
Planning Committee

26 October 2022

UTT/21/3565/DFO

Land North of Shire Hill Farm

Shire Hill

Saffron Walden

Site Layout Presented at Committee 31 August 2022



Proposed Revisions to the Southern Portion of the Site



Original Site Layout



Proposed Side Layout

Illustrative Proposed Play Space to South of the Site



Illustrative Play Areas to the North of the Site



Outside Education Land



Next to SuDS Basin

Revised detailing to house types



Gone: Roughcast render



Proposed: Smooth pastel render

The previously proposed roughcast render style has been changed to a smooth render finish, which is considered more local. A palette of complementary pale pastel render shades have been selected as suggested by the Council's urban designer.



Gone: Partial rendering



Proposed: Extended render

There is now a wider application of render across the scheme, with more rendered properties, with the render wrapping around the whole house, and extending down to DPC or low level brick plinths.



Gone: Yellow brick



Proposed: Red/brown brick

The brick types/colours have been rationalised to focus on two types: a soft orange and red/brown colour. The previously proposed yellow brick has been removed as it was considered more typical of a yellow London stock, which is not commonplace in the local area.



Gone: Slate grey roof tiles



Proposed: Brown or red roof tiles

Roof tile colours have been rationalised. The slate grey roof tile has been removed. Two colours are proposed: red and brown, which will complement the two brick colours.

Revised detailing of house types



Gone: Black half timbering



Proposed: Smooth render

The black half timbering detail has been removed as such details in Saffron Walden are typically only found on original 16th century buildings in the town.

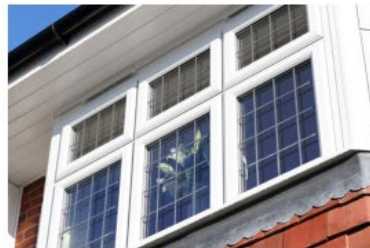


Gone: Closed timber canopy



Proposed: Open timber canopy

The canopy style has been reviewed. An open timber cruciform canopy style has been introduced across a number of the detached and semi detached types, considered more characteristic of the local area.



Gone: False-leaded windows



Proposed: Simple window style

The window styles have been reviewed and the false-leaded/Georgian bar style windows have been removed so all of the properties now feature a simple window style.



Gone: Arts & Crafts style doors



Proposed: Traditional door styles

Door styles have been reviewed. Three simple door styles have been proposed, which are traditional rather than typical Arts and Crafts style designs.

House Types (Chester)



Revised Elevations



Original Elevation

House Types (Harrogate)



FRONT ELEVATION

REAR ELEVATION



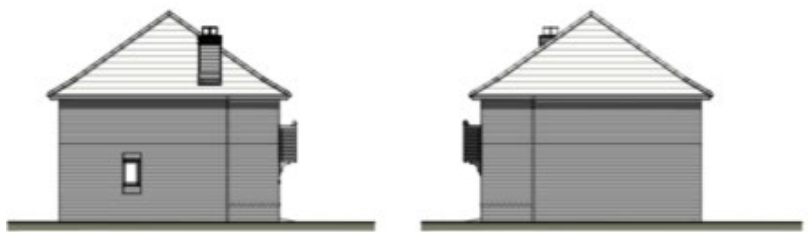
SIDE ELEVATION

SIDE ELEVATION



FRONT ELEVATION

REAR ELEVATION



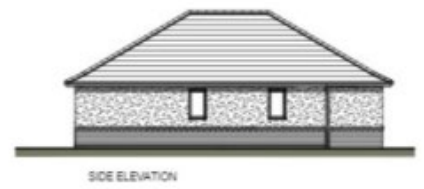
SIDE ELEVATION

SIDE ELEVATION

Revised Elevations

Original Elevation

House Types (Hadleigh)



Revised Elevations

Original Elevation

House Types (Richmond)



Revised Elevations



Original Elevation

House Types (Tweed)



