

7.36.Cycle Storage

7.36.1. Cycle storage provision has been carefully designed to align with the requirements of the Draft St Albans Local Plan 2041, ensuring secure, accessible, and well-integrated facilities across the development of 167 homes.

7.36.2. For the houses, cycle storage is tailored to the dwelling size and layout:

- 2-, 3- and affordable 4-bedroom houses are provided with secure cycle sheds within their rear gardens.
- 4-bedroom houses and larger incorporate cycle storage within garages, which are either detached or integrated on the dwelling.

7.36.3. For the apartments (39 x 1-bedroom and 18 x 2-bedroom units), secure and covered communal cycle stores are proposed, designed to meet long-stay standards. In line with policy requirements, 5% of all cycle spaces will be designed to accommodate adaptive cycles, with dimensions of 1.2m x 2.8m per space.

7.36.4. In addition to residential provision, the scheme also includes facilities for visitors and staff:

- A short-stay cycle shelter with 10 Sheffield stands will be located close to the Local Centre, offering convenient parking for visitors.
- The Local Centre itself will also provide a dedicated cycle store for the retail units.

7.36.5. This approach ensures the scheme supports active travel, reduces reliance on the private car, and delivers inclusive cycle parking for a wide range of users.

Cycle Parking Standards ⁴⁶			
Land use type	Sub-category	Short stay requirement (obvious, easily accessed and close to destination)	Long stay requirement (secure and ideally covered)
All	Parking for adapted cycles for disabled people	5% of total capacity co-located with disabled car parking.	5% of total capacity co-located with disabled car parking.
Retail	Small (<200m ²)	1 per 100m ²	1 per 100m ²
	Medium (200-1,000m ²)	1 per 200m ²	1 per 200m ²
	>1,000m ²	1 per 250m ²	1 per 500m ²
Employment	Office / Finance	1 per 1000m ²	1 per 200m ²
	Industrial / Warehousing	1 per 1,000m ²	1 per 500m ²
Leisure and Institutions	Leisure centres, assembly halls, hospitals and healthcare	Greatest of: 1 per 50m ² or 1 per 30 seats / capacity	1 per 5 employees
	Educational Institutions	-	Separate provision for staff and students. Based on Travel Plan mode share targets, minimum: Staff: 1 per 20 staff Students: 1 per 10 students
Residential	All except sheltered / elderly housing or nursing homes	-	1 per bedroom
	Sheltered / elderly housing / nursing homes	0.05 per residential unit	0.05 per bedroom
Public Transport Interchange	Standard stop	Upon own merit	-
	Major interchange	1 per 200 daily users	-

Figure 145. Table extract from Draft Local Plan Appendix 1.

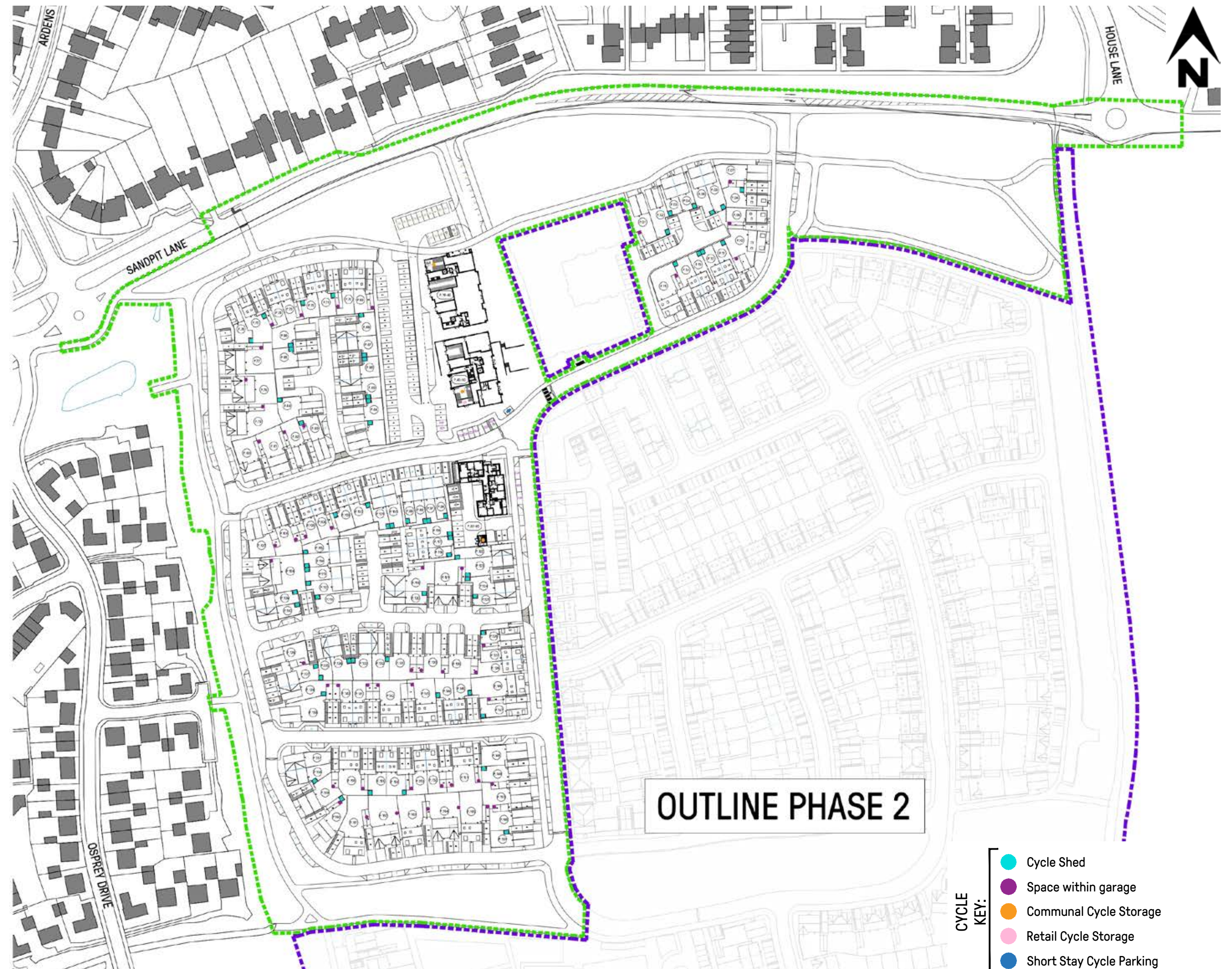


Figure 2. Cycle Store Plan

7.37. The Local Centre Evolution

7.37.1. Spatial diagrams & illustrative sketches of the Local Centre were first presented at the DM5 pre-app, followed by detailed proposals at the DM6/DM7 Pre-app in May.

7.37.2. The Local Centre has since undergone a design evolution which has responded to pre-app feedback relating to character, materiality, scale & mass, as well as been influenced by input from various disciplines and shaped by the changing site context around it.

7.37.3. This iterative process will be outlined in detail over the course of the next few pages.

7.37.4. The product of the process described is a landmark building, which also responds sensitively to its surroundings, encompassing a number of community benefits including shops, a new community centre and an associated public space, whilst also delivering a range of high-quality first home, social rent and affordable rent apartments to the area.



Figure 146. The Local Centre presented at DM6/DM7



Figure 147. The Local Centre presented at DM8/Matter 2

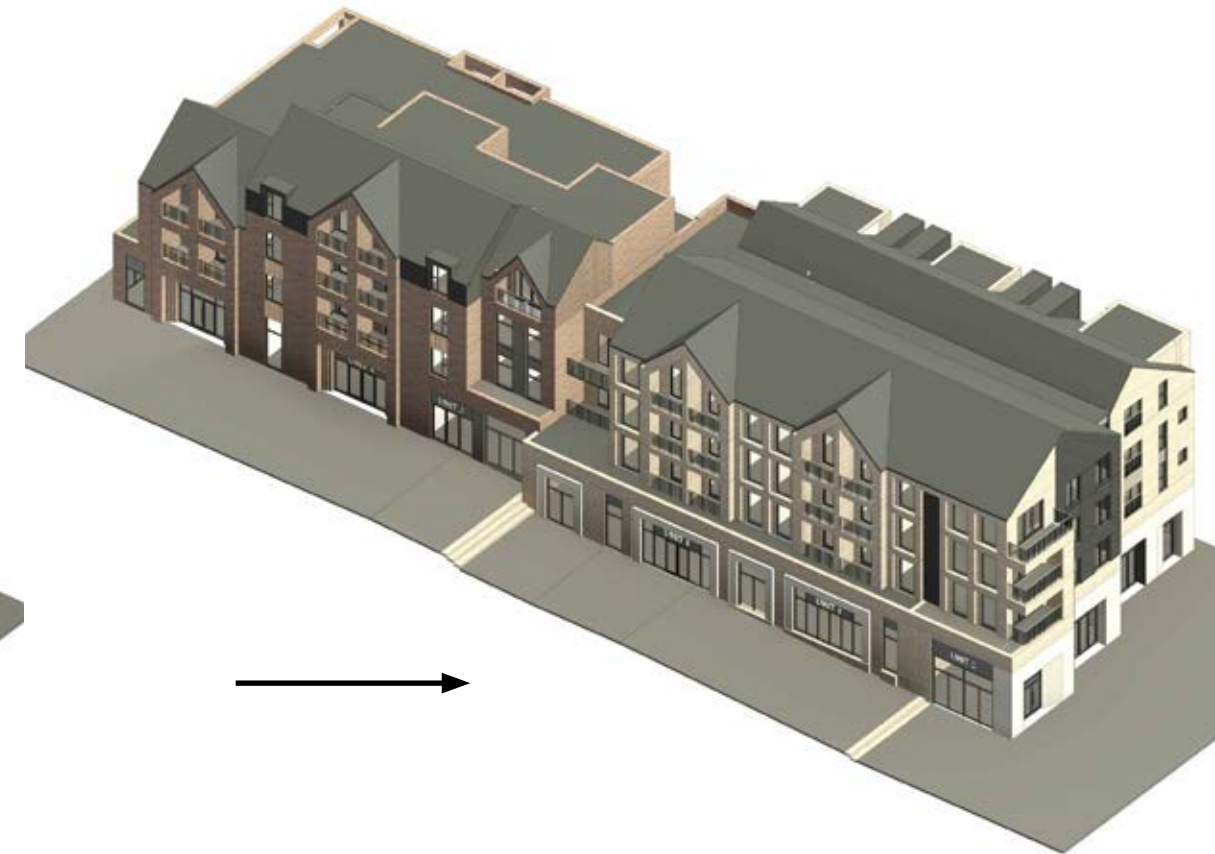


Figure 148. The Local Centre presented at the design workshop

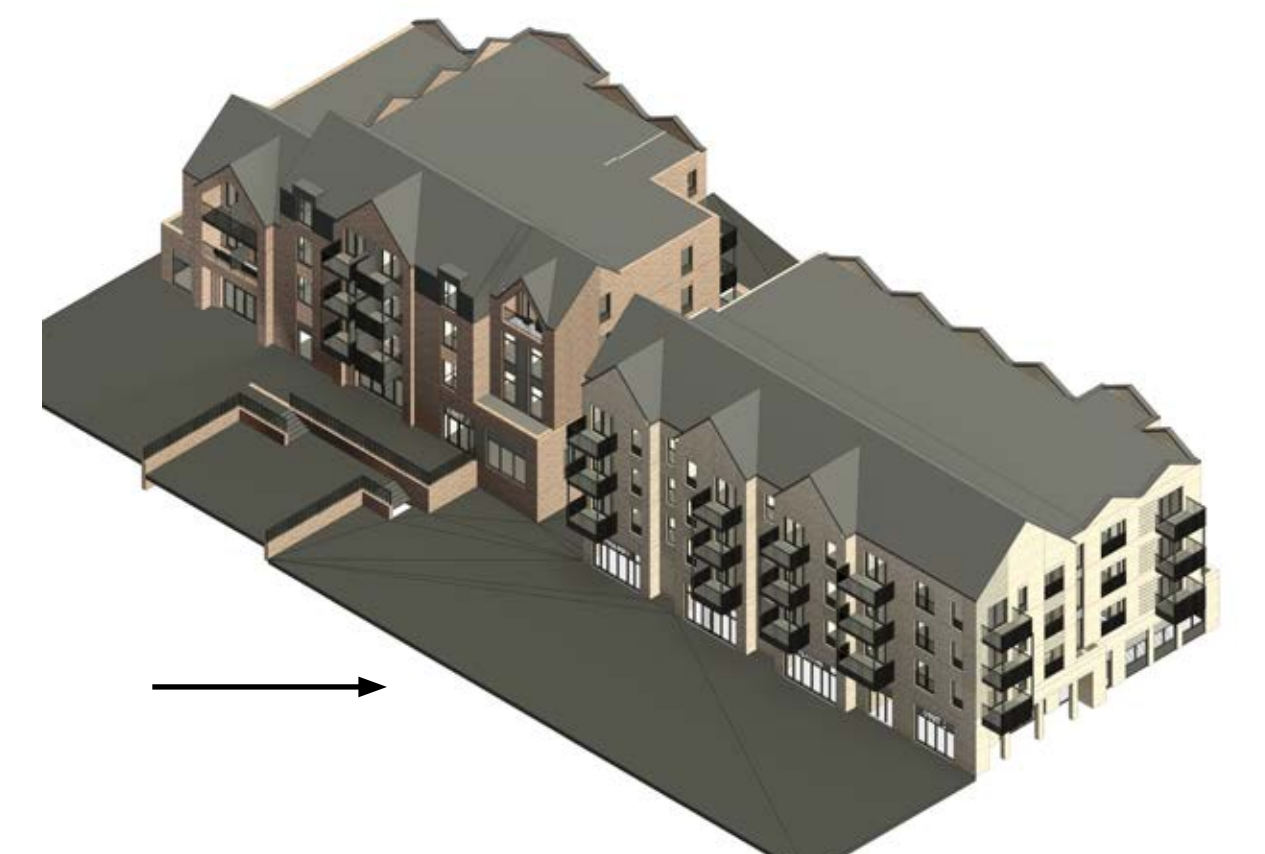


Figure 149. The Local Centre proposed Local Centre Post-workshop

7.38. The Local Centre Evolution - DM6/DM7

7.38.1. The Local Centre was first presented in detail at the DM6/DM7 Pre-App in May, and comprised the following:

- 809sq.m of Commercial Floor Space across 5no. Units at Ground Level
- A 104sq.m Community Centre
- 51no. 1 Bed & 2 Bed Apartments across Levels 1-3
- A podium deck to the rear above the service zone

7.38.2. The architectural approach comprised a distinguishable East Elevation fronting the Civic Space, which proposed abundant glazing to the Commercial Units residing at ground floor, drawing pedestrian interest at street level. The idea was also to create complexity above the commercial units by proposing an angled wall to each gable, which would also gain the resident a greater peripheral view. The building proposal also stepped down from four to three storeys, to provide vertical and horizontal relief. It was inferred that the Northern part of the building had the most potential for height, due to the green open space setback from Sandpit lane.

