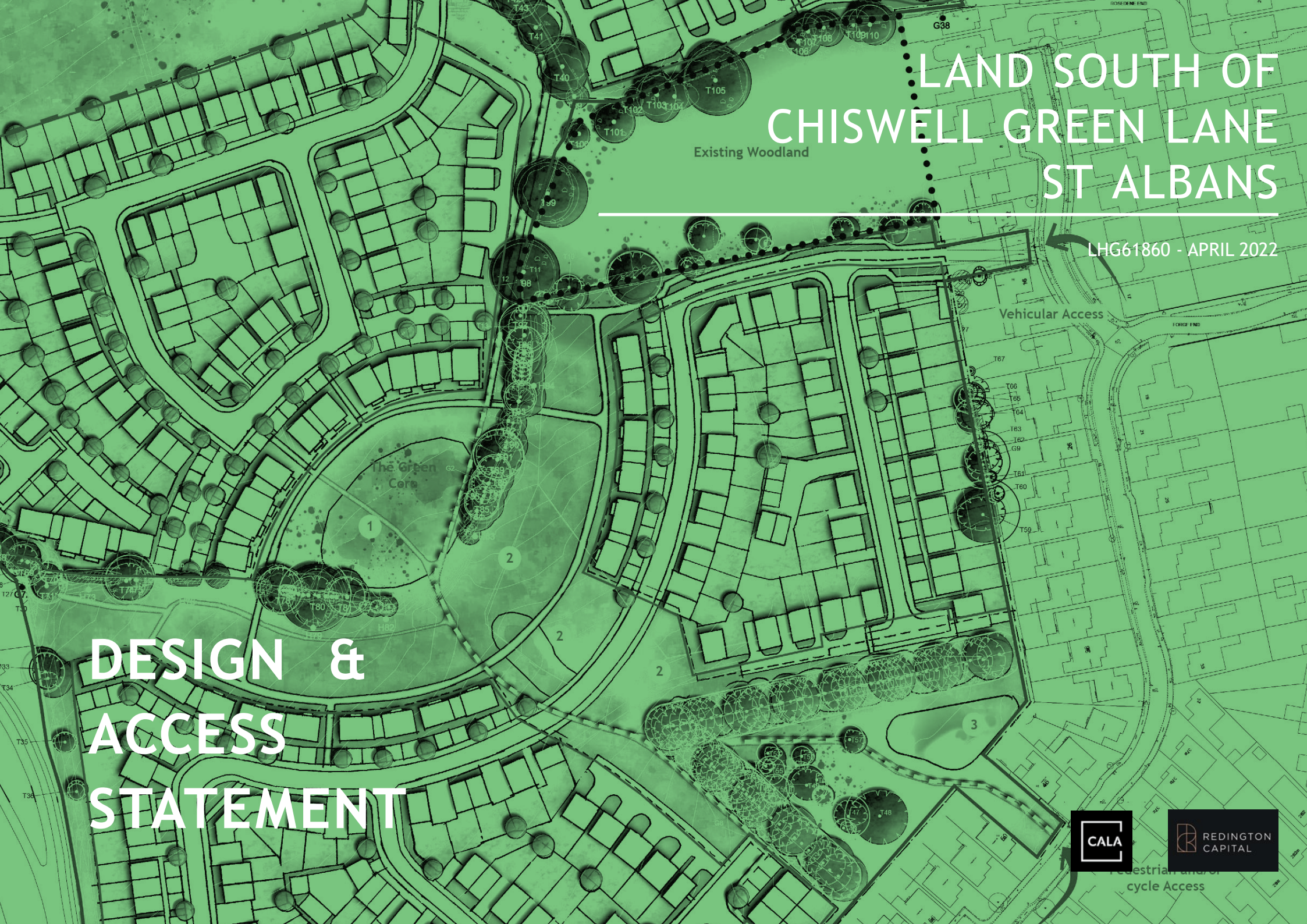




LAND SOUTH OF CHISWELL GREEN LANE ST ALBANS

LHG61860 - APRIL 2022

DESIGN & ACCESS STATEMENT



pedestrian and
cycle Access

APPROVALS

This document requires the following approvals:

VERSION	DATE	PREPARED BY	REVIEWED BY	APPROVED BY
P1	21.02.2022	CA/ES	CA/FC/EC	-
P2d	30.03.2022	CA/ES	CA/FC/EC	-
P2	04.04.2022	CA/ES	CA/FC/EC	PO’R

Signed

Dated 04.04.2022

For and on behalf of McBains Limited

History

2022.02.21_D5_P1	Issued for comments
2022.03.30_D5_P2d	Issued for comments
2022.04.04_D5_P2	Issued for Planning Approval



