

INTRODUCTION

Vision statement

Settle's purpose is to help people who are struggling to find a place to live. We help our customers to stay in their homes comfortably, so that they can live the life they choose.

We have committed significant investment to the Westmill area with an aim to revitalise the existing community and secure a bright future for our residents and the wider neighbourhood.

Progress update

The purpose of this exhibition event is to keep Settle residents and wider neighbours fully informed of the current progress and future plans for the regeneration of the Westmill area.

2020 saw the grant of detailed permission (REF 18/01250/PRE) for **Phase 1 & 2** (83 homes) and outline permission for **Phase 3** (49 homes) as part of the John Barker Place & Freemans Close redevelopment. This regeneration also included the replacement of the shop and takeaway.

The soon to be completed **Phase 1** will provide new homes to residents currently living on the adjacent Westmill Lawns site to the East. It should be noted that construction of Phase 2 is now underway.

Properties sitting within the site of **Westmill Lawns (Phase 4)** and **2-136 John Barker Place (even numbers), 53-75 (odd numbers) Westmill Road (Phase 5)** require continued maintenance and are in need of extensive modernisation. We have therefore taken the opportunity to prepare initial design proposals to address the redevelopment of both sites to provide better quality homes in a thriving neighbourhood.

the westmill area



OVERVIEW OF THE WESTMILL AREA

- potential for regeneration
- education facilities
- retail opportunity
- scope for improved green network
- westmill community centre
- main road network
- public realm improvement opportunity

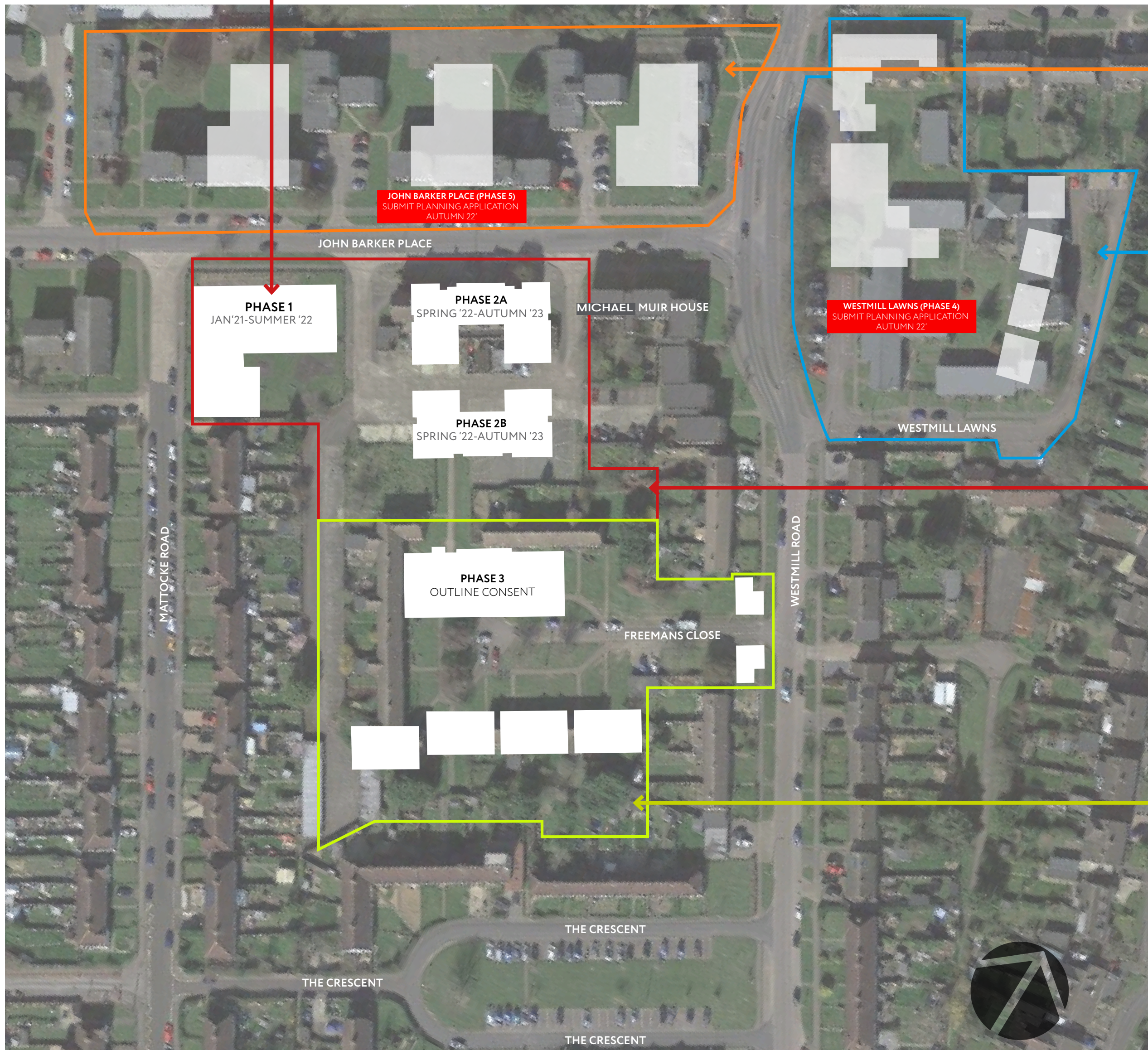
phase 1



PHOTOS OF CURRENT SITE PROGRESS AT PHASE 1



all phases



Properties sitting within the site of 2-136 John Barker Place and 53-75 (odd numbers) Westmill Road. (Phase 5)

Westmill Lawns (Phase 4) Design Development of Phase 4 & 5 has been initiated.

Phases 1 and 2 on site between JAN '21 until AUTUMN '23. Phase 1 is near completion and construction of Phase 2 has now started.

Outline permission has been granted for Phase 3 (49 homes).

Application **REF 18/01250/PRE**. Detailed planning consent will be sought via a detailed planning application in Summer '22.

key

- PHASE 1&2 (under construction)
- PHASE 3 (outline consent)
- PHASE 4 Westmill Lawns
- PHASE 5 2-136 John Barker Place (even numbers) and 53-75 (odd numbers) Westmill Road

PHASE 3 PROGRESS

design constraints

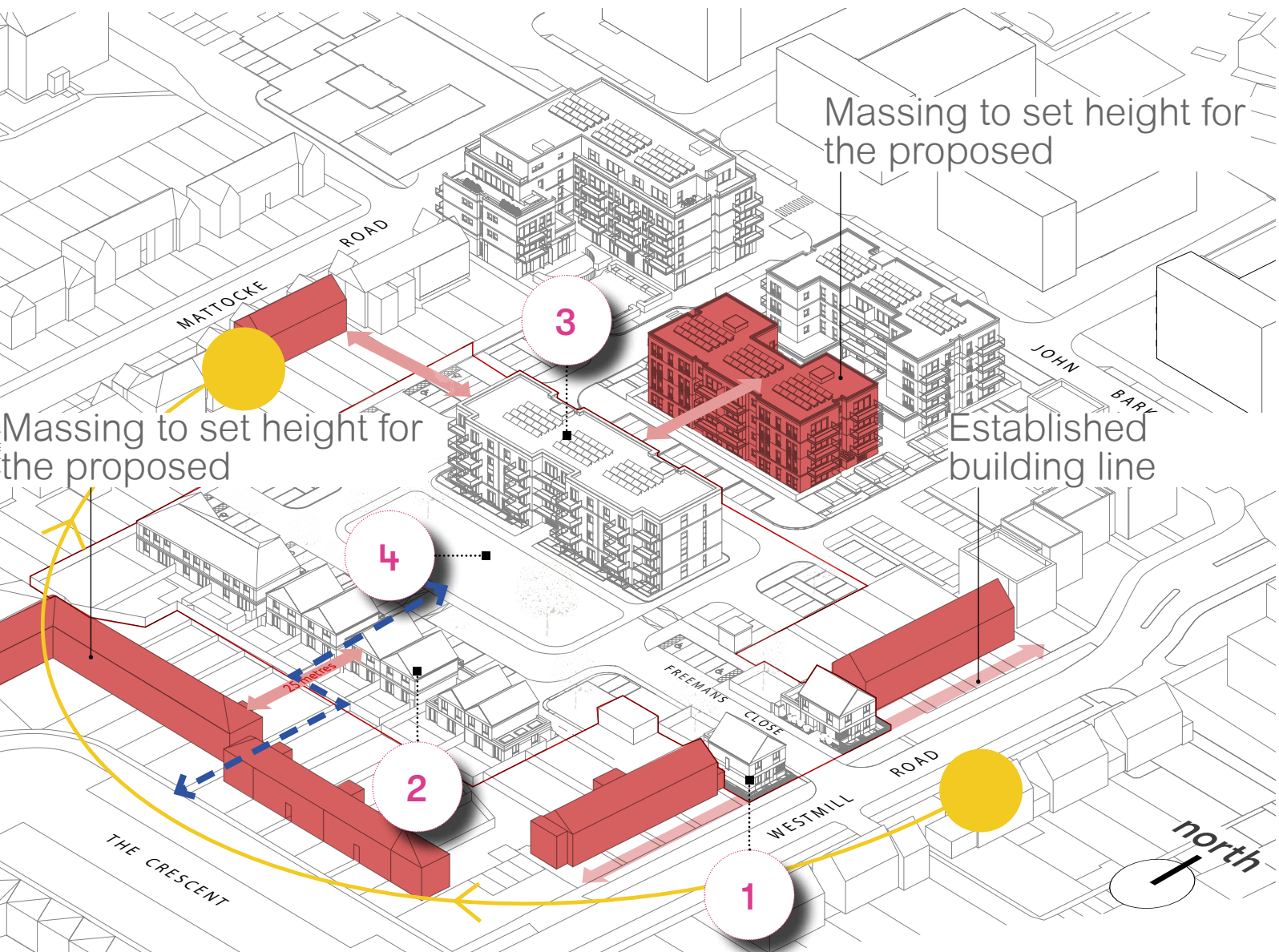
Phase 3 has already received outline planning consent, therefore the purpose of the detail planning application is to develop already established principles and ensure the mix of housing fits the needs of the residents.

Having analysed the opportunities and constraints within the site at Phase 3 we have established the following constraints which affect the scale and orientation of the massing:

- The proposal will need to address the existing building line at Westmill Road whilst also offering a marker into Freemans Close.
- The proposal will need to address the taller buildings at Phases 1 & 2. However the space around the taller buildings must be large enough to ensure the extra height is respectful of the surrounding local context.
- The proposal must reflect the scale and massing of existing homes on The Crescent.
- The proposal will maintain the existing footpath connecting Freemans Close and The Crescent.
- The proposal will provide adequate parking in line with The Council's policies.
- The proposal will provide private as well as public amenity space (in the form of balconies and green open space) in line with The Council's policies.

This has led to the creation of three house types around a public central garden.

