

4.0 THE PROPOSAL

4.1 THE MASTERPLAN

4.1.1 SITE PLAN

The proposals have therefore evolved significantly from the initial concepts presented by the project team and that formed the basis of the applicant's initial representations to the Council.

The proposed masterplan results in a compact nucleated type of development with a 'hard vegetative edge' treatment to obscure the site from its surroundings.

Summary of the key elements of the masterplan are as follows:

1. new primary main vehicular entrance off Smallford Lane (approved) with right turn in the widened road
2. Informal pedestrian crossing in road
3. secondary Pedestrian/cyclist entrance
4. the 'Village Green' and Play Area
5. Loop Road
6. 'Green Lane'
7. Cul-de-sac mews
8. retained and enhanced trees
9. new pedestrian pavement adjacent Smallford Lane.



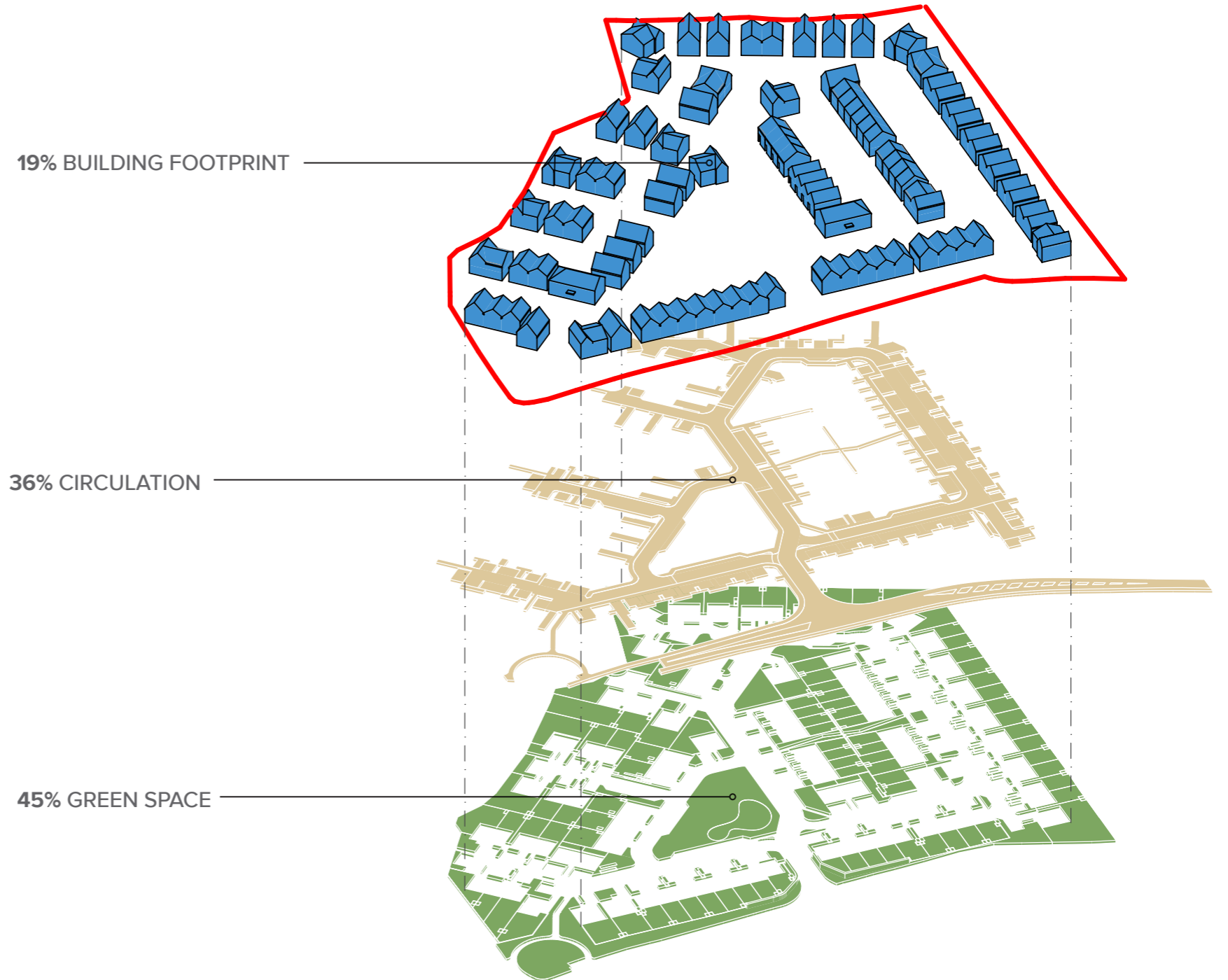
4.1.1 SITE PLAN

The key objective of the strategy for the redevelopment of the project site has been to deliver a new neighbourhood which will be seen to fully integrate into the wider Sleafshyde settlement form.

To deliver this vision the Concept Masterplan has been designed around a network of open spaces and private gardens with a central neighbourhood green forming the focus for community activity. Connectivity with the wider community has been embraced in the masterplanning process.

A strong sense of openness will be evident as the neighbourhood green will be seen framed by the new residential elements with the mature treescape forming the backdrop to the building forms.

The detailed design of the new buildings will come forward at a later stage, however, it is considered that to help ensure the delivery of a new fully integrated community the design should be seen to draw upon the key characteristics of the Sleafshyde vernacular presented within a modern community, built to respect the requirements of 21st century living. This approach will help ensure that the new development will be seen to fit into the landscape setting with a broad range of house types introduced to add to the overall sense of community.



4.1.2 SITE PLAN BY UNIT MIX

SITE AREA: 3.5ha

UNITS: 100

DENSITY: 29 UNITS/ha

The development proposes a broad range of development sizes from 1 bed flats to 4 bed houses to cater for a range of needs and provide a variety of layout and appearance.

These would be a mix of detached, semi-detached and terraced houses. At least 40% of the homes will be affordable, which is in-line with local requirements.

ACCOMMODATION SCHEDULE BY MIX		
UNIT TYPE	BUILDING TYPE	QUANTITY
1 Bed Unit		
	APARTMENT	8
		8
2 Bed Unit		
	SEMI DETACHED HOUSE	8
	TERRACE HOUSE	18
		26
3 Bed Unit		
	DETACHED HOUSE	16
	END TERRACED HOUSE	8
	SEMI-DETACHED HOUSE	20
	TERRACED HOUSE	12
		56
4 Bed Unit		
	INTEGRATED GARAGE	10
		10
		100



4.2 PLACE MAKING

4.2.1 DESIGN CODE

The new building forms will range in style and character but will draw from a Design Code which will be applied across the new neighbourhood. This Design Code, to be developed in conjunction with St Albans District Council, will give direction on building heights and styles with accent buildings located around the new central green and at key locations across the development.

Reference will be taken from other successful and historical areas of Colney Heath to help inform the Design Code and this will help to ensure that, once developed, the new neighbourhood will be seen as a full integral part of the wider community.

This Design Code will ensure a consistency in approach to the design and detail of each of the buildings from affordable homes through to the larger detached houses, whilst allowing opportunities for bespoke design solutions to come forward at key locations across the masterplan.

The Design Code requires designs to respond to a number of aspirations and important components, This scheme has sought to respond to each of these issues in turn which are as follows:

PLOT WIDTHS

The plots are subdivided into small apartment blocks, terrace housing, semi-detached and detached houses. Plots are generally narrow in width and deeper in depth to provide architectural variety to the streetscape.

BUILDING MIX

The development comprises a range of 1-bedroom apartments and 2, 3 and 4-bedroom Houses. The overall unit mix accords with the site wide objective of 92% houses and 8% apartments.

BUILDING RHYTHM

Generally a loop arrangement is provided throughout the perimeter of the site, with short cul-de-sac mews arranged adjacent Smallford Pit. A terrace block within the

central space helps frame the public amenity space and create a legible street edge.

BUILDING GAPS AND ENCLOSURE

A robust edge is provided to Smallford Lane and the private fishing pond to the north and this helps to shield the rest of the development from noise sources associated with this route. Beyond this building gaps become wider and the layout becomes more informal, opening up views to the landscape beyond.

ROOF LINE

The majority of roofs throughout the development are pitched. This is in order to reflect the local character and accommodate potential renewable energy generating equipment.

BUILDING SPACING

In order to reduce the apparent scale of the proposed buildings, large houses around the ‘village green’ and adjacent Smallford Pit benefit from larger separation between each other, allowing for wider views beyond the site.

BUILDING HEIGHTS

Building heights throughout the development are typically 2 storeys. A number of homes will contain small sheds in the gardens for cycle storage.

BUILDING STYLE

Throughout the development a range of contemporary buildings is proposed. These are conceived as modern interpretations of local architectural character.

ROAD HIERARCHY

A clear and logical hierarchy of Tertiary Streets, Green lanes and Mews are proposed throughout the development. Driveway and discreet on-street parking is provided in locations throughout the development. Road

materials have been selected to accord with Local Authority criteria.

PARKING

Parking is provided in a variety of different configurations around the development. This includes discreet on street parking, on plot parking within building driveways, and in discreet landscaped parking courts. Wherever possible parking is overlooked and is subject to natural surveillance. Parking through the development is generally allocated with the exception of a number of visitor spaces.

LANDSCAPING

A distinct and legible landscape hierarchy is proposed which is created through the careful selection and specification of species and the design of spaces. These landscape spaces are designed to create an integrated network of wildlife corridors which will help to enhance the biodiversity of the site.

A full range of street furniture, including benches and street lighting is provided throughout the development.

BIN/BIKE/CYCLE PROVISION

The majority of bin, bike and cycle provision are to meet St Albans City Council requirements and are located generally to the side or rear of properties. In a limited number of cases this provision is made at the front of the houses.

BOUNDARY TREATMENTS

A variety of boundary treatments are provided throughout the development. Property frontages comprise a mixture of low-level planting and low-level brick walls with planting behind. Rear gardens are typically situated behind timber structures, while robustly detailed brick walls are used where adjacent public spaces. Depending on their location these have planting in the form of hedges and shrubs in front which provides valuable wildlife habitat opportunities.

Metal fences can also be used to create

buffer spaces for front gardens where privacy may be compromised.

GARDEN ACCESS

All private amenity spaces will have additional external access via side gates. In limited instances, as in the case of terrace housing, where the gardens have no side access, rear access will be provided via secure alley ways.

4.2.2 DESIGN ANALYSIS

4.2.2.1 HEIGHT SCALE + MASSING

It is considered that the dynamic mix of building heights in the surrounding area when combined with the objective to create a vibrant new Sleepshyde neighbourhood will allow a limited palette of building heights to come forward as part of the new development form.

In this respect, it is considered that a range of building heights can be achieved on site at 2 storey apartments and houses. Emphasised building height will offer accommodation around the central green as well as other key locations across the Masterplan.

Importantly, the higher buildings will not be seen in the context of the existing housing areas in Sleepshyde as the mature treescape framing the setting will be retained and therefore the level of wider inter-visibility between the new development and existing housing areas will be extremely limited.



Street Section A-A



Street Section B-B

4.2.2 DESIGN ANALYSIS

4.2.2.1 HEIGHT SCALE + MASSING

Building heights will be used to lend accent to the street scene as well as key views and vistas. This will allow for a more innovative design solution to be delivered on site at the detailed design stage with the opportunity to maximise the benefits of this accessible, yet self-contained brownfield site.



Street Section C-C



Street Section D-D