

# Land South of Radwinter Road (East of Griffin Place)

SAFFRON WALDEN

Appendix A – Presentation of Landscape-Led Design  
Approach and Application Principles and Parameters

DE436\_PoE\_AppA

AUG 2022

Define.

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# 1. Introduction

This presentation of a landscape-led design approach and the resulting scheme principles and parameters only contains information previously submitted as part of the application Design and Access Statement. Its objective is to provide a succinct narrative as to how the scheme's design principles and parameters evolved, and how a framework of a high quality addition to the local environment results.

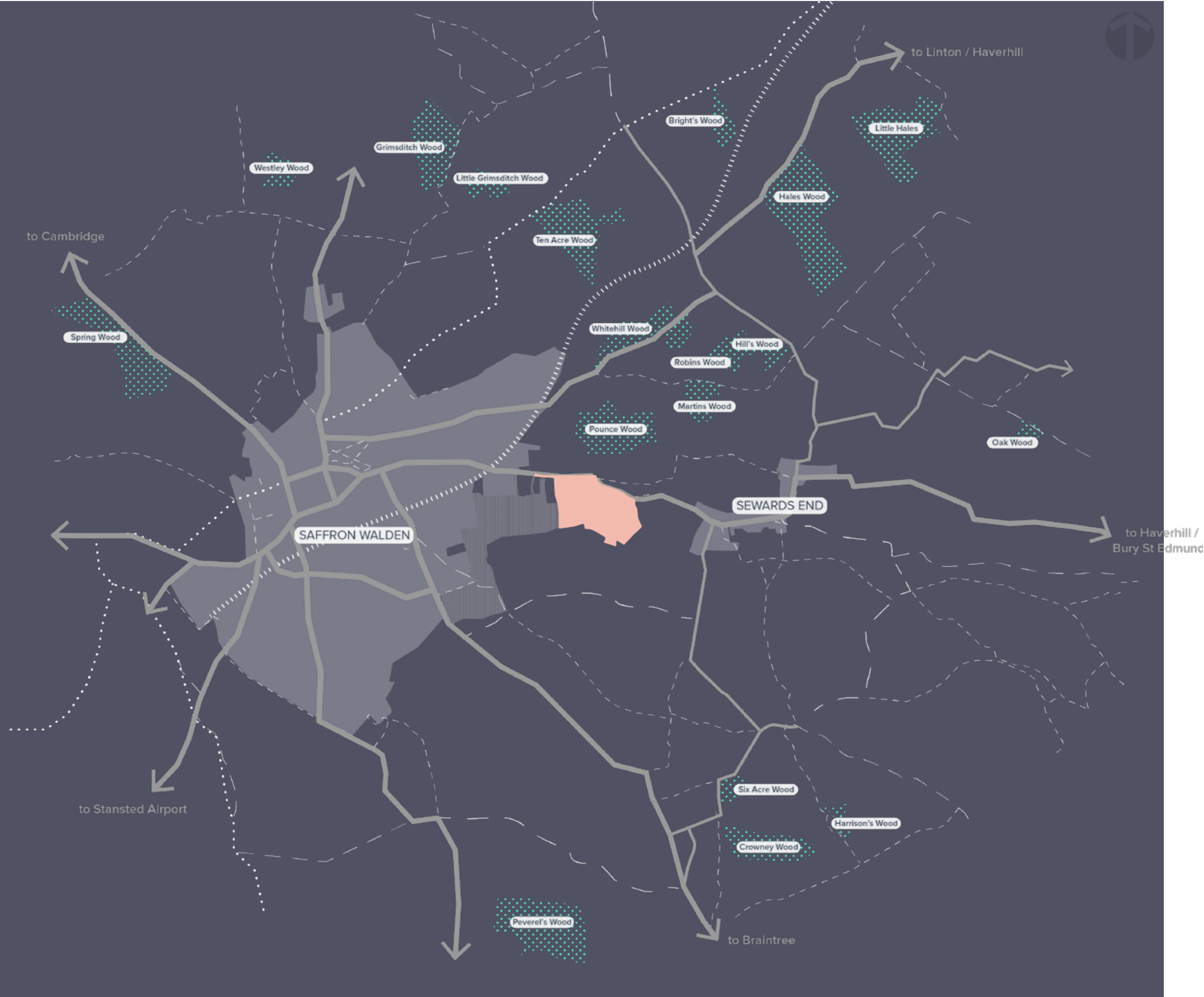


FIGURE 1 - CONTEXT PLAN

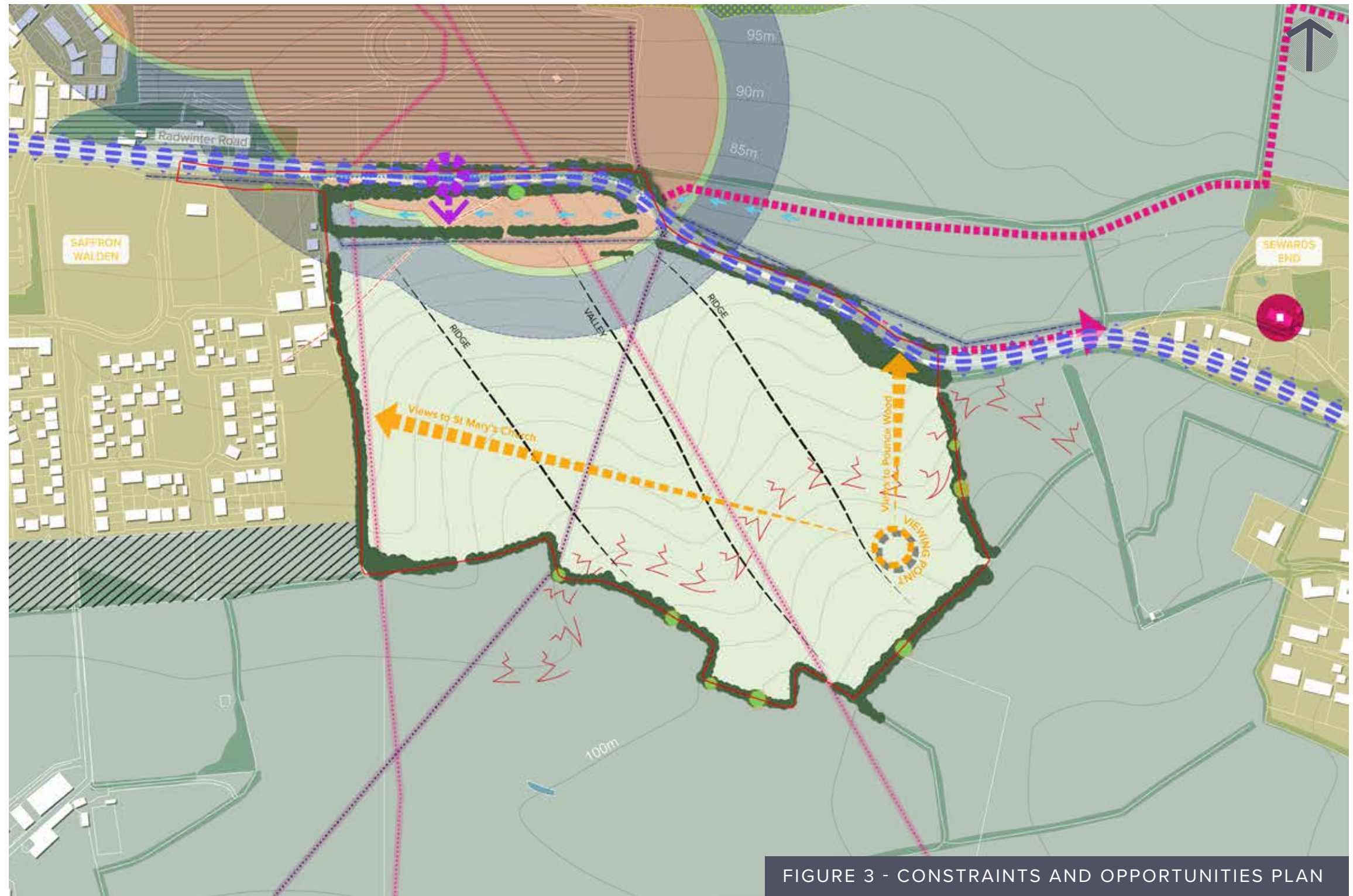


## 2. Analysis

### Site Analysis

The site has relatively few strict constraints, but does identify some notable opportunities. At a high level these include:

1. Topography falls to the north, with a distinct central valley – thereby enabling a naturalistic sustainable drainage system to be ‘built in’ to the design framework.
2. Views to Saffron Walden and the wider landscape are available from higher ground to the south east – these could be framed for public access.
3. Access and connectivity opportunities exist to the north, by Radwinter Road and the wider public footpath network.
4. The existing robust landscape pattern around the site edges, and beyond the site to the east should be retained and enhanced, which creates an opportunity to assimilate the proposed change successfully into this landscape.



#### LEGEND

Site Boundary

2M Contours

Ancient Woodland

Settlements

Existing Trees / Woodland / Hedgerows

Existing Category A Trees

Root Protection Areas

Existing Surrounding Woodland / Hedgerows

Existing PRoW - Footpath

CLH Oil Site

Shire Hill Farm (Permitted Development)