1. The Gateway Homes
2. 2-storey flats with their own front door
3. The Flat Block
4. The Central Garden



PHASE 3 DESIGN CONSTRAINTS

key

← - - - - -> footpath retained

← - - - - -> constraints



sun path

site boundary

site context

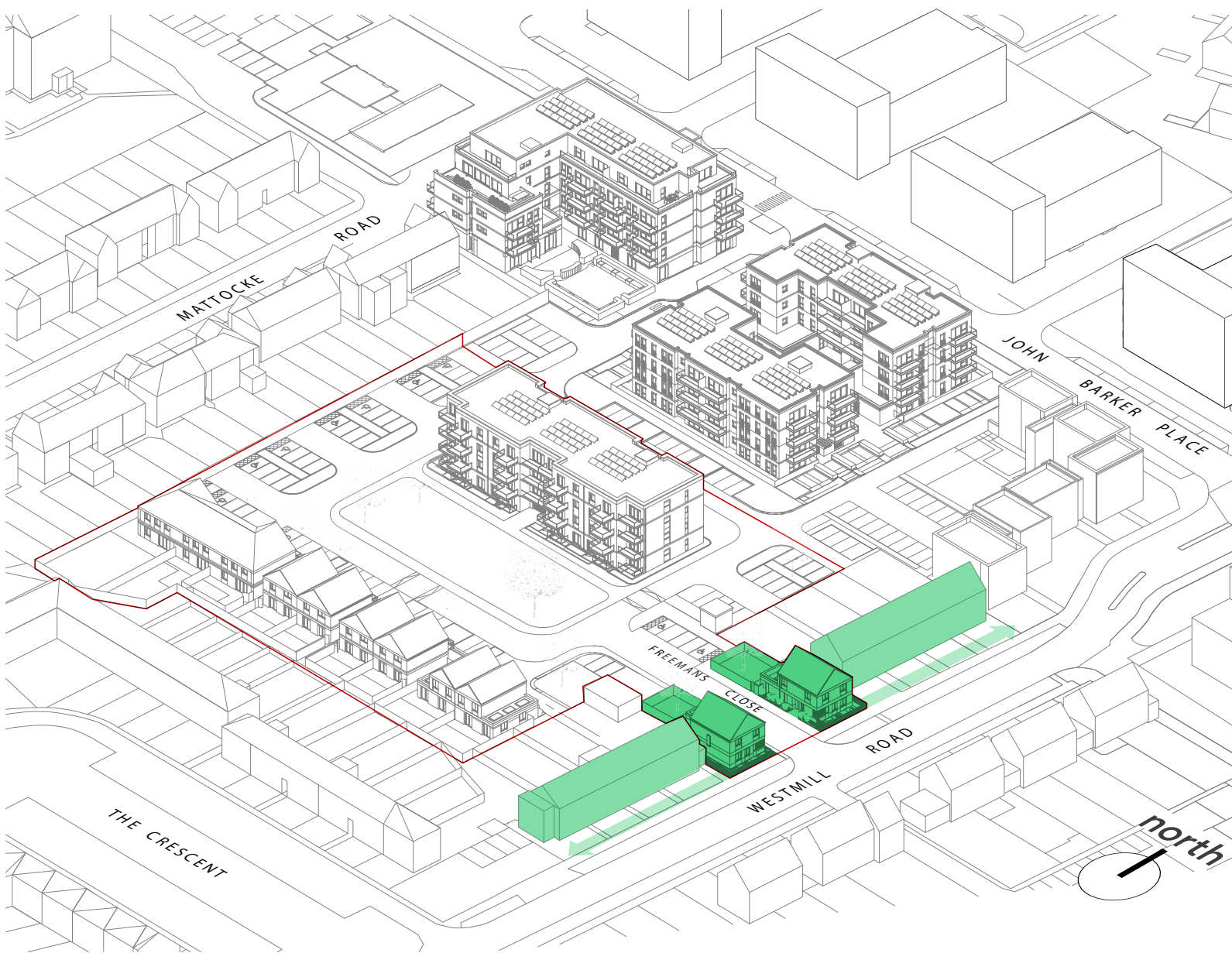


the gateway homes

2 storey flats with their own front door

the flat block

the gateway homes



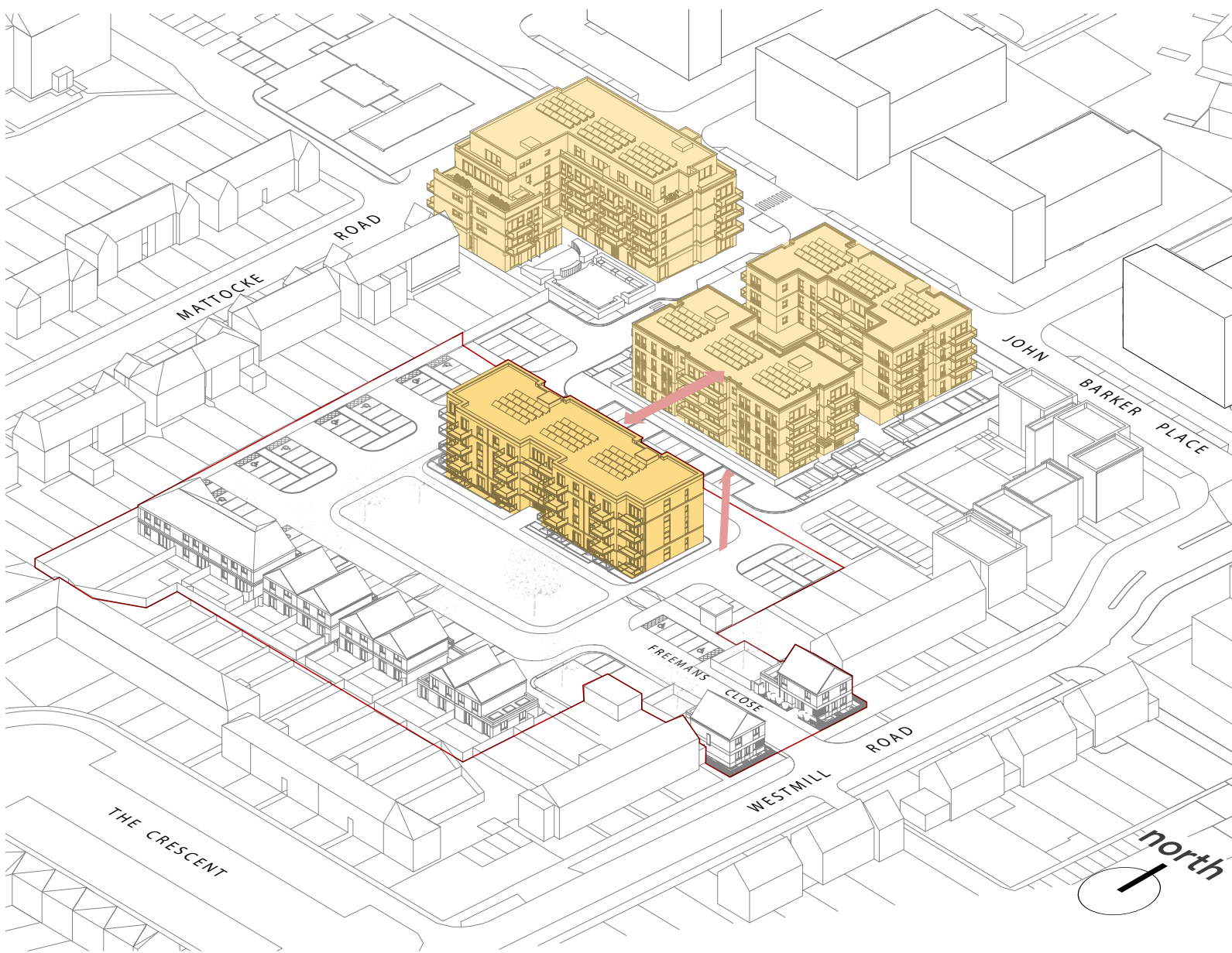
PHASE 3 GATEWAY HOMES

By introducing the Gateway Homes, we have created a visual marker at the site entrance from Westmill Road on to Freemans Close.

The building line has been slightly stepped forward from neighbouring properties on Westmill Road in order to differentiate between existing and proposed housing.

To visually and physically draw people into the heart of the site the entrances to the gateway houses have been placed on Freemans Close instead of Westmill Road. Having the entrances here also allows for passive surveillance at the entrance of the scheme.

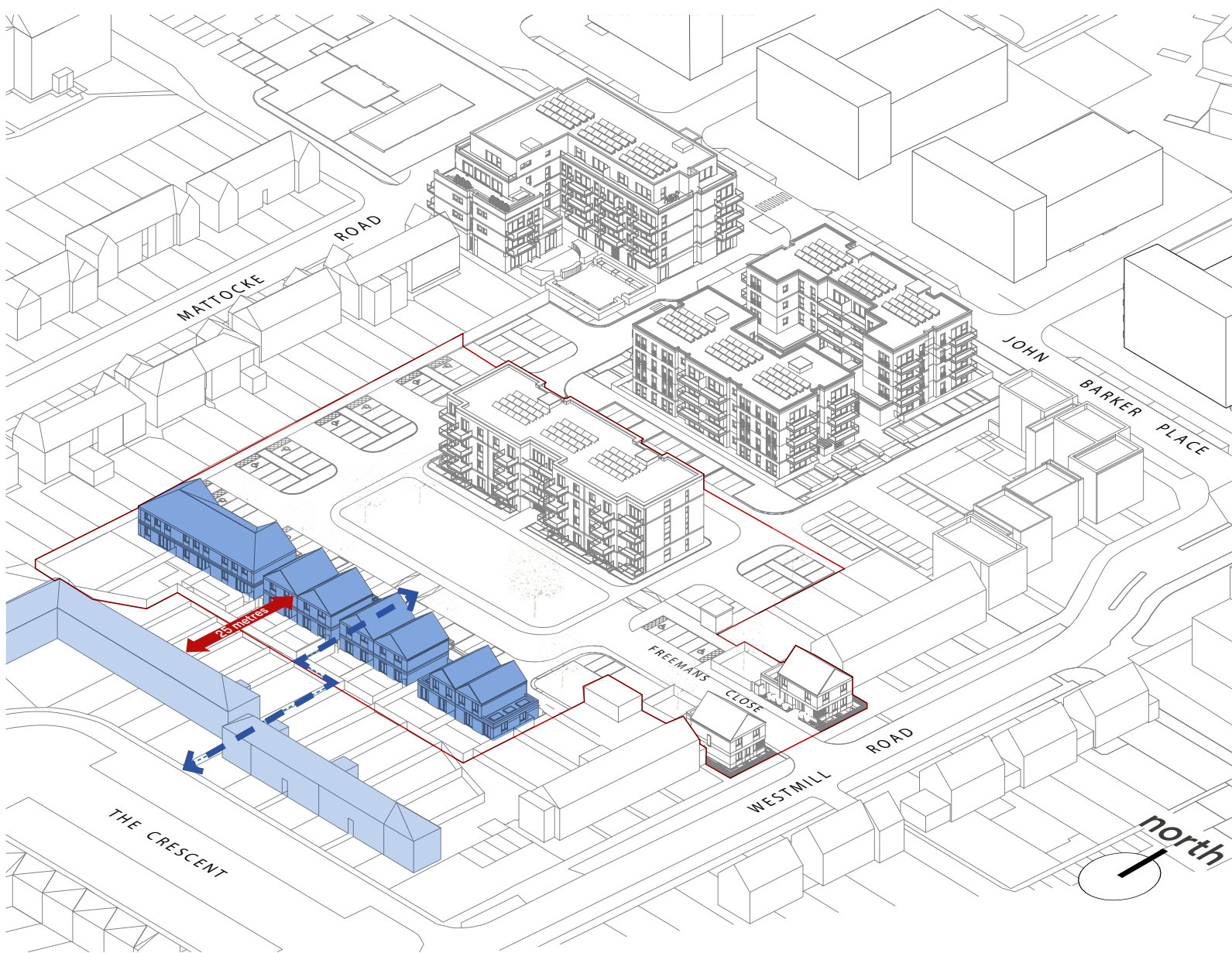
the flat block



PHASE 3 FLAT BLOCK

The heart of the scheme provides the opportunity to match the height and massing of consented Phases 1 & 2 as established in the outline consent. We have used the sun path to organise the flat layouts and amenity spaces so that all homes are either dual aspect or South facing single aspect homes with a south facing private amenity space. Additionally, the balconies overlook the public landscape. This provides increased passive surveillance to the parking area and the creation of an animated facade in this location.

