

Analysis

Hope Green Garages

Public Consultation
19th November 2018

Welcome to this public consultation on the new residential development proposed for the Hope Green garage site. The display boards identify the site, its surrounding context and the initial designs that have been prepared on behalf of Watford Community Housing by the architects.

The scheme is seeking to provide a mix of family sized social rent homes for local residents currently on the housing waiting list. Each property will be provided with off street car parking and a mix of private and communal amenity space.

The site is surrounded by neighbouring gardens allowing good separation distances to be maintained between existing properties and the new homes. Access will be gained from Hope Green as currently exists, adjacent to the existing Scout Hut.

The proposals exclude any work to the Scout Hut and will not restrict the organisation in modernising or maintaining their property at any point in the future.



Existing Scout Hut
from Hope Green



Site entrance off
Hope Green

black

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housing



Site Plan

Layout

The layout enables the proposed building to be located towards the back of the site with gardens and car parking spaces separating the new homes from existing gardens. Windows are positioned to face into these external areas, to ensure good level of natural daylight are balanced with a need for privacy between neighbours.

The scheme will deliver the following social rent accommodation:

- Three duplex 3 bedroom apartments with private back gardens
- One single level 2 bedroom apartment with private balcony
- One single level 3 bedroom apartment with private balcony
- Communal amenity space to the back of the site
- 7 car parking spaces including 2 dedicated disabled spaces
- Secure cycle storage
- Enclosed refuse and recycling storage
- New tree planting to the boundary
- High quality shared surface hard landscaping
- Sustainable Urban Drainage to reduce the risk of flooding

Each home is designed to national space standards and will have increased levels of insulation to minimise the energy costs for tenants.



First Floor Plan - 3b5p duplex



Second Floor Plan - 3b4p and 2b3p flats

black

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Visual from Hope Green

Appearance

The new building responds to the height of neighbouring property on Hope Green and adopts the same red brick and tiled pitched roof construction seen within the local area.

New front doors will face onto the parking area with kitchens looking out to provide natural surveillance over the route into the site. Living spaces to the rear open out onto private gardens and the quieter soft landscaped communal garden area. Access to the communal area will be through a gated route, allowing cycles to be securely stored to the rear of the site.

Bins and recycling will be contained within a timber fenced enclosure against the boundary.

Feedback

At this point the design is at an outline stage to enable feedback to be tested and incorporated into the proposals before a formal planning application is submitted to Watford Borough Council. Watford Community Housing are keen to receive your views on the proposed scheme, either to the team here today, via the website or by phone.

Website for review of the plans
www.wcht.org.uk/development

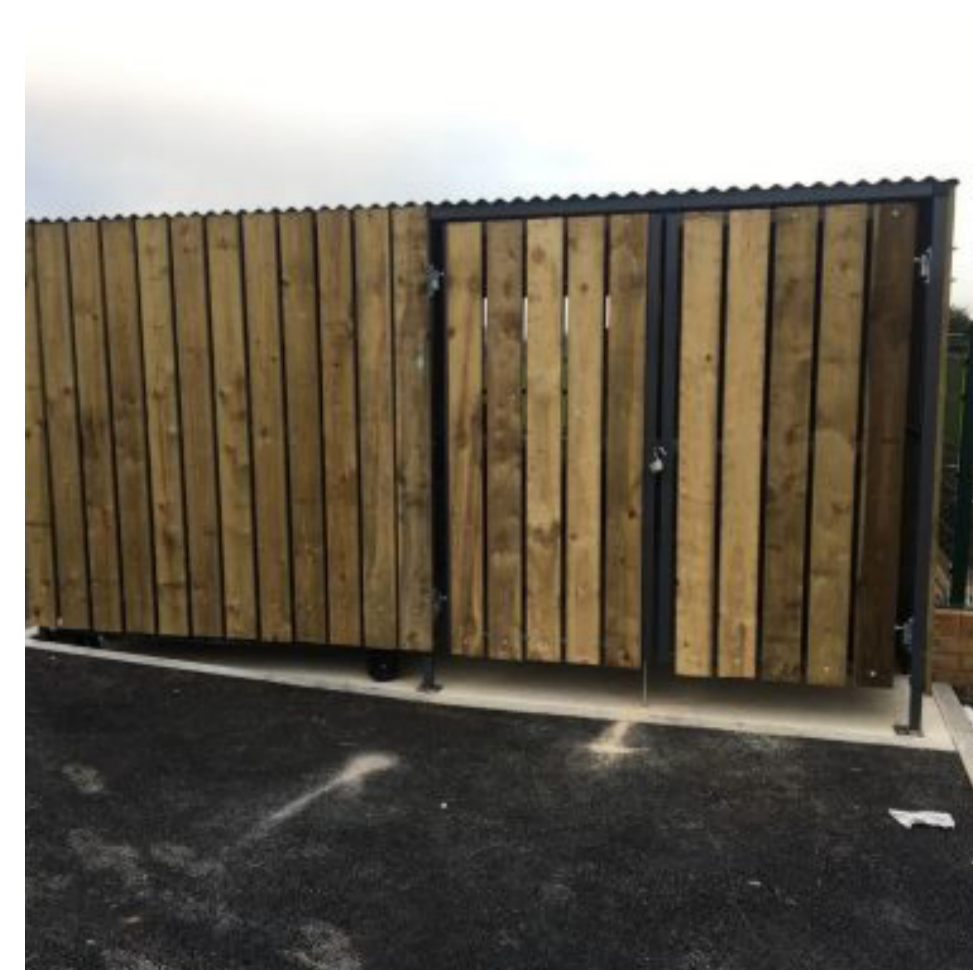
Telephone Patrick O'Sullivan on **01923 209 223**

