



# Update

- Consultation meetings:
  - Buckinghamshire Council Highways & Drainage – 25<sup>th</sup> October
  - Buckinghamshire Council Planning & Design – 1<sup>st</sup> November
  - Tylers Green Middle School – 24<sup>th</sup> November
  - Buckinghamshire Council Planning & Design – 5<sup>th</sup> December (TBC)
- Key areas of design progress
  - Masterplan and roads
  - House types, architectural detailing and materials
  - Landscape proposals & play space
  - SUDS strategy
  - Parking strategy
  - Application to divert SWY/74/1



# Summary of feedback

- Key comments:
  - Design approach/quality
  - Housing mix
  - Privacy screening & overlooking
  - Street lighting
  - Integrity of Copse
  - Self-build / Custom-build plots
  - Parking Strategy
  - Estate Management
  - Access via Ashwells
  - S278 works – Cock Lane & school crossing
- Affordable housing
- Impact on views
- Traffic – during & post construction
- Utilities capacities and diversions
- PROW diversion



# Key Benefits



Up to 106 homes, 33 being shared ownership



Two play areas for children of all ages



Maximising habitats for nature on site



Local road improvements



A mixture of detached and semi-detached homes



Sustainable development features including EV charging, air source heat pumps and SUDs



Landscape led approach, seeking to retain existing features & enhancing through new planting



Connections to existing Public Rights of Way and the locale

# Outline Parameter Plans

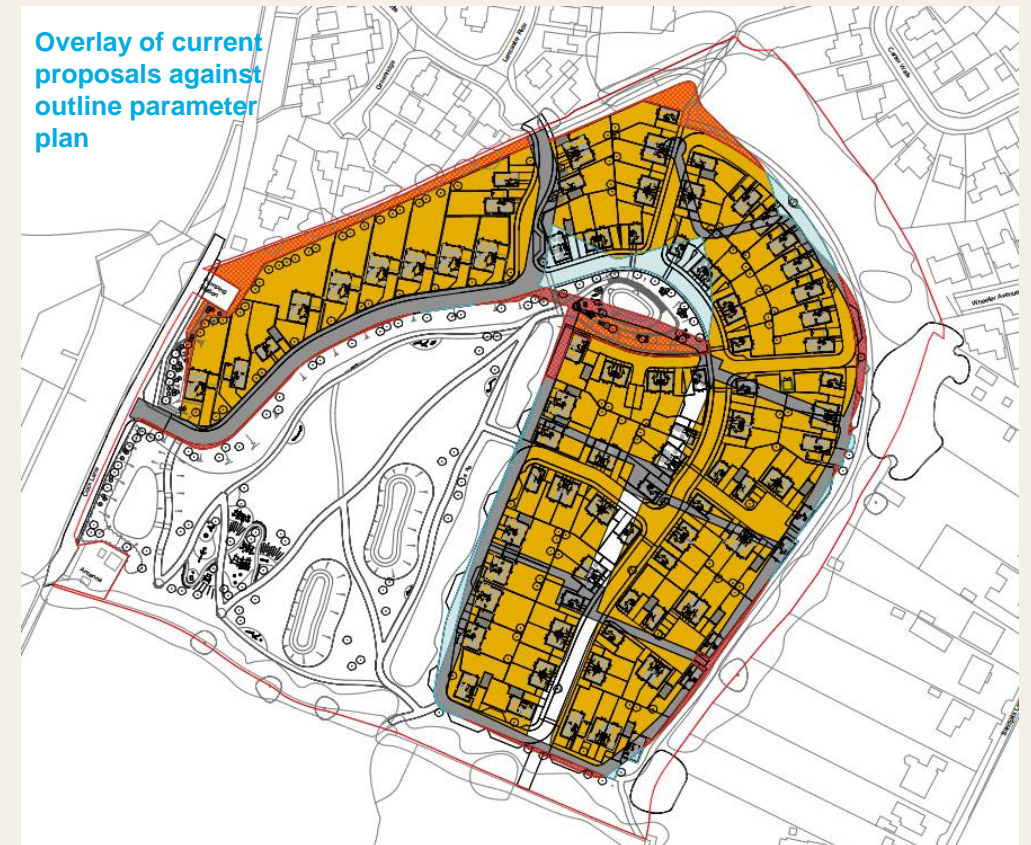
**Illustrative parameter plan defined in the Outline permission**



