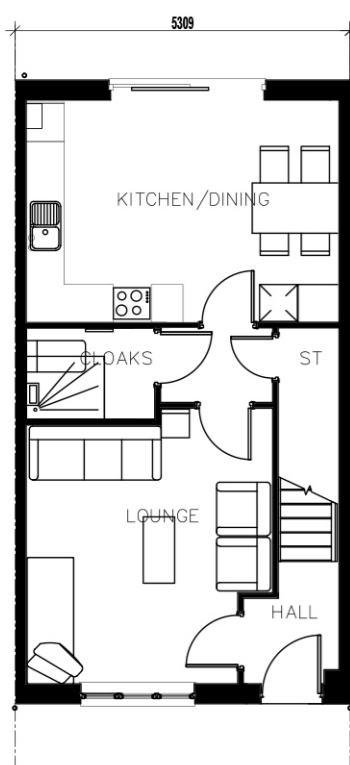


POST SUBMISSION DESIGN DEVELOPMENT

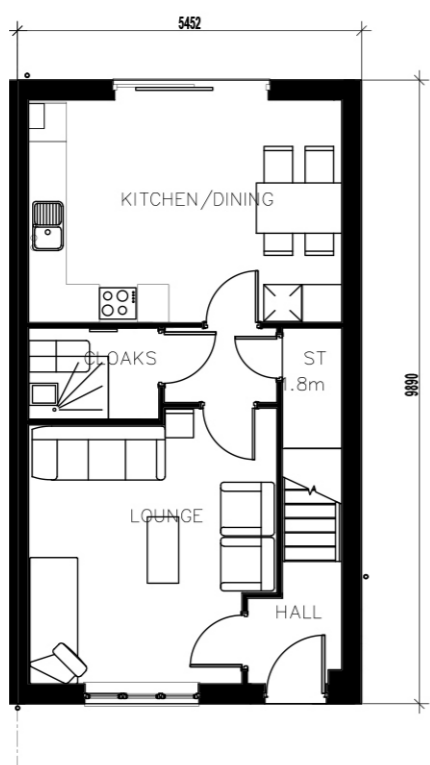
LAND NORTH OF SHIRE HILL FARM, SAFFRON WALDEN



NDSS Compliance



GROUND FLOOR PLAN
PREVIOUS VERSION
90 SQM

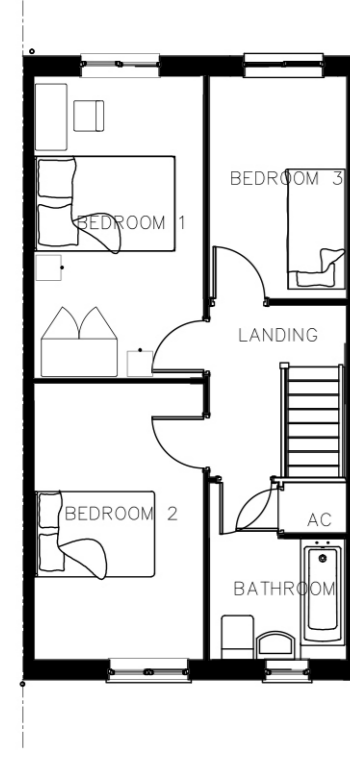


NEW NDSS COMPLIANT VERSION
93 SQM

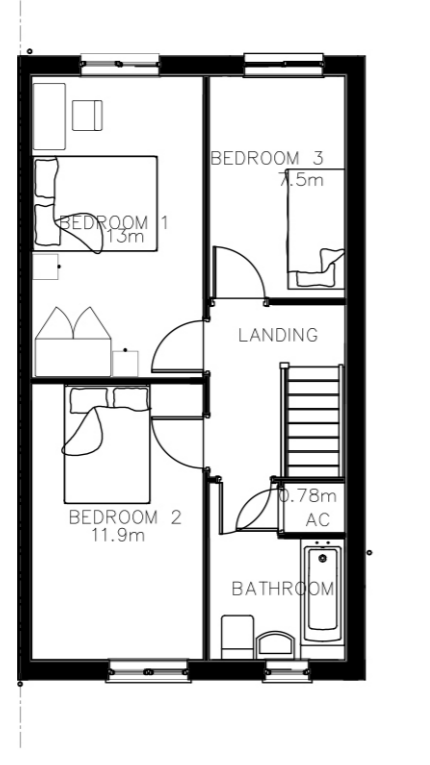
3 BEDROOM HOUSETYPE

The dwelling has been increased in size to meet the minimum overall size of 93sqm for a 5 person home. In addition, the house meets all the required technical standards.