CONTENTS

1.0	Introduction	03
1.1	Executive Summary	04
1.2	Document Structure	06
1.3	Design Team	06
1.4	Studies	07
1.5	Key Facts	07
2.0	Site Assessment	09
2.1	Location and Description	10
2.2	Local Highway Network	12
2.3	Site Photos and Current Use	14
2.4	Local Character	18
	2.4.1 Chiswell Green Lane	19
	2.4.2 Forge End	20
	2.4.3 Hammers Gate	21
	2.4.4 Long Fallow	21
3.0	Evaluation	23
3.1	Site Constraints	24
3.2	Site Opportunities	26
3.3	Site Assessment Summary	28
4.0	Design Proposals	29
4.1	Vision	30
4.2	Design Evolution	32
4.3	Use and Amount	33
4.4	Access	33
4.5	Parameter Plans	34
	4.5.1 Land Use	34
	4.5.2 Building Heights	35
	4.5.3 Access and Movement	36
4.6	Illustrative Masterplan	37
4.7	Landscape Structure	39
4.8	Landscape and Urban Design Principles	46
5.0	Character and Appearance	47
5.1	Street Structure	48
5.2	Street Specification	49
5.3	Character Areas and Special Places	54
5.4	Drainage Strategy	61
5.5	Car Parking	62
5.6	Proposed Refuse Collection Strategy	62
5.7	Secured By Design	63
5.8	Community Consultation	63
6.0	Conclusions	65

1.0

INTRODUCTION

INTRODUCTION

1.1 EXECUTIVE SUMMARY

This document has been prepared on behalf of Alban Developments Limited and Alban Peter Pearson, CALA Homes (Chiltern) Ltd and Redington Capital Ltd, who control the Northern and the Southern parts of the site, in support of an outline planning application (with access only for determination) for the land South of Chiswell Green Lane, St Albans.

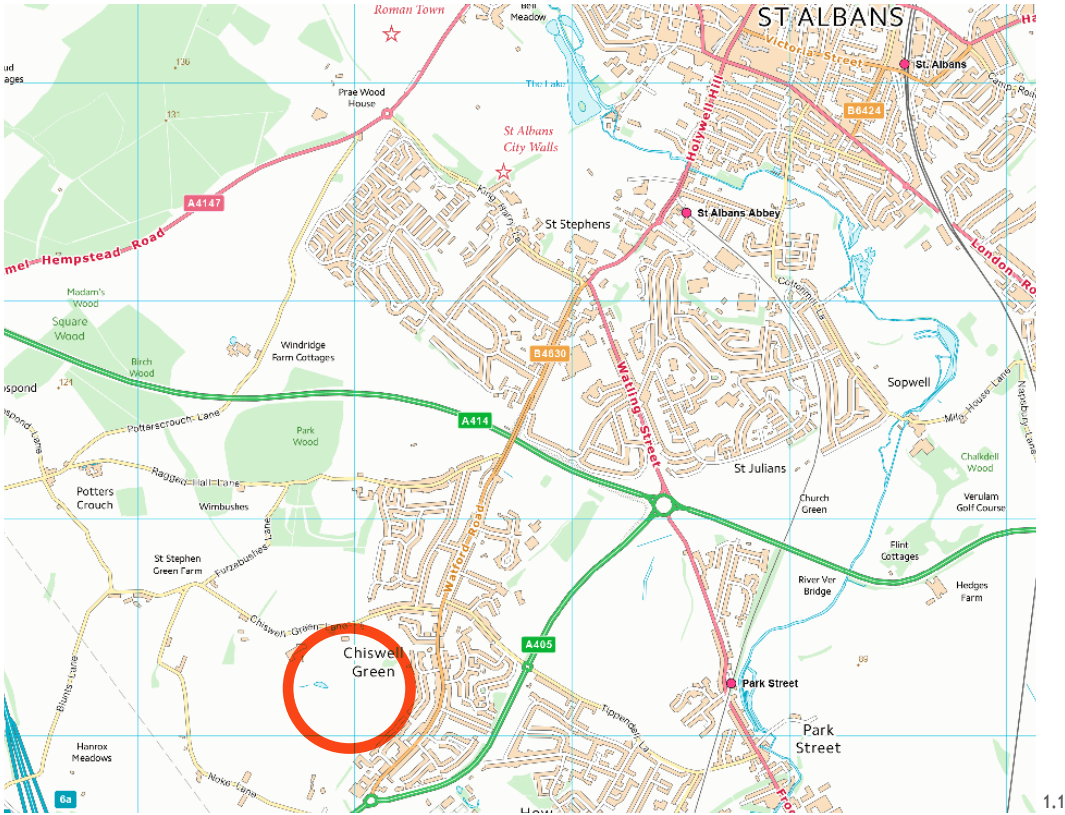
Land South of Chiswell Green Lane was identified in the withdrawn Local Plan Development Strategy (Policy S2) for St Albans City and Districts as one of the “Broad Locations” for development to contribute to address housing, infrastructure and other development needs over the period 2020 - 2036.

Although the Local Plan which identified the site as a Broad Location has been withdrawn, as it was previously recognized as a development site that would cause lease harm to the purposes of the Green Belt, there is every reason to believe that this site allocation will be retained in the new draft Local Plan when it progresses through the plan-making process towards adoption in 2025/26.

