

# Land North of Rectory Road

**HAWKWELL, ESSEX**  
DESIGN & ACCESS STATEMENT



**ON BEHALF OF**  
**MILENNA HOMES**

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An aerial photograph of a town with a mix of brick and white buildings, surrounded by rolling green hills and fields. The sky is overcast. The text is overlaid on the top left and right of the image.

## PROJECT TITLE

Land North of Rectory Road,  
Hawkwell, Essex

## SITE ADDRESS

Land North of Rectory Road

## LOCAL PLANNING AUTHORITY

Rochford District Council

## APPLICANT

Milenna Homes

An aerial photograph of a town, likely in the UK, featuring a prominent brick building with a tall white tower. The town is surrounded by lush green fields and rolling hills under a clear sky. The text '1. Introduction' is overlaid in white on the image.

# 1. Introduction

This Design and Access statement has been prepared in support of the application for planning permission to erect 4 no. dwellings, complete with a newly proposed site access (private drive) on the land to the north of Rectory Road, Hawkwell.

The new homes will efficiently blend into the existing area, as the plot for this development is hidden behind existing trees, which are to not be removed.

However, the new development offers a change in character, in order to deliver a strong sense of place.

The suburban area is continued, but is coupled with traditional features adopted from the surrounding historic area of Hawkwell.

This statement is written in accordance with the requirements of Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. It forms part of the application for planning permission and should be read in conjunction with the package of information that has been submitted in support of the proposed scheme.



*From top to bottom: (Top) An image of The White Hart, Hockley, nearby to Hawkwell. (Bottom) An image of St. Marys Church, Hawkwell.*



*Above: An image of the Two Tree Island, a nature reserve nearby to Hawkwell.*

An aerial photograph showing a residential area in the foreground with various houses and buildings. A large, open green field occupies the middle ground, and a town or city is visible in the background under a hazy sky.

## 2. Site Context

# Location

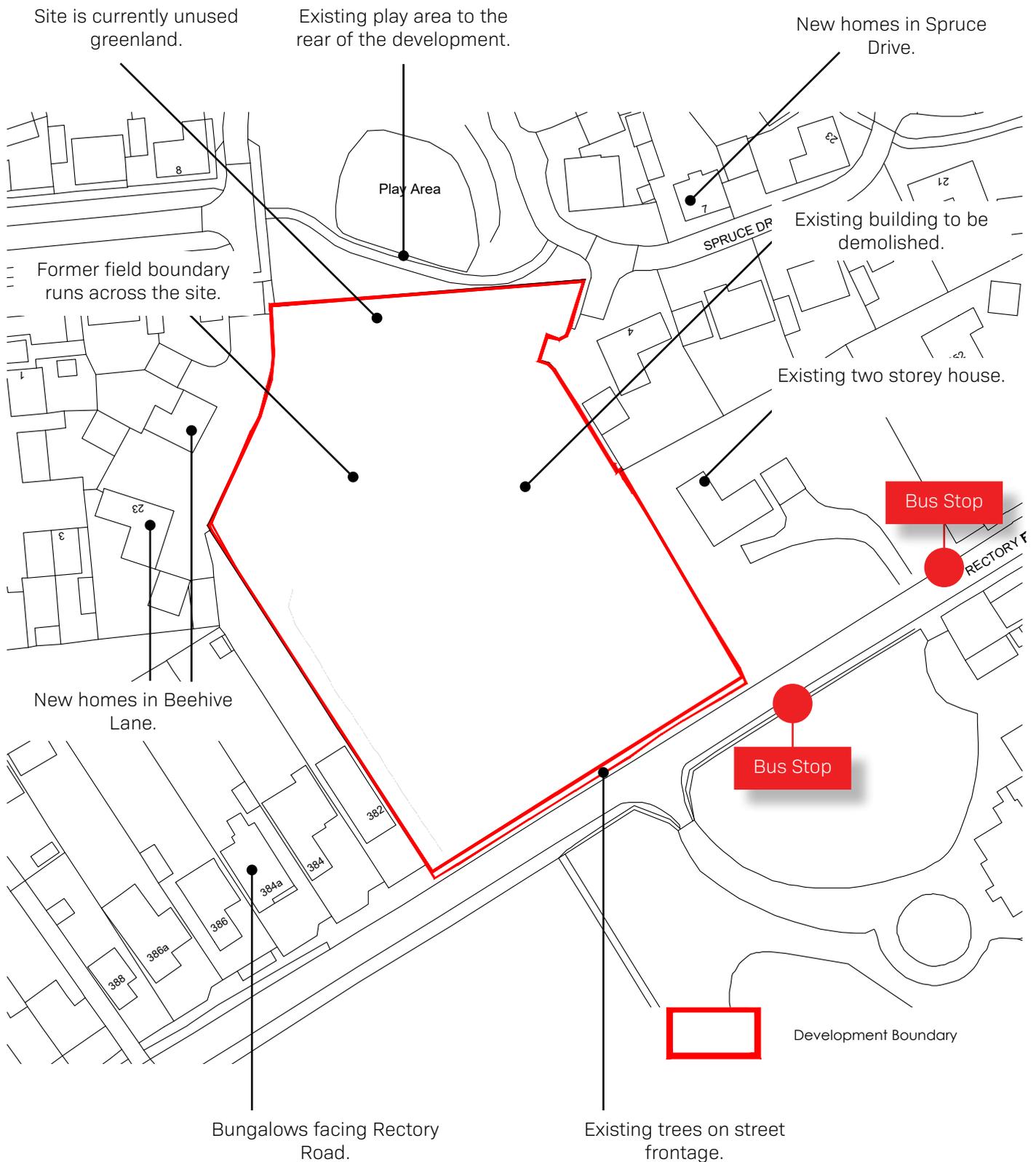


Above: drawing showing Hawkwell and its surrounding areas.



Above: drawing showing the access within hawkwell, as well as a nearby public facility.

# The Site



Above: an extract from the location plan of the site, from drawing OC198-PL-01, Revision 00.



*Above: between the path and play area to the rear of the development, which is anticipated to form a connection from the site and this area.*

This development is located North of Rectory Road in Hawkwell, Essex, a village and civil parish within the district of Rochford, Essex and is roughly four miles North-West of the major town of Southend-on-Sea.

The parish includes a village, and much larger suburban developments towards the east, which leads through to Rochford, whereas the west is running through into Hockley. Both the East and West of Hawkwell is divided by the London to Southend railway line.

The site provides two entrances, once which leads directly to the gates of 'Plot 1' whereas the second leads onto a private drive, for Plots 2, 3 and 4.

As none of the existing trees are to be removed, this serves as privacy for the residents of this development, as well as the existing dwellings surrounding the development.

The surrounding location has a semi-rural character, with well-established, mature treed hedgerows.

Hawkwell provides public open spaces such as Spencer's Park, which is next to Clements Leisure Centre and Magnolia Nature Reserve, which provides a children's playground, recreation area and Bridleway.



*Above (Image From Site): The site is derelict and overgrown, with the former use as a paddock ending several years ago. Mature trees mark the boundaries and provide a strong buffer to protect the privacy of the residential uses that surround the application site, standing much taller than the self seeded trees and scrub inside the fence.*



*Above (Image From Site): The boundary to the existing house to the east is tightly defined, with young trees and scrub filling the space. It is proposed that this area will be cleared as part of the proposed scheme, opening up room for the wing to the rear of plot 1 and making the side garden of the adjoining property much lighter and more open.*



*Above (Image From Site): Looking north from the existing entrance, the concrete drive to the stable building in the foreground will be re-used as the entrance to plot 1. The dense planting on the eastern edge fills the view, but the new houses on the south side of Spruce Drive can be seen in the background, illustrating how the redevelopment of the site to the north has substantially altered the setting of the application site.*



*Looking from inside the site and back towards Rectory Road, the thick tree buffer around the outside is clear to see and most of it will be retained on the south and west edges, as well as through the centre of the site where the line of the former field boundary passes through the gardens of the new homes.*

# Constraints & Opportunities

W1 Area: Existing trees to be retained under the District of Rochford Tree Preservation Order Number: TPO/00021/07.