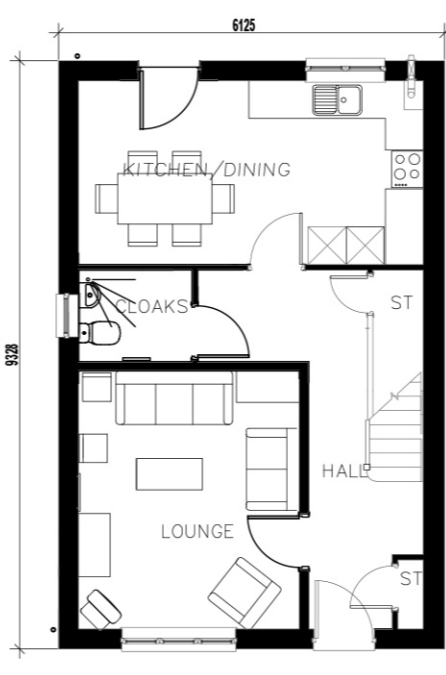
- Double bedroom min 11.5sqm and minimum 2.75m wide.
- Second double (or Twin) bedroom min 11.5sqm and minimum 2.55m wide.
- Single bedroom min 7.5m and minimum 2.15m wide.
- Meets minimum storage requirement for 3B/5P home of 2.5sqm.
- Minimum headroom and ceiling heights are exceeded.



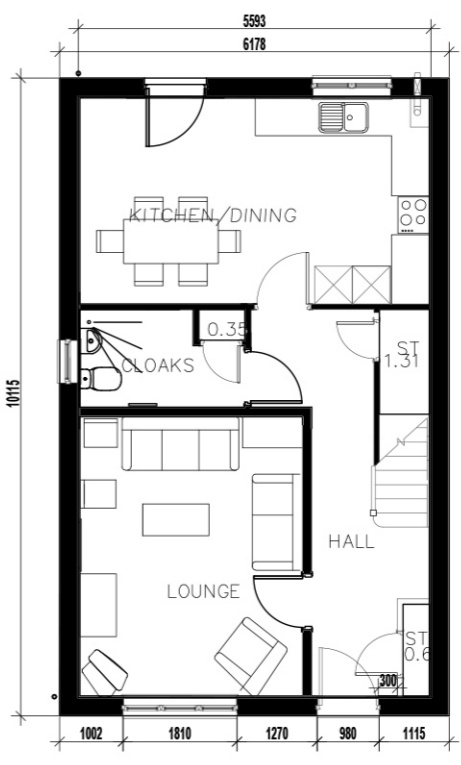
FIRST FLOOR PLAN
PREVIOUS VERSION
90 SQM



