

# Welcome



Essex Housing are preparing a planning application for a high-quality residential development that will enable the relocation and expansion of Harlowbury Primary School into modern, energy-efficient and purpose built facilities.

Our emerging proposals would also see the site contribute to local housing needs through the delivery of new family homes.

The development would be an 'enabling development'. This means that the financial surplus generated by this development will be allocated to the cost of building the new and larger primary school, which already has planning consent.

Welcome to our public consultation event where you can learn about our emerging proposals for the housing development, discuss with our project team and provide your feedback.



## About Essex Housing

Essex Housing is the County Council's award-winning in-house development team. Our programme comprises over 1,000 homes, of which around half are for older people, people with disabilities or are affordable.

We are building on a strong track record of delivery and a growing reputation for bringing forward high quality housing that our county can be proud of, while reducing the burden on the taxpayer, generating returns for vital council-run services and delivering added social value.



Goldlay Gardens, Chelmsford



Moulsham Lodge, Chelmsford



College Gardens, Rochford



Moulsham Lodge, Chelmsford



# A brand new Harlowbury Primary School



The new school planned to be built at Gilden Park would be a relocation and expansion of Harlowbury Primary School. The replacement school has planning consent. However, the scheme is dependent upon the funds generated by the proposed development of the existing school site.

Harlowbury Primary Academy would be a two-form entry school with capacity for 420 pupils. Importantly, it has been designed in a way which will enable the capacity to be increased to a three-form entry facility should the need arise in the future.



