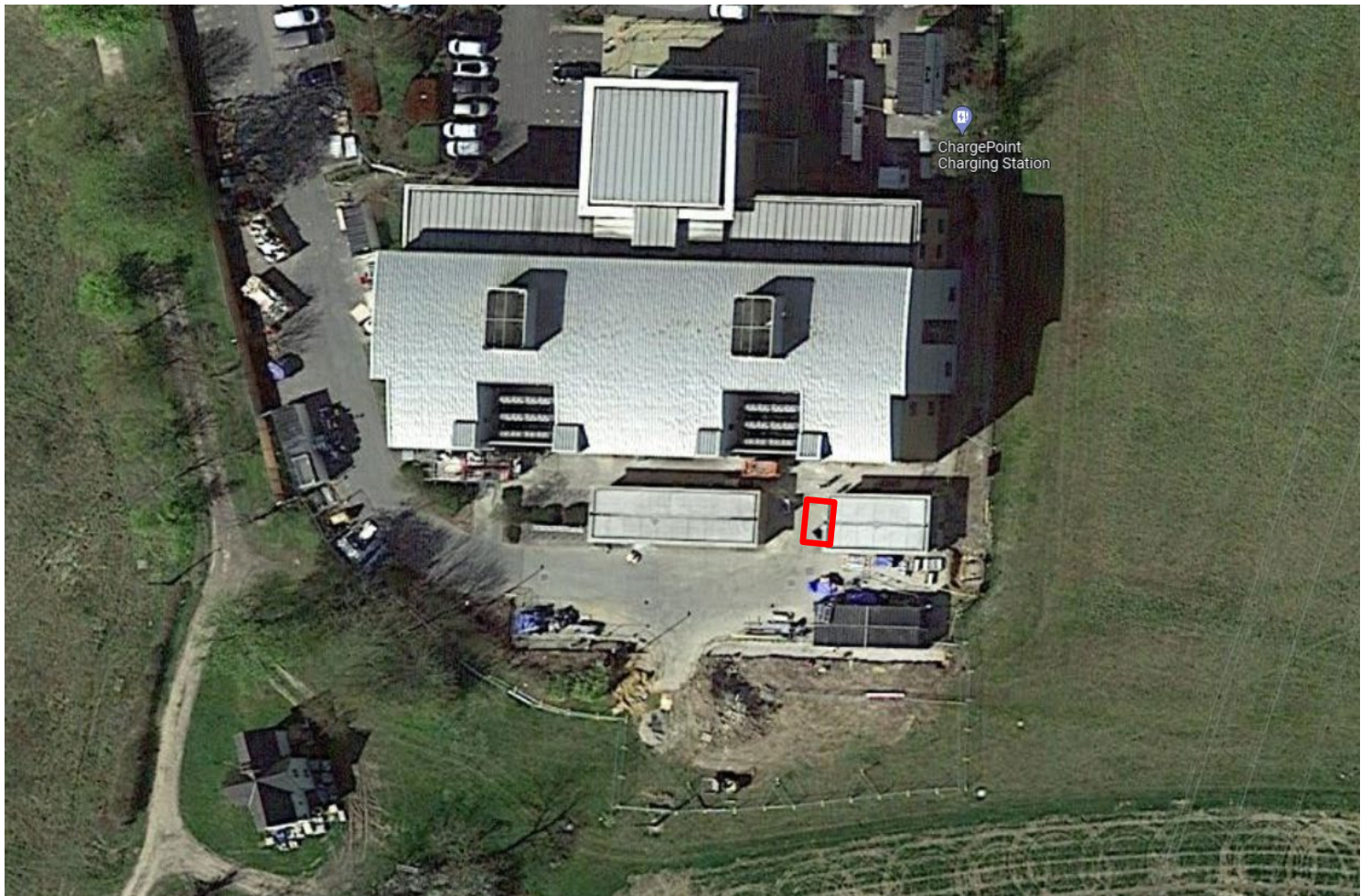
**Little Chesterford**

# Location and Block Plan



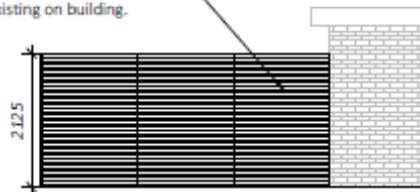


# Aerial View

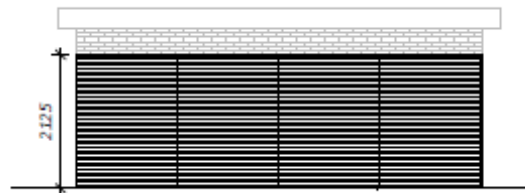


# Proposed Compound

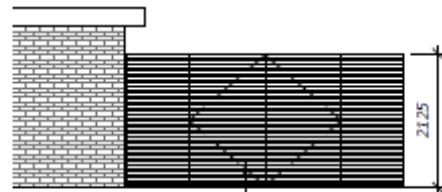
Louvered Screen (complete visual screening); powder coated steel, colour to match existing on building.



Elevation A



Elevation B



Elevation C

Lockable gate - size and location to be confirmed by equipment supplier