2-storey flats with their own front door

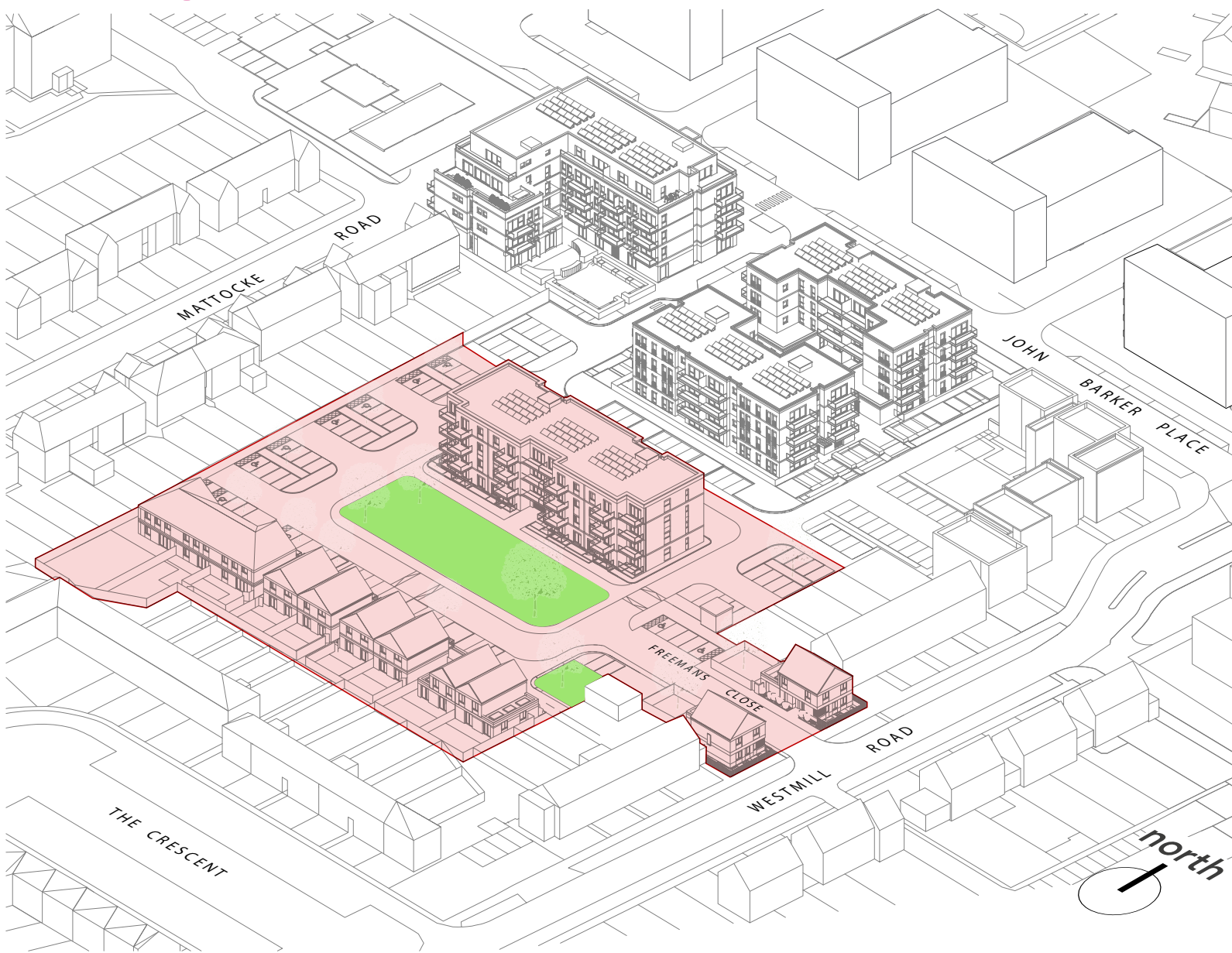


PHASE 3 - 2 STOREY FLATS WITH THEIR OWN FRONT DOOR

We have proposed 2-storey flats with their own front door to reflect the height of the 2-storey houses on The Crescent. These homes have been sited 25 metres away from existing homes to protect the privacy of the existing properties. This also creates generous private gardens for the ground floor homes. We have positioned the private balconies for the first floor homes on the North side. This again allows for an animated facade and passive surveillance of the car parking areas.

We have increased the width of the existing cut-through from The Crescent into Freemans Close to provide an improved visual link into Freemans Close.

central garden



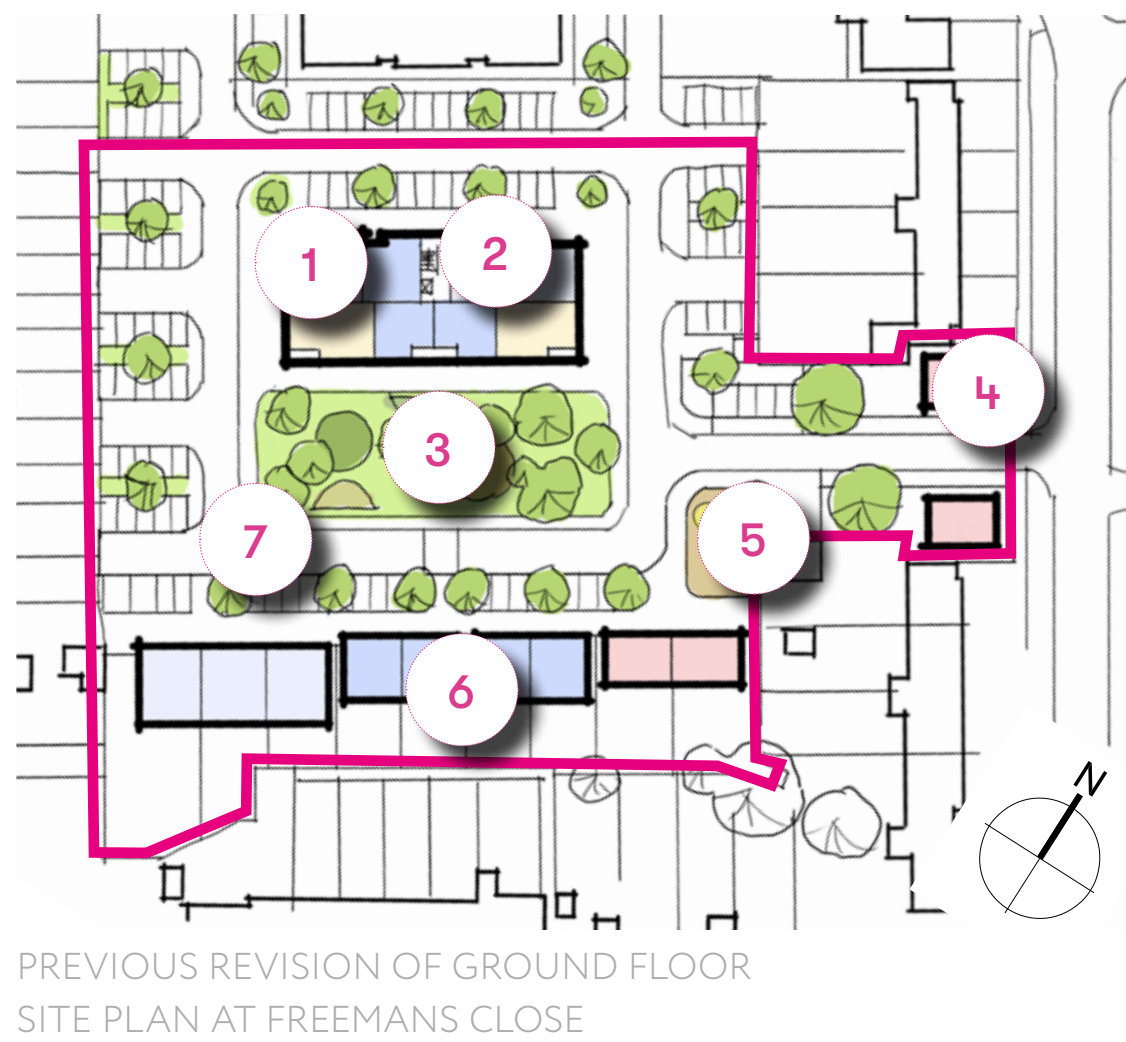
SHARED AMENITY

The arrangement of the proposed massing allows for the creation of a meaningful central garden at the heart of the proposal with a small children's play area adjacent.

PHASE 3 PROGRESS

Following public and planning consultation we have developed a proposed site layout which responds positively to the comments received. The design development to the feedback received has been itemised below.

