

Phase 1,2,3 & 4 site location plan



BDP Croxley View / Ascot Road, Watford, Masterplanning Study. Indicative massing study



Phase 1 construction stage overview from north west



Phase 1 construction stage view from site entrance

Consultation Event Croxley View Phase 2/3/4

04.12.2018

This consultation event is organised by Hart Homes, a joint venture between Watford Community Housing and Watford Borough Council, and is seeking stakeholder feedback on the next phases of the Croxley View new homes programme.

The land to the west of Croxley View has been identified for some time by the local authority as suitable for residential development. A masterplan for the wider area that stretches from Tolpits Lane to the south to Ascot Road to the north was published in 2016 outlining the type and size of the development expected.

Phase 1 of the development was consented in January 2017 and construction is nearing completion on site. Phase 2 is now being developed in greater detail and outline designs for phases 3 and 4 are being evolved so that the proposed development can be assessed as a whole. Pre-application consultation has already been undertaken with the Local Planning Authority to ensure that the proposals are compliant with planning policy and have officers support.

Hart Homes have engaged a full consultancy team to undertake the detailed research and prepare the initial design proposals. The following boards record the site analysis work that has been undertaken, illustrate the proposed design of these new homes and consider wider opportunities for improvements to amenity space and car parking provision.

Members of the Hart Homes team and their consultants are here today to explain the proposals and receive feedback.



Phase 1 street scene visualisation. View from Tolpits Lane



Phase 1 street scene visualisation. View north end of Phase 1

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Site analysis



2 Storey properties addressing central communal space



4.5 Storey properties



2 and 4 storey properties addressing central communal space



Mature trees to the west of Croxley View



Large open space to the east of Croxley View

Analysis

Analysis of the local area has been undertaken by the consultancy team to support a future planning application. This analysis has been recorded through a constraints and opportunities diagram which informs the design.

Constraints

Long narrow site with limited pedestrian and vehicular connections into the established Holywell Estate

Varied residential context ranging from two storey terraced dwellings to medium rise blocks of flats

Established housing pattern that has both front doors and back gardens abutting the site

Existing shared pedestrian and cycle route that is subject to problems of anti-social behaviour

Industrial uses to the west of the estate generate noise pollution and offers no natural surveillance

A mix of high quality trees along Croxley View and lower quality specimens adjacent to the industrial estate

Varied levels of car parking with both over and underutilised spaces across the wider estate

Extensive central area of open land that has limited passive security and no definition at the west edge with the road

Opportunities

Creation of new pedestrian and vehicular links that provide enhanced access and avoid rat runs through the estate

Introduction of a range of heights that respond to the varied existing homes, new dwellings under construction and the wider open space towards the centre of the site

Respond to existing building patterns to create areas of public and private realm that reflect the established character of the estate

Enhance the pedestrian and cycle route with a layout that allows new homes to provide natural surveillance

Locate new development to screen existing homes from the industrial estate and build homes insulated from the noise