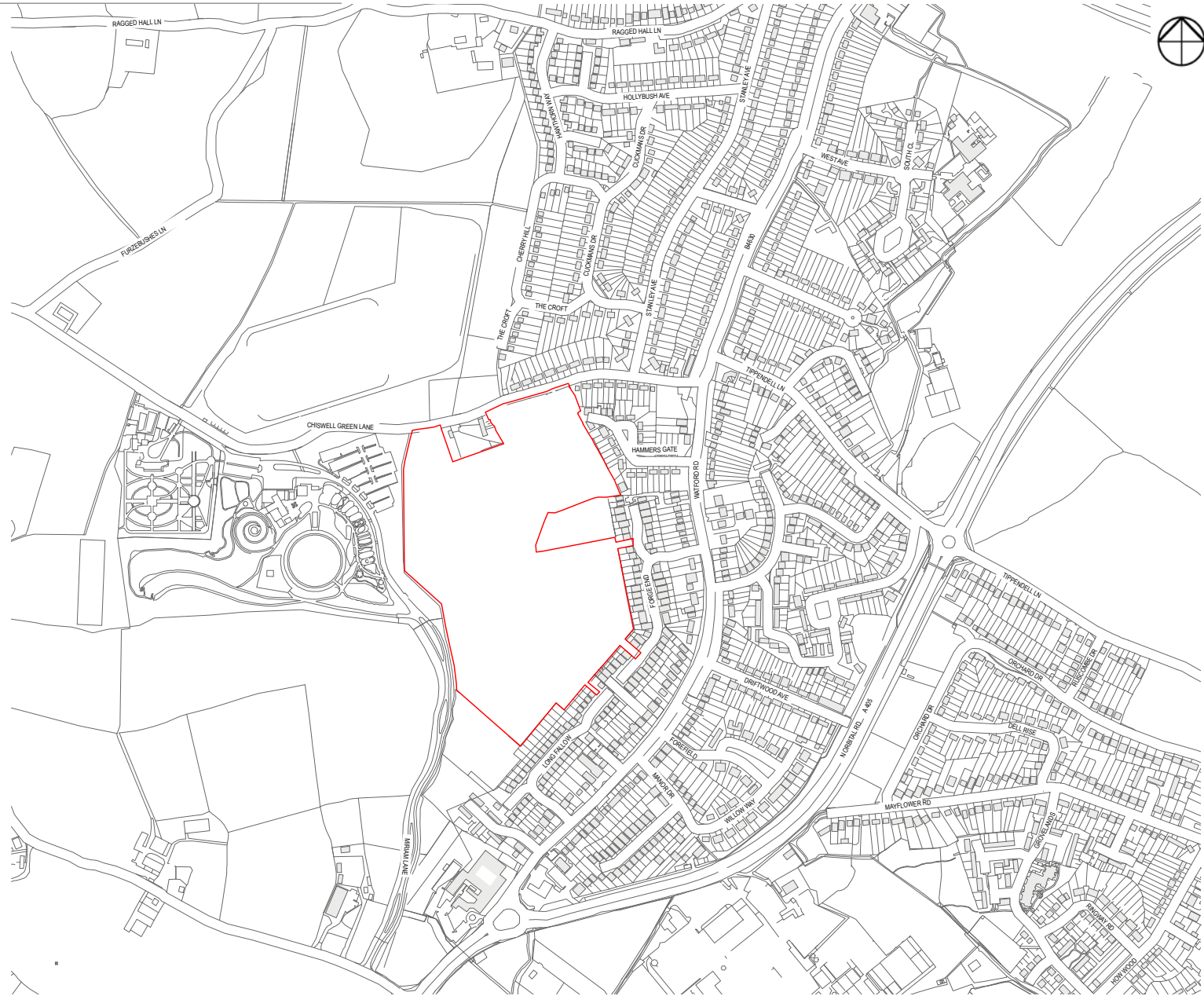
KEY:

 SITE LOCATION

1.1 Wider context (© St Albans City and District Council 2021)



SITE LOCATION PLAN



KEY:

 SITE BOUNDARY*

* The boundary is only indicative

1.2 Site location plan.

INTRODUCTION

1.2 DOCUMENT STRUCTURE

This statement has been prepared by McBains.

It is structured in accordance with the advice in Circular 1/2006 (Guidance on Changes to the Development Control System) and the good practice contained in the CABE document “Design and Access Statements”. It also takes account of the requirements of SACDC DAS Planning Advisory Leaflet on the principles of good design.

The applicants and design team prepared this application for outline planning permission, to respond to the October 2019 National Design Guide, in order to achieve high quality places and buildings.

In order to explain how the design of the scheme has evolved the statement sets out:

- The Site Assessment;
- The Evaluation of the Site, its constraints and opportunities;
- The Involvement of other stakeholders and interested parties;
- The Design Process (including factors such as quantum of development, uses, character, access and movement).

1.3 DESIGN TEAM

The scheme has been designed with the input of a team of consultants and specialists to ensure that the design process is well informed and underpinned by a thorough understanding of all relevant factors.

The team comprises:

- Barton Willmore & Carter Jonas - Planning Statement
- Barton Willmore - Landscape & Visual Impact Assessment, Green Belt Review, Landscape Strategy and Heritage Statement
- Carter Jonas - Five Year Land Supply Statement and Health Impact Assessment
- RPS - Tree Survey and Arb Impact and Air Quality Assessment, Agricultural Land Survey and Heritage Statement with Impact Assessment (archaeology).
- Glanville - Transport and Highways, Flood Risk Assessment and Drainage Strategy, Utilities and Foul Sewage.
- The Ecology Partnership - Ecological Assessment and Protected Species Surveys, Biodiversity Net Gain Assessment.
- BECG - Community Involvement.
- EFM - Education Needs Assessment.
- Cass Allen - Noise Impact Assessment.