Footpath separating the play area and back of the development, potential to form a close link with this path.

Existing play area.



Above: Constraints and opportunities drawing of the site.

## Existing Trees & W1 Area:

- Existing trees are protected by the District of Rochford Tree Preservation Order Number: TPO/00021/07,
- Provides a privacy buffer for the public and private realm, as well as the surrounding residents,
- Ensures that the local character of the area is retained to avoid visual impact.

## Gas Easement:

- Prohibits building works to be carried out on top of this section.

## Existing Play Area & Path:

- Provides the potential to create a pedestrian and cycle connection between the new homes to the north of Rectory Road.

## Access:

- The site takes access from the main road of 'Rectory Road', which connects access to nearby towns such as Hockley and Rochford.

## Relationship:

- New homes should face towards Rectory Road.

An aerial photograph of a suburban neighborhood. The foreground is filled with a dense cluster of houses, many with red brick exteriors and grey roofs. The houses are interspersed with green trees. In the middle ground, there are more houses and a few larger buildings. The background consists of rolling green hills and fields, with a hazy horizon line under a clear sky. The overall scene is a typical suburban landscape.

# 3. Design Evolution

# Design Evolution



## Design 1 : 8 Units

This is the initial proposed development layout, indicating 8 units, creating an outward facing parameter block, at the time the constraints of the tree protection order trees were not known. This layout avoids the existing gas main and easement, the scheme also benefits from creating a green buffer to rectory road.



## Design 2 : 12 Units

Design 2 develops the concept from design 1, increasing the number of units to 12, following the principle of an outward facing parameter block and dual aspect corner turning dwellings. The scheme still retains the buffer to Rectory Road and follows the alignment of the gas easement.



## Design 3 : 5 Units

Following a pre-application meeting with Rochford District Council, the number of units were reduced to five, all being detached to be more in keeping with the local character of Rectory Road. This scheme still follows the principle of an outward facing parameter block.



## Design 4 : 5 Units

Following on from a second pre-application meeting with Rochford District Council, it was discussed to create a visual green link from Rectory Road, moving north-west following the easement alignment in addition to retaining the tree protection order trees. This design principle forms the basis for the currently proposed development design.

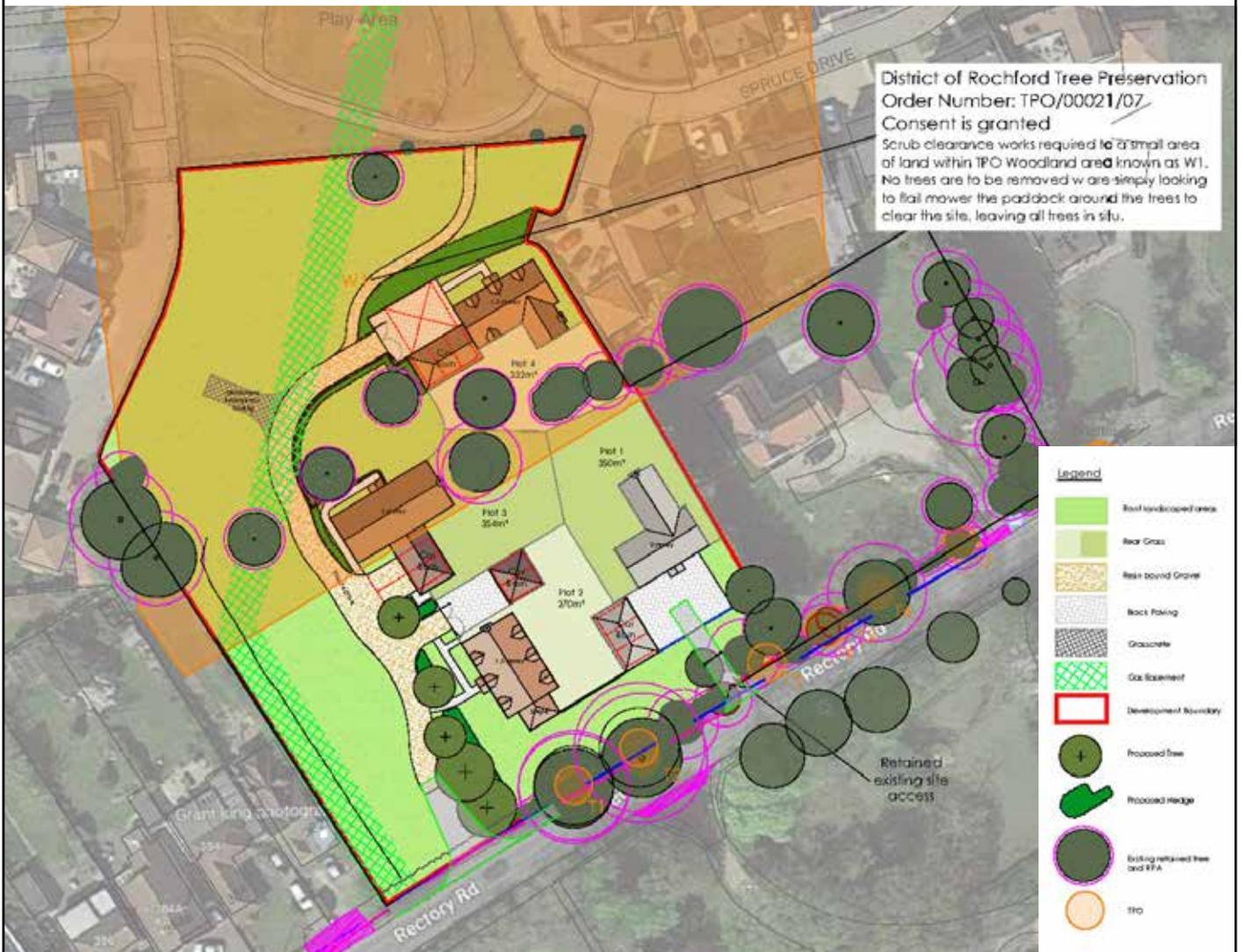
The key features of the development are outlined within the following drawings.