NEW NDSS COMPLIANT VERSION
93 SQM



GROUND FLOOR PLAN
PREVIOUS VERSION
96.5 SQM

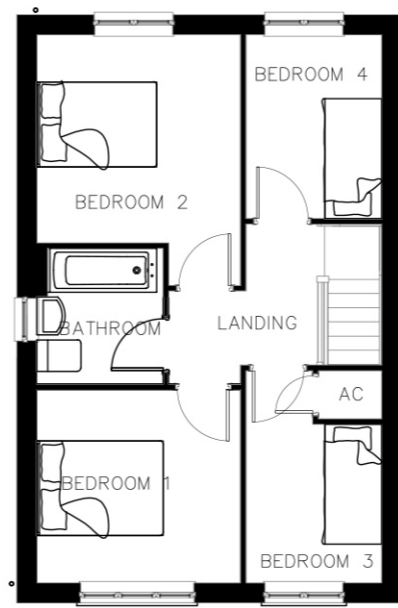


NEW NDSS COMPLIANT VERSION
106.5 SQM

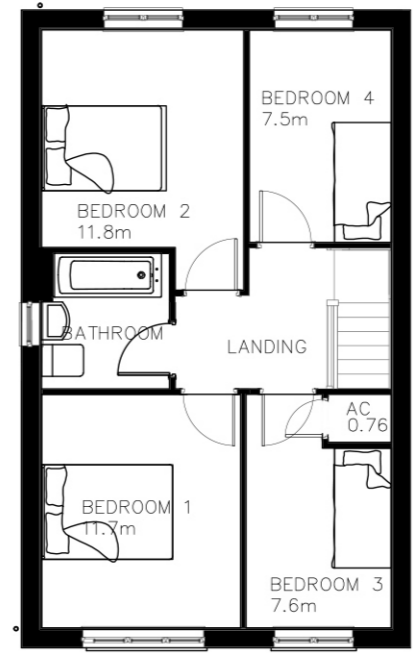
4 BEDROOM HOUSETYPE

The dwelling has been increased in size to meet the minimum overall size of 106.5sqm for a 6 person home. In addition, the house meets all the required technical standards.

- Double bedroom min 11.5sqm and minimum 2.75m wide.
- Second double (or Twin) bedroom min 11.5sqm and minimum 2.55m wide.
- Single bedroom min 7.5m and minimum 2.15m wide.
- Meets minimum storage requirement for 4B/6P home of 3 sqm.
- Minimum headroom and ceiling heights are exceeded.



FIRST FLOOR PLAN
PREVIOUS VERSION
96.5 SQM



NEW NDSS COMPLIANT VERSION
106.5 SQM

Playspaces

The proposals seek to provide a network of high quality open spaces that are evenly distributed to promote recreational and social opportunities for all users.

The open spaces are positioned along highly visible strategic routes in order to provide positive surveillance, placemaking opportunity and be easily accessible by all.

