

Accessibility

The Local Plan sets out accessibility requirements stating that 50% of all new dwellings (both private and affordable) must comply with M4(2) of the Building Regulations. In addition, 10% of affordable homes are required to meet the higher M4(3) standard.

The proposed development comprises 33 private homes and 22 affordable homes. Of the private properties, 5 are designed to meet M4(1) standards, while the remaining 28 comply with M4(2). All affordable units meet M4(2), with the exception of two apartments within the apartment block, which are designed to the higher M4(3) standard.

	Private (33)		Affordable (22)	
	Local Plan Requirement	Proposed	Local Plan Requirement	Proposed
M4(2)	17 (50% of total)	28	11 (50% of total)	20
M4(3)	0 (0% of total)	0	2 (10% of total)	2

- M4(1)
- M4(2)
- M4(3)



Illustrative Building Heights Plan

Building Heights

The proposed site has a range of house types which vary in height from 1.5-2.5 storeys. This is to reflect the building heights as seen in the village. The apartment block will be taller in height and is currently proposed to be 4 storeys and will reflect the character of the existing mill on the site. Garages and ancillary buildings will be generally be 1 storey in height.

- 1 Storey
- 1.5 Storeys
- 2 Storeys
- 2.5 Storeys
- 4 Storeys



Illustrative Building Heights Plan

Refuse Storage

Each house will be provided with a dedicated refuse storage area within the garden capable of accommodating x4 240-litre bins (x1 residual waste, x1 mixed recycling, x1 paper/card recycling and x1 garden waste). On designated collection days, bins will be dragged to the kerbside for collection. All kerbside collection points are located within 30m of the dedicated refuse storage area.

The apartments will have a dedicated and enclosed bin store within the footprint of the apartment building. The bin store will provide x3 1100-litre containers (x1 residual waste, x1 mixed recycling and x1 paper/card recycling), together with x1 240-litre bin for food waste, in accordance with the Waste Storage & Collection Guidance for Developers.

Refuse Collection

The proposed layout allows for all houses refuse to be collected kerbside. Turning heads have been included within the layout to allow for refuse trucks to navigate all of the site.

The apartment building's refuse storage area is within 10m of the roadside.

- Bin Storage Point
- Communal Bin Storage
- Kerbside Collection Point



Waste & Recycling Plan

Architectural Precedents

The images to the right showcase houses that were built pre-mid 20th century and are generally within the Conservation area and/or are listed. The size and character of the buildings throughout the village vary with examples of cottage styles, large brick houses and series of terraced barn buildings. The architectural detailing and materiality changes throughout the buildings creating a visually interesting street scene.

These examples showcase the range of detailing and materials used throughout the conservation area. Detailing used on these properties will be used throughout the proposed elevations.



Architectural Precedents

As well as looking at the buildings with historical character, we also looked at properties generally developed throughout the latter half of the 20th century. There is a limited range of architectural styles with most dwellings being two storey in height, built with buff or red brick, have slate or red tiles and have white UPVC windows. Many houses include a section of tile or horizontal cladding on their front elevations which is repeated down the street. We also looked at the elevations for the site to the north of the site that recently was approved planning permission.

There are minimal noteworthy design features throughout these areas so there will be a limited amount of details taken from these house types into the proposed elevations.



Character Areas

As part of the pre-application feedback from the second meeting, the case officer suggested two character areas should be used on the site. These are the Old Mill area which includes the group of buildings surrounding the apartment block, including the apartment block itself, and the rest of the site should be classed as the 'Riverside' Area.

The Old Mill area will take inspiration from the existing mill building and mill house on the site in terms of architectural features and materials.

The Riverside area will be based upon architectural details and materials as seen in the village, however the main detailing will be taken from buildings within the conservation area and listed buildings.

These two character areas will inform the elevational materials and detailing on the dwellings as well as inform the landscaping design.

