



SEVERALLS LANE

STUDENT CASE STUDY

OVERVIEW

Severalls Lane is a new 12-site traveller site based in east Colchester. Work on the proposed new site at Severalls Lane, Colchester began in 1999 with planning consent given in November 2006. The aim was to provide a site to accommodate Travellers living in or regularly travelling to the Colchester area.

The Traveller community was involved in the design from the very start, working with the surveyors on the drawings as well as visiting sites of different designs to highlight what did and didn't work there. The site plans were analysed with the agreement of the Traveller community – both those working closely with the surveyors and other people living on existing sites.

THE LIBRARY ALSO FACILITATES A TUTORING SERVICE AND READING CLUBS FOR YOUNG PEOPLE, AS WELL AS A WOMEN'S LITERARY DISCUSSION GROUP



ARCHITECTURAL FEATURES



The site is within easy access of a major trunk road, while still offering both privacy and good access to local services. The access road is surfaced so as to last a long while, with the internal oval road block being paved and having strategically placed speed restricting ramps. The road layout allows for manoeuvring static units on and off all pitches. There will be a site manager's office with good storage space and a secure refuse/recycling area.

The new design provides a 12 pitch site around an oval shaped road, with a central fenced play area, creating a safe environment for children to play where they can be seen from all 12 pitches. Close-boarded fencing will be provided between each pitch to give privacy and avoid loose debris, such as leaves, being blown across the site and into pitches. The delineation of individual pitches was regarded as a 'must', and Travellers were keen to avoid a 'no mans' land' which could encourage fly tipping.

ARCHITECTURAL FEATURES

Pitch sizes allow for the accommodation of up to three caravans, or one large static trailer plus a touring caravan to allow for travelling during the year. There are different surfaces within the pitches. Apart from the necessary concrete hard standing there will be tarmac areas and a red brick paved patio and footpath around the amenity buildings.

Each pitch will have a small garden area to the rear of the pitch where there will be a footpath access and hard standing for a shed or kennel and a position to stand a rotary line for washing. The traveller community living at this site requested this to allow for a place to hang the washing that would not impact on the look of the site from the access road.



Each pitch will have a semi-detached single story amenity building. These will be larger than those on the majority of existing sites, with a kitchen and separate lounge/dining area, plus a bathroom and storage space. The living area will look out to the front of the site to allow for views across it. To avoid the 'institutional' look of the amenity buildings on the existing site, a variety of building materials will be used.

Some will be brick built, others will be half-brick, half-weatherboarding. The material for the roof will be either plain tiled or slate. There will be hardwood domestic front doors to each amenity building. There will be a post box at the front of the pitch to allow for individual delivery of mail without a need to access the pitch.

COMMUNITY PROFILE

HOW IS THE SPACE USED BY THE COMMUNITY? WHAT DOES IT SERVE THE COMMUNITY?

The existence of the Essex Countywide Traveller Unit tells us that there is a big traveller community.

The number of traveller caravans in England have dramatically increased by 28% since 2006. Authorities in the area are working more and more with their residents to ensure they provide authorised sites in their local plans to provide the community with a home.

This site occupies vacant arable land directly off Severalls Lane, approximately 150 metres north of the A12 public highway.

At a public consultation 2004, following the relocation of the Havers Road site in Norwich, we can gain an indication to the four key concerns:

- the risks to business and the economy
- the risk of rising crime and nuisance
- the risk of overburdening the education and health provision in the area
- the risks of a failure in site management



PLAYGROUND AREA IN THE CENTRE OF THE SEVERALLS LANE SITE