HSE - Inner Zone

HSE - Middle Zone

HSE - Outer Zone

Oil Pipeline with 6m Easement

Gas Pipeline with 6m Easement

FOUL Sewer with 6m Easement

Overhead HV Electricity Line

Water Main

Vehicular Site Access Point

Long Range Views

Viewing Point

Surface Water Flood route

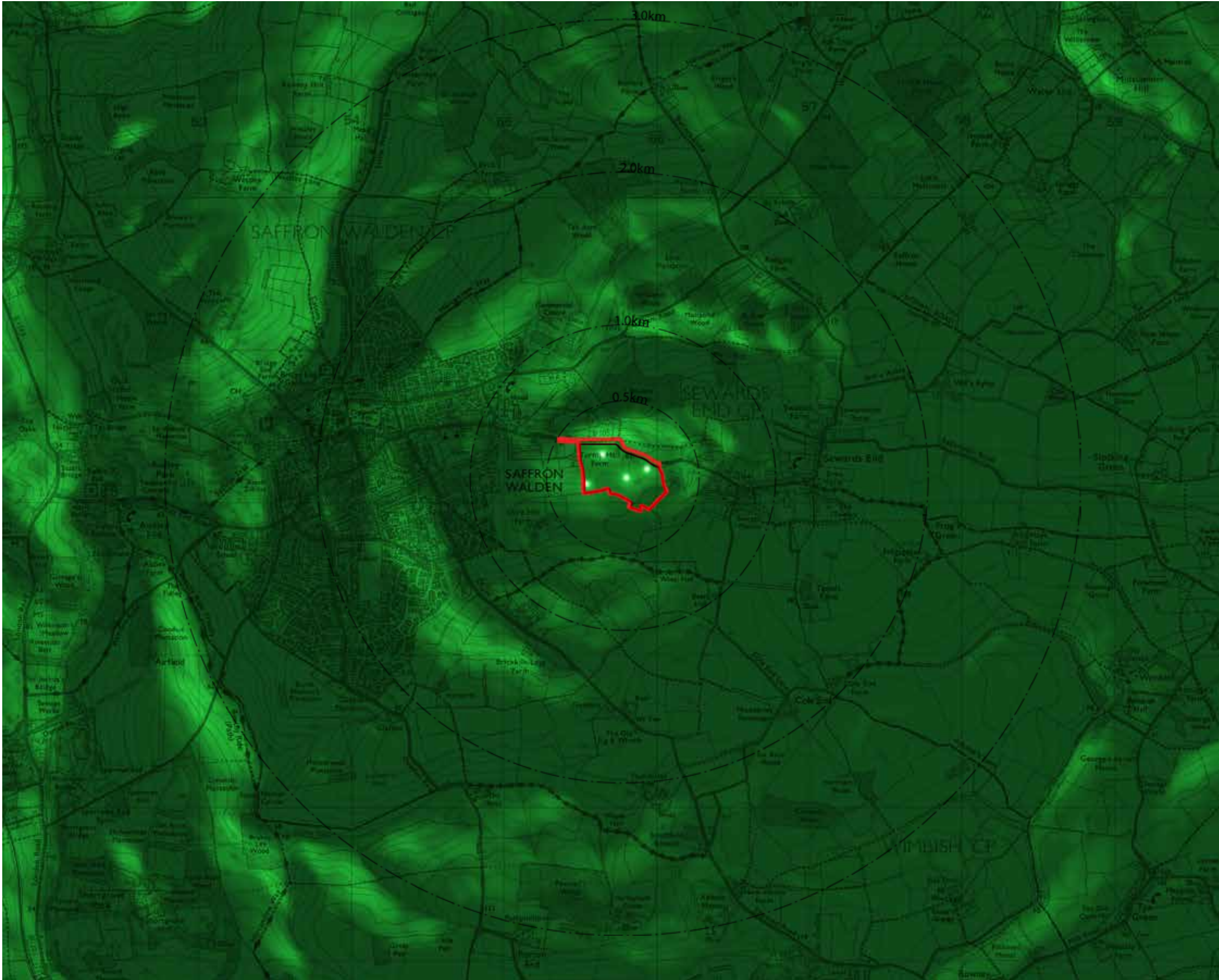
Noise along Radwinter road Corridor

Listed Building




# Visual Analysis


A Zone of Theoretical Visibility Model maps the proposed development on a terrain model and assesses the worst case theoretical visibility of development blocks. This is not prepared to illustrate exact visibility, but to guide the LVIA and selection of representative viewpoints for more detailed assessment. This analysis does, however, highlight in this case the low level of likely visibility to the north, east and south, with the opportunity for views of any development largely restricted to very close to the site, with some pockets of visibility around 1 km to the north. Theoretical visibility beyond these areas (even when identified on the ZTV map) were subsequently discounted after visiting these wider locations.



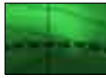
**LEGEND**




Site Boundary



ZTV Light Source (8m above ground)



ZTV based on DTM/DSM and is used to show a worst case likely visibility of the existing site and is to be used only to guide representative viewpoint positions



Visibility more likely  
↓  
Visibility less likely

FIGURE 39 - ZONE OF THEORETICAL VISIBILITY PLAN



### 3 Design Evolution

The key design principles have evolved through a series of twelve 'steps' that begin looking at the wider landscape context and evolve through a greater level of detail of the site and local townscape. These steps typify a context driven and landscape led design approach.

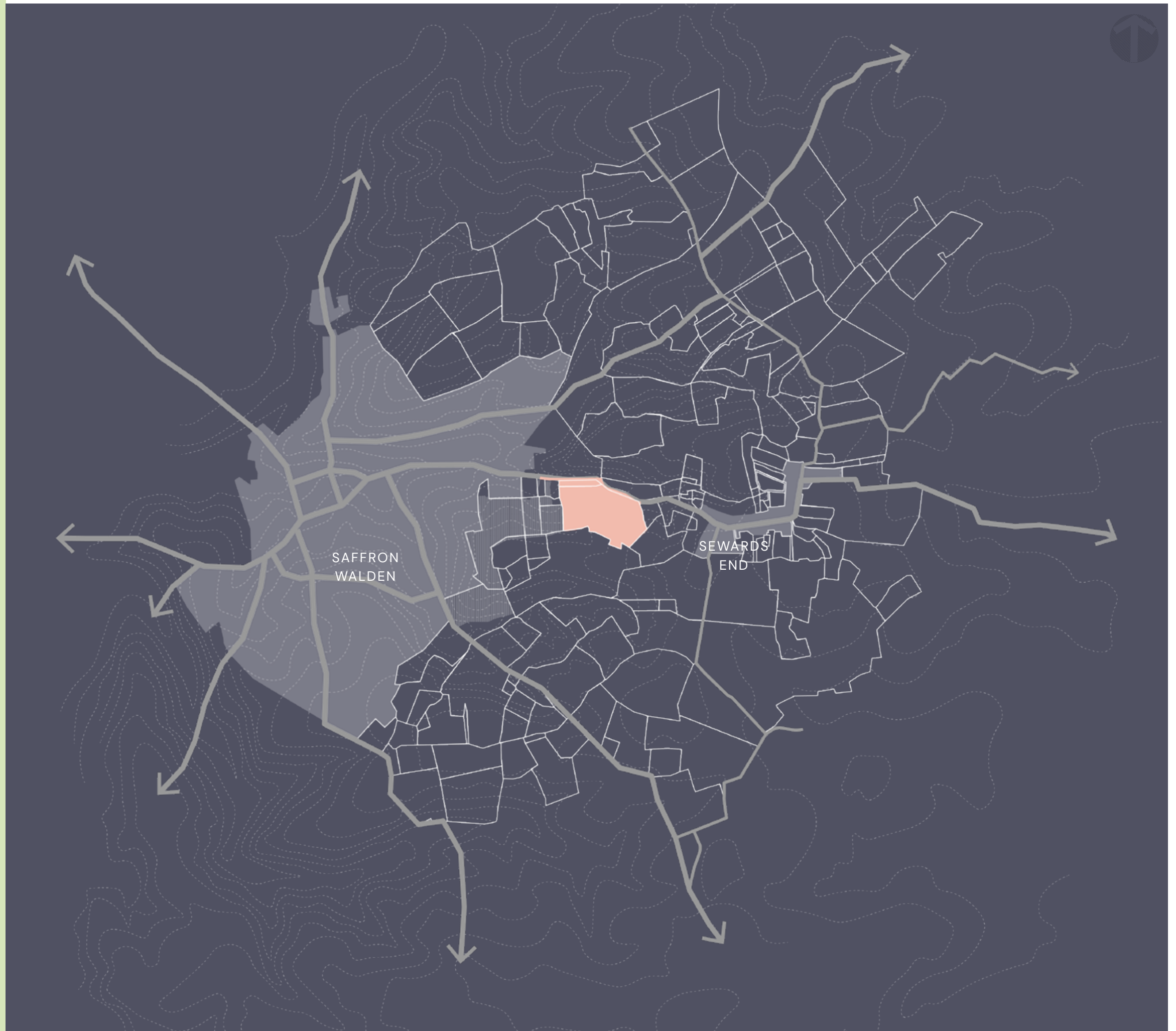
The following pages summarise these steps.

#### Step 1 (Field Pattern)

This first step looks at the wider field pattern, in particular the size and shape of field boundaries and how they are defined by woodland and tree belts.

The key findings are:

- Field pattern is irregular, reduces in scale adjacent to settlements and its boundaries are often tall / narrow woodlands and tree belts.
- An opportunity exists to create a smaller scale pattern within the site by introducing internal hedgerows / tree belts.

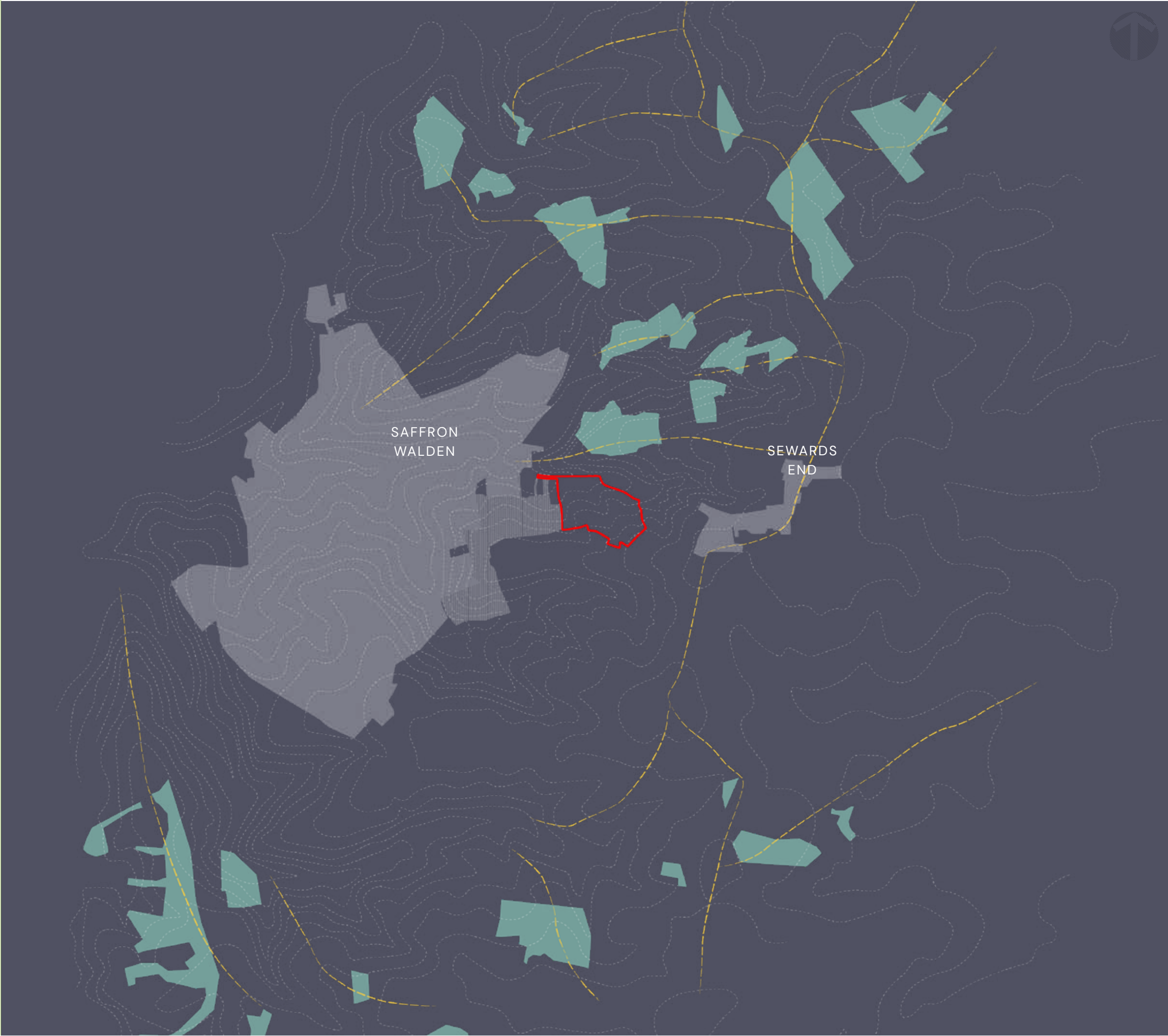


## Step 2 (Woodland Blocks)

This second step looks at the wider pattern of woodland in the local landscape.