**Illustrative parameter plan defined in the Outline permission**

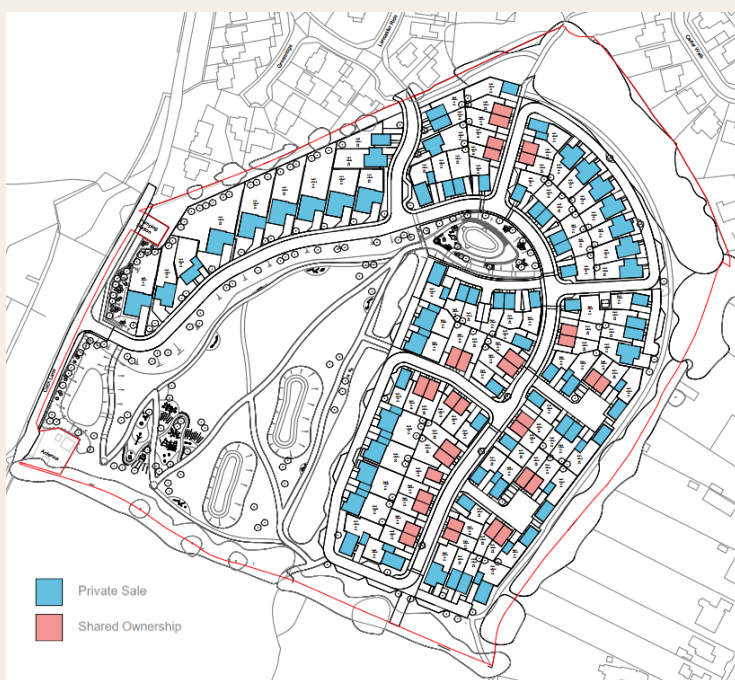


**Overlay of current proposals against outline parameter plan**





# Masterplan



HOME TYPE	2B4P	3B5P	3B6P	4B6P	4B7P	4B8P	5B9P	TOTAL
Area (NDSS min. GIA m <sup>2</sup> )*	79	93	102	106	121	124	NA	
PRIVATE	0	35	0	11	9	6	12	73
SHARED OWNERSHIP	14	5	14	0	0	0	0	33
	14	40	14	11	9	6	12	106



# Character Areas

The new homes are arranged in character areas which respond to the individual landscape edges previously outlined. These create small neighbourhood clusters that respond to both each other and their immediate setting to harness its specific qualities.

## The Hill

Detached executive homes that respond to the steep topography and open views towards the south and west.

## The Crescent

Detached and semi-detached family homes that radially align to the chalk pit and the copse.

## The Courtyard

Detached and semi-detached family homes arranged in clusters around the semi-private courtyards, which follow the eastern boundary of the site.

## The Avenue

The Avenue houses majestically follow the line of the central hedge.





# Local Character

Penn and Tylers Green sits within a semi-rural setting on the outer limits of the suburban expansion of High Wycombe. There is a mixture of local vernacular to draw inspiration from that can then be interpreted in a contemporary manner.

## Summary of detail characteristics

- Contrasting materials along street elevations - light and dark.
- Distinct, slim and elongated lintels paired with pre-cast window cills.
- Detailed brick banding.
- Opportunities to apply heritage colour scheme to windows and doors.
- Horizontal timber weatherboarding.



Flemish bond with dark headers



2.5 storey gable frontage



Timber garages



Heritage colour scheme



Vertical hung tiles



Lintels and window cills



Red brick and timber barns



Carter Walk

# Architectural Language

The Avenue in Saffron Walden is a key reference and precedent. It is particularly successful in its use of:

- Gable fronted homes
- Varied material palette
- 2.5 storey homes on key corners and terminating vistas
- Boundaries
- Thoughtful composition of openings
- Landscape led around existing natural features



Varied building heights



Feature elevations on corners



Multi-aspect plots with varied rooflines and heights



Shared surface courtyards



Feature elevations on corners



# Material Palette

Proposed materials and details draw inspiration from the simple attractive vernacular architecture of the local area and particularly Penn and Tylers Green. Brick and weatherboarding will be the predominant materials, and this simple palette will be combined with varied brick finishes of gault and soft red brick to reflect the tonal qualities of flint. Brick detailing using projecting bricks is included at entrance doors and roof verges to add depth and texture.

The traditional vernacular materials will be combined with crisp and contemporary details, a contrast which works well. Cast stone sills and contrasting deeply extended lintels are included on some feature frontages, reflecting specific vernacular details found locally. Roofs are finished in a combination of red and black plain tiles. 2 contrasting window and door colours have been selected, a dark grey and light green/grey, and these are used to harmonise with the different brick finishes and add subtle variety to the facades.

