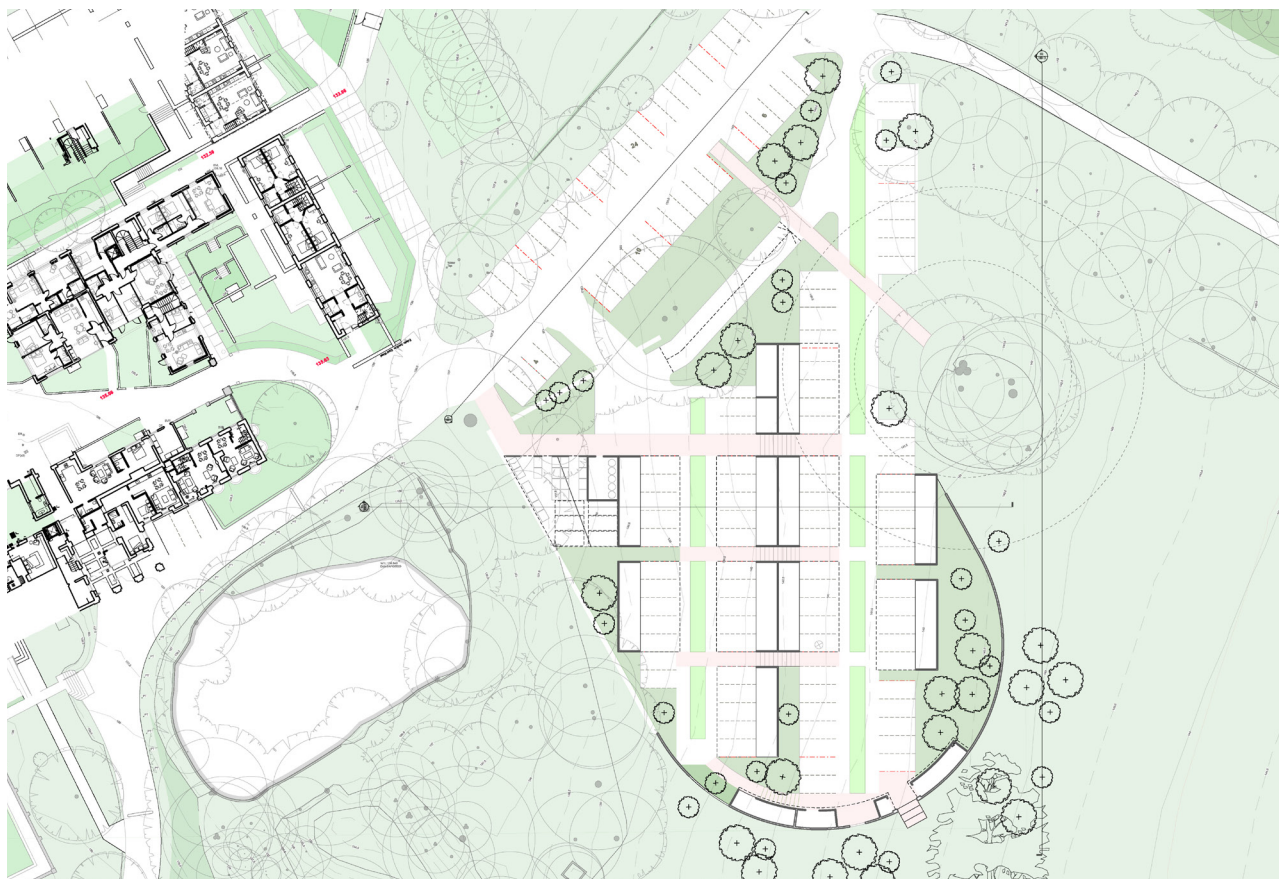


Existing Car Park

Where the school parked cars and minibuses etc, the existing car park lies directly to the southeast of the Main Building as the circuit drive leaves and rises to the east towards Summerhouse Plantation. This car park is kept, moved eastwards from under the large Vintage Oak away from the Main Building and resurfaced above existing terrain level (no-dig) for 44 open-air car parking spaces for use by the new nearby Sports Hall housing of Edwin, Violet, Sadleir, Ithel and Templar.



