

# Wood View, Gadebridge

## Design Statement

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## Revisions

Revision	Status	Description	Date	Issued	Checked
A	PLANNING	ISSUED FOR COMMENT	07.10.19	PB	PR
B	PLANNING	ISSUED FOR COMMENT	29.04.20	BC	AW
B	PLANNING	ISSUED FOR PLANNING	30.04.20	BC	AW

# Contents

## 1. Site

- Location
- Constraints
- Biodiversity
- Trees and Hedges
- Heritage
- Flood risk
- Land contamination

The following statement, prepared by Rock Townsend Architects, represents a summary of the design process for the proposed redevelopment of the former garage site in Wood View, Hemel Hempstead.

The proposal is for its redevelopment and the construction of new homes within the borough on under-utilised and brownfield land.

## 2. Design

- Use
- Amount
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The applicant is Watford Community Housing and the application is for 9 flats for General Needs Rent.

## 3. Access

- Parking and Cycle Storage
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- Outline Schedule of Accommodation

# Site

## Location

The site is in Gadebridge, near the town of Hemel Hempstead and within the local authority of Dacorum Borough Council.

Located on the north-western edge of the town, the site is adjacent to a 1950's housing estate predominantly made up of 2 storey terraced properties and to the east of the site 4 storey flat blocks.

The northern boundary is adjacent to a woodland area and to the east of the site is Gadebridge park.

The site is accessible from Wood View via Pescot Hill and by pedestrian footpaths from Manscroft Road.

## Constraints

The site is bound by Home Wood to the north and terraced housing and associated gardens to its south. The east side is bound by four storey flat block and Gadebridge Park beyond. Manscroft Road creates the western boundary.

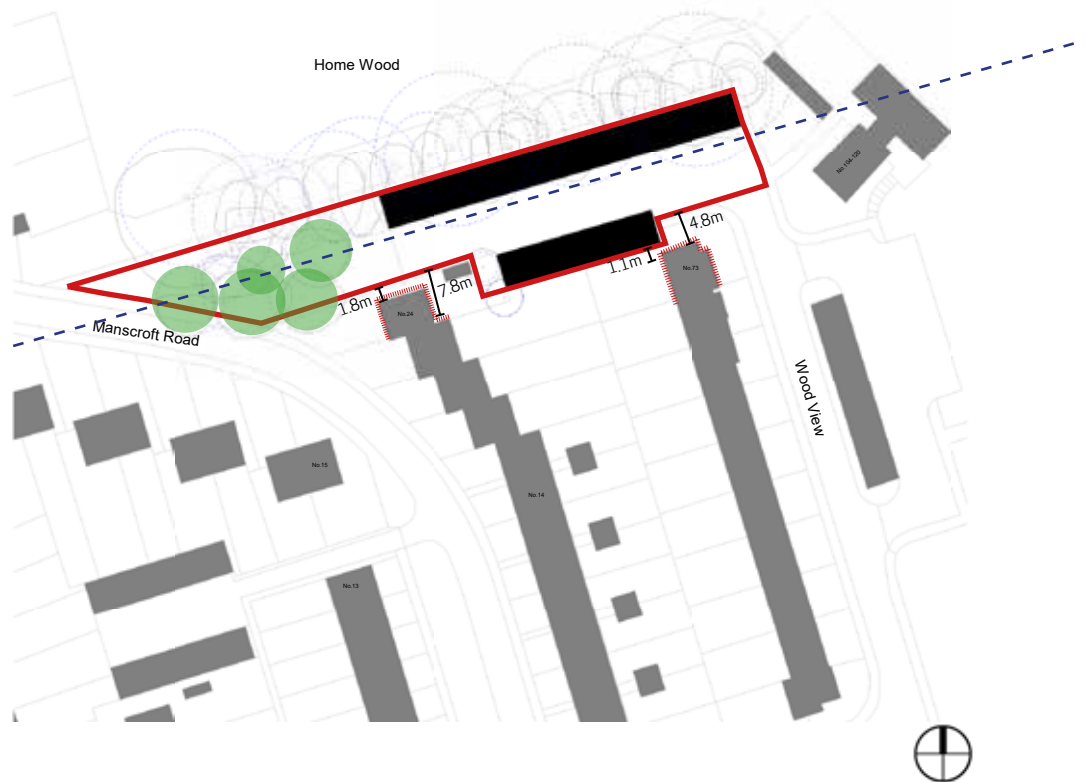
Due to the proximity of the two gable ends of the line of terraces along Wood View and Manscroft Road the design must take into account any overlooking into the gardens & terraces.

