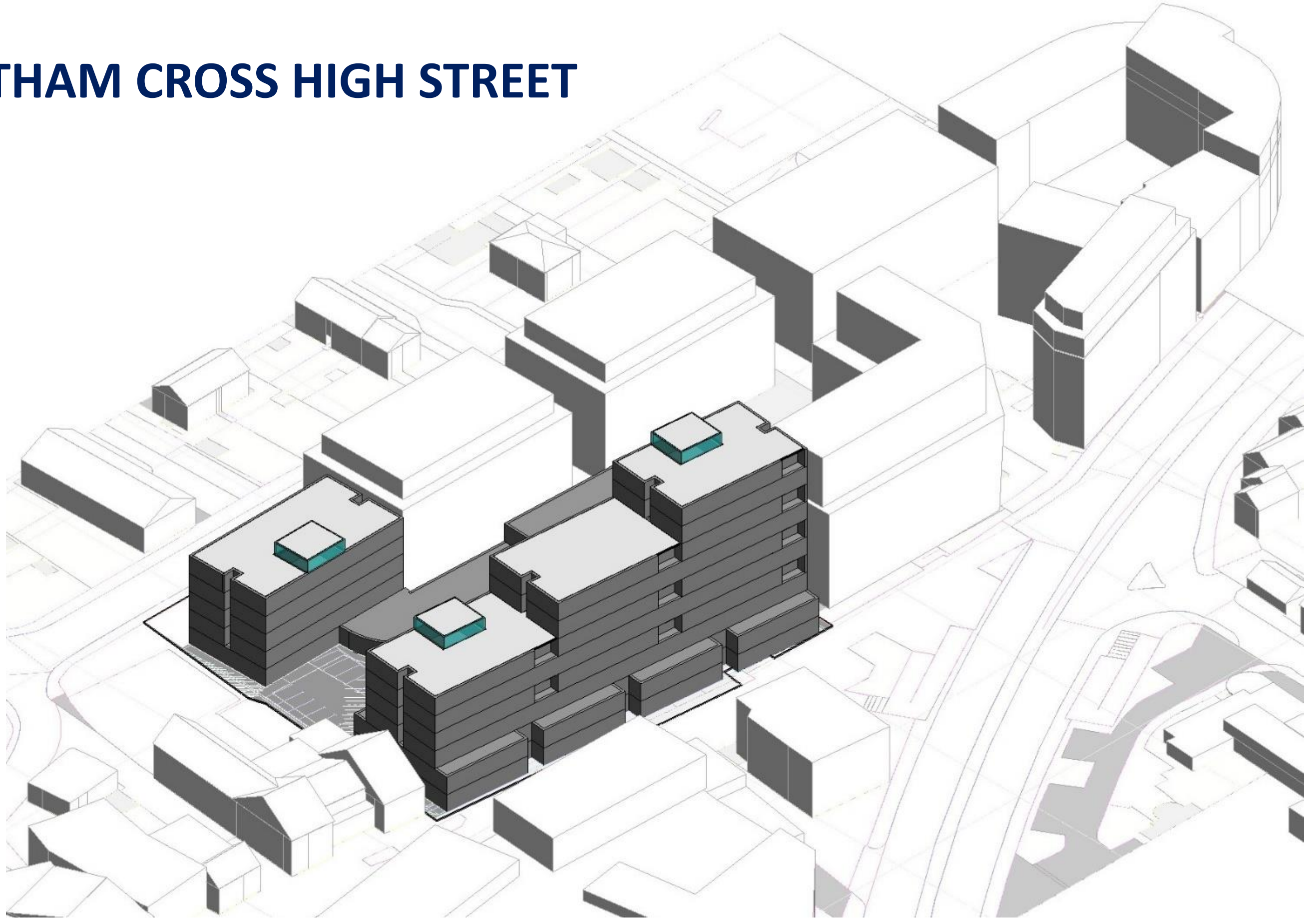


WALTHAM CROSS HIGH STREET



Waltham Cross High Street – Northern End – Design Summary 200914
Broxbourne Borough Council

Project Overview

FGP were asked to carry out an architectural study in late 2019.

The original site extent was deemed to include No 149 High Street on the supposition that it could be acquired to provide a more cohesive footprint and greater development potential. This produced **Studies A + B**

Following the initial studies, investigation into the acquisition of further High Street properties to the south, Nos 133-137, prospectively extending the site to Park Lane was investigated and an architectural study (**Study C**) for the amalgamated site was carried out.

Most recently, FGP were asked to carry out a further study, (**Study D**) reverting to the original site extent, exploring alternative parking arrangements and scale transition.



Design Brief Re-cap

Primary Aims –

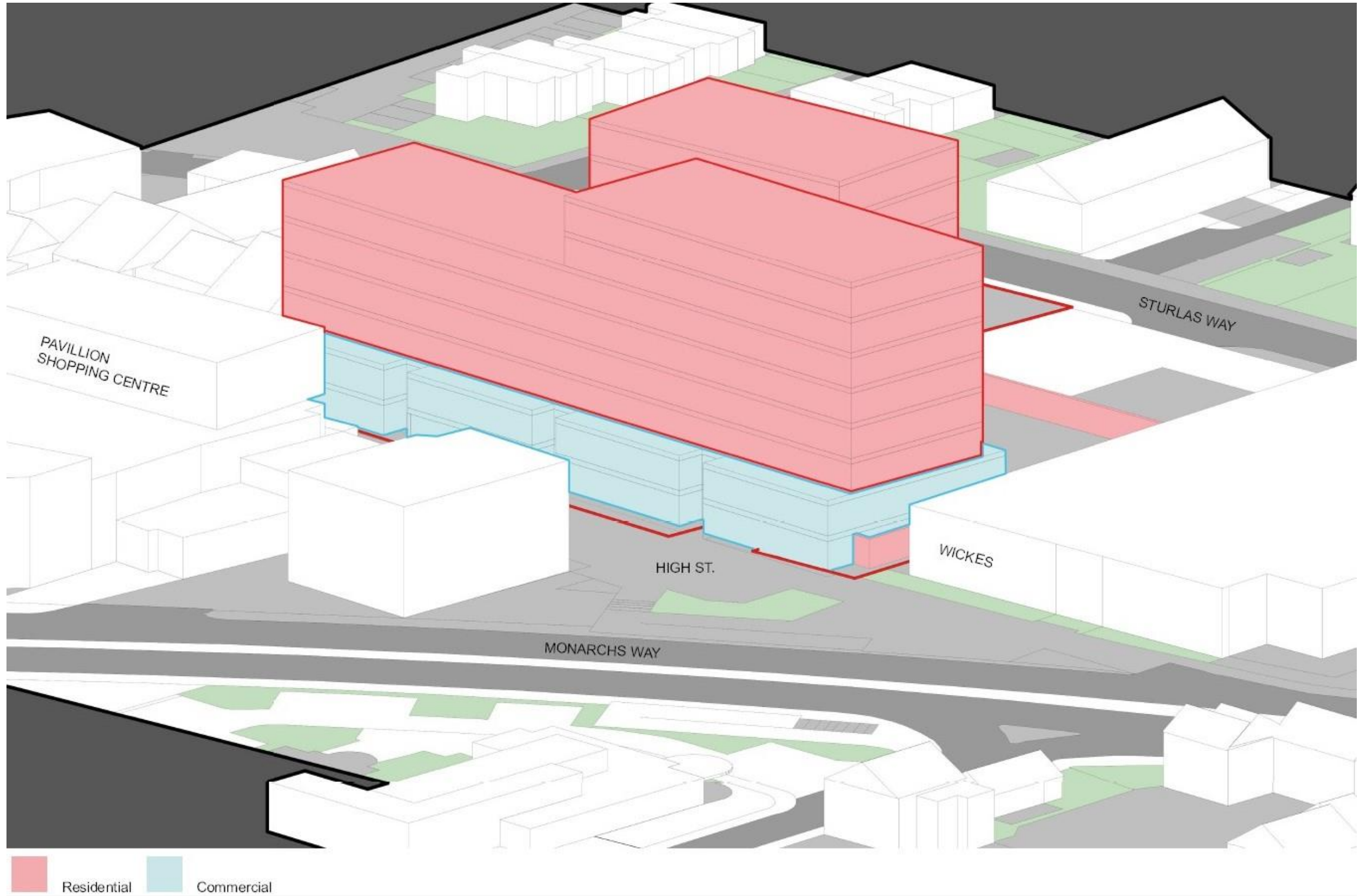
- Maximise development potential
- Integration with wider development proposals
- Mixed Use
- Contribution to Public realm / High Street appeal

