

Landscape character areas



Hedgerow



Northern courtyard



Refined hedgerow



High Street Extension



Southern courtyard

Identity and separation of private communal and publicly accessible spaces

SOFT LANDSCAPE DEVICES



Public



Private



Transition



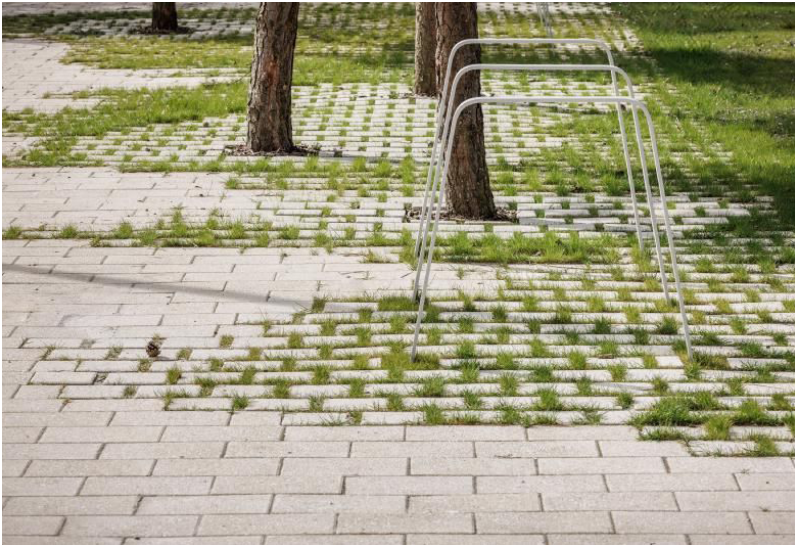
HARD LANDSCAPE DEVICES



Public



Private



Transition

Hard landscape



Permeable block paving that complements, while subtly contrasting, the surrounding red brick buildings.



Brick elements are integrated within the landscape to reference the architecture and create a cohesive overall composition.



Cobble stone with open gaps or lawn pavers in car and cycle parking areas



Private communal paths to be permeable block paving (south) and resin-bound gravel (north) with a brick border to provide a softer appearance and reference the brick facades



Play areas with increased impact: bonded rubber finish in a natural colour.



Paving following Hertsmere guidance: town and district centres use of larger (up to 900mm (w) x 600mm (l) x 63mm (d)) concrete paving with brick details in the High Street Extension area

Parking provision and cycle parking

125 car parking spaces provided

6% of the total number of spaces for exclusive disabled use ->
7.62 -> 8 Blue Badge spaces

1 short stay residential cycle parking space per 5 units ->
77 cycle parking spaces (78 provided)

+ 14 commercial cycle parking spaces
1 for Block A
8 for Block B
5 for Block D

Provided:

59 + 56 = 115 standard spaces in retained car park

1 UKPN space in the open space

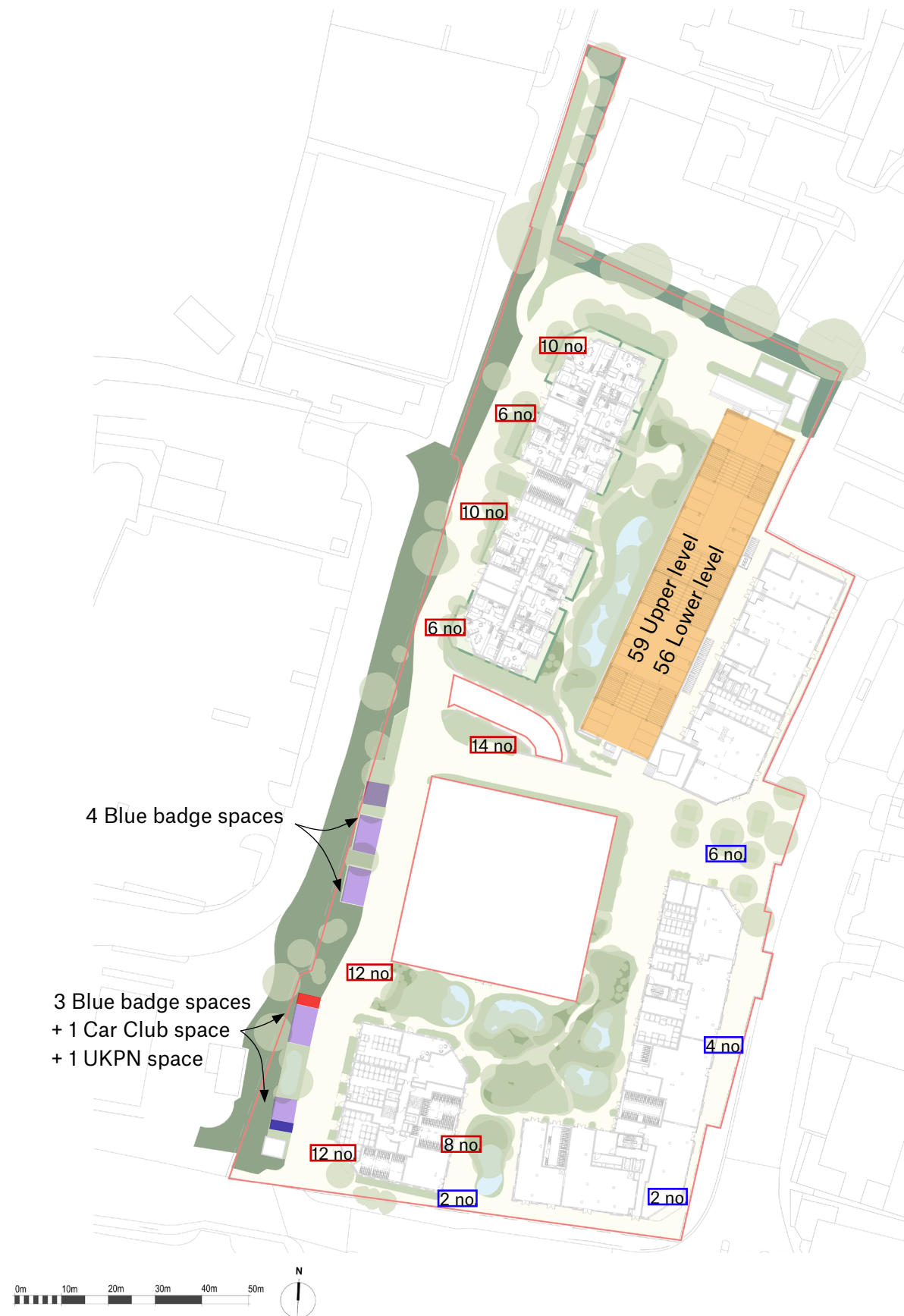
8 Blue Badge spaces in the open space

1 car club bay

78 Residential bicycle parking spaces (1 overprovided)

14 Commercial bicycle parking spaces

Ground level parking is confined to the south-west boundary of the site along the hedgerow with green buffers separating the parking visually.



'Doorstep' short-term cycle parking in public spaces

- Provides the option to securely park a bicycle for short periods without having to walk far to building entrances or other places of interest
- Prevents bicycles from being parked against walls or lamp posts, or otherwise cluttering the spaces around entrances



Visual enhancements to the retained car park

- Ground floor impact: Climbers along the car park's east and west frontages.
- Outlook from Blocks D, CLP and E: A lightweight structure spanning the top deck over the parking spaces, softened by climbers trained up trellises on the car park's east and west elevations.