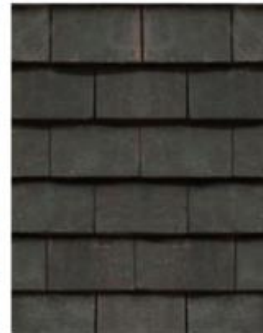
## Primary materials



Light gault brick



Mid buff brick



Dark slate effect roof tile

## Accent materials



Dark weatherboard



Dark grey brick



Multi red brick



Dark red plain roof tile



Dark weatherboard house type with dark slate roof



Mid buff brick house type with dark slate roof



Flemish bond with alternating 25mm protruding header



Contrasting brick string course



Soldier course recessed



25mm protruding brick stretcher course to underside of roof.



Dark framed windows with 75mm precast concrete lintel



Feature colour framed windows with precast concrete sill.

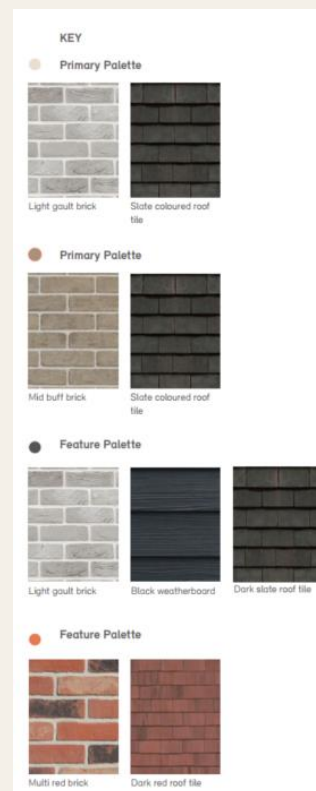








# Architectural Variation

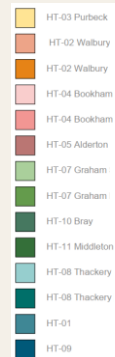


- HT-03 Peaback
- HT-02 Walbury
- HT-04 Bookham
- HT-05 Alderton
- HT-07 Graham
- HT-08 Thackeray
- HT-01
- HT-06

# Architectural Variation

- 10 house typologies
- 4 main façade materials
  - Grey gault brick
  - Mid buff brick
  - Dark weatherboard
  - Red brick

A series of housing details incorporating into multiple typologies relevant to their position on the masterplan, leading to 31 variations combined with various landscape boundary treatments to create a bespoke and varied place





## The Hill

- Detached gable frontage homes overlooking the sloping field with long views across the valley
- Large openings and weatherboarding echo rural barns and vernacular buildings
- Elevations articulated to give both southerly and easterly views and create visual interest from each direction
- Regular rhythm stepping down the hillside
- Deep front and rear gardens help manage level changes and provide long distances to neighbouring homes



## The Crescent

- Gabled 2.5 storey houses lining the chalk pit landscape.
- Variations in materials and details in each pair
- Feature houses sit on corners
- Large openings and Juliet balconies provide long landscape views





## The Copse

- Gabled 2 storey houses set into a convex crescent
- Large window openings looking on to the woodland landscape
- Additional windows to ground floor living room to give multi-aspect light
- Recessed weatherboard garage extension with dormer room above



## The Courtyard

- A relaxed mixture of house types enclose the courtyard providing a variation in roof lines.
- 2.5 storey gabled house used on key corners.
- Courtyards incorporate trees, access, and limited parking





## The Courtyard

- A relaxed mixture of house types enclose the courtyard providing a variation in roof lines.
- Glimpse views to the PROW framed by 2.5 storey feature homes
- Views of mature trees above the roofline



# Heights

Heights range from 1 – 2.5 storeys

Predominately 2 storeys

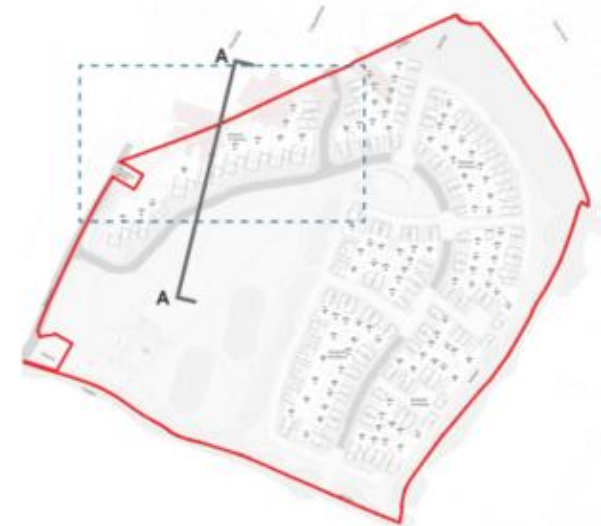
2.5 storeys in appropriate locations which respond to the design brief and act as visual markers within the development to anchor corners and align with street junctions