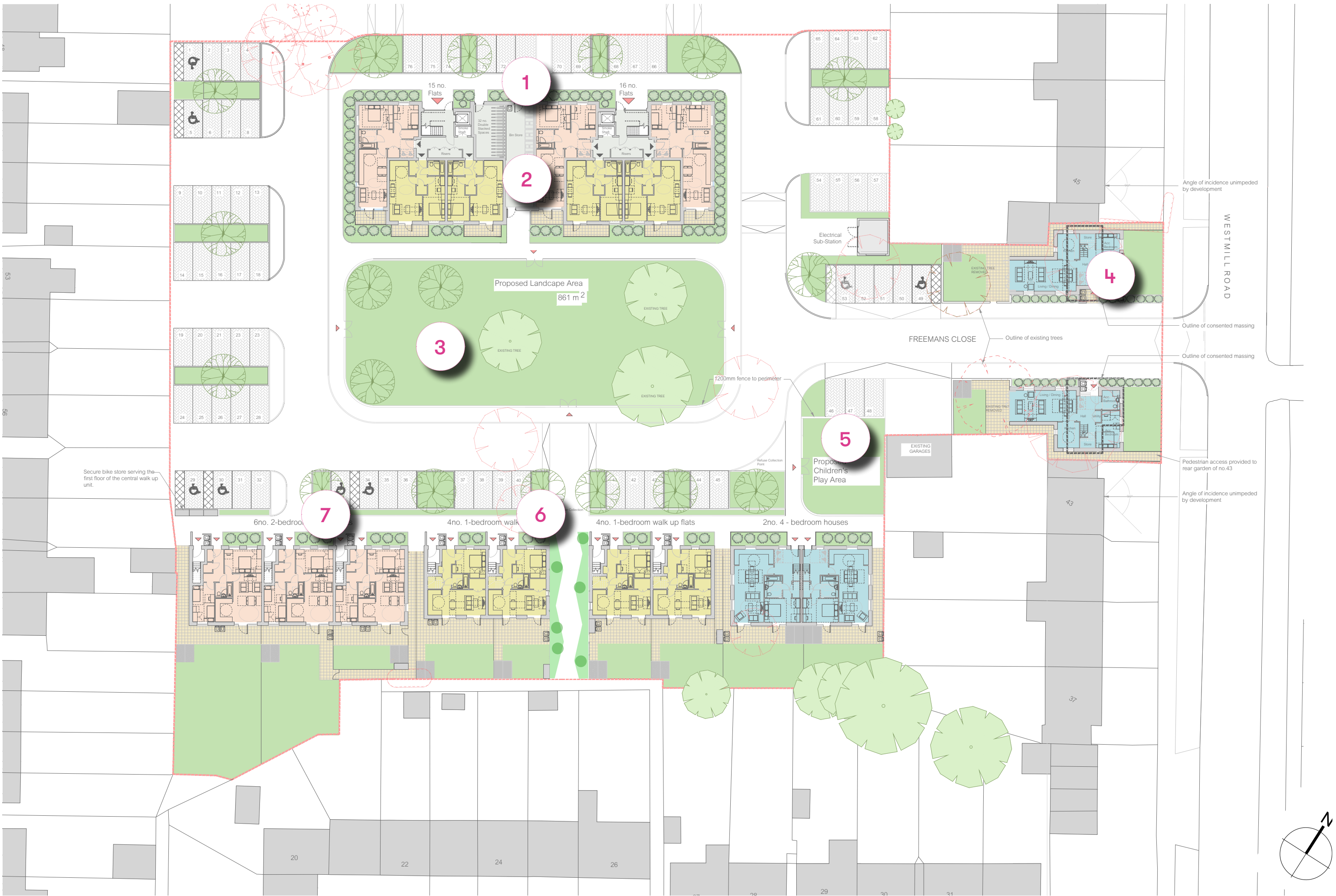
prior to consultation



design development

1. The internal layouts of the flat block have been optimised to eliminate north facing, single aspect homes.
2. Bin and bike stores have been reconfigured to improve accessibility for residents.
3. Railings have been introduced around the shared public amenity area to prevent animal fouling and safeguard small children.
4. Gateway homes have been stepped back to minimise impact on the existing Westmill Road street scene.
5. Small children's play area has been introduced.
6. Existing footpath is retained connecting Freemans Close to The Crescent. However, the path has been widened and landscaped to improve the quality and provide a visual link through to Freemans Close.
7. A landscaped buffer has been introduced to screen parking from the 2 storey flats and introduce the feeling of a typical street scene around the Westmill area.

post consultation









phase 3 schedule of accommodation

The table below illustrates the consented and proposed schedules of accommodation for Phase 3 of the development.

Following ongoing research and consultation, Settle have established the housing need. This has led to a change in the mix from the outline consent, which has resulted in an uplift in the proposed number of homes from 46 to 49. This is achieved by swapping 3 bed homes for 1 and 2 bed homes, allowing us to meet the housing demand.

UNIT TYPE	Phase 3 (Outline Consented)	Phase 3 (Proposed)
1 bed 2 person flats	8	24
2 bed 3 person flats	24	3
2 bed 4 person flats	-	18
3 bed 5 person houses	14	-
4 bed 7 person houses (with wheelchair adaptations)	-	4
TOTAL	46	49

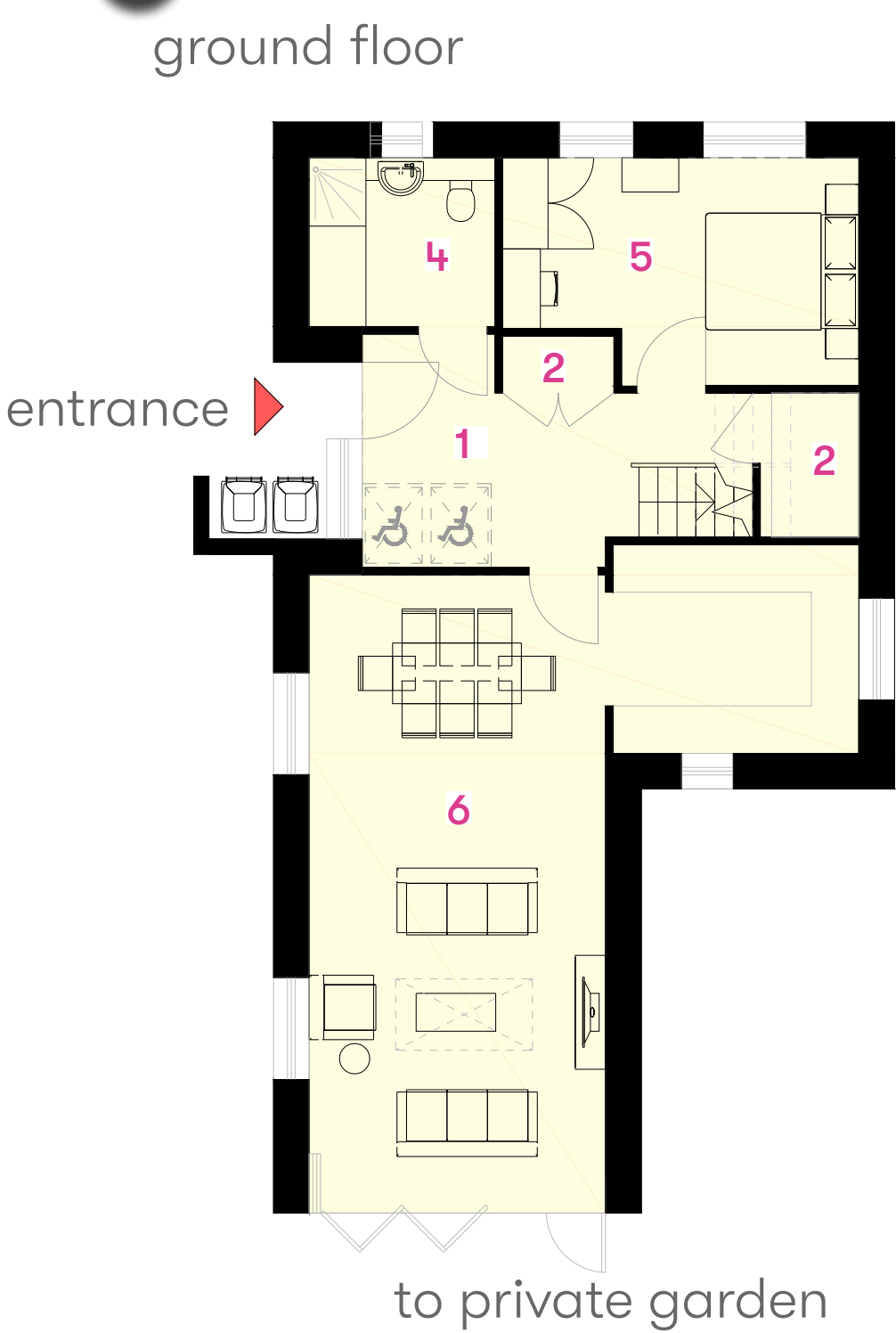
key

- | | |
|---|---|
|  1 bed apartment |  ancillary |
|  2 bed apartment |  Existing tree |
|  4 bed house |  proposed tree |