The key findings are:

- Woodlands are irregular in shape and size and scattered in pattern, and often sit on or close to ridge lines / higher land form.
- An opportunity exists to create place new woodlands on higher ground within the site to reflect this local landscape feature.





### Step 3 (Views)

This third step considers how the local landscape is viewed from public vantage points.

The key findings are:

- There are very few vantage points of the wider local landscape, however a small number of positions on higher ground does enable views of Saffron Walden and parts of the local landscape.
- As a result of its rising topography to the south, an opportunity exists to create a new public vantage point within the site, with views towards Saffron Walden (including St Mary's Church) and the landscape to the north.



## Step 4 (Moats)

This fourth step considers wetland in the local landscape.

The key findings are:

- The presence of moats or distinct larger ponds exist, often associated with Manor Houses / Farmsteads.
- An opportunity exists to create larger scale 'moats' or basins to the north of the site as part of a wider naturalistic drainage strategy.





# Step 5 (Routes and Landform)

This fifth step considers landform in the context of movement routes and settlement edges.

The key findings are:

- Primary and secondary routes follow primary and secondary ridges and valleys whilst tertiary routes often sit perpendicular to these routes. Settlement edges also follow ridges and valleys, as evident by the immediate development west of the site, enclosed by the ridge to its south.
- The proposed development deferring to its higher land / ridge to the south is important to fit into context.



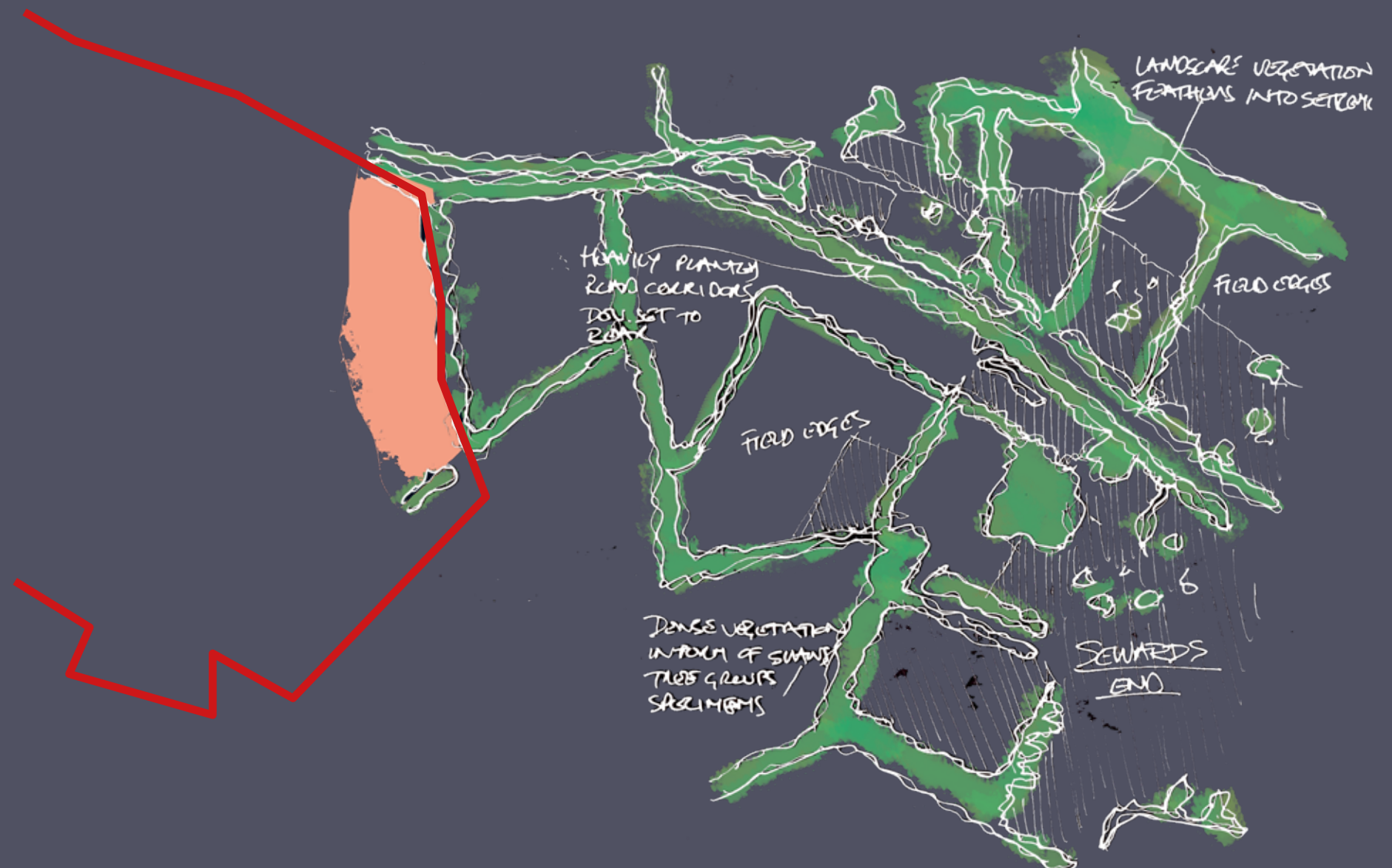
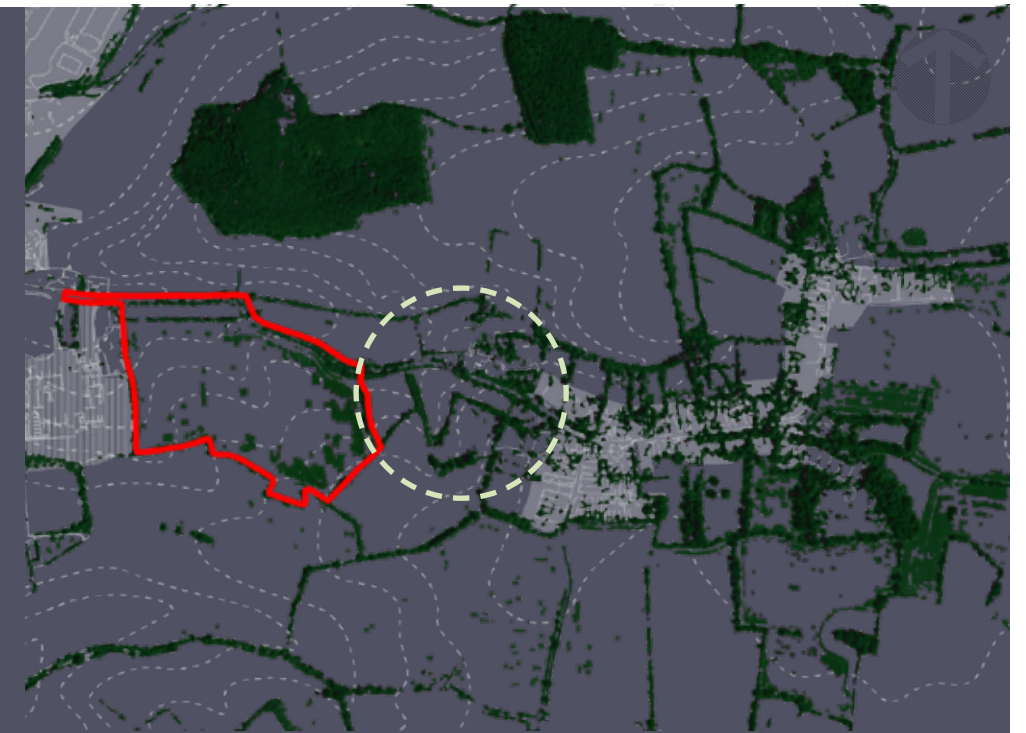


## Step 6 (More Localised Landscape Edge)

This sixth step considers landscape edges more local to the site.

The key findings are:

- Existing field boundaries are robust, both to the site itself and in particular to the landscape between the site and Swards End to the east.
- An opportunity exists to complement the existing site edges and introduce a finer grain pattern of landscape, tree belts and hedgerows within the site to assist in its assimilation into the local landscape, but also to reinforce the clear visual separation between the site and Swards End.