1.4 STUDIES

Members of the design team have produced the following documents in support of the application in addition to this statement:

- Planning Statement (including Affordable Housing Statement) prepared by Barton Willmore
- Five Year Land Supply Statement prepared by Carter Jonas
- Statement of Community Involvement by BECG
- Landscape and Visual Impact Assessment prepared by Barton Willmore
- Green Belt Assessment prepared by Barton Willmore
- Socio-Economic Assessment prepared by Barton Willmore
- Education Needs Assessment prepared by EFM
- Transport Assessment and Travel Plans prepared by Glanville
- Flood Risk Assessment and Drainage Strategy prepared by Glanville
- Utilities and Foul Sewage prepared by Glanville
- Preliminary Ecological Appraisal prepared by The Ecology Partnership
- Reptile Survey Report prepared by The Ecology Partnership
- Interim Bat Survey Report prepared by The Ecology Partnership
- Ecological Impact Assessment prepared by The Ecology Partnership
- Biodiversity Net Gain Assessment prepared by The Ecology Partnership
- Tree Survey and Arboricultural Impact Assessment prepared by RPS
- Phase 1 Desk Based Assessment prepared by BRD
- Noise Assessment prepared by Cass Allen

INTRODUCTION

- Air Quality Assessment prepared by RPS
- Agricultural Land Survey prepared by RPS
- Heritage Statement prepared by Barton Willmore
- Archaeological Desk Based Assessment by RPS
- Health Impact Assessment by Carter Jonas LLP

1.5 KEY FACTS

SITE LOCATION

The Site is located adjacent to the village of Chiswell Green.

The northern boundary is formed by Chiswell Green Lane. The eastern and south-eastern boundaries are directly adjacent to the residential area of Chiswell Green with the site bordered by the gardens of the residential properties.

There is a small woodland (TPO) area to the east of the Site which is not included in the site boundary and sits between the site and residential area. Beyond the western boundary of the Site, a car park separates Miriam Lane from the western site boundary. Lying adjacent to Miriam Lane approximately 25m to the East is the site of the former ‘Butterfly World’. St. Albans Polo Club is approximately 80m northeast of the site with Chiswell Green Lane lying between the two areas.

The M1 is 1.4km to the east and meets the M25 1.5km southeast of the site. The wider surrounding area comprises residential areas to the east and agricultural land / land associated with the former Butterfly World to the west. The site does not benefit from any planning history of relevance to the current proposals.

THE SCHEME

- Demolition of existing structures ;
- Up to 391 dwellings (Use Class C3)
- The provision of land for a new 2FE Primary School;
- Open space provision and associated landscaping;
- Internal highways, parking, footpaths, cycle ways, drainage, utilities and service infrastructure; new access arrangements;
- Off site highway works including new car parking, footpath, cycle path and highway arrangement works to Chiswell Green Lane, Watford Road, Long Fallow, Forge End, and Farringford Close.

2.0

SITE ASSESSMENT

SITE ASSESSMENT

2.1 LOCATION AND DESCRIPTION

The site approximately covers an area of 14 ha and is bound by Chiswell Green Lane to the North, by the residential developments on Hammers Gate, Forge End and Long Fallow to the East. To the South Eastern there are two TPO lines of hybrid poplar and to the West the site is bound by Miriam Lane and the adjacent area which was formerly occupied by the wildlife tourist attraction Butterfly World.

The site is located on the western fringe of the village of Chiswell Green, on the outskirts of St Albans, approximately 3km to the south of the city centre. It is situated on a broadly level plateau of land at an average height of 103 m (AOD). To the South the site gently falls to approximately 84 m (AOD).



KEY:

SITE BOUNDARY*

- 1. N ORBITAL ROAD - A405
- 2. TIPPEDELL LANE
- 3. CHISWELL GREEN LANE
- 4. FORGE END
- 5. LONG FALLOW
- 6. ROYAL ENTOMOLOGICAL SOCIETY
- 7. HAMMERS GATE
- 8. WATFORD ROAD B4630

* The boundary is only indicative.

