

APPENDIX 11

REVIEW OF NEW AND RECENTLY COMPLETED HOUSING DEVELOPMENT

The following forms a brief analysis of particular housing developments in the District of St Albans, either new or recently completed, that incorporate the following range of housing type, site and development characteristics.

The developments are grouped in particular geographical zones for the sake of comparison and to determine any repetitive factors and standards appropriate to the District:

Zone 1 – Central Area, Urban Location

Zone 2 – Fringe, Urban Location

Zone 3 – Suburban Location

Zone 4 – Village Location

Zone 5 – Previously Developed Sites in the Green Belt

Site Address	Zone Location	Type of Housing	Site Area (Net)	Density (Net/Gross)	Car Parking	Private Amenity Space	Other Factors
5/04/2765-70 Oaklands City Campus, Hatfield Road, St Albans	1	114 one-bed and 215 two-bed flats (including affordable units) 15 new blocks 3-5 storeys high.	3.9ha gross	84 dwellings per ha gross	3 underground car parks and some surface space providing 329 spaces o/a at 1 car per unit.	1/10th of private open space provided on balconies. Remainder provided in communal space.	Permission granted on appeal. Construction commenced on site. Existing 1960s Listed Buildings refurbished and converted to residential. Density and layout restricted by numerous mature evergreen trees and Grade II Listed Buildings.
5/02/0450 Benedictine Place, 25/29 London Road, St Albans Formerly Godfrey Davis site	1	85 one- and two-bed flats 30% affordable Four-storey L-shaped corner block.	0.27ha (approx.)	217 dwellings per ha	Underground parking 1:1 ratio	Notional balconies. Combined space at rear over deck level car parking. Relies on proximity of Verulamium Park for amenity space.	Central area development, restricted space in corner block.

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5/03/1503 Elm Lawn Close, 10-14 Avenue Road, St Albans	1	24 two- and three-bed townhouses	0.45ha	52 dwellings per ha	1.0 per unit and visitor space	Private gardens per unit to Council standard.	Developer achieving more space with town houses that fit into streetscene better than flats.
5/03/0849 St Albans City Station & Victoria Street car park, Station Way and Victoria Street, St Albans	1	362 one- and two-bed flats in 8 blocks between three and six storeys high. 227 two-bed 135 one-bed of which 106 units would be affordable (29%)	3.5ha	103 dwellings per ha (gross)	335 spaces at 0.9 ratio for housing. Multi-storey car park for 829 spaces. This is not for residential use. Car club proposal. Majority of residential car parking space is located under blocks.	Two main open areas provide 2100m ² space which is tight. Use of Clarence Park and Cunningham Hill playing fields nearby. Some private amenity space.	Mixed development by Linden Homes / Network Rail on three sites (4.7 hectares o/a). Other uses include office and commercial space (259 m ²), doctor's surgery (850 m ²) and community uses (130 m ²).
5/07/1853 Land to rear of 12-16 Bowers Parade and 49 High Street, Harpenden	1	23 dwelling units, one- and two-bed flats	0.58ha	43 dwellings per ha (gross)	Common basement car parking, 44 spaces.	Mainly shared amenity space. "Village green" in the centre of development – communal. 1600 m ² overall.	Mixed development. Replacement retail/office unit, community meeting point etc. Local Listed Buildings and Grade II Listed Bowers House. Very restricted and sensitive site.
5/94/0388 5/98/0303 5/99/0286 City Hospital, Normandy Road, St Albans	1	Mixed development. One- and two-bed flats (conversions) Three- and four-bed houses (Goldsmiths Way etc.) 156 units o/a	3.79ha	41 dwellings per ha (gross)	One hardstanding space per unit.	Flats – communal space. Townhouses have private gardens.	Some existing hospital buildings are Listed. Whole area is Conservation Area. Restricted spatially.

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5/.../... Peakes Place, Granville Road, St Albans	1	40 one- and two-bed flats, two and three storeys in height.	0.6ha (shared access) off Granville Road	67 dwellings per ha	One hardstanding space per dwelling	Attractive garden communal amenity space.	Location close to station ensures that all flats are in demand and occupied.
5/07/1721 31-35 and Park House, Frogmore	2	183 mixed houses and flats in two and three storey buildings. 38 one-bed flats 52 two-bed flats 13 two-bed houses 41 three-bed houses 39 four-bed houses (35% affordable)	3.23 ha net	56 dwellings per ha (gross)	275 car spaces at 1.5 per dwelling	Rear garden average about 77.82 m ² . To this should be added the centre "Village Green".	Permission won on appeal outline. Inspector concerned at back garden spacing. Some examples of back to back dimensions falling below 27 m (SADC standard) to 21-21m. Higher density demands more landscaping.
5/06/1603 Pinneys Site, Station Road, Harpenden	2	48 dwellings in two similar three and four storey blocks. All two-bed flats. No affordable units.	0.41ha net	110 dwellings per ha gross	48 cars at 1 per dwelling. Majority in undercroft spaces.	Amenity space is shared. Although its area complies its quality of space is poor. Not sufficient variation and openness.	Site backs onto open Green Belt land. Permission won on appeal. Fall in site toward River Lea. Wildlife issues.
5/06/0509 Demolition of Jarvis yard buildings and erection of 15 dwellings including access from Waveney Road, 212 Station Road, Harpenden	2	15 dwellings in four blocks providing 8 two-bed flats and 7 three- and four-bed houses	0.25ha	60 dwellings per ha	26 car spaces at mainly 2 per dwelling	Private amenity space is provided for houses to Council standards. Communal spaces for houses.	Permission won on appeal. Steep fall in site from Waveney Road to Station Road.

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5/97/0403 5/97/0404 Napsbury Hospital, London Colney	2	Mixed flats and houses.	15.6ha	49 ha gross	To standard.	To standard.	Conversion of former hospital site into mature residential estate – excellent landscape and environment.
5/06/1168 Kingsbury Dairy, Branch Road, St Albans	3	15 two-bed 1 one-bed dwellings new build. Conversion of dairy buildings.	0.526 ha (gross)	45 dwellings per ha (net)	2.5 parking spaces. None located next to historic Listed Barns.	Private amenity space, mainly in rear gardens at 81% of Council standard on average. Inspector's currently accepting that in St Albans.	Overall site has number of Grade II Listed Barns including one Medieval Monastic barn. Part of Conservation-Housing is therefore restricted to perimeter of very important site (historically).
5/01/2197 Centurion House, Camp Road, St Albans	3	56 flats comprising one-bed and two-bed units 22 for key workers 34 for sale (40% affordable housing)	0.4 ha approx	140 dwellings per ha approx.	79 parking spaced 1.5 cars per unit in undercroft location	Communal private amenity space located on deck over car parking	Subsequent complaints against lack of private amenity space. Only 800m walk to rail station.
5/06/2517 The Mile House, 264 London Road, St Albans	3	2 detached three storey flat blocks 18 two-bed and 2 one-bed apartments	0.36 ha	60 dwellings per ha	20 spaces including 3 disabled spaces, i.e. 1 space per unit.	Two areas of amenity space totalling 778m ² : more than the standard area required at 580m ² .	Site surrounded by trees. Access restrictions due to traffic signals on this part of London Road.
5/08/0899 Shirley & Myosotis, Camp Road, St Albans	3	Mixed development 10 two-bed flats 2 one-bed flats 2 two-bed maisonettes 2 three storey blocks	0.15ha net	94 dwellings per ha	14 car parking spaces. 1 each per unit acceptable in zone 2 area.	325 m ² amenity space (communal) is somewhat light.	Small development in this area, but still appropriate density and three storey height, appearance etc.