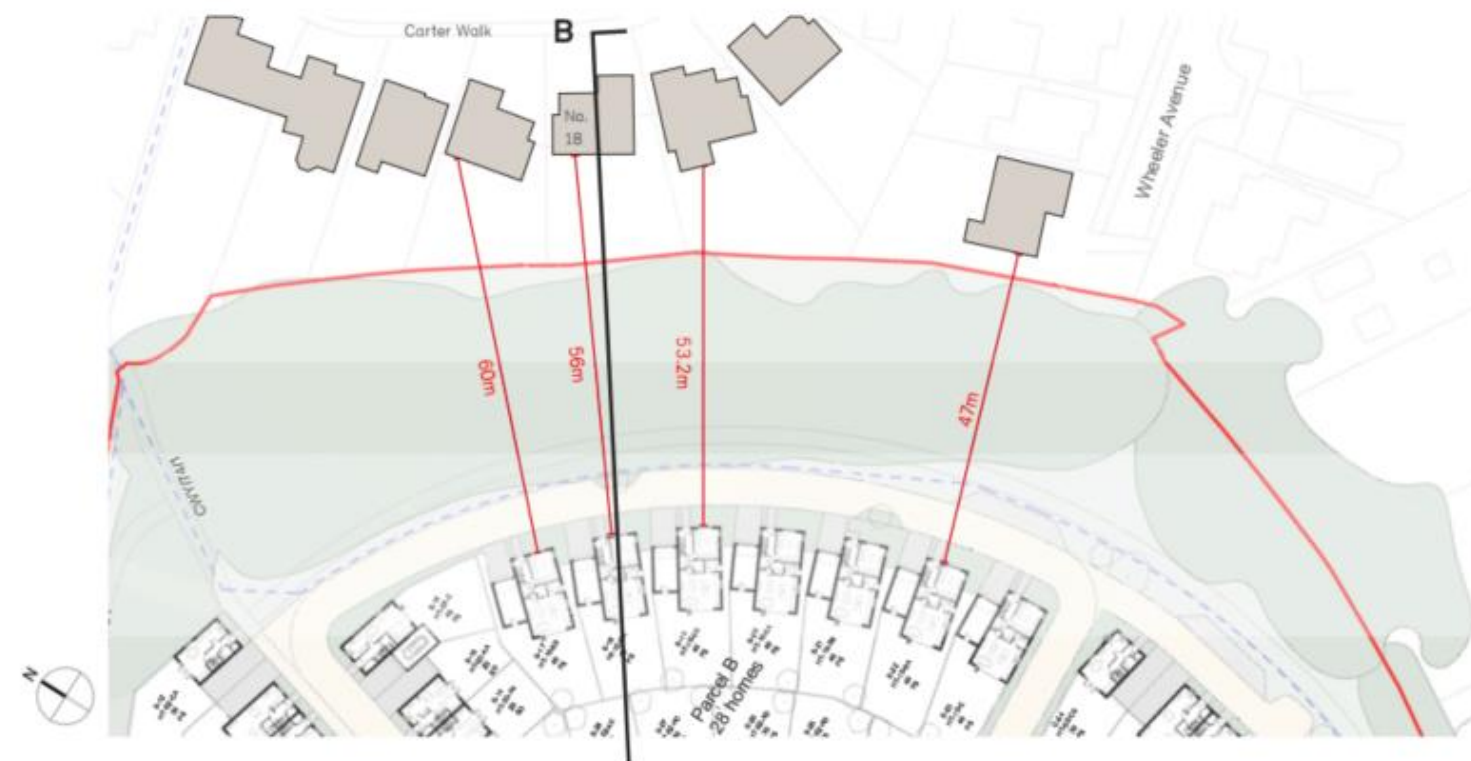


Section A-A - Through Greenridge and Parcel A





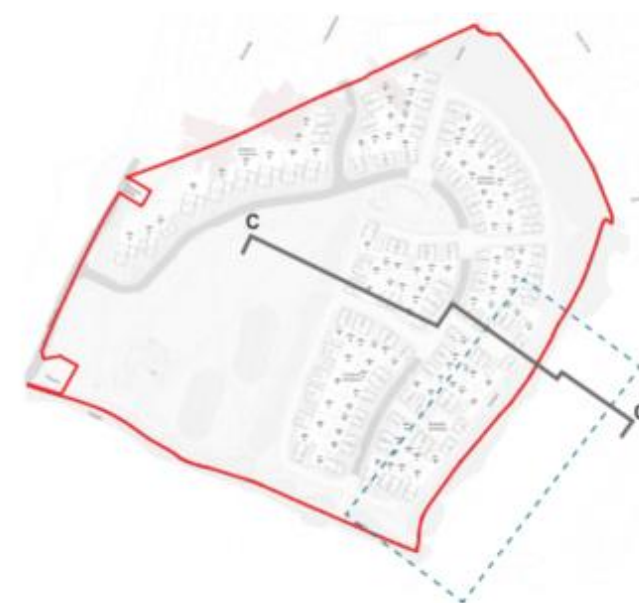
Section B-B - Through Carter Walk, Parcel B and chalk pit





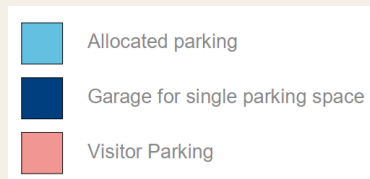


Section C-C - Through Sandpits Lane, Parcel C and D



# Parking Strategy

- **241 total**
  - 39 garages
  - 179 allocated parking spaces
  - 23 visitor spaces





# Landscape Masterplan

- 3.8 hectares of public open space
- Retention of Copse
- Creation of focal landscape setting through re-profiling historic chalk pit
- Privacy planting
- 3 play areas
  - LAP
  - NEAP
  - Informal play
- Nature Trail



- Landscape proposals to respond sensitively to the site's semi-rural setting and the important character of the Gomm Valley.
- Improve connectivity within and beyond the site boundary as part of the wider green infrastructure.
- Provide enhanced recreational amenity opportunities for the local community.
- Protect and enhance the site's biodiversity, ecological value and unique features.

**KEY**

- [ - - ] Indicative development parcel
- Indicative development - primary road networks
- Existing vegetation to be retained
- Chalk grassland
- SuDS
- Chalk pit
- Avenue tree planting
- Tree planting within POS
- ➔ Structure planting
- Play provision
- ..... Play nature trail
- [ - - ] Informal kick-about space
- ➔ Existing Rights of Way
- ➔ Diverted Rights of Way
- Recreational routes - paved
- Recreation routes - informal
- ⊕ Arrival space/central point