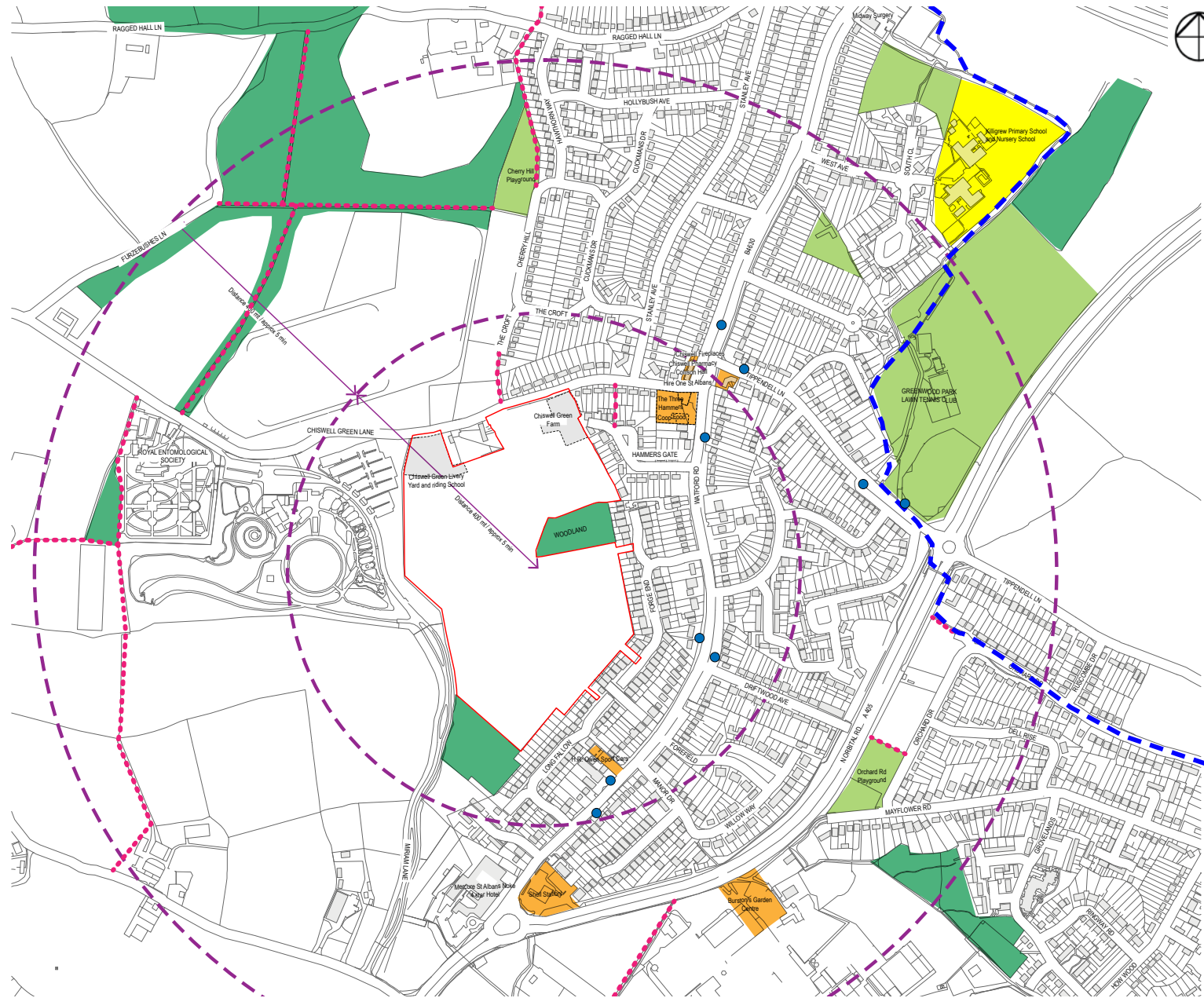
2.1 Aerial view of the site (source ©Google Earth).

The site is in close relationship with the heart of Chiswell Green which is within walking distance and includes facilities like Co-op Food, The Three Hammers pub (Grade II listed pub), some deliveries/takeaways and Chiswell Pharmacy.

The site could be potentially accessed via Chiswell Green Lane and Forge End.

2.1

SITE ASSESSMENT



KEY:

SITE BOUNDARY*

PROW

NATIONAL CYCLEWAY

WALKING DISTANCE
400MT-5MIN

EXISTING BUS STOP

RETAIL AREA

GREEN SPACE

SCHOOL

* The boundary is only indicative.

2.2 Context Analysis diagram.

SITE ASSESSMENT

2.2 LOCAL HIGHWAYS NETWORK

The immediate road network in the proximity of the site is governed by B4630 Watford Road. This single carriageway road links the A405 to the south with Chiswell Green and crosses the A414 on the outskirts of St Albans.

The B4630 Watford Road is subject to a 30mph speed limit, has frontage access to individual residential properties and forms junctions with side streets leading to pockets of residential development.

To the south, the B4630 Watford Road joins the A405, a dual carriageway also locally known as North Orbital Road providing links to the M25 and M1 approximately 2km southwest of the site.

To the north the A405 meets the A414, which is a dual carriageway that bypasses St Albans to its south and links Hemel Hempstead to the northwest with Hatfield to the northeast.

Two side streets off Watford Road are Forge End and Long Fallow. Both roads are generally 5.5m wide with 2m foot ways on both sides of the carriageway, are lit and subject to a 30mph speed limit.



