

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.



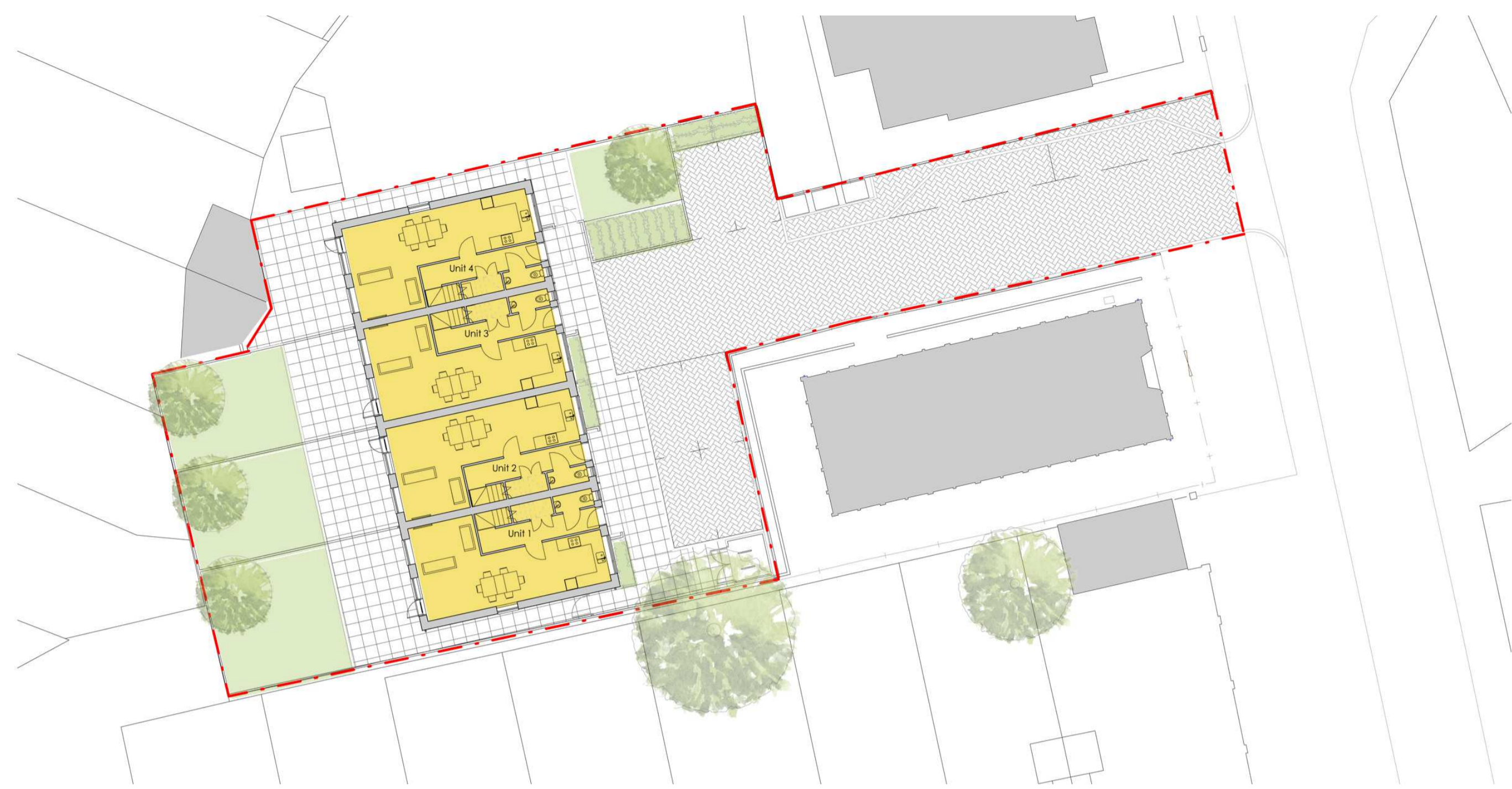
Existing Scout Hut from Hope Green



Site entrance off Hope Green

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Site Plan



East Elevation



West Elevation



Visualisation of east elevation

Response to Consultation

In response to the public consultations held the following changes have been made to the proposed development:

- Reduced from 5 to 4 homes
- Increased from 7 to 8 parking spaces
- Lowered from 3 to 2 storeys

As a result four high quality family social rented homes are to be provided.

Revised Scheme

The following areas have been further developed to ensure the most successful response to the site.

- A Landscape Architect has proposed a soft landscaping scheme that screens the development from neighbouring gardens and enhances biodiversity across the site
- A Drainage specialist has advised on the scheme to overcome local concerns around flooding risk
- We have adopted a traditional roof form and materials to match the houses in the surrounding area
- The proposals have gained support from the Local Planning Authority at pre-app stage

Based on the significant design changes made the design team have been instructed to submit the Hope Green planning application within the next month

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