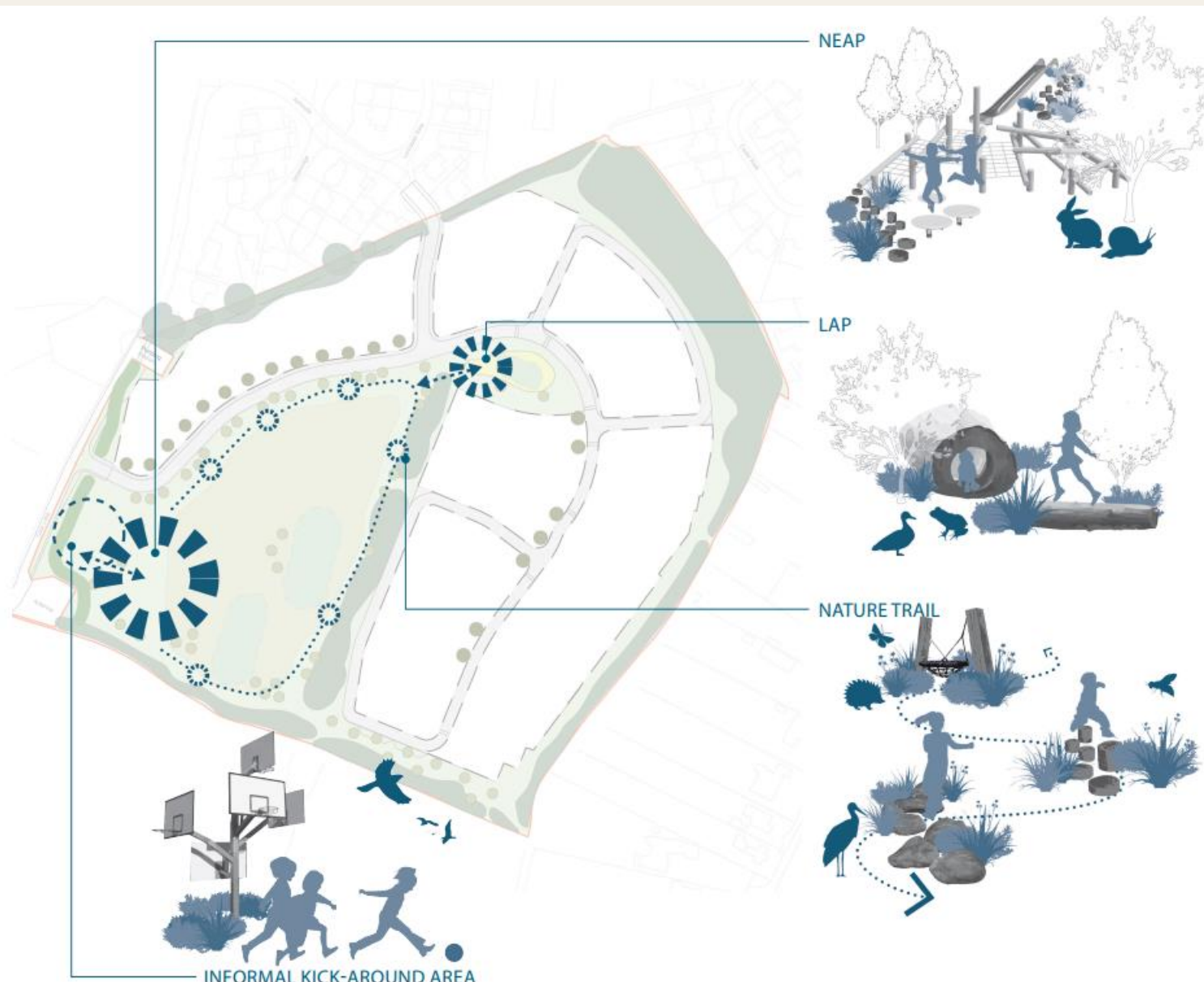




The play strategy includes a NEAP with an informal kick-around space, LAP and play-on-the-way provisions.

The Nature Trail plays a key role in the play strategy linking the NEAP and LAP through an engaging and interactive grass walkway loop.

The look and feel of the play spaces throughout the site draw from natural play items enhanced with wildlife play equipment drawn from the site's characteristics and surrounding landscape.



- Naturalistic pocket park and focal point space at the top of the slope, providing a range of opportunities for recreation, play, socialising, relaxation, learning and a greater connection with nature.
- The re-graded chalk-pit would have max. 1:3 soft landscaped slopes accommodating new wildflower meadow, tree and native shrub planting. An open, but protected edge between the main spine road and the open space will be created through use of a kerb upstand and avenue tree planting, still allowing good natural surveillance and views into the space.
- At the base of the meadow slopes and where required, a stone-filled gabion retaining edge will be used, referencing the former quarrying activity on site, and with interpretation information included.
- The design incorporates a SuDS feature at the centre that would include an area of permanent water, with marginal aquatic planting at the edges and wetland meadow seeding creating additional attenuation capacity to its perimeter.
- The central pond would be accessed via a 2m wide path loop, which would be broadly level and would incorporate a section of boardwalk on the north side of the space, with south facing seating integrated into the gabion edge.







The LAP features a variety of natural play items for maximum creative play.