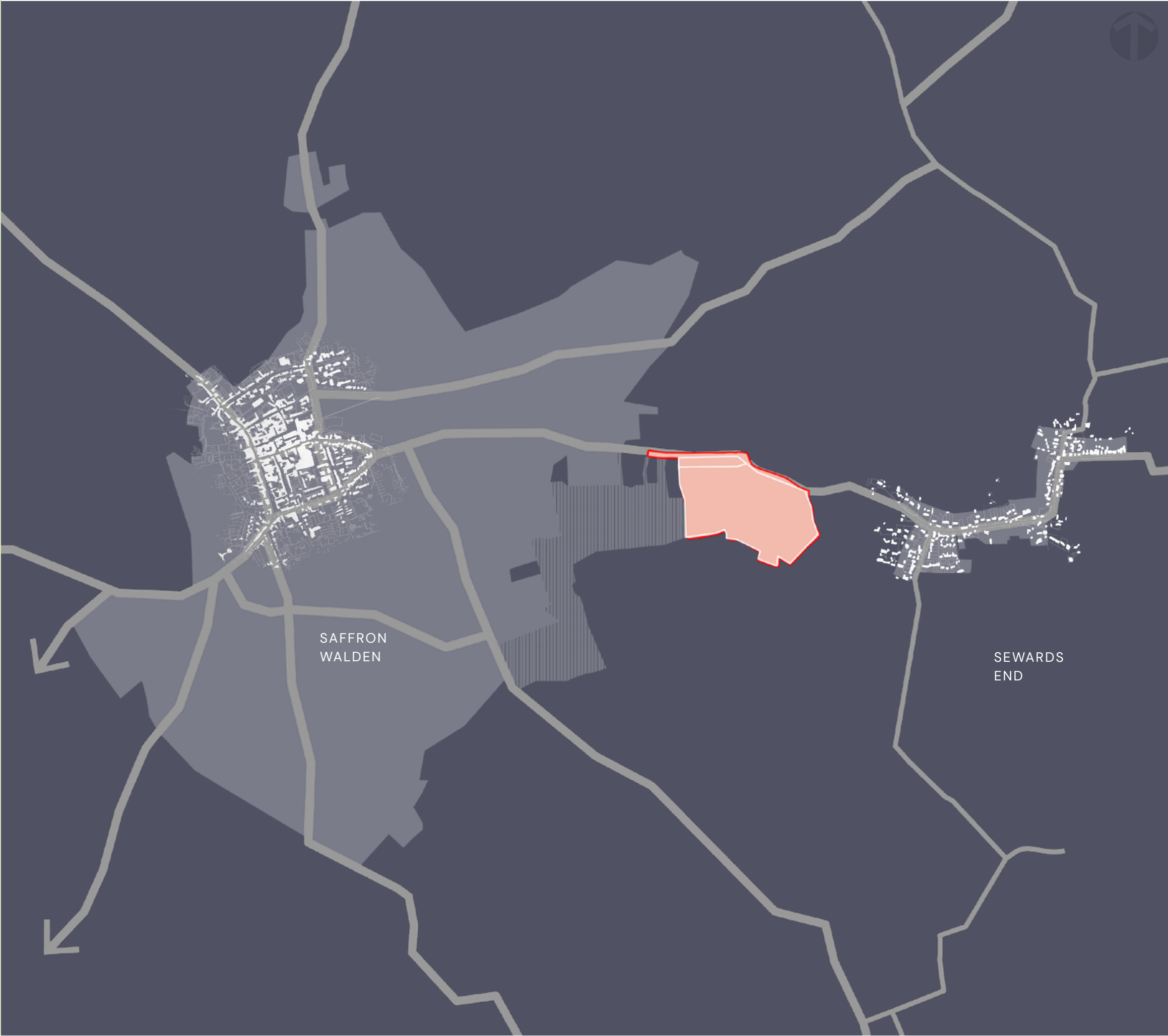


### Step 7 (Urban Grain)

This seventh step considers locally distinct urban grain, to understand if distinct patterns and grains are found locally and who the proposed development should respond to these.

The key findings are:

- The most evident urban grain is found within the historic core of Saffron Walden, with a tight knit and irregular grain that contrasts with the more linear, low density linear form of Swards End. The suburban grain of Saffron Walden beyond the town centre is consistent and not distinct.
- The site should respond with a well structured urban grain across the site, but to introduce looser aspects to its east.



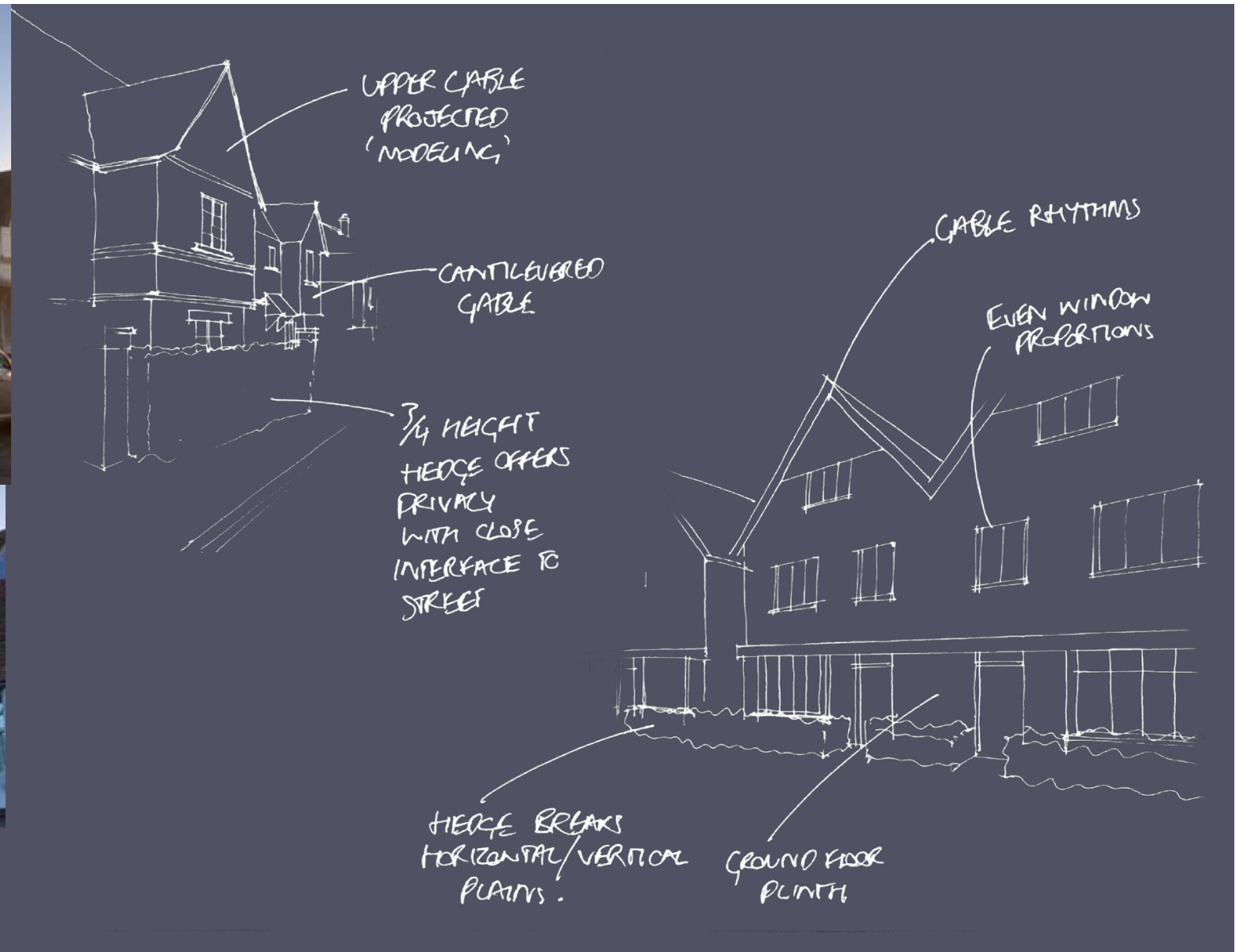


## Step 8 (Local Vernacular)

This eighth step considers local vernacular and highly some notable existing vernacular features.

The key findings are:

- There are strong local features in only some parts of Saffron Walden that include prominent gables occasionally with repeated rhythms, consistent boundary hedges, small roof dormers, chimneys and the use of plinths, particularly on streets with steeper gradients.
- The site should promote vernacular features in locations and forms that reflect local good examples, with the detailed resolution of these features taking place through detailed planning applications.

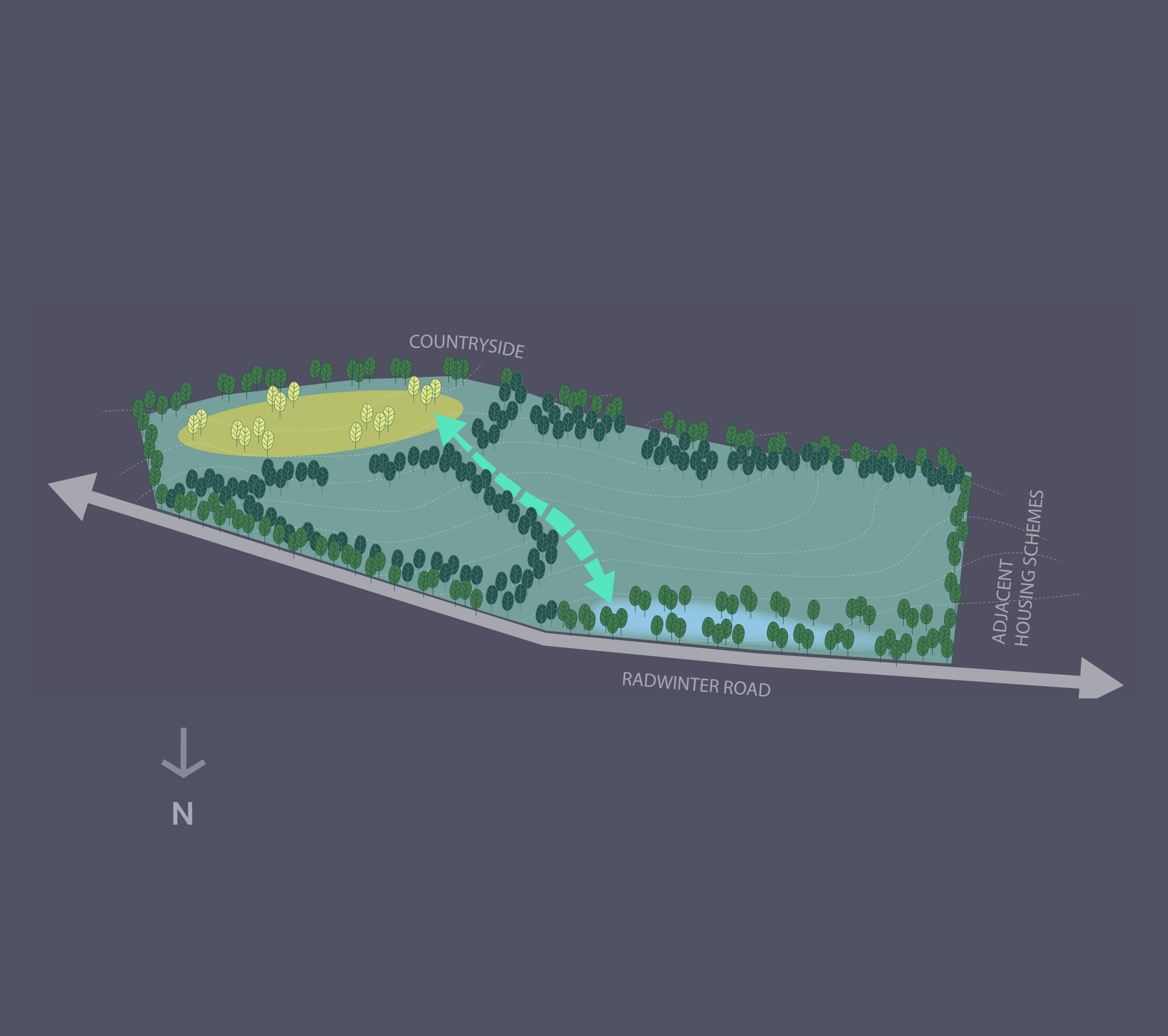




### Step 9 (Scheme Design 1)

This step focuses on how the site itself should be structured to address the high level landscape opportunities previously identified.

It highlights the positioning of public parkland to the south / south east of the site, along with strengthening the existing landscape edges and introducing new woodland belts, as well as wetland to the north of the site. This starts the process of creating a strong landscape framework for the site, within which development can be shaped.



Step 10 (Scheme Design 2)

This step focuses on how the landscape structure could be refined to maximise its use and diversity.