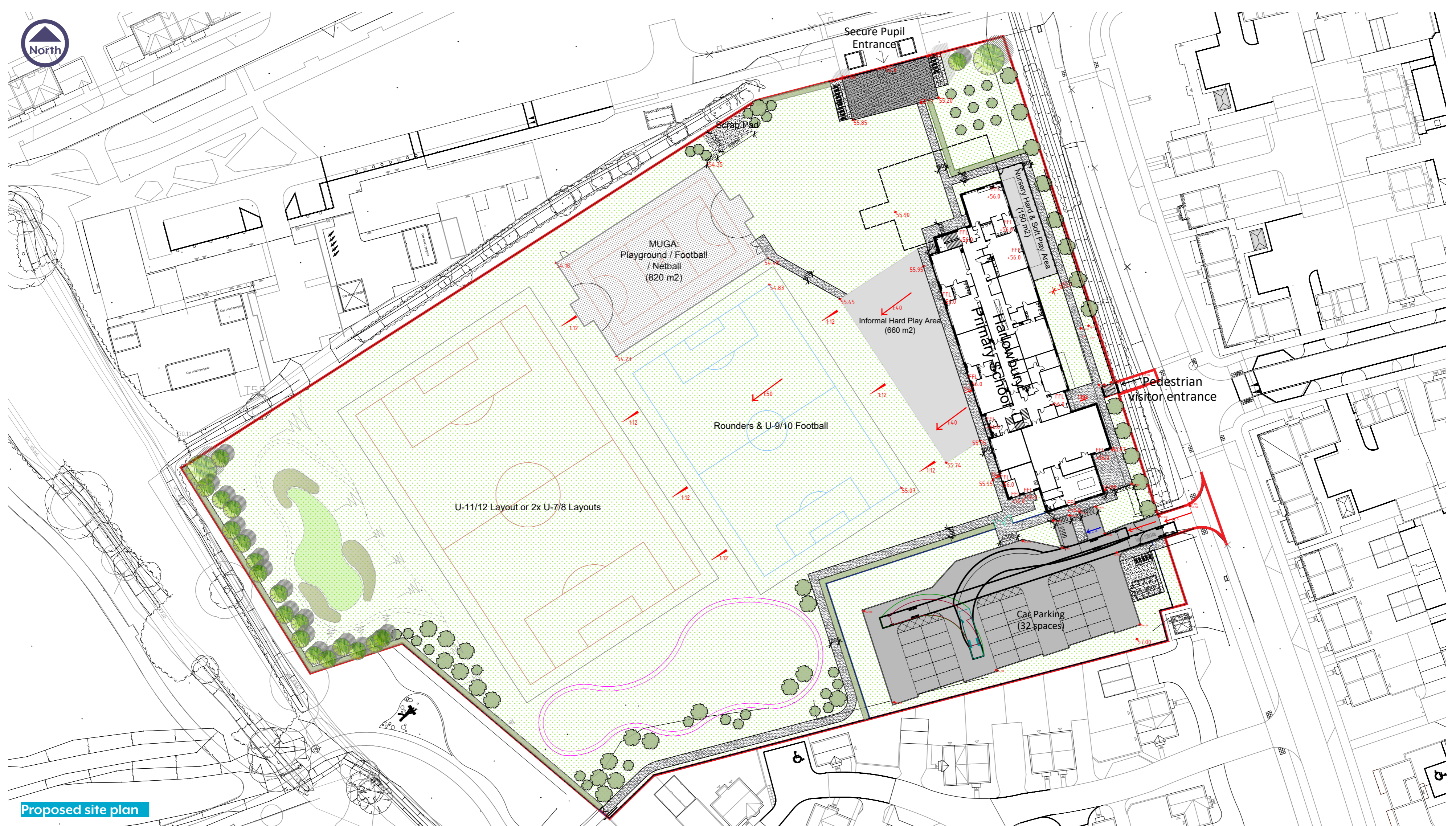
# A brand new Harlowbury Primary School



The new school site would provide staff with state-of-the-art facilities and create a better learning experience for pupils attending the school. The energy efficient building has been designed with photo-voltaic panels, a natural ventilation system and passive measures to reduce energy consumption and carbon emissions.

The relocation of the school would actively encourage sustainable methods of travel to and from school by utilising walking, cycling and scooter routes, which have been developed as part of the overall masterplan of the Gilden Park development.

**The new school would, of course, be fully operational before the existing school is closed.**



# Our emerging proposal for a housing development



Our emerging proposal is for a low density housing development that has been carefully designed to protect existing trees, enhanced by new planting of native species and to support biodiversity. We aim to provide improved and publicly accessible green infrastructure.

If approved, the development proposes the construction of 43 new high-quality homes in a modest and spacious development.



# Summary of our key proposals



The development proposes a diverse housing mix of 1-4 bedroom properties, which will include terraced, semi-detached and detached houses and a small number of apartments. In addition to privately owned properties, the mix will include 13 affordable tenure homes



All houses will have private gardens. The architects have been mindful of the relationship between the proposed new housing and existing neighbouring properties. The homes will be 2 storeys in height, with one 2.5 storey property.



Extensive landscaping and public open space, particularly to the north and a 'green spine' through the centre of the site.



Proposed pedestrian and cycle routes through the site, for use by the whole community, linking Watlington Road to the Marigolds Recreation Ground.



The site's existing wildlife and habitats will be protected through a range of measures including retaining and enhancing existing hedgerows, planting new hedges and retaining all but low quality trees.



Properties will exceed current Building Regulations standards for energy efficiency. For instance, no gas will be laid to the estate, with all heating provided by electric air-source heat pumps and all houses equipped with solar panels.



All units will be accessible and adaptable with a proportion designed to be suitable for wheelchair users.



On-site parking includes 72 allocated parking spaces and 11 visitor parking spaces.



Computer generated image of proposed housing



# Emerging design inspiration



Throughout the consultation process we have received valuable guidance on urban design from Harlow Council and the Harlow and Gilston Garden Town Quality Review Panel.

We have had regard to several schemes that they referenced as demonstrating good practice, some of which are shown below:



# Landscaping



The layout has been designed to maximise opportunities for new landscaping to assist in softening the proposed development and mitigate for the loss of trees being removed, such that the development can make a positive contribution to the existing landscape character, street scene and local environment.

## Key landscape objectives

- Respect the landscape character of the area
- Seek to integrate layout within green infrastructure network
- Retain and enhance existing landscape elements and / or features
- Provide a high-quality public realm
- Accommodate sustainable forms of drainage (SuDS) as appropriate
- Optimise protection and screening for visual receptors



Landscape design inspiration



# Landscape strategy



The scheme is supported by a landscape strategy which demonstrates the approach to the landscape treatment of the site and how this will enhance the setting of the proposed residential development.

Very few tree removals will take place in order to facilitate the development, with the majority of trees located within the site being shown as retained.

Where it will be necessary to remove vegetation in order to facilitate the proposed development, a strategy of replacement planting exists to mitigate for such losses.

## External lighting

The proposed landscape scheme will also provide visual night-time interest in the form of new street lighting which utilises LED technology (as opposed to traditional street lamps) for the new access roads. The street lights are smaller in size and feature a 0% upward light output to minimise light spill into the night skies above.

## Landscape management

A programme of landscape maintenance will also be developed in the form of a landscape management plan and this will outline the principal management objectives and maintenance tasks for each key area of the development.



Landscape design inspiration





# Get in touch



Thank you for coming to our public consultation event on our emerging proposals for a housing development at the Harlowbury Primary School site. Please do leave your feedback using the feedback forms provided and/or take the time to discuss with a member of our project team.

If you have any further questions, feedback or comments, please don't hesitate to get in touch using any of the contact details below.

We would be grateful if you could provide feedback by Monday 23 January.



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Computer generated image of proposed housing

