

Landscape strategy report

Landscape brief and aspirations

The landscape design for the regeneration of the High Street site will aim to:

- Enhance the integration of the new buildings into their urban context
- Provide valuable amenity to the building's users and local community
- Contribute visually and environmentally to Potters Bar High street.

Legibility, permeability and connectivity

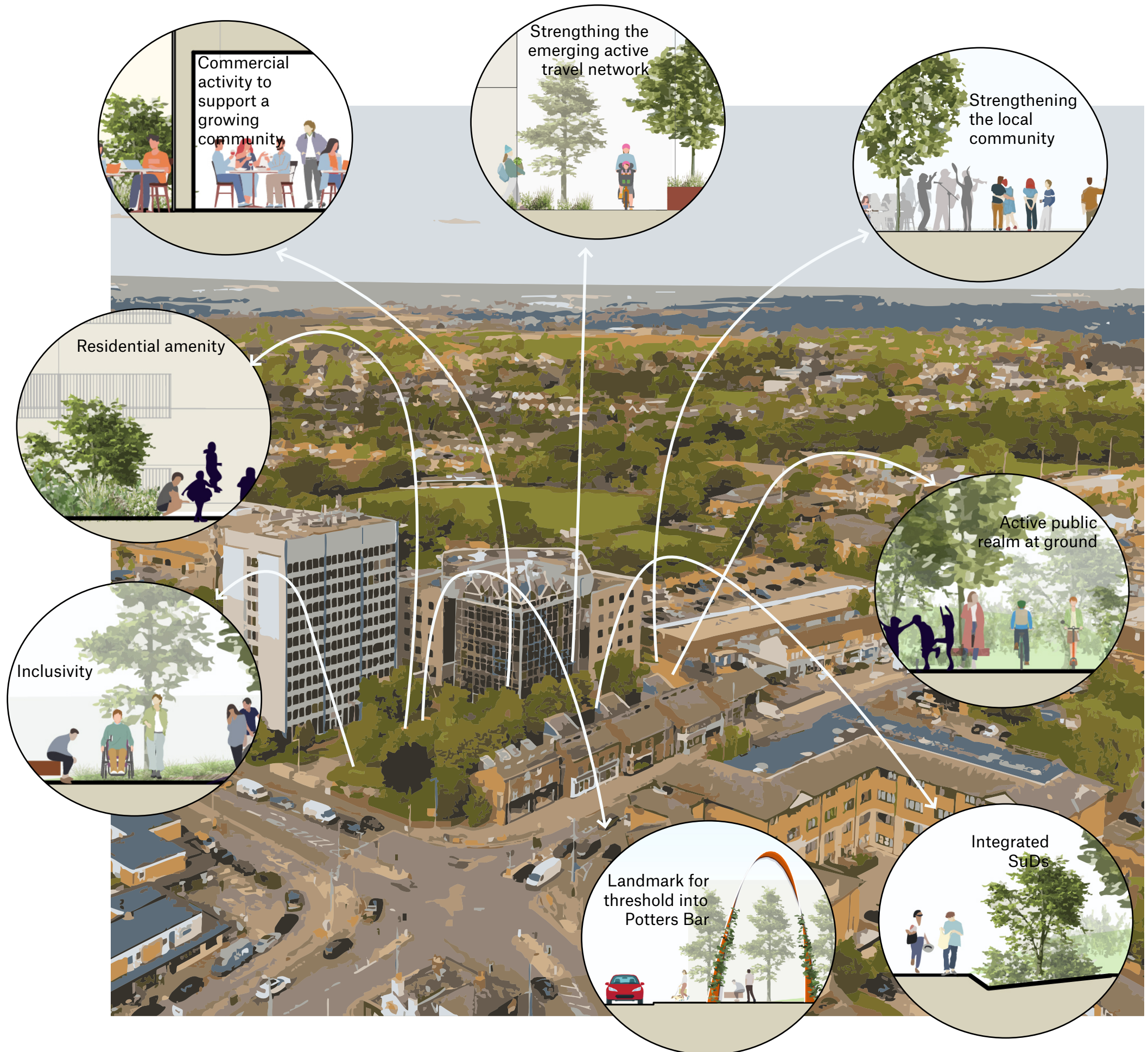
- By bringing an open public space to the High Street, the site will welcome all back into the heart of Potters Bar and provide a central point for community gatherings and events.
- Changing land use from commercial to residential-led mixed-use requires both objective and qualitative improvements to connections with surrounding destination points and wider transport networks.
- The new public realm and landscape will embody a sense of inclusivity and vibrancy.
- Landscape will tie in with building use at ground: retail, commercial or residential for footfall and streetscape authenticity.