Revised Elevations



Original Elevation

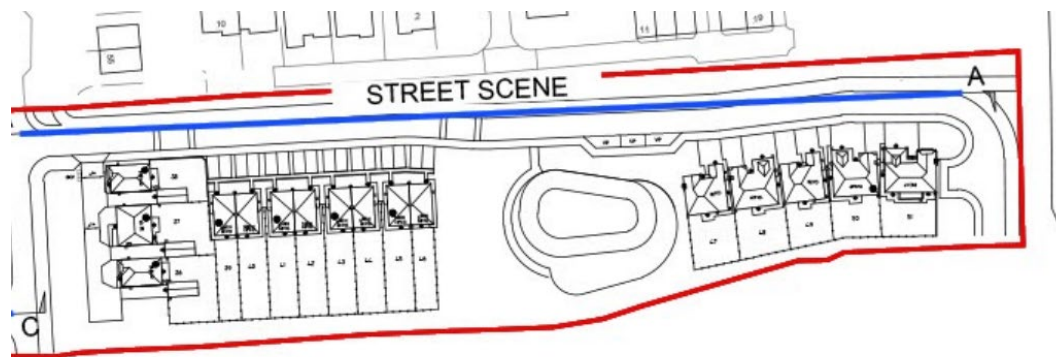
Proposed Street Scenes



Original Street Scene



Revised Street Scene



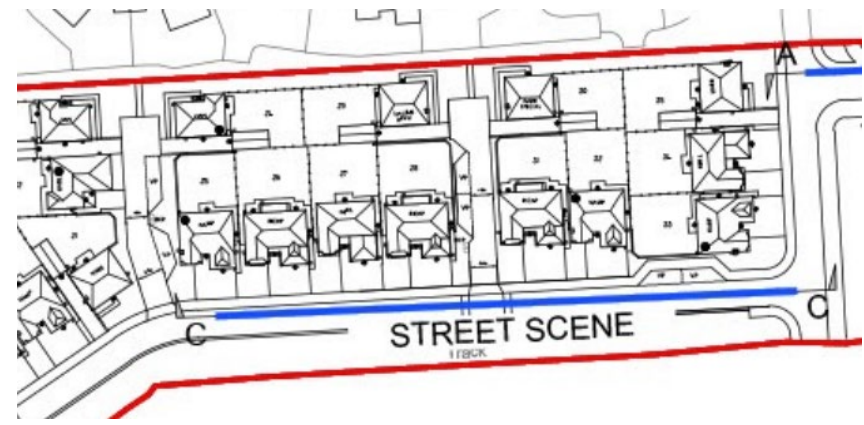
Proposed Street Scenes



Original Street Scene



Revised Street Scene



Revised Site Plan



UTT/22/1939/DFO

Land North of Ashdon Road
Saffron Walden

Site Location Plan



Proposed Site Plan



Open Space



Housing Mix & Tenure



KEY:

- RENTED UNITS
- SHARED OWNERSHIP UNITS
- 1B DWELLING
- 2B DWELLING
- 3B DWELLING
- 4B DWELLING

Proposed Storey Heights



KEY:



1 STOREY

2 STOREY

2.5 STOREY

House Types



House Types



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

REAR DOORS TO
BE SET AS ONE

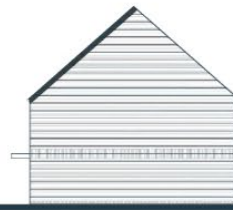


SIDE ELEVATION

SIDE DOORS
TO BE SET AS 2



FRONT ELEVATION



SIDE ELEVATION



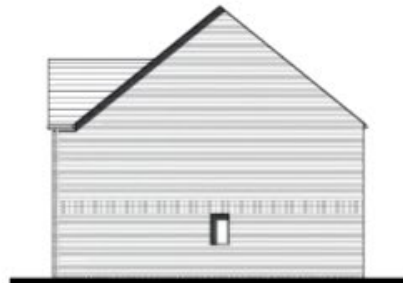
REAR ELEVATION



SIDE ELEVATION



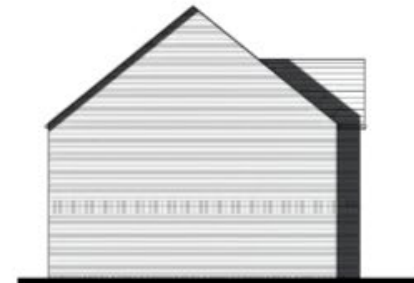
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

