



COUNTRYSIDE
Places People Love

September 2016



Design Development Framework Cuffley Hill

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COUNTRYSIDE
Places People Love

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...A landscape-led approach to development which sits perfectly with national aspirations to create place and developments of distinction...



Introduction

This document sets to provide an overview of the site and our emerging thoughts on a vision and concept for the site. It is intended to be a preliminary and visionary document setting out a high level assessment of context, constraints and opportunities. We also provide some early thoughts on how we see the development coming forward.

About Countryside

Creating Places People Love

Founded more than 55 years ago by Alan Cherry Countryside has established a reputation for delivering high quality developments.

At Countryside, we believe that where we live matters. We are passionate about creating places where people aspire to live, that deliver enduring value and where people feel a true sense of belonging. All of our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality.

Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

We create successful award winning places and we have delivered new homes in a variety of forms of award winning architecture.

01

Goff's Oak

Goff's Oak is a village in the borough of Broxbourne in Hertfordshire. The site is located just east of Cuffley and west of Cheshunt.

The village of Goff's Oak lies along Cuffley Hill the B156 and retains excellent connectivity via the B198 and the A10. Goff's Oak and its locality is connected to London, Hertford and Hoddesdon via rail links at Cuffley and Cheshunt stations.

The village is well served with key local amenities such as a library and health centre together with public houses and key local shops providing for everyday needs as well as primary schools. The village is well served and allows opportunities for further sustainable development.



01.1. The church of St James

Site & Context



01.2. Surrounding Context

- Bus stops
- Public Footpath
- Residential Area
- Public Right of Way
- Public buildings

Historical Development

02



02.1. The Site, 1866



02.2. The Site, 1912



02.3. The Site, 1938



02.4. The Prince Wales Inn



02.5. The Rising Sun

History and settlement structure

From late 19th century the area became increasingly attractive for nursery gardens and glasshouses producing vegetables, flowers and house plants to sell to London markets. By the 1920's, the Lee Valley had the largest area of glasshouses anywhere in the world. However, over time rising fuel prices and international competition has led to many glasshouses becoming derelict – the vast majority have been demolished, and as Cheshunt has grown westwards many have now been redeveloped for housing.

This has led to the development of four distinct settlements within and around the Goff's Oak area. Goff's Oak village has gradually expanded over the past 50 years whilst the majority of built development in West Cheshunt and the entirety of St James and Hammondstreet Road built on former glasshouse land. Development of these areas was allowed specifically to address the severe dereliction of the former glasshouses.



02.6. The Horse Pond, 1910

03

Existing Site

Site Views

Introduction to the Site

The site is essentially rectangular in shape and approximately 3ha in size and the land falls relatively gently from east to west from 101m AOD in the north-east corner of the site to 91m AOD in the north-west corner of the site. The most noticeable variations in landform occur within the north-western and south-western corners.

The site comprises two plots of land. To the east is a relatively narrow linear section of land that formed part of the former Fairmead Nursery. This is made up of an area of nursery buildings, together with grassland, brambles, scrub and trees to the north. The former is composed of a rectangular area of lawn and the latter is an area of unmanaged land characterised by an area of hardstanding, sheds, portacabins, storage containers, abandoned cars and overgrown grassland with bramble and scrub natural regeneration.

The remaining larger portion of the site, lies to the west. This land formed part of Rosemead Nursery, with the majority of the operations and former buildings appearing to have been located within the southern half of the land. The main physical evidence comes from the concrete foundations, reinforcing bars and walls that are still present on the site, which are all located within the southern part. Due to the land having been left unmanaged it has become overgrown

The trees form an important element within the site that define much of its character. As set out in James Blake Associates' tree survey, they consist mainly of English oak and Common ash, with some Silver birch, and a few sycamore, crab apple, willow, copper beach, yew, spruce, and pear.



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9



View 10



View 11



View 12



View 13



View 14



View 15



View 16



View 17



View 18



View 19



View 20

03.1. Site photos

Existing Site

Site Plan



03.2. Existing Site Plan

03

Boundary Analysis

The boundaries of the site and adjoining land use provide a mixed setting and character that largely enclose the site. These are as follows:

Eastern: lie the two storey semi-detached properties and rear gardens of 1-51 Robinson Avenue. Fragmented lengths of hedges and garden fencing define the site boundary, with garden sheds, outbuildings, shrubs and trees further influencing the peripheral character of the site.

Southern: the rear gardens and detached properties of 90A-102 Cuffley Hill are located to the south of the site, with the boundary demarcated by garden fences. A gap between 92 and 94 Cuffley Hill links the site to a loop road off Cuffley Hill, with associated mature trees.

Western: lies the land of C G Edwards, a landscape construction business with associated land use and storage facilities. The land is primarily occupied by an extensive area of hardstanding and storage of materials, a number of warehouses and other associated infrastructure and containment.

Northern: a further wooded area, composed of a group of trees, scrub, brambles and grassland, lies to the north of the site. Beyond this land, lies open arable farmland on the upper slopes of the Cuffley Brook valley.

04

Local Vernacular

Local Architecture

Local character

To ensure the proposals are suitable with their village setting and architectural context, research of local architectural character has been undertaken. It took the form of an extensive tour of the local area, paying particular attention to defining architectural styles and detailing, elevations composition and distinctive materials.

A photographic summary appears on this page, illustrating the initial findings of this character study:

- Some examples of distinct local brick buildings with exposed brick chimneys with simple detailing.
- Feather-edged weatherboarding with corner boards, painted white or black.
- Most roofs are tile comprising reasonably steep pitched gables, half-hips with bonnets and with a mix of bedded verges, timber barge-boards and exposed rafter feet.
- Our choice of materials will reflect the local vernacular to ensure that the development responds positively to the area.



04.1. Houses in the local area

Constraints & Opportunities

05

Constraints & Opportunities

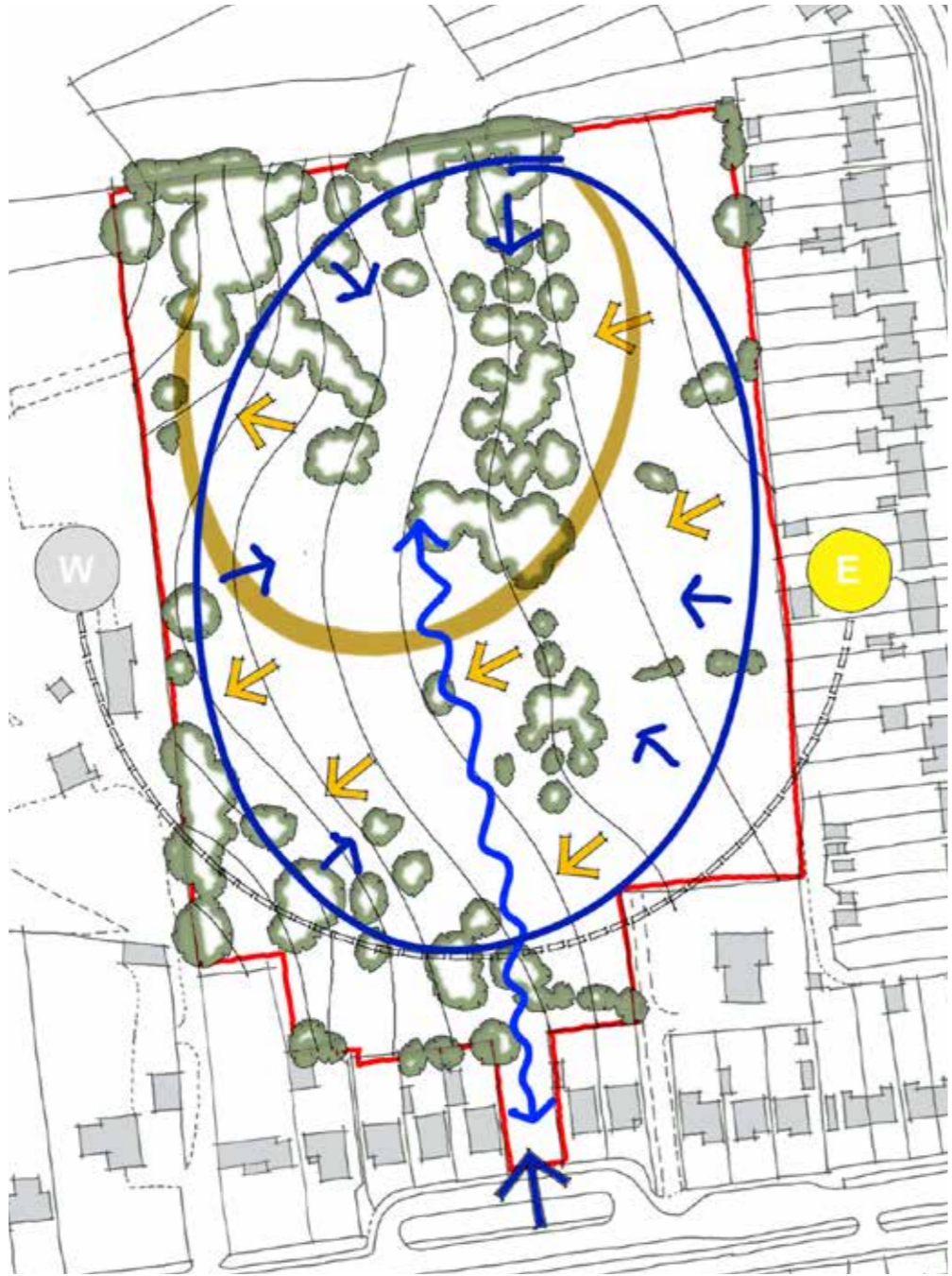
This section explains how the analysis of constraints and opportunities has influenced the emerging proposals. These have been formed following an intense period of information gathering by the design team as described earlier in this document. Opportunities and constraints are not mutually exclusive. For example, sloping topography can act as a constraint by limiting options for housing form and layout. However it can also help generate character and identity. Opportunities and constraints can be summarised as follows:

Existing Trees




The landscape character of the site is largely defined by the existing trees which frames the site. This provides opportunities to incorporate these into the proposal.

Slopes

The natural slopes provide an opportunity to create character areas within the site. It also helps inform the drainage strategy. The site's sloping topography also informs proposals with key frontages of the scheme to run in line with the contours wherever possible to encourage a natural pattern of development.



05.1. Constraint and Opportunities

-  Group development around trees
-  Site slope
-  Existing trees
-  Boundary condition forces inward looking
-  View into green space
-  Site entrance

06

Vision

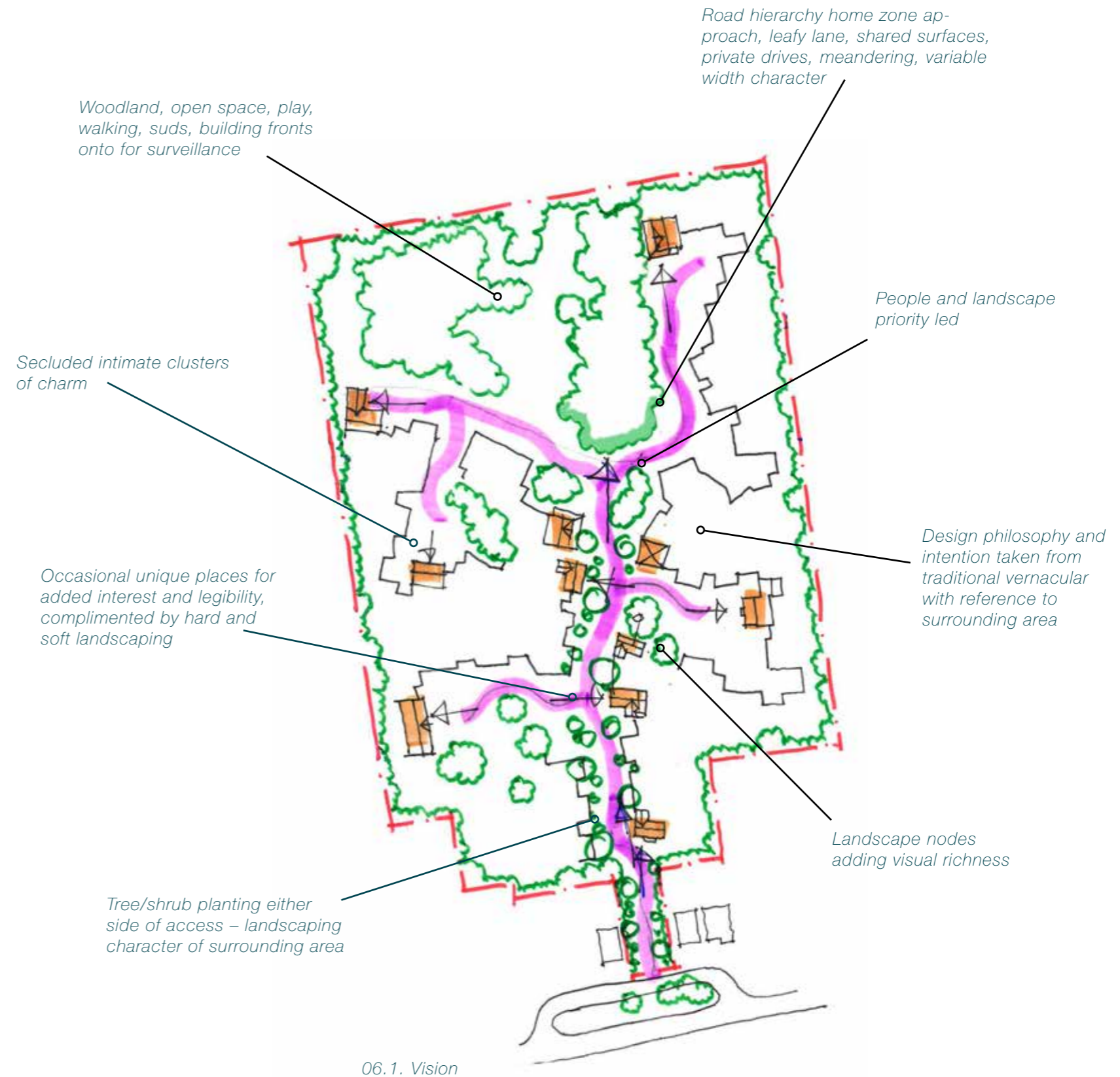
The previous assessment of constraints and opportunities has helped provide a framework for developing an emerging vision for the future development of the site. The vision has also been informed by signature Countryside design objectives for high quality and landscape led developments.

The vision seeks to capture the importance of retaining the existing Goff's Oak village setting and the importance of retaining and enhancing the woodland area to the north of the site.

Countryside is keen to further develop the vision in consultation with the council and other stakeholders.

A landscape led approach to create a high quality residential development nestled within an enhanced woodland area with the aspiration to form a development with distinction.

Vision & Principles



Indicative Proposal

07



07.1. Indicative Proposal



Primary Routes



Retained Trees



Existing Houses

Movement

The movement strategy is aimed at providing a safe and attractive environment for pedestrians to move through the site. This approach takes advantage of the accessibility of the site to local services and facilities.

Form of development

The scheme will consist of low-rise residential homes respecting the surrounding urban grain and context analysis. An assessment of the surrounding area has shown the following densities:

- Lulworth Avenue – Approx. 23 homes per Hectare
- Goff's Crescent – Approx. 24 homes per Hectare
- Robinson Avenue – Approx. 23 homes per Hectare

The indicative proposal would look to provide 3, 4 and 5 bed homes at a lower density than the surrounding residential area and would provide around 25% of the site as public open space.

Design Concept

The layout has been evolved to provide maximum permeability, defined character and enhanced landscaping to aid wayfinding through the scheme. Streets have been designed to create paths for both pedestrian and vehicles to maximise permeability.

Character

The proposal is fitting to the site and its surroundings, and will make a positive contribution to the existing local character and within the wider context of Cuffley Hill. The new development will maximise the opportunities created by the existing site's topography, open spaces and mature tree planting around the boundary.

08

Proposed Style and Materials

The proposed style will be a reflection of the local signature of the surrounding area. The proposal will contain feature buildings that will act as way finders and nodal points.

The use of front gardens, hedgerows and the planting of new trees along the new shared surface road will create a greener, more pedestrian friendly environment. All new homes, regardless of type, tenure or size, will be designed to suit the local vernacular following a local character area study.

Every new home will be designed to carefully respect architectural details of the local area, with internal layouts inspired by a combination of traditional and modern living patterns and standards.

Estate railings will create openness and harmony between spaces. Hard landscaping features will be used to identify spaces and will help delineate between pedestrian and vehicular movement.



08.1. Brindle brick

Proposed Architecture Style



08.2. Weatherboarding



08.3. Render and Weatherboarding



08.4. Hedgerow



08.5. Hard landscaping



08.6. Estate railing

Proposed Character

09

The artistic impressions on this page show typical visuals within the proposed scheme.



09.1. View looking down the primary route



09.2. View of the active frontages



09.3. View looking into a private drive



09.4. View from primary road to key building



09.5. View from the public open space

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