7.38.3. The principal feedback surrounded a couple of key issues, which included:

- Scale: Could the proposal constitute overdevelopment? As the proposal was presented in isolation, it could not be determined whether the houses situated to the rear would be overlooked. It could also not be determined how the building would sit within the wider context and whether it had an overbearing impact on Sandpit Lane.
- Character: It was suggested that the character of the proposal was perhaps more typical of an Urban setting, and would be more appropriate on the edge of St. Albans City Centre. A buildings character can be defined by its form, materiality, fenestration and so on. Again, it was recommended that the proposal could be assessed better in context.
- The team were also asked to reconsider the location of the community centre, were the commercial units are accessed and the number of dual aspect apartments.

7.38.4. The team were keen to take on board comments and reflect this within the revised iteration.



Figure 150. DM6/DM7 Local Centre South East View



Figure 151. DM6/DM7 Local Centre North East View



Figure 152. DM6/DM7 Local Centre East Elevation

7.39. The Local Centre Evolution - DM8/Matter 2

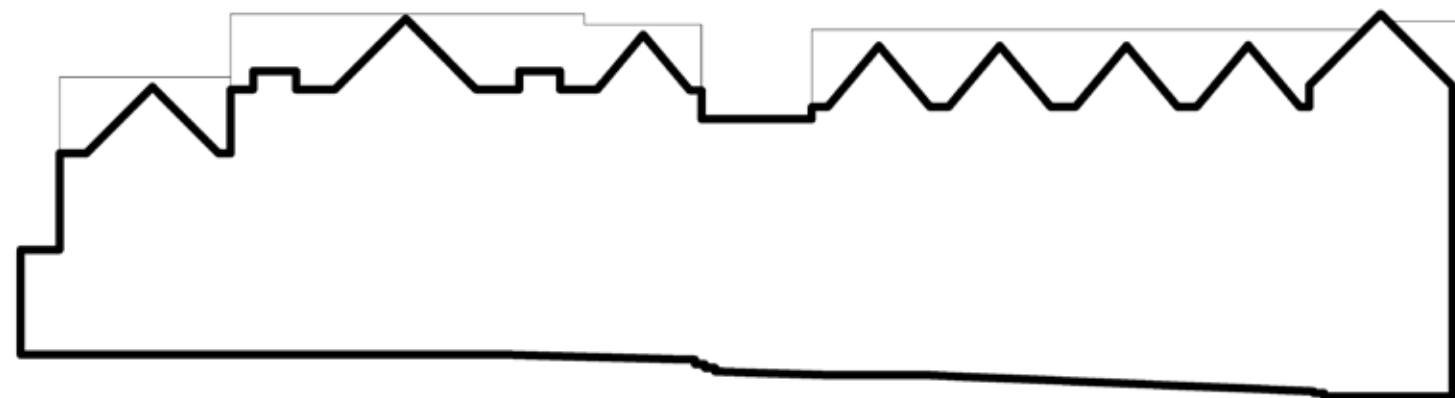
- 7.39.1. Following the rigor of the programmed Pre-App process, a fairly substantial block of time passed between DM6/DM7 & DM8/The Matter 2 response. Within this period the Local Centre was re-shaped and re-moulded in conjunction with the evolving site arrangement and the receipt of site level information. Factors such as the surrounding house/apartments types, rear parking arrangements and developable coverage across the site impacted the buildings footprint, form and mass.
- 7.39.2. A number of spatial arrangements and masses were considered, which included breaking the Local Centre up into two buildings. Given the substantial level change, it became clear that we needed to deploy split levels across the Ground & First Floor.
- 7.39.3. The northern portion of the building, where the levels are lowest, presented the biggest design challenge. The team introduced a more varied material palette along this elevation to try and breakdown the increase in mass, achieved through a projecting zinc gable element, which would be visible from Sandpit Lane signifying a marker building. Though well intentioned, in retrospect the expansion of the material palette may have gone too far and added to the complexity of the building.
- 7.39.4. The team reflected on the character of St. Albans in an immediate and wider context. A series of gabled boxed dormers and step downs/back were



Figure 153. DM8 Local Centre Visualisation from the North East



Figure 155. DM8 Local Centre Visualisation from the South East



- 7.39.5. At DM8 it was communicated that generally the form and mass was a step in the right direction, but although the Local Centre had been presented in immediate context, it would be useful to assess its impact in a wider context. There also remained an element of doubt around overlooking/privacy to the rear, more technical sections showing the worst case scenarios would alleviate concern. In addition the architectural direction was generally supported, but as alluded to some elements of detailing and materiality could be simplified.



Figure 154. DM8 street section showing the local centre in context with Sandpit Lane

7.40. The Local Centre Evolution - Design Workshop

7.40.1. In the weeks ensuing, the team refocused their efforts to meet deliverables for the upcoming Local Centre design workshop. As well as preparing a massing model, a number of changes to the character were made:

- Buff Brick portion of the East elevation amended to reflect a similar architectural language to the red brick portion. The smaller repeating gable elements omitted to reduce complexity.
- Feature Zinc Gable omitted as it was causing a 'heaviness' to the North elevation. The team felt at the time that a smattering of weatherboard would strike a balance between 'not too busy and a marker building'. The material would also be consistent with other areas of the wider site.
- Projecting balconies were added to the north and west elevation to generate architectural interest and provide external amenity, the west elevation was also re-designed to include box dormers.

7.40.2. As indicated, a massing model was tabled during the workshop so that the view could be navigated to different areas along Sandpit Lane & North Drive, to assess the Local Centre. Furthermore immediate context could be viewed, but a series of technical sections and CGI views from the apartments at the rear were prepared in advance.

7.40.3. With the exception of a few minor comments, the model views helped show that the building generally fit within its surrounding context, and the height and overall massing was also deemed acceptable, supplemented by the overlooking sections. Further architectural refinements were however suggested, which included:

- Removing the Ground Floor plinth which may have been contributing to a more 'urban' character.
- Further simplifying the gable ends and material palette
- Adjusting the service zone at the rear to appear less industrial
- Look at adding more pitched roofs instead of flat roofs



Figure 156. Design Workshop North Elevation illustrating the revised form and zinc omission



Figure 158. Worst case view from a third floor apartment to the rear of the local centre



Figure 157. Design Workshop Context Section which encompasses the East Elevation character amendments

7.41. The Local Centre Proposal

7.41.1. Revised Local Centre text:

7.41.2. Following the design workshop, the team endeavoured to address feedback pertaining to the buildings character. Key points/changes can be summarised as:

- Plinth interfacing the Civic space was removed, and external walls have been lowered to the Ground Floor in a similar fashion to the red brick aspect.
- The material palette was simplified, with the removal of the GRC and the fibre cement board from the buff brick element. Subtle brick details were favoured over a broader material palette.
- Projecting brick balconies were replaced with simple steel balconies
- Box dormers were removed from the west elevation and replaced with a shallow pitched gable parapet detail across both elements, giving a more suburban feel.

7.41.3. In addition, the team sought further consultation with specialist disciplines and were able to reduce the floor to floor heights, which has notably reduced the overall massing and height of the local centre. The most significant change, namely, dividing the building into two, has enabled the number of ground floor FFLs to be reduced and the site-levels to be re-visited, subsequently contributing to the reduction in height, particularly along the northern elevation.

7.41.4. This change has also opened up a number of benefits which include; reducing the visual bulk of the local centre, permeability in an east-west direction providing links to the rear parking court, and opening up the civic square. Substantial glazing has been introduced at ground level, to provide surveillance, whilst a robust landscaping scheme will be implemented to enhance user experience and ensure the space feels like an extension of the civic square.

7.41.5. The proposed Local Centre comprises the following:

- 4no. Commercial Units with a combined GIA of 530sq.m
- A 100sq.m Community Centre
- 48no. Apartments, composed of 39no. 1 Beds & 9no. 2 Beds
- 2no. residential cycle stores with a combined area of 91sq.m and a 22sq.m covered commercial cycle store
- 2no. Residential bin stores with a combined GIA of 105sq.m



Figure 159. View from Northern Landscaped Zone

7.42. The Local Centre - Privacy/Overlooking Sections

- 7.42.1. A series of overlooking sections were produced to assess the distances between the local centre and the dwelling houses to the west, and to address overlooking/privacy concerns.
- 7.42.2. The adjacent diagrams on the left hand side were produced prior to a design workshop with the council, whilst the diagrams on the right hand side reflect the proposed Local Centre, where floor to floor heights were interrogated, FFLs were reviewed and the building was divided into two.
- 7.42.3. In many instances across the next three pages, the zone below the 25 degree sight line has reduced and moved further away from the boundary of the dwelling houses, particularly with reference to plots 16, 17 & 18, signifying a further improvement.

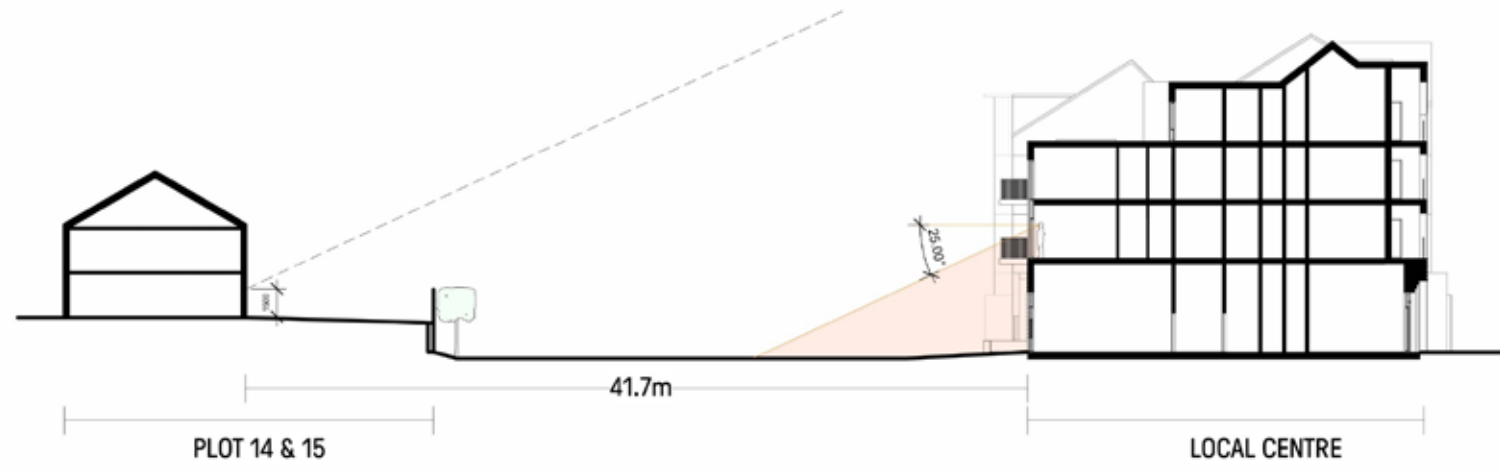


Figure 163. Local Centre & Plot 14 & 15 First Floor Privacy Section prepared for Design Workshop

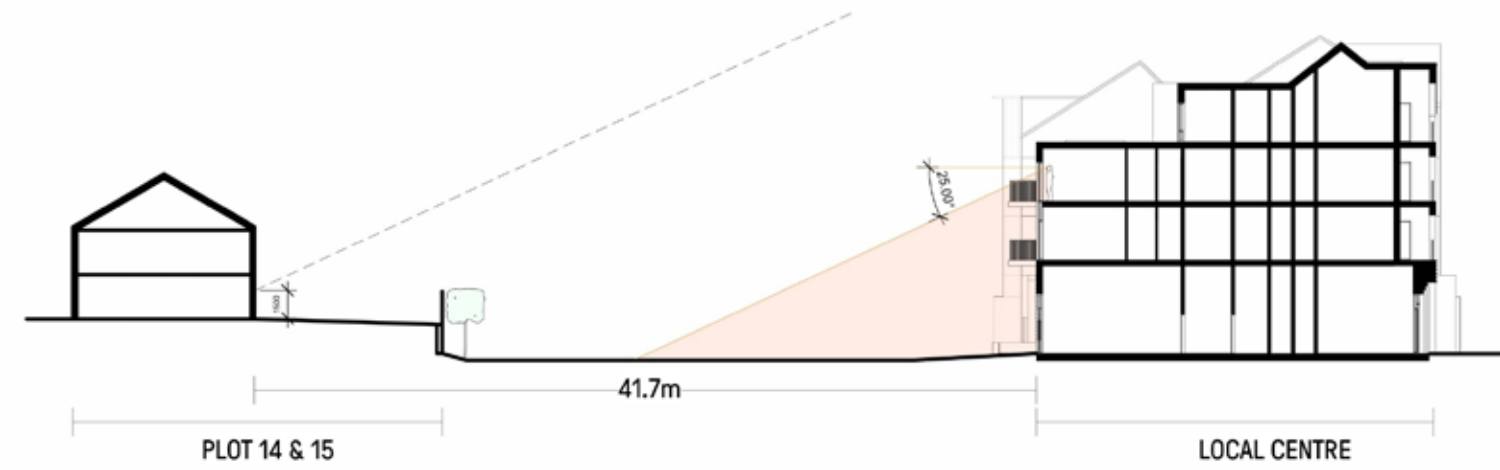


Figure 164. Local Centre & Plot 14 & 15 Second Floor Privacy Section prepared for Design Workshop