Design Concepts –

- Growth in scale generally / definition to the north
- Active frontages to High Street / Front doors on streets / Legible entrances
- Fluid Residential unit mix
- Good separation distances between block
- Dedicated amenity for each use
- Shared amenity strip to centre
- Flexible service access for commercial provision
- Ability to accommodate variable commercial tenants
- Potential to amend 'spilt' between uses
- Suitable vehicular entrance
- Balanced Parking provision for all uses / protected visual amenity

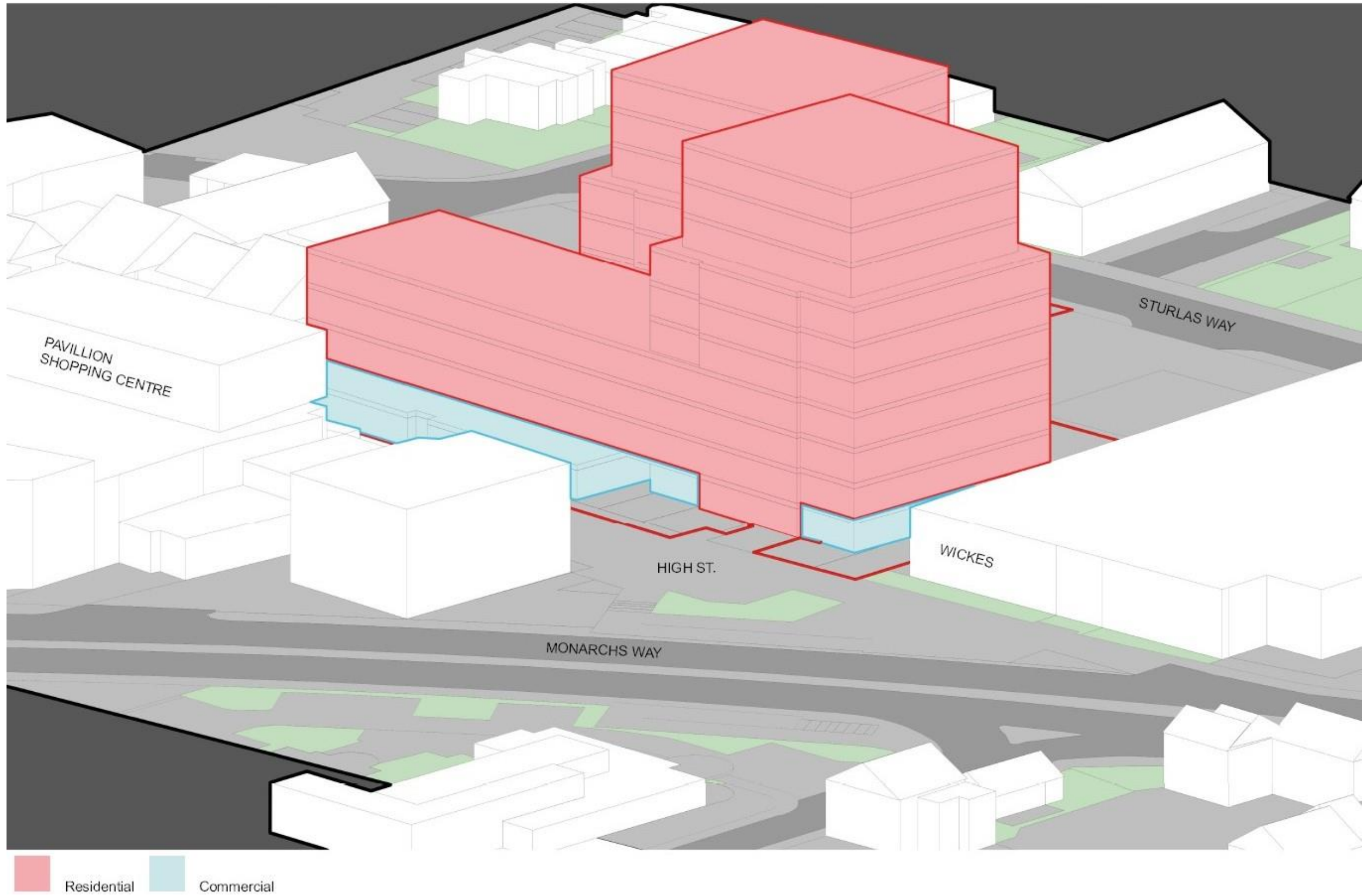
Initial Studies

Study A



Initial Studies

Study B



Initial Studies

Study C
(Extended Site)



Initial Studies – Indicative Capacities

Study A

(8No Floors + Basement)

- 70No Dwellings
- 1920sqm Commercial Space
- 8 No Parking spaces

Study B

(10No Floors- No Basement)