East Car Park, Level 0

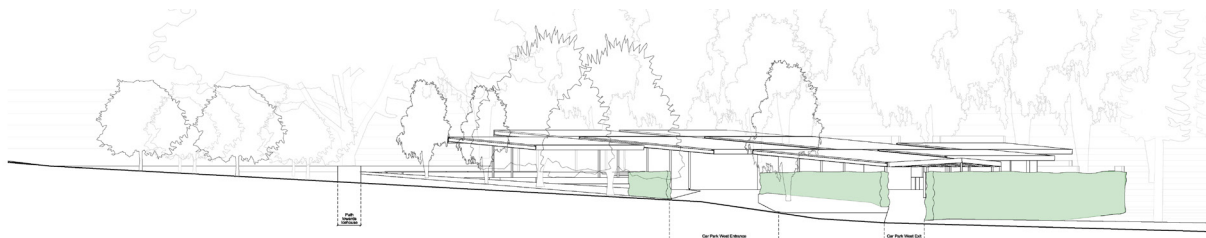
East Car Park

The East Car Park is situated directly to the southeast of the Main Building, behind the wooded pond and out of site of the South Drive, which is the main and most significant curated view of the house on arrival from the main gate on School Lane.

Embedded within the landscape, East Car Park is set within a perimeter enclosure of 2.2m above local ground level, made up of hornbeam hedge on the north-west corner and red brick semi-circular garden wall on the south and eastern sides, both of which follow orthogonally the orientation of the Ithel's Old House, the 18C Stable block and Lutyens extensions.

Within this enclosure is a landscaped terrain with two parking lanes set at 30o to the orthogonal enclosure, oriented precisely north-south and following the contours of the land, one 1.5m higher, together providing 50 car parking spaces under solar car ports, each with its own 2.5x2.5m store behind. These spaces are for residents of the 43 apartments in the Main Building and Teaching Block and 30 open-air spaces are provided in this walled garden for visitors. Also contained in the walled / hedged enclosure are trees and shrubs, a canopied central bin store and an energy centre with air-source heat pumps under solar canopies. Small bothies, lean-to garden sheds for general use are built against the southern parapet wall.

The whole creates a discrete design intervention of a large car park whilst minimising its visual impact to the heritage landscape.



East Car Park, north-south elevation

Materials:

The canopied car ports and stores in the walled parking garden are arranged in fives (or back-to-back tens) to allow access paths with steps and planting between and to minimise the tunnels effect of the two parking lanes. The port structures are of timber posts and timber store walls in the vertical plane and Corten steel frames with semi-transparent solar PV rain-proof canopies in the tilted horizontal plane, letting light down into their under crofts. Where possible the pedestrian network supersedes the vehicular.

Ground materials to be specified by Landscape Architect.



(left) semi-transparent PV canopies

View from the park

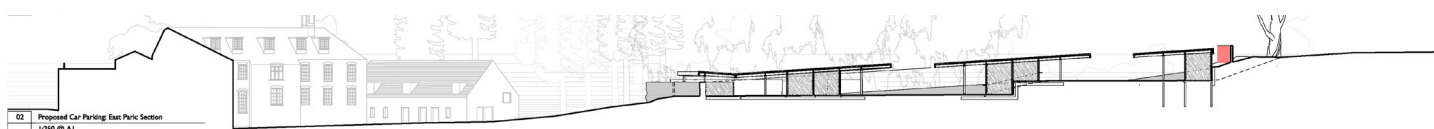
The solar canopied car ports and stores form a gently sloped plane of non-reflective flatness which, together with the trees inside and around the walled car park and the wall itself, serve to all but completely hide the parked cars and bicycle stores within. The wall, which rises with the land, has window openings and an axial gate centrally located on its southern curve to form a visual focus from both outside and inside, inviting passage from park to park.

East Car Park is entered from the circuit roadway through gateways in the hawthorn hedge which combine with the existing hedgerow and line of tree to minimise views of the inside of the parking garden from the circuit roadway.