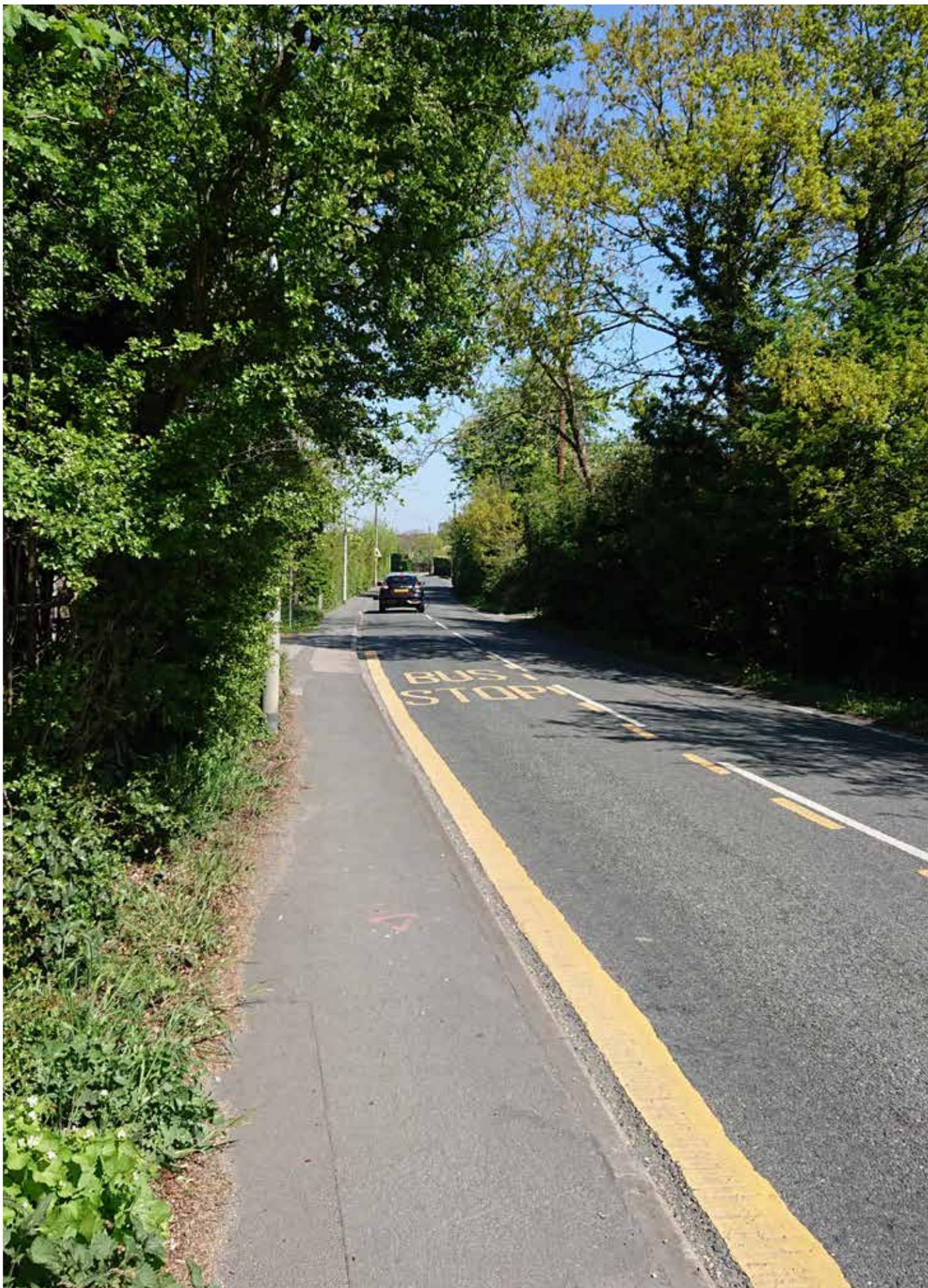
Above: Drawing showing the key features and frontages of the site.



Above: Drawing showing the development concept.



Above: Drawing showing the concept plan of the development.



*Above: View from the site entrance looking east along Rectory Road.*

An aerial photograph of a town and its surrounding countryside. The foreground shows a dense residential area with many houses and a prominent tall brick building with a white chimney. The middle ground consists of rolling green hills and fields. The background shows a hazy horizon under a grey sky. A semi-transparent grey overlay covers the entire image, and the text '3. The Proposed Scheme' is centered in white.

# 3. The Proposed Scheme



# Concept & Built Form

Existing footpath link to the existing public open space which includes a play area and expands the existing community facility.

The design decisions for the materials and particular design elements were influenced by the surrounding dwellings, to ensure that the new development compliments its existing surroundings whilst having distinctive characters.



Above: development layout of the site and existing surrounding.

# Relationship, Scale & Density

The relationship between public and private space within the application site is clear and well defined.

The public open space and the drive on the western side are in the public realm; any land that is hidden from the public realm by being behind buildings, garden walls and gates, or that is accessed from the drives, is private.

The change from public to private areas is marked by the form of the buildings that enclose the space and by passing through the enclosure of the plots.

No private areas can be accessed directly from the public realm and the private amenity space to the rear of the properties is protected by lockable gates.

Plots 2, 3 and 4 follow the classic cul de sac form favoured by the Secured by Design process, with the private drive spurring off Rectory Road and

running around the edge of the landscaping and parkland so that the boundaries between public and private areas are made clear.

The landscaped front gardens of all four plots respond to the spacious character of Rectory Road to the east of the site and to the “green” feel of the edges to the linear parkland to the north.

The road reads as the edge of the built up area of Hawkwell and marks the point where the town meets the surrounding countryside, with a relatively low density of development – the pair of properties to the east create a frontage to the street at 5 dwellings per hectare, whilst the southernmost parcel of new homes on Christmas Tree Crescent was developed at 10 dwellings per hectare.



Above: Image taken from the newer development behind the site, located in Christmas Tree Crescent.

As such, it is important that the application site maintains the scale and character of the street and care has been taken to ensure that the proposed scheme matches the density of the street scene, with the houses set back from the street at a density of 5 dwellings per hectare.

Completing the link from Spencers Park to Rectory Road also plays a role in retaining an element of the rural character on the edge of the green belt and carries the openness through to the landscaped connection towards the large area of retained woodland. The new link is easy to find, defined by the gap in the street frontage when approaching from Rectory Road and by the funnelling of the public realm through an extension of the street scene on Spruce Drive when approaching from the north.

The low density of development allows the four houses to be placed in landscaped grounds and for low level planting and hedging to be used to mark the boundary between the public parkland and the private drive to the front of plots 2, 3 and 4.

The front gardens and courtyard parking areas are semi private, while all the new homes are provided with private gardens to the rear, separating the properties from one another and delivering back to back or back to side relationships, avoiding the creation of un-neighbourly relationships and preventing any overlooking of habitable rooms. All four new homes are no greater than two storeys tall, stepping up from the bungalows and chalet bungalows on the street frontage of Rectory Road to the west to create a transition into the two storey houses further to the east and in the new streets behind.



Above: A plan depicting the density of the surrounding area to the site.



Above: A statement house within the recent development of Christmas Tree Crescent.



Above: A look from Christmas Tree Crescent to the view of the open-green space which is to the rear of the site.

# Character

Rear Elevation



Side Elevation

Side E



Front Elevation



Elevation



Rear Elevation



## Plot 1

### Overall Design:

Plot 1 is finished with a mixture of materials to create a contrast between traditional and contemporary styles, with the usage of red multi-brick, cream weatherboarding and render. The brown roof is accompanied by an exposed structural element such as exposed rafter feet, commonly found on traditional houses and an additional traditional feature incorporated into the design, was the external chimney.

An effective usage of space has been adopted within the design of the front façade, with the 'lean-to porch', which provides a welcoming focal point to the property.

# Plot 1

## Internal Design:

As you enter through the entrance of the property, you are greeted by an entrance hall, with the staircase being the focal point, with a storage cupboard placed conveniently next to the front door.

To the right-hand side of the entrance hall, is a generous kitchen space, featuring a kitchen island, for a more inclusive cooking and dining experience.

The kitchen space is open planned and spacious, allowing for the inclusion of a dining area and living space.

Due to the nature of the design of this space, it is bright and airy with multiple windows, to allow natural light to flood the space. This space also leads directly out to the garden with French doors.

Adjoining the open kitchen space, is a utility area allowing for the separation of activities within the kitchen, dining and living space, to allow for a clean, minimalist feel.

To the left-hand side of the entrance hall, a small bathroom and study space has been included.

A further sitting room, or 'snug' is provided, which has bi-fold doors, leading onto the garden, this space has multiple opportunities for its usage, potentially an additional bedroom if required by the client.

As the user heads upstairs, they are greeted by a Galley of a considerable size, allowing for an accent chair and side table, for casual reading within the area.

Each bedroom links directly from this space.

The master bedroom ensuite does not have windows, therefore, to compensate for this, a skylight is used, illuminating the space with natural lighting throughout the day.