The northern edge of the site is formed by woodland. The line of trees is very close to the boundary line and both the canopy and root protection zone encroach on the site. The design will have to mitigate any impact on existing trees.

The site is on a slope and therefore the design will need to be stepped and must allow for appropriate access.

## Heritage

The site is not within a Conservation Area and there are no listed buildings or sites of archaeological interest adjacent to the site.



- Key:
- Tree Root Protection Indicative Line
  - Site Boundary
  - Trees
  - - - - - Neighbouring Facades

Constraints Plan

# Design

## Trees and hedges

There are five trees on the site at the western end, all of which are deemed as poor specimens within the arboricultural report. The northern boundary is formed by a line of trees and woodland (Home Wood). Although these trees are not directly on the site, due to their growth they lean over the site and the root protection areas overlap onto the site.

Please refer to the Development Site Report prepared by Bartlett Consulting for more information.

## Biodiversity

The proposal seeks to minimize disturbance, specially to the neighbouring woodland, by implementing the following:

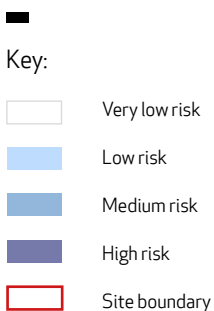
- Sensitive timing of works
- Pre-commencement fauna checks
- Sensitive lighting scheme.
- Vegetated buffer zone (Hedgerow)
- Inclusion of Bird and Bat boxes

These measures are predicted to ensure a net gain in Biodiversity. Please refer to the Ecological Impact Assessment that accompanies this application for more detail.

## Flood risk

According to the Environmental Agency, the site is in flood zone 1 and therefore is not in an area affected by long term risk of flood from rivers or the sea, or from reservoirs.

The surrounding area has a low risk of surface water flooding, however none is directly affecting the site as can be seen in the image below.



## Use

The proposed builds and new homes falls within Use Class C3 as defined under Town and Country Planning (Use Class) Order 1987 (as amended).

## Amount

The proposal is for nine new two bedroom flats, with ancillary parking. For more information see Schedule of Accommodation - Appendix 1.

## Layout

The site has been defined into two areas with two flat blocks, Block A faces Wood View and Block B faces Manscroft Road.

Block A is designed to have its primary façade facing Wood View and Gadebridge Park. The block is divided into two stepped buildings joined by a central stair core, with both the full and half landing being used to access flats. The front section of the building is three storeys and the back is two storeys. The flats are orientated to mitigate overlooking issues, with all habitable rooms facing north, east or west, avoiding glazing to the south façade.

Block A has two parking areas accessed from Wood View. Three spaces to the building's front façade and the remaining within the parking court to the rear. All spaces within the vicinity of the adjacent trees are covered by a carport roof to protect the vehicles from potential falling debris.

Block B is designed to follow the form and flow of the adjacent terraced housing. The façade facing Manscroft Road is staggered mimicking the terraces. Due to the sloped nature of the site the block, like Block A, is split into two stepped buildings, with both full and half landing being used to access flats. The block is 2 storeys, with limited glazing to the south elevations to mitigate overlooking issues.

Block B's primary parking court is accessed directly from Manscroft Road. The central parking court accessed from Wood View will also be available from Block B. As within the lower parking courts carports are utilised in areas below tree canopy's.

# Design

## Form

The site has two dominating constraints which determine the developable area of the site and form design.

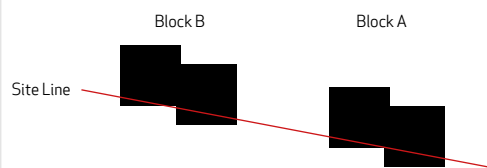
The first constraint is the line of Austrian Pines to the northern boundary which lean heavily over the site. Any proposed building must avoid, as far as possible, the root protection zones and the upper canopies so as not to inhibit the health of the trees.

The second constraint is the terraces adjacent to the site on Manscroft Road & Wood View which create overlooking issues that must be mitigated within the proposal.