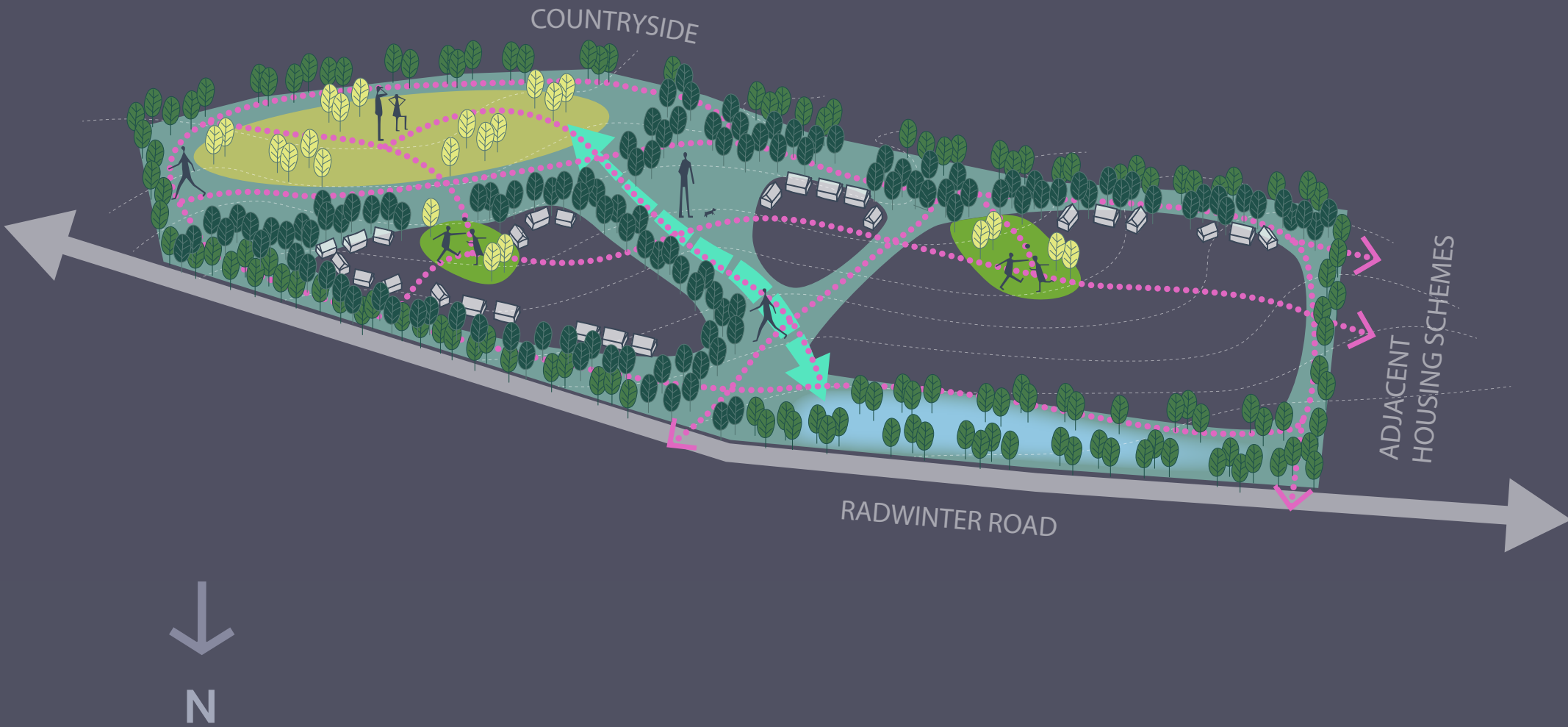
It highlights the positioning of play areas, viewing points and a network of pedestrian and cycle movement routes.



### Step 11 (Scheme Design 3)

This step focuses on how an urban grain should respond to the site to respond to local vernacular.

It highlights a looser grain of built development to the south and east site edges.





### Step 12 (Scheme Design 4)

This step focuses on how a layout could be developed to promote permeability and connectivity.

It highlights a network of movement routes that link through the site, connecting to both the new parkland and Radwinter Road.





## Summary of Design Principles

1. Reflect local landscape character by creating similar field patterns marked by narrow woodland shaws for development to nestle into.
2. Woodland blocks on or around to ridgelines for screening and views.
3. Open ground on higher land to the south east with expansive views to the town and countryside / view corridors towards local landmarks such as St Mary's church and pounce woods.
4. Suds features to mark the entrance of the Site at its lowest point with potential reference to historic local landscape features, such as moats.
5. Relationship between movement corridors and landform, as well as development edges and landform.
6. Eastern parcel to be well integrated into landscape to provide a sensitive transition to the rural areas. Landscape to feather into the development with possibility of green links.
7. Tertiary streets to reflect character and create a place for people first.
8. Built form to reflect local vernacular (materials, styles, forms).
9. Green and blue infrastructure to Reinforce/ enhance biodiversity and habitat creation.
10. Amenity value and use of spaces within green and blue infrastructure network.
11. Urban grain and density to reflect local context and character. Particular care taken to sensitive edges such as eastern edge that needs to respond to the rural areas with possibly wider setbacks, lower density and looser form.
12. Extensive network of pedestrian / cycle connections, to maximise permeability, connectivity and opportunities for active travel by non-car modes.



FIGURE 4 - CONCEPT FRAMEWORK



# 4. Application Design Parameters and Spatial Principles

## Framework Plan (Figure 10)

The proposed Framework Plan illustrates the disposition of open space and built form, setting out a placemaking strategy for the types of open space, and the character of built form. It also establishes the hierarchy of movement routes and the approach to built landmarks to ensure a legible high quality place is delivered.



FIGURE 10 - FRAMEWORK PLAN

### LEGEND

Site Boundary

POS

Existing Trees / Hedgerows

Proposed Woodland / Hedgerows

Street Trees

Play

#### Key Spaces

High Land Park

Wetland

Green Corridor

Neighbourhood Green

Urban Square

#### Edges

Rural Edge

Western Edge

Wetland Edge

Green Corridor Edge

#### Streets & Routes

Primary Street (Link Road Safeguard)

Primary Loop

Green Street / Church Corridor

Green Street

Edge Street

Mews

Pedestrian / Cycle Route

Agricultural Access

#### Landmarks

Gateway Entrance

Key Corner

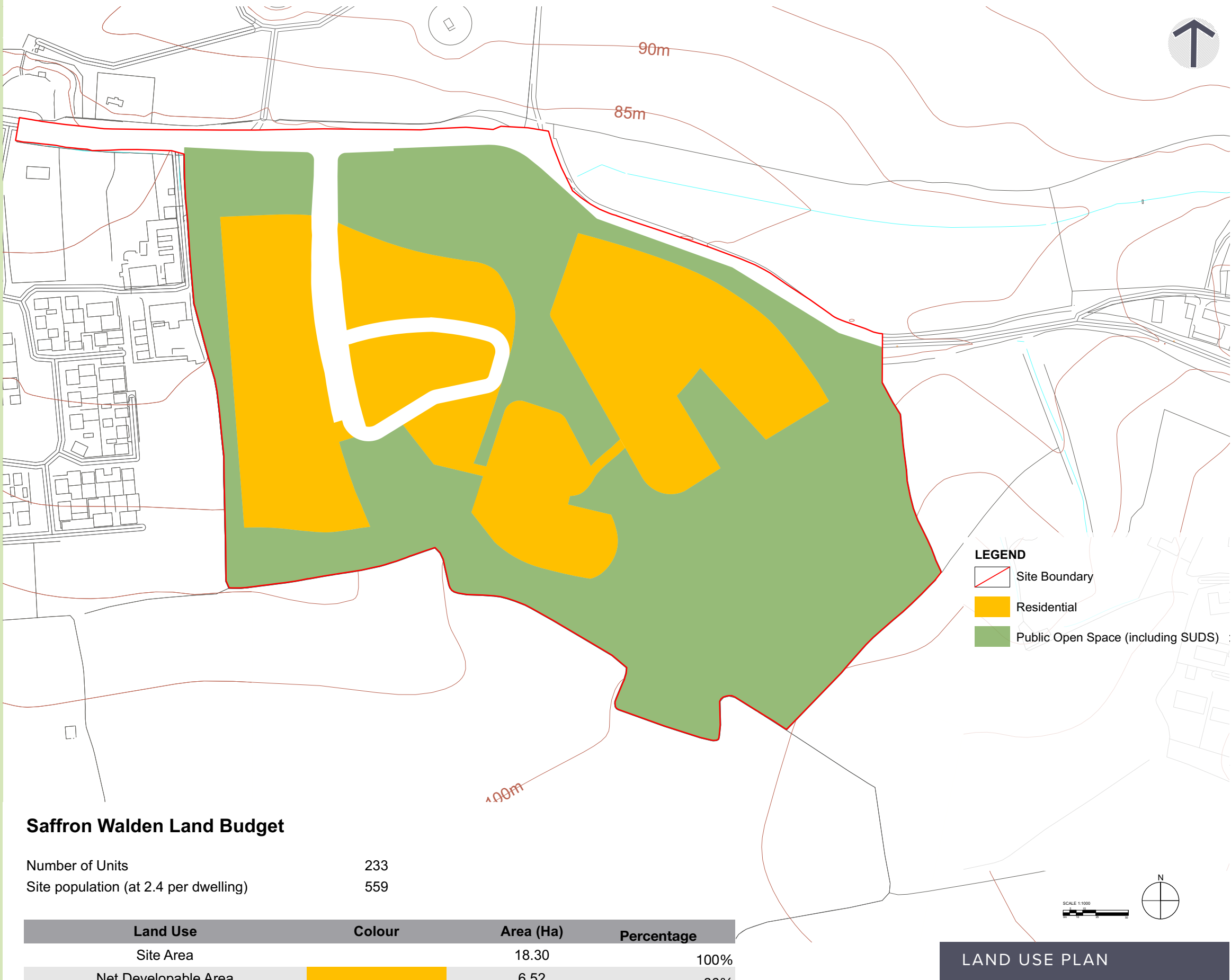
Vista Termination



Land Use Parameter Plan  
(DE436-O20)

This parameter plan sets out the disposition of built form, primary road corridors and public open space.