Each bedroom is of a large proportion, allowing for the maximum of a double bed in each.

One family bathroom which is separate from all rooms is available on this floor.



Ground Floor



First Floor

# Plot 2

## Internal Design:

Similar to plot 1, upon entering the property, the user is greeted with a large entrance hall, which leads off to the open plan kitchen and day room, featuring a kitchen island, with an additional carved out space, which projects from the overall layout of the building, with multiple windows and French doors, for a bright and airy dining experience, with more separation from the open plan kitchen and day room.

A storage cupboard is placed strategically next to the front door, allowing for hidden storage of coats and shoes.

Leading to the left side of the entrance hall, much like plot 1, a small bathroom, separate utility which opens onto the garden, a study and large lounge space, which also opens onto the rear garden. Although consistent with the previous floor plan for plot 1, plot 2 has some differences in its configuration, for the convenience of the user for this size and shape property.

On the first floor, a substantial landing is the first point of contact for the user, which has double-doors leading to the master bedroom, with its own dressing room and en-suite.

Bedrooms 3 and 2 also provide their own private en-suites, with bedroom four being the smaller bedroom, which still allows sufficient space for a double bed.

An airing cupboard for additional storage and a family bathroom has also been provided within this floor.





Side Elevation



Rear Elevation



Front Elevation



Front Elevation



Side Elevation



## Plot 2

### Overall Design:

Plot 2 follows a similar design style to Plot 1, however, it has its own characteristics, to avoid repetition within this small development. Features such as feature fascia's, an 'A-Frame Porch', brick banding and dormers are injected into the design character of this property type.

Red brick, contrasted with cream render and a brown roof have been selected for this style.



Side Elevation

Rear Ele



Front Elevation



vation



Side Elevation

Side Elevation



## Plot 3

### Overall Design:

A lighter scheme has been selected for Plot 3, which is similar to the neighbouring property on the east-side of the development, with the usage of buff brick, cream weatherboard and render, with a brown roof.

The selection of the brown roof will almost certainly enable the development to blend into the surrounding area, due to the main roof colour being brown amongst neighbouring houses.

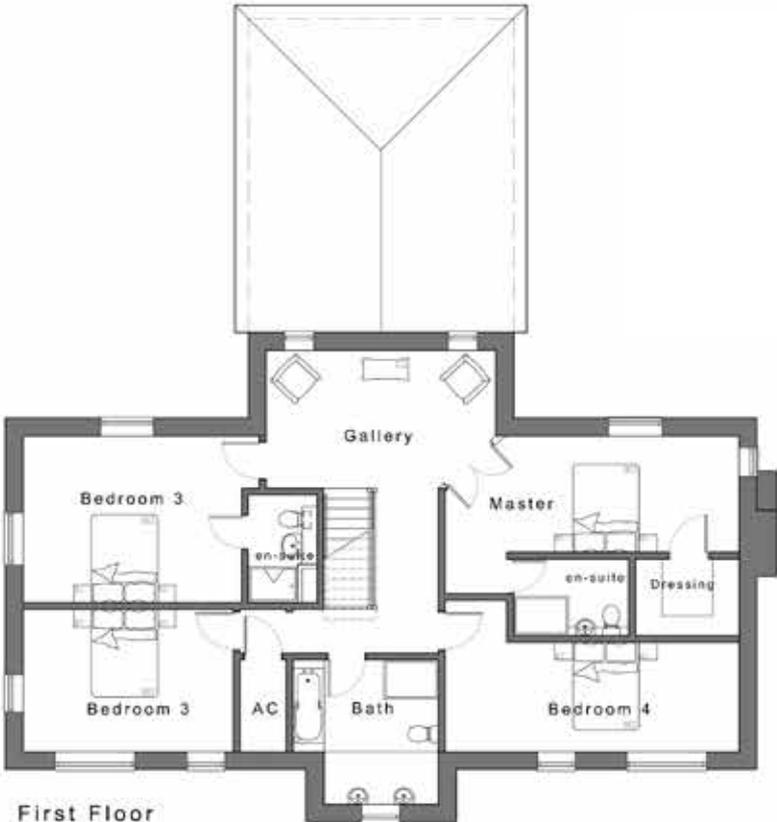
The gable situated towards the front of the property bears a detailed bargeboard, which is seen on more traditional homes with connotations towards the Edwardian Baroque style.

# Plot 3

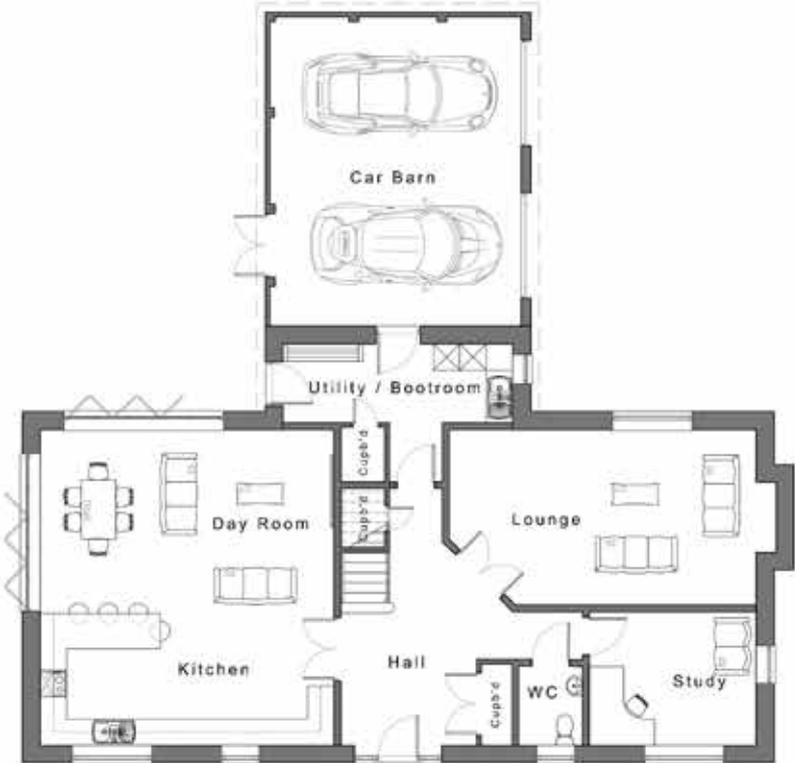
## Internal Design:

Upon entry, much like the two previous plots discussed, a large entrance hall is provided, which has connections to the staircase for the first floor, a storage cupboard next to the front door, a small bathroom and an additional cupboard located underneath the stairs.

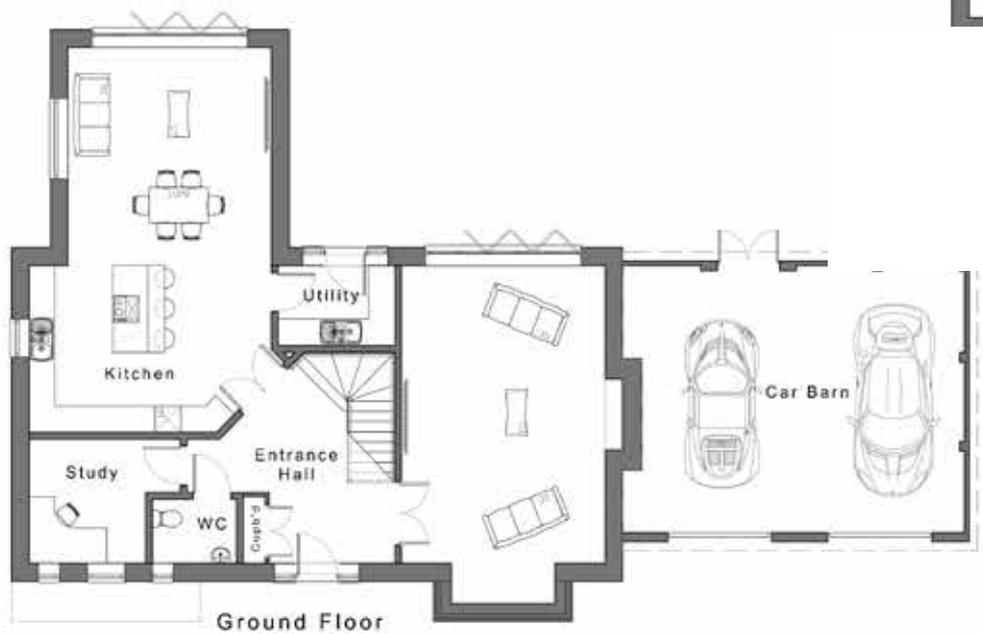
The layout is reversed within this property, with a larger study space and lounge, with bi-folding doors leading out to the rear garden, being placed on the right-hand side of the property, whilst on the left-hand side of the property an open plan kitchen, dining and day room is provided, with two sets of bi-fold doors leading to the rear garden, providing a generous amount of natural lighting