Residential amenity

- To deliver the quality and quantity of homes required, we expect to create multi-use, playable and accessible shared external spaces.

Biodiversity for resilience

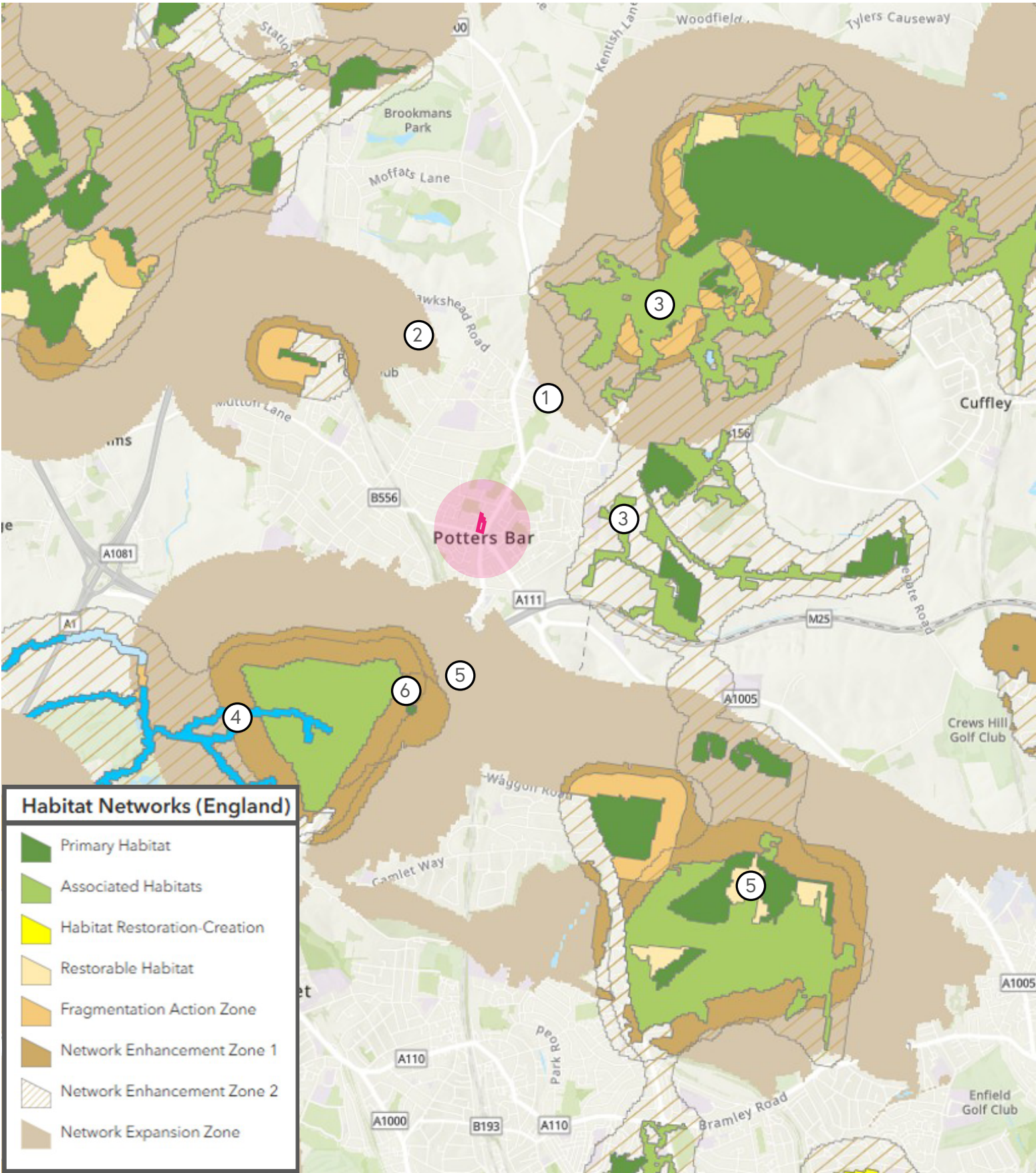
- Priority to protect, manage and adapt existing site conditions to tie in with wider strategies to support flora and fauna
- Increase and strengthen the green landscape that support biodiversity for wellbeing and delight.
- Use water management through the landscape as an opportunity for education and amenity.



Ecological context

Current/natural habitats in Potters Bar

The wider landscape around Potters Bar contains a rich mosaic of habitat types. These habitats are embedded within a network of enhancement and restoration zones, highlighting the area's potential for increased ecological connectivity and biodiversity support.



Low and heathland



Lowland meadow



Ancient semi natural woodland



River



Wood and pasture parkland



Traditional orchards



Geology

Geological surveys from the early 20th century reveal that Potters Bar settled on a patch of pebble gravel, most likely because it offered a more stable base for building foundations and was less susceptible to flooding, but had the benefit of clay resources nearby.

London clay is a stiff, bluish clay which becomes weathered when oxidized and has historically been used for making bricks, tiles and coarse pottery.

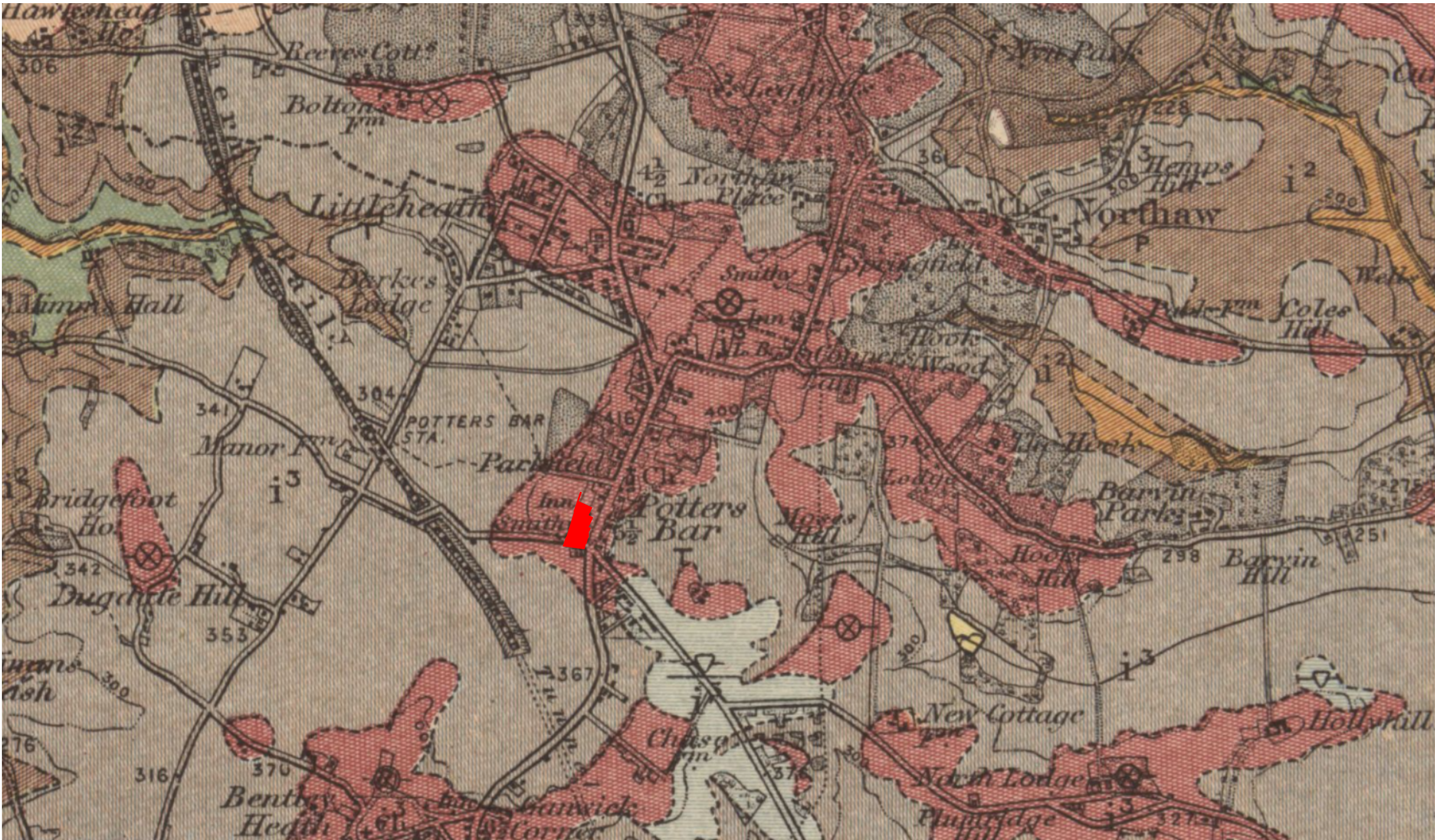


1 140 °C							
	277	277	597	649	645	649	818
1 160 °C							
	245	240	528	399	585	515	772
1 180 °C							
	246	244	408	343	509	380	699



London Clay structure and colour

-  Site boundary
-  Pebble gravel
-  London clay



OS revised: 1902, Geological Survey resurveyed: 1911 to 1921, Published: 1924

Soil

Urban/ Made Ground:

- Created through process of urbanization and the disturbance and redistribution of soil materials that have the presence of anthropogenic materials leading to compaction, restricted water percolation and aeration, and interrupted nutrient cycling

Luvisols:

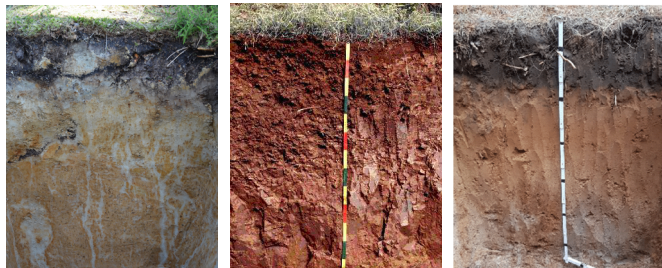
- Fertile, clay-enriched soil suitable for agriculture
- Well-drained and slightly acidic to neutral

Planosols:

- Sandy, silty topsoil with a clay-rich layer that impedes water percolation
- Low fertility because of poor aeration but is still used for low-intensity agriculture or grazing

Stagnosols:

- Mottled soil colours as a result of fluctuating water tables
- Water often sits on the surface or just below it, especially in winter

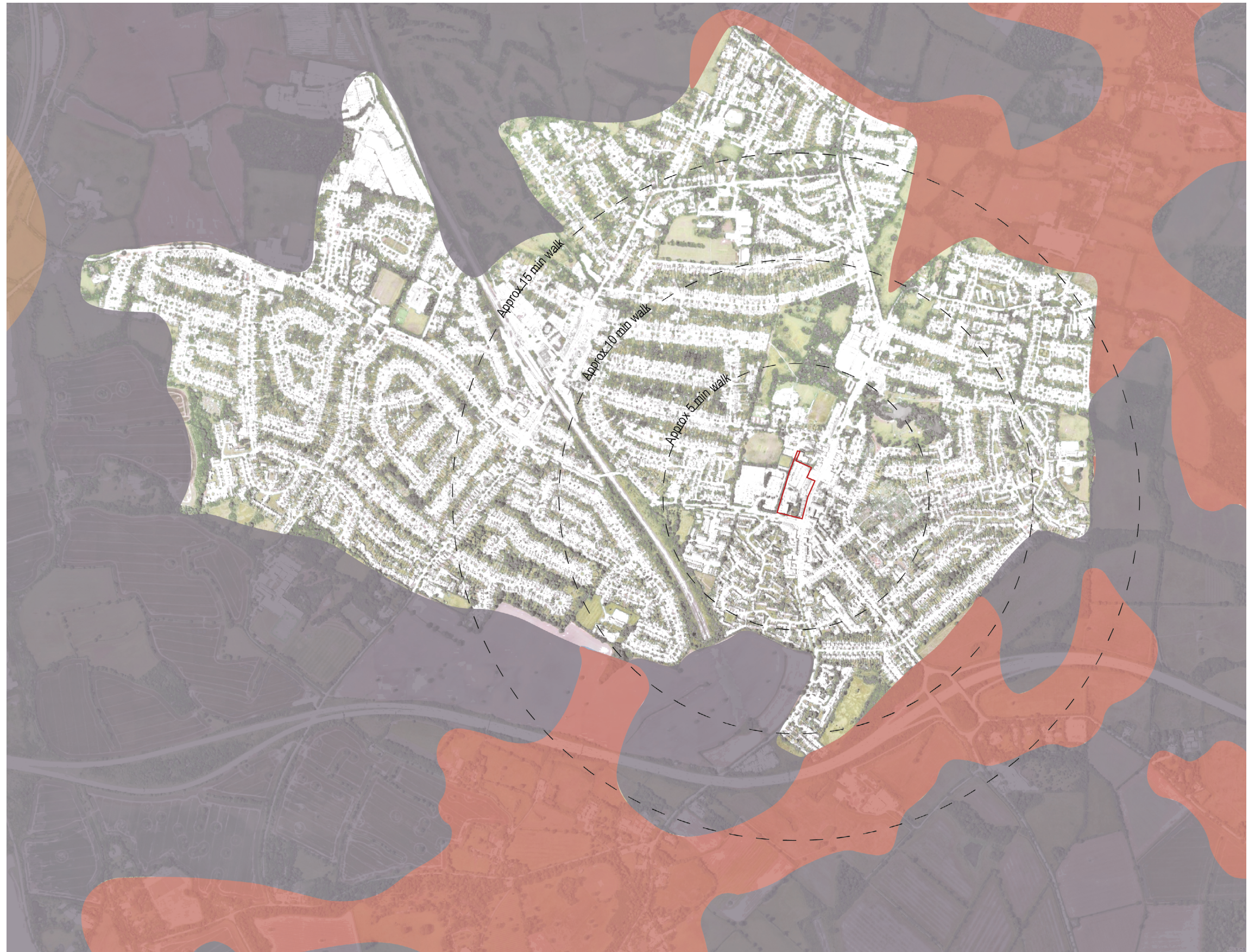


Stagnosol

Luvisol

Planosol

- Site
- Urban
- Stagnosol
- Luvisol
- Planosol



Map Data from MapsApp2

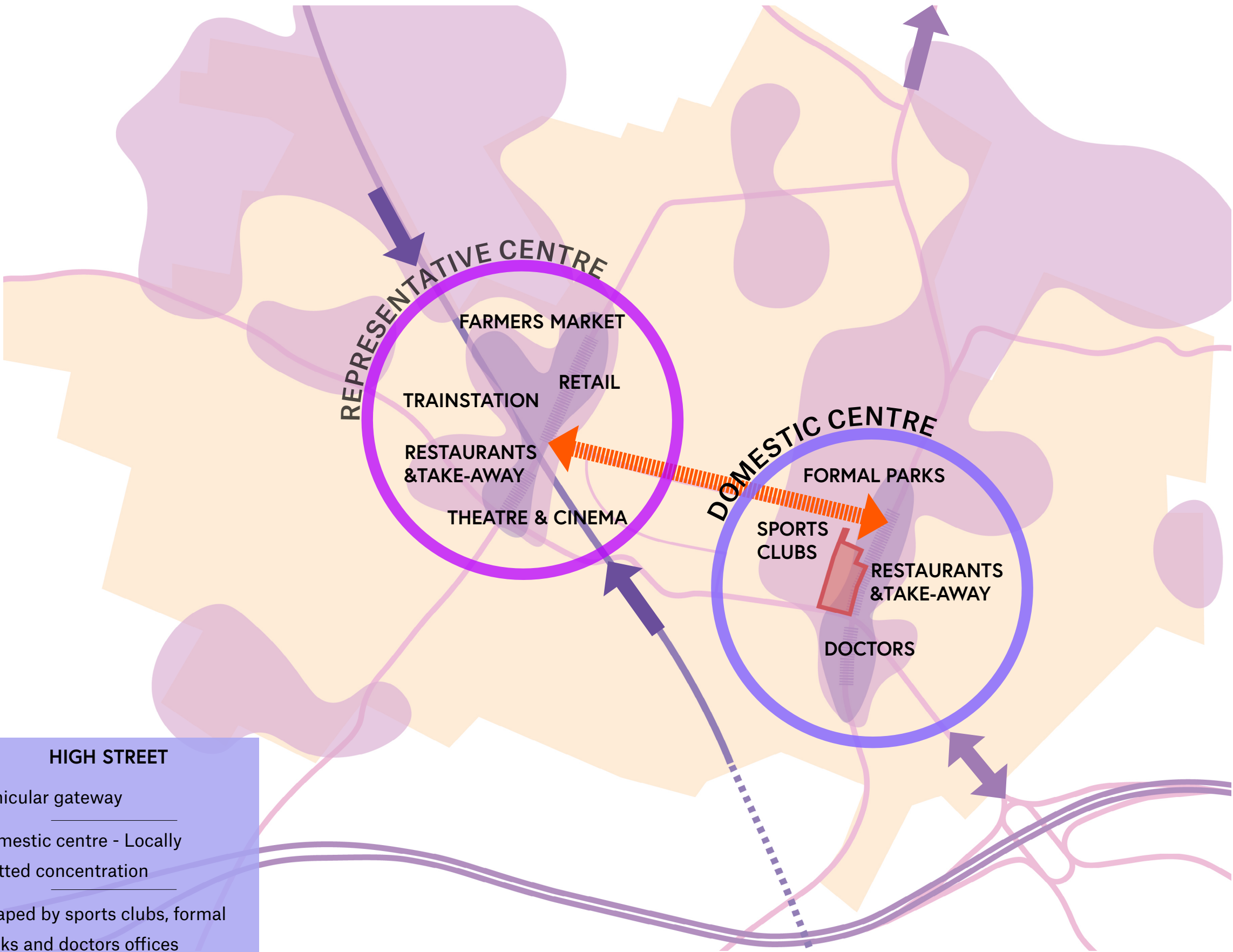
Wider context

Two centres with distinct identities

Each centre in Potters Bar has its own identity, shaped by a different focus of use.

The Darkes Lane centre, serving as the town's arrival point via public transport, is more carefully maintained than the High Street. Pedestrian infrastructure is prioritised here, with a reduced carriageway width and dedicated pavement zones on the west side, providing a buffer from traffic. It functions as the cultural and retail heart of Potters Bar.

In contrast, the High Street, located closer to the motorway, acts as the main gateway for those arriving by car. This is reflected in the car-oriented infrastructure, including overly wide carriageways and lay-bys that further broaden the streetscape, prioritising vehicles over pedestrians. However, the area surrounding the High Street is defined by domestic uses, such as sports clubs, formal parks, the library making it a day to day destination for the residents of Potters Bar.



DARKES LANE

Pedestrian gateway

Representative centre - Wider, externally-serving catchment

Shaped by culture and retail

HIGH STREET

Vehicular gateway

Domestic centre - Locally knitted concentration

Shaped by sports clubs, formal parks and doctors offices

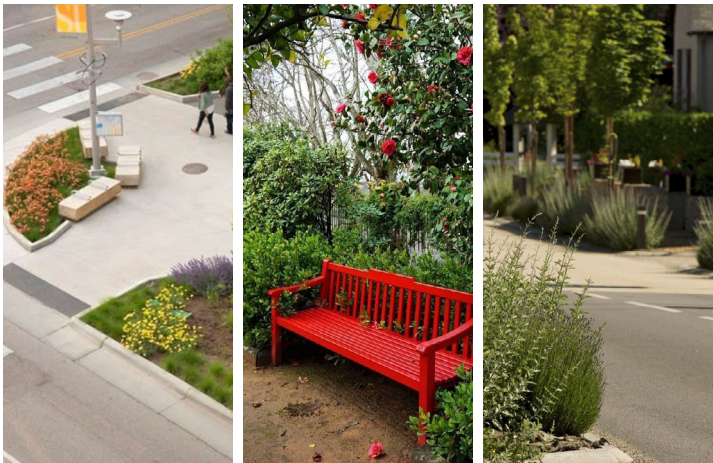
Encouraging active travel through context - Wider route enhancement and tree strategy

Potential context-wide route enhancement and tree strategy

For daily errands, people tend to choose driving over walking for distances greater than 400 metres, or roughly a five-minute walk.

However, this threshold can be extended by introducing elements that break up the journey, such as...

- ...comfortable places to pause that do not require spending money.
- ...elements of recognition that support intuitive wayfinding and help mentally divide walking routes into more manageable segments.
- ...protected footways and tree cover for shelter from wind and sun to create a more comfortable, appealing environment for walking.



- Destinations
- Pausing points in <400m intervalls
- Elements of Recognition
- High Street character streetscapes
- Main connection between two centres
- Daily pedestrian connections
- Centres
- Parks