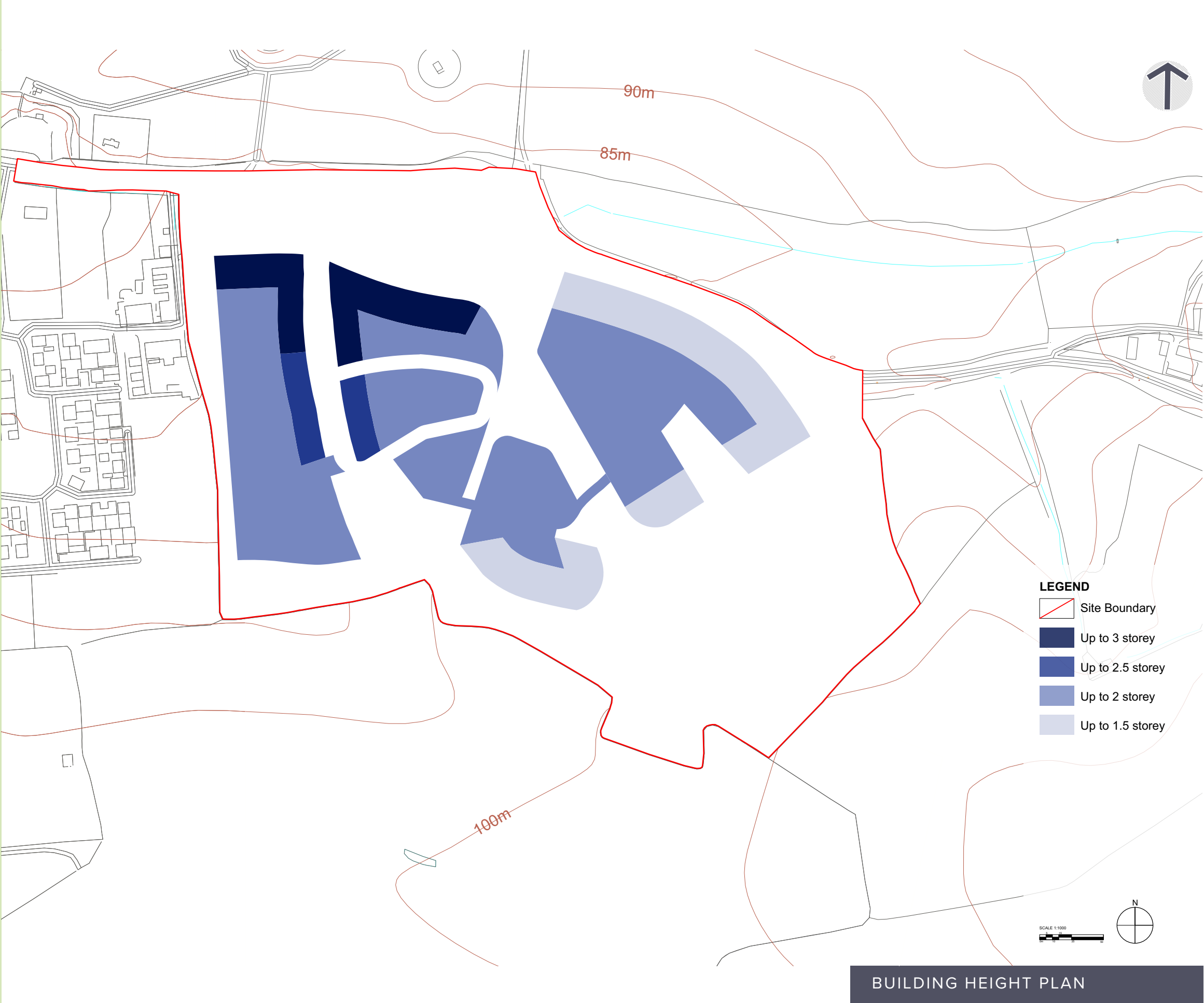
The land budget schedule (from Figure 11 of the DAS) confirms that just over 55% of the site is non developed.



# Building Height Parameter Plan (DE436-O21)

This parameter plan sets out the maximum building heights. The majority of the scheme would be up to 2 storey in height, however a graduation is made from the site entrance (at the site's lowest point) where buildings up to 3 storey and then up to 2.5 storey enable a landmark entrance and an appropriate transition to 2 storey housing.

Maximum building heights are reduced to the east and south east to 1.5 storey to enable built form to assimilate into its wider landscape.



# Green Infrastructure Parameter Plan (DE436-023)

This parameter plan sets out the disposition of green and blue infrastructure. The separate Open Space Provision Plan confirms that just over 55% of the site is proposed as Green Infrastructure and provides over 200% of the policy requirement for open space.

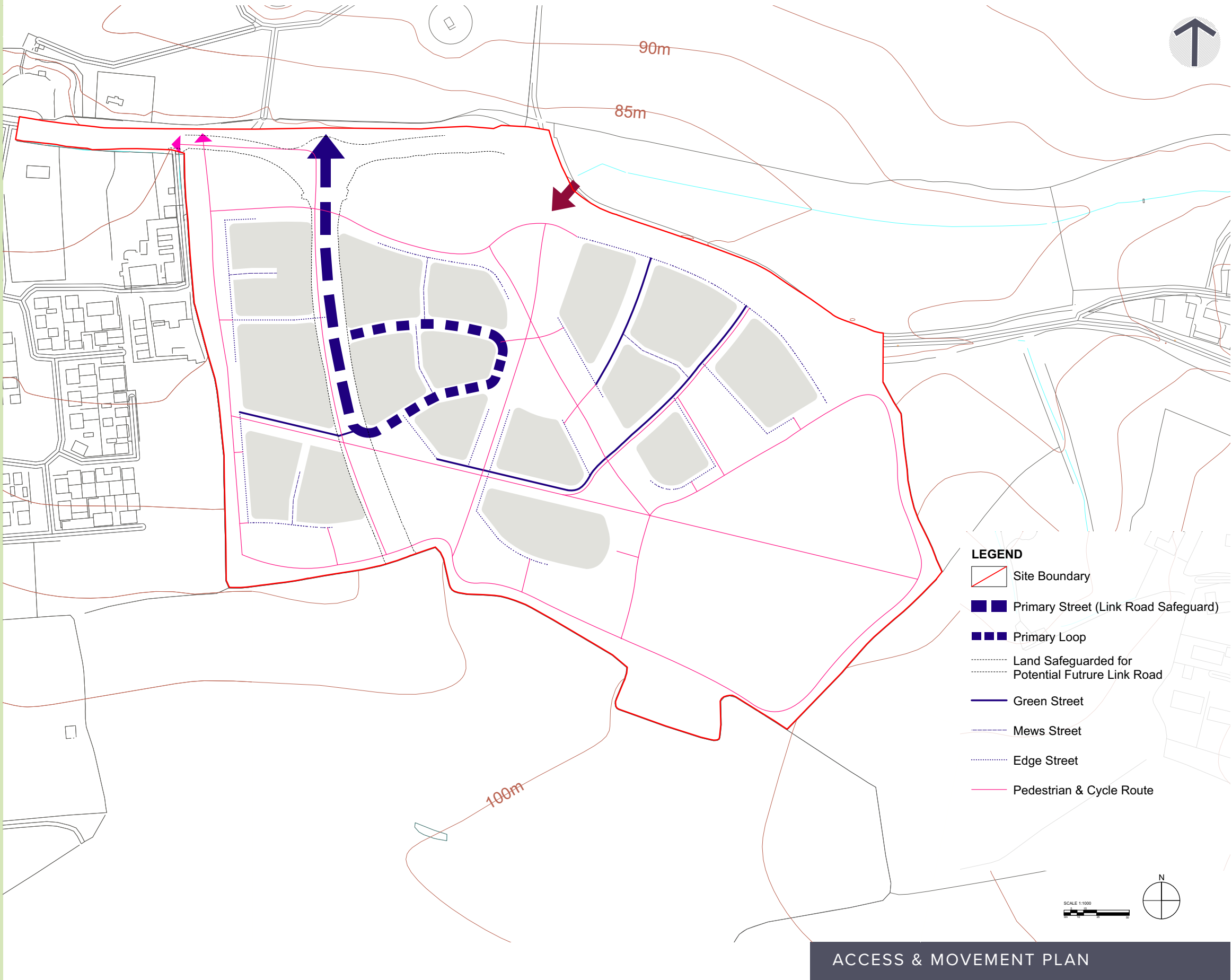




# Movement and Access Parameter Plan (DE436-022)

This plan sets out the hierarchy of movement / street types and access positions / types.

All access types come from Radwinter Road (vehicular, pedestrian and agricultural) and a hierarchy of primary, secondary and tertiary movement routes are shown (with a link road safeguarded corridor protected through the site), along with a wide network of pedestrian / cycle routes.





# Illustrative Landscape Masterplan (Figure 14)

This plan illustrates how the various open space types stitch together with streets (including street trees) and spaces within the development area to create a cohesive landscape led scheme.



FIGURE 14 - ILLUSTRATIVE LANDSCAPE MASTERPLAN

## LEGEND

Site Boundary

2M Contours

Public Open Space

Wetland

Parkland

Semi-natural Green Corridor

SuDS

Neighbourhood Greens

Urban Square

Green Links

Trees along Green Links / Church Corridor  
Framing Neighbourhood Greens

Existing Trees / Woodland / Hedgerows

Proposed Trees / Woodland / Hedgerows

Street Trees

Residential

Development Blocks

Proposed Pedestrian/Cycle Links

Existing Public Footpath

Primary Vehicular Route

Vehicular Site Access Point

Retained Agricultural Access

Agricultural Track

Play

Viewing Point



Open Space Provision Plan  
(Figure 15)

This plan identifies the proposed open space types, which over-delivers on open space provision in all of the required criteria, with a summary of the 10.09 hectares of provision (9.56Ha if basins are not counted) being set against a requirement of 4.41 hectares (i.e 216% of the requirement).



Open Space Category	Policy Requirement (Ha per 1000 pop)	Site Requirements (Ha) [based on 235 units at 2.4 poulation = ~564 population]
Parks and Gardens	0.1	0.06
Natural / Semi Natural Green Space	5.81	3.28
Amenity Green Space	1.6	0.90
Provision for Children & Young People	0.1	0.06
Allotments (on or off site)	0.2	0.11
Open Space Provision	7.81	4.41

Open Space Category	Colour	Site Provision (Ha)
Parks and Gardens *		0.59
Natural / Semi Natural Green Space **		1.13
Amenity Green Space		1.02
Hybrid Green Space ***		6.82
Total		9.56
Attenuation Basins		0.53
Total ****		10.09

Saffron Walden Open Space Quantity Assessment  
Uttlesford District Council Open Space Study

Number of Units	233
Site population (at 2.4 per dwelling)	559

- \* including Provision for Children & Young People
- \*\* excluding Attenuation Basins
- \*\*\* Natural / Semi natural & Amenity
- \*\*\*\* including SuDS