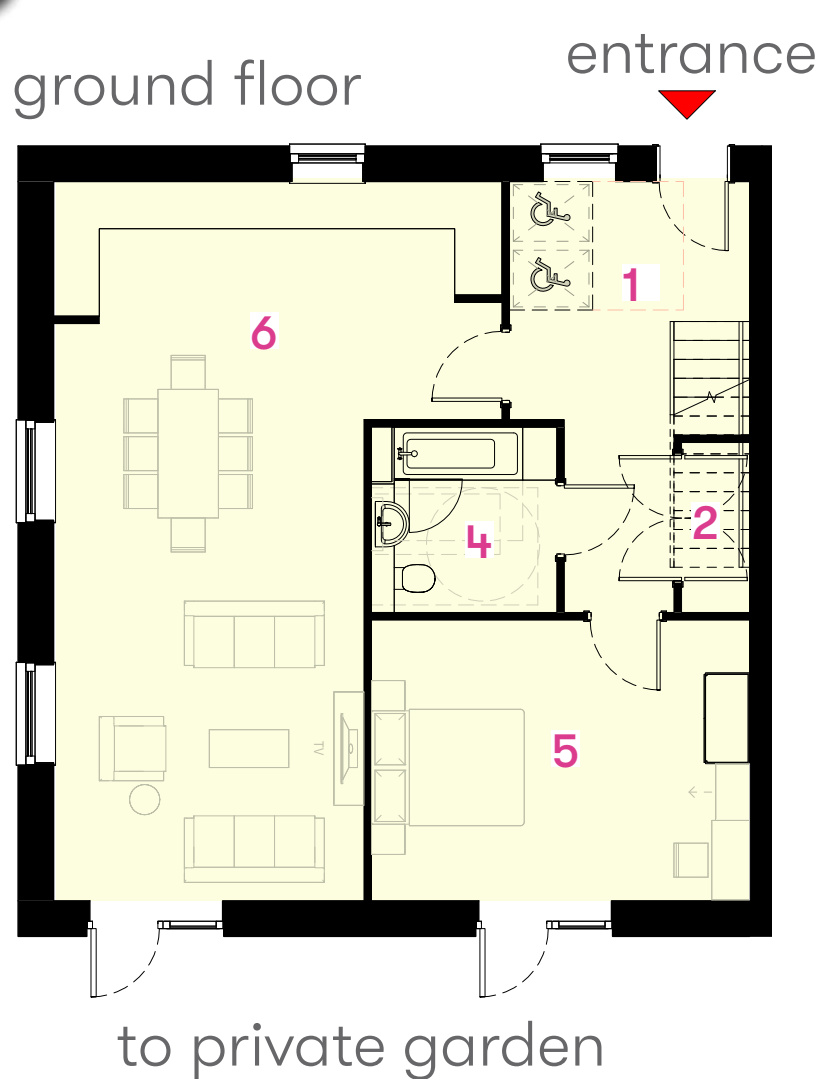
PHASE 3 PROGRESS

indicative layouts

A the gateway house



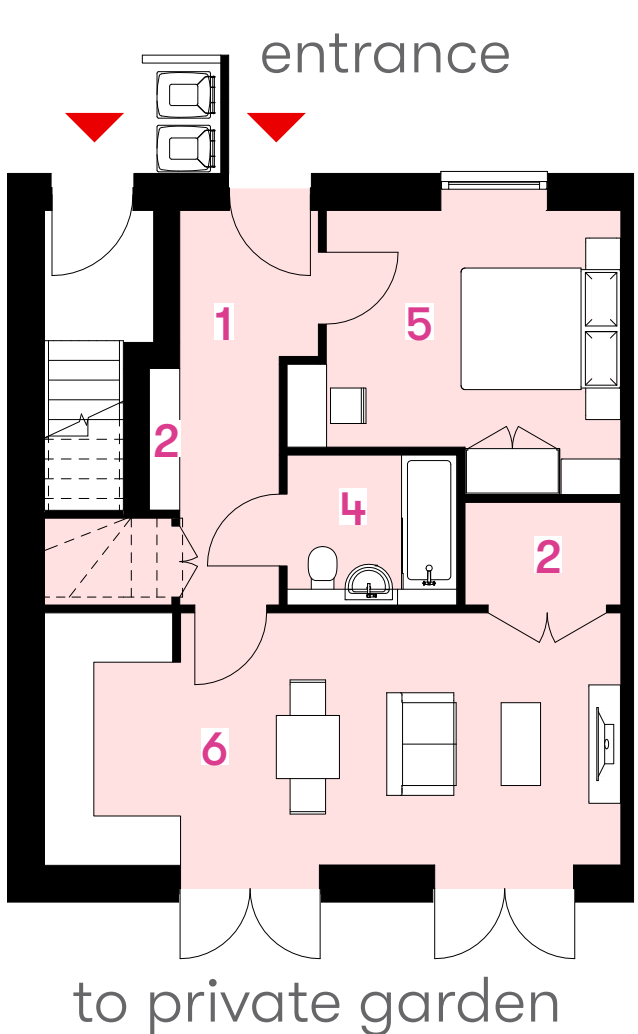
B the 4 bed house



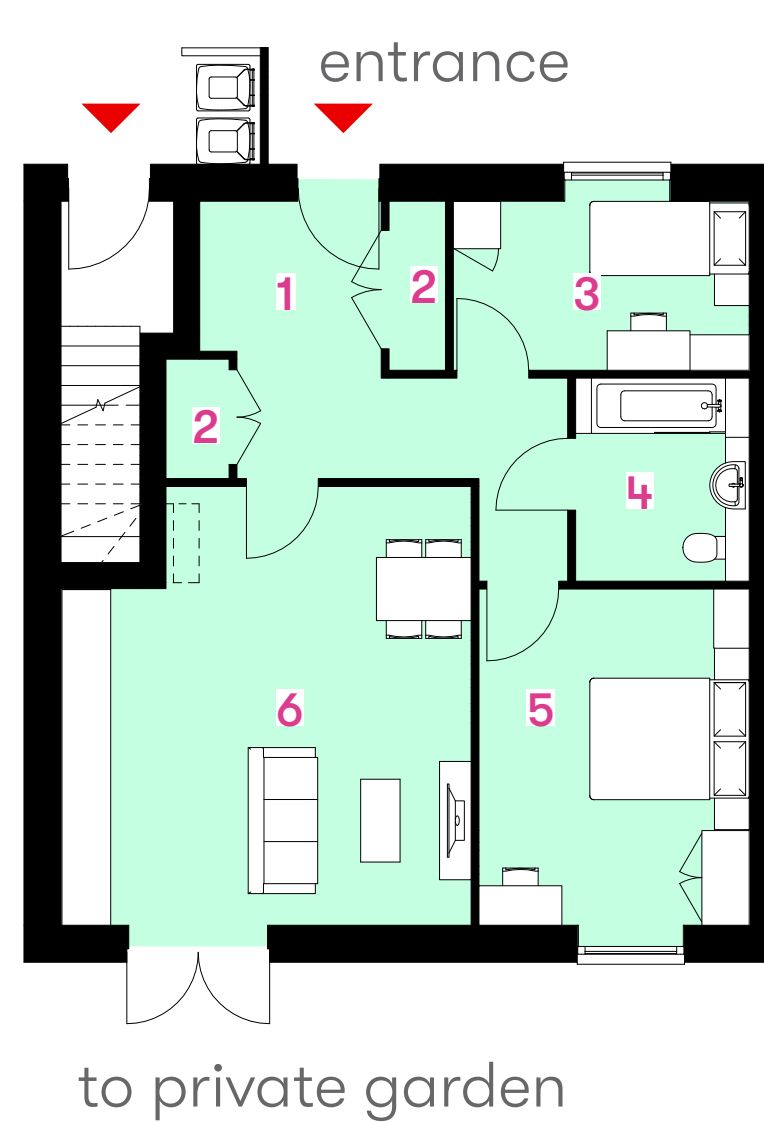
key

1 bed apartment	1 entrance hall	4 bathroom	7 terrace / garden
2 bed apartment	2 store	5 double bedroom	
4 bed house	3 single bedroom	6 kitchen / living / dining	

C 2 Storey flats with their own front door

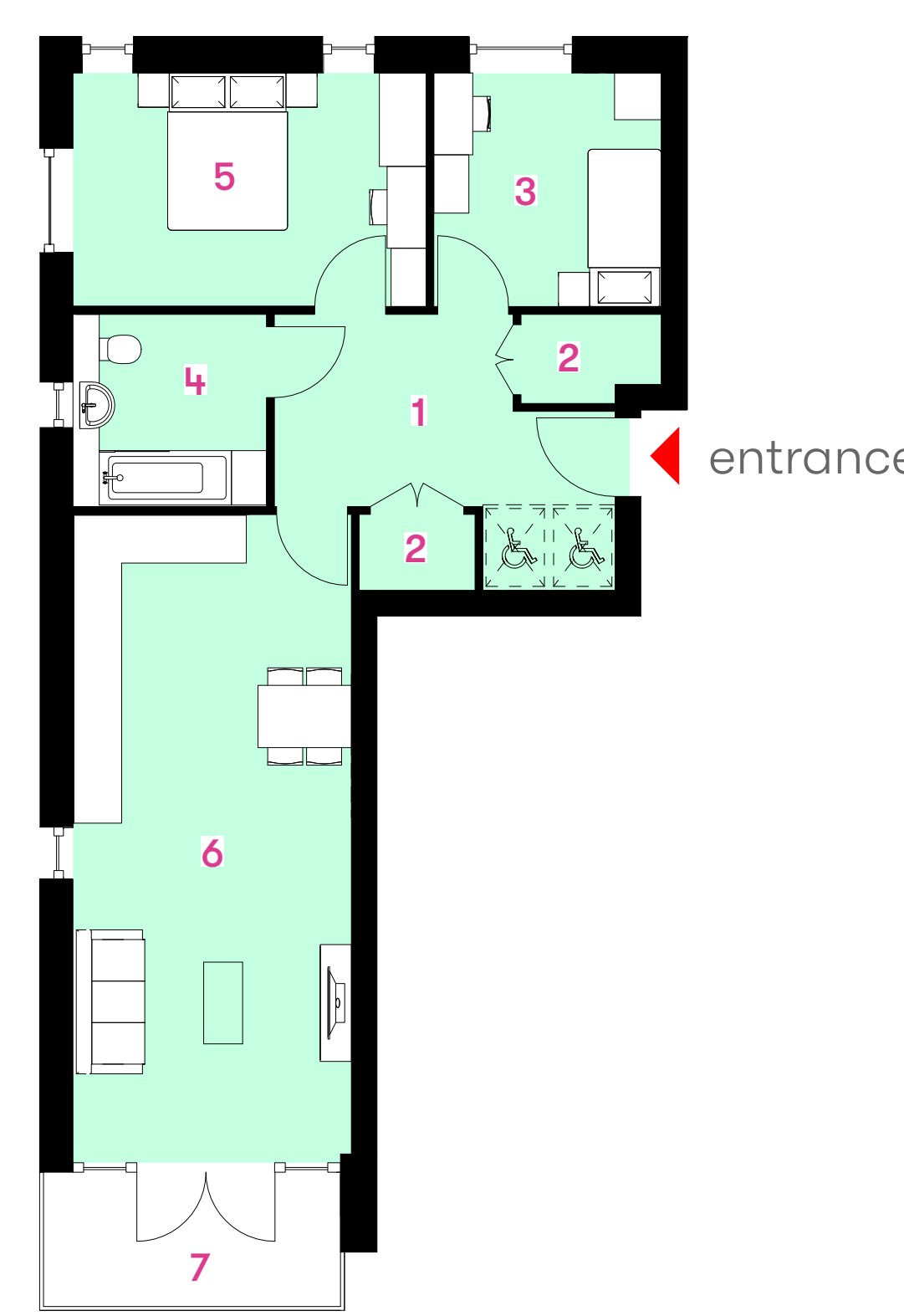


D 2 Storey flats with their own front door

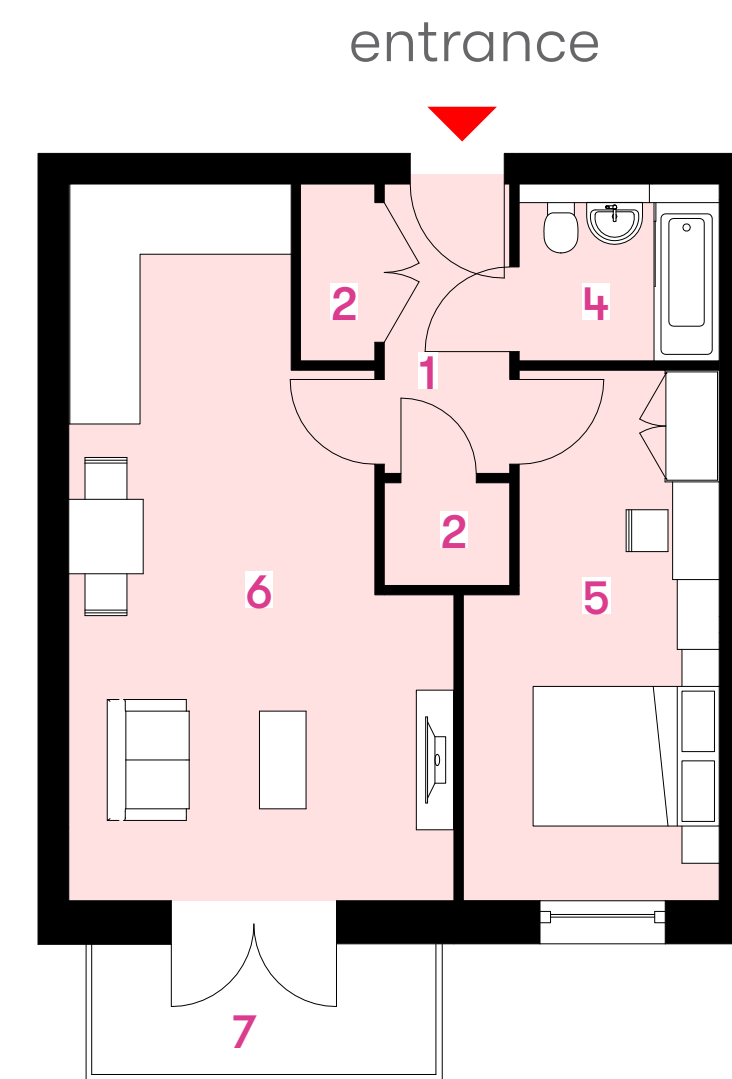


key

E the flat block



E the flat block



PHASE 3 PROGRESS

the flat block

The flat block uses the brick types from phases 1 & 2.