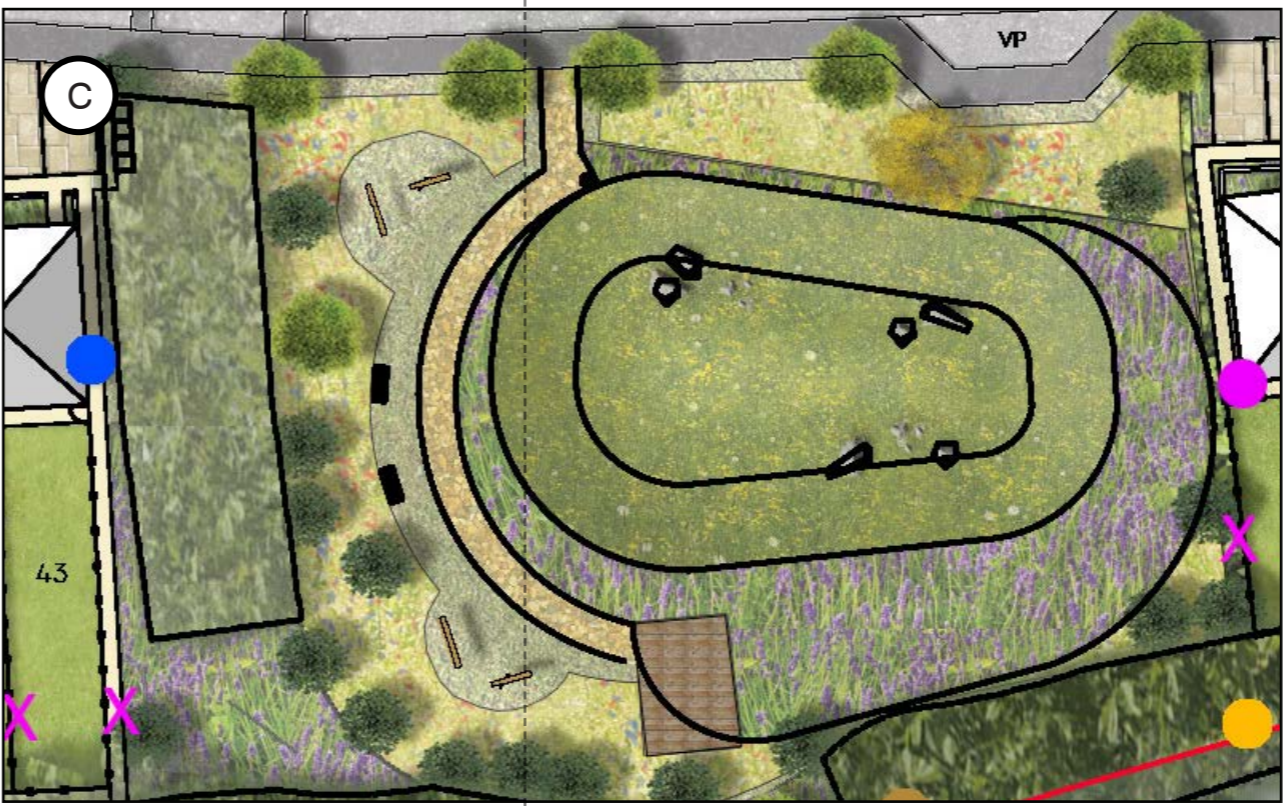
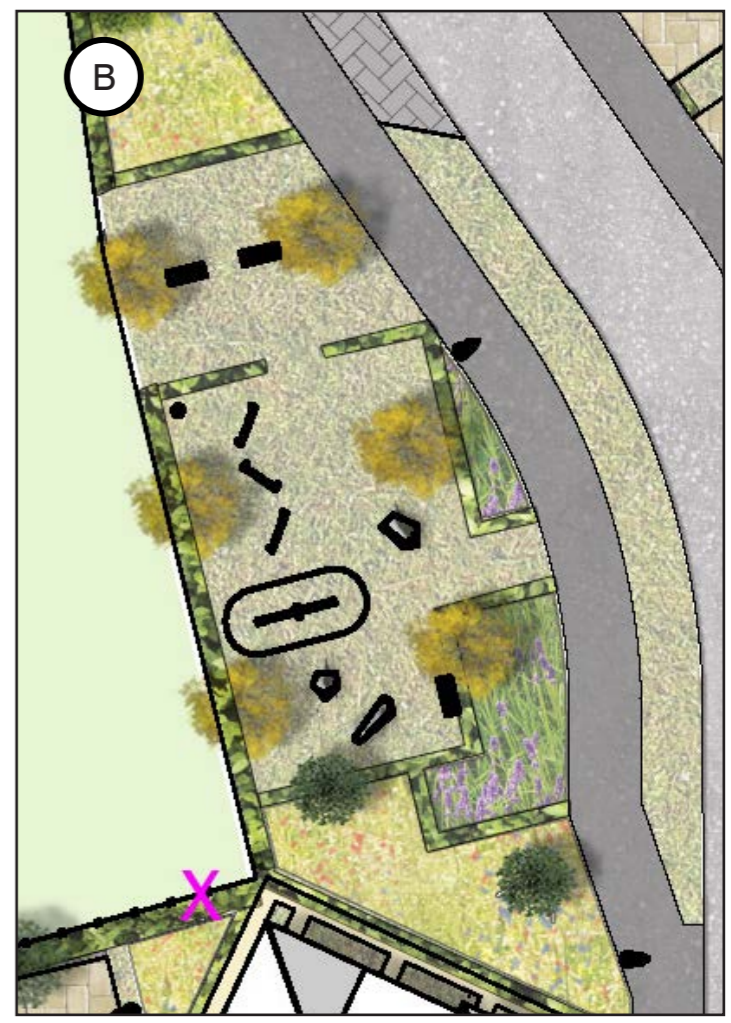
Each play area has been particularly designed in relation to their context and provide an exciting combination of equipment and natural features that contribute to the health and well-being of the users.

With particular attention drawn to the Southern open space, its location along the main spine road and concentration of trees and vegetation will provide a

positive contribution to improving air quality and provide an enhanced green node along the spine road route.

With regards to safety, the landscape proposals show an extensive hedge along the boundary of the open space where it meets the highway, along with deep planting beds.




This forms a dense barrier reducing the possibility of people breaching this boundary.



EV Charging Points

Outline planning permission Condition 24:

All dwellings with garages/car ports shall be provided with vehicle electric charging points. 20% of parking bays shall be provided with EV charging points, with additional 40% having capacity for future conversion. All points shall be fully wired and connected, ready to use before first occupation of the site and retained thereafter.

-  Solo charging point for home owner to be installed at build stage. 69 no.
-  Twin charging point to be installed at build stage. 9 no. for 12 dwellings and 6 no. visitor spaces
-  Wired provision for future Twin Charging Point. 17 no. for 19 no. dwellings