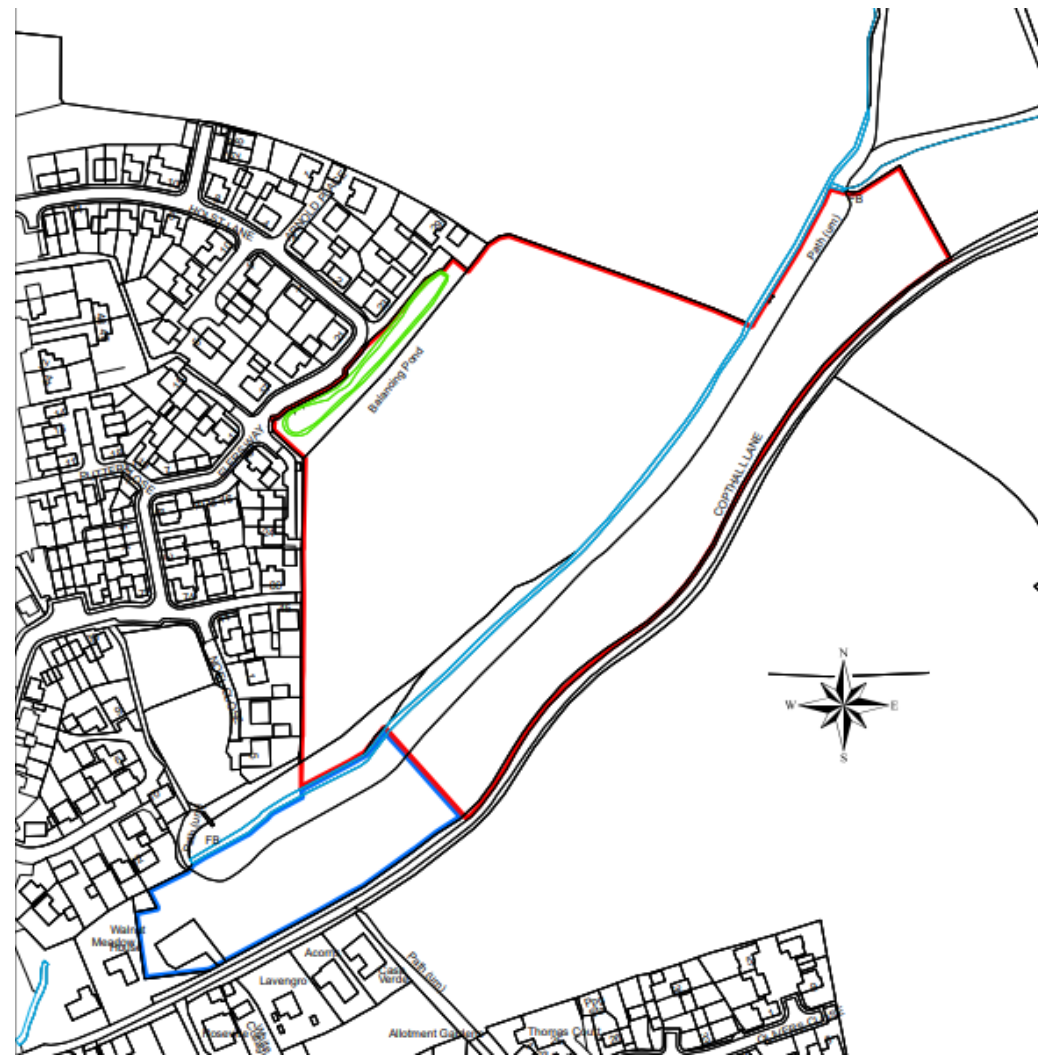
Proposed Street Scene



UTT/21/1836/OP

Land to the East of Wedow Road
Thaxted

Site Location



Aerial View



Proposal

- Outline application with all matters reserved except access, for the development of the site for up to 49 residential dwellings.
- The site will be accessed off Elers Way via a new priority junction which will serve as the main access point to enter and leave the site for vehicles.
- The height of residential development will generally be 2 and 2 ½ storeys, with a development density of 27 dwellings per hectare.
- 20, or 40% of the total, are to be affordable housing units.
- A formal Local Area for Play (LAP) located within the 'central space' within the scheme.
- Further public areas open space made up of 1.24 hectares (3 acres), to the south.

