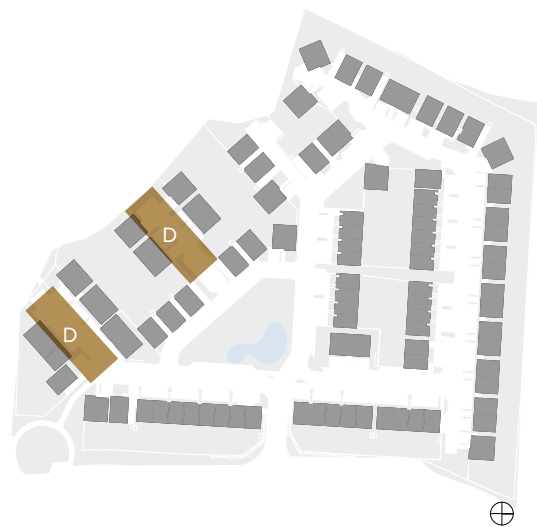


## 4.2.5 ACCESS + CIRCULATION

### 4.2.5.4 STREET TYPOLOGIES

Where streets are straight, they have been divided visually into a series of small sub-spaces, each designed to be of human scale. Simple techniques employed include use of varied building lines, change in surface levels and materials, pinch points created by hard surfacing or landscape treatment, and varying the height/width relationship of buildings to spaces.

These measures applied to the streetscape has the added advantage of influencing drivers' perception and should slow their speed.



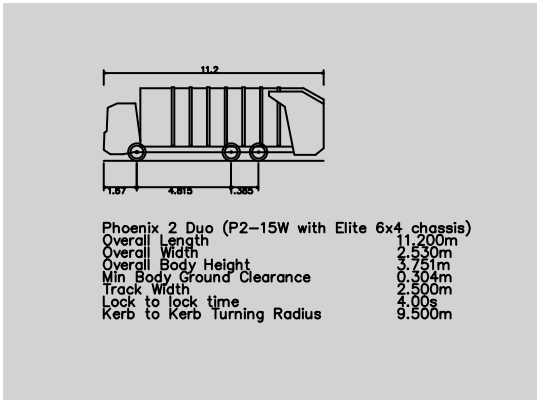
Section and axonometric view of Street Typology D

4.2.5 ACCESS + CIRCULATION

4.2.5.5 VEHICLE TRACKING

The streetscape proposed within the development will manage pedestrian, bicycle and vehicular traffic through careful design of accessible pedestrian priority shared routes and surfaces. There has been close coordination between the traffic engineer and the design team to ensure that the streets are easily tracked by refuse vehicles.

Refer to the associated Transport report for further information.





4.2.5 ACCESS + CIRCULATION

4.2.5.6 CAR PARKING

In masterplanning for the new community, private and visitor parking will be provided across the development, with each development sector being fully self sufficient, with parking standards applied to fully meet Council standards.

Full parking needs are to be provided on site.

Car parking facilities will be provided in-curtilage for a majority of the detached and semi-detached houses however, the opportunity will also be taken to include a number of these dwellings with either on-street or at other locations to the side of or inside the buildings.

These residential parking spaces will be reasonably convenient, visually inconspicuous, and limits opportunities for car-related crimes by being visible from the respective houses.

Intermittent planting or hard landscaping is provided to break up the view of a row of parked cars.



C2 RESIDENTIAL								
Dwelling Type	Typology	Quantity	Policy Parking Ratio			Parking Requirement		
			Allocated	Non Allocated	Total	Total Required	Allocated	Non Allocated
1 Bed	Apartment	8	1	0.5	1.5	12	8	4
2 Bed	Semi-Detached	8	1	1	2	16	8	8
	Terraced	18	1	1	2	36	18	18
3 Bed	Detached	16	2	0.5	2.5	40	32	8
	Semi-Detached	20	2	0.5	2.5	50	40	10
	Terraced	12	2	0.5	2.5	30	24	6
	End of Terrace	8	2	0.5	2.5	20	16	4
4 Bed	Detached + Garage	10	3	0.5	3.5	35	30	5
TOTAL		100				239	176	63

PARKING SCHEDULE	
PARKING TYPE	QUANTITY
Allocated Parking Bay	166
Garage	10
Non-allocated Parking Bay	63
	239





4.2.5 ACCESS + CIRCULATION

4.2.5.7 REFUSE STRATEGY

Servicing by delivery and refuse vehicles has been checked to ensure that the streets are serviceable and that bin storage (provided within secure bin sheds, gardens or garages to minimise clutter on the street) fall within the distances prescribed by Building Regulations and St Albans' waste and recycling requirements for the new residential development.



- Refuse Vehicle Movement
- Refuse Bin Movement - Workers
- Refuse Bin Movement - Residents
- Refuse Movement - Residents
- Refuse Storage Shed
- RCP Refuse Collection Point





4.2.5 ACCESS + CIRCULATION







4.2.5.8 AMENITY

In planning for this new development consideration has been given to the quality of the landscape context and the range of features which combine to give it its character. In this regard, the existing woodland framework, which extends around much of the site's boundary, will be retained to firstly, form a backdrop to the new development form, secondly, to provide a sense of containment to the site, and thirdly, to provide a framework to a range of new formal and informal leisure and recreational activities.

Formal play facilities will be introduced whilst a series of multi-use paths will be laid out to open up the area for the community to enjoy in a more informal capacity.

Formal, equipped play areas will be introduced in accordance with best practice guidance. These will be designed, in collaboration with the Council, to cater for a range of age groups and users of all abilities.



AMENITY LEGEND		
SPACE TYPE	RELATED UNIT	
	COMMUNAL AMENITY AREA	1 BED FLAT
	GARDEN	1 BED FLAT
	GARDEN	2 BED HOUSE
	GARDEN	3 BED HOUSE
	GARDEN	4 BED HOUSE
	OPEN GREEN AREA	PUBLIC OPEN SPACE