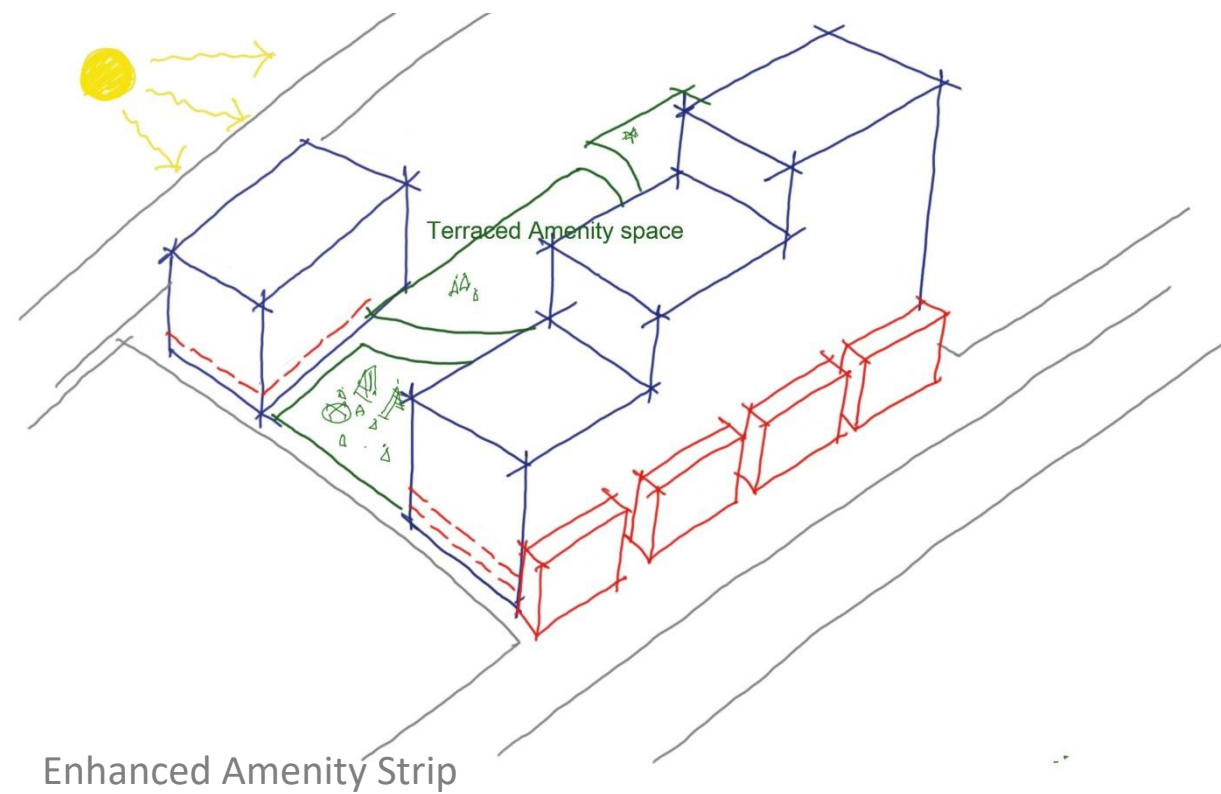
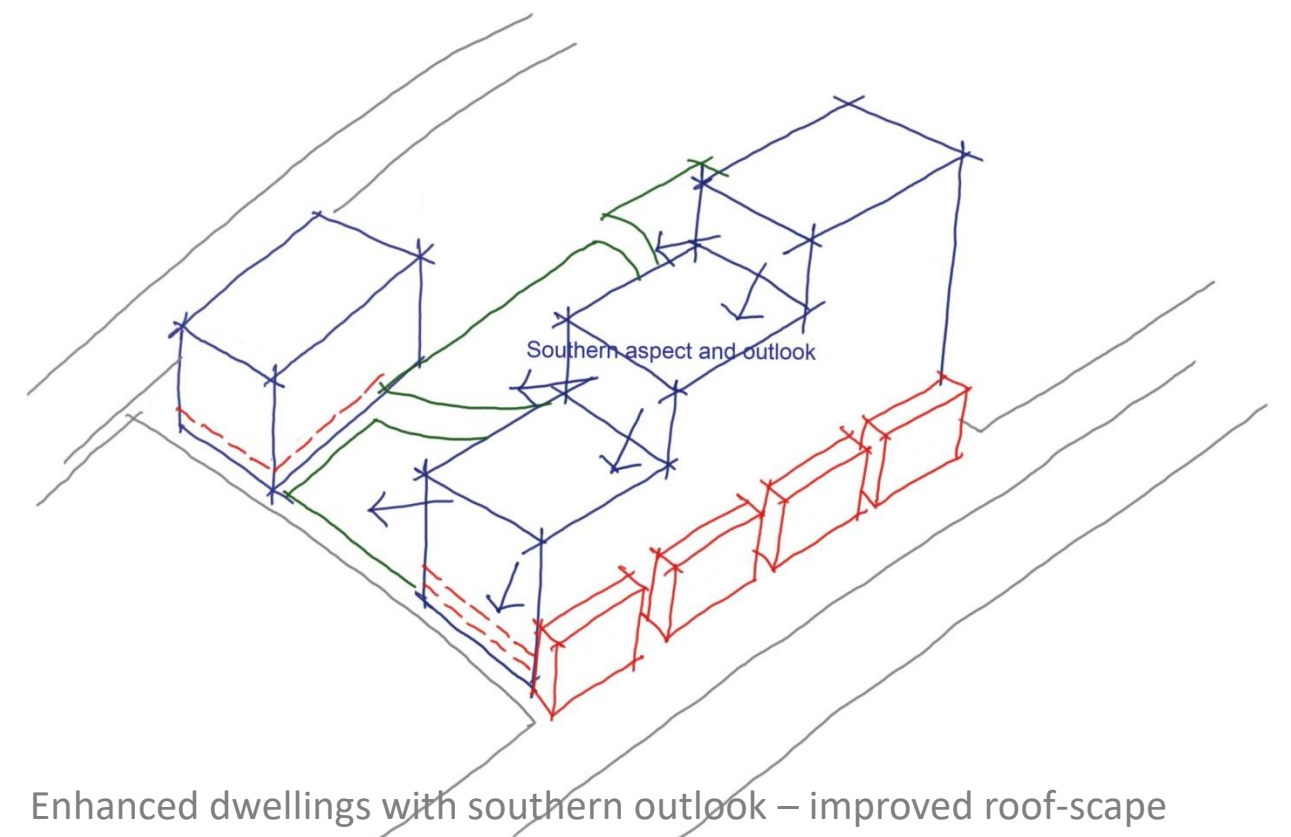
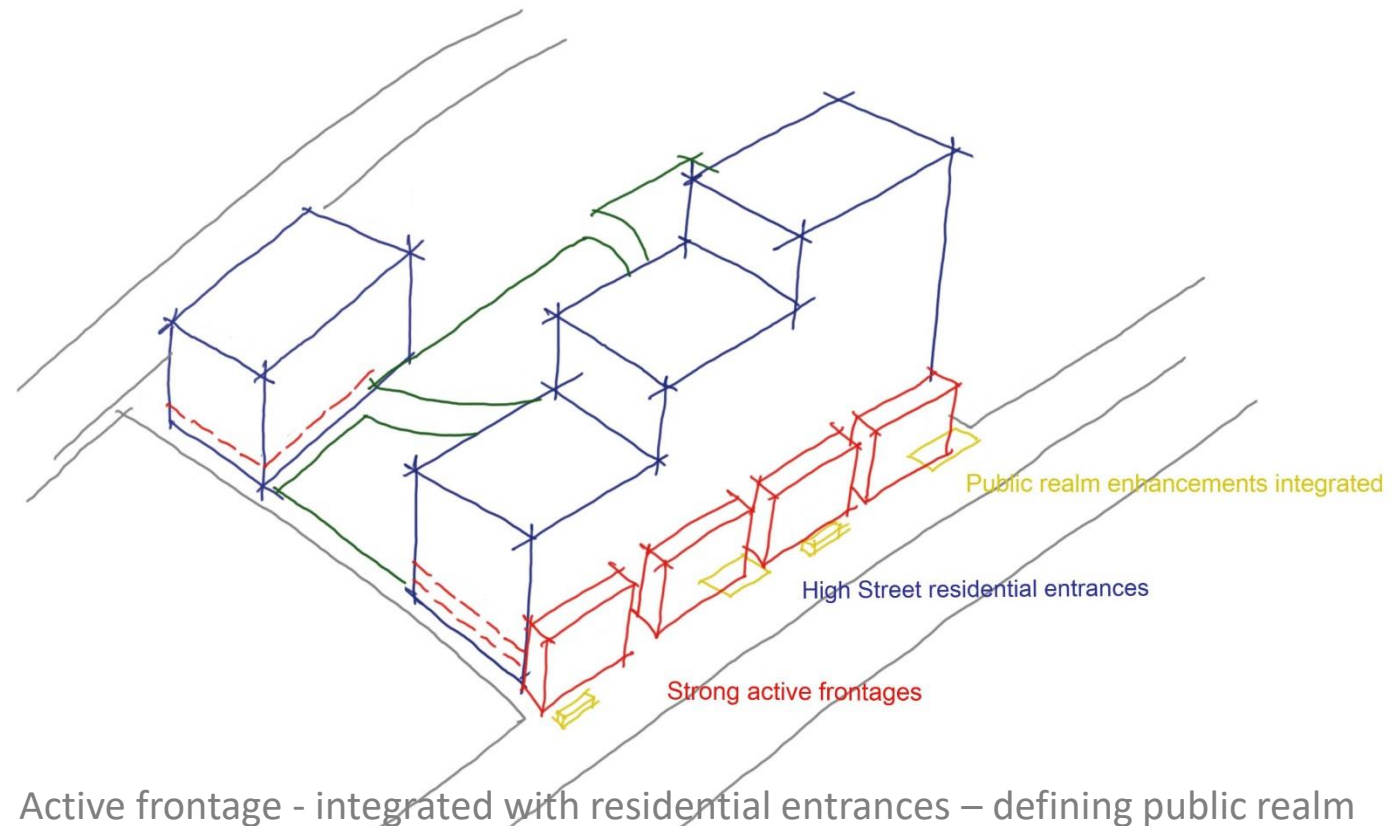
- 96No Dwellings
- 710sqm Commercial Space
- 27No Parking spaces