Copthall Lane



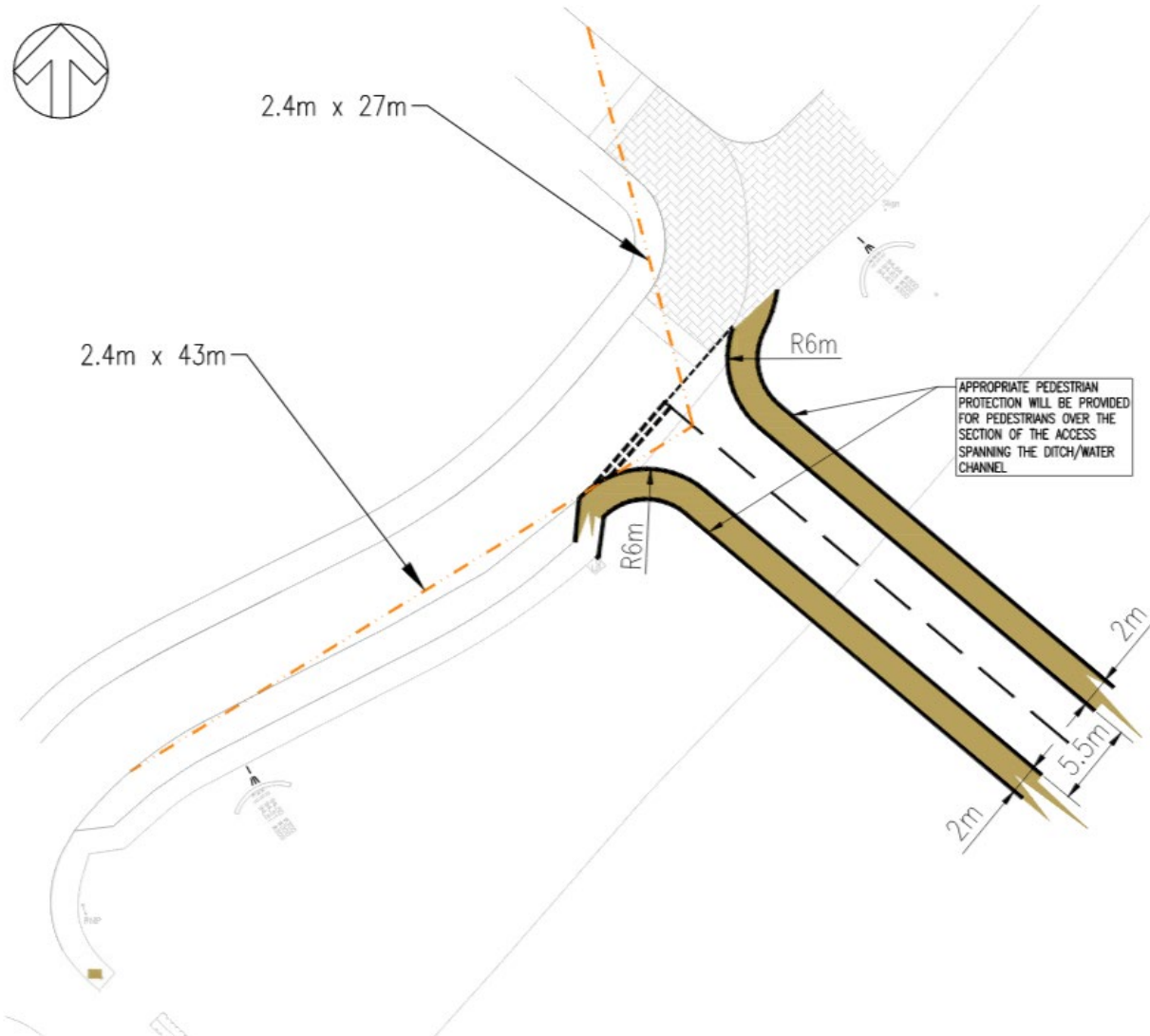
PROW 49 - West



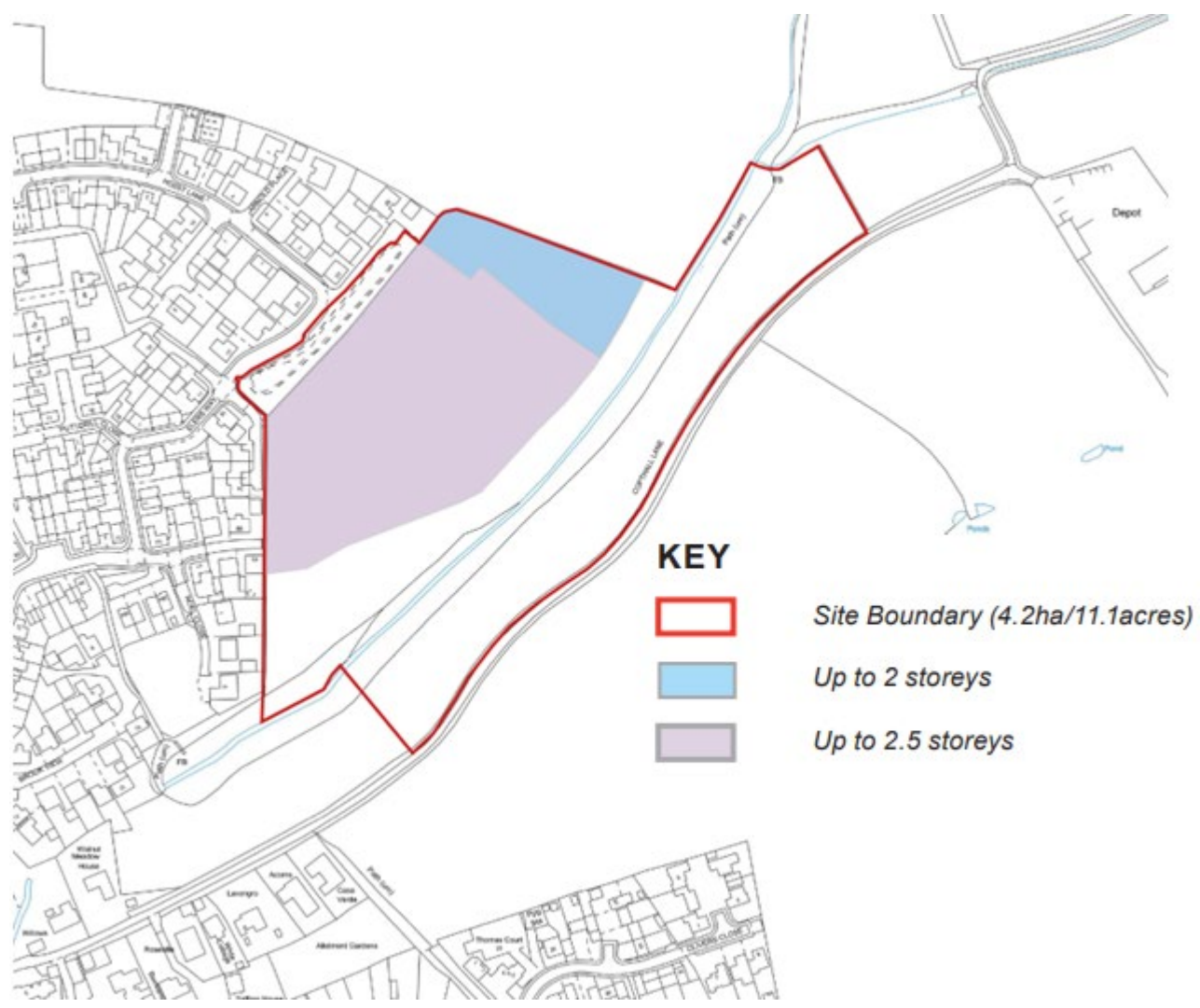
PROW 49 - East



Access



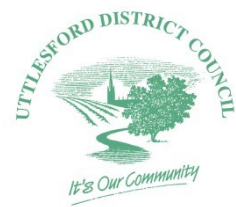
Building Heights



Illustrative Plan



Summary

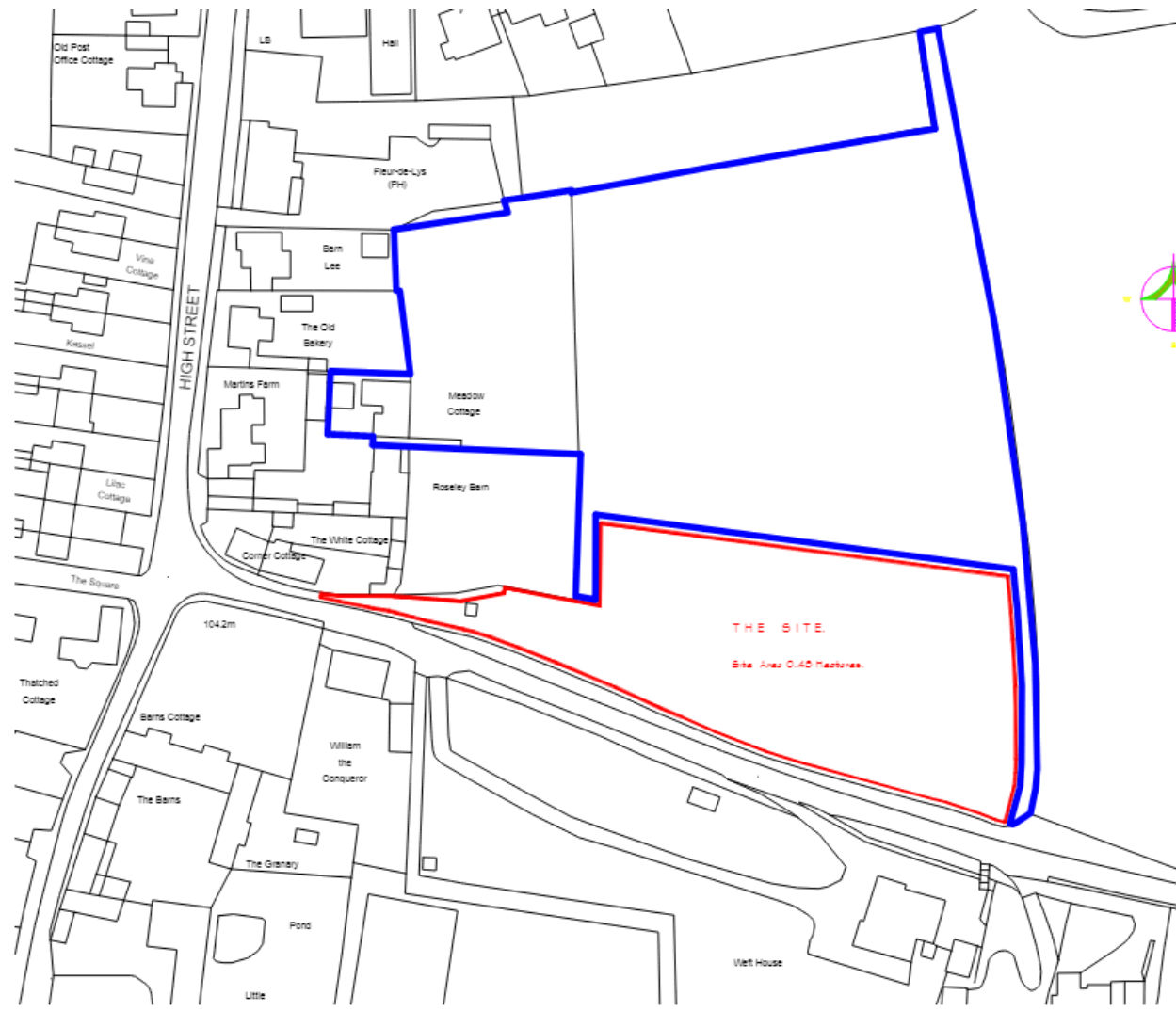


- Council unable to demonstrate a 5-year housing land supply.
- Neighbourhood Plan over 2 years old.
- Visual harm caused to the landscape character of the countryside would be localised, limited and largely mitigated by new planting measures.
- No objections raised by any internal consultees, subject to conditions.