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5/06/2729 Former School Playing Fields, King Harry Lane, St Albans	3	Phase 1 incorporating retirement community 65 age-restricted dwellings 45 assisted care living units 16 one-bed key worker flats 40-bed care home and 1400m ² associated community facilities	Phase 1 site: 3.29ha part of overall site of 8.1ha	Phase 1 residential element: 126 units, i.e. density of 38.3 units per ha.	Phase 1 car parking: 24 key workers 98 age restricted 9 assisted care Plus staff parking etc. for care home.	All units have private amenity space. Key workers have own communal space.	Outline permission of Phase 1 granted on appeal. New access from King Harry Lane (roundabout). Phase 2 likely to accommodate 150 units (including 35% affordable units). Mixed range of 2-5 bed units with a net residential density of 37.5 dwellings per ha.
5/01/2119 Demolition of buildings and erection of 23 dwellings, medical centre, formation of car park and landscaping Lamb Lane, Redbourn	4	23 two-storey four-bed terraced and semi-detached dwellings	1.0 hectare approx,	23 dwellings per hectare approx.	39 car parking spaces for housing and 27 open visitor's unallocated parking.	Houses have rear gardens.	Development includes other uses besides housing. Pressure on public parking. Cumberland House is a Grade II* Listed Building and reverts to single occupation. Public gardens facing High Street created by development.
5/06/0364 King Edward Place, High Street, Wheathampstead	4	22 one & two bed flats restricted to those over 55 years old.	0.7ha approx.	36 dwellings per ha approx.	23 No. garages & 16 No. parking bays for visitors etc.	No private amenity space communal garden area.	Moat house retained as offices. Adjoining existed building and Grade II Listed building retained.
5/03/2651 Residential development for 39 dwellings on site of former science laboratory	4/5	39 dwellings comprising 9 three-bed 16 four-bed 1 five-bed 2 two-bed houses 2 one-bed	2.0ha (gross)	20 dwellings per ha – reduced site	Car parking provision acceptable. 1 or more hardstanding space on site plus garage blocks and other parking areas.	Private garden space provided.	Previously office/labs., glasshouses in Metropolitan Green Belt. Ties in with Rothamsted Estate. Surrounded by agricultural land. Sensitive site overlooking Conservation Area of Hatching Green.

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Redbourn Lane, Hatching Green, Harpenden		5 two-bed flats and Southwoods House (14 dwellings are affordable for key workers)					
5/05/2007 Universal Salvage Site, Dunstable Road, Redbourn (Former scrap vehicle depot)	5	Mixed housing 20 four- and five-bed houses 7 one- and two-bed flats	3.7ha gross 1.2 ha only used for housing	22.5 dwellings per ha net 2/3 of site to be landscaped with tree belt	Average of 2 per house and 1 hardstanding for each of the flats	Private gardens to Council standard and "Village Green" acting as focal point.	Green Belt site. Permission granted on appeal. Development considered essential here to remove the unsightly scrap vehicles. The Inspector believes that the proposals would enhance the openness of the Green Belt more than the scrap yard.
5/08/0620 Oaklands College, Smallford Campus, Hatfield Road, St Albans	5	Mixed housing 62 dwellings 1 two-bed 27 three-bed 12 four-bed 10 five-bed houses 6 one-bed 6 two-bed flats (35% affordable)	1.5ha (approx.)	42 dwellings per ha	129 car spaces for residential	Rear gardens to meet Council standard	Housing in the Green Belt is part of the Oaklands College overall development at their Smallford Site. At present proposal with Secretary of State, deadline 4 August 2008 for clearance.
5/08/0801 Former Oaklands College Site, Highfield Lane, Tyttenhanger, St Albans	5	Mixed housing 38 houses including 13 affordable units comprise 13 two-bed 13 three-bed 12 four-bed	1.6ha (approx.)	24 dwellings per ha	70 car spaces averaging 1.84 per dwelling	Adequate private rear gardens and front defensive space.	Currently part of Green Belt however tied in to the Oaklands College proposals at Smallford Campus. At present proposal with Secretary of State, deadline 4 August 2008 for clearance.

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It is interesting to compare the figures in these selected developments with those in the St Albans Housing Monitoring Report of 2008, which provides the overall picture for the District. Although the selected sites generally accord with the overall picture it is clear that the constraints of the specific sites and the alternative design solutions chosen are significant factors in whether targets are actually met or not.