First Floor



Ground Floor



# Plot 4

## Internal Design:

The layout of the ground floor, has similarities between the previous plots discussed, however, subtle differences has been made, to make a unique floor plan.

Whilst the kitchen is open-planned, with a dining and living space, with an adjoining utility and a separate study and small bathroom, the right side of the property has been utilized for a large living room for entertaining guests, which opens out into the rear garden. The bi-fold doors are also present within the open-plan kitchen, which allows for effective air circulation throughout the ground floor.

Within the first floor, there are four bedrooms, with three of them having en-suites as well as a family bathroom situated opposite bedroom 4.

All rooms within this development overall, are large enough for double beds, which provides ample space for the residents.

Side Elevation



Side Elevation

R



Front Elevation

Front Elevation



Rear Elevation



Side Elevation

## Plot 4

### Overall Design:

Plot 4 provides further character development amongst this site, as the usage of a grey roof and buff brick, completely differentiate the plot from the surrounding plots.

A focal point of this plot would be the flat roof projecting porch at the front of the property.

Notable differences with this plot would be the large Bay Window at the front of the property, allowing natural light to flood into the living space.

Additional hedging has been provided, which has the natural ability to capture pollution, reduce noise as well as provide food and shelter to wildlife as well as mitigating flooding.



# Landscaping



Above: section taken from the development layout to show the landscape strategy, from drawing OC198-PL-02b, Revision J.

Please refer to document PR250 Initial Landscape Strategy Report (21st Feb 2023) for further information regarding the considerations of the findings of the Tree Constraints Report prepared by Southern Ecological Solutions (23rd February 2022), as well as the recommendations to help integrate the proposed development into its settlement context whilst contributing meaningful new publicly accessible green infrastructure.

# Hedgerows



*Formal Hornbeam Hedging (Carpinus Betulus).*

# Grassland



*Wildflower Grassland.*

# Trees



*Hornbeam (Carpinus Betulus) Tree.*

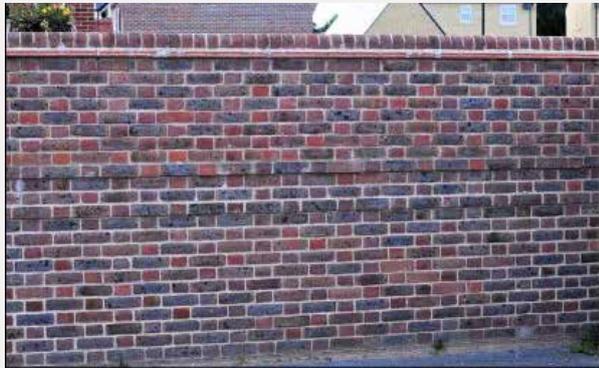


*Silver Birch (Betula Pendula) Tree.*



*Field Maple (Acer Campestre) Tree.*

# Boundary Treatments & Gates



*Red Brick Garden Walls (Brick To Match Adjacent House).*



*Automatic Gates For Driveway On Plots 2 and 4, (Imagery Is For Concept Purposes Only).*



*Timber Picket Fencing (900mm High), Painted White For Plots 2 and 4.*



*Traditional Double Estate Gates by Ardagh Fencing (Finished In Ivory Colour) For Plot 1.*



*Estate Fencing (900mm High), Finished In Ivory Colour For Plots 1 and 3.*



*Timber Bollards (590mm High), Image For Concept Purposes Only.*

# Hard Landscape



*Brett Alpha Flow Block Paving (3-Sizes) In Charcoal Colour Laid In Stretcher Course.*



*Brett Alpha Flow Block Paving (Single Size - Herringbone Pattern) In Autumn Gold Colour.*



*Kandla Light Grey Calibrated Riven Indian Sandstone Paving Slabs (4-Sizes) Or Similar Approved.*