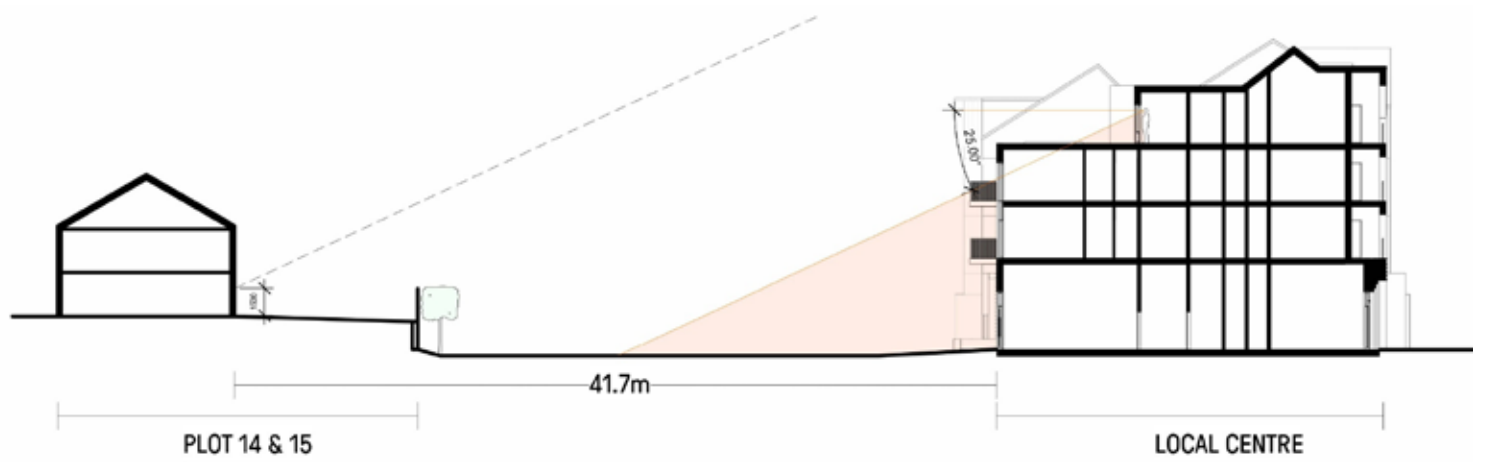


Figure 165. Local Centre & Plot 14 & 15 Third Floor Privacy Section prepared for Design Workshop

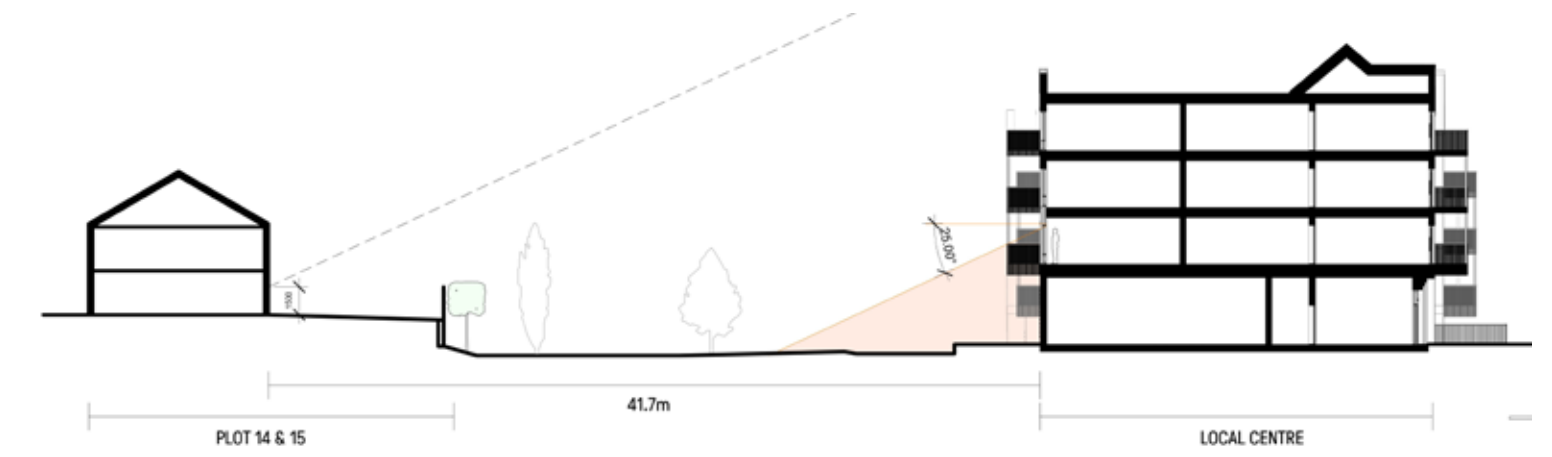


Figure 160. Local Centre & Plot 14 & 15 First Floor Privacy Section post Design Workshop/Update

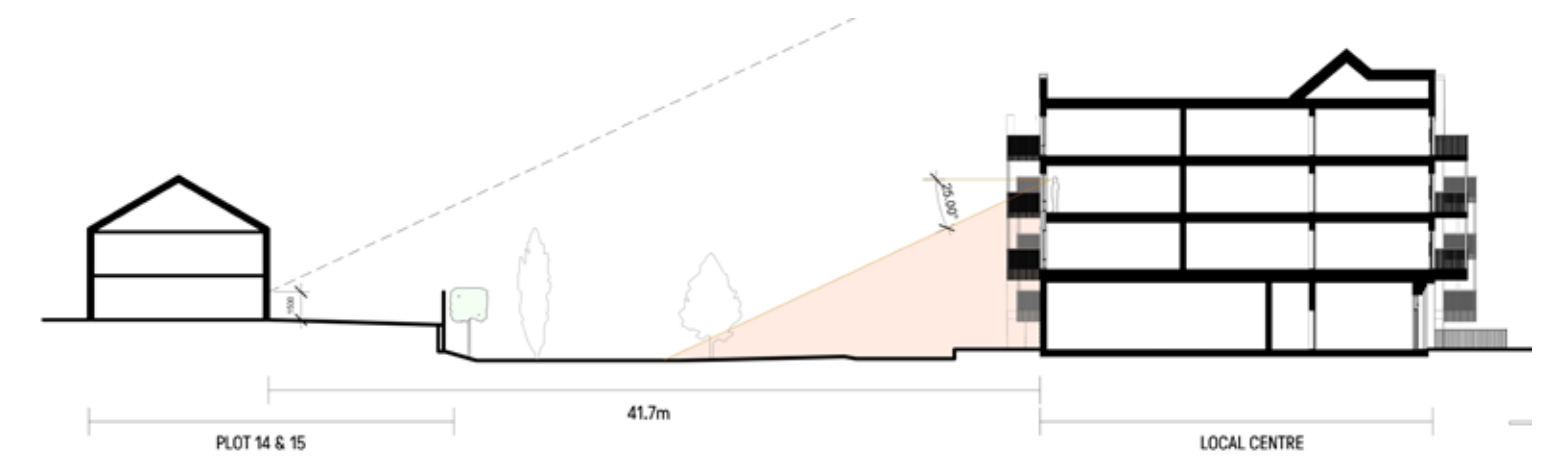


Figure 161. Local Centre & Plot 14 & 15 Second Floor Privacy Section post Design Workshop/Update

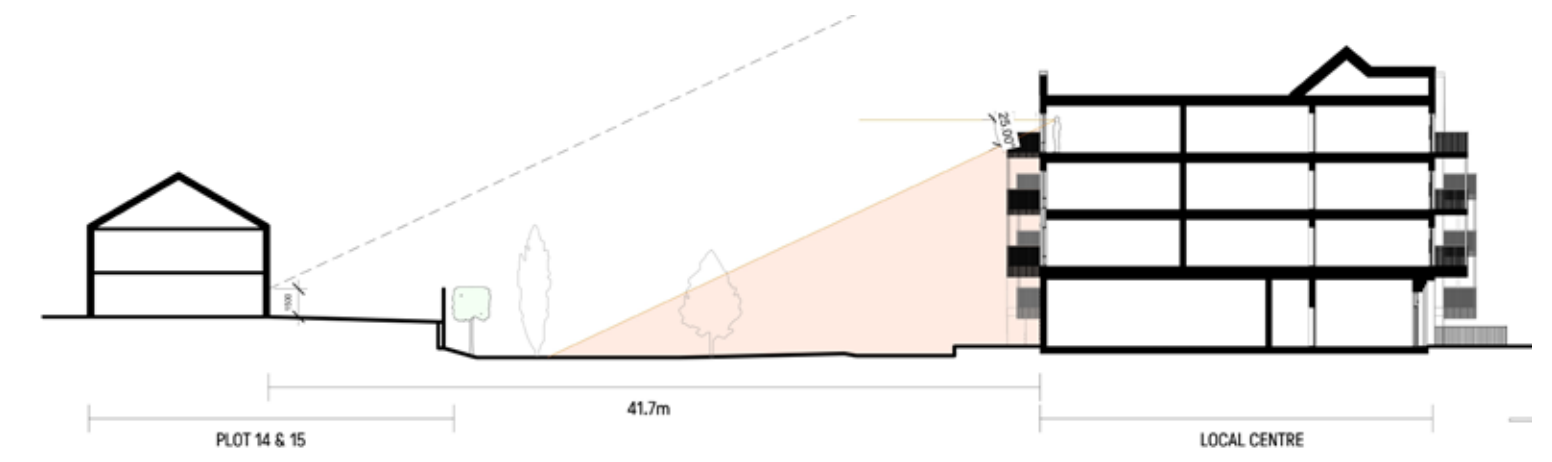


Figure 162. Local Centre & Plot 14 & 15 Third Floor Privacy Section post Design Workshop/Update



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7.42.6. In many instances across the next three pages, the zone below the 25 degree sight line has reduced and moved further away from the boundary of the dwelling houses, particularly with reference to plots 16, 17 & 18, signifying a further improvement.

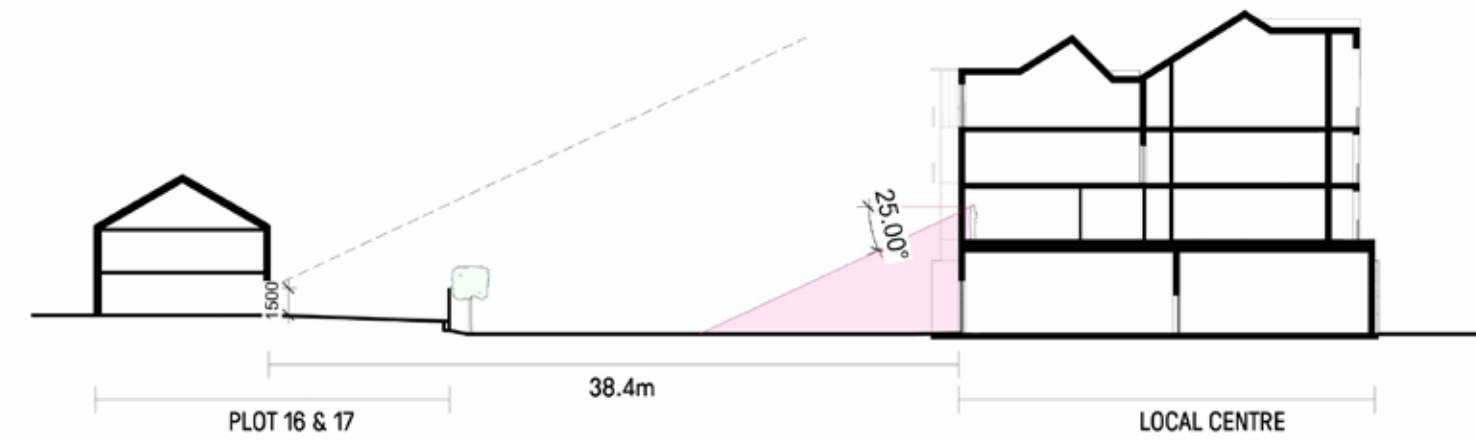


Figure 166. Local Centre & Plot 16 & 17 First Floor Privacy Section prepared for Design Workshop



Figure 169. Local Centre & Plot 16 & 17 First Floor Privacy Section post Design Workshop/Update