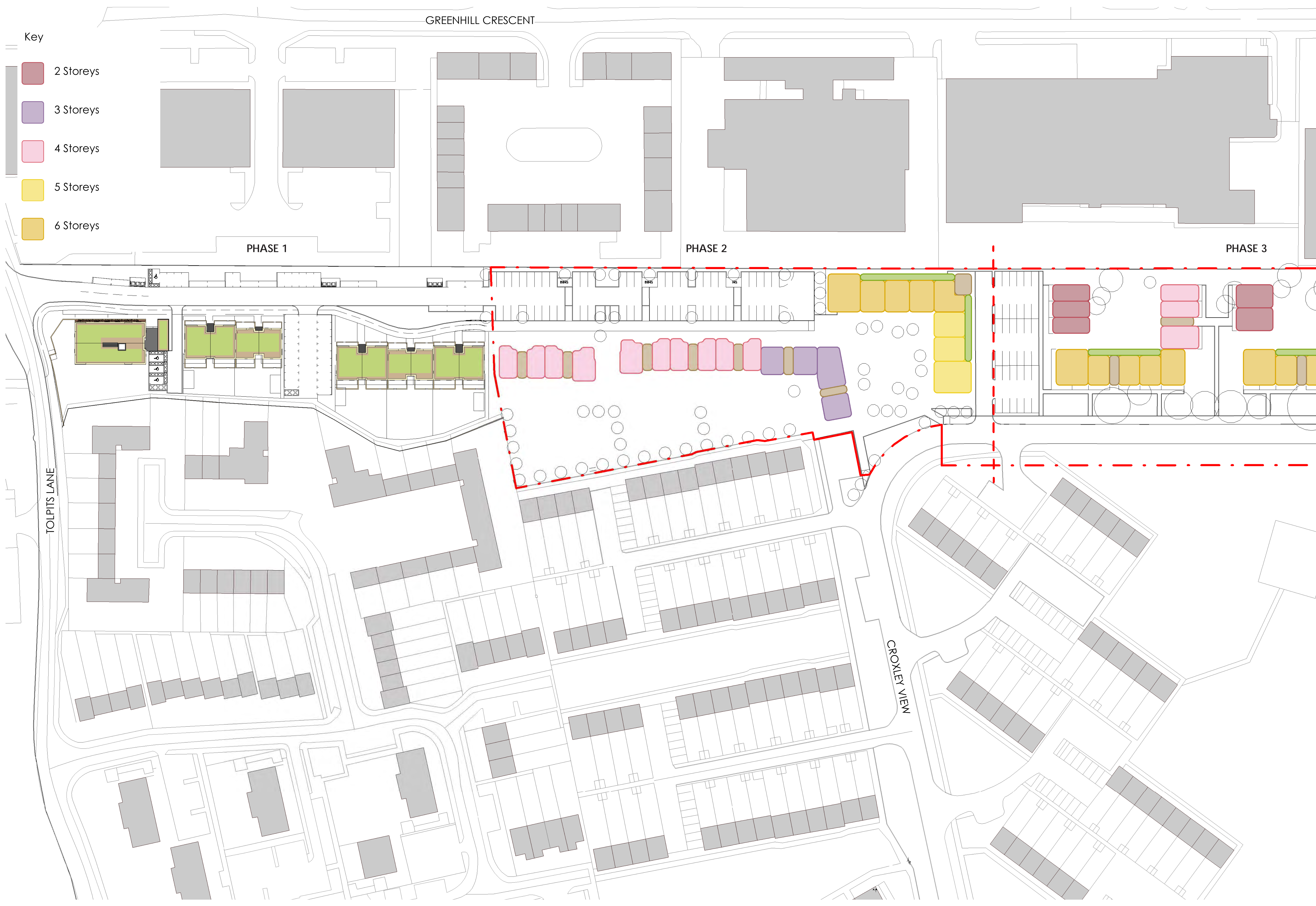
Enhance the setting of existing mature trees whilst replacing poorer species with new planting to improve biodiversity

Consider the introduction of pockets of car parking and localised landscaping to balance demand across the estate

Remodel the edge of the central space to facilitate a safer play space, improved parking and enhanced landscaping