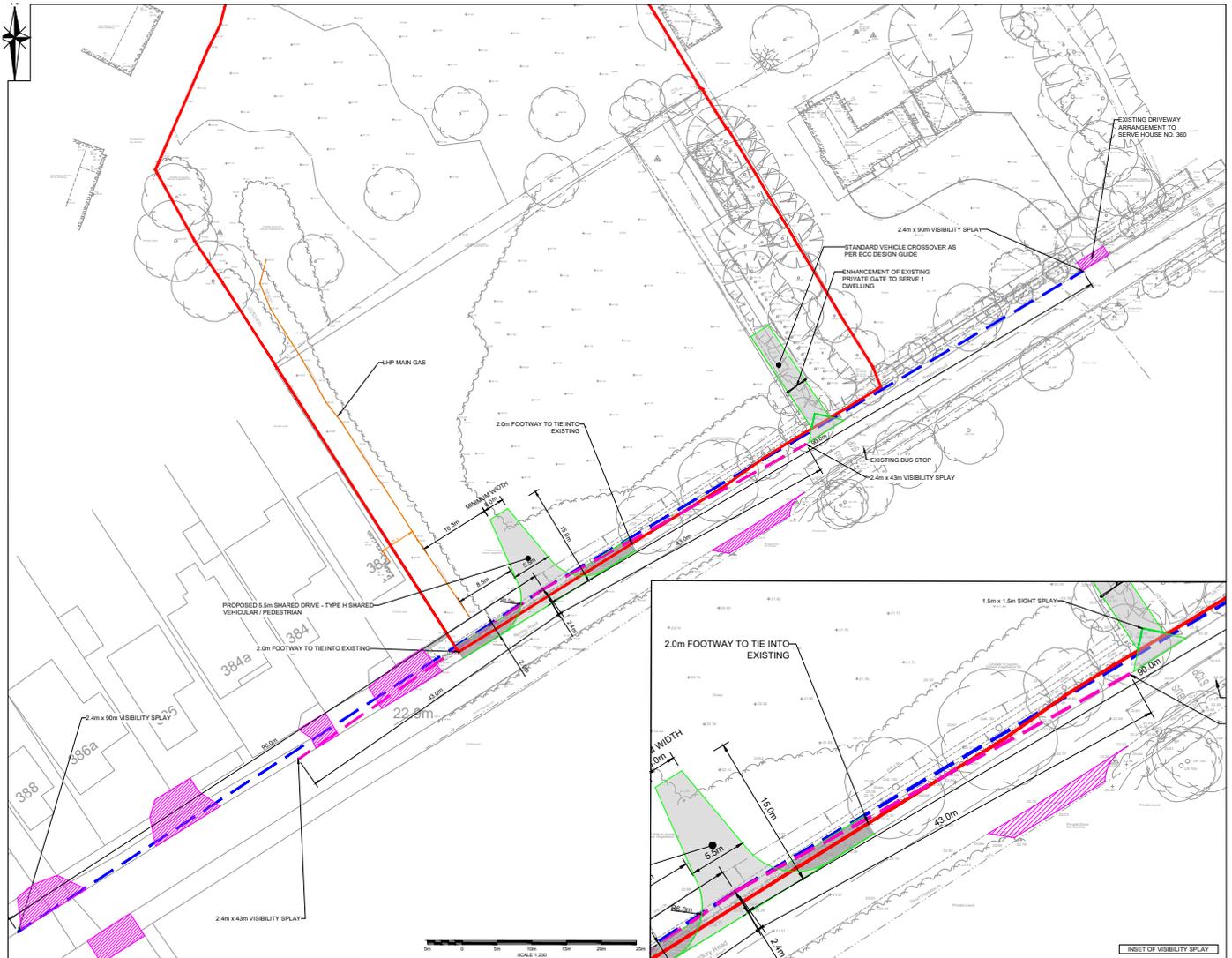


*Breedon Golden Amber Gravel Path.*



An aerial photograph showing a town in the foreground with various houses and buildings, surrounded by large green and yellow fields. The text "4. Access" is overlaid in the center of the image.

# 4. Access



Extract from drawing ZD481 PL-SK-202 showing the access of the site.

The existing entrance to the site is retained and re-used to serve plot 1, with a new access point created to serve plots 2, 3 and 4. The access proposals are detailed on drawing ZD481 PL-SK-202 which details the continued use of the existing gated access to serve a single dwelling, and the construction of a shared private drive access (Essex County Council Street Type H). The private drive arrangement includes 6.0 metre radii which tie into the existing footway provision. Junction visibility splays based on both Manual for Streets (2.4 metres by 43.0 metres) and DMRB (2.4 metres by 90 metres) are shown; Manual for Streets visibility splay principles would be sufficient in this location. The principle of access has been agreed with Essex County Council as part of the pre-application discussions and a road safety audit has been prepared as part of this application for planning permission.

Each of the four houses is provided with the minimum of two parking spaces required by the Essex Parking Standards – Design and Good Practice (2009), plus additional parking within the courtyard area to the front of each house and the car barns that stand alongside the new homes. Cycle parking, in accordance with the standards, is provided within the car barns.

Refuse collection arrangements remain to be agreed – the layout accommodates both kerbside collection on Rectory Road for all four plots and the potential for a refuse vehicle to enter the site, turn and leave in a forward gear. A swept path drawing is included within this application for planning permission.



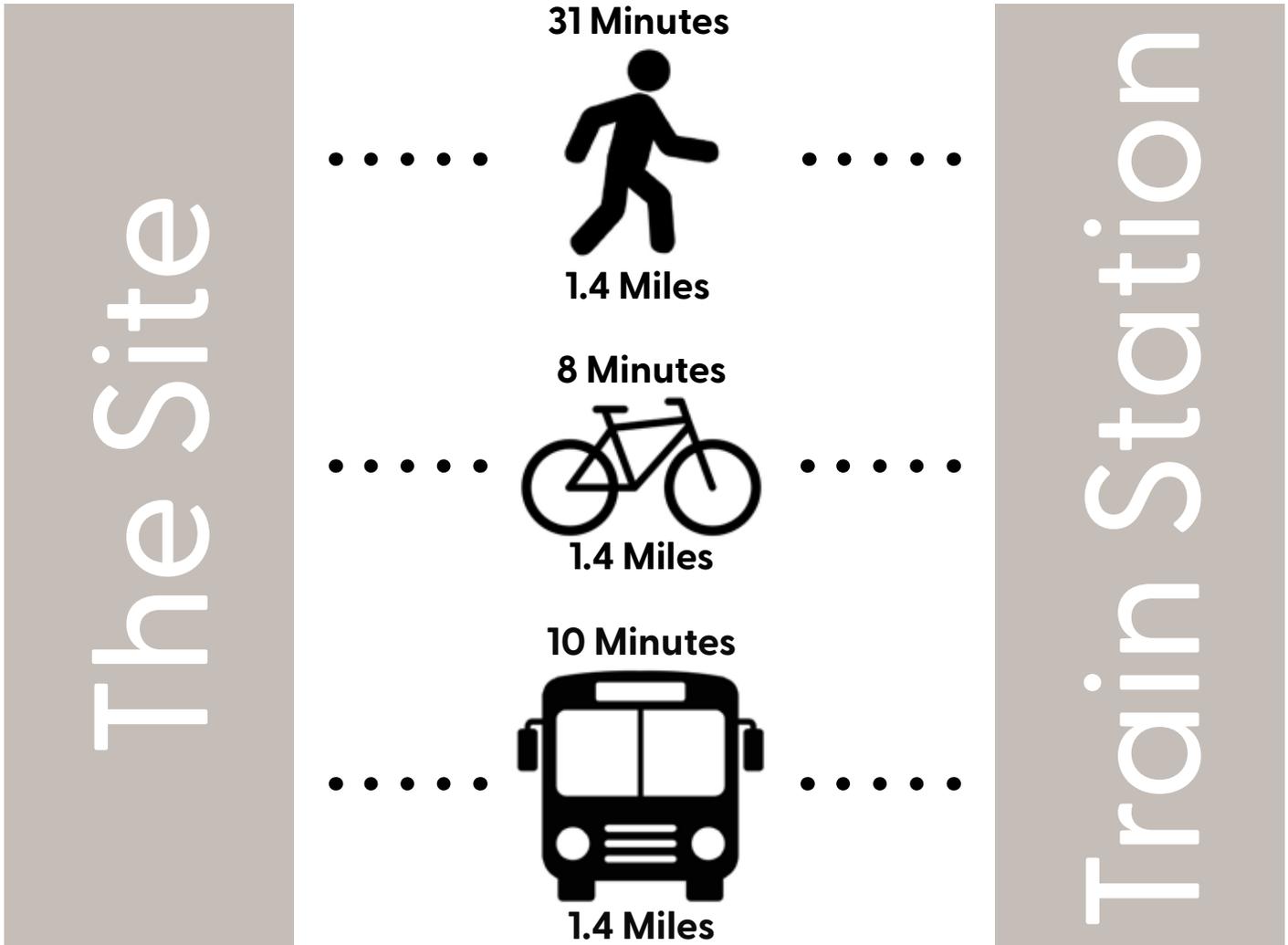
Above: drawing depicting the access within the surrounding area of the site.



 Main Roads     Secondary Roads

# Public Transport

## Railway Services - Hockley (Nearest)



There are two bus stops located on Rectory Road, within a 5-minute walk from the development. The three buses which run through Hawkwell, are the number. 8 which is the Shoeburyness to Rayleigh, provided by Arriva Herts and Essex, the number. 815 which goes from Leigh-On-Sea to Westcliff-On-Sea to Prittlewell to Rochford to finally Hockley and the number. 63, which runs from The Weir to the Police Lodge via Barling, Rochford.

Hourly buses pass through and stop within Rectory Road, being a main mode of transport if the resident does not drive. The first bus of the day is at 07:33, to Westcliff-on-Sea, with buses stopping every hour up until 18:39.

The journey to get to Hockley Train Station on the number. 8 bus from Rectory Road, is a duration of 10-minutes, subject to traffic conditions.

The train station has two platforms, with two destinations, one to Southend Victoria and another to London Liverpool Street.

In total there are six trains per hour departing from the station, three departures for each stop, in 20-minute intervals provided by Greater Anglia.

The earliest train to London Liverpool Street is at 04:12, roughly a 55 minute-journey and the earliest train to Southend Victoria is 06:25, with an estimated 14-minute journey.

The last train to London Liverpool Street is at 23:12 and the last train to Southend Victoria is at 01:41.