A. ROUNDABOUT BETWEEN WATFORD ROAD AND CHISWELL GREEN.
B. FORGE END.
C. CHISWELL GREEN LANE.
D. CHISWELL GREEN LANE.

2.3 Photos of main roads.



A



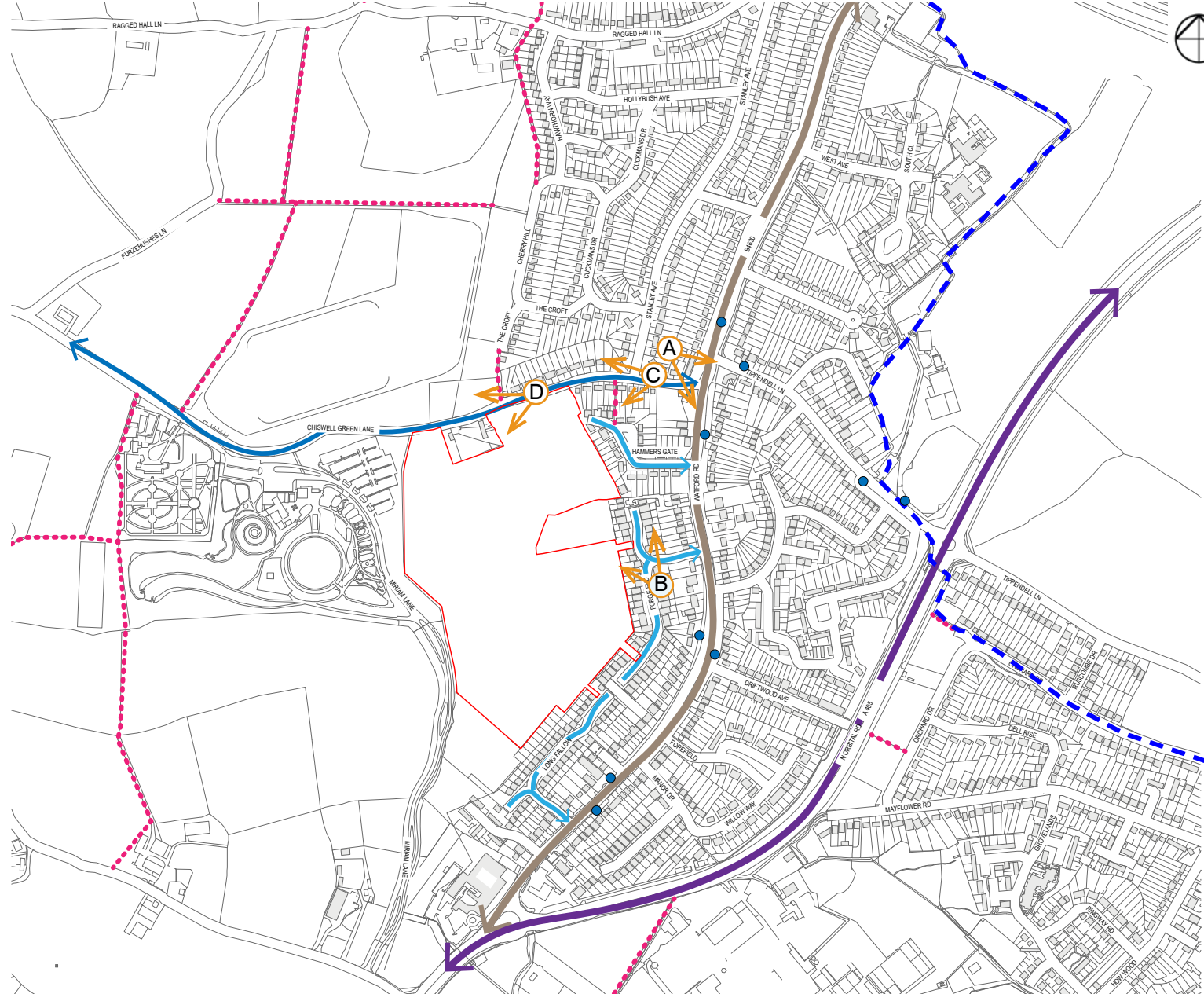
B



C

D

SITE ASSESSMENT



- KEY:
- SITE BOUNDARY*
 - PROW
 - NATIONAL CYCLEWAY
 - TRUNK ROAD
 - PRIMARY ROAD
 - SECONDARY ROAD
 - TERTIARY ROAD
 - EXISTING BUS STOP

* The boundary is only indicative.

2.4 Existing vehicular movement diagram.

2.3 SITE PHOTOS AND CURRENT USE

The site comprises an area of four fields separated by tree lines, hedgerows and block of protected deciduous woodland in the centre and in the southwest which are both not included in the site boundary.

Fields in the North of the site are intensively grazed by horses and several stable buildings are present in the north-east and west corners.

In the north-west corner sits Chiswell Green livery yard and Riding school, a family run centre offering horse riding lessons to all abilities of riders.

The fields in the South mostly comprise grassland in the east, and hay/silage grassland in the west. Two TPO lines of hybrid poplar in the south of the site bound a small triangle of scattered scrub, trees and grassland, along with several disused modular welfare units and containers.

Along the eastern boundary is Forge End. This is a residential cul-de-sac, around 5.5m wide, which connects to Watford Road via a priority T-junction, around 270m south of the Chiswell Green Lane junction. To the south-east of the site is Long Fallow, which is a second 6.3m wide cul-de-sac. On the approach to Watford Road, this road is 6.3m wide but it narrows down to 5.5m within the cul-de-sac.