One-way system

All traffic will enter the park site from the main gate on School Lane and leave by the Lodges gate of St Albans Highway to the east with the exception of that to the Tank and Pump Houses which will use the secondary gate on School Lane for both access and egress and for traffic using the cricket pitch which will use Lodges gate and the adjacent section of East Avenue.

Traffic will enter the East Car Park through its main gate and leave through the exist on East Avenue.



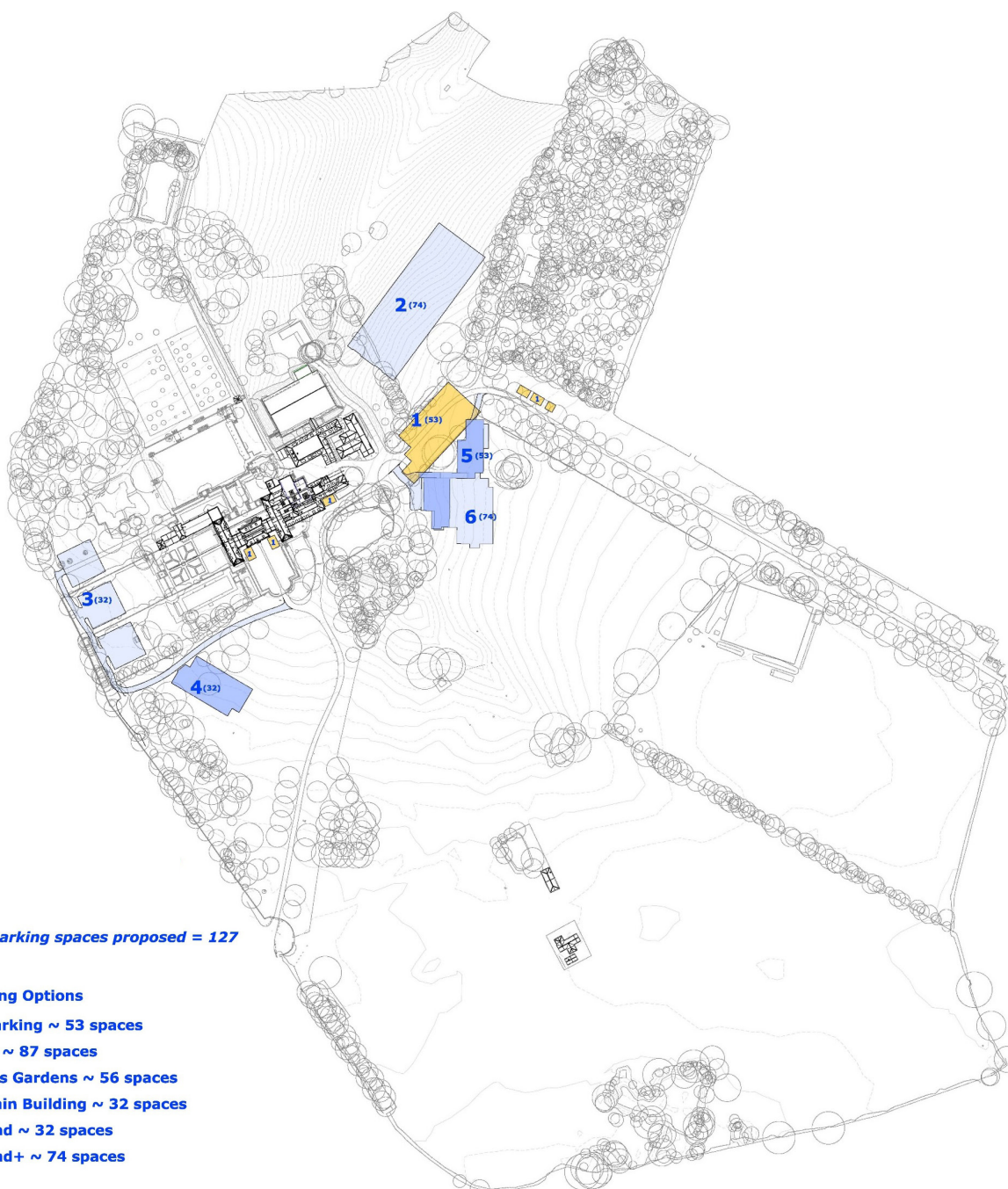
East Car Park, east-west section

Car Park Optioneering & Initial Landscape Appraisal

Seven different locations and dispersal arrangements of car parking on the site were analysed and consulted upon including proposal for:

- Landscape, terraced, semi-buried and fully underground car parks in West Field, the field north of the circuit road between the existing Science Block and Summerhouse Plantation,
- Two car parks of roughly equal size, one in current East Park location and the other west and in front of the Old House,
- Car parks in the west parts of the formal Lutyens gardens just east of the boundary wall on School Lane,
- Underground car park beneath Sports Hall housing ensemble.

On choosing the location of East Park, different arrangements of setting out and wall orientation were considered. Through analysis and discussion, the current proposal is preferred by all and supported by an Initial Landscape Appraisal which examined ten key views identified as crucial to the setting of the listed buildings and gardens from a landscape perspective. Impacts on these views of the car parking site options were considered in the following pages alighting on the option proposed.



Hardstanding Analysis

On request a survey of all existing hardstanding areas within the site currently (including disused tennis courts) was undertaken including;

- An assessment of these hardstanding areas and identification of which ones (if any) would potentially benefit from removal on heritage setting grounds;
- Identification of areas within the site where new car parking could be provided appropriate to the setting of the main building, the registered park and garden and which will protect Green Belt openness;
- A review of the amount of car parking spaces proposed;
- The formulation of a revised car parking strategy for the site.

Conclusion ~ The assessment of all existing hardstanding identifies areas for removal and re-greening, which amount to a greater area than that of the proposed new and existing car parks. This net loss of hardstanding contributes to the betterment of the Green Belt and the historic setting.

Survey schedule of hardstanding areas* and assessment of heritage value

*Hardstanding areas measured as existing and potential parking space and tennis courts across the Temple Dinsley parkland exclude driveways and paths

No	Location	Name	M ² Exist	Heritage impact of removal	M ² Proposed	Heritage impact of proposed	Car capacity proposed	Proposal
1	Immediately south of the Main House	Forecourt	874	Positive contribution	437	Positive contribution	6	Visitor / Drop Off
2	At Level -1 doorway to East Annexe	Drop Off	38	No harm	38	No harm	3	Visitor / Drop Off
3	East of big Oak tree	Existing Car Park	1,061	No harm	586	Less than substantial harm	38	Houses + 6 Visitor
4	Between East Annexe and Teaching Block	Courtyard	425	No harm	206	Positive contribution	-	Pedestrian pathway
5	North of Science Block	Science Block	31	No harm	-	No harm	-	-
6	North of the Sports Hall	Stable Yard	327	No harm	-	No harm	-	Ithel & gardens
7	North boundary	North Tennis Courts	665	No harm	665	-	-	Community use
8	East avenue	East Tennis Courts	1,735	No harm	665	No harm	-	-
9	East avenue	Sports Pavilion parking	460	No harm	460	No harm	x	Events only
10	West of driveway	n/a	-	-	-	-	31	-
11	East of Main Building	East Park	-	-	1,074	Less than substantial harm [^]	42	Apartments + 10 Visitor
12	NE existing parking	Avenue	-	-	-	-	7	Visitors
13	Southern part of Park	Tankhouse (Barn 2)	-	-	253	Less than substantial harm	-	-
14	Southern part of Park	Pumping House	-	-	160	Less than substantial harm	-	-
15	Summerhouse Plantation	Summer House	-	-	140	Less than substantial harm	-	-
16	Summerhouse Plantation	Harwood House	-	-	140	Less than substantial harm	-	-
TOTAL AREA			5,616		4,824		127	
				Difference	-792	-14%		
			[^] East Park secluded by natural topography of the site unseen from the Main Drive.			Reduction in hardstanding across Temple Dinsley parkland		

Pedestrian Network

Temple Dinsley in its 18C version and its 20th C expansion is conceived and used as open parkland, formal gardens, avenues, meadows and woods accessible to its residents, bounded by a wall to the village and otherwise surrounded by open farmland. This parkland domain, with its variety of landscapes is for the enjoyment of all within, is conceived and designed to be roamed mainly on foot with many points of visual and pedestrian access and pathways into and around the main building and its supporting parts.

