

Barrow Lane consultation

Dear neighbour,

Thank you for taking the time to read this document. To introduce ourselves, we are a local social business called **B3Living**. We provide homes for people who would be priced out of the market otherwise. We're based up the road in Hoddesdon.

I'm sorry for any challenges you've experienced living beside the garages on Barrow Lane. Given the frequent issues with fly-tipping and anti-social behaviour, we've had to knock these garages down. So, now we're making plans for the future.

Looking at the options, we feel that there is a better way to use this space. We're also conscious that the number of people waiting for homes in our borough is growing - you may even have family/friends struggling to find somewhere. We've worked with some architects to put together a proposal to build new homes on this site and invest in our community.

First, we need to get the perspective of people like you who live nearby. This booklet is here to help you see what we're proposing to do and how it relates to your home/workplace.

I appreciate that no one looks forward to having building work near them. But we will do as much as we can to avoid disruption should any construction go ahead, and I hope these plans give you some reassurance and make our plans transparent.

Understanding the impact on the community is very important, so I'd be grateful if you can spare a moment to read this booklet and send your feedback to us.

I look forward to hearing from you.

Yours faithfully,



Rhys Bartle
Development Surveyor

About these proposals

Where is the site?

The land we are looking at redeveloping is behind 99-115 Barrow Lane and in front of the cemetery.

What's there now?

B3Living owns the land and at the moment it is empty. In the past, there were garages on this site but they were knocked down recently.

What have we done so far?

We've brought in chartered architects, Vincent and Gorbing, to analyse the site and help us put together some initial design proposals. We want to show you these plans and get feedback from you as someone with a home in the area.

VINCENT+GORBING

Turn over to see the proposals for the site >>



Why this area?

We don't feel the site can stay as it is. There's real potential to bring some new life to this space, which will have a knock-on effect across the neighbourhood contribute to it being a great place to live. Some of the reasons why we are looking at this spot for new homes are:

Current issues

- The garages had become disused and tired. We've had to demolish them, so now the area is left empty.
- It's quiet and secluded, which has created an opportunity for flytippers, anti-social behaviour and crime. To give an example, in the past almost half of the garages were broken into in one night. Unfortunately, even security gates were not successful.

Opportunities

- Developing this space may make it more attractive and pleasant to live next to, with people living there to take ownership of the space and take care of it.
- We could make the area more secure by bringing in 'natural surveillance' - by this we mean making the area more active, with more "eyes and ears" to put criminals off.




What are we proposing?


We want to make this space blend in with the area around it, so we're proposing to build new homes here.

This isn't a big piece of land, so the options are more limited which is why we're only looking at a very small project using similar styles to the other homes in the area - like yours.


The space lends itself to something we call a 'mews' style development. By this we mean having a self-contained maisonette on each floor, but with their own front door and outdoor space, but designed to blend in with the other maisonettes and semi-detached houses on Barrow Lane from the outside.

About the project


 x6 One-bedroom homes

 Two storey buildings

 Private gardens
(ground floor homes)

 Balconies
(1st floor homes)

 x9 Parking spaces

 New trees and planting



How the new homes could look



View from the front

For us, this project would be about investing in our community as a great place to live. These homes will go to local people who live/work in the borough.

To create a safer and more pleasant environment, we've kept the design high quality, but simple, using traditional materials to complement the surrounding area.

Secure storage

enclosed, lockable bike and bin stores to deter fly-tipping.

More greenery

with new trees planted on the communal land as well as private south-facing gardens at the back of the site.

Traditional frontage

with front doors opening onto the street designed to look like semi-detached houses. This should encourage more activity on the street and deter crime.

Planting

to create a separation between the access road and residents' front doors.

In-keeping finish

with traditional-style storm porches and simple brickwork.



Floor plan, ground floor



View from the side



Factors we've considered

Privacy

We asked our architects to make privacy key to this design. To avoid overlooking our neighbours, we're only building a small number of homes to give plenty of space between these homes and neighbours. We've also divided the building into two, so there are fewer homes near to our closest neighbours to the north.

Living spaces (living rooms and bedrooms) are at the back, so facing away from other homes and we've divided the building into two, and some of the windows looking onto other homes will have obscure glass.

Access

We appreciate how handy it has been to cut through this road to get to the street by 87-97 Barrow Lane, so we've kept this access route in the design

To be transparent, this may get blocked off during the building work for safety reasons. But this will only be temporary and we'll try to be as helpful as we can (e.g. reopening the path after hours, etc).

Security

Rather than being an open space that attracts anti-social behaviour, we're proposing to make this area much more private and 'lived in'.

We've consulted with 'Secure by Design' officers on how best to create a space that's safe to both live in and around. There will be windows overlooking the parking areas and bin/cycle stores will be enclosed.

What happens next?

We want feedback from people in the area before we put in a planning application. This document is here to help you see how the project relates to your home and/or workplace.

Once you have looked at what we're planning to do, the factors we've considered, and what the new buildings could look like, please visit

www.b3living.org.uk/barrowlane

and fill in our short form.

If going online doesn't work for you, give us a call. Our office team will take your details and we'll arrange a time to call you back for an interview.

01992 453700 *(option 7)*