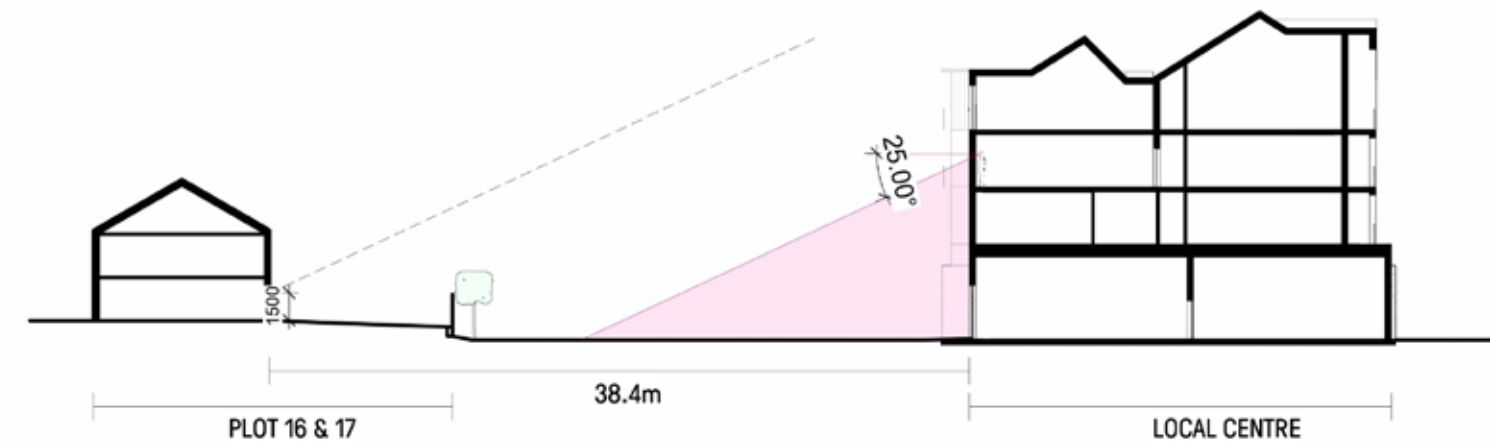


Figure 167. Local Centre & Plot 16 & 17 Second Floor Privacy Section prepared for Design Workshop

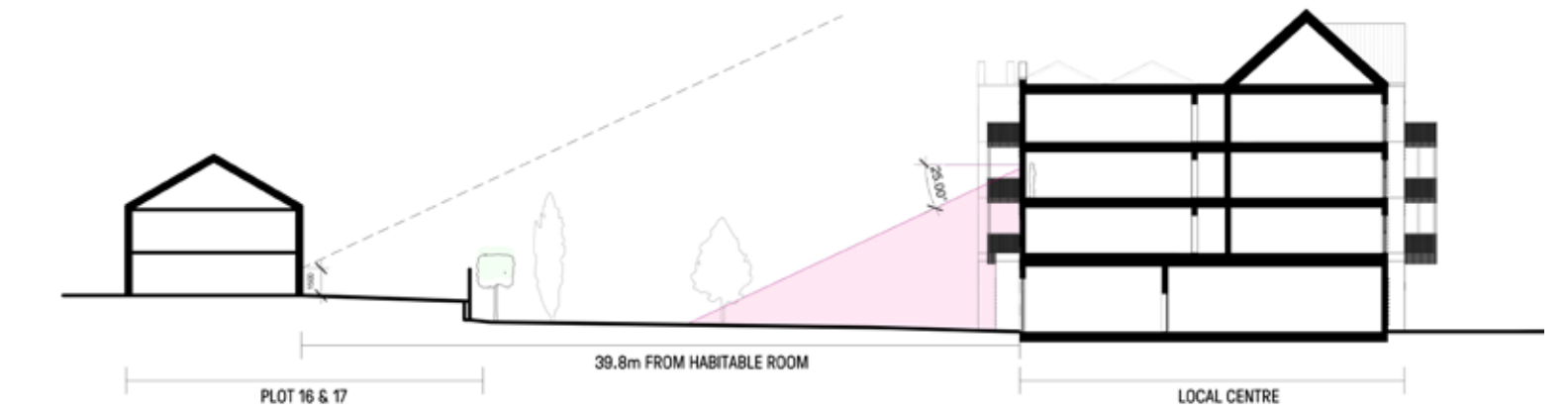


Figure 170. Local Centre & Plot 16 & 17 Second Floor Privacy Section post Design Workshop/Update

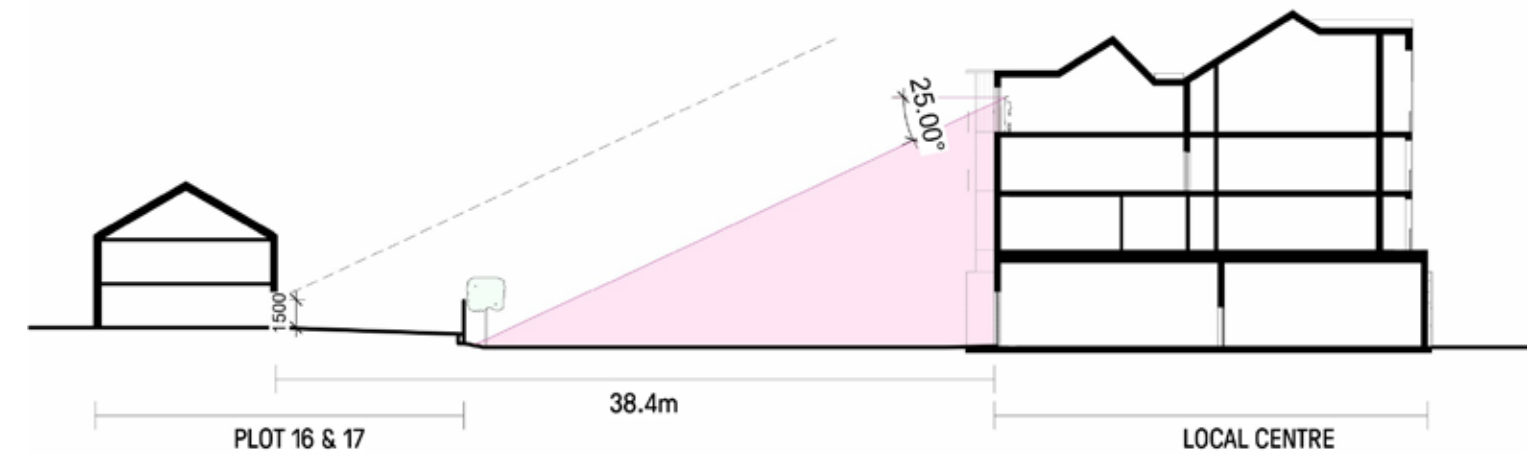


Figure 168. Local Centre & Plot 16 & 17 Third Floor Privacy Section prepared for Design Workshop

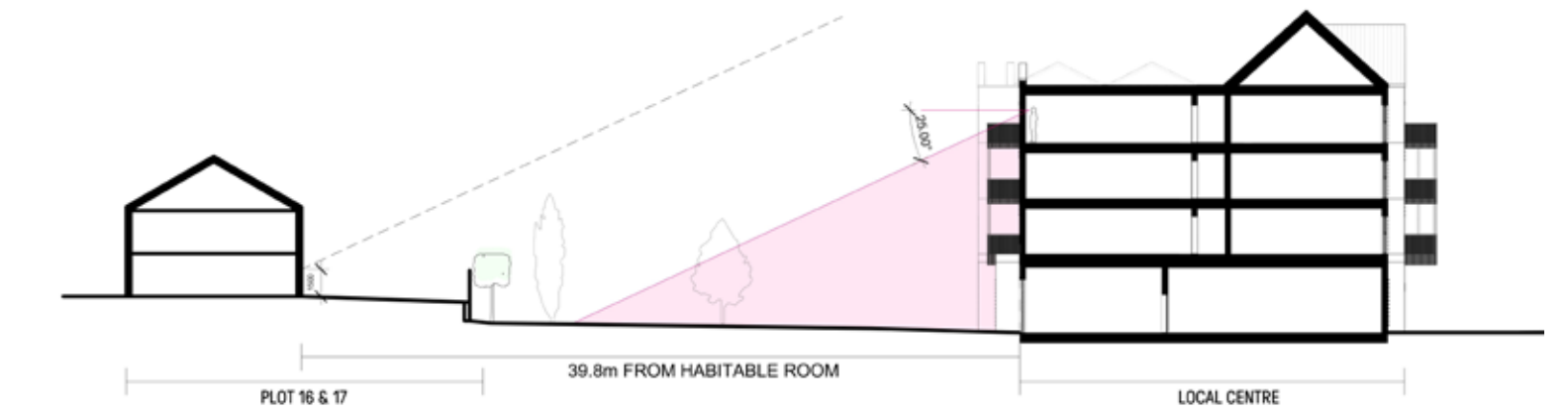
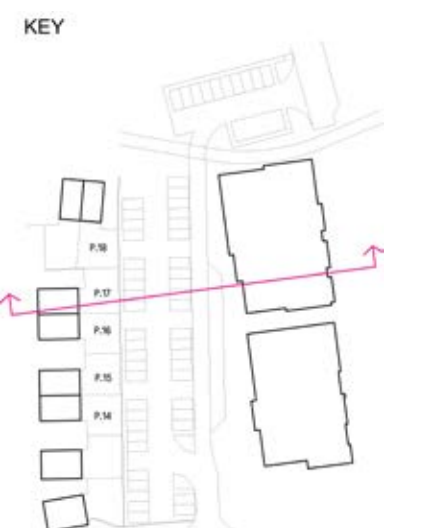
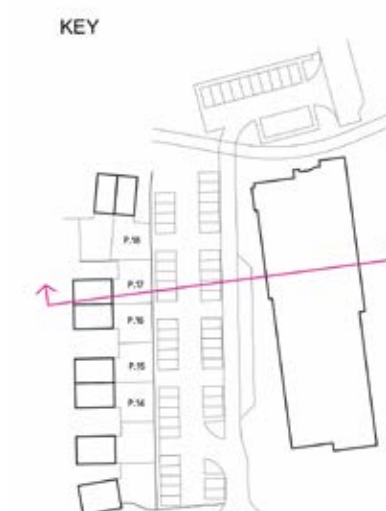


Figure 171. Local Centre & Plot 16 & 17 Third Floor Privacy Section post Design Workshop/Update



7.42.7. A series of overlooking sections were produced to assess the distances between the local centre and the dwelling houses to the west, and to address overlooking/privacy concerns.

7.42.8. The adjacent diagrams on the left hand side were produced prior to a design workshop with the council, whilst the diagrams on the right hand side reflect the proposed Local Centre, where floor to floor heights were interrogated, FFLs were reviewed and the building was divided into two.

7.42.9. In many instances across the next three pages, the zone below the 25 degree sight line has reduced and moved further away from the boundary of the dwelling houses, particularly with reference to plots 16, 17 & 18, signifying a further improvement.

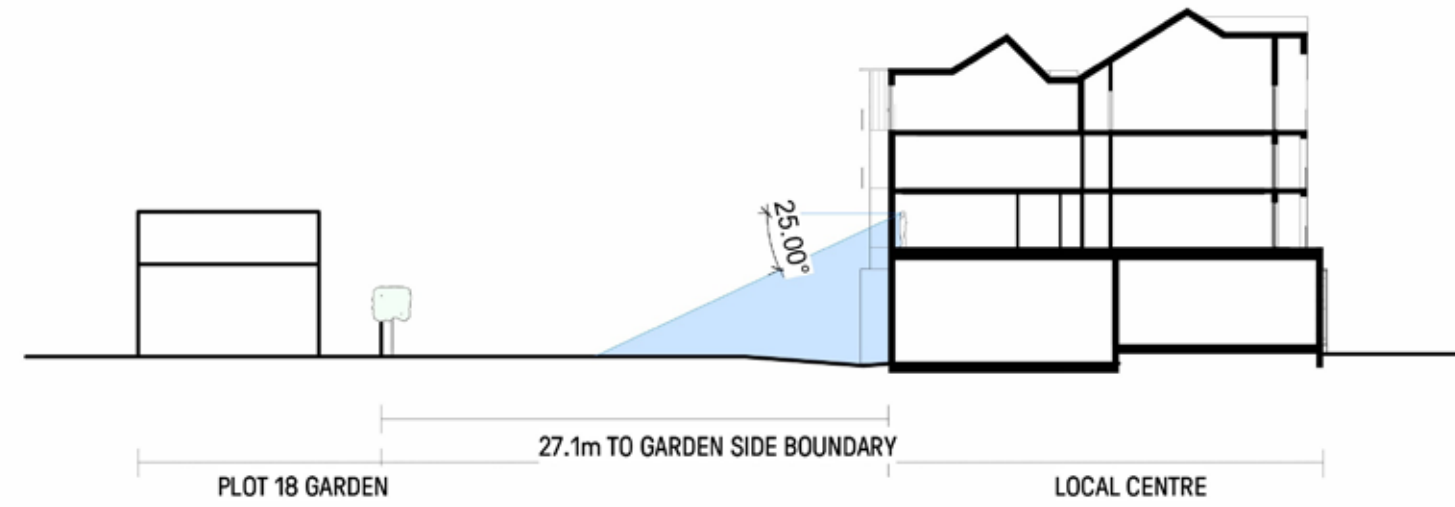


Figure 172. Local Centre & Plot 18 First Floor Privacy Section prepared for Design Workshop

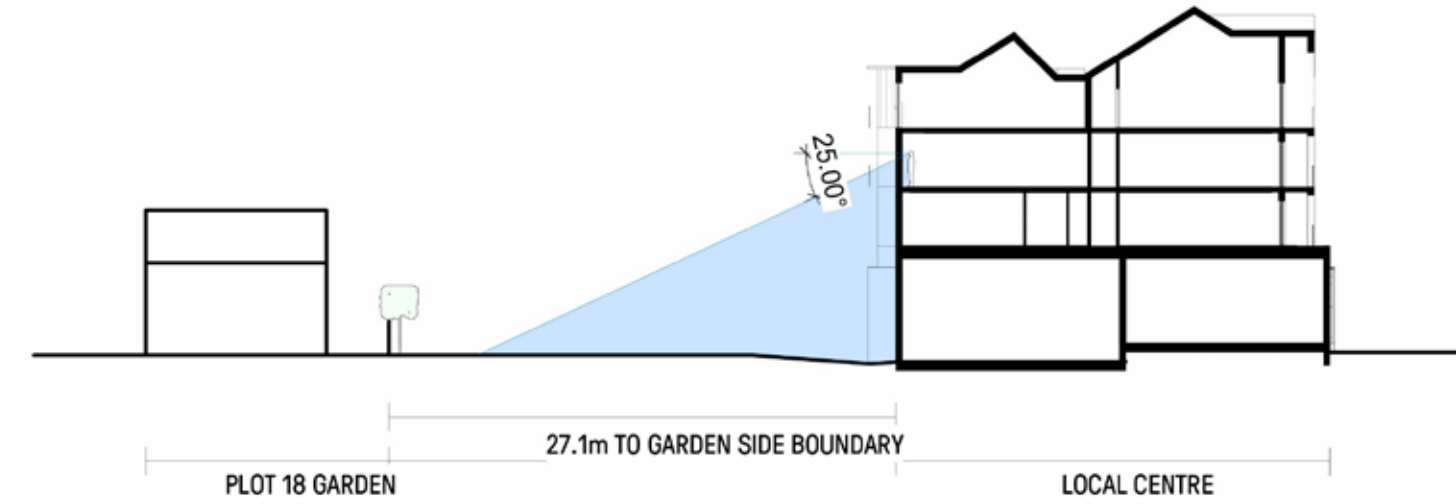


Figure 173. Local Centre & Plot 18 Second Floor Privacy Section prepared for Design Workshop

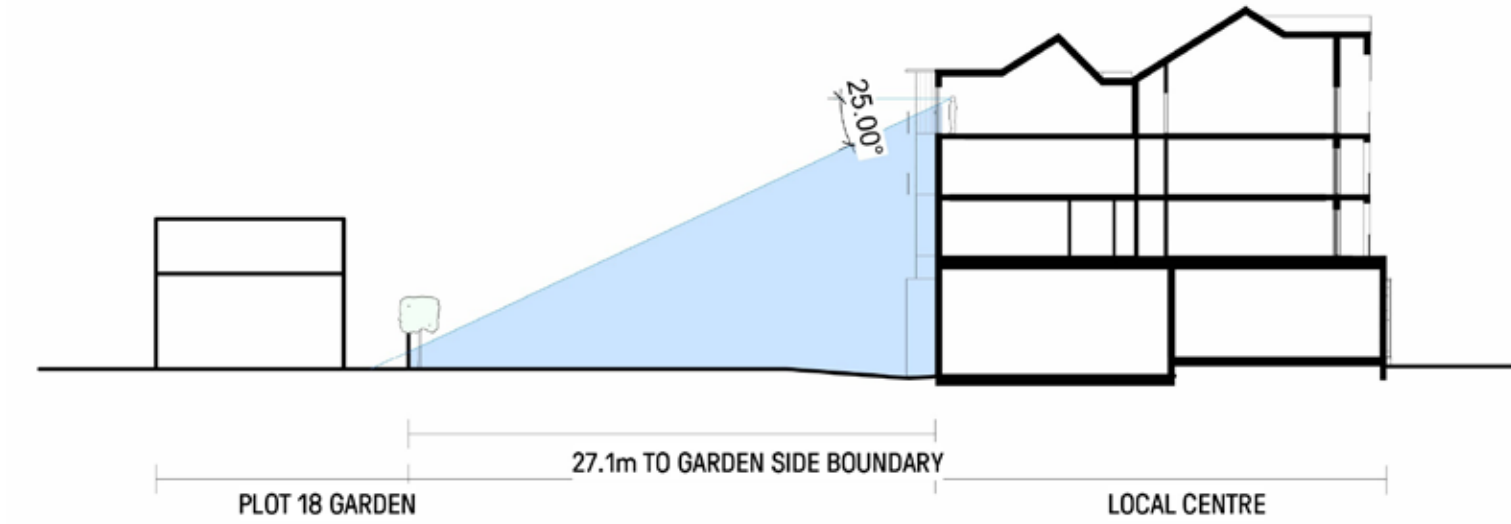


Figure 174. Local Centre & Plot 18 Third Floor Privacy Section prepared for Design Workshop

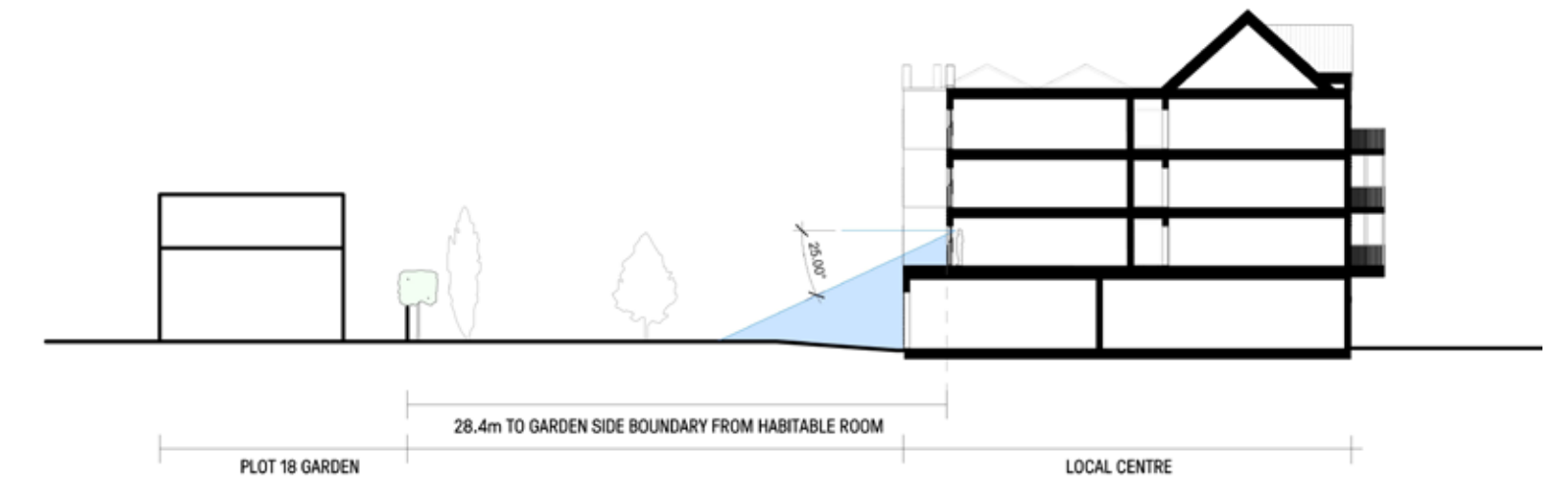


Figure 175. Local Centre & Plot 18 First Floor Privacy Section post Design Workshop/Update

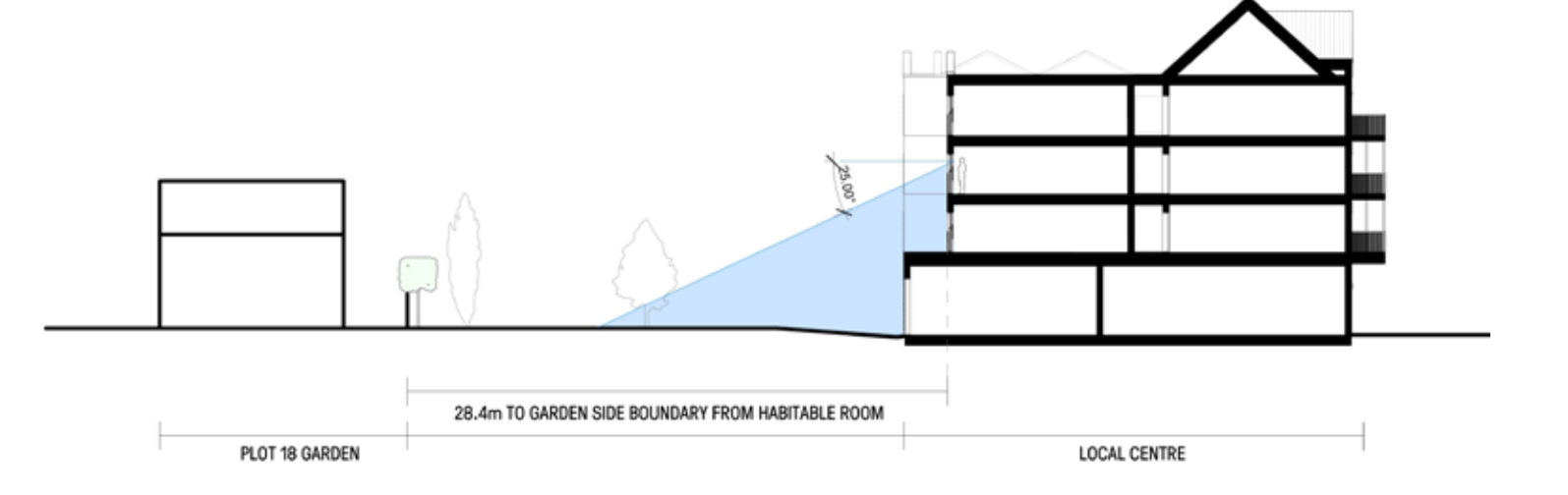


Figure 176. Local Centre & Plot 18 Second Floor Privacy Section post Design Workshop/Update

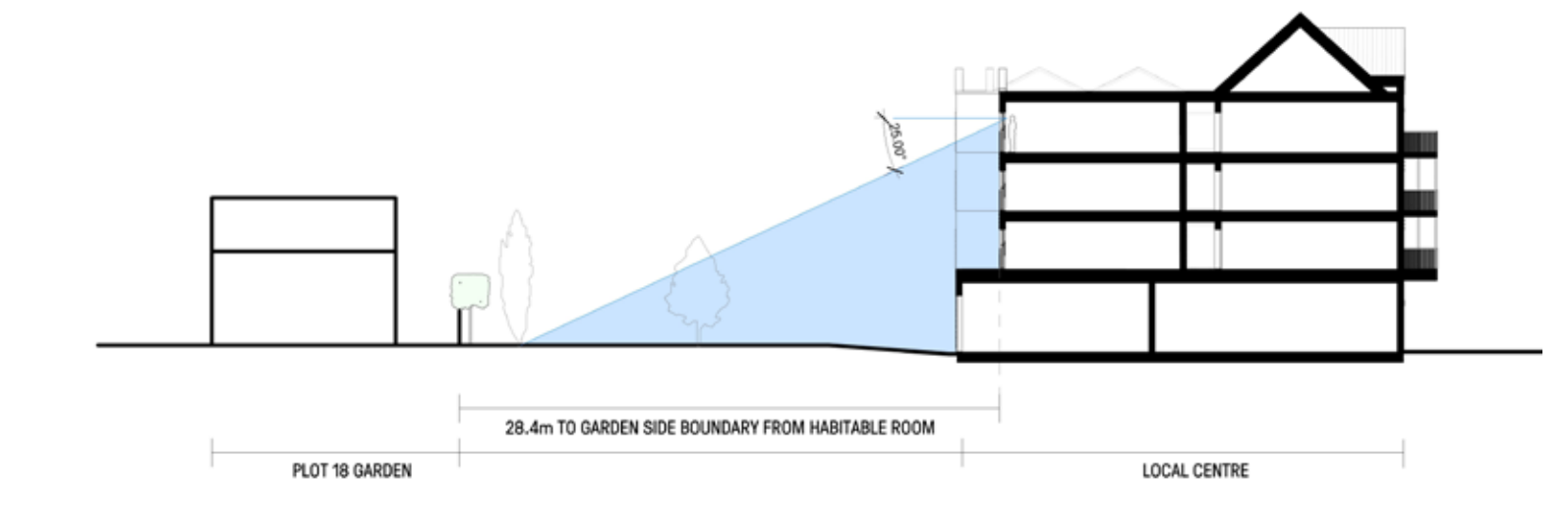
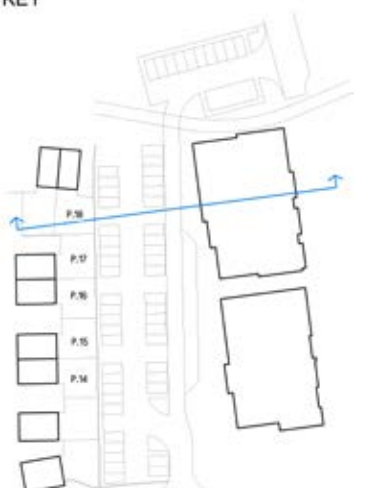


Figure 177. Local Centre & Plot 18 Third Floor Privacy Section post Design Workshop/Update



7.43. The Local Centre Plans



Figure 178. Local Centre Ground Floor Plan

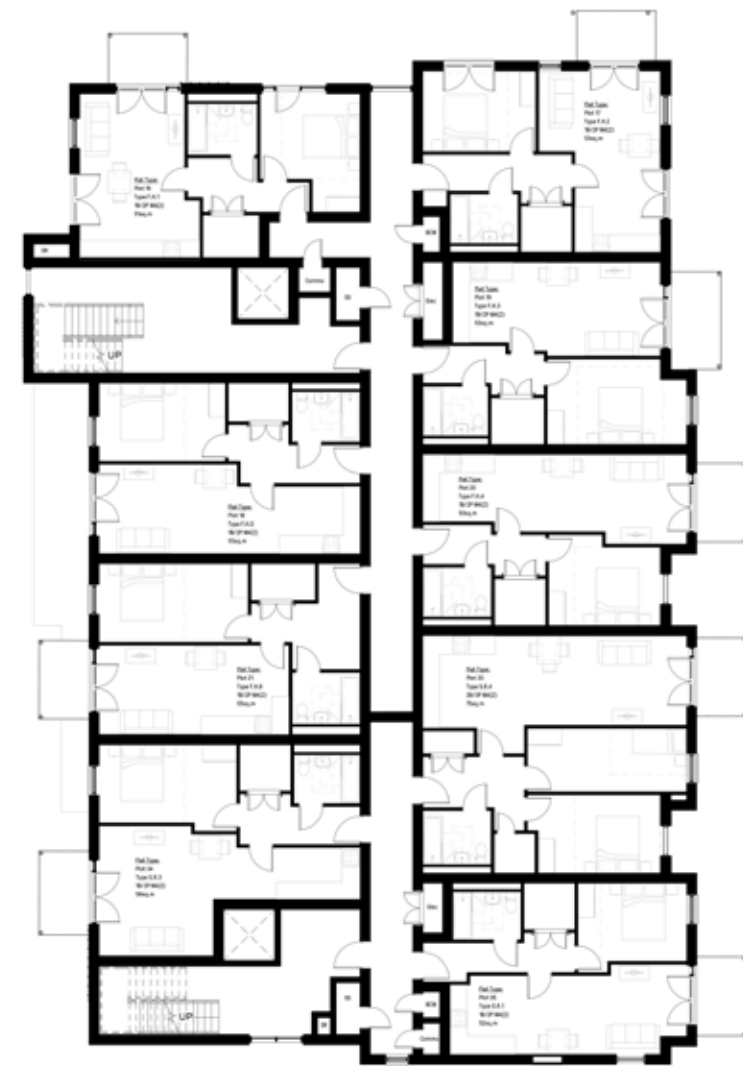


Figure 179. Local Centre First Floor Plan

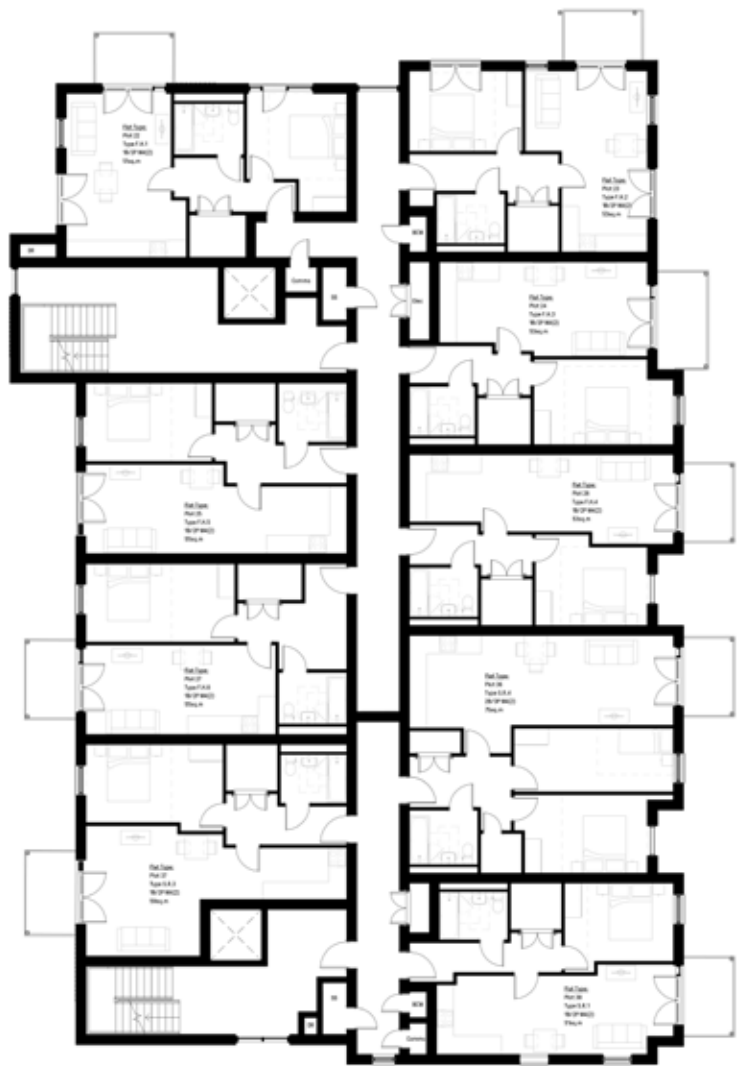


Figure 180. Local Centre Second Floor Plan

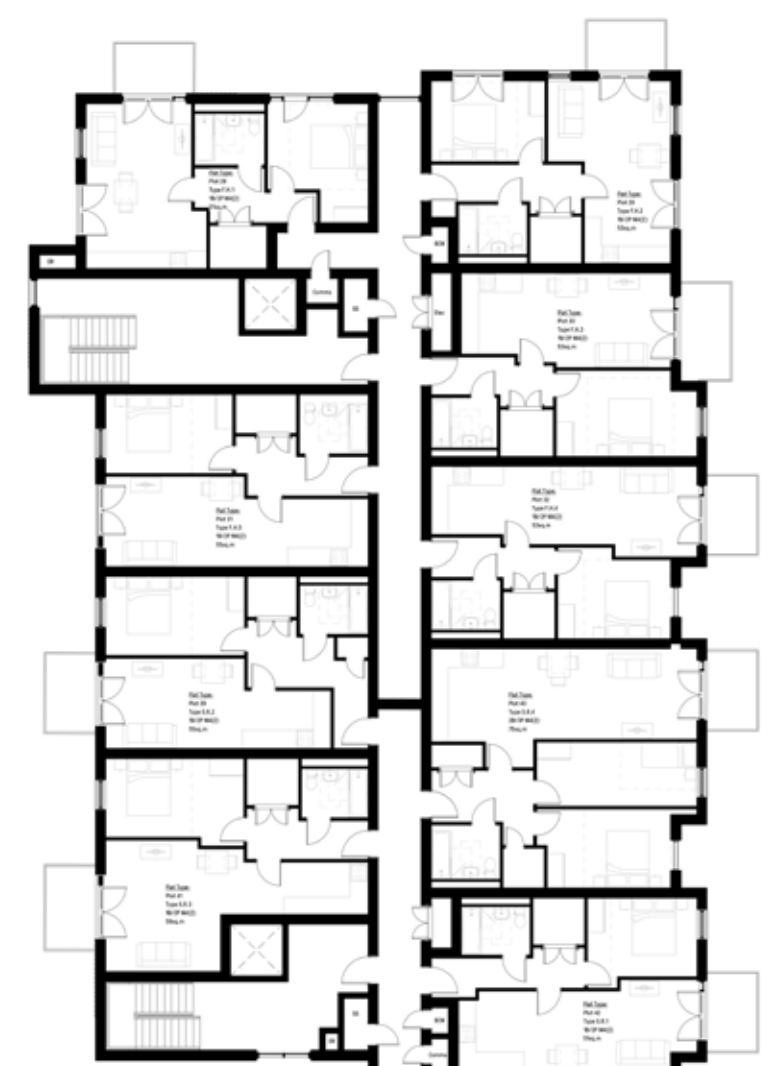


Figure 181. Local Centre Third Floor Plan

7.44. The Local Centre Elevations



Figure 182. Local Centre East Elevation



Figure 183. Local Centre North Elevation



Figure 184. Local Centre West Elevation



Figure 185. Local Centre South Elevation

7.45.Local Centre & Civic Space 3D Axo



7.46. The Extra Care Facility

- 7.46.1. The Extra Care facility will form a key element of the Community Village, located at the northern edge of the hub. It is designed to provide a supportive yet independent living environment for older residents, integrating housing, care and community functions in a single setting. Positioned alongside the local centre, the building will contribute to a vibrant and inclusive heart for the wider neighbourhood.
- 7.46.2. The architectural approach seeks to avoid a monolithic appearance by breaking the massing into smaller, articulated forms. A mix of pitched and flat roof typologies, combined with steps in the façade, will create variety, improve legibility, and maintain a domestic scale appropriate to the setting.
- 7.46.3. Materials will take cues from both the community buildings within the Village and the surrounding residential areas. Brickwork, traditional window proportions, and gabled roof forms will be complemented by selective use of composite or timber-style cladding, ensuring a contemporary yet contextual character.
- 7.46.4. Entrances will be clearly expressed and directly accessible from the public realm, enhancing wayfinding and providing active frontages. Internally, apartments will be arranged to maximise natural light, ventilation and outward views, with opportunities for dual-aspect homes where possible.
- 7.46.5. Shared lounges, dining areas and gardens will be positioned to face both outward towards the public realm and inward to secure communal courtyards. This ensures that activity within the building contributes to the life of the Community Village while also providing safe and sociable spaces for residents.
- 7.46.6. Overall, the Extra Care facility is intended as a welcoming, inclusive and well-connected place. It will strengthen community life at the hub while providing a sensitive transition to the quieter residential streets beyond, ensuring a respectful relationship with neighbouring homes.



Figure 186. Illustrative View of the Extra Care facility looking south over the Community Village

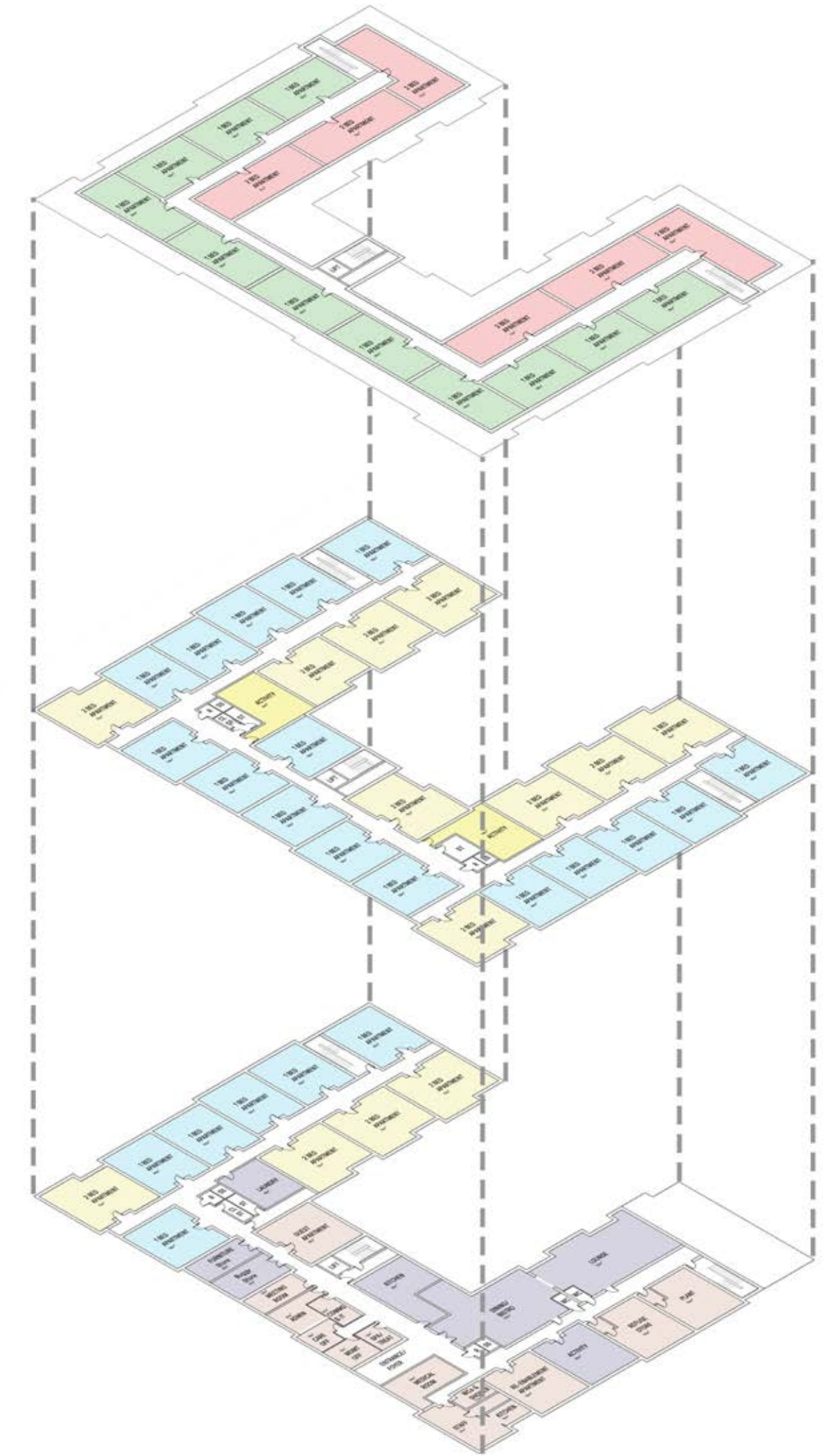


Figure 187. Illustrative Extra Care Floor Plans

7.47.Land Safeguarded for 2FE Primary School

7.47.1. The Land safeguarded for a 2FE Primary School resides towards the south of the site, falling within the outline application area. This Area comprises 1.6Ha.

7.47.2. A sight-line was created between the civic space and the primary school along the primary access road, which provides vehicular access to the school site. The option of a secondary pedestrian route from the south has been accommodating which ties into the network of active travel routes and provides a pedestrian link to the southern catchment areas.

7.47.3. A feasibility on the associated soft and hard external spaces was produced to show that the site can accommodate the school in line with standards.



Figure 188. Land Safeguarded for 2FE Primary School Illustrative site layout

7.48.2FE Primary School Plans

- 7.48.1. A feasibility was also conducted to show the site/building can accommodate the a 2FE Primary School Spec for illustrative purposes only.
- 7.48.2. Finally, the land will be transferred to HCC and final massing and siting will be subject to a Reserved Matters application.



Figure 189. 2FE Primary School feasibility plans

7.49.View from Primary Street



7.50. Refuse Strategy

- 7.50.1. The highway layout has been designed to accommodate a refuse vehicle with an approximate 8.4m long, ensuring that all areas of the site are accessible with minimal reversing required. Tracking has been carried out to confirm the vehicle's manoeuvrability, demonstrating that the layout supports efficient waste collection.
- 7.50.2. Refuse collection points have been strategically placed to minimize carrying distances for both operatives and residents. The plan opposite illustrates the waste collection strategy across the site. Bins will be collected from the front of dwellings via a permeable highway route. In cul-de-sacs and dead-end streets, turning heads have been provided to allow safe manoeuvring of refuse vehicles.
- 7.50.3. Occupants will place bins at the front footpath on collection days, while storage is accommodated at the rear of houses, ensuring a tidy and uncluttered streetscape. Where the required distance from rear gardens to collection points could not be achieved, front storage bins have been proposed to reduce travel distances for residents.

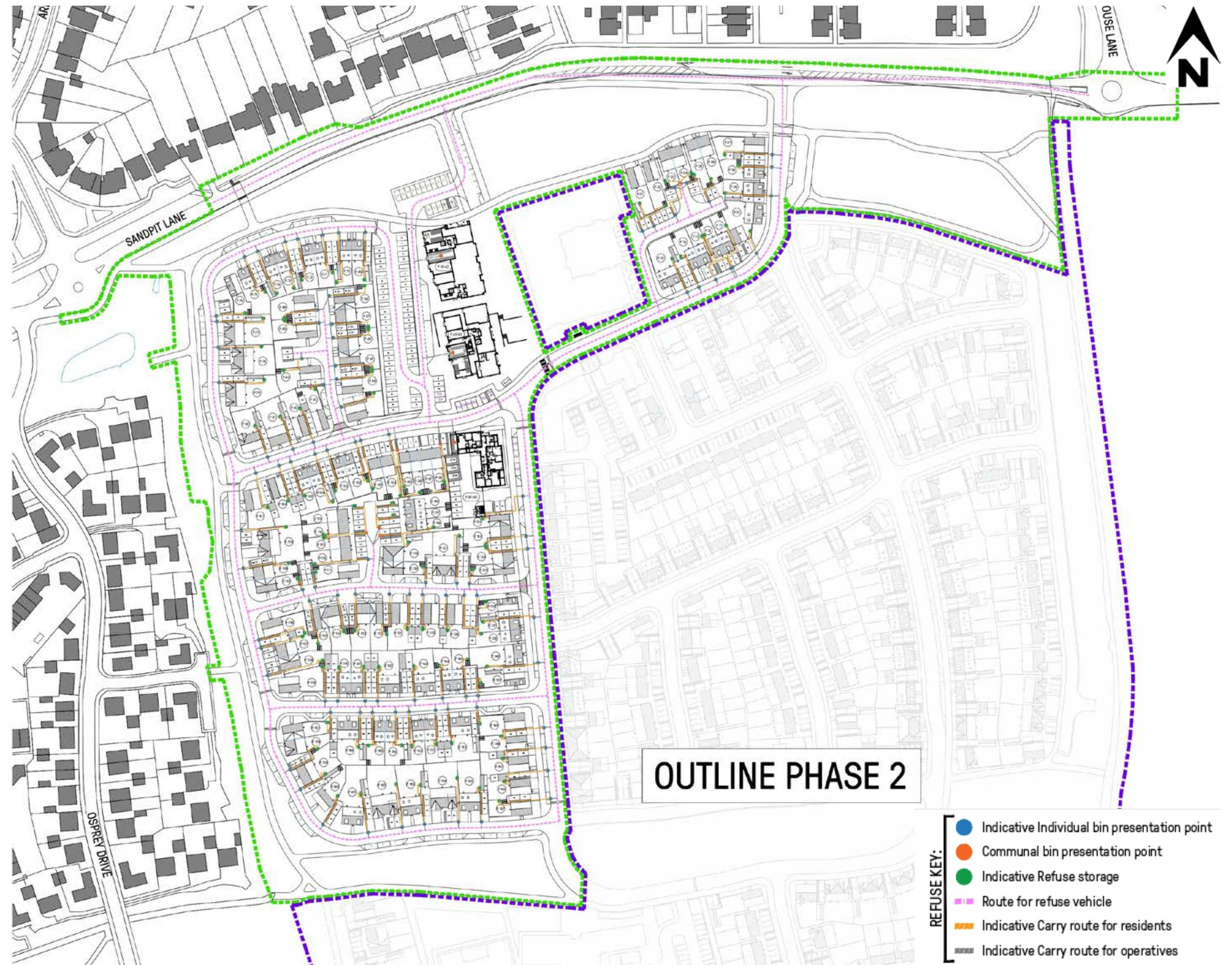


Figure 190. Refuse Strategy

7.51.Part M Compliance

- 7.51.1. The St Albans Draft Local Plan 2041 requires all new dwellings to comply with Building Regulations Part M4(2) (Accessible and Adaptable Dwellings), unless it can be demonstrated that site-specific constraints prevent compliance. In addition, the Plan requires 5% of market dwellings to achieve M4(3)(a) standards (Wheelchair User Dwellings – adaptable), and 10% of affordable dwellings to achieve M4(3)(b) standards (Wheelchair User Dwellings – accessible).
- 7.51.2. The proposed development of 167 dwellings has been designed to meet these requirements in full. All homes across the site will be built to M4(2) standards, ensuring they are accessible and adaptable for a wide range of future residents.
- 7.51.3. In line with the policy requirement, the scheme also includes a proportion of dwellings designed to M4(3) standards. Based on the proposed tenure split, this equates to five market dwellings designed to M4(3)(a), and seven affordable dwellings designed to M4(3)(b). These homes will provide high levels of accessibility, ensuring that the development contributes to an inclusive and sustainable community.
- 7.51.4. The M4(3) homes have been carefully integrated within the layout and are designed to meet the specific requirements of wheelchair users. They provide step-free access, generous circulation space, and bathrooms capable of accommodating turning requirements.
- 7.51.5. The plans and elevations shown opposite illustrate the proposed design approach to these dwellings, highlighting their internal arrangements and the way they complement the wider character of the development.



Figure 191. EMAW22 - M4(3) Example House Type Sheet

7.52. Crime Prevention

Introduction

- 7.52.1. Crime prevention through design has been a key consideration in shaping the layout and character of the development. The arrangement of buildings, streets and open spaces has been carefully planned to create safe, attractive and welcoming places for people to live, work, shop and visit.
- 7.52.2. The following section sets out the design measures incorporated into the scheme to promote natural surveillance, encourage active use of public spaces, and reduce opportunities for crime or antisocial behaviour.

Roads & Footpaths

- 7.52.3. The layout has been designed to provide a legible network of streets, and to encourage movement for pedestrians. There is one main point of access into the development, with a secondary access allowing for the retail parking court and emergency vehicles only. The majority of streets are relatively short in length and connected with one another to create good permeability. There are also a small number of private drives with turning points that restrict vehicle movement providing a human scale, ensuring that frontages remain active, homes benefit from safe and overlooked spaces and those routes feel less exposed and more secure for residents.
- 7.52.4. Providing a well-connected Active Travel Route (ATR) that provide links with public rights of way around the perimeter of the site was one of the main drivers for the layout of the masterplan. The layout aligns with those principles and has been designed in greater detail to ensure all footpaths are well overlooked from active building frontages. This allows residents to naturally observe the public realm from their homes.
- 7.52.5. The street layout has been reviewed for visibility splays to ensure motorists can clearly see pedestrians on footpaths at junctions and bends.
- 7.52.6. Planting which is located adjacent to footpaths will comprise of low growing species to allow pedestrians to have clear views when moving through the development.
- 7.52.7. A lighting plan will be integral to the detailed stage of the development. This will ensure that footpaths that are in constant use will be lit in accordance with BS 5489-1:2020.

7.52.8. In summary:

- The layout makes navigation intuitive ;
- The design enables residents to naturally observe the street from their homes ;
- Features that encourage street activity.

Communal Area & Play Space

- 7.52.9. An area of green space is planned to the northern portion of the site, with a more linear element of green space located centrally creating a link to the east-west of the site towards the existing Public Right of Way (PRoW).
- 7.52.10. The landscape strategy includes a LEAP playspace which will be located within the linear central area of the site, but still within close proximity to an activated edge of built form. The LEAP will be overlooked by nearby properties and the Primary School, and safe access will be provided to the LEAP through legible routes that benefit from clear views.
- 7.52.11. The proposed layout provides clear boundaries between the public and private spaces where there is a clear hierarchy of spaces, which are as follows:
Open space > footpath or highway > footpath > semi private front garden > dwelling > private garden.
- 7.52.12. The relationship between open space/ play space and the adjacent built form is well considered with building frontages or active elevations facing onto the open space. This creates a sense of passive surveillance for those using the open space/ play space, as residents can overlook the spaces. The positioning of the dwellings in relation to the play space is appropriate and follows design guidelines to ensure there are no noise issues for residents.
- 7.52.13. The open space will be accessible to all, with clear and legible routes leading to it and through it, that are fully permeable and create key links with the proposed active travel routes that connects the site which opens up the wider proposed residential development. The landscape strategy for the open space will include a number of features, such as the LEAP (Local Equipped Area of Play), LAP's (Local Area of Play), attenuation basins, various types of planting including trees that will help to create different

characteristics throughout the open space and help with wayfinding.

- 7.52.14. A detailed management plan will be an integral tool to help maintain and manage the landscaped areas within the public realm.
- 7.52.15. A suitable boundary treatment will be used to the edge of the open space to restrict cars from accessing the space from adjacent streets, and the LEAP will include an appropriate boundary treatment.
- 7.52.16. The layout of the open space balances accessibility, safety, and crime prevention through thoughtful design and provides a place of varying activities that cater for a wide range of users.



Figure 192. Active Travel Route

Dwelling Boundaries

- 7.52.17. Front Boundaries – throughout the development, the frontage to dwellings will be clearly marked through the use of low level planting such as shrubs and hedges located to the back edge of the footpath. This will allow the public realm to remain visible for dwelling occupants.
- 7.52.18. Access to the rear private gardens of the dwellings will be via a lockable gate (minimum height 1.8m). Where appropriate, gates are located close to the front building line.
- 7.52.19. There are some instances where private amenity space is adjacent to public realm. This occurs on a number of the corner locations where a dual aspect dwelling is used. To ensure a robust boundary creates a more defensive barrier to the public realm, the use of 1.8m brick walls will be used. Suitable specimens of plants can also be planted to the public realm side of the brick wall, such as hawthorn to provide an additional barrier of protection.
- 7.52.20. Where the subdivision of rear gardens occurs, a privacy screen comprising a section of solid fencing (1.8m minimum) starting from the building and projecting along the fence line for approximately 2m will be provided to create a private amenity area adjacent to the home.
- 7.52.21. Sub divisional fencing from the privacy screen to the end of the garden will comprise 1.8m minimum high timber fencing.

Layout and Orientation of Dwellings

- 7.52.22. The layout of the development is based on a series of perimeter blocks with outward facing doors and windows. With the exception of the dwellings that face the open space, the majority of dwellings are positioned to face one another, enabling neighbours to observe their surroundings easily. This creates a feeling of safety, and deters potential criminals as they will be aware that they are being overlooked.
- 7.52.23. The layout includes a variety of house types that allows for different occupancy patterns throughout the day. This arrangement increases natural surveillance opportunities while fostering community interaction, engagement, participation, and environmental control.



Figure 193. Site Main Vehicle Entrance

Gable End Walls

- 7.52.24. Where the side elevation of a dwelling directly faces onto the public realm, the dwelling type has been designed to include windows to help activate the façade and provide the opportunity for residents to observe their surroundings. In most cases, it is a corner location where the gable of a house sits adjacent to the public realm. To address this condition, a dual aspect house type has been used which provides active windows to the two elevations facing the public realm, which minimises areas that are not overlooked.

Rear Access Footpaths

- 7.52.25. There are a small quantity of terraced blocks across the breadth of the layout, with either detached or semi-detached dwellings being more prominently used to link with the local context. Where terraces are used, access to the rear garden of the mid terrace house is via a side passage. A lockable gate of 1.8m is used to secure the access, and is positioned in close proximity to the front of the built form to minimise the opportunity for setbacks.

Car Parking

- 7.52.26. The layout provides individual car parking to the majority of dwellings. The parking spaces are located on hardstanding, within the boundary of the property or fronting it. A mix of parking typologies are used which include parking to the building frontage, parking to the side of plots and parking to the rear boundary of gardens (used for some dual aspect dwellings).
- 7.52.27. Parking courts have been introduced to serve the apartment blocks and to meet the required parking provision. These courts are positioned in close proximity to their associated buildings, ensuring convenient access for residents while benefiting from natural surveillance from surrounding homes. Defined boundaries have been incorporated to clearly distinguish the courts from the wider public realm, creating a sense of ownership and improving legibility within the site.
- 7.52.28. Wherever possible natural surveillance of car parking is provided through overlooking from front, rear and side windows. Where car parking is located to the sides of properties, windows are integral to the side elevation wherever possible to provide overlooking. Where parking is situated adjacent to the rear boundary, dwelling frontages are located opposite to provide passive surveillance.

Cycle Parking

- 7.52.29. Cycle storage provisions have been allocated to each plot, through either garage space or sheds located in rear gardens on plots without a garage.

7.53. View from a Primary Street



7.54. Sustainability

7.54.1. The application is supported by a Climate Change, Energy and Sustainability Statement for the Oaklands Blossom segment of land. It is proposed that the energy demand reduction strategy for the development incorporates further improvements beyond a Part L compliant specification and initially concentrates finance and efforts on reducing energy demand as the first stage of the Energy Hierarchy as shown below:

- Be Lean – Reduce energy demand
- Be Clean – Supply energy efficiently
- Be Green – Use renewable energy

7.54.2. The Energy Hierarchy demonstrates designing out energy use is weighted more highly than the generation of low-carbon or renewable energy to offset unnecessary demand.

7.54.3. A fabric first approach to sustainable construction is proposed, demonstrating that decisions about the built form, orientation and design as well as improvements in insulation specification, a reduction in thermal bridging, unwanted air leakage paths and further passive design measures will ensure that energy demand and consequent CO2 emissions are minimised.

7.54.4. A range of potentially appropriate technologies have been assessed for feasibility in delivering a further reduction in CO2 emissions concluding that a variety of renewable technologies are suitable. These include Photovoltaic Arrays, Air Source Heat Pumps, and Hot Water Heat Pumps complying with Local Policy SP2.

7.54.5. The carbon emissions identified within the Climate Change, Energy and Sustainability Statement adopts the methodology detailed with Part L1 & L2 utilising SAP and SBEM calculation procedures with reference to the energy hierarchy.

7.54.6. The reserved matters residential units achieve a 25.86% reduction and the non-domestic units a 11.33% reduction in CO2 emissions beyond a Part L compliant development through a combination of energy demand reduction, high efficiency air source heat pumps, and the inclusion of photovoltaic panels to suitable roof space, achieving a total site-wide saving for the reserved matters area of 139,848 Kg of CO2 per year, equating to a 25.57% saving.

7.54.7. Water efficiency measures including the use of efficient dual flush WCs, low flow showers and taps and appropriately sized baths will be encouraged with the aim to limit the use of water during the operation of the development. Each new residential unit will minimise water usage to at least 110 litres/person/day in line with the current national optional standards and policies CE1 & D6.

7.54.8. In conclusion, the Climate Change, Energy and Sustainability Statement demonstrates that the sustainable design and construction elements which are at the heart of the development proposals reflect the Applicant and design team’s aspirations in delivering a sustainable development of a high quality and meet the sustainability planning policy requirements in response to the local, regional and national legislation.



	Total CO ₂ Emissions (kgCO ₂ /yr) for the reserved matters area	
Part L compliant	187,910	
After fabric, low carbon and renewable measures	139,848	
	kgCO ₂ /year	%
Total savings from fabric, low carbon and renewable measures	48,062	25.57

7.55.View from Northern Landscaping Zone near the site entrance





**Oaklands
Blossom**

Chapter 3

Oaklands College Campus Proposals



Oaklands College

Design and Access Statement

B	For Planning	21.10.25	SV	OW
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Rev	Notes	Date	Issued By	Reviewed By
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JOB NO.	2021-155
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Narrative led design. Passionate about
delivery. Architecture with integrity.
Climate leadership.



9.1. Executive Summary

This Design and Access Statement is prepared by DLA Architecture Ltd and submitted on behalf of Oaklands College and Taylor Wimpey . It serves to support a application hybrid planning permission to bring forward joint proposals for the college improvements, and a housing, local centre, extra care, children's home and education development to the north of the Oaklands College campus site. This agreement and partnership between Oaklands College and Taylor Wimpey has been made in order to finance the investment into the new educational buildings and consequently delivers overall benefits not only to the college but also the local community.

This site is allocated in the Sandridge Local Plan and the Council's Draft Local Plan due to its sustainable location and potential to improve the education outcomes of local people through the improvement of facilities at Oaklands College as part of the plans. Following the Public Consultation comments and further decisions, the Draft Local Plan was submitted to the Secretary of State for its examination in public process.

This Design and Access Statement outlines a comprehensive site analysis and illustrates the design process for this scheme such as layout, access, material palette, public realm, integration and landscape. For a comprehensive understanding, it is recommended to review this document alongside the planning application drawings and accompanying documents submitted as part of the application.

PROPOSED AERIAL VISUAL FROM THE SOUTH WEST>



9.2. The Client: Oaklands College



Oaklands College is deeply rooted in the community in St Albans, and it is incredibly proud of its 100-plus-year history as a local asset.

Oaklands College occupies a unique and significant position in St Albans, making it a key community asset for the local area and the wider Hertfordshire region. By carefully managing community access outside core teaching hours, and with the exciting developments planned, the College aims to balance its educational priorities and the safety of its students with an expanding commitment to serving the broader public.

Further details of the College's context and need for new facilities is set out in the Oaklands College Education Need Statement submitted in support of this application



OAKLANDS AERIAL VIEW

9.3. The Team: DLA



DLA is one of the top 100 practices in the UK as measured by the Architect's Journal (AJ100) with offices in London, Leeds and Manchester. The London studio was founded 20 years ago and over this period has gained a reputation for award winning thoughtful architecture. Our design approach is to create contextual narrative led architecture referencing local materials and historic buildings. Examples of our work are shown on this page such as our award-winning Construction Centre for Oaklands College, the new High Performance Centre for Oakland College, Wingfield Primary School and Leeds Arts University



CONSTRUCTION CENTRE, ST ALBANS



LEEDS ARTS UNIVERSITY LEEDS



WINGFIELD PRIMARY SCHOOL, LONDON



HIGH PERFORMANCE CENTRE, ST ALBANS



9.4. The Team: College Design Team



EMPLOYER AND SITE OWNER:



STRUCTURAL ENGINEERING:



HOME CONSTRUCTION :



ARCHITECT:



LANDSCAPE:



PLANNING CONSULTING



PROJECT MANAGEMENT



PLANNING AGENT:
VINCENT GABBE



ARCHITECTURE



MEP ENGINEERS:



LANDSCAPE:

10. Oakland's Further Education

10.1.College's Key Themes

DLA is committed to integrating Oaklands College's key themes of safety, sustainability, sector scrutiny, stakeholder scrutiny, smart design, strategic planning, and social responsibility into all aspects of our design process. From master planning to detailed design elements, these values are considered at every scale to ensure that the campus not only meets functional requirements but also contributes to a safe, sustainable, and socially responsible learning environment.

- • Safety
- • Sustainability
- • Sector Scrutiny
- • Stakeholder Scrutiny
- • Smart
- • Strategy
- • Social Responsibility



10.2. Existing Education Provision

Animal Management



High Needs



Creative & Film Studies



Study, DLC and Refectory



Sport



Adult Learning & Apprenticeships



10.3. 14-19 Student Community & Adult Learners

The College continues to extend its facilities and grounds to a wide and inclusive range of users beyond its core Monday to Friday daytime teaching. The College actively welcomes planned community access outside these hours. Oaklands College occupies a unique and significant position in St Albans, making it a key community asset for the local area and the wider Hertfordshire region. By carefully managing community access outside core teaching hours, and with the exciting developments planned, the College aims to balance its educational priorities and the safety of its students with an expanding commitment to serving the broader public. The campus is home to cutting-edge workshops, design studios, a large indoor sports hall, gym, and virtual learning environment. Its sports hall is one of the largest in the county and is complemented by floodlit artificial pitches, ideal for year-round use and elite sports development. The Hospitality & Catering facilities, including The Stables Restaurant, offer unique training kitchens and serve the public for lunch and dinner.



10.4. Clubs & Life Provision

The College is proud to support the development of young athletes by hosting junior clubs and providing a venue for significant events like the Pro Academy Football Tournament, the Herts School Games and the World Games, fostering a spirit of healthy competition and community engagement. Oaklands College hosts events such as Summer in Nashville, Caribbean Music Festival, Foodies Festival, an outdoor cinema and every Saturday morning, the nationally renowned Parkrun. The College also enjoys running its own popular events and festivals, including Oakfest, Lambing Weekend, and Oaktober Fest – formerly Apple Picking Day. Set on 200 acres just outside St Albans, the campus includes a working farm, hands-on training in trades like Brickwork, Carpentry, and Electrical, as well as elite sports academies for Basketball, Netball, Football, Rugby, and Athletics.



10.5. Scope Of The Application

Please refer to Chapter 1 of the DAS for the full scope of the planning application across the whole the site, and includes the wide movement routes and connections across the wider landscape proposals.

Chapter 2 details the housing, local centre, extra care, children's home and education development to the north of the Oaklands College campus site

Chapter 3 of the DAS covers the Further Education facilities at Oaklands College, described as the Campus Masterplan. The proposals seek planning permission to improve the landscape and buildings of the educational institution, providing enhancements to the teaching, learning and community resource in St Albans.

Chapter 3 includes both detailed and outline elements of the application.

The DAS document is primarily covering the architectural proposals, with the Landscape and other supporting consultants reports listed in the appendixes.

The Planning Statement comprehensively sets out the strong case in support of the development proposals



11.1. Site Location

Oaklands College is a further education college in Hertfordshire, United Kingdom.

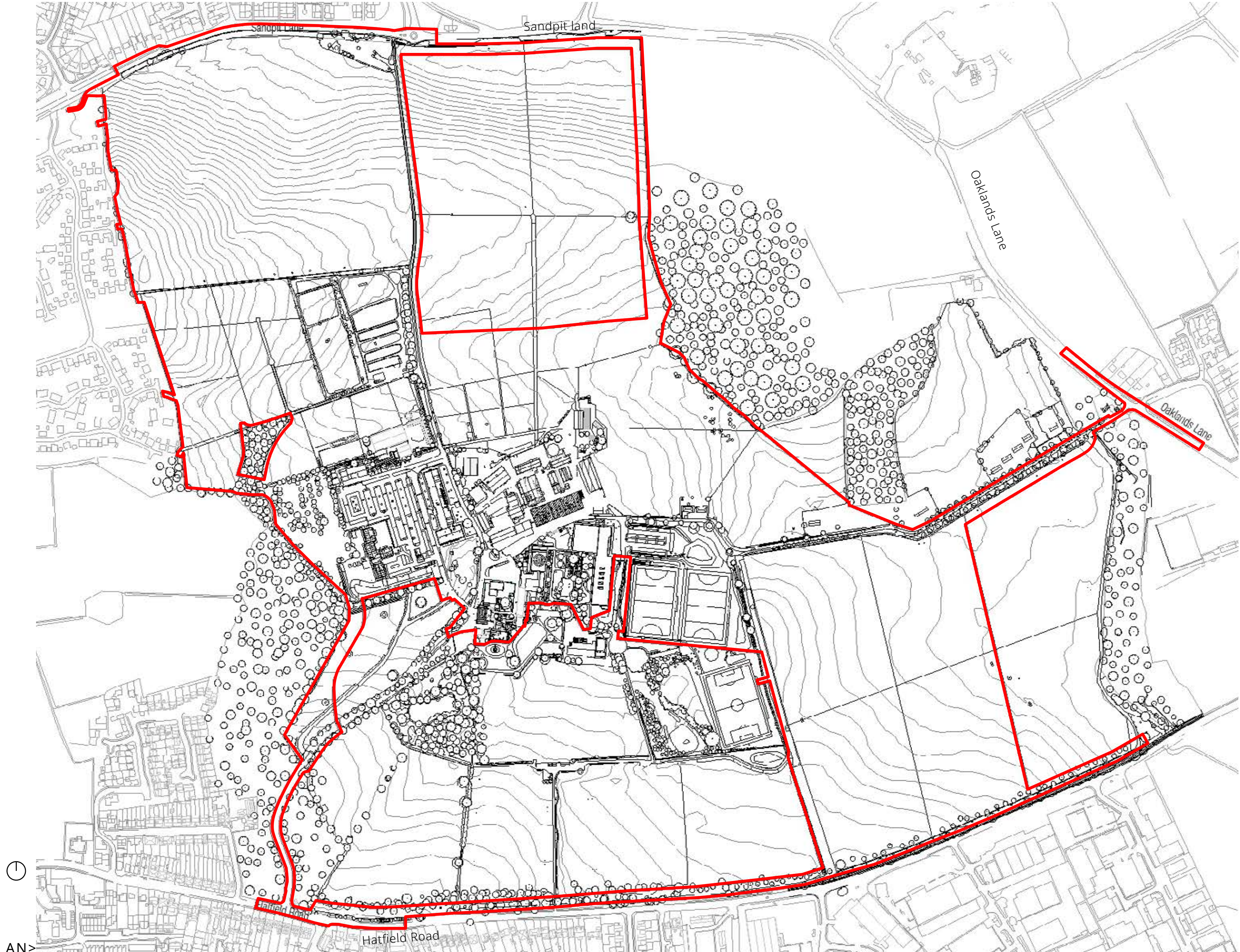
Oaklands College's St Albans Campus offers modern, award-winning facilities in a rural setting with excellent transport links to St Albans and Hatfield.

Address;

Oaklands College
Hatfield Rd
St Albans
AL4 0JA

Key

— Application Site



WIDER SITE CONTEXT LOCATION PLAN>

12. Whole Site Existing

12.1. Existing Site



Key

- Site Ownership boundary
- College Campus

WIDER SITE CONTEXT DIAGRAM >