

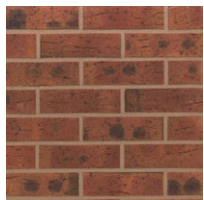
Proposal – Materiality & Fenestration

The proposed development has been designed in accordance with the local vernacular. The historic core of Graveley lies to the south of the proposed site, separated visually and physically from the site. However, key architectural cues are relevant and need to be respected throughout the proposal.

Materiality and fenestration design are very key aspects across the site. Pulling inspiration from the local area to implement on the proposed site.

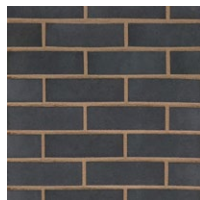


Main Brick



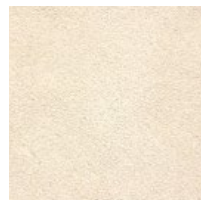
Red Multi Brick

Feature Brick



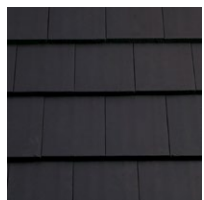
Smooth Blue Brick

Render



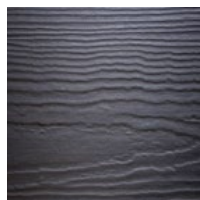
Off-White or Cream

Roof Tile



Dark Grey Tiles

Cladding



Dark Timber Cladding
(supplier TBC by client)

Figure 20-24: Material Samples
Source: Google



Figure 25-29: Material & Built Form Examples
Source: Gade Homes



Built Form

The NDG states that well-designed places have:

- “compact forms of development that are walkable, contributing positively to well-being and placemaking;
- recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility; and
- memorable features or groupings of buildings, spaces, uses or activities that create a sense of place, promoting inclusion and cohesion”

Proposed Dwellings

The approved Framework document has built upon the NDG and the guidelines it presents, and goes on to state the site should utilise “Landmark buildings at gateway and key locations to create a sense of arrival and mark vistas from road approaches”, which our proposal has followed and utilise with various statement dwellings at key locations.

This detailing stays in-keeping with the local area and will create a smooth transition between the local vernacular and the proposed site. The dwellings have been designed to fit within the context of Graveley Village and to generate a seamless extension to the village, maintaining its character and sense of place.



Figure 30: Plot 13
Source: FINC Architects



Figure 31: Plot 1 & 9
Source: FINC Architects

Proposed Streetscenes

The approved Framework document states we are “creating a distinctive sense of place and memorable character for the Site will be greatly influenced by the relationship between the buildings, streets, open spaces, and the quality of the public realm”, which our proposal accords with. Each street displays a sense of local character and provides a range of interesting sights as users wander the site whether they are in a vehicle or on foot.



Figure 32: Streetscene Location Plan
Source: FINC Architects



Figure 33: Streetscene A-A
Source: FINC Architects



Figure 34: Streetscene B-B
Source: FINC Architects



Proposed Tenure Plan



Figure 35: Tenure Plan
Source: FINC Architects

Proposed Housing Mix Plan



Figure 36: Housing Mix Plan
Source: FINC Architects



Technical

Sustainability

The proposal has been designed to maximise energy efficiency, through its siting, design and orientation. The Proposed Development therefore follows the nationally recognised energy hierarchy of:

- Reducing energy demands in the first instance ('Be Lean');
- Before using energy efficiently and cleanly ('Be Clean'), and only then;
- Using renewable and low carbon technologies ('Be Green'), where possible.

In addition, the buildings will be constructed with a 'fabric first' approach to energy efficiency, exceeding the Building Regulations with regards to energy consumption. The fabric efficiency of the proposed dwellings has been designed to reduce heat demand and energy needs. This includes providing high levels of insulation and low air permeability, with consideration for thermal bridging junctions. The diagram below illustrates this approach.

The proposed development seeks to supply energy efficiently by using only electric based heating and hot water systems, including the use of Air Source Heat Pumps, meaning the development will be designed to be fossil fuel-free.

In compliance with the North Hertfordshire Design Guide, electric charging points will be provided across the site.

A sustainable surface water drainage system is proposed throughout the site and forms part of the proposed extensive open space, as part of the wider development. This will ensure that any surface water run-off within the development is appropriately managed.

Furthermore, the materials chosen for construction, including hard and soft landscaping elements, will be carefully chosen to ensure that they are high-quality, durable and that 'whole life costs' are manageable. Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans.



Figure 37: ASHP Indicative Image
Source: Google

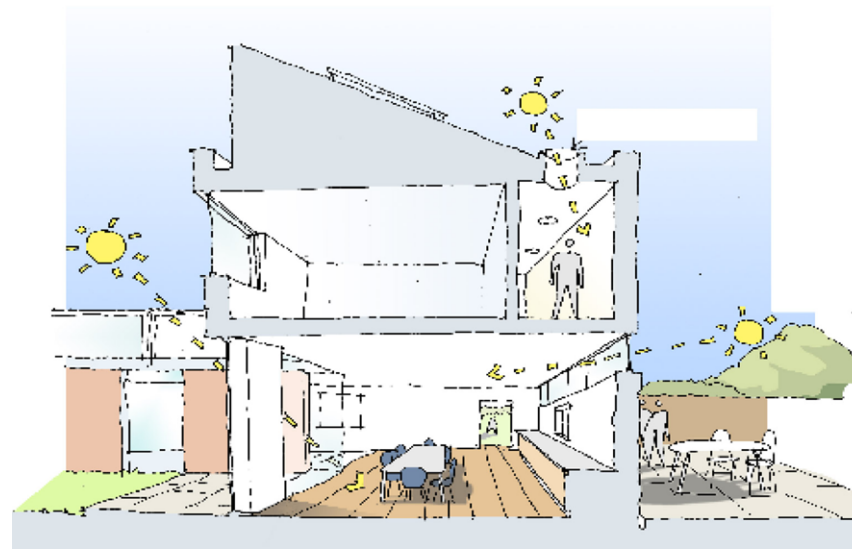


Figure 38: Fabric First Sustainability Concept
Source: FINC Architects

Conclusion

This Design and Access statement has been produced in support of the detailed planning application for 24 dwellings on the land North of Milskey, Graveley. It proposes a high-quality residential development that achieves a sense of place, whilst taking into account the sites constraints and context of the local area.

This document has explained how the proposals make use of a site identified as available, developable and how it has been designed specifically to meet local housing need in a convenient and accessible location.

This has resulted in the proposals detailed within this document for a high-quality landscaped development, with excellent connectivity, place-making and integration into the area.

The development provides a much-needed variety of new open market housing, affordable housing and maisonettes.



Figure 39: Proposed Site Layout
Source: FINC Architects



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