Corner Turn, Vista Stops, Key Frontages & Gateway Building

The treatment of corner turn units, units at the end of vista stops, key frontages and gateway buildings will also be addressed with additional detailing or a change in material as below;

- Corner turn units will have additional windows on side elevations to ensure that blank elevations will be avoided and the street scene is overlooked.
- Special consideration will be given to buildings at the end of vista stops. It is proposed that the units at the end of vista stops within the riverside area will be rendered and have plain red roof tiles.
- Units with key frontages will have additional windows to overlook the surrounding streetscapes or open space. Curved headers will be used on these properties and larger openings used on elevations facing the river and open space.
- The apartment block will be treated as a gateway building on the site due to its prominence to the site entrances. Special attention will be paid to detailing on this building to reflect the detailing and materiality as seen on the existing mill building.

- Old Mill Area
- Riverside Area
- C Corner Turn Plots
- V Vista Stops
- Key Frontages
- * Gateway Building



Old Mill Area - Detailing & Materials

The apartment block and the adjacent buildings within the Old Mill character area will include similar detailing and materials as seen on the existing mill building and mill house. The design and detailing on the apartment block will mirror details as seen on the existing mill block .

Roofs:

- Simple forms and dual-pitched.

Windows & Doors

- To have white frames.
- Windows to be casement windows. The proportions of the glazing bars to match the existing mill.
- Window and door headers to be curved.
- Windows to have stone cill.

Materials

- A buff brick will be chosen to match the brick of the existing mill.
- A grey flat tile will be used for the roof.

Apartment Block Detailing:

- The roof pitch will be similar to the existing mill.
- The eastern and western elevations will be designed to look similar to the existing mill building.
- A circle stone detail will be formed within the gable pitch to mimic the port hole details.
- Windows at first floor above door openings will be elongated to mimic loading doors as seen on the existing mill.
- Entrance doors will be recessed.
- Windows and doors to be stacked.

House Detailing

- As per officers comments, window openings on front elevation to be similar in proportion to those as seen on the existing mill house.
- Chimneys will also be added to each side of the roof.



Full front elevation of the existing mill



Existing Mill House



Side elevation of the mill that can be seen



Materials to be used



Roof detailing on gables



Window style



Door openings

Riverside Area - Detailing

The details below are influenced by details from throughout the village and will be applied to the proposed house types within the riverside area.

Roofs:

- Simple forms and generally dual-pitched.
- Black fascia boards and down pipes
- Chimneys commonly seen throughout conservation area and seen at edges of roofs. This will be applied to corner turn units and key plots throughout the site.
- Dormer roof windows frequently seen throughout village, although will be restricted within the proposal.

Porches

- Generally small and simple.
- Small lean to porches to be used.
- Simple pitched canopies over doors.

Windows

- To have white frames (bar black horizontal cladded buildings which will have black frames) and generally casement windows.
- Windows generally stacked with ground floor windows being slightly taller.
- Windows to have stone cills on key elevations.
- Window bays on selected buildings.

Details & Forms

- Simple designs with limited architectural details on each house.
- Arched or curved headers above windows and doors.
- Projecting gables seen on larger houses.



Riverside Area - Materials

Within Ickleford, no single style predominates and there is a rich style of building styles and materials. Below is what materials will be used within the riverside area.

Walls

- The main wall material used will be red brick.
- White render is second most common materials seen throughout Ickleford and will be used throughout the site on buildings that form vista stops or corner turn units.
- Black horizontal cladding will be used on selected house types, mainly near the green belt.

Roofs

The following tiles will be used throughout the riverside area;

- Red mixture plain tiles
- Grey plain tiles
- Red pantiles to be used on horizontal clad units.



Materials Plan

The material palette as chosen on the previous pages has been applied to the site layout.

The main wall material throughout the Riverside area will be red brick, followed by rendered properties with occasional black horizontal clad units near to the green belt edge. A combination of plain red and grey tiles will be used on red brick buildings, with only red plain tiles on rendered units and red pantiles used on black horizontal clad units.

The Old Mill area will be in buff brick with a grey tiled roofs to match the existing mill building.

- Red Brick
- Buff Brick
- Render - Full
- Black Horizontal Cladding
- Flat Grey Tile
- Flat Red Tile
- Red Pantile



Example Hill Projects

The images to the right are examples of other projects that Hill have done that showcase elements that would be used within this project.