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GREENHILL CRESCENT

PHASE 1

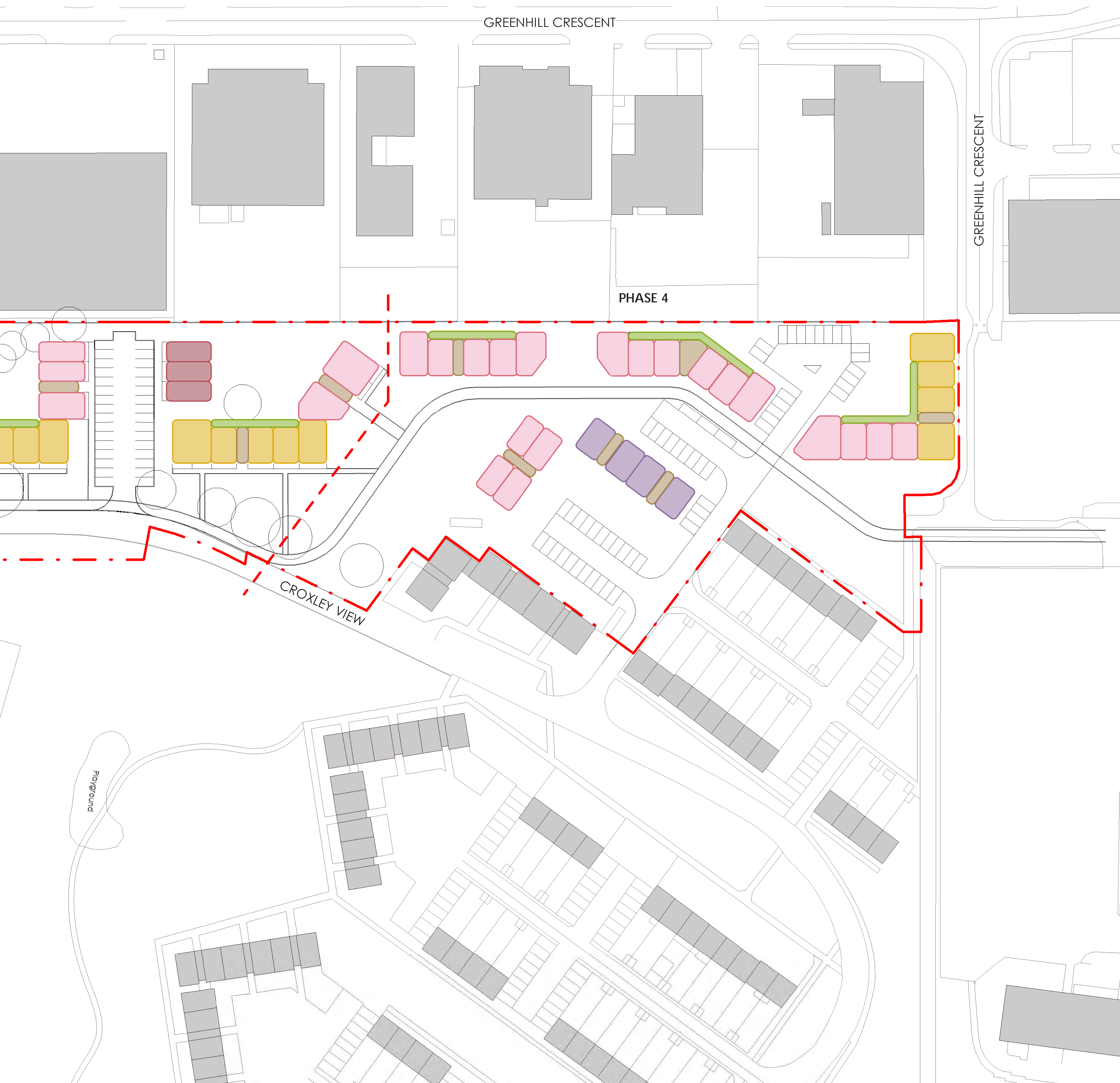
PHASE 2

PHASE 3

- Key
- 2 Storeys
 - 3 Storeys
 - 4 Storeys
 - 5 Storeys
 - 6 Storeys

TOLPITS LANE

CROXLEY VIEW



Proposed Masterplan

The Hart Homes Masterplan is split into three distinct elements. Phase 1 is fully consented and construction is nearing completion. Phase 2 has been designed as an extension to phase 1 and is evolved in greater detail. Phases 3 and 4 identify how the new homes programme could extend towards the Morrisons supermarket in the future.

PHASE 1

This element of the scheme consists of a mix of 3 and 4 storey properties with front doors facing onto a new road and cycleway/footpath that connects with Tolpits Lane. The buildings are positioned away from the industrial estate and allow quieter rear gardens to be created. When complete, this phase will provide homes for 76 households.