Study C (Extended Site)

(10No Floors + Basement)

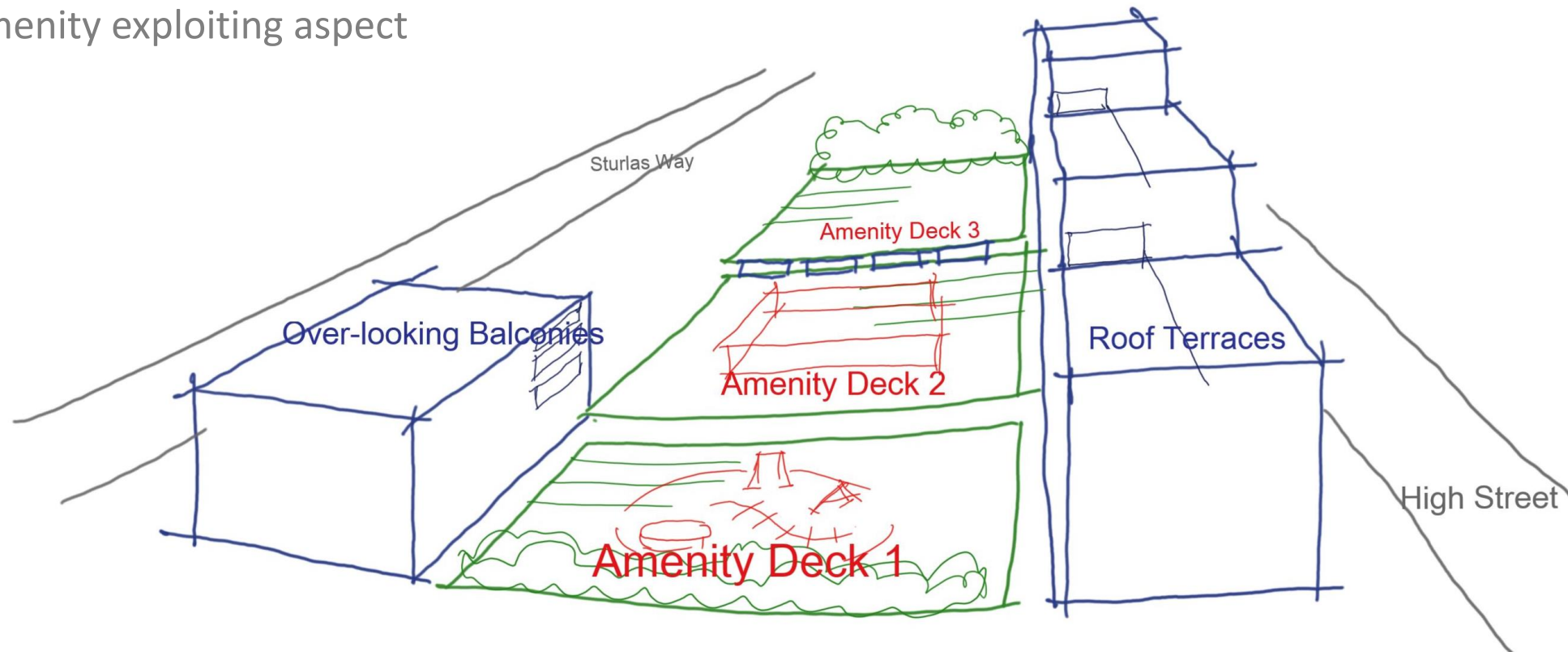
- 108No Dwellings
- 2594sqm Commercial Space
- 144No Parking spaces