The timeframe for the proposals is as follows:

Planning submission	Spring 2019
Planning consent	Summer 2019
Construction to start	Autumn 2019



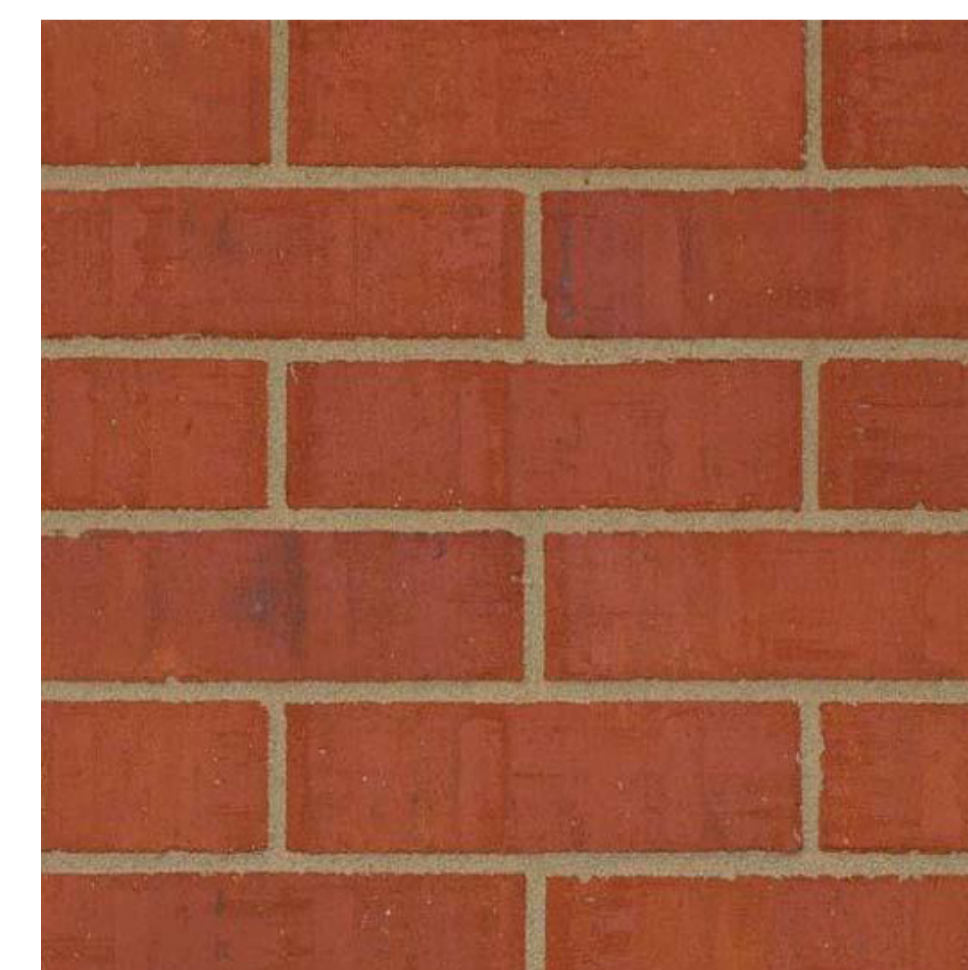
Shared surface



Bicycle storage



Brick planters - privacy to GF windows



Red brick

black

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