Chesterford Meadows, Great Chesterford



Land behind Hill House, Much Hadnam



Chesterford Meadows, Great Chesterford



Millside Grange, Croxley Green



Eden Green, Finchingfield



Gills Hill, Bourn



Eden Green, Finchingfield



Land behind Hill House, Much Hadnam



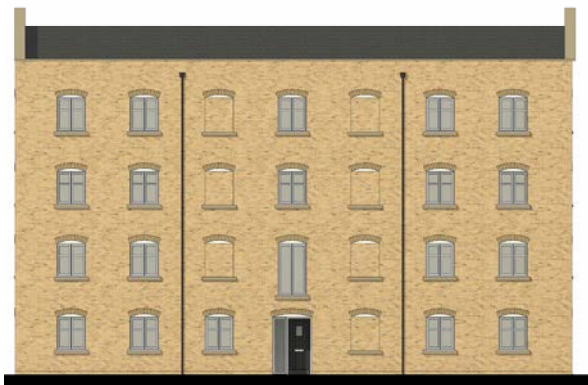
Chesterford Meadows, Great Chesterford

3D View - Main entrance into the site

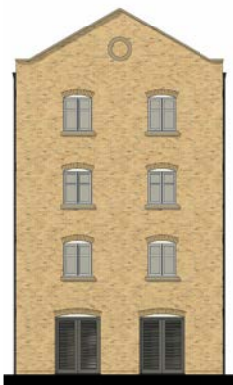


Old Mill Area - 3D View & House type Visuals

The image to the right shows the Old Mill character area, which contains the proposed apartment building and six houses. The materials within this area consist primarily of buff brick, reflecting and complementing the existing mill building on the site, together with grey roof tiles. Curved window headers and stone cills are incorporated into the design of these units, carefully referencing the architectural detailing of the existing mill building. In addition, the houses have been designed with a third window to the principal elevation. This detail has been introduced to reflect the bay feature present on the original mill house.



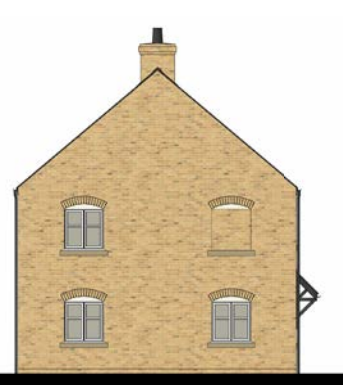
Apartment Block



3 Bedroom House



2 Bedroom House



2 Bedroom House

Riverside Area - 3D View & House type Visuals

The image to the right show an internal view of the site looking towards the north west of the site within the Riverside character area. Rendered units are placed on vista stops with red brick units in between. The hard and soft lanscaping has been designed to reflect the character area with hedging run alongside the road edge and trees placed along the road where possible.



2 Bedroom House



4 Bedroom House



4 Bedroom House



2 Bedroom House



3 Bedroom House



5 Bedroom House

Street Scenes



Street Scene 1



Street Scene 2





Street Scene 3



Street Scene 4



Roads

The main access into the site is located as per the approved outline application, off Arlsley Road which is in the same location as the existing access point into the site. This will be retained for this proposal. An emergency access point will be located to the north of the river.

The main spine road into the site will be 5.5m in width and will have a 2m wide footpath running alongside it. The spine road will be narrowed down to 4m whilst crossing the river and will have a 1.8m pavement. 6m Shared surfaces will connect the rest of the site to the main spine road.

Materials for surfacing will be selected to reflect the intended function and character of each road type, reinforcing the distinction between main roads, shared surfaces, and the character area it is in.

Footpaths

Footpaths have been proposed around the site linking the site entrance to the shared surfaces, emergency access point and through open spaces. A formal 2m footpath will run along side the main road whilst more informal/ recreational footpaths link from the main road or shared surfaces to multiple points around the site.

- 5.5m Road
- 6m Shared Surface
- 4m Shared Surface
- 3.7m Emergency Access
- 2m Footpath
- 1.8m Footpath
- Recreational Footpaths



Parking

It is proposed that all 2+ bedroom houses will have at least 2 on-plot parking spaces whether this be to the side of the house, in front of the house and/or in garages. The one and two bedroom flats within the apartment block will have one parking space each which will be located in front of the entrance door to the apartment block.