Study D – Latest Study - Concept

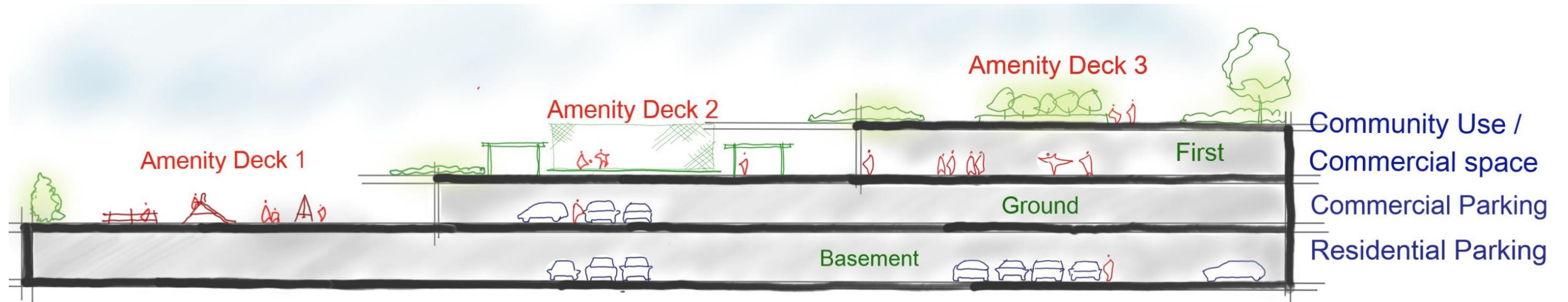


Study D - Latest Study Concept

Variable amenity exploiting aspect



Improved parking provision – discrete treatment – integrated amenity



Waltham Cross High Street – Northern End – Design Summary 200914
Broxbourne Borough Council

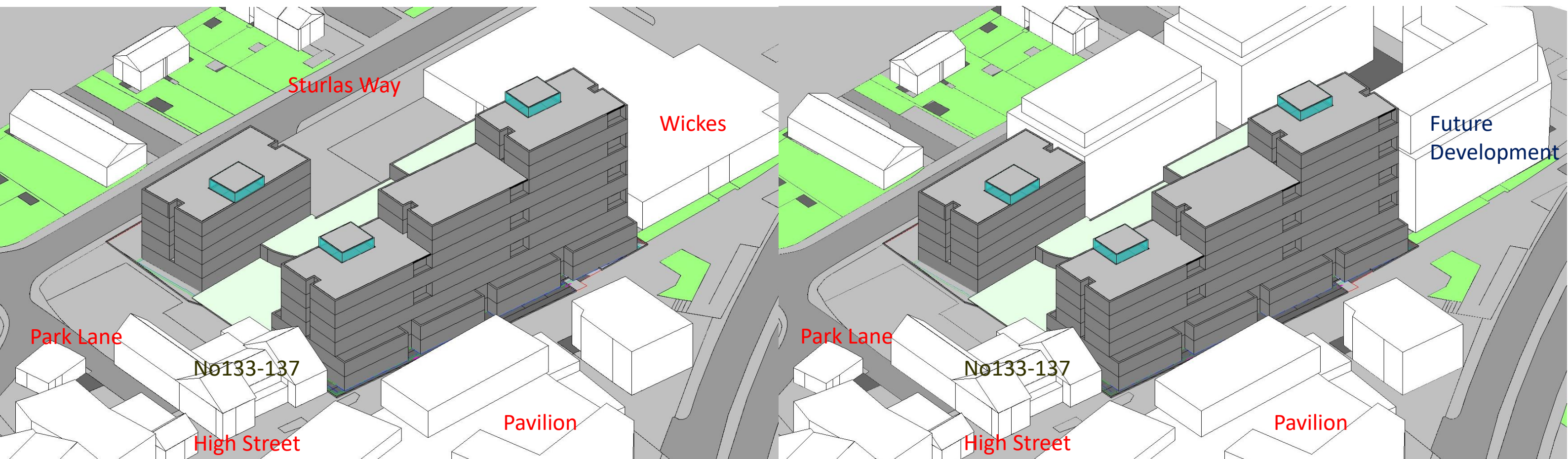
Study D - Overall Massing viewed from North East

Current context.....Future context



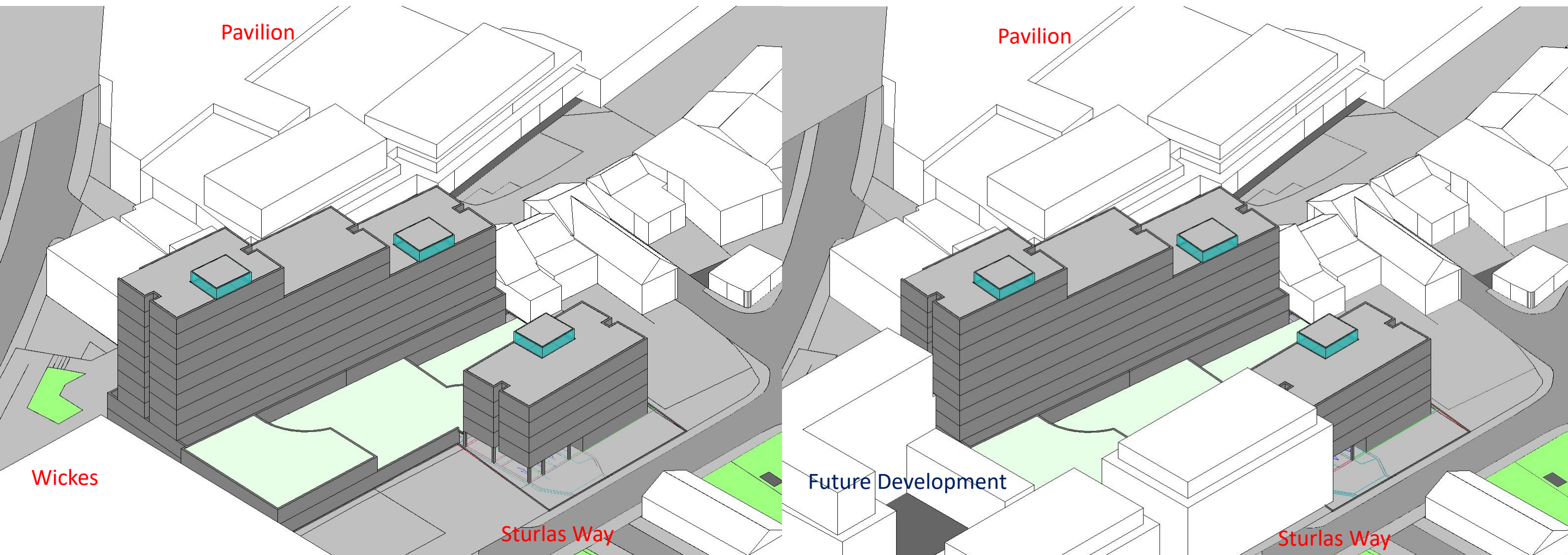
Study D -Overall Massing viewed from South East

Current context.....Future context



Study D - Overall Massing viewed from North West

Current context.....Future context



Study D – Indicative Ground Floor

- Active frontages
- Commercial and Residential High St connection
- Commercial Parking allocation @ circa 40No
- Non residential space and forecourt to Sturlas Way
- Lower level amenity space to southern boundary