2.5

KEY:

SITE BOUNDARY*

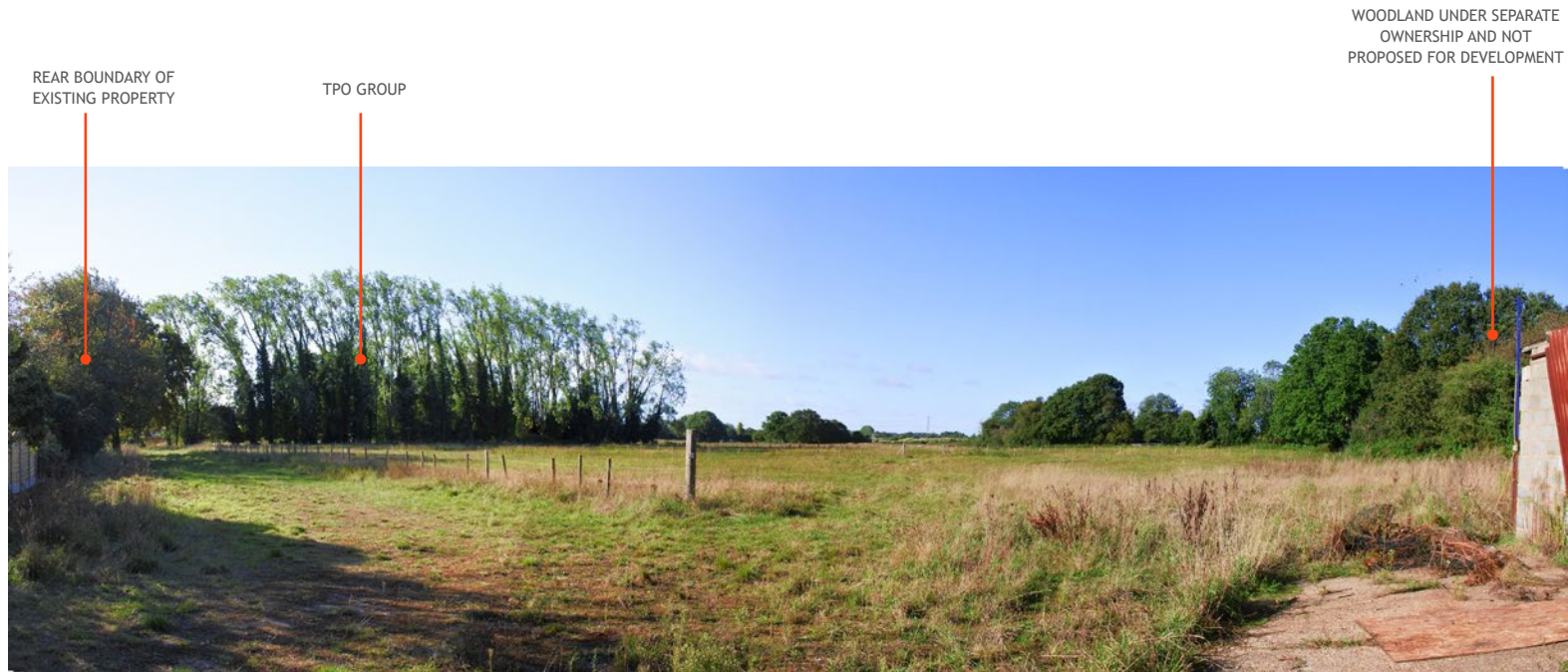
- 1. WATFORD ROAD B4630.
- 2. CHISWELL GREEN LANE.
- 3. HAMMERS GATE.
- 4. FORGE END.
- 5. LONG FALLOW.

* The boundary is only indicative.