Larger 4 and 5 bedroom private units will have garages that have been designed to meet the parking standards as set out within Appendix 4 of the North Hertfordshire Local Plan 2011-2031. The internal size of the garage will be at least 7m x 3m.

The proposed layout includes 9no. visitor spaces that have been spread out throughout the site. An additional parking space has been provided next to the substation as required for maintaining the substation.

Unit Type	Car Parking Spaces Required Per Unit Type	Total Units	Total Car Parking Spaces Required	Total Car Parking Spaces Provided
1 Bedrooms	1	3	3	3
2-3 Bedroom +	2	52	104	120
Total			107	123

Note: There are a surplus of 13 residential car parking spaces

Cycle

Cycle parking has been designed to meet and exceed standards as set out in Appendix 4 of the North Hertfordshire Local Plan 2011-2031. This is summarised in the table below.

Where garages are provided to houses, they have been designed to accommodate cycles. Where garages are not provided to houses, cycle storage will be accommodated through garden sheds. The apartments have been provided with a dedicated cycle store.

	Policy Requirement - Appendix 4 of the North Hertfordshire Local Plan 2011-2013		Proposed Provision	
	Residential	Visitor	Residential	Visitor
13 Houses (with garages)	13	0	13	0
35 Houses (with secure cycle storage)	35	0	70	0
7 apartments (with secure cycle storage)	7	0	14	0

- Allocated Private Parking
- In Garage Parking
- Unallocated Visitor Parking
- Substation Parking
- Cycle Storage
- Apartment Block Cycle Storage



Parking & Cycle Plan

Sustainable Lifestyle

The site is in a sustainable location at the edge of Ickleford Village and in close proximity to Hitchin, with plenty of amenities and attractions within easy walking distance. Every opportunity to connect to the surrounding streets and spaces is used with pedestrian links connecting the main entrance to shared surfaces and the open spaces throughout the site.

New bus stops have been proposed as part of the scheme and are in close proximity to the site, providing residents with convenient travel across Hertfordshire and beyond. The train station is just over 1.5 miles from the site, giving access to the rest of the country.

Every effort will be made to encourage and promote the use of sustainable vehicles such as electric cars, by providing electric charging points for all homes.

The proposed development also caters the changing needs of the community and for every lifestyle and age group, providing a place where one can have a first home, start a family, and downsize. This will aid a sense of ownership and foster a deep neighbourly connection. The new homes will provide for home working and growing families.

Retained trees and new planting, together with the mature planting along the river, will help to create a healthy neighbourhood, assist biodiversity and accommodate wildlife movement. It will form the green and lush setting, a connection to nature and water.

Site Sustainability

The development has been designed with a strong focus on sustainability, including a move away from gas-powered systems. Each home will be equipped with an air source heat pump, supporting the reduction of carbon emissions and alignment with low-carbon energy targets.

Energy efficiency will be addressed through the use of efficient fabric, attention to detailing, and sympathetic consideration of low and zero carbon technology.

Other sustainability measures include the specification of highly water efficient sanitary fittings to reduce the consumption of potable water. Construction materials will be carefully considered to ensure low environmental impact, and will be locally sourced wherever possible. All timber used in construction will be sustainable and where possible be reclaimed or re-used.



Benefits of the Proposal

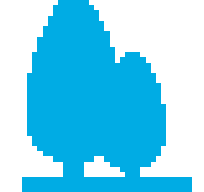
Key benefits of this proposal are;



Provision of 55 high-quality homes ranging from 1 to 5 bedrooms



Provision 22 much needed affordable homes in accordance with local policy.



Creation of high quality areas of open green space with enhanced pedestrian and cycle links for leisure.



Landscape-led scheme to carefully address the the open spaces and river.



Off-site highways improvements will increase connectivity throughout the development and into the wider vicinity of Hertfordshire.



Sustainable new homes – all homes will be fitted with Air Source Heat Pumps (ASHP).



All homes will have electric vehicle charging points, and communal charging points will be available within the parking areas of the apartments.



A sensitively designed scheme sympathetic to the unique character of the local area.





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