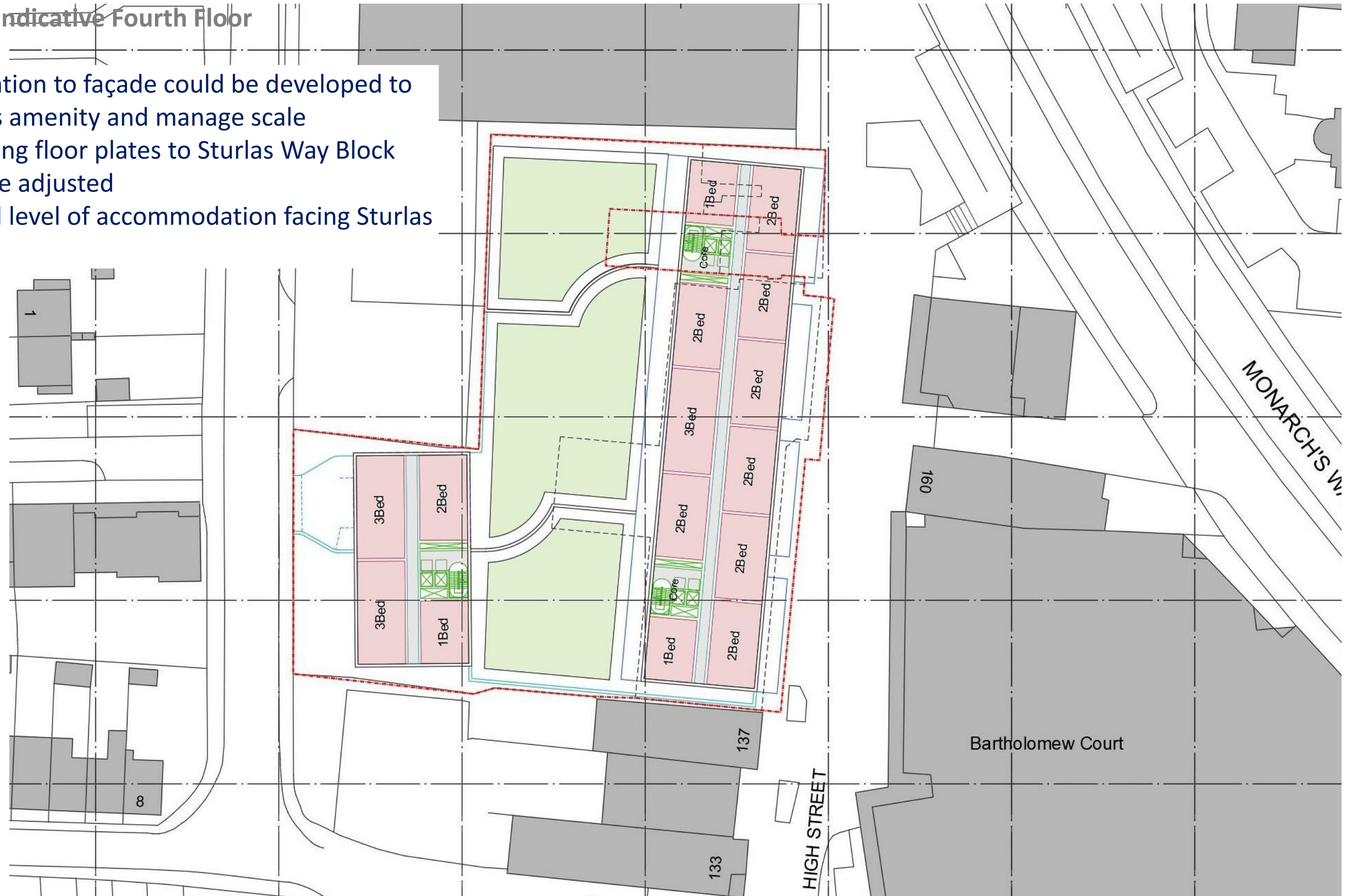
Study D – Basement Level

- Entry via Sturlas Way
- Residential parking provision @ circa 94No
- Connection to residential cores