To relate to the nearby SuDS feature, the play space is enhanced with some water wildlife play items such as the duck family and stroking frog.

The space is partially closed in with sections of living willow fencing to retain the openness of the space while ensuring safety precautions around the SuDS feature and helping direct flow from the surrounding paths.

#### PLAY EXPERIENCES

Role play, sensory/touch, climbing, balancing

#### SKETCH PLAN



#### KEY

- Self-binding gravel
- Living willow fencing
- Boulders
- Timber upright steppers - climbers and low retaining edge
- Logs







SKETCH PLAN



KEY

- Chalk grass - high wildflower content
- Grass mat
- paved recreational route
- Play surface (wet pour / rubber crumb)
- Living willow fencing
- Sleeper steps
- Boulders - edges to path and hill slope climbers
- Timber upright steppers - edges to path and hill slope climbers

The play space is located on a slope within the zigzag of the main path. It has a rubber crumb 'children's version' of main path zigzag up the hill which is enhanced with playful elements along the edges. This path splits the levels of the play space and connects the sloped play equipment. The upper area is a senior play space with larger adventurous play equipment, then there is smaller junior space and accessible area to the lower half of the space.

As well as formal play equipment, 'off-road' connections between each level adds natural play to the playground and creates further circulation loops within each zone.

At path corners there are stopping points with seating. The central junction is larger with picnic tables and offers the most visibility across the play zones.

Trees and groups of native shrubs soften and help play pieces integrate into the slope, with chalk wildflower grassland flowing through the space to integrate it with the wider open space.