- The provision of up to 49 dwellings including 20 of these being affordable housing.
- Approximately 1.24ha of a new public open space.

UTT/22/2278/FUL

**Land to the North of Cornells Lane
Widdington**

Location Plan



Site Photos



Views of the eastern, and southern boundary.



Western boundary of site.

Site Photos



Views of the southern boundary.



Views of the south west corner of site.

Site Photos



Existing Access



Cornells Lane

Proposed Layout



| | |
|--|---|
| Rev. C | Revised scheme |
| Rev. B | As to original plan |
| Rev. A | Rev. 01/2018 |
| Rev. 0 | Rev. 01/2018 |
| REVISIONS | |
| PROJECT | Proposed erection of 4 No. Dwellings (Land to the North of Cornells Lane, Widdington, Saffron Walden, Essex). |
| DESCRIPTION | Proposed Site Layout Plan. |
| CLIENT | Dr. and Mrs. M. Tee |
| DATE | 01/2018 |
| DATE | 1 / 250 |
| The Clarke Smith Partnership Architectural & Planning Consultants 1, Chuck A Busk Farm Barn, Royston Road, Whitwell, Cambridgeshire CB22 4NW. Tel: 01223 833969 | |
| Drawn | P 5004 - 10, Rev. C |

Front and Rear Elevations



Handmade clay plain tiles to plots 1, 2 and 3 main dwelling roof areas, and roof area of cart-lodge serving plot 3.