Above: Map showing the route for both buses and walking from the site location to Hockley Trainstation.

# Bus Services - No. 8 & 815



Above: Map showing Rectory Road, with the site location and the two bus stops which are on Rectory Road close to the site.

Service	Route	First Service	Last Service	Frequency
Weekdays 8 Saturdays	Rayleigh Railway Station to Great Wakering	06:07 07:33	18:39 18:29	Hourly
Weekdays 8 Saturdays	Great Wakering to Rayleigh	08:22 07:10	18:41 18:30	Hourly

# Local Amenities



Spencers Park	<b>0.5 Miles</b>
Magnolia Park & Nature Reserve	<b>0.9 Miles</b>
Clements Hall Leisure Centre	<b>0.4 Miles</b>
Hawkwell Village Hall	<b>0.6 Miles</b>



Ashingdon Medical Centre	<b>1.3 Miles</b>
Hockley Dental Care	<b>1.2 Miles</b>
Rochford Hospital	<b>2.2 Miles</b>
Elmswood Pharmacy	<b>1.3 Miles</b>



Londis (Convenience Store)	<b>1.1 Miles</b>
Co-Operative Food	<b>0.8 Miles</b>
Golden Crust Bakery	<b>1.3 Miles</b>
One Stop (Convenience Store)	<b>1.5 Miles</b>



The White Hart	<b>1.0 Mile</b>
Cock Inn	<b>0.8 Miles</b>
Potash Tea Rooms	<b>0.2 Miles</b>
Brick Lane Bagel Co.	<b>1.4 Miles</b>



Mucky Pups Pre-School	<b>1.0 Mile</b>
Westerings Primary Academy	<b>1.5 Miles</b>
Holt Farm Infant School	<b>1.7 Miles</b>
Greensward Academy	<b>1.8 Miles</b>

An aerial photograph of a suburban town with rolling green hills in the background. The town features numerous houses with red roofs and brick walls, interspersed with trees. The hills in the background are covered in green grass and scattered trees, extending towards a hazy horizon.

# 5. Building for Life Assessment

# Building For Life Assessment

Building for a Healthy Life is a Design Code to help people improve the design of new and growing neighbourhoods. Organised across three headings, twelve considerations are presented for new developments to think about the qualities of successful places and how these can be best applied to the individual characteristics of a site and its wider context. The three headings are used to guide the design from macro through to micro scale considerations. In the guidance, each consideration is illustrated with clear written and visual prompts, helping to identify good practice

and avoid common pitfalls. There is no longer the potential to score “silver” or “gold” standard, with the outcomes instead scored as red (stop and rethink), amber (try and turn to green) and green (go ahead), with the intention of delivering as many green responses as possible. In some cases, it may not be possible to avoid an amber score due to circumstances beyond the control of the applicant or local authority, but a red score suggests that the scheme needs to be redesigned and is not yet ready to be submitted as an application for planning permission.



Above: CGI imagery of plot 4.



# Integrated Neighbourhoods



# Natural Connections

***Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.***

The proposed scheme sits within the built-up area of Hawkwell and connects the new homes on Spruce Drive and Beehive Lane to Rectory Road, extending the open space through to the main road as a traffic-free route. The layout has been designed to connect the two sections of street frontage, linking them together by delivering active frontage that faces outwards in three directions. The scheme also integrates with the natural surroundings, retaining the existing trees on the street frontage to Rectory Road and the trees on the alignment of the former field boundary that ran through the site before the land to the north was redeveloped.

## Walking, Cycling & Public Transport

***Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.***

The site is within the built-up area of Hawkwell and benefits from the existing services and facilities that serve the residents of the town, including the shops, healthcare, schools, village hall, leisure centre and parks that are all less than two miles from the new homes. It is expected that residents of the four properties will be able to make short journeys on foot or by cycle.



# Integrated Neighbourhoods

# Facilities & Services

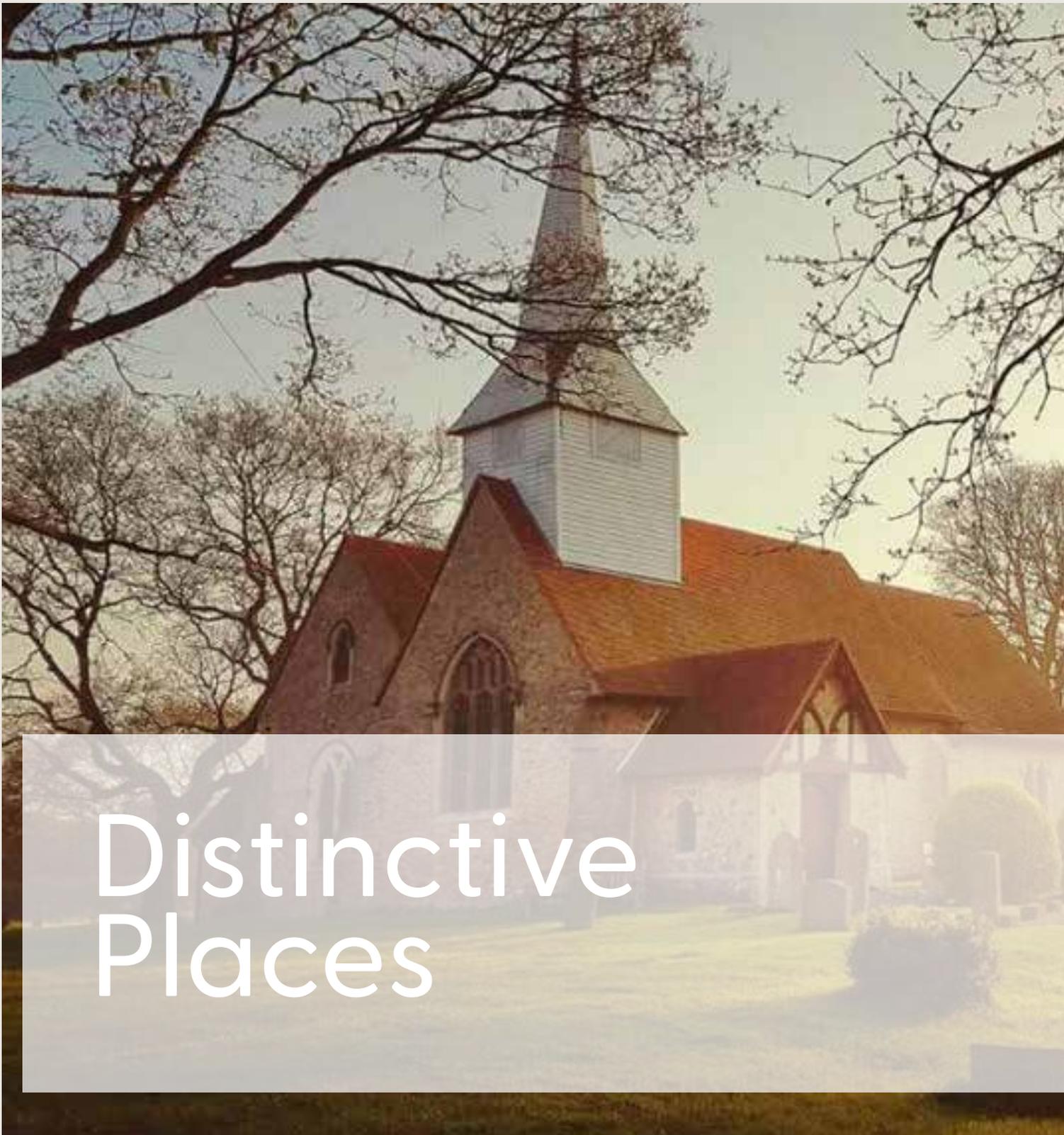
***Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.***

There is a wide range of recreational opportunities close to the site, including Clements Hall Leisure Centre 0.4 miles (650 metres) to the north, the main part of Spencers Park immediately alongside and Hawkwell Village Hall further to the north west. All are connected to the site through the finger of open space that separates Christmas Tree Crescent from Beehive Lane, linking the site and other properties on Rectory Road to Spencers Park, offering a traffic-free route to the nearby social, leisure and recreational opportunities.