FIGURE 15 - OPEN SPACE PROVISION PLAN

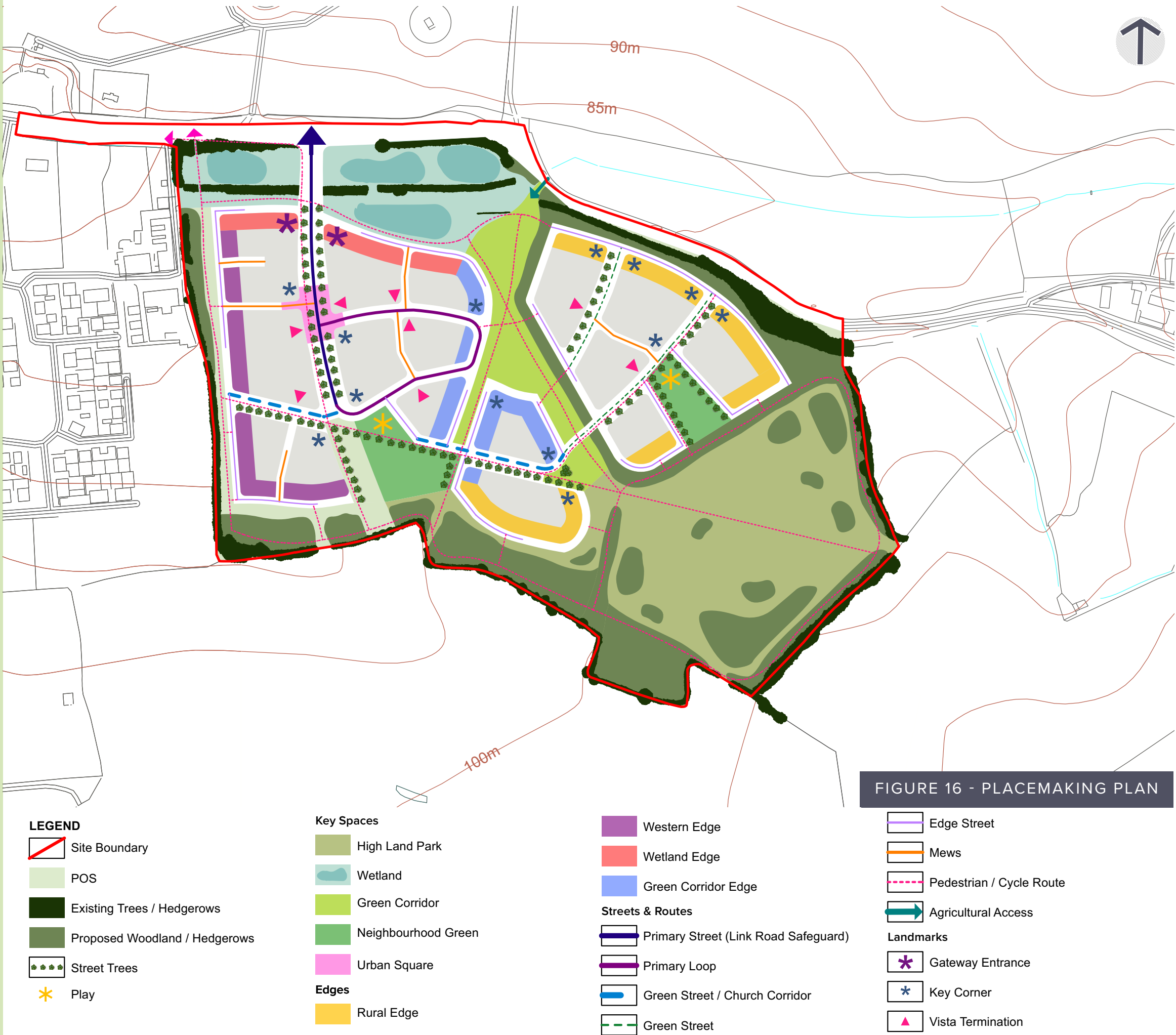
**LEGEND**

- Site Boundary
- Parks & Gardens
- Amenity Green Space
- Natural / Semi-natural Green Space
- Hybrid Green Space (Amenity & Natural / Semi-natural)
- Provision for Children and Young People
- LEAP

# Placemaking Plan (Figure 16)

This plan identifies the different elements that establish the placemaking qualities of the site, broken down into key spaces, edges, streets and routes, and landmarks.

Some of these aspects are illustrated further in a series of design principles (see following pages).





# High Land Park (Figure 17)

This illustrative section and plan shows how natural open space, predominantly including meadow grass and new woodland blocks, creates a stunning new public park with a naturalistic / biodiversity focus.

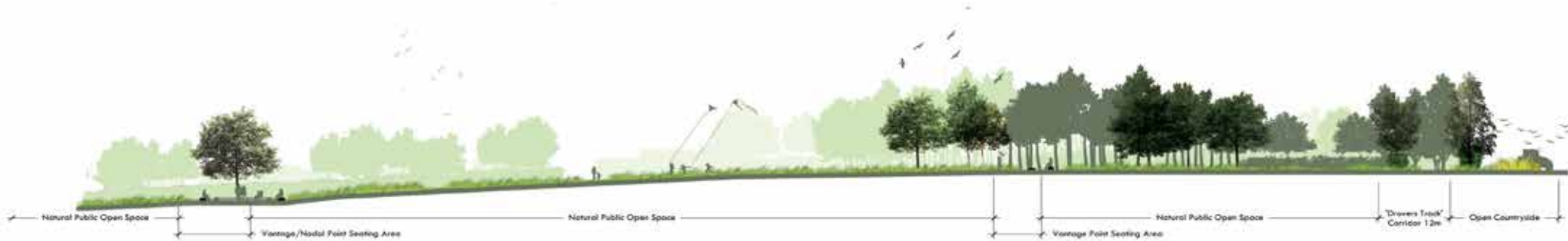


FIGURE 17 - HIGH LAND PARK ILLUSTRATIVE SECTION & SKETCH PLAN



This illustrative section and plan shows how this green corridor provides multi-functional facilities (movement, drainage, habitat) in a sequence of spaces well overlooked by homes, but structured by topography and vegetation.



A circular map of a residential area. A red line outlines a specific region. Inside this region, a green area and a blue area are highlighted. The map shows streets, buildings, and a river. A north arrow is present in the upper right. The map is enclosed in a circular dotted line.

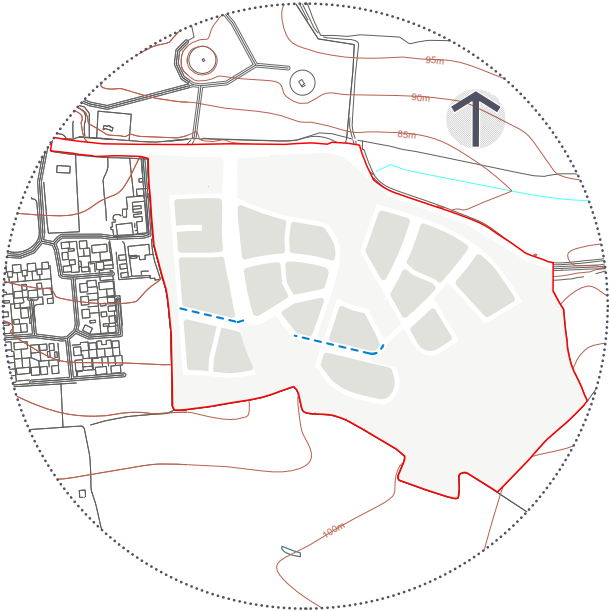


# Church View Corridor (Figure 19)

This illustrative plan and visualisation shows how this view corridor to St May’s Church and Saffron Walden can be framed within the proposed new community, creating a powerful visual connection to this historic landmark.



FIGURE 20 - CHURCH VIEW CORRIDOR



Land South of Radwinter Road (East of Griffin Place)



# Rural Edge Sketch Plan (Figure 21)

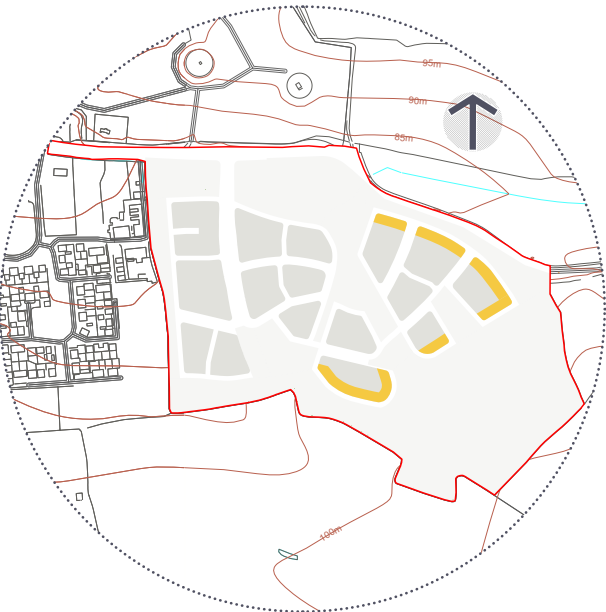
This illustrative plan and visualisation shows how this eastern edge of the site would bereduced in its height and density to (in combination with supplementary native planting) lead to its assimilation into the local landscape, causing no harm to the identity and separation of Swards End.



FIGURE 21 - RURAL EDGE SKETCH PLAN



FIGURE 22 - RURAL EDGE





# Wetland Edge Sketch Plan (Figure 23)

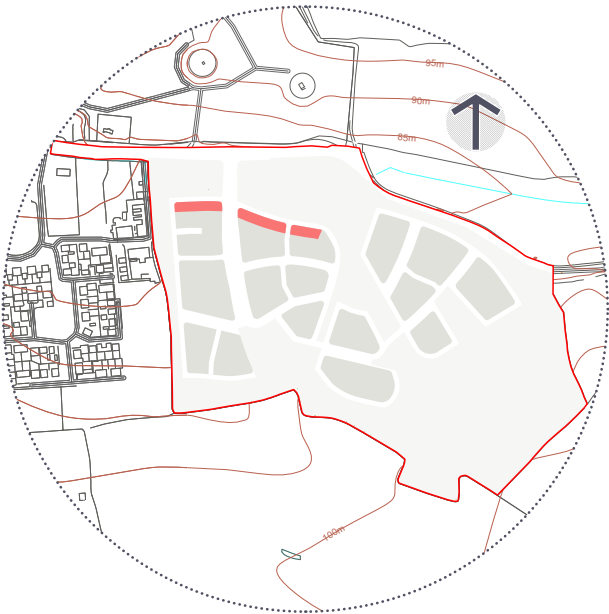
This illustrative plan and visualisation shows how this northern edge of the site would respond to the site entrance from Radwinter Way, establishing a clear high quality entrance across wetland and ‘moat’ character via a wide primary street with an avenue of street trees.



FIGURE 23 - WETLAND EDGE SKETCH PLAN



FIGURE 24 - WETLAND EDGE





# Western Block Sketch Plan (Figure 31)

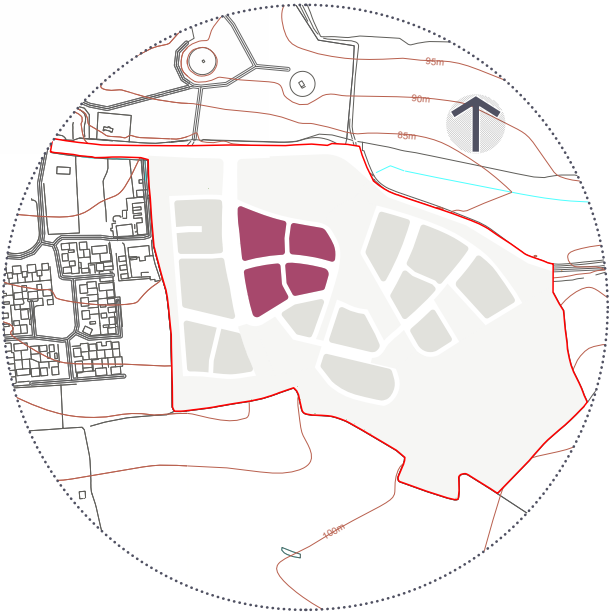
This illustrative plan shows how an urban block more central to the scheme could be realised. It has a more tight knit urban grain with increased density.