Clay pantiles on roof area of cart-lodge plot 4.



Natural slates to plot 4 main dwelling roof area and roof areas of cart-lodges serving plots 1 and 2.



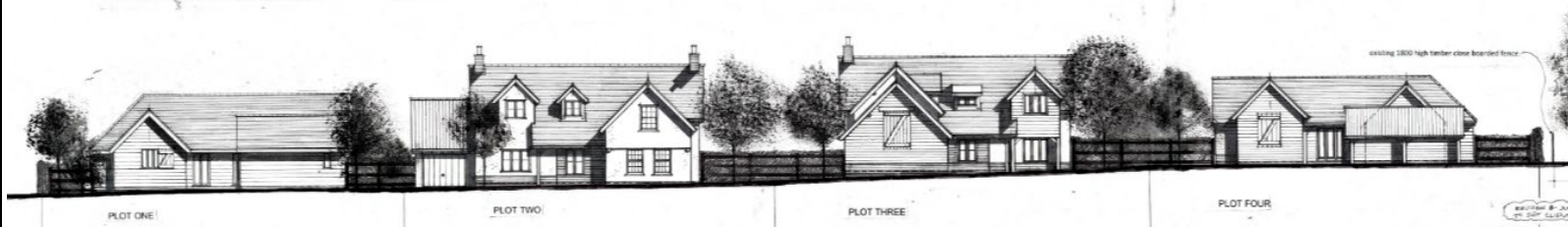
Red brickwork plinth with black timber weatherboarding over.



Red brickwork plinth with painted render over.

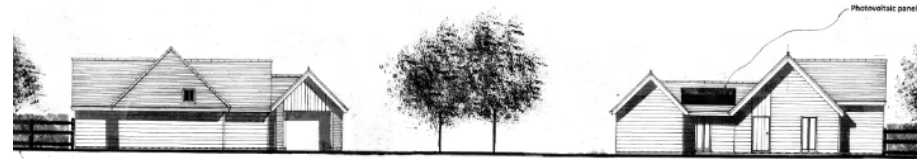


PROPOSED REAR ELEVATIONS
 NORTHERN



10/11/2014
 10/11/2014

Side Elevations



Proposed Western elevation plot one.

Proposed Eastern elevation plot one.

Traditional timber post and rail fencing with native species trees and hedgerow.



Proposed Western elevation plot four.

Proposed Eastern elevation plot four.

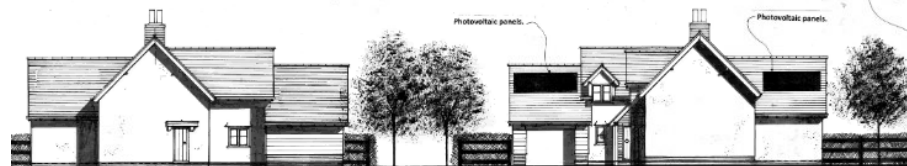
Traditional timber post and rail fencing with native species trees and hedgerow.



Proposed Western elevation plot two.

Proposed Eastern elevation plot two.