This approach which preceded the introduction of motor cars is designed to pertain into the park's future. The network of historic paths and gateways is reinforced and added to, creating an entirely pedestrian-prioritised realm - improved and enhanced firstly by the lifting and relaying of all the historic stone pathways in the formal gardens (for safety and accessibility) and secondly by the introduction of new pathways and ramps to provide level access where desirable.

New residents path to the village green

This takes the existing route from the Village Gate through the Lutyens Small Rose Garden and yew hedge, taking advantage of the collapsed steps on the historic west entrance, replacing these with a stone ramp and circumnavigating the more intact east steps with a new stone ramp running north then south to arrive at the bottom of Lutyens's steps. The path then continues along the southern side of the Tennis Lawn and twisting its way through the gazebo and through the quincunx orchard arrives at the steps down eastwards to the walkway north of the Teaching Block or southwards into the School Yard and beyond, or northwards to the Belvedere and steps down to the street north of Sadleir. This new path provides level access from the village right into the heart of the Sport Hall housing ensemble.

New residents path and ramp to Middle Door

Lutyens did not put a door in this location, either in 1909 or 1913, so the door here now was a later school modification, and the existing steps they are not to the standard of Lutyens steps, for example those close by into the forecourt through the brick wall and iron gates. These steps are replaced with stone steps detailed with clay tile slip risers, as Lutyens', with the addition of a stone ramp supported on same, which continues southwards across Lutyens' west east footpath to meet the driveway at roughly the same height as it curves round the pond.

Delivery and Drop-off

The entrance to each home is accessible by car, van and emergency vehicles, with the exception of Pavilion (9), Art Rooms (7, 8), Bakersfield (6) which can only be accessed directly off the formal garden. Small electric golf carts can be used for these and kept in the East Car Park.

Permissive Paths

An existing Permissive Path, a public pathway open all but one day a year, is already provided within the site boundary, with accesses into the park, via pedestrian kissing gates, at the Main Gate on School Lane and opposite the junction with Hitchwood Lane further down School Lane. An estate fence is added to the north of this path to define access and allow safe passage through the grazing fields.

New Permissive Path spurs are added to this, one providing a pedestrian route southward to an existing gate on School Lane opposite Lutyens' Kiln Wood Cottage, and another continuing the path to an existing gate on St Albans Highway to link directly across the road with the public footpath.

The path is also extended, with estate fenced boundary to its north side, to access and cross the school playing fields, which become PCC second pitch, along their eastern boundary to extend pedestrian access from the village to the cricket pitch and continue it to the park gateways adjacent to the historic lodges. Halfway along the south of cricket pitch is a farm gate to open for match days and maintenance.

A new Permissive Path is provided running behind the wall along Hitchin Road, and with estate fencing on its eastern side. The new path runs north from Village Gate, through the woods, to the North Tennis Court, which lies to the north of the Main Building and formal gardens.



Newly planted woodland and wildflower meadows create new edges to the 18C parkland.

Permissive Paths in blue

5.13.2 Accessibility

Refer to

- SCABAL, 641_New Housing Design and Performance Brief, April 2024

New housing on site of the Sports Hall is designed to meet the requirements of M4(2): Category 2 – Accessible and adaptable dwellings. These requirements apply to the dwellings’ approach, private entrances, and spaces within (and connected) to the dwelling. This greatly exceeds requirements of the NHDC Local Plan 2011-2031, Policy HS5, which only requires that 50% of new homes be built to this standard.

New housing in Summerhouse Plantation is designed as 'wheelchair adaptable' and therefore to meet the relevant requirements of M4(3): Category 3 – Wheelchair user dwellings. These requirements apply to the dwellings' approach, private entrances, and spaces within (and connected) to the dwelling. Again this greatly exceeds requirements of the NHDC Local Plan 2011-2031, Policy HS5, which does not require the proposals to include any M4(3) compliant housing.