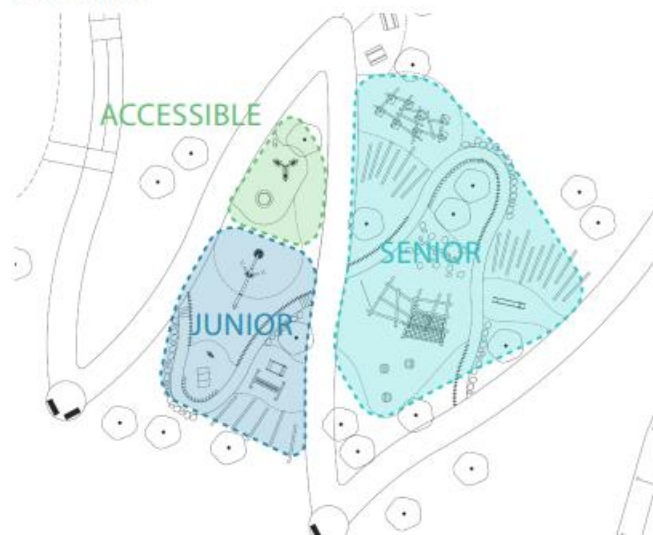
PLAY EXPERIENCES

Acoustic, role play, sliding, swinging, climbing, balancing, spinning, crawling, jumping.





### PLAY ZONES



### CIRCULATION AND VIEW POINTS



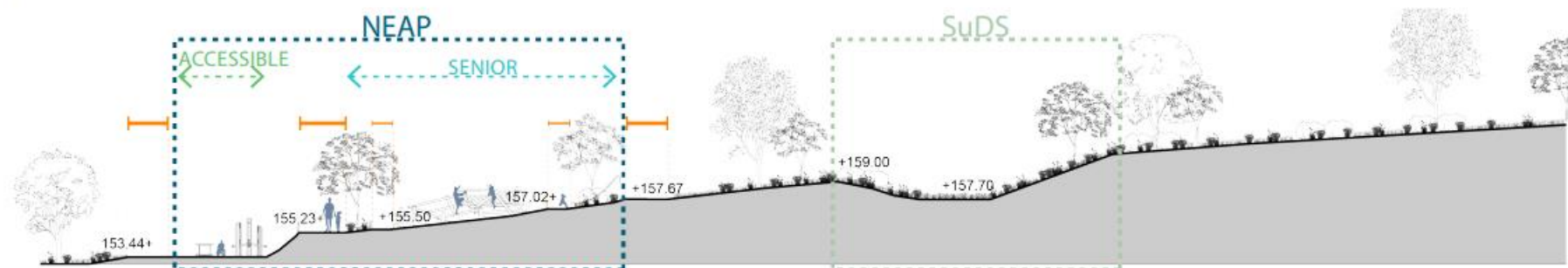
- Open Spaces 'family friendly' path
- Playground zig-zig path
- 'Off road' play space connectors
- A** Central viewing. Views to Accessible, Junior, Senior and informal kick-around area.
- B** Lower viewing. Views to Junior, Accessible and informal kick-around area.
- C** Upper viewing. Views to Junior, Accessible and Senior play space.

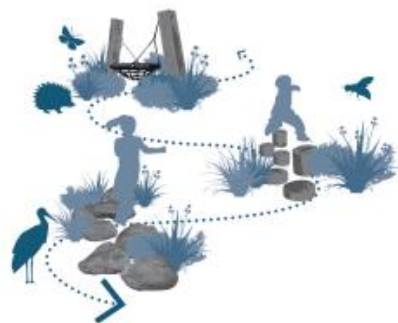
### LEVELS OVERVIEW



- Bank
- Steep slope
- Shallow slope
- Flat ground

### SECTION A





#### SKETCH PLANS



Along the Nature Trail are six stopping points with informal play-on-the-way elements. Each location has an added piece of minor play equipment to complement the nature play items to make the Nature Trail a strong feature of the site wide play strategy.

As well as play equipment, the trail has wildlife totems, bird houses and insect hotels.

