



An outline planning application for new homes and land safeguarded for a new primary school

Saffron Walden, Essex

Dianthus Land

## ICENI PROJECTS - CASE STUDY

### The concept design for the site at Shire Hill Farm seeks to deliver approximately 100 dwellings and land for a primary school on the eastern side of Saffron Walden.

The masterplan seamlessly links to existing committed development on its northern edge, as well providing new sports pitches and a network of open spaces. The scheme also contributes land to combine with an existing safeguarded area to deliver a much needed 2 form entry primary school.

Links to the existing town are integral to the scheme, with upgrades proposed to pedestrian and cycle links. The landscape setting ensures that new homes will be built in a location with a defined natural boundary with minimal visual impact on the surrounding area.

Working with Iceni's Planning and Transport teams, the design team produced the material required for both the public consultation and the outline planning application submitted to Uttlesford District Council.

### 5 interesting facts about the project

#### 1: SHIRE HILL LANE

The masterplan provides links to this important pedestrian and cycle route which links to the town centre.

#### 2: LANDSCAPE

The design solution for the site takes in to consideration the existing mature landscape on site, using it as a placemaking asset.

#### 3: SENSITIVE EXTENSION

The design of dwellings on the northern edge of the site have been carefully laid out to seamlessly coordinate with previously consented housing.

#### 4: SUSTAINABLE DRAINAGE

The topography of the site dictated the layout, and shaped the drainage strategy. This included creative solutions which are both practical and attractive, contributing to the character of the wider site.

#### 5: CHARACTER

Distinct character areas contribute to the sense of place throughout the masterplan, from the new civic square around the primary school, to the edges of the scheme close to the boundary with open countryside.

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