To demarcate the entrance cores we have recessed the massing and used a contrasting brick colour. This technique also helps to break down the scale of the massing visually.

All gardens/ balconies are South facing providing direct sun lighting, this arrangement also adds animation and passive surveillance at the heart of the site.

2 Storey flats with their own front door

These flats have been articulated to separate the ground and first floor homes using a different brick colour.

Integral bin stores divide individual front doors giving residents privacy.

The ground floor homes have gardens to the rear of the property. The first floor homes have north facing balconies in order to give the ground floor units privacy and animate the north facade whilst providing passive surveillance. There is a landscape buffer used to screen the parking court.

Soft landscaping has been used to provide an attractive buffer between the parking spaces, the footpath and ground floor homes.

the gateway homes

The gateway homes have been designed as bespoke dwellings which act as a marker to the site entrance. Brick detailing at the corner aims to draw the eye and attract people into the scheme from Westmill Road. The entrance to the houses is sited on Freemans Close away from a busy street, providing animation and passive surveillance to the site entrance.

Aesthetically the houses borrow elements from Phases 1 and 2 such as metal windows and brick banding header courses (tying it together with the overall master plan). There is a low level fence and shrub planting to the Westmill Road frontage that creates defensible space and follows the treatment to the existing front gardens along Westmill Road. Soft planting beds provide defensible space on Freemans Close.

The rear of the gateway homes step down to have a single storey element to the rear which is contemporary in appearance providing a juxtaposition to the traditional gable end treatment to the two storey element facing Westmill Road.



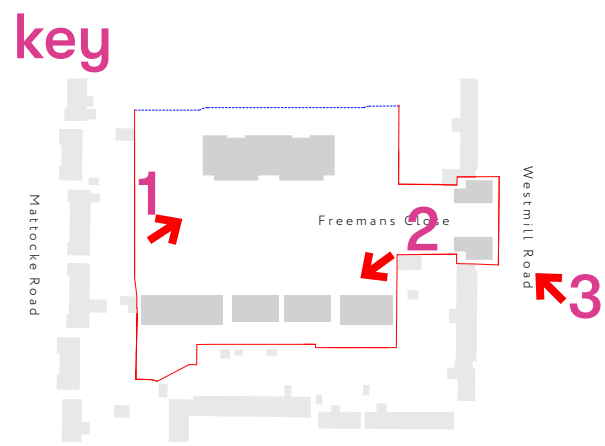
PROPOSED VIEW LOOKING NORTH FROM WITHIN FREEMANS CLOSE



PROPOSED VIEW LOOKING WEST FROM WITHIN FREEMANS CLOSE



PROPOSED VIEW FROM WESTMILL ROAD



FEEDBACK & DESIGN RESPONSES TO PHASES 4 & 5

you said.
we did.

We have updated our proposals following your feedback and pre application discussions with the planners.

some background.

Public Exhibition 1 Follow up

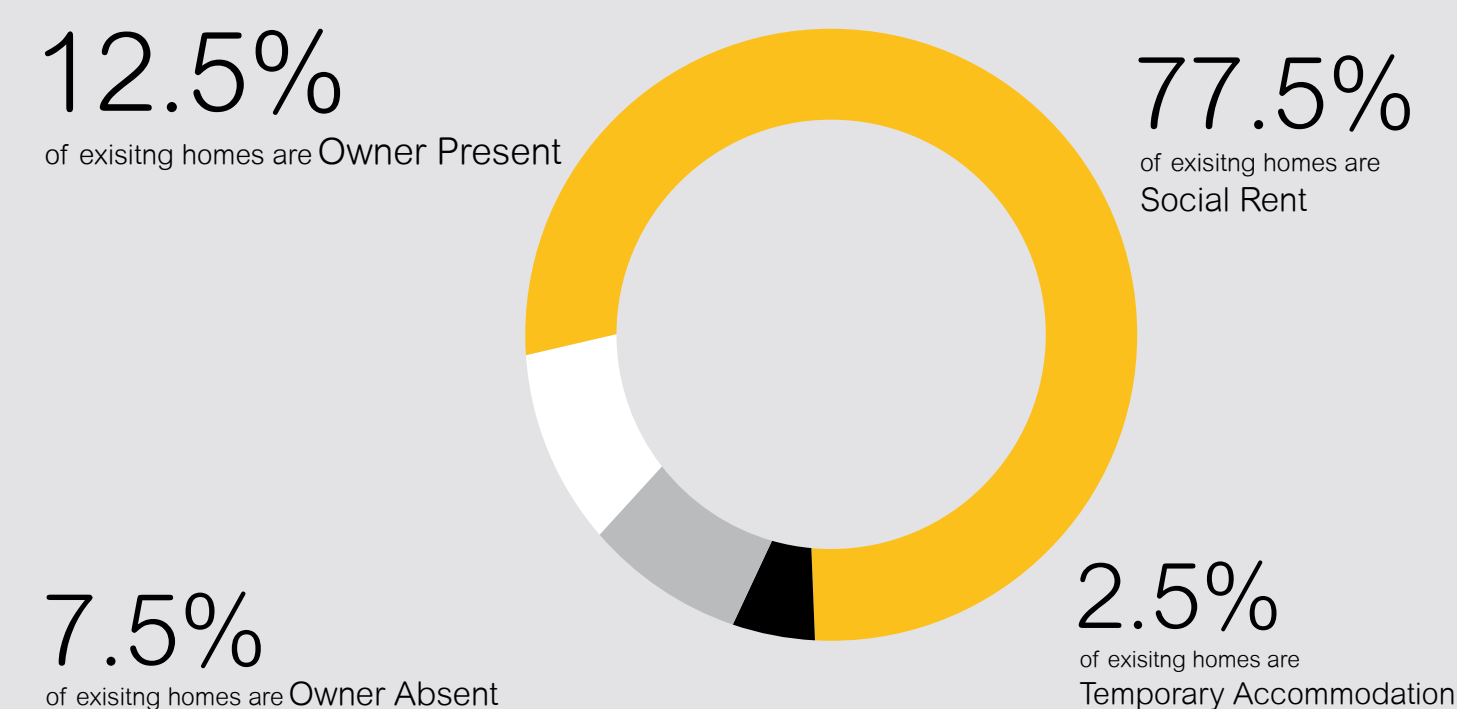
Public consultations were held on the 9th and 12th October 2021 to share the initial ideas for the next phases at John Barker Place and Westmill Lawns. A questionnaire was offered to residents after the exhibition. The feedback recieved is summarised below.

Existing Home Mix

72% are 2 Bedroom Flats

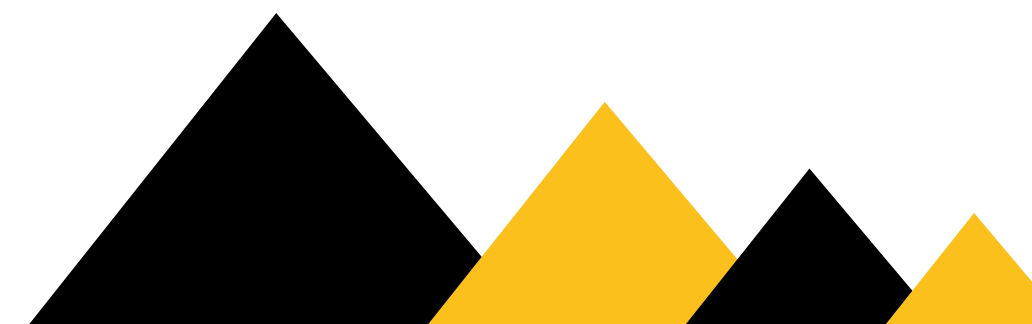
the remaining 28% of homes are 1 Bedroom.

Exisitng Homes by Tenure



these results have informed the mix of homes proposed by settle to reflect the decant needs and waiting list information.

What you liked most about the plans



* including:

1. Proposed speed calming on roads.
2. Better urban planning/ safer neighbourhood.
3. Nicer homes.
4. Places to sit and meet with friends and family.

What you disliked most about the plans



* including:

1. Too many 1,2 bed properties and not enough 3,4,5 bed for families.
2. The green space proposed at Westmill Lawns (potential for anti-social behaviour).
3. Preferred not to say

planning feedback.

In addition to consulting with the residents we presented the initial proposals to the planners at North Herts. We also presented initial proposals for John Barker Place (Phase 5) and Westmill Lawns (Phase 4). The feedback received is outlined below;

The idea of creating a landscaped public realm that links to the community centre was welcomed. It was suggested the area to the South of the community centre could be given back to the public realm with some meaningful landscaping.

The overall density proposed was considered too high resulting in a streetscape dominated by parking.

The lack of family housing was an issue raised.

However the housing mix is influenced by housing need. Settle has ensured they are providing homes to meet the needs of the residents.

The proposed green space at the rear of Westmill Lawns was considered unsuccessful. The compatibility of large apartment blocks at this location was questioned due to the fact the surrounding context consists mainly of 2 storey houses.

residents response.

We have listened to feedback from the previous public consultation, residents main concerns are summarised below; We have sought to address these concerns through Design Responses (DR) list below.

1. Anti Social Behaviour

DR1: The proposals will seek to design out anti social behaviour through passive surveillance.

This is done by ensuring windows overlook public realm where possible.

2. Improved Public Realm

DR2: We will improve the public realm by providing a generous public landscaped square to the South of the community centre. Also providing a visual link from Mattoske Road and John Barker Place to the community centre.

7. Building line too close to the road

DR7: The building line and frontages will be reduced to allow for permeability and visible accessible pocket parks throughout the development.

6. Overall Density

DR6: The overall density will be reduced following planner concerns.

This reduction will provide the opportunity to include more public realm.

3. Better Flats

DR3: All flats will be designed to ensure there are no north facing single aspect units. They will be designed to ensure they comply with current building regulations and nationally described space standards.

how have we addressed your concerns?

5. Lack of Family Homes

DR5: Upon review the number of family units will be increased.

4. Building Heights

DR4: The building heights will respect the surrounding context stepping up or down in height where appropriate.

planning response.

The revised proposals seek to address the comments made by the residents and the planners at North Herts Council.

settle will continue to engage with local residents throughout the planning process.

In response to the comments listed above, we have revised the proposal. The current scheme seeks to address all the points raised by the residents and the planners, whilst maximising the development potential. Feed back from the previous public consultation showed that Residents generally liked the concept of community use areas – encouraging people to stay and enjoy rather than passing through.