#### PLAY EXPERIENCES

Role play, swinging, climbing, balancing, sensory/touch, spinning

#### KEY

- Chalk grass - high wildflower content
- Mown grass
- Paved recreational route
- Living willow fence
- Boulders
- Timber upright steppers
- Logs





# Public Right of Way

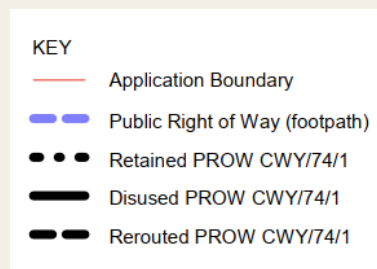
## Submitted application to divert PROW CWY/74/1

Original Route – 248m

New Route – 253m

Length of diversion – 5m

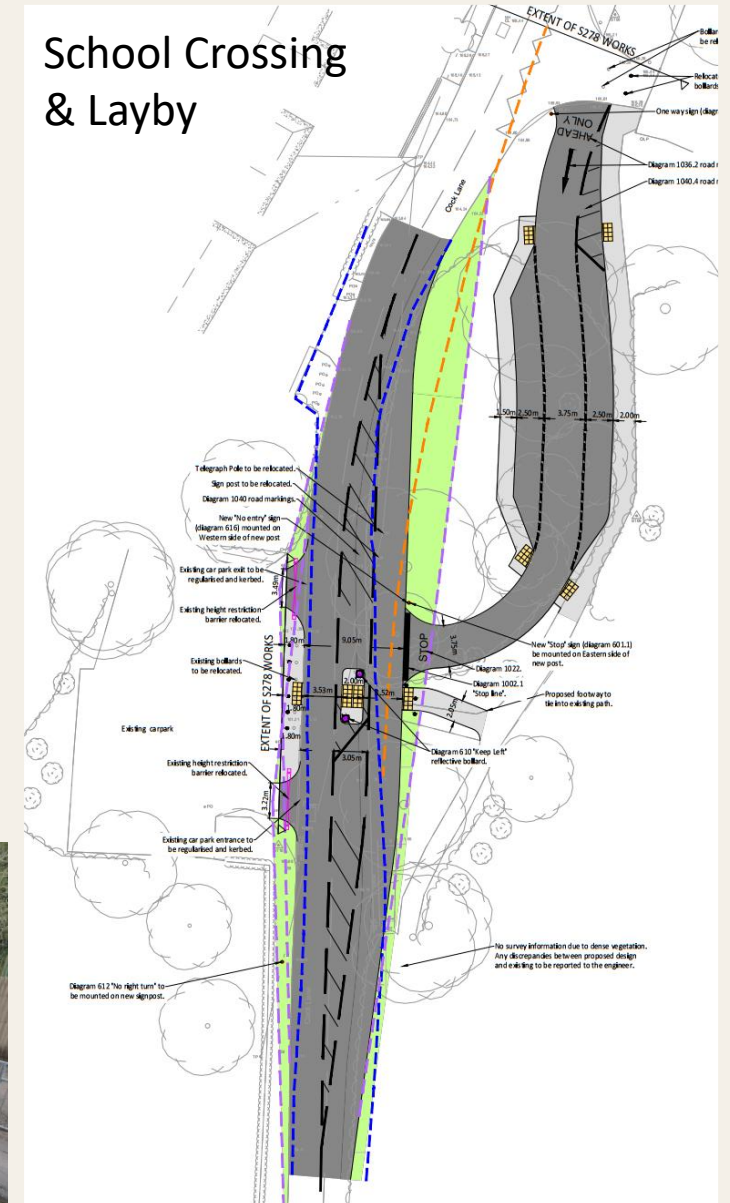
## Future application to divert PROW CWY/14/1



# Highway Improvements

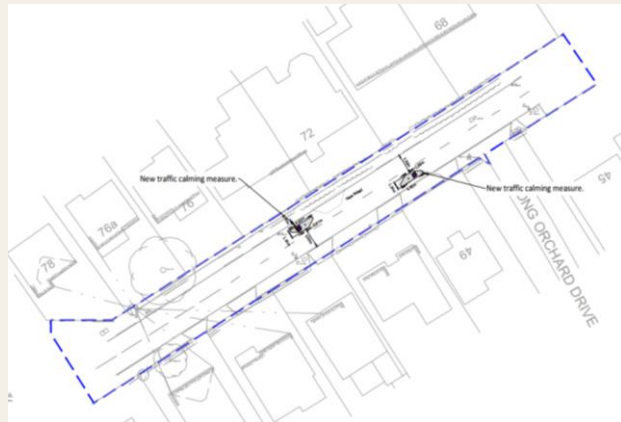


## School Crossing & Layby





# Highway Improvements



New Road / Church Road



# Programme: Key Dates

Submission of Reserved Matters application	December 2023
Target Planning Committee	March 2024
S278 works to surrounding highways	Summer 2024
Site enabling works	Late summer - autumn 2024
Start on Site	Autumn 2024
First Occupations	Autumn 2025
Site Complete	Early 2027

*Project timings are subject to planning approval in March 2024*