



# SMALLFORD WORKS ST ALBANS

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## DESIGN AND ACCESS STATEMENT

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**TURNER**





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# 1.0 INTRODUCTION



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## 1.1 PROJECT OVERVIEW + BRIEF

The following report has been prepared by Turner on behalf of Stackbourne Limited as part of the Outline Planning Application for the proposal at Smallford Works, St Albans. It demonstrates the approach to the initial design concept to create a high quality residential community.

The proposed development takes a design-led approach and provides 100 new homes offering a range of different types of accommodation from 1 bed apartments through to 4 bedroom detached houses, with 40% of the housing proposed being affordable housing.

The proposed buildings comprise 2 storeys and are set within a strong landscape structure which respects and responds to the surrounding context and the associated opportunities for connectivity.



Aerial view of the site in its Colney Heath context



## 1.2 OBJECTIVES + VISION

The proposed development offers the opportunity of home ownership for a wide spectrum of local people, delivering much needed affordable homes whilst generating additional income for the Council to improve infrastructure and community facilities in the local area.

Stackbourne Ltd.'s vision for this land holding, accessed off Smallford Lane, St Albans, has been driven by the need to deliver an appropriate residential development strategy which would be seen as a long-term, logical and fully integrated part of the community of Colney Heath.

This development strategy has been formulated following extensive research undertaken on behalf of Stackbourne Ltd. with the resultant proposals formulated to make maximum use of the site and its accessible location whilst acknowledging the key constraints across the area.

Full consideration has been given to the views of the local community and its representatives as full public consultation exercises and exhibitions were mounted in July and October 2019.

Important issues raised during the process have helped inform the current Outline Masterplan as well as the supporting information contained in this statement. As a result, 'local' knowledge has played an important role in the design process as sensitive issues brought up during the consultation and pre-application processes have been taken on board by the project team to help deliver an acceptable yet innovative and exciting opportunity for this land holding.

The new urban form has been planned to create a high-quality community with a range of dwellings offered in an integrated neighbourhood set in the context of Colney Heath. The development will reflect local identity with building styles promoting an organic extension of Sleapshyde, with an appropriate scale and density.

At the heart of our proposals will be high quality landscaping, usable public open

spaces and pedestrian links through the site. The sense of integration will be completed by the introduction of a new green network, which will not only open up access across the main part of the land holding, but also provide potential linkages to the wider context.

This will all be set in the context of a mature tree structure which will be enhanced with new woodland and formal tree planting introduced to add to the overall 'sense of place' that already exists.

The vision for this land holding will therefore promote:

- a design-led solution tailored to meet the characteristics of the site and thereby minimising ground modelling and any direct impacts on valuable natural and cultural resources
- an extended settlement form, building on the distinct historical identity of Sleapshyde
- the protection, restoration and enhancement of key landscape features across the extended land holding, setting the context to a landscape masterplan for the site thereby ensuring the full integration of the development proposals into the wider setting
- 100 new homes in a design-led solution tailored to provide a range of house types to reflect the demand for housing in the district.

### 1.3 THE TEAM

#### STACKBOURNE LIMITED - CLIENT

Stackbourne Ltd is a private property company based locally in Amersham, who have owned Smallford Works for nearly 40 years.

#### TURNER - MASTERPLANNING

Turner was established in 2001 and comprises a team of 130 architects, urban designers, interior designers and graphic designers. With studios in London and Sydney, our portfolio is international in scope. Turner's projects include urban design and master planning, social and affordable housing, apartments and houses, student accommodation, seniors living, workplace, showroom, industrial, public buildings, hospitality and increasingly, hybrid combinations of these typologies. Our projects reflect the diversity of their situations while being underpinned by a familial approach to process and the knitting together of a refined urban fabric.

#### CARTER JONAS - PLANNING CONSULTANTS

Carter Jonas (CJ) is a multi-disciplinary consultancy that is a split across four divisions: Rural, Residential, Commercial and Planning & Development (P&D). CJ has 33 offices across the UK with 789 staff.

#### UBU DESIGN - LANDSCAPE ARCHITECTS

UBU Design Ltd is an innovative, design led Landscape Architecture and Urban Design practice. They create landscapes that are efficient and elegant, robust and sustainable. Their considered and creative approach to design incorporates a detailed exploration of the unique environment, especially understanding the social and economic relationships between people and places, and this informs our schemes both large and small.

#### PELL FRISCHMANN (TRANSPORT CONSULTANT)

Pell Frischmann is one of the UK's larger engineering practices, offering multi-disciplinary services associated with the built environment. They work with Highways England via the Special Projects and Technical Services Framework which has allowed them to be at the forefront of initiatives to improve the Highway.

#### SJA TREES - ARBORICULTURAL CONSULTANTS

SJA trees is an arboricultural planning consultancy based in Tadworth, Surrey. They provide a full range of arboricultural consultancy services specialising in trees in the planning and development system and arboricultural problem solving. They are more than just arboricultural surveyors: they base their assessments on the National Planning Policy Framework (NPPF) and on local planning policies, rather than exclusively on British Standard 5837. They understand the constraints that trees impose on architects, master planners, highway engineers and surface water engineers; and work pro-actively and effectively with all members of the design teams.

#### RMA ENVIRONMENTAL - ENVIRONMENTAL CONSULTANT

RMA are an independent environmental consultancy that provide Environmental Services. Specialising in environmental planning and EIA. Their key areas of specialism include the co-ordination of environmental impact assessments, environmental planning support. Their understanding of the planning process allows us to provide bespoke technical advice on environmental issues on new development projects.

# Carter Jonas

## TURNER

## ubu design

## Pell Frischmann

Consulting Engineers

## SJA

trees

ARBORICULTURAL PLANNING CONSULTANTS

## RMA

ENVIRONMENTAL