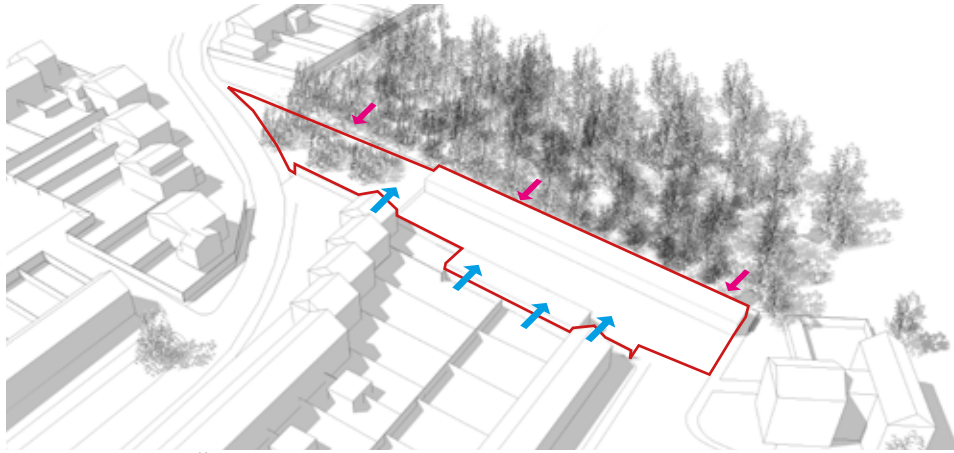
With these two constraints in mind, the proposal is split into two blocks, one that faces Manscroft Road and the another facing Wood View. Both blocks are placed so as to avoid the pines to the north as much as possible and have limited glazing on the south facades to avoid overlooking into the neighbouring terraces and gardens.

The front facade of each block sits in line with the adjacent terrace to create a continuation of the street scene.

To cope with the significant level change across the site each block of flats is stepped by half a floor. This allows one stair core, per building, to provide access to all the flats within the block. Access is through both half and full landings.



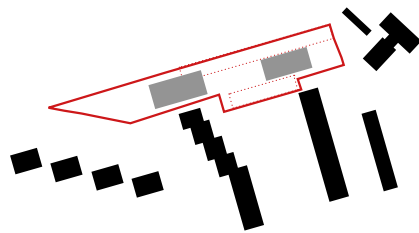
The scale of the design is determined by the surrounding context. The area is predominantly 2 storey terraced housing but the site is also adjacent to four-storey flat blocks at the edge of the housing estate. Block B is 2 storey to reflect Manscroft Terrace, while Block A is 2-3 storeys reflecting the Wood View terraces and the higher flats opposite.



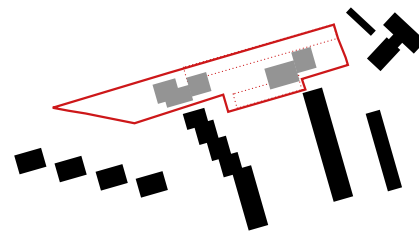
1. Form generation diagram // Key Constraints Influencing Form



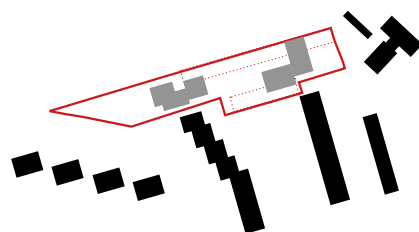
2. Form generation diagram // Volume Progression



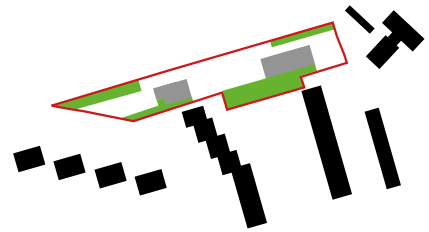
3. Form generation diagram // Figure Ground Volume Progression i



4. Form generation diagram // Figure Ground Volume Progression ii



5. Form generation diagram // Figure Ground Volume Progression iii



6. Form generation diagram // Figure Ground Volume Progression iv

## Landscape

The flats have a communal amenity space to the south of Block A, accessed off the main parking forecourt. Defensive planting protects ground floor units from the access way and streets.

The main parking is situated within the middle of the proposal, accessed from Wood View.

## Sustainability

The proposed scheme uses a 'fabric first approach' to minimise energy and fuel consumption, and limit carbon dioxide emissions.

All construction materials will meet the criteria as stated in the Green Guide and be sourced from ISO accredited suppliers.

The proposed design incorporates the highest of the water consumption requirements as set out with Building Regulation Approved Document G – 105 litres/person/day.





## Appearance

The external appearance of the surrounding buildings is predominately buff brick and dark brown tiled roofs.

The proposal aims to fit the character of the area, however bringing a modern feel though subtle design detail. We propose using a buff brick, dark grey frames for windows, doors and railings, and dark grey tiled roofs for the houses.