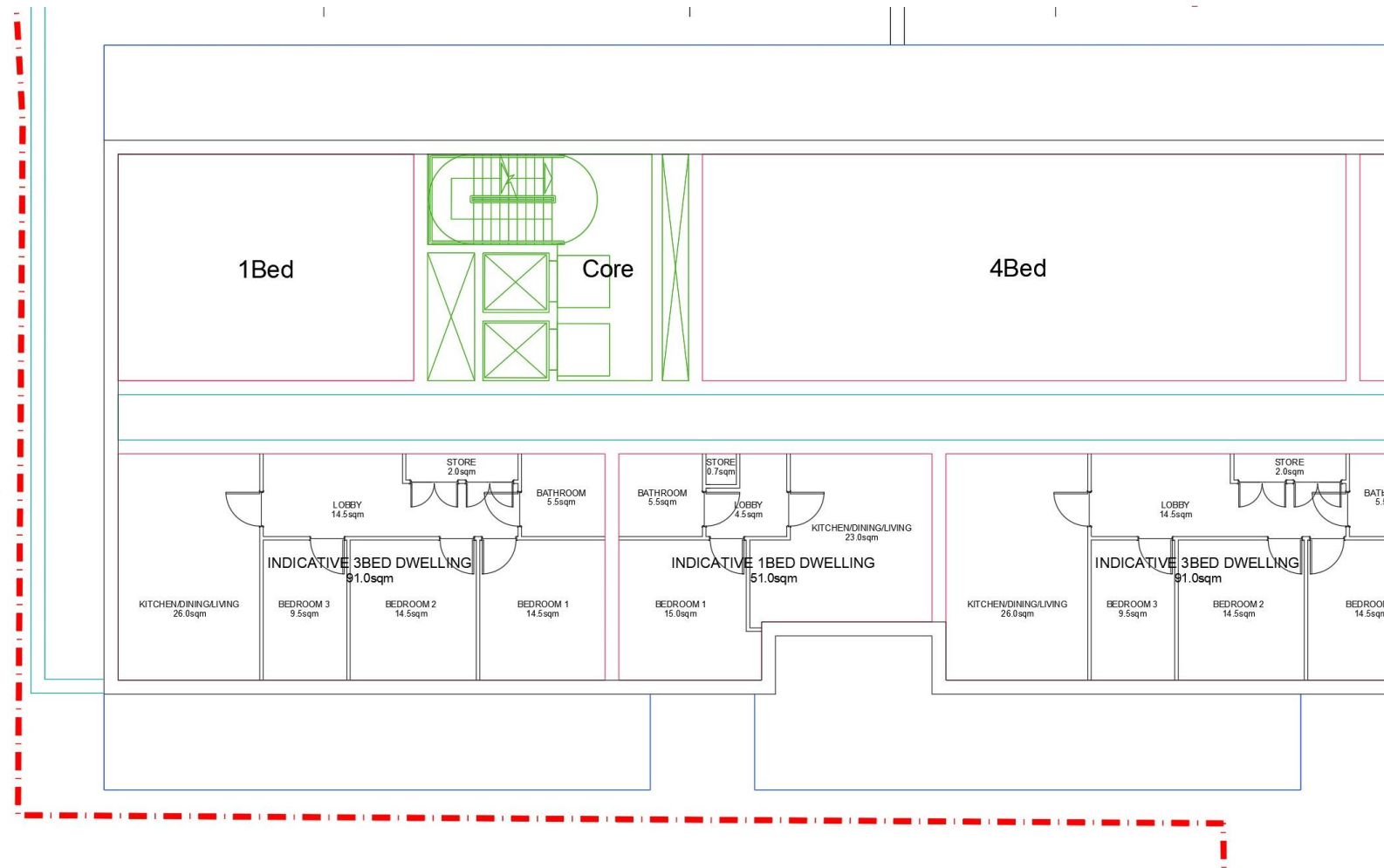
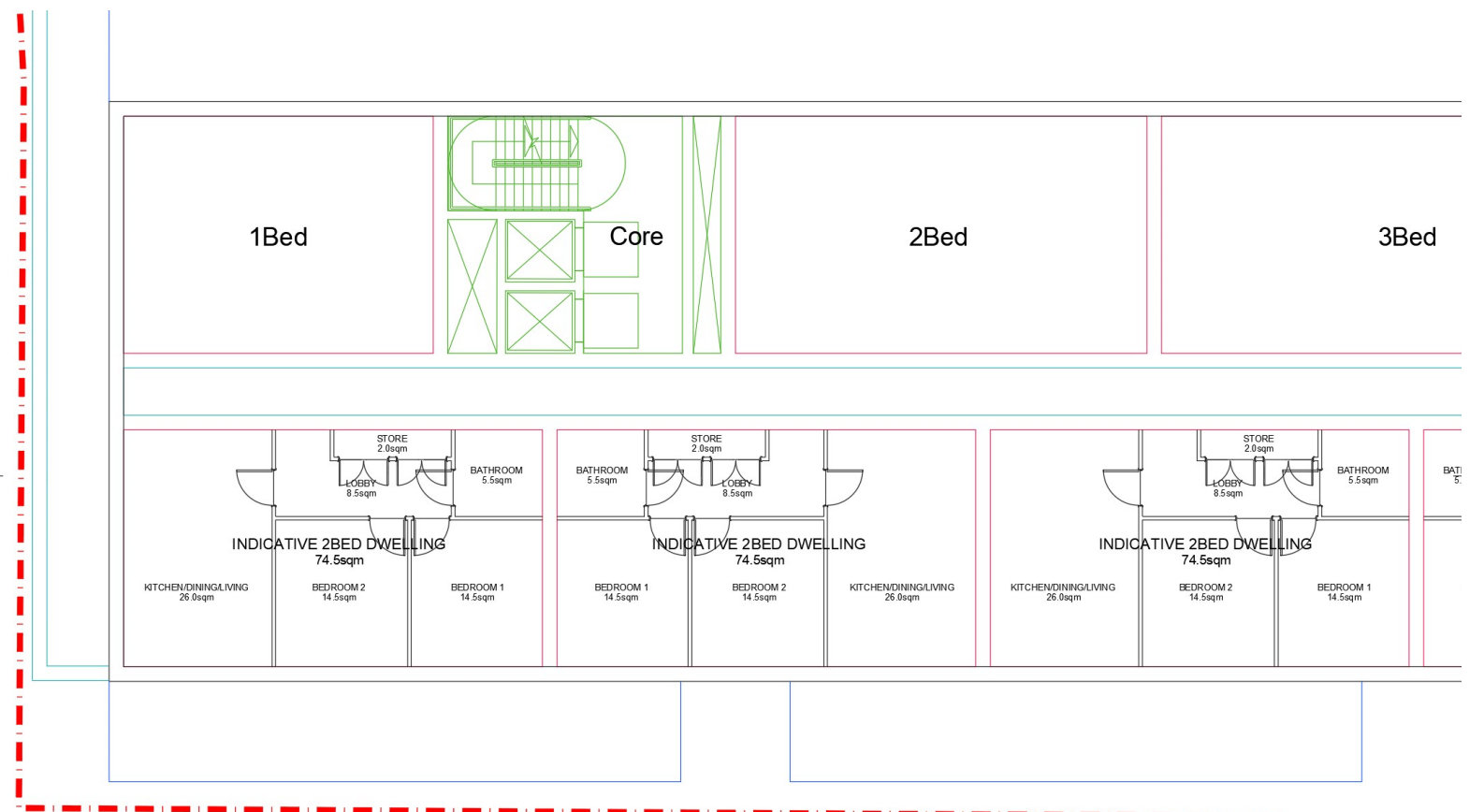
Study D – Indicative Fourth Floor

- Articulation to façade could be developed to address amenity and manage scale
- Repeating floor plates to Sturlas Way Block could be adjusted
- Last full level of accommodation facing Sturlas Way



Flat layout possibilities

- Linear approach
- Stacking efficiency
- Efficient space planning
- Modular potential
- Mix opportunities
- Articulation measures
- Multi aspect possibilities



