

Heights and Massing

The predominant storey height across the proposed development is 2 storeys.

Heights are managed to smoothly transition from the town / suburban Great Ashby edge to the village / rural edges to the northern and western edges of the site.

A mix of 2, 2.5 and 3 storey buildings are located towards to the south-eastern edge which is immediately adjacent to Great Ashby with heights and building mass reducing as the development radiates towards the Back Lane connection with heights being limited to 2 storeys to the woodland edges to the north and west.



Housing Tenure and Distribution

Across the development private sale homes comprise 60% of the dwellings provided with the remaining 40% being affordable homes. The affordable tenure is split between rented homes (65%) and intermediate homes (35%).

The neighbourhood aspires to providing high quality affordable and private homes, with the proposed affordable homes being indistinguishable visually from private sale homes with the affordable homes being evenly distributed across a wide mix of housing typologies including flats, coach houses and houses.

The internal layouts of all homes have been designed to comply with Nationally Described Space Standards (NDSS) and Building Regulations Approved Document Part M4(2). Given the gently sloping topography of the site we will seek to comply with the external requirements of part M4(2) for these homes unless this is unfeasible. The neighbourhood will also provide 11 homes which will be built to Building Regulations Approved Document Part M4(3) wheelchair user standards within the affordable element of the housing mix provision to achieve the 10% planning policy requirement.



- Application Boundary
- Private Sale Homes
- Affordable Homes (Rented)
- Affordable Homes (Shared Ownership)

Amount

The table opposite provides a breakdown of the residential homes proposed.

Tenure	Typology	Bedroom Size	House Type No.	Total (House Type)	Total (Bedroom Size)	Total (Typology)	Total (Tenure)	Overall Total
Affordable Homes	Flat	1B	ASH	23	40 (36%)	32	112 (40%)	
	Flat	1B	ASh (WCH)	1				
	Flat	1B	ASH	8		8		
	Coach House	1B	BIRCH	8				
	Flat	2B	FIR	24	55 (49%)	40		
	Flat	2B	FIR	8				
	Flat	2B (WCH)	FIR (WCH)	6				
	Flat	2B (WCH)	FIR (WCH)	2		15		
	House	2B	CEDAR	2				
	House	2B	HAZEL	2				
	House	2B	HAZEL	5				
	House	2B	ROWAN	6				
	House	3B	LAUREL	2	12 (11%)	12		
	House	3B	MAPLE	5				
	House	3B	MAPLE	1				
	House	3B	BEECH	1				
	House	3B	ASPEN	1				
	House	3B	ASPEN	2				
	House	4B	WILLOW (WCH)	2	5 (4%)	5		
	House	4B	HAWTHORN	3				
Private Sale Homes	Flat	1B	SPARROW	4	8 (5%)	4	169 (60%)	281
	Coach House	1B	WAGTAIL	4		4		
	Flat	2B	SWAN	5	21 (12%)	5		
	Coach House	2B	GOLDCREST	2		2		
	House	2B	JAY	14		14		
	House	3B	MERLIN	6	95 (56%)	95		
		3B	ROBIN	18				
		3B	KITE	19				
		3B	SISKIN	5				
		3B	HERON	22				
		3B	OSPREY	12				
		3B	RAVEN	13				
		4B	HARRIER	12	39 (23%)	39		
		4B	SWIFT	7				
		4B	TAWNY	2				
		4B	BILBERRY	3				
		4B	ASTER	3				
		4B	SORRELL	4				
		4B	ROSE	8				
		5B	HEATHER	3	6 (4%)	6		
5B		ORCHID	3					

- Private Sale Homes
- Affordable Homes (Rented Homes)
- Affordable Homes (Shared Ownership Homes)

Green Collection Homes

Croudace Homes are proposing to incorporate a small number of exemplar sustainable homes in a discrete location on the site. These homes are an exciting project for the company with a priority to reduce the running costs for occupiers by using sustainable construction methods and emerging innovative technology whilst also contributing towards lower carbon construction.

These homes will not be different in appearance from the other homes on the development to demonstrate that a home with a traditional aesthetic can be delivered irrespective of their sustainability credentials.

These homes will utilise the following in meeting these low carbon, low running cost ambitions:

- Built from timber frame
- Innovative external brick cladding solution
- Triple glazed windows
- Natural slate with PV tiles seamlessly integrated into the roof construction
- Battery Storage
- Air Source Heat Pumps



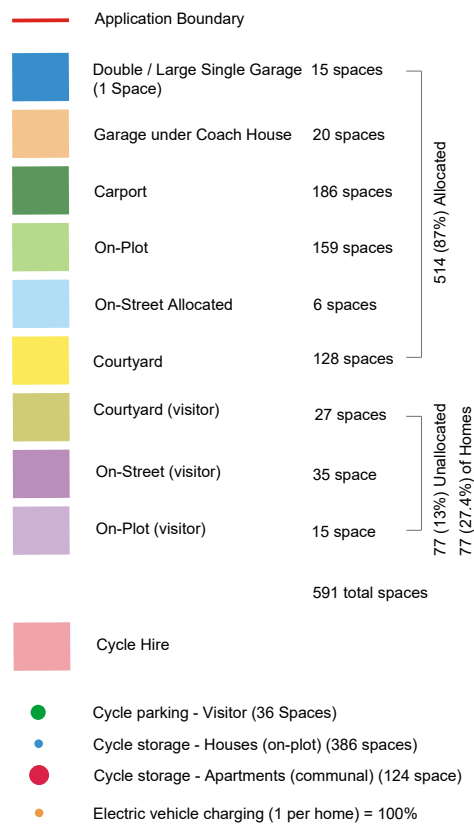
- Application Boundary
- The Green Collection

Parking Types and Locations

Car parking provision for homes is to be provided to the levels required by North Hertfordshire District Council with 1 bedroom homes having 1 allocated car space and 2+ bedroom homes having 2 allocated spaces, with the majority of these being on-plot. Parking for visitors exceeds the 0.25 spaces requirement.

Parking for houses is primarily provided on-plot and in carports with larger homes having one of their parking spaces within a double garage. Allocated car parking for flats is located within landscaped courtyards in close proximity to and overlooked by homes. All homes have electric vehicle charging. Parking spaces are 2.7m wide x 5m long as requested during the pre-application process. Unallocated parking is either integrated into courtyards or located on-street and distributed evenly across the development.

Secure cycle parking is provided on-plot for houses and coach houses. Flats have access to dedicated secure communal cycle storage in close proximity to the flat block they serve. Visitor cycle parking is provided at key nodes along the active travel route and includes a safeguarded area for a cycle hire scheme should it come forward.



Refuse Servicing

Refuse servicing is based on the guidance and the requirements of set out by the East and North Herts Shared Waste Services document ‘Waste Storage and Collection Guidance for Developers’.

Refuse bin and collection point locations are shown on the drawing opposite.

- Application Boundary
- Refuse Vehicle
- Individual Homes requirement*
240L Paper and card (fibre)
240L Mixed dry recycling
180L Residual Waste (non-recyclable)
23L Food Waste
Optional:
240L Garden Waste
- Flat block requirement (based on a typical 9 home building)*
1x1100L Paper and card (fibre)
1x1100L Mixed dry recycling
1x1100L Residual Waste (non-recyclable)
1x240L Food Waste
- Waste collection area for flat blocks
- Residents route to bin collection point (distance does not usually exceed 30m)
- Waste collection route to bin collection point (distance 10m as required by East & North Herts)

* As East and North Herts Shared Waste Services Guidance for Developers 2024