Brick and projected brickwork detail



Window and Doors UPVC, Dark Grey



Roof Tile - Redland Richmond 10 Slate (or similar)

# Access

## Parking and Cycle Storage

The proposal meets Dacorum's parking standards, with 18 parking spaces. There is a small parking forecourt, with 5 spaces, to the west of the Block B, accessed from Manscroft Road.

The main parking forecourt is located in the centre of the site, with 10 spaces, and is accessed from Wood View through an undercroft in Block A. There are also three spaces at the entrance (Wood View) of the site, in front of the front facade of Block A.

There will be a secure cycle storage within the parking forecourt with the capacity to hold 9 bikes (1 per unit).

## Approach

The site has vehicle access from Wood View and pedestrian access from Manscroft Road, Home Wood and Gadebridge Park.

The site slopes from west to east and therefore the flat blocks are stepped to allow for the relief. Level access is provided for each block.

## Accessibility

The buildings are designed to satisfy Approved Document M4(1) Category 1, Visitable dwellings.

The flats are accessed via main recessed entrance doors for weather sheltering with clear openings of minimum 930mm and level access as per Secure by Design Standards.

First and upper floors are accessed via communal staircases and circulation in all blocks following design guidance of Building Regulations in Approved Document K.

## Vehicular and Transport Links

The site has vehicular access from Wood View, via Prescott Hill, linking with Galley Hill connecting to the town centre of Hemel Hempstead and the surrounding towns and villages.

The residents are within 7 minute walk of the local bus stop which is served by routes 3 and 4, which provide links to Hemel Hempstead train station and town centre.

The site is also within 3 miles of Hemel Hempstead Station, which links to Watford and further into London (Euston).

## Refuse Storage

Each flat block will have a secure bin enclosure, Block A's is located to the north, at the end of wood view and Block B's is located to the west within the small parking court. Each is capable of holding as per Dacorum Refuse Storage Guidance for flats:

- 1 x 240L - food waste
- 1 x 1100L - general waste
- 1 x 1100L - mixed recycling

Secure bin shelter storage reference.



# Appendix 1

## Outline Schedule of Accommodation

Project No.: RT17075  
 Client: Watford Community Housing  
 Site: Wood View (9 unit PLUS scheme), Hemel Hempstead  
 Date: 29.04.2020

### Schedule of Accommodation rev. B

Site area (m2 / Ha): 1618 0.1618  
 Dwellings/ha.: 55.6  
 Habitable Room/ha 166.9  
 Parking spaces/dwelling 1.94

Plot	Level	Type	Persons	Hab.rm.	Storage		Secure Parking Spaces		Refuse & Recycle Storage Required						
					Min. Area	Actual	space/dw	visitors	total/bldg	General Waste 240l 1 per 10 units	Mixed Recycling 1100l 1 per 5 units	Non-Recyclable 1100l 1 per 5 units	Block A units	Block B units	Total
A	Flat	G 2BAP	4	3	70	71.5	770	770	2.0	3.1	1.5	24	120	96	
	Flat	G+0.5 2BAP	4	3	70	71.5	770	770	2.0	3.1	1.5				
	Flat	L1 2BAP	4	3	70	71.5	770	770	2.0	3.1	1.5				
	Flat	L1+0.5 2BAP	4	3	70	71.5	770	770	2.0	3.1	1.5				
	Flat	L2 2BAP	4	3	70	71.5	770	770	2.0	3.1	1.5				
B	Flat	G 2BAP	4	3	70	71.7	772	772	2.0	3.1	1.5	220	1100	880	
	Flat	G+0.5 2BSP	3	3	61	62.4	672	672	2.0	2.2	1.5				
	Flat	L1 2BAP	4	3	70	71.7	772	772	2.0	3.1	1.5				
	Flat	L1+0.5 2BSP	3	3	61	62.4	672	672	2.0	2.2	1.5				
<b>9</b>			<b>34</b>	<b>27</b>		<b>626</b>	<b>6735</b>		<b>4</b>	<b>18</b>		<b>2320</b>	<b>1856</b>	<b>4176</b>	

Communal Areas		Area (SM)	
A	Circulation (Stair+Lobbies)	G	17.3
		L1	18.4
B	Circulation (Stair+Lobbies)	L2	9.4
		G	20
		L1	17.03
<b>Total</b>			<b>82.13</b>

Refuse & Recycle Storage Provision			
No. Bins (L)	240	Block A	Block B
		1	1
No. Bins (L)	1100	2	2
<b>Total</b>		<b>2440</b>	<b>2440</b>



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