Architectural Ideas + Feel

Residential Over Commercial

Defined street scape and public realm enhancement

De-lineation to strengthen identity and mitigate scale

Changing planes to create emphasis and articulation



Architectural Ideas + Feel

Combining frontages

Broader vitality

Balance between uses

Potential for change in
delineation



Architectural Ideas + Feel

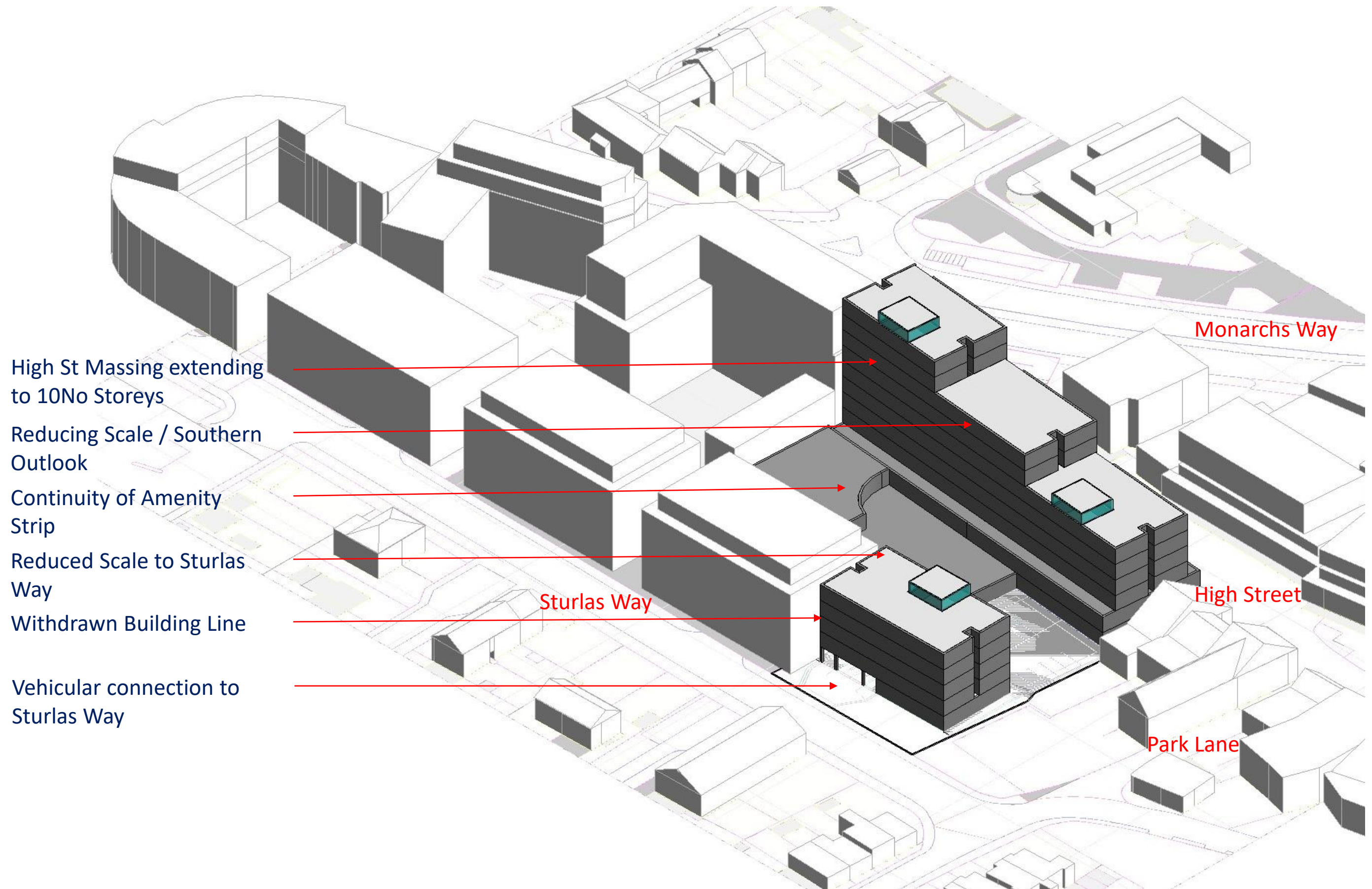
The 'Green' strip

Visual + Physical amenity to dwellings

Accessible to adjoining building users / public

Varying types of space use





Greatest Height marks the head of the High Street

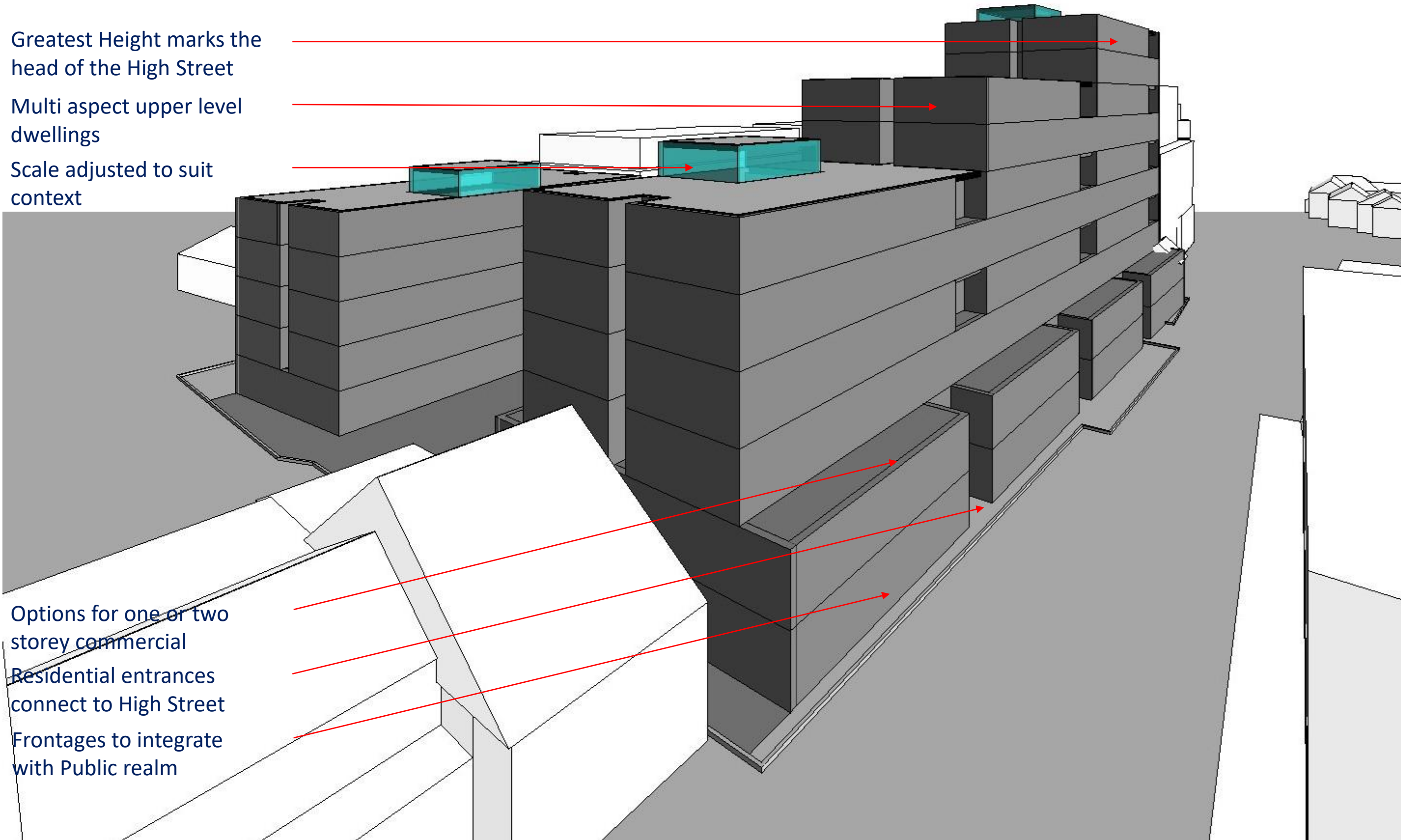
Multi aspect upper level dwellings

Scale adjusted to suit context

Options for one or two storey commercial

Residential entrances connect to High Street

Frontages to integrate with Public realm



Study D - Overview

- Extending up to 10 Floors + Basement
- Approximately 79 Dwellings (subject to developed design, mix, applicable standards etc)
- Approximately 2100 – 2600sqm of Commercial Space over two levels.
- Nominal 134 Car parking spaces across Basement and Ground Floor deck

Study D – Application of Parking Standards

Residential

Current provision approx. (Basement allocation) 94No Spaces

Policy application to 79N Dwellings (2xStudio/x24Bed/26x2Bed /23x3Bed/4x4Bed)
Accessibility Zone – Town Centre 96No Spaces

Commercial

Current provision approx. (Ground Floor allocation) 40No Spaces

(Policy application (Subject to definition and agreement)
1No space per 30sqm 70No Spaces

Study D – Application of Parking Standards

Prospective additional parking
Basement



Ground