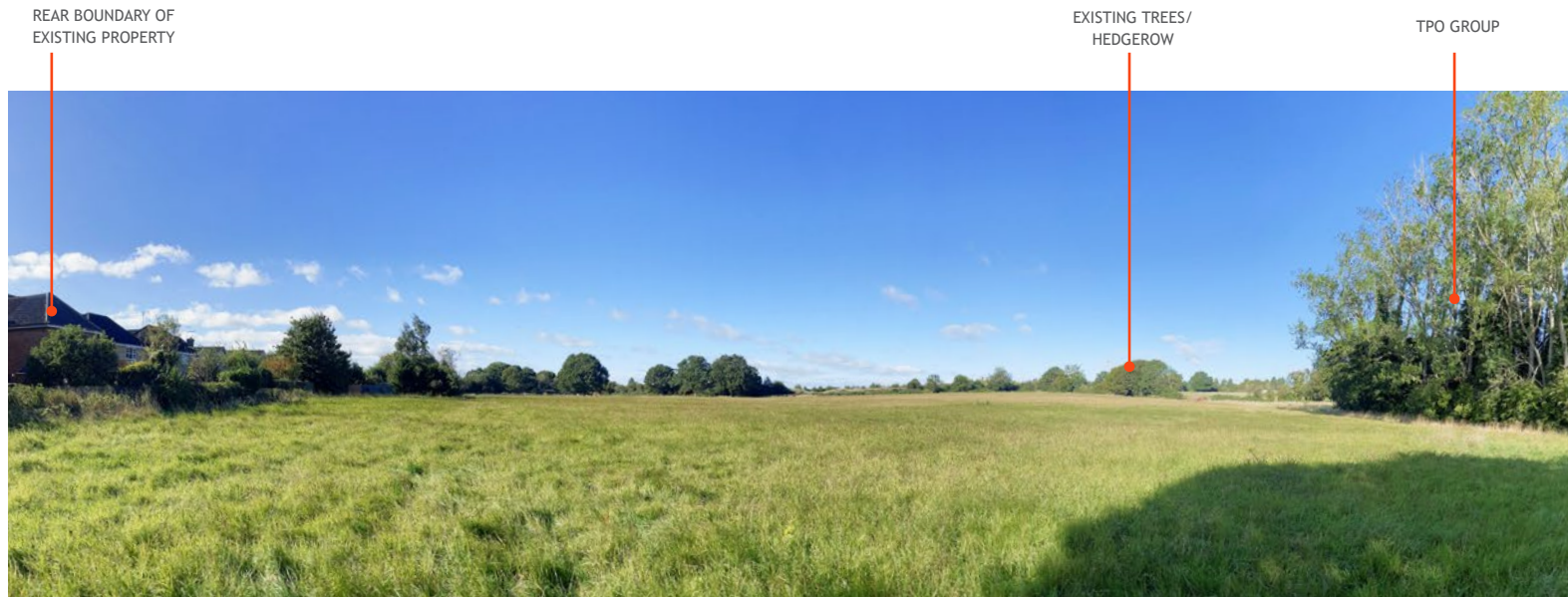


E

2.5 Site location key.



F



G

2.6 2.6 Photos of the site.

SITE ASSESSMENT



KEY:

 SITE BOUNDARY*

* The boundary is only indicative.

2.7 Site Location key photos (source © Google Earth).



SITE ASSESSMENT

2.4 LOCAL CHARACTER

Within the existing development adjoining the site, four main general characters can be identified:

CHISWELL GREEN

Chiswell Green is located between St Albans and the M25, a primarily residential settlement with a good range of local amenities.

The name ‘Chiswell’ is derived from ‘chisel’, used in place names for gravel or shingle. Chiswell Green has been a popular excavation site throughout the centuries and many interesting historic artefacts have been unearthed here: dug up soil formations have offered evidence of ancient quarrying methods, e.g. depressions in St Julian’s Wood/Greenwood Park are demonstrated to be remains of a quarry.

Chiswell Green offers many local services, including a medical centre, dental surgery and a pharmacy. There is also a Co-op store, restaurants, takeaways, bakeries, a 24-hour Starbucks, a Shell petrol station, a post office and the Noke hotel, located on Watford Road, which is a 110-bedroom hotel with a restaurant, pool, leisure club and six meeting rooms.

Furthermore, The Three Hammers pub which is a Grade II listed building, providing a characterful period setting, a distinctive landmark strategically located at the beginning of Chiswell Green Lane which starts here with varied and spacious street-scape by serving residential development subject to a 30mph speed limit. But once it overcomes the northern edge of the Site though, Chiswell Green Lane narrows and becomes more rural in nature with hedgerows on either side of the carriageway.

KEY:

SITE BOUNDARY*

- 1. CHISWELL GREEN LANE.
- 2. FORGE END.
- 3. HAMMERS GATE.
- 4. LONG FALLOW.

* The boundary is only indicative.

2.9 Character areas Analysis.



2.9

2.4.1 CHISWELL GREEN LANE

The Chiswell Green Lane settlement mainly comprises of detached and semidetached houses in addition to bungalows which are predominantly located on the northern side of the road.

Generally, dwellings along the first part of Chiswell Green Lane are set back from the road behind generous front gardens and well managed hedges.



2.10



4



1



2



3



5



6

2.10 Site Location key photos.

2.11 Photos of the site.

SITE ASSESSMENT



KEY:

SITE BOUNDARY*

* The boundary is only indicative.

2.12 Site Location key photos.

2.13 Photos of Forge End.

2.4.2 FORGE END

The development located along Forge End consists of 2/2.5 storey detached dwellings plotted in a traditional arrangement and with a generous setback from the road. The main material is brick but this is often combined with timber boarding, flint, tile hanging and a variety of eave details.



2.4.3 HAMMERS GATE

Hammers Gate is a cul-de-sac formed around a pleasant green area. The development is mostly comprised of smaller two storey semidetached houses with a generous setback from the road. The material palette in this area is predominantly brick.



2.4.4 LONG FALLOW

Long Fallow is a cul-de-sac characterised by mostly brick faced 2/2.5 storey front gabled detached family homes.



2.14 Site Location key photos.

2.15 Photos of Hammers Gate.

3.0

EVALUATION

3.1 SITE CONSTRAINTS

The following constraints for the development of the site have identified in the adjacent diagram and categorized as follows:

- Presence of TPOs and other trees considered of high arboricultural and landscape value as both RPA and canopies have to be taken into account within the layout design of the development.
- Presence of existing native shrubs / scrub around the edge of the site and in the central area.
- Ensuring the best possible interface between existing residential rear garden boundaries around and partially enclosed by the site.
- Ensuring safe pedestrian and cycle circulation and access to the site from Chiswell Green Lane, Forge End and Long Fallow.
- Integrating the scheme with neighbouring area both physically and socially in terms of accesses, amenities and character.
- The site topography requires the development to be designed sensitively to the levels change which is more evident in the Southern Parcel.