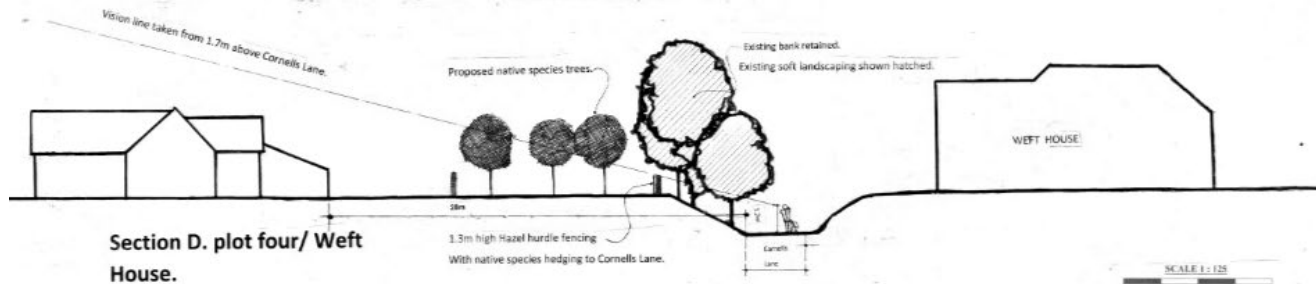
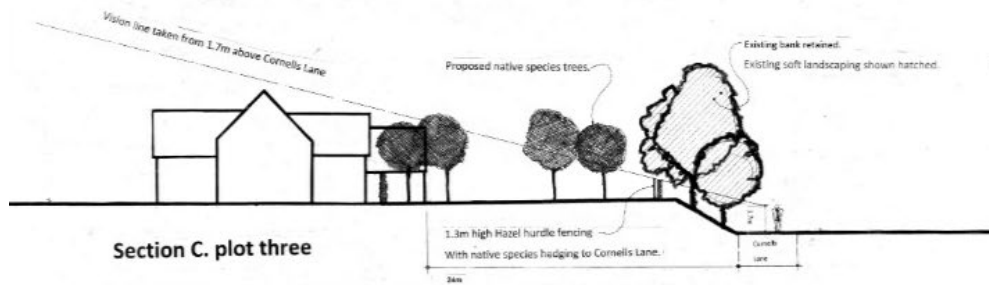
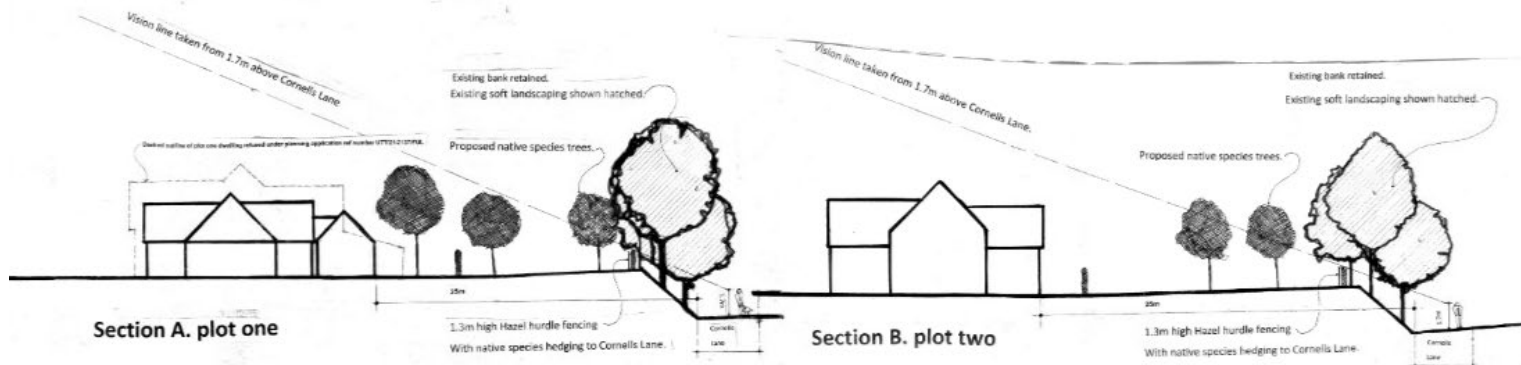
Traditional Hedgerow.



Proposed Western elevation plot three.

Proposed Eastern elevation plot three.

SECTION PLAN



10m 5m 2.5m 0 2.5m 5m 7.5m 10m

| | |
|---|--|
| <p>SECTION A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z</p> | |
| <p>Project: Proposed sections of the drainage land to the North of Cornells Lane, Utlesford, Walsingham, Norfolk, Norfolk, Great Britain</p> | |
| <p>Client: Dr and Mrs M. Fox</p> | |
| <p>Date: February 2021</p> | |
| <p>Scale: 1:125</p> | |
| <p>The Clarke Smith Partnership Architectural Planning consultants Unit 1, Church & Bush Farm Raynton Road, Whitwell Carrington, Norfolk, NR22 4NW Tel: 01263 800600</p> | |
| <p>Drawing: P-2021-17 Rev 01 of 02</p> | |

Proposed Front View



Proposed Rear View