The frontage to the Primary Street has no direct access to maximise its pedestrian and cycle friendly qualities (and also to help deliver a continual tree lined avenue creating a distinct feature). This also acts to future proof this street should it have a more significant future role.

The Primary Loop and Edge Streets have direct access / parking to side of the dwellings.



FIGURE 31 - WESTERN BLOCK SKETCH PLAN





## Eastern Block Sketch Plan (Figure 32)

This illustrative plan shows how an urban block towards the eastern edge of the scheme could be realised. It has a more loose urban grain with reduced density.

The Green Streets contain street trees in an alternative layout (to one side set in a wide grass verge) to distinguish itself from the main tree avenue signifying the Primary Street.

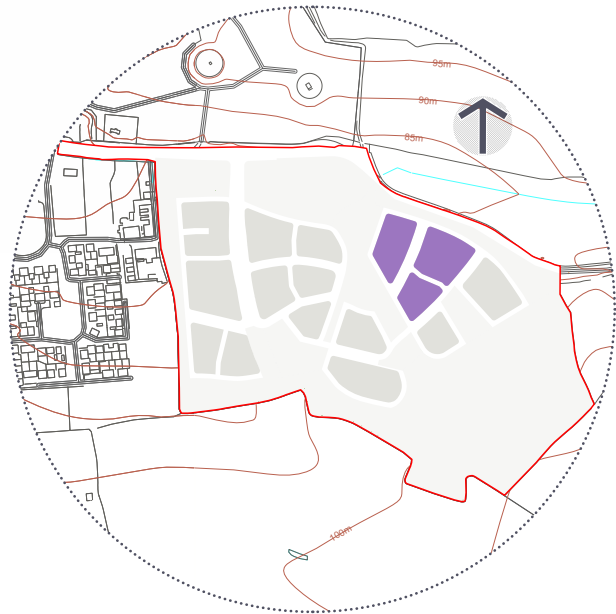
The Edge Street is informal, with notable gaps visible between detached dwellings (which are of a reduced height). A notable addition to the existing robust vegetation aligning Radwinter Road is also proposed to assist in the assimilation of these buildings into the landscape.

The Mews area illustrates a small contrasting feature with parking to front and a small number of linked properties to create an interesting cluster set within the centre of the block.

Overall, this block illustrates the approach to a more informal, lower density landscape led solution to this part of the site.



FIGURE 32 - EASTERN BLOCK SKETCH PLAN



# Landmark Plan (Figure 33)

Notably distinct landmark buildings in appropriate positions within the scheme aid legibility and placemaking and create a more diverse environment. The position of these buildings are typically in highly visible locations and stand out from its context.

The Landmark plan identifies three types of landmark buildings – Gateway Entrance, Key Corner and Vista Termination – which are subject to further design guidance (see following pages) that require imaginative design responses to at the detailed design stage.

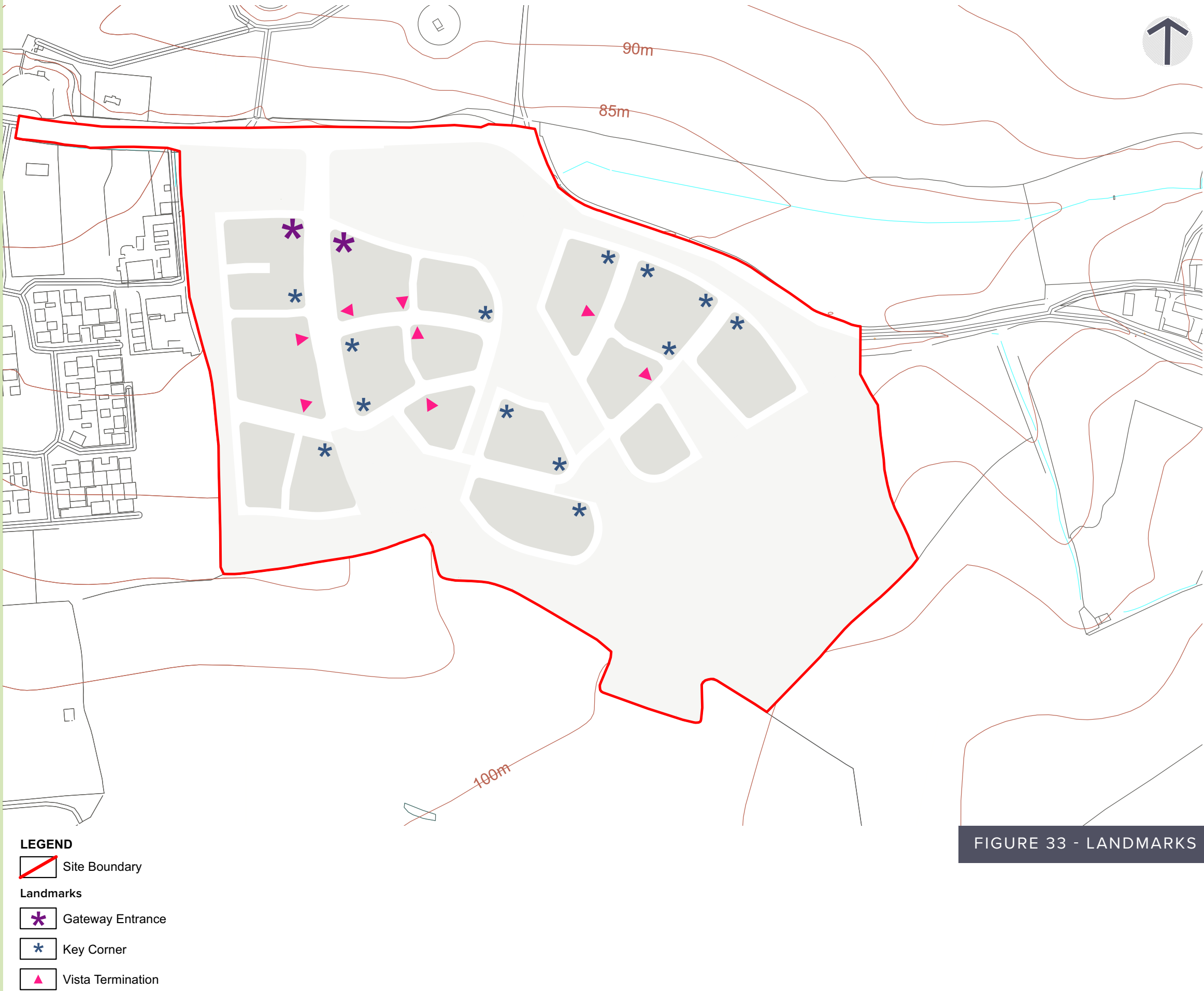


FIGURE 33 - LANDMARKS

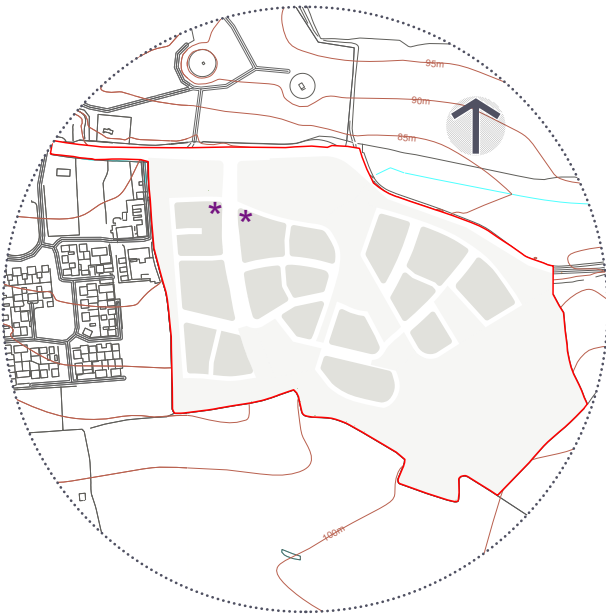


# Gateway Entrance (Figure 34)

These landmark entrance buildings have larger scale proportions up to 3 storey in height to have greater prominence, and will have a distinct form of architecture through design, layout and materials.



FIGURE 34 - GATEWAY ENTRANCE



# Key Corner (Figure 35)

These landmark corner buildings have slightly larger scale proportions and a distinct form of architecture through design, layout and materials. It will be highly active in its corner position and celebrate this feature through its design solution.



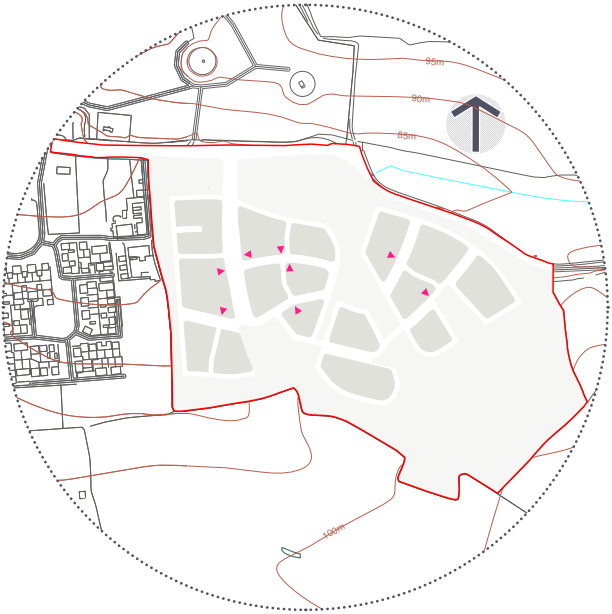
FIGURE 35 - KEY CORNER





# Vista Termination (Figure 36)

These landmark buildings are typically viewed from reasonably precise positions, and its form should act as a positive composition in these views. This usually involves placing more distinct forms so it can be appreciated in these views, with active facades, feature elevations, windows and materials drawing attention to their enhanced presence in the street or space.



# Conclusion

This presentation of the scheme's landscape led design approach illustrates how the conception of the scheme is context driven with the specific aim of making it feel 'of its place' in a way that more recent development in Saffron Walden has not achieved. It specifically studies the wider landscape to understand the relationship between settlement and landscape to help the proposed change assimilate into this context.

The proposed scheme parameters demonstrate the landscape led approach, with over 55% of the site being some form of green infrastructure, leading to over 200% of the open space required by policy being delivered.

The proposed design principles embed (via the Placemaking Plan) an approach to open spaces, site edges, internal streets, urban blocks and landmark buildings that can create a beautiful scheme that is 'of its place'.

In summary, I consider the approach, scheme parameters and principles to be highly appropriate to the site and its context. It takes the opportunities to improve the character and function of the local area, ensures that there is no harm to the identity of Swards End and will deliver a stunning new area of public parkland with vantage points both to Saffron Walden and the local landscape.