5.13.3 Valuable Views

Refer to

- Initial Landscape Appraisal, July 2024

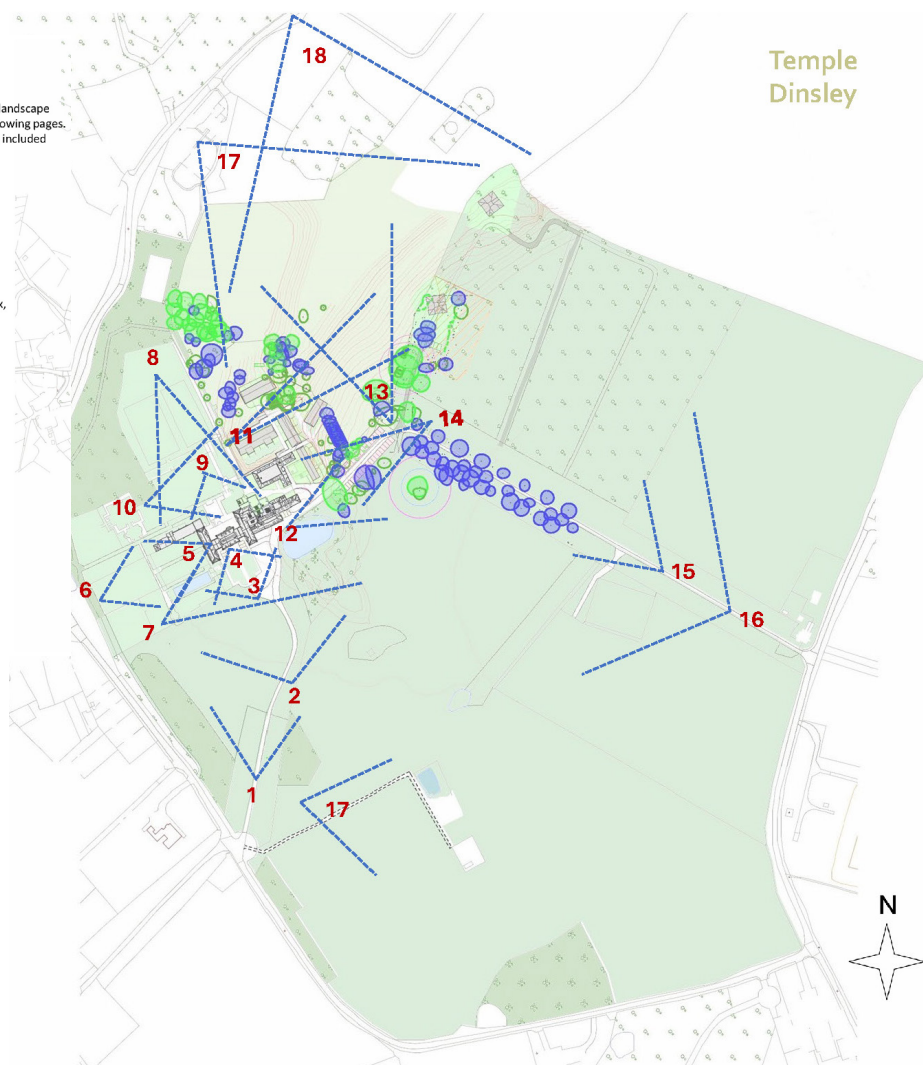
Initial Landscape Appraisal

An Initial Landscape Appraisal identified crucial views to the setting of Listed buildings and gardens from a landscape perspective.

Primary Important Views:

Views identified as crucial to the setting of the listed buildings and gardens from a landscape perspective. Impacts on these views of the development are considered in the following pages. To support the choice of views and the , historic photographs, where available, are included alongside those of today.

1. South Drive from School Lane gate,
2. Main Building from the South Drive,
3. Main Building from outside the forecourt entrance gate,
4. Old House front door towards the forecourt and South Drive.
5. Through the Rose Garden towards Herbaceous Garden from West Wing,
6. Of West Wing over Rose Garden from the Herbaceous Garden,
7. Over Reflecting Pool and from Spring Garden towards Main Building and East Annex,
8. Tennis Lawn, south to Main Building,
9. From Orchard, south to Main Building,
10. Tennis Lawn, northeast, towards Pergola.
11. