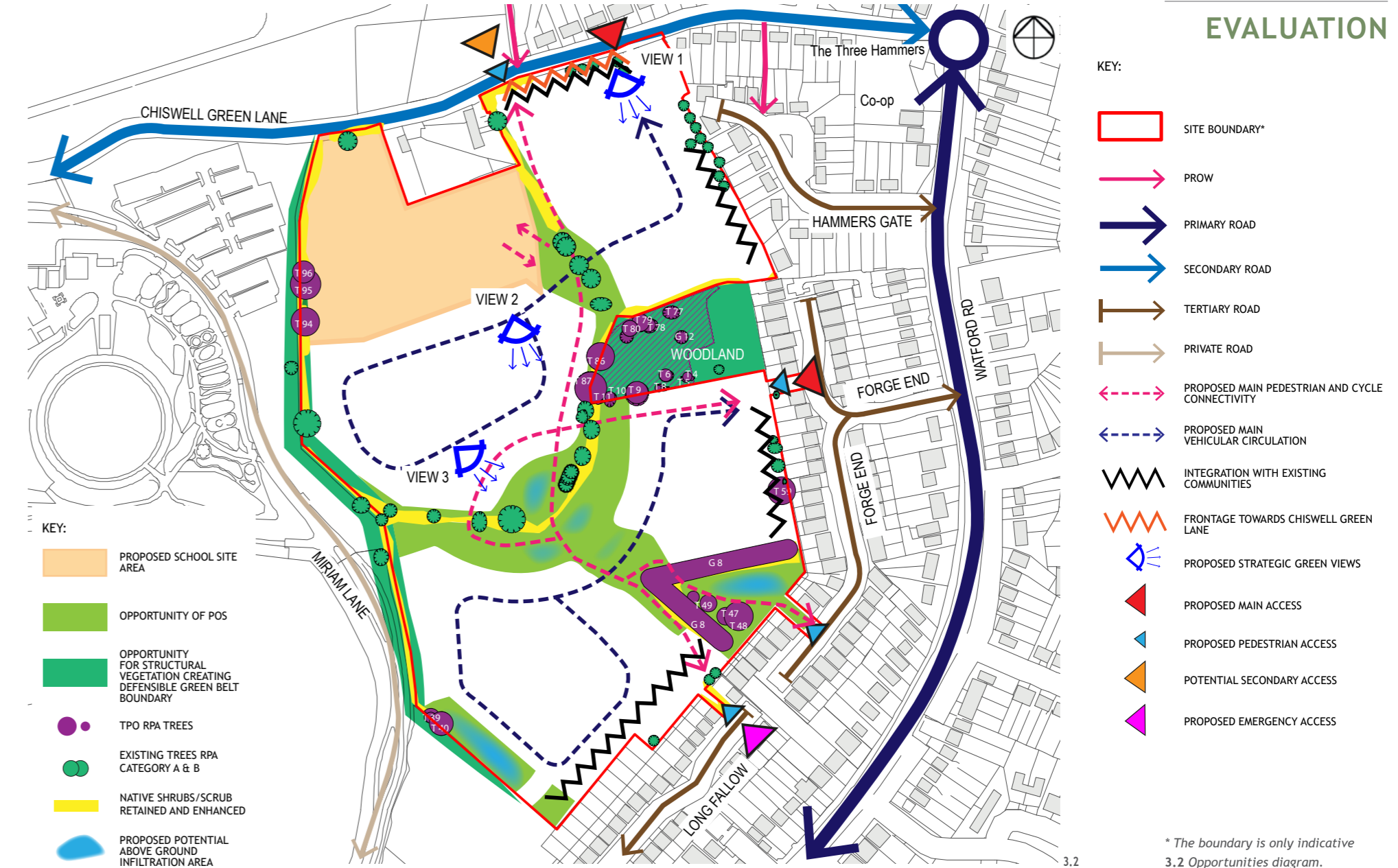


### 3.2 SITE OPPORTUNITIES

The following opportunities for the development of the site have been identified in the adjacent diagram:

- The site is well enclosed by surrounding development and landscaping.
- Site accessibility to the Northern and Southern parts of the site in order to distribute the traffic as evenly as possible.
- Retention of tree and landscape features as a priority for the development
- New woodland and hedgerow planting would help integrate the built structures within the local landscape character.
- Identification of a suitable location within the site for the 2FE primary school, in order to achieve the most appropriate siting for the new building, parking and play fields.
- Integration of attenuation features.
- Delivery of a mix of much needed good quality affordable and market residential accommodation that helps meet the housing need of St Albans City and District.
- Provision a new central green hub to act as a key feature of the proposed scheme.
- Provision of open space on site in response to Policy 70.
- Opportunity to generate green links between the development and the village of Chiswell Green by also extending the network of public open spaces and existing pedestrian connections through a dedicated cyclist and pedestrian route which will run through the site from North to South.
- Integration of sustainable urban drainage features (SUDS).
- Potential to use the area defined by a V shape of mature poplar trees as a community amenity area.
- Provision of development that will positively address and face out onto the distinctive site frontages and POS.
- Provision of marker/focal buildings to encourage legibility and way finding within and around the site.
- Potential to Integrate a bus route via Chiswell Green Lane and within the northern part of the site.
- Views towards the Woodland enhanced by the existing gentle level change from the north to the south
- Opportunity to enhance structural vegetation along the site boundary western edge.



### 3.3 SITE ASSESSMENT SUMMARY

The following summary identifies the key issues to be considered in the creation of a deliverable vision for the Land to the South of Chiswell Green Lane:

- The Site benefits from being in a well enclosed position as naturally protected by existing landscape features which drives and dictate the way this area can be designed and master planned.
- Advantage can be taken also from the topography to create interesting views to and from the TPO woodland and the Green Core at the site centre.
- The new central focus could accommodate flexibly designed community spaces.
- Not being just the logical extension of Chiswell Green village and its residential area to the South, this new community and development should be able to encourage local residents to walk and cycle through it along well defined routes, to enjoy the public open space

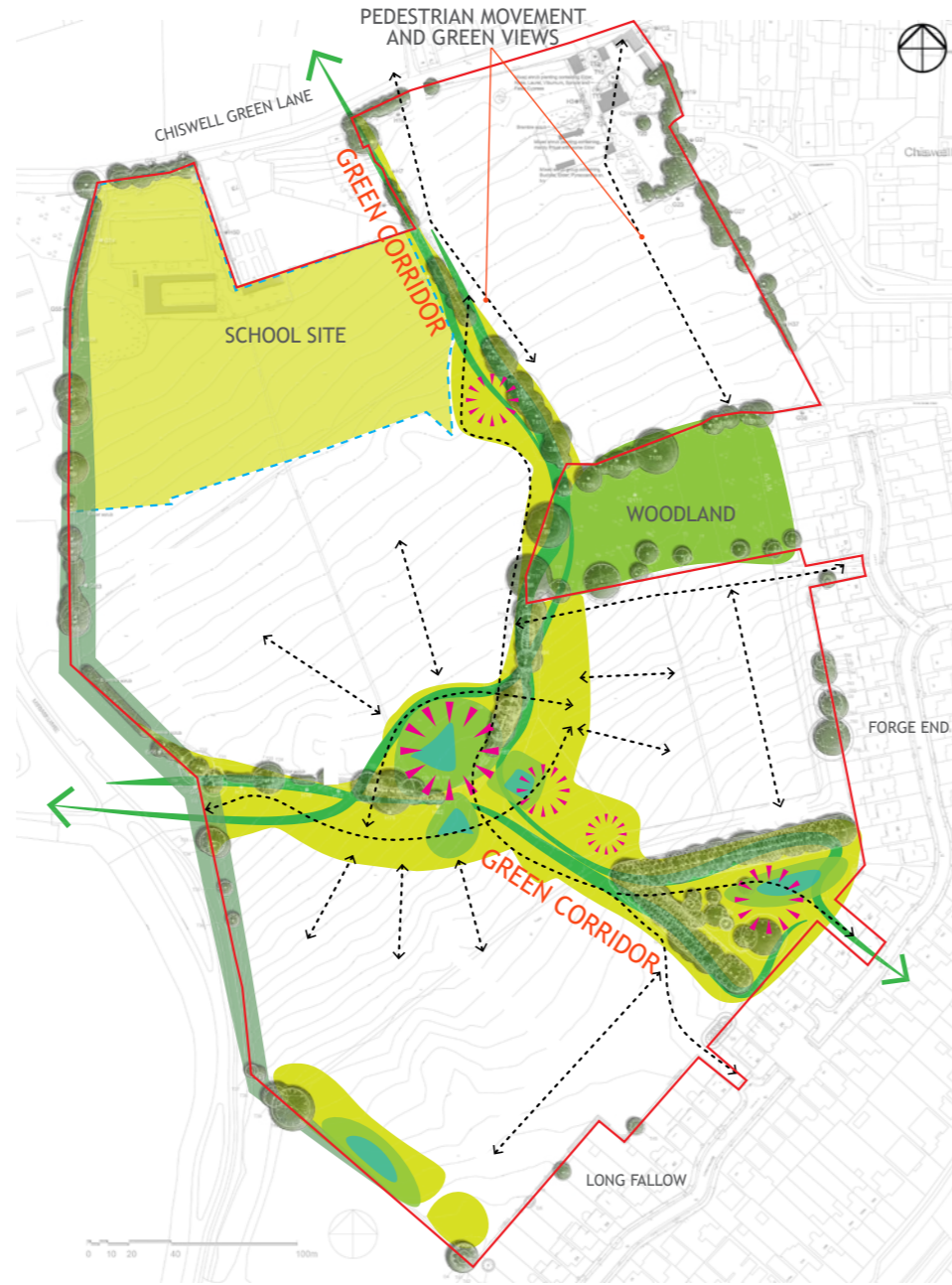
4.1 VISION

The Vision for the land West of Chiswell Green responds positively to the surrounding area and the site constraints in particular by integrating existing and new landscape features which provide the greatest opportunity to deliver a high-quality environment for new homes and a new School, with improved connections and access to the site.

- **Connected Communities.** The site's location and offsite connections offers the potential to bring together the new residents with existing communities of adjoining residential areas around a green core at the heart of the scheme. A network of "off street" green routes with foot and cycle connections through the site will provide access for the enlarged community for recreation and play, whilst offering links to the wider network.
- **Views to the Woodland and the Green Core.** As the Northern part of the site is located higher than the Southern, the gentle level change provides an opportunity to positively respond to the topography and provide visual green connections throughout the site.
- **Green Feel.** Incorporating retained trees and hedgerows and introducing new planting will create a green character across the site. New landscaping features will define streets and space, frame attractive views and help to define the different characters of the site.
- **New Homes for All.** A variety of housing types are to be included in the masterplan to provide a range of homes that will readily meet market demand, and therefore rapidly contribute to housing need in this sector.

■ SITE BOUNDARY\*  
 \* The boundary is only indicative

4.1 Landscape structure.  
 4.2 Development areas.  
 4.3 Movement strategy.



4.1



4.2



4.3

4.2 DESIGN EVOLUTION

The scheme has evolved through a process of design development influenced by technical analysis and pre application advice.

As these assessments have been undertaken and in order to address constraints and opportunities, the scheme has changed with it.



4.4 Concept Masterplan SK01.  
4.5 Concept Masterplan DR 210.

The illustrative site layout demonstrates that the quantum of 391 homes can be accommodated within a well designed development, providing for a framework of green infrastructure and open space.



4.3 USE & AMOUNT

The following tables summarise the amount of proposed development.

Land Use	Maximum Units / hectares / floorspace in sqm
Zone for proposed residential build development (use Class C3)	391 units
Land to enable HCC to construct a 2FE Primary School	2,03 hectares

HOUSING MIX

The scheme will deliver 40% affordable housing provided on site, in a precise mix to be agreed at the reserved matters design stage, an indicative mix is as follows:

Indicative Affordable Housing Mix		
Accommodation Mix	Owned and Private Rent	Affordable
1 Bed (2p)	0	46
2 Bed	10	61
3 Bed	131	45
4 Bed	58	4
5 + Bed	36	0
Total Mix	235	156
	391	

4.4. ACCESS

The development will be split into two residential parcels separated by a Green Core at its centre. It is currently proposed to provide three vehicular accesses into the site. Two of these will be on Chiswell Green Lane and will predominantly serve the northern parcel residential development and the future primary school.

The access to the southern parcel will connect with the northern end of the existing Forge End cul-de-sac which in turn will provide access to Watford Road. A secondary pedestrian/cycle/emergency access will be provided on Long Fallow.

It is not proposed to provide a vehicular through link between the two land parcels, but there would be pedestrian and cycle permeability and an emergency link.

It is considered that the lack of a through link will not inhibit the permeability of the site by sustainable modes and will not impede the provision of improved bus accessibility for the wider site through the provision of a bus route within the northern parcel.

The provision of two separate land parcels would enable development traffic to be better distributed across the local road network without being focussed on a single link or junction thereby minimising the impact on the local community.

# DESIGN PROPOSALS

## 4.5 PARAMETER PLANS

The illustrative masterplan recognises accessibility as one of the core concepts in the design approach.

The layout is structured to provide a clear and legible movement network and designed around a clear street hierarchy, a mix of opens spaces and associated variety of residential building typologies and sizes.

The scheme is based on delivering a predominantly housing based scheme which imposes a natural limit on storey heights. As the parameter plans both land use and building height, show, there is not a dramatic range or variation in height of buildings proposed, which will generally be from 2 to 3 storey.

The key is how these domestic forms are used to help create or reinforce character and assist with place making.

- Key - Land Use**
- Site boundary
  - Land for a new Primary School (Up to 2 FE)
  - Residential Use (Up to 391 dwellings) - to include roads, parking and associated infrastructure and incidental areas of open space\*
  - Green Infrastructure - to include Public Open and Amenity Space, Children's Play Areas, Landscaping and Ecological Enhancement Works, footpaths, cycleways, drainage, utilities and service infrastructure. Green Infrastructure may also be crossed by roads
1. Children Play Areas (i.e. LEAP, LAP)
  2. General Amenity Areas
- \* Development Cells can deviate by up to 10m upon detailed design

\* The boundary is only indicative

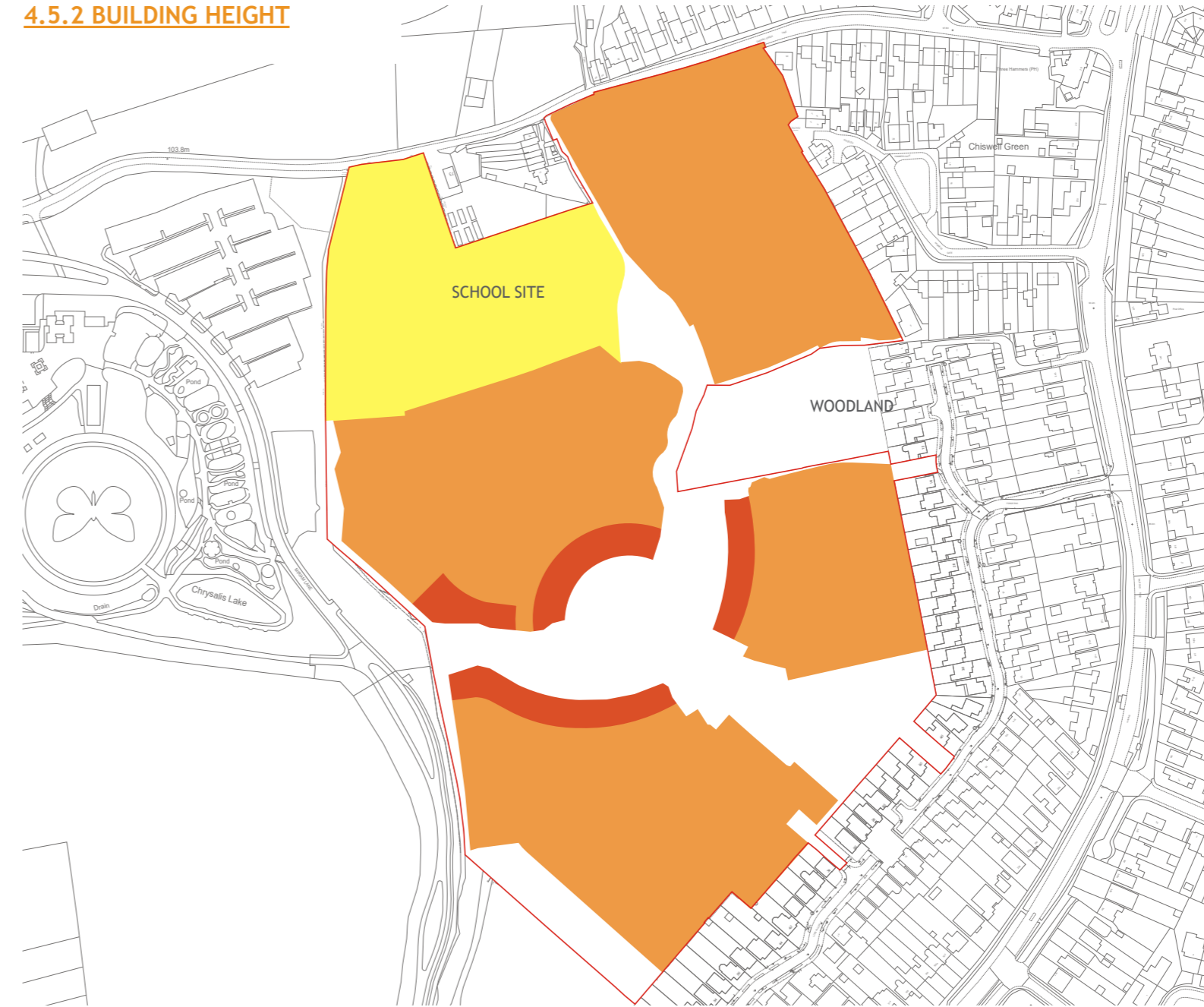
4.6 Land Use diagram.

### 4.5.1 LAND USE



4.6

### 4.5.2 BUILDING HEIGHT



4.7

# DESIGN PROPOSALS

- Key - Building Heights**
- Site boundary
  - School Site ( maximum height 15.5 m )
  - Up to 2.5 Storey\* ( maximum height 10.5 m )
  - Up to 3 Storey\* ( maximum height 12.8 m )

\* The max ridge heights are taken from FFL to ridge and are subject to construction tolerances of up to circa +/- 1m from approved FFL. Approved FFL is based on finalised ground level agreed at the Reserved Matters Stage and may require construction tolerance of +/- 2m from AOD