PHASES 4 & 5 - OPPORTUNITIES AND CONSTRAINTS

Properties sitting within the site of Westmill Lawns (Phase 4) and 2-136 John Barker Place (even numbers), 53-75 (odd numbers) Westmill Road (Phase 5) require continued maintenance and are in need of extensive modernisation. We have therefore taken the opportunity to prepare initial proposals to address the redevelopment of both sites to provide better quality homes & amenity space.

design principles

- To create modern and sustainable homes with good aspects and attractive outlooks
- Provide good quality and safe public amenity and social spaces for the community
- Create valued public realm along John Barker Place and Westmill Road
- Provide an enhanced connection with the Westmill Community centre

key

2-136 John Barker Place & 53-75 (odd numbers) Westmill Road

Active frontages created with the use of balconies and windows to encourage passive surveillance

Homes arranged to maximise natural daylight/sunlight with potentials for balconies

Street frontage broken up to introduce permeability

Green/ open space & tree planting

2

Storey Height

Public Amenity

Westmill Lawns

Vehicular routes & parking opportunities

Pedestrian routes

Street focal point

Sun Path

Private Amenity

existing photos



VIEW 1- BINGEN ROAD LOOKING EAST



VIEW 2 - WESTMILL CENTRE



VIEW 3 - JOHN BARKER PLACE LOOKING EAST

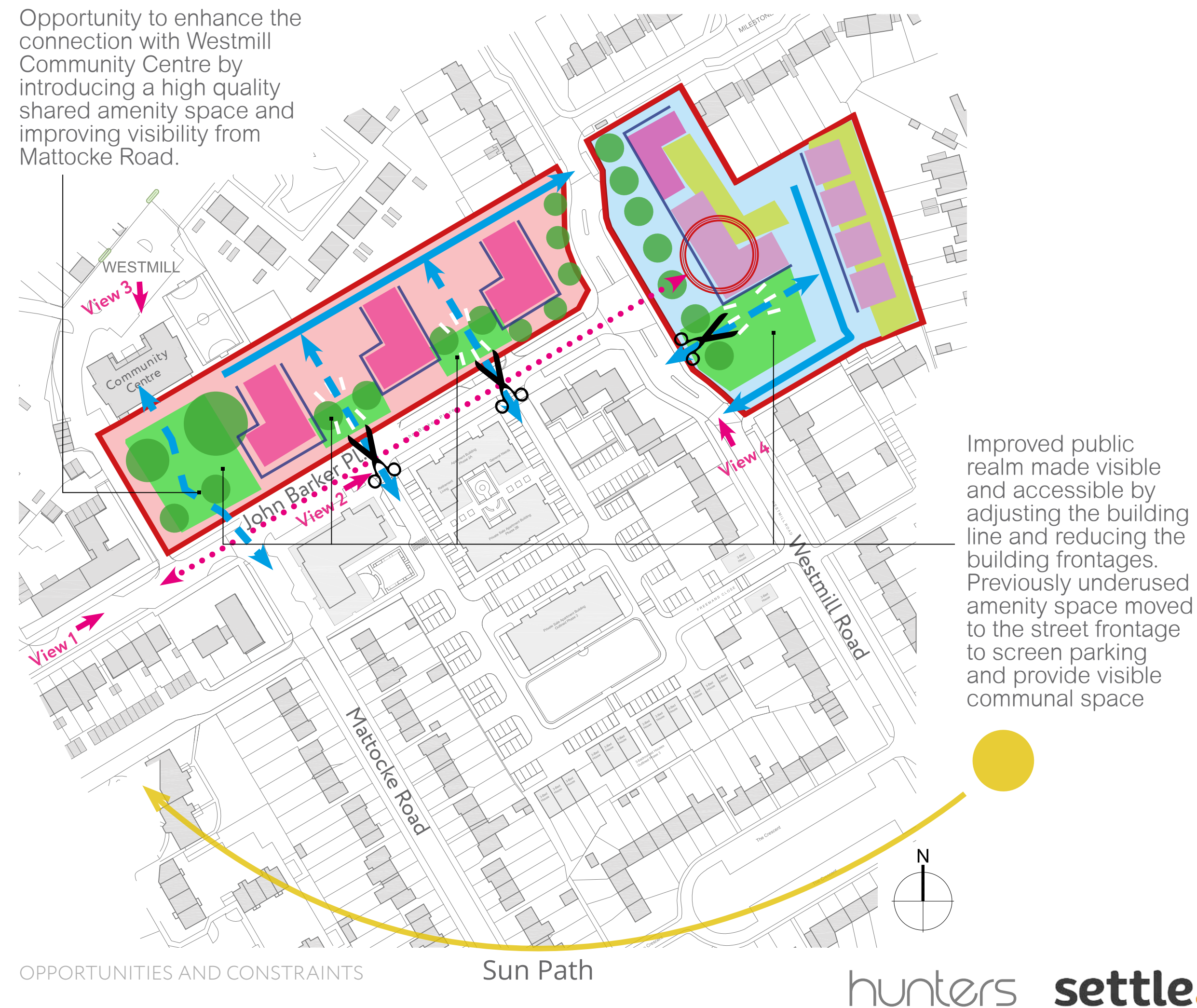


VIEW 4 - WESTMILL ROAD LOOKING

site analysis / development constraints



the proposed extents of Phase 4 & 5



CONCEPT DEVELOPMENT

design evolution

With the feedback received we have gone back to the drawing board and developed a new scheme with reduced density, offering more high quality and accessible public realm and providing John Barker Place with improved physical and visual permeability.

Westmill Lawns (Phase 4)

The flatted blocks previously proposed have been moved away from the south boundary to respect the privacy to the existing homes on Westmill Road. This also creates opportunity for an extensive public amenity space.


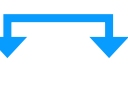


Family homes have been proposed along the east boundary of Westmill Lawns. These homes mirror the typology of the properties on Wellingham Avenue, tying the proposed height and mass into that of the local context.

John Barker Place (Phase 5)

The proposal at John Barker Place proposes 3 residential blocks which allow for a generous landscaped public park to be created directly to the south of Westmill community centre.

Additionally, two pocket parks have been created off John Barker Place between the blocks of flats, offering a more intimate space for casual door-step play/ social gathering/ leisure. These pocket parks also provide visual screening to avoid a streetscape visually dominated by parked cars.

refinement

-  Building heights refined to optimise integration with the surrounding context whilst creating a legible street scape within the development.
-  Building envelope optimised to maximise the number of dual-aspect homes
-  The reduction in density has led to the opportunity to provide legible public amenity spaces.
-  High quality shared amenity and public realm created to provide a visual and physical connection to the local community.

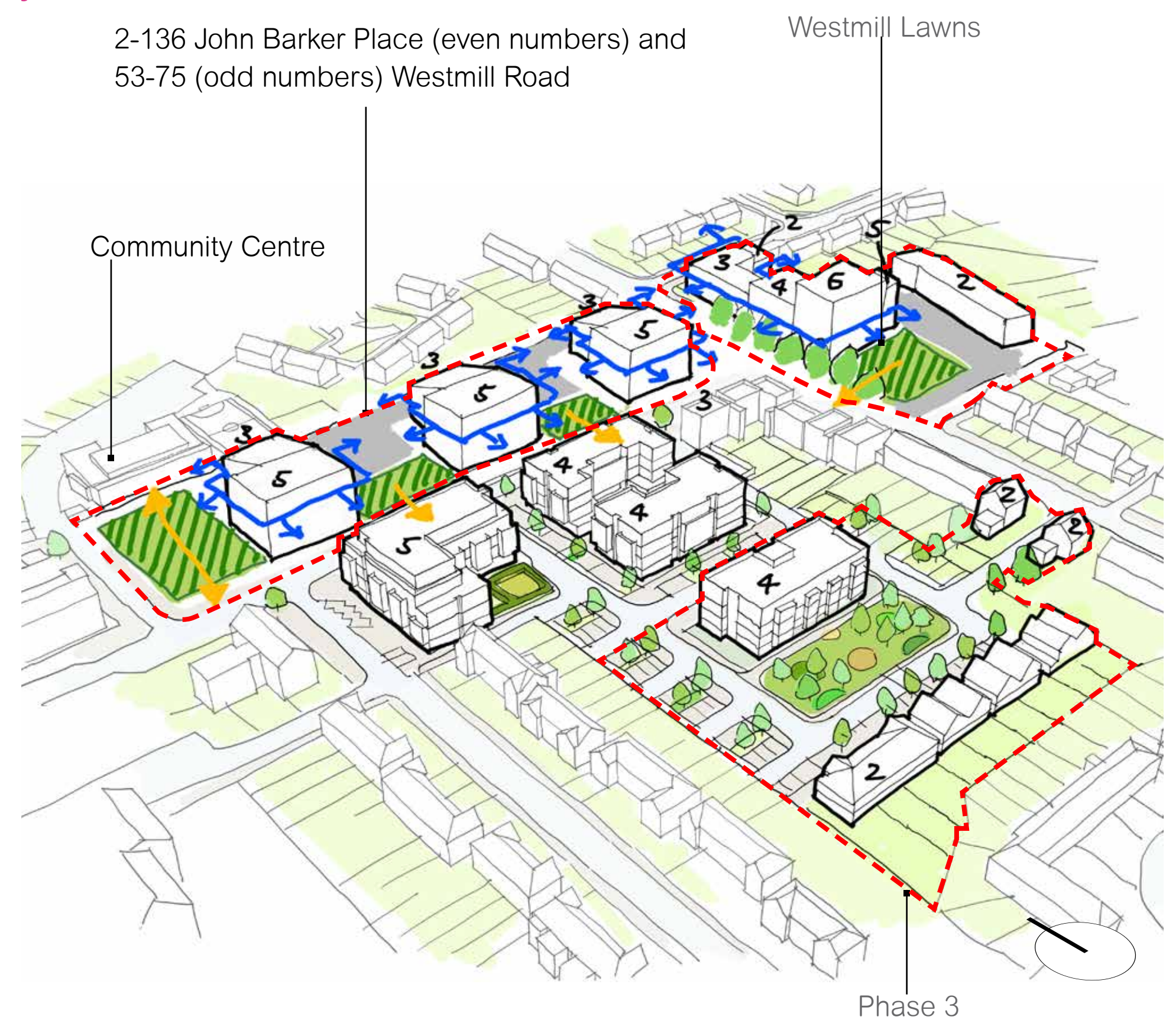
articulation

- A simple palette of durable and high quality materials (mainly consisting of brickwork) is proposed for the new development, reflecting Phase 1 and 2.
- Well proportioned elevations articulated with projecting balconies and punctuation of windows/ doors.
- To help with orientation and legibility, the buildings will be given different characters, using subtle design differences, such as different colour brick.