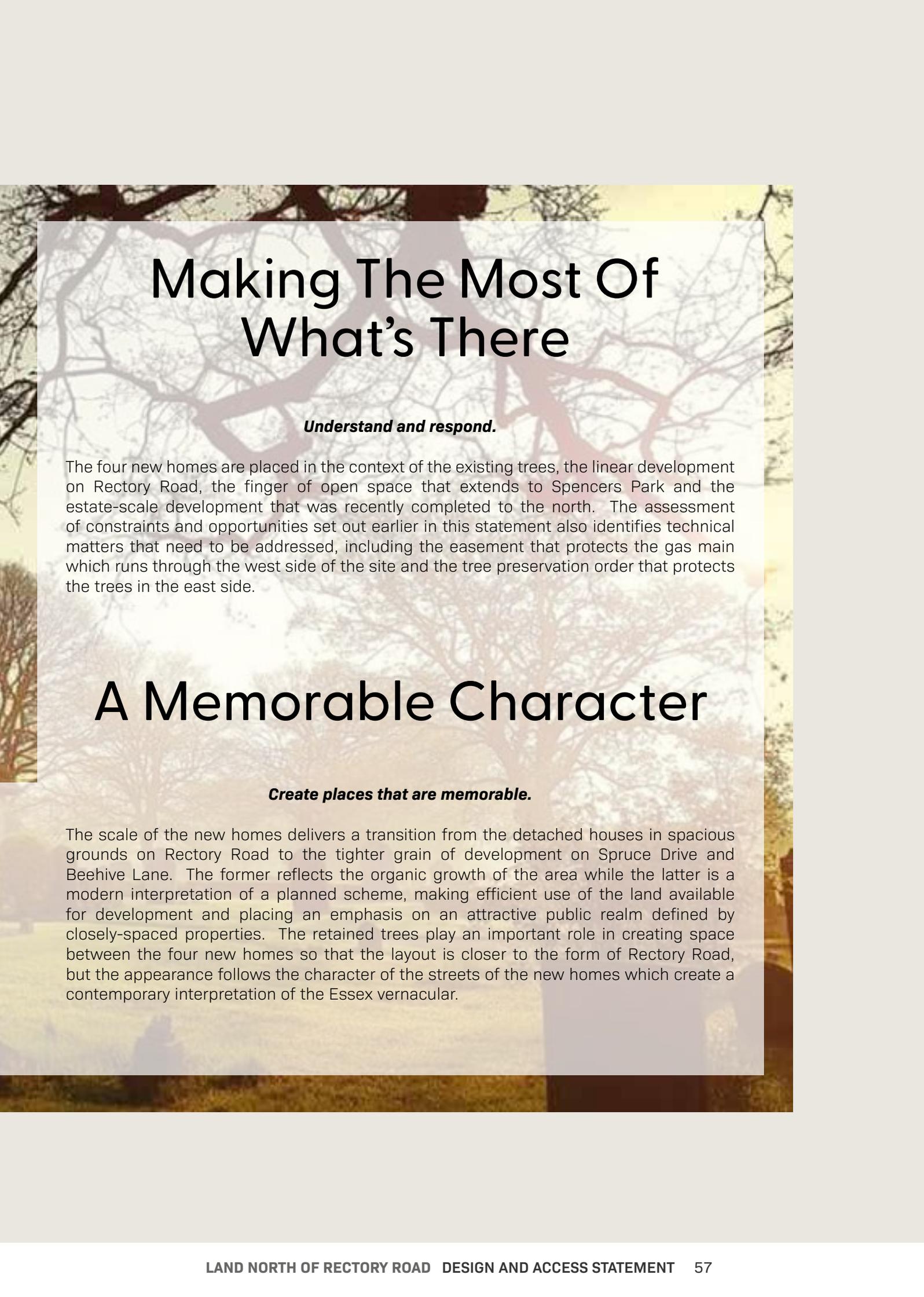
# Homes For Everyone

***A range of homes that meet local community needs.***

The proposed scheme comprises four bedroom detached houses, presented as aspirational homes at the top of the housing ladder and in the context of the recently completed scheme to the north that delivered a mix of smaller accommodation. As such, in the context of the wider area, a balance of house types to meet the needs of the local community will be provided.



# Distinctive Places



# Making The Most Of What's There

## *Understand and respond.*

The four new homes are placed in the context of the existing trees, the linear development on Rectory Road, the finger of open space that extends to Spencers Park and the estate-scale development that was recently completed to the north. The assessment of constraints and opportunities set out earlier in this statement also identifies technical matters that need to be addressed, including the easement that protects the gas main which runs through the west side of the site and the tree preservation order that protects the trees in the east side.

# A Memorable Character

## *Create places that are memorable.*

The scale of the new homes delivers a transition from the detached houses in spacious grounds on Rectory Road to the tighter grain of development on Spruce Drive and Beehive Lane. The former reflects the organic growth of the area while the latter is a modern interpretation of a planned scheme, making efficient use of the land available for development and placing an emphasis on an attractive public realm defined by closely-spaced properties. The retained trees play an important role in creating space between the four new homes so that the layout is closer to the form of Rectory Road, but the appearance follows the character of the streets of the new homes which create a contemporary interpretation of the Essex vernacular.



# Distinctive Places

# Well Defined Streets & Spaces

***Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces.***

The four homes are placed back-to-back so that their private amenity space is hidden from the public realm and the buildings face outwards to the north, west and south, offering active frontage and informal surveillance of the streets and the extended landscaped area that links Rectory Road to Spencers Park. The front doors are easy to find and are highlighted by the proposed appearance of the new homes, with a clear definition drawn between principal elevations to the front and the secondary elevations to the side.

# Easy To Find Your Way Around

***Use legible features to help people find their way around a place.***

The landscaping and driveway access from Rectory Road are presented as linear features that will draw visitors into the site and through to the open space that follows the easement of the gas main, heading northwards to Spencers Park. Only one route across the site is proposed, making it easy to find and easy to follow. Plot 1 is served by its own drive, direct from Rectory Road, while plots 2, 3 and 4 share the same driveway access so that the routes to the new homes are legible and easy to identify for residents and visitors alike.



# Streets For All

# Healthy Streets

***Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.***

The site is small and the four homes take access from private drives running from Rectory Road, meaning that they do not read as streets. Instead, the built form respects the existing streets, continuing the street scene of Spruce Drive to the north and offering a more spacious and detached response to Rectory Road to the south.

## Cycle & Car Parking

***Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.***

The proposed scheme integrates seamlessly into the streets to either side, which an emphasis on the connection into the link between Beehive Lane and Spruce Drive so that the back streets of Hawkwell can be used as a walking and cycling route to the nearby services and facilities, as well as onward to Hockley's town centre and railway station. The opportunities presented for residents and their visitors to walk or cycle on shorter journeys are substantial, meaning that it is likely that they will leave their cars at home.



# Streets For All

# Green & Blue Infastructure

***Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 Environment Bill.***

The site is too small to require the creation of sustainable drainage infrastructure therefore no rills, brooks or ponds are proposed within the public realm on the west side of the site. However, the retention of the existing trees and the new area of public open space wrapping around the west and north side of the site provides an excellent opportunity to deliver a net gain in the biodiversity value of the site.

## Back Of Pavement, Front Of Home

***Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 Environment Bill.***

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JCN

DESIGN &  
PLANNING