



# The Pavilions, Rickling Green

Responsive design in a sensitive village location







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# Executive summary

The Pavilions is an exclusive development of 19 homes located in the heart of the scenic village of Rickling Green in Essex, an area which prior to Cala's arrival, had seen no residential development for approximately 10 years.

Acquired by Cala in 2014, the site had previously formed part of the estate of a manor, Foxley House. The landholding benefited from three separate outline planning consents which established the principle of residential development but would have been difficult to implement. Cala's task was to work with key stakeholders to garner support for consolidation of the prior consents into one detailed and commercially viable development.

The Pavilions demonstrates how close community consultation and responsive design can lead to the delivery of new homes in sensitive locations, whilst enhancing the local area and providing long-term community benefit.



# From development concept...

The site covered an area of 0.63ha of unkempt grassland bounded to the east by mature trees and hedges and to the west by the rear gardens of existing properties. 'The Cricketers' Hotel and Public House and the primary school playing field border the south of the site. Further land relating to Foxley House borders the north.

Prior to Cala's acquisition, the landowner had secured three planning permissions from Uttlesford District Council. These included 14 private homes, 5 affordable homes and the use of a parcel of land for educational purposes and public open space.

## Planning History

Three planning applications were submitted by the landowner and approved prior to Cala's involvement with the site:

- Consent for 14 homes with matters reserved except access, layout and scale
- Consent for 5 affordable homes with adjoining area of land for a public play area and new access, with matters reserved except access, layout and scale
- Consent for the change of use of a piece of land within the grounds of Foxley House, for educational purposes



## ...to a deliverable scheme



The principle of development had already been established in the three permissions. Cala sought to unify these proposals into one detailed application.

Cala's in-house architectural team's final design maintained the rural 'feel' of the previous consents, while rationalising the development layout into something simultaneously viable commercially and sensitive to the village surroundings.

Cala's final design was in-keeping with the local vernacular, while incorporating changes to enhance landscaping, altering the parking layout to accord with the Essex Design Guide, and improving the arrangement of the affordable housing to allow better access.

These alternations improved the deliverability of the site, evolving a concept into a developable proposal that delivered better value for the land owner.



Indicative elevations



Plot 1



Plot 1







# Consulting with the community

Early engagement with Quendon and Rickling Parish Council outlined Cala's overall intentions and gathered information on the Parish's needs, prior to wider community consultation.

The Parish representatives were keen to secure the delivery of high quality design and the previously-promised community benefits. Cala committed to a sensitive design approach, leading to a special development, evident from the planning drawings through to the completed development, as well as the donation of a parcel of land to Rickling Green Primary School.

During the wider community consultation process, Cala worked in partnership with the local community, liaising closely with the head of planning and building control at Uttlesford District Council and holding a series of well-attended consultations arranged with the Parish Council.

The new proposal required clear and detailed consultation to ensure that local residents were able to participate in the evolutionary process from the three original permissions to Cala's final design. It was also very important to demonstrate that although the development proposal had changed, Cala would deliver the community benefits promised through the original permissions.

Proposals were presented and discussed with local residents, parish councillors and the primary school during a series of consultation events. Cala's team listened and addressed the concerns around the possible impact the development could have on local facilities and developed a Section 106 agreement that met the specific needs of the village.



## Section 106 Agreement:

1. The Transfer of school playing fields to Rickling Green CofE Primary School for educational purposes.
2. The construction of a public footpath leading from Cala's development between the school and the pub, connecting the site to the Village Green.
3. On site open space for community use.
4. Sustainable public transport contribution of £14,449 to improve access to local secondary schools.
5. Early years and childcare contribution of £21,122
6. Delivery of 5 affordable homes on site.

# Architectural Approach

Rickling Green and the surrounding countryside is rich in traditional architecture with a host of characterful buildings including the 13th century All Saints Church, Grade II listed Rickling Hall and the medieval Prior's Hall Barn. The design quality of a traditional Essex manor home with a courtyard was inspiration to create a suitable narrative, meaning that the layout of the development sits comfortably within the context of the surrounding area.

A detailed study of local architecture led to the choice of a palette of traditional materials, to ensure that the appearance of the new homes was sympathetic to the local area. This included the use of red brick, weatherboarding and render as well as clay and slate roof tiles and gravel drives.

The result is a unique development of high quality, characterful properties in keeping with the village setting and local conservation area. The two, three, four and five bedroom homes include a Georgian-inspired farmhouse framing the entrance to the site, cottage houses in a traditional courtyard setting and Essex barn-style properties.

Cala's planning application was unanimously approved by the planning committee of Uttlesford District Council and once the development was completed, the committee visited the development and commended the quality and Cala's responsiveness to local design.









# Strengthening ties with our neighbours

Cala understands the importance of leaving a lasting legacy in the communities in which it builds, for many generations to come.

In support of National Gardening Week, Cala also provided Rickling Green Primary School with a donation of gardening equipment and accessories. As well as gardening tools including spades, trowels, rakes, watering cans and gloves, the school also received an

insect sculpture hotel and wildlife-attracting seeds to encourage wildlife into the school gardens.

Alan Gardiner, Headteacher at Rickling Green CofE Primary School, said: “We are thrilled with this kind donation from Cala Homes, which is a great way to get the children more involved in gardening. Children can learn new skills, have fun and develop self-confidence by spending time in the garden which is something we

actively encourage. This new equipment will help get the children engaged with the school gardens as well as create a more attractive environment for everyone to enjoy.”

Ongoing support for the local community also saw Cala sponsor the annual Summer Fun Run event.





# Building on relationships

Cala's engagement with the Parish Council for The Pavilions laid the foundations for a strong relationship and following the development's success, Cala secured consent in the village for a further 12 homes, on an adjoining site known as Ventnor Lodge.

During discussions regarding Ventnor Lodge, the Parish had identified a need to secure additional funding, to support the refurbishment and maintenance of its community building in Rickling Green. Cala provided a contribution to support the building, which formed part of its Section 106 agreement. This contribution recognised the impact of additional homes within the village and helped to secure use of the building for community benefit.







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