october 2021 - previous

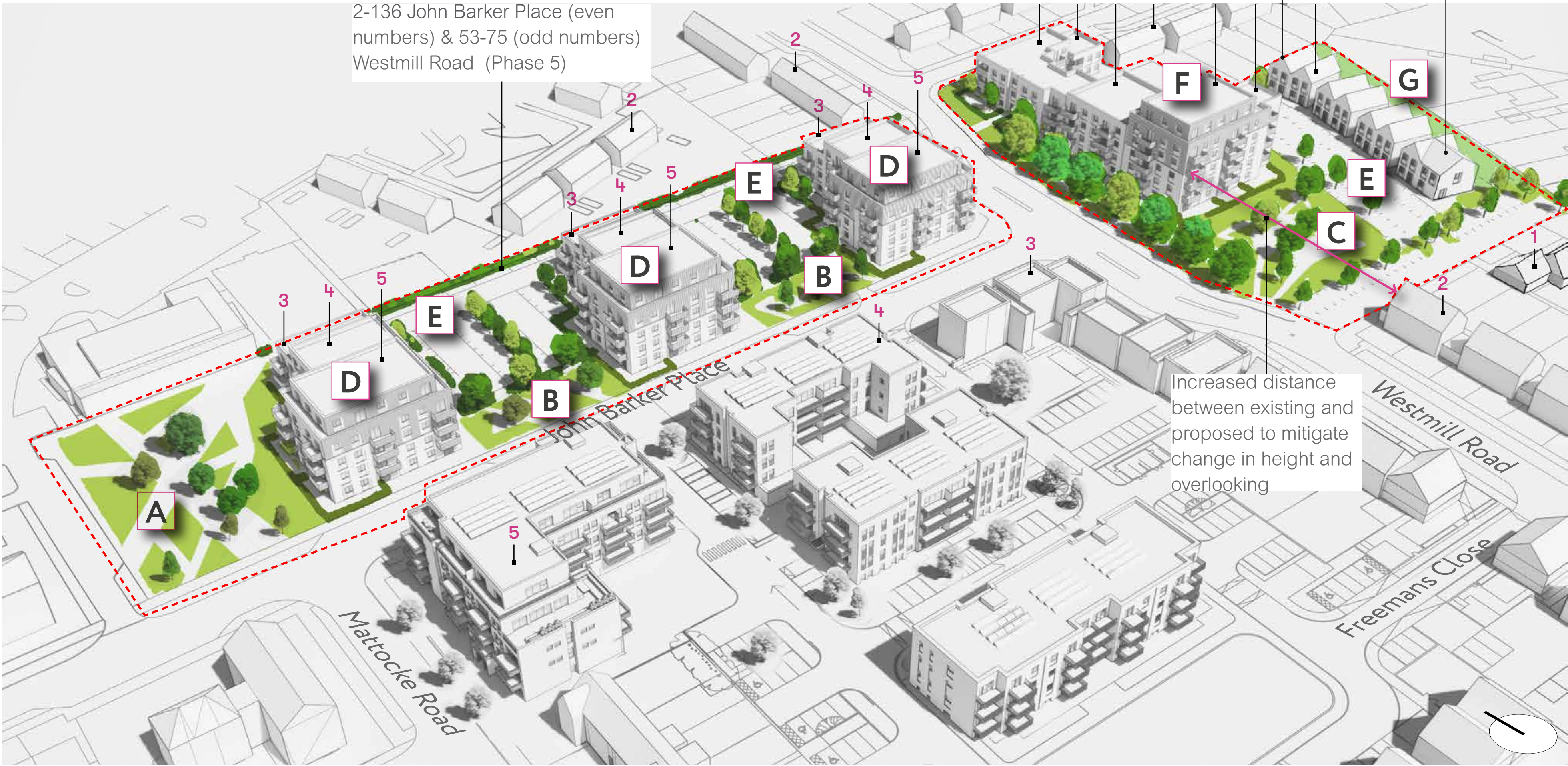


june 2022 - current



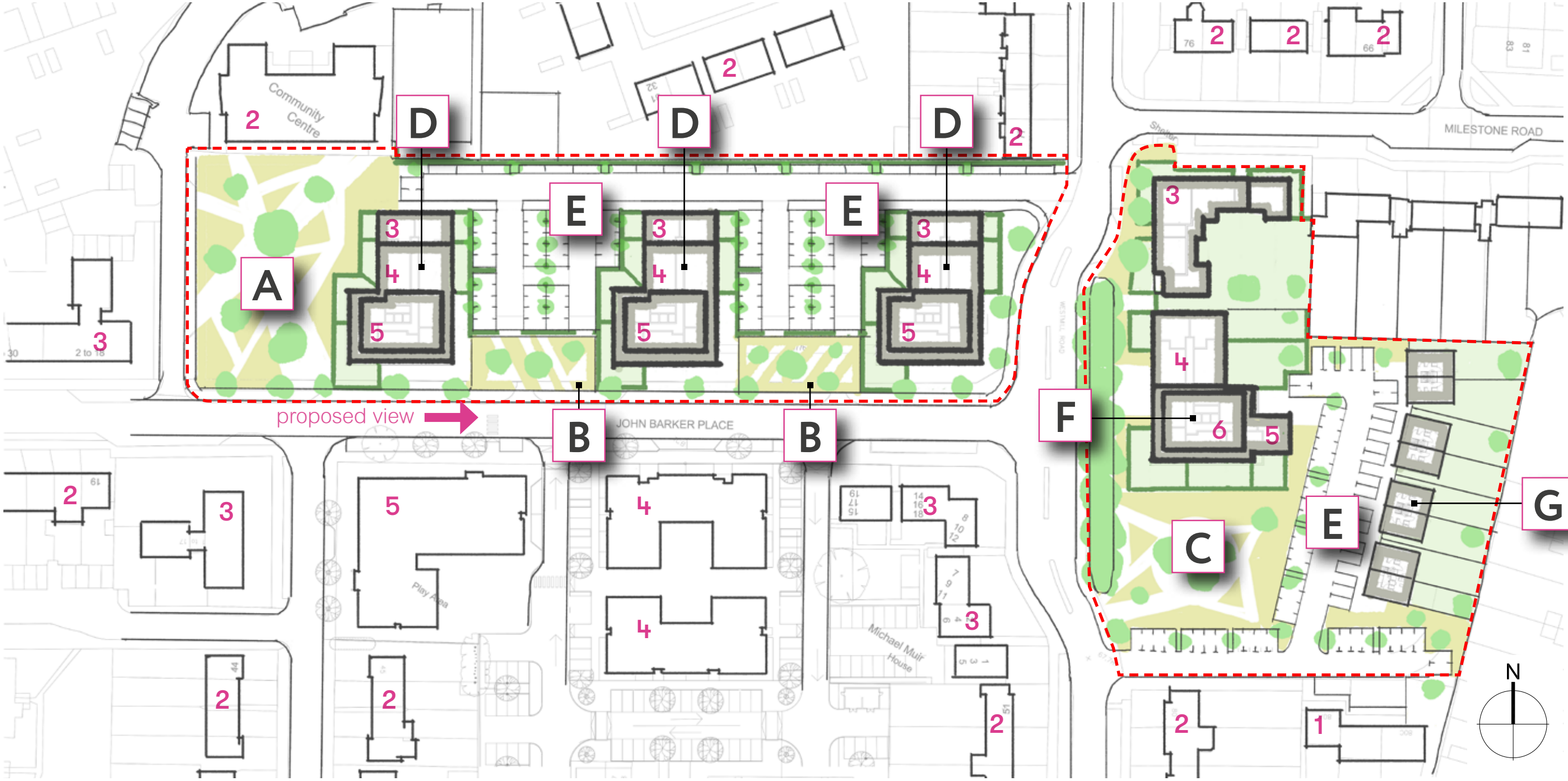
SKETCH PROPOSALS

indicative massing of phases 4 & 5



PROPOSED BIRDS EYE VIEW

plan proposal of phases 4 & 5



PROPOSED SITE PLAN

- key
- Private Amenity
 - Public Amenity
 - 2 Storey Height

schedule of accommodation (phases 4 & 5)

May 2022 - Current Proposal

Westmill Lawns (Phase 4)

Proposed: 73 homes

John Barker Place (Phase 5)

Proposed: 102 homes

Phase 4&5 combined

Proposed: 175 homes

key

- A** Generous public realm complimenting the Westmill community centre
- B** Pocket parks moved to the street frontage to provide visible, attractive social spaces and screen parking courts to the north of the site
- C** Generous public realm to assist with transition between building heights
- D** Building footprint optimised to improve the openness of John Barker Place, reflecting the heights of those on Phases 1&2 along the main road and stepping down to the boundaries to tie in with the local context
- E** Car parking screened behind soft landscaping from the streets
- F** Focal point created at Westmill Lawns to visually terminate the John Barker Place axis
- G** Low rise family homes to stitch in with immediate context to the east

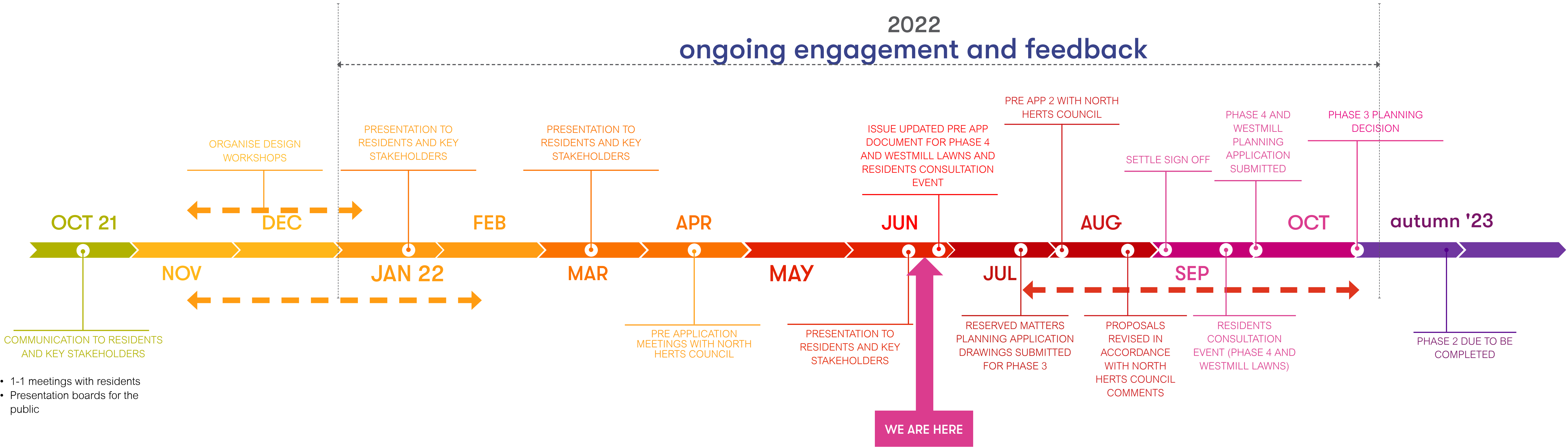


PROPOSED VIEW - LOOKING EAST ON JOHN BARKER PLACE

PROGRAMME AND DELIVERY

project time line

The next steps centre around delivering the full plans application for Phase 3 (currently Freemans Close) and developing a proposal for Phase 4: 2-136 John Barker Place (even numbers) & 53-75 (odd numbers) Westmill Rd and Westmill Lawns



milestones

PROJECTED TIME LINE FOR PLANNING

- SUMMER 2022: SUBMIT PHASE 3 PLANNING APPLICATION
- AUTUMN 2022: SUBMIT PHASE 4 AND WESTMILL PLANNING APPLICATION

PROJECTED TIME LINE FOR STARTING ON SITE

- AUTUMN 2023: PHASE 3
- AUTUMN 2023: WESTMILL LAWNS
- WINTER 2024: 2-136 John Barker Place (even numbers) & 53-75 (odd numbers) Westmill Road

PROJECTED TIME LINE FOR PRACTICAL COMPLETION

- WINTER 2024: PHASE 3
- WINTER 2025: WESTMILL LAWNS
- WINTER 2026: 2-136 John Barker Place (even numbers) & 53-75 (odd numbers) Westmill Road