PHASE 2

This element of the scheme extends the road from Tolpits Lane, but does not allow it to be connected with the road network within Croxley View. As with phase 1 the new family homes are set back from the industrial estate to allow car parking to be introduced along the western boundary. Gardens and improved amenity space shared with existing residents is set within a courtyard that reflects the scale of that at Flete and Chirdland House.

A second part of this phase 2 plan introduces a new public landscaped square that allows pedestrian and cyclists to connect with the wider estate. Blocks of one and two bedroom flats are proposed to the north, south and west of this square to enclose the space and provide natural surveillance to deter anti-social behaviour.

PHASE 3

A series of residential blocks address the open space of Croxley View with pockets of car parking located in between. The new homes are set back behind the avenue of mature trees and space created for an improved cycleway and footpath. As part of the proposals enhancements are being considered for Croxley View; these include safe pedestrian crossings, a new well-lit bus stop and shelter, new car parking layouts and landscaping to enclose the playing area to protect children from road traffic.

PHASE 4

As with phase 3 the proposals are at outline stage to illustrate how the scheme may evolve. Existing mature trees form a focus for a soft landscaped park environment that allows the cycleway and footpath to join with Ascot Road. New homes create enclosed courtyards with existing properties; separated sufficiently to maintain privacy, but positioned to ensure public spaces are supervised by being overlooked. Smaller scale pedestrian priority streets are formed here with pockets of car parking, reflecting the character of the adjacent homes.

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Phase 2

Phase 2 works are presented in greater detail as these new homes will be subject to a detailed planning application. The scheme continues the phase 1 works which are currently under construction and introduces much needed affordable housing for Watford families. The proposals include the following:

Affordable Rent

- 5 x 1 bedroom 2 person
- 5 x 2 bedroom 4 person
- 6 x 3 bedroom 6 person

Social Rent

- 1 x 1 bedroom 2 person
- 1 x 3 bedroom 6 person
- 2 x 4 bedroom 8 person

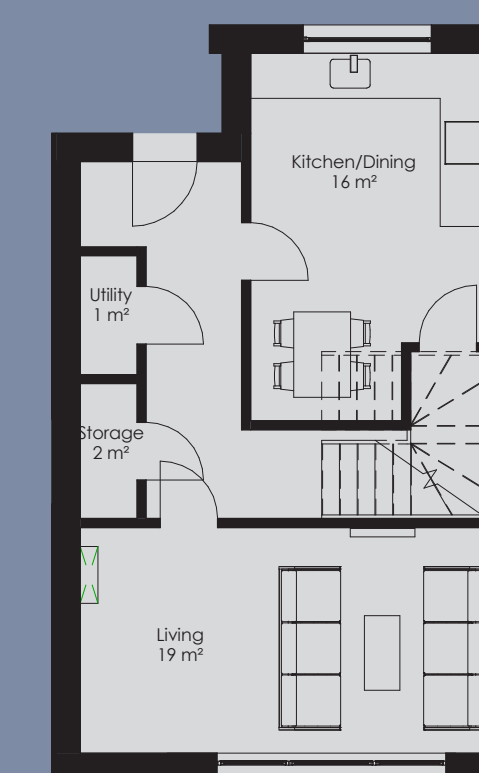
Shared Ownership

- 4 x 1 bedroom 2 person
- 1 x 2 bedroom 4 person

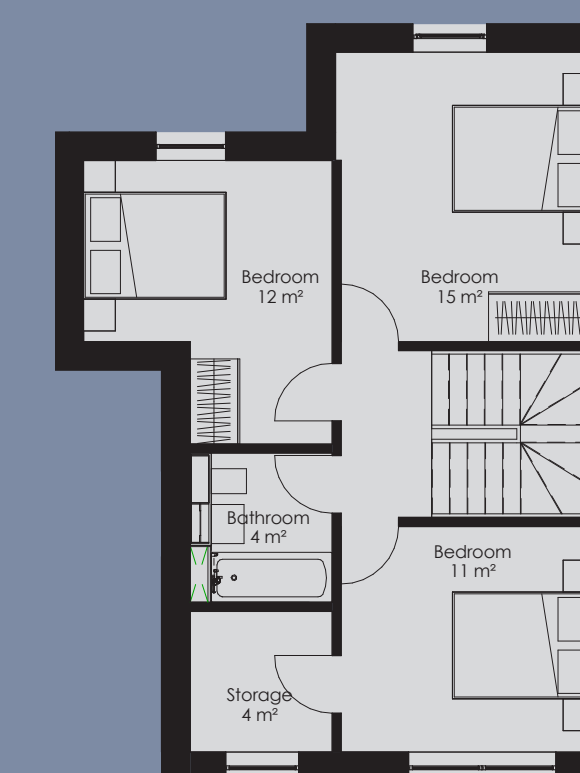
Market Sale

- 37 x 1 bedroom 2 person
- 21 x 2 bedroom 4 person
- 1 x 3 bedroom 6 person

- 53 required car parking spaces
- Dedicated access road from Tolpits Lane to prevent rat running
- Enhanced cycleway/footpath connected to the Ebury Way
- New high quality landscaped public square connected to Croxley View
- Secure cycle storage for residents



Typical 3 bedroom 6 person duplex unit



Typical 4 bedroom 8 person duplex unit

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East elevation block 1, 2 & 3



West elevation block 1 & 2



East elevation block 3



South elevation block 3

Appearance

The proposed phase 2 buildings that extend along the new road from Tolpits Lane are three and four storeys in height and constructed in brick to reflect the homes that are under construction and the neighbouring properties. The scale of the buildings and size of garden spaces created match existing homes on the Holywell Estate. These buildings will contain the new affordable family homes with good access to private and communal amenity and informal play space.

Gaps between the buildings allow pedestrian routes to be created through the site that link in with existing footpaths on Croxley View. The buildings drop to three storeys in height at the end of the new road in response to existing properties and the new square.

Taller flats equivalent in height to Cussans House, Chauncey House and Colbourne House are located to the western boundary of the site ranging from five to six storeys. These buildings will deliver a mix of one and two bedroom flats, and shield the new public square from the industrial estate. High quality brick will also be used to construct these homes.

Both groups of buildings include balconies to provide amenity spaces. The balconies are recessed to provide privacy, however their positioning ensures that they overlook the public realm to discourage anti-social behaviour.



Brick option Block 1 & 2



Brick option Block 3:



Landscape precedent



Underlit stairs in landscape



Landscape paving



Public benches

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3D Visual looking west from Croxley View



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3D Visual street scene looking north from phase 1