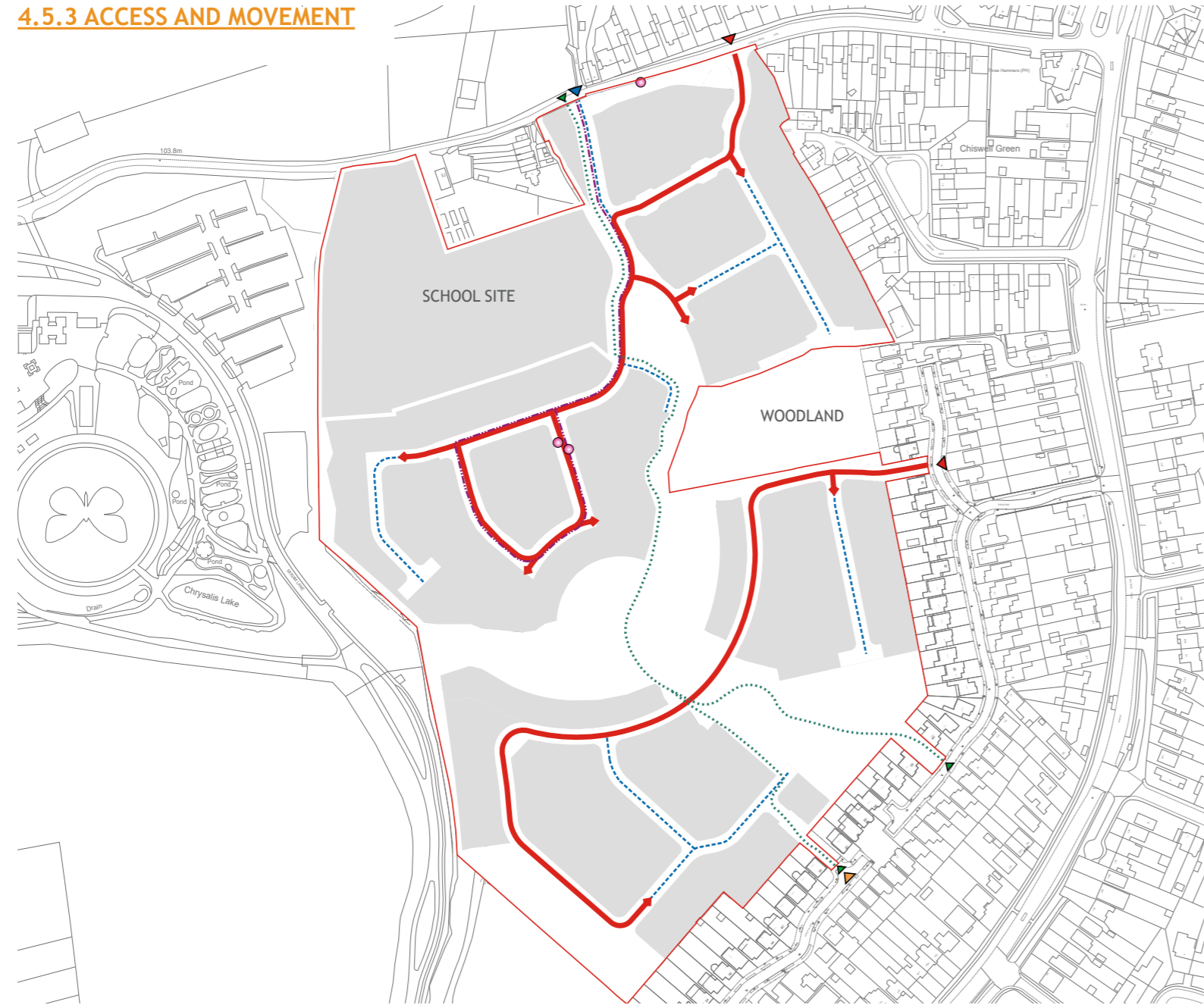
\* The boundary is only indicative

4.7 Building heights diagram.

4.5.3 ACCESS AND MOVEMENT

- Key - Access and Movement
- Site boundary
  - Indicative Primary Road
  - Indicative Secondary Road
  - Indicative Shared Main Pedestrian and/or Cycle Link
  - Potential Bus Route
  - Potential Bus Stop Location
  - Main Vehicular Access
  - Secondary Access
  - Pedestrian Access/Cycle
  - Emergency Access

\* The boundary is only indicative



4.8 Access and Movement diagram.

4.6 ILLUSTRATIVE MASTERPLAN

The site analysis has informed our approach to develop the masterplan scheme, which we believe can host a legible, high quality and well-connected community, successfully integrated with existing neighbourhoods of Chiswell Green Lane, Forge End and Long Fallow. The key criteria for the proposal will be:

- To establish a new community green core at the centre of the site as focal point which also is visually connected to the protected existing landscaping features.
- To create new “off street” green routes with foot and cycle connections through the site, linking to wider network beyond the site.
- To create places which really deliver for people and wildlife, maximising the retention of trees and hedges by integrating them into the layout, framing the new settlement.
- To incorporate Sustainable Urban Drainage Features (SUDS).
- To set a design framework defined by distinctive characters, responding to the site and the surrounding neighbourhood.
- To provide a generally permeable layout, with some internal non-through routes (vehicular), but allowing foot/cycle connectivity within the site and towards the adjoining developments.



KEY:

- 1. DRAINAGE STRATEGY: SUDS / SWALE
- 2. CHILDREN PLAY AREAS
- 3. GENERAL AMENITIES AREAS

4.9 Illustrative Masterplan.