

An aerial photograph of an industrial site, likely a recycling or waste management facility. The site is characterized by a large, dark, irregularly shaped pond in the upper left. A road runs diagonally across the middle of the image, separating the industrial area from a residential neighborhood in the lower right. The industrial area contains numerous buildings, parking lots filled with vehicles, and large piles of materials. The surrounding landscape is a mix of green fields and trees.

ST ALBANS

CALL FOR SITES PRESENTATION

21.02.18

TURNER

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INTRODUCTION **01**

THE FOLLOWING REPORT HAS BEEN PREPARED BY TURNER
ON BEHALF OF STACKBOURNE LIMITED AS PART OF THE CALL
FOR SITES BY ST ALBANS CITY AND DISTRICT COUNCIL

THE SITE 02



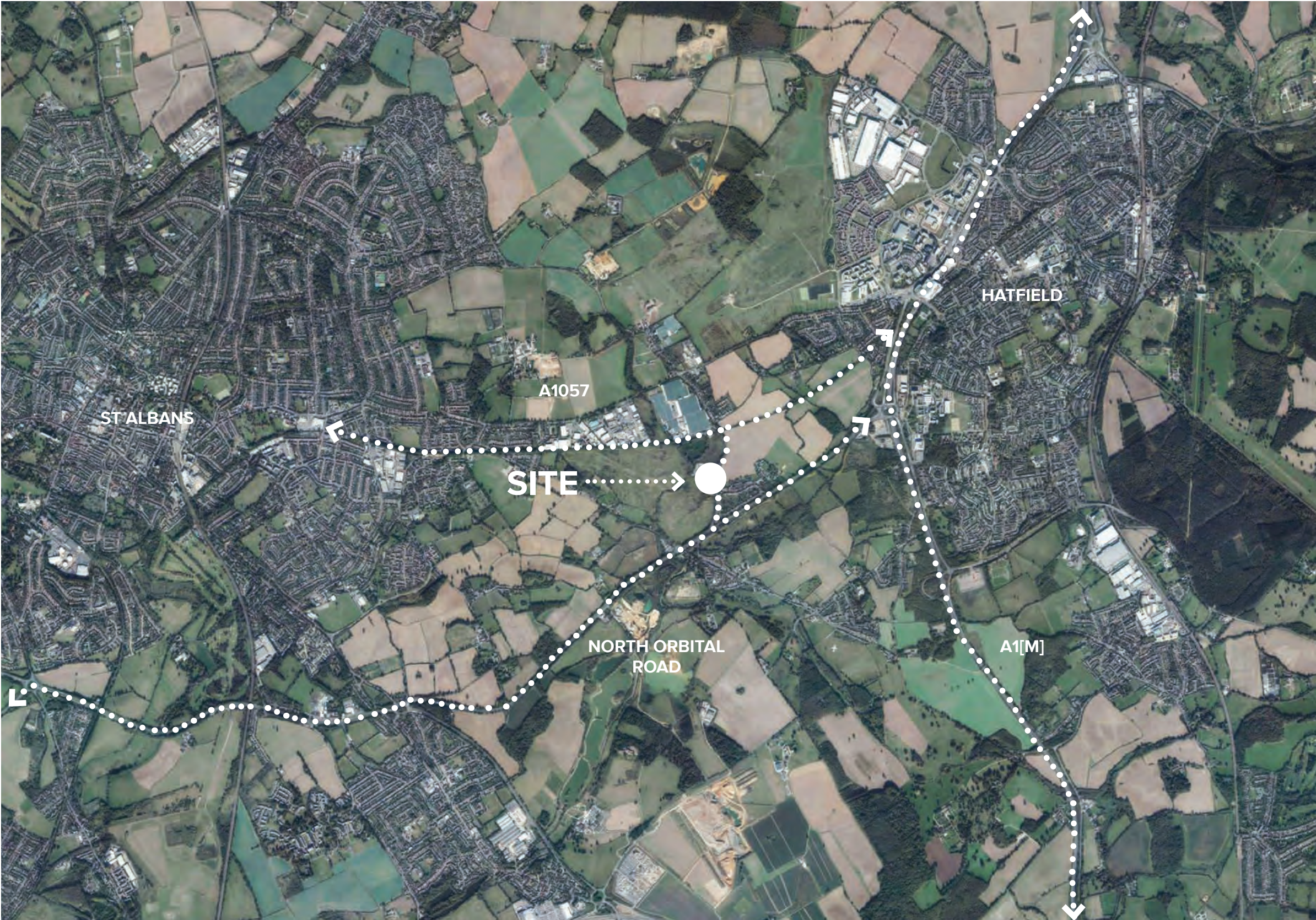
SITE LOCATION

The Smallford Works site is located in Hertfordshire and sits between St Albans and Hatfield within close proximity of both the M1 and M25.



SITE LOCATION

The Smallford Works site is also within close proximity of primary trunk roads, including the A1057 Hatfield Road which connects directly to the centre of St Albans.



SITE LOCATION

The Smallford Works site is bounded by Smallford Lane to the east and either agricultural land or amenity space elsewhere.



SITE ENTRANCE PHOTOGRAPHS

The existing site frontage offers little visual contribution to the area, in fact it could be suggested that it currently detracts from the setting of Smallford Lane.

The view into the Smallford Works site by its very nature is unattractive and further disrupted by the regular passing of light industrial vehicles.

Low level residential housing on the east of Smallford Lane faces on to relatively low intensity managed hedging and grass verge.



SMALLFORD LANE PHOTOGRAPHS

The eastern side of Smallford Lane is predominantly residential and therefore has many of the services that would further support residential development on the Smallford Works site.

Part of that infrastructure is the bus stop directly adjacent to the existing site entrance. This bus stop services the No. 305 bus route connecting Sandridge, St Albans and Tyttenhanger/ Welham Green with relatively infrequent services at limited times through the day.



SLEAPSHYDE LANE PHOTOGRAPHS

Sleapshyde Lane is directly opposite the existing site entrance. At its western end it predominantly consists of inter war housing based on a garden suburb approach of generous housing plots facing onto a communal green amenity space.

The setting of this residential area would be enhanced by the connection to residential development on the Smallford Works site by consideration of the connections of green space and pedestrian thoroughfare through both sites.

Development on the Smallford Works site would also increase the 'critical mass' of demand upon bus route services and local amenity making the provision of retail or care services more practicable.



WIDER CONTEXT PHOTOGRAPHS

Towards the eastern end of Sleafshyde Lane the housing contains a mix of much older vernacular buildings and recent developments in a complimentary style.

There is also a quintessential style country pub called The Plough which is particularly attractive in appearance and setting.

The land to the north of the Plough is well kept agricultural land which affords views back towards the Smallford Works site.



STRATEGIC APPROACH **03**

POTENTIAL ROUTES AND GREEN SPACES

The Smallford Works site has the opportunity to link into a series of amenity spaces and pedestrian routes adjacent to the site.



- PEDESTRIAN ROUTES
- GREEN SPACES/ AMENITY

SITE ENTRANCE AND CONNECTIONS

The link to existing pedestrian routes and amenity space can inform the placement of amenity space within the site and encourage the new site to establish a sense of place and identity.



- PEDESTRIAN ROUTES
- GREEN SPACES/ AMENITY

RESIDENTIAL TYPOLOGIES

The allocation of residential typologies is informed by context, aspect and value.

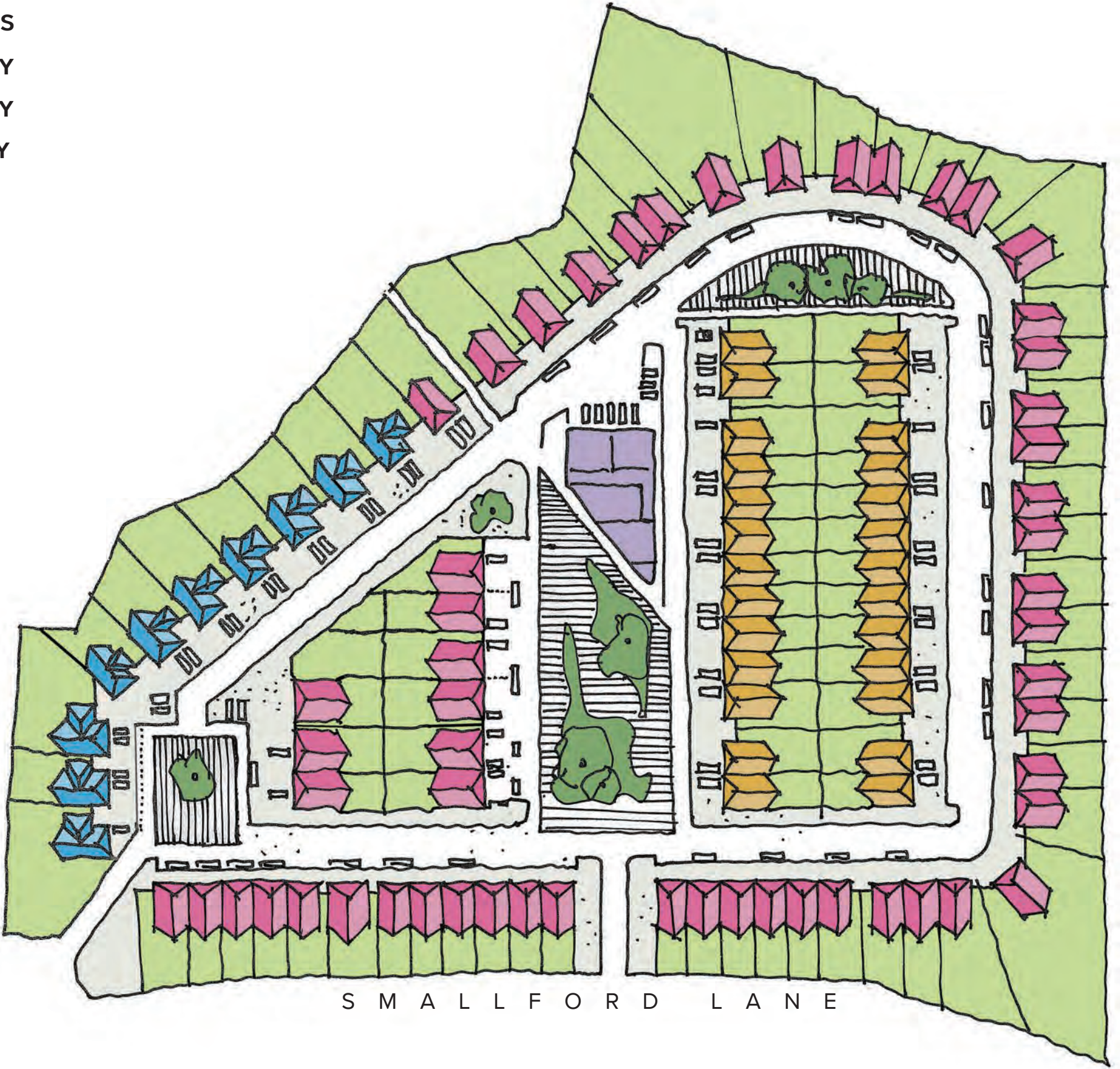
-  1 BEDS
-  2 BEDS
-  3 BEDS
-  4 BEDS
-  PEDESTRIAN ROUTES
-  GREEN SPACES/ AMENITY



PROPOSALS **04**

- 8 x 1 BED : 2 FLOORS
- 26 x 2 BED : 2 STOREY
- 56 x 3 BED : 2 STOREY
- 10 x 4 BED : 2 STOREY

SITE PLAN

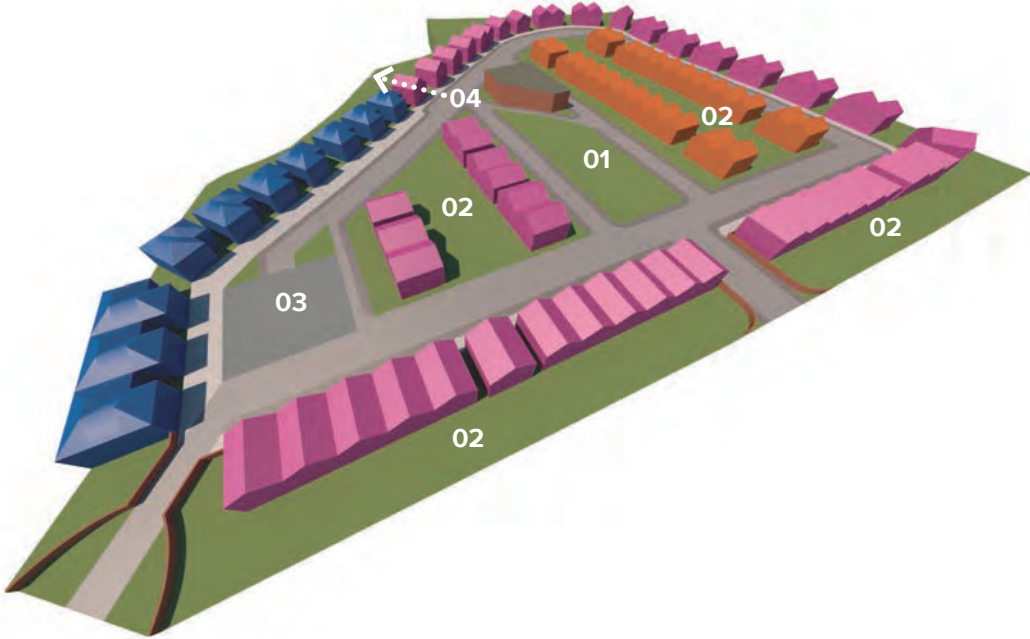


AERIAL VIEW



CHARACTER AREAS

The final proposals for the site will aim to integrate the external spaces with the local context so that the overall character is sympathetic to its surroundings and a positive contribution to the local area. This will be achieved through consideration of public and private space, thresholds, routes and the creation of a sense of place.





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