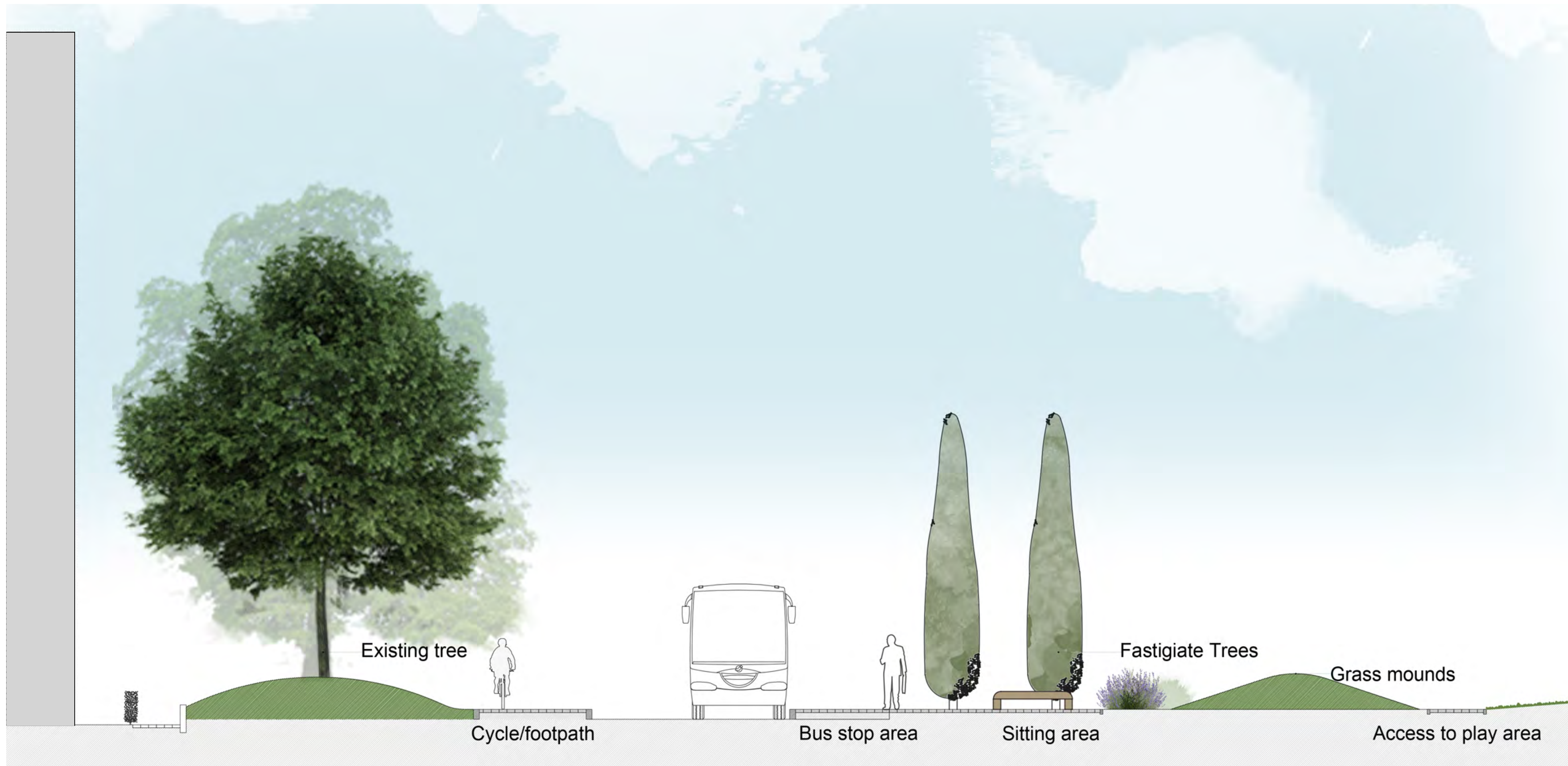


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Wider context landscape plan



Section through wider context landscape and bus stop

Wider Benefits

As part of the new housing programme Hart Homes are proposing to enhance the existing public open space, and pedestrian and cycle routes through Croxley View. We believe these will bring benefits to existing residents and those new families who will make a home at Croxley View.

The social investment is focussed on the section of land that falls within phase 3 of the development along Croxley View West. The proposals will include the following:

- Retention of mature trees on land owned by Watford Borough Council
- Introduction of new trees on land owned by Watford Community Housing
- Improved bus stop facilities with a shelter, seating and lighting
- Increased levels of car parking in new recessed bays
- Pocket parks and barriers to separate play areas from the road
- Traffic speed calming measures to make access to the park pedestrian friendly
- Upgraded footpath and cycleway linking Ascot Road with the Ebury Way

The proposals illustrate the wider benefits that the proposed development can bring to the Croxley View area and will form part of the outline planning application submitted by Hart Homes.

Feedback

At this point the design is still evolving to enable feedback to be tested and incorporated into the proposals before a formal planning application is submitted to Watford Borough Council. Hart Homes 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/croxley-view-development

Email
enquiries@wcht.org.uk

The timeline for the proposals is as follows:

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

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