

Land at Cuffley Hill  
Countryside Properties  
29.10.18

A stylized silhouette of a landscape in shades of green and blue, featuring various trees, buildings, and a bridge, set against a blue sky background.

# BUILDING FOR LIFE 12

A collection of two, three, four and five bedroom properties.

# Building For Life 12 – Land at Cuffley Hill

| INTEGRATING INTO THE NEIGHBOURHOOD  | Evaluation  | Evidence  |
|---|---|---|
| <p><b>1. Connections</b><br/>Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?</p> | <p>The scheme will integrate with its surroundings by creating new connections with a focus on foot and cycle routes. The scheme will link to the village centre of Goff's Oak and to the railway station located 0.7 miles from the site in Cuffley, along the B156.</p> | <p>2m wide footpaths will be positioned either side of the main spine road providing a direct link from the site onto the B156 that connects to Cuffley and its train station to the west and the village centre of Goff's Oak to the east. Goff's Oak provides local amenities including a Co-Op, Surgery and pub as well as a primary school.</p> |
| <p><b>2. Facilities and Services</b><br/>Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?</p>   | <p>The development will provide connectivity to a variety of facilities including local shops, schools and employment opportunities.</p>  | <p>The planning application comprises: 58 dwellings (Class C3) including 40% affordable homes, with associated open space, landscape and infrastructure.</p>  |
| <p><b>3. Public Transport</b><br/>Does the scheme have good access to public transport to help reduce car dependency?</p>   | <p>Proposals on the Land at Cuffley Hill will encourage significant use of public transport systems. There are 5 bus stops located within a 0.3mile walking distance from the site and a railway station within a 0.7mile walk.</p>                                       | <p>The site connects onto the B156 that provides a west-east bus corridor link which serves inter-urban between Cuffley, Potters Bar and Waltham Cross. Connections to the railway station are also made travelling west along the B156.</p>  |

# Building For Life 12 – Land at Cuffley Hill

## 4. Meeting local housing requirements and its context

Does the development have a mix of housing types and tenures that suit local requirements?

The development will provide a mix of house types and tenures to address local housing needs. This will include a variety of new affordable and open-market homes. Properties will be provided with fibre broadband.

The planning application comprises: 58 dwellings (Class C3) including 40% affordable homes, with associated open space, landscape and infrastructure.

### CREATING A PLACE

### Evaluation

### Evidence

## 5. Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

Plans for the site incorporate distinct character areas. As part of the proposals, the site will retain the majority of the trees that are on site, allowing for the scheme to blend into the existing environment. Elevation treatments have also been carefully selected and inspiration taken from the local vernacular to create a scheme that is locally inspired.

A character study has been carried out to gain an in-depth understanding of the local context and ensure that proposals reflect that of Goff's Oak. The local area forms traditional vernacular and will be replicated on site. For detail, a variety of colour and materials will be used with occasional unique pieces for added interest and legibility.

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## **6. Working with the site and its context**

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

The scheme will be respectful of, and benefit from, the existing topography, landscape features and watercourses found on-site.

This will include: the creation of two attenuation ponds; and where possible, preserve and enhance existing hedgerows and trees on-site, particularly along the boundaries to achieve an indigenous enclosure.

## **7. Creating well defined streets and spaces**

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

A bespoke landscape strategy has been carefully designed into the scheme, with new soft and hard landscaping used to define and enhance key streets and public spaces.

Spaces and streets will be framed by buildings that front them, creating positive relationships between built form and public realm and offering passive surveillance through overlooking.

## **8. Easy to find your way around**

Is the scheme designed to make it easy to find your way around?

The scheme will be designed to incorporate a legible neighbourhood and to promote walking and cycling across the site and beyond. Buildings of landmark design will feature at key nodes to ensure that it is instinctively easy to find your way around.

The layout demonstrates how the scale and massing of buildings, as well as their architectural details have been designed to respond to gateways, key nodes, spaces and vistas within the site to aid navigation and provide a welcoming, rich and attractive streetscape.

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| STREET & HOME   | Evaluation   | Evidence   |
|---|--|--|
| <p><b>9. Streets for all</b><br/>Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?</p>       | <p>Any new streets will be designed to encourage low vehicle speeds and to allow them to function as social spaces.</p>  | <p>The streets through the site will be designed to encourage low vehicle speeds. There will be one central spine road with shared surfaces and private drives branching off. Raised tables will be incorporated within the scheme.</p>  |
| <p><b>10. Car parking</b><br/>Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?</p>               | <p>Resident and visitor parking will be well integrated into the development and wherever possible will be off-street to create a more attractive environment and to encourage other forms of travel.</p>        | <p>The layout exemplifies this sensitive approach with minimal on-street parking to reduce its visual impact, and create an attractive, safe and pedestrian friendly environment.</p>  |
| <p><b>11. Public and private spaces</b><br/>Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?</p> | <p>The scheme will include clearly defined and attractive public and private spaces. A specialist body, such as the Land Trust (a national charity), will be appointed to manage and maintain public spaces.</p> | <p>The scheme has been designed with buildings overlooking public spaces, providing a clear definition between public and private areas, as well as passive surveillance. The layout demonstrates this approach with building frontages addressing key routes within the site.</p> |

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## **12. External storage and amenity space**

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

All new homes will comply with relevant design standards and guidance in respect of amenity/garden space, bin and recycling storage, vehicle and cycle parking and other sustainability requirements, as well as being supplied with fibre broadband.

The layout exemplifies how external storage space and parking have been carefully designed into the scheme. Each property is provided with sufficient space so that bins can be stored out of sight, keeping the street scene tidy and avoiding the edge of the public realm becoming dominated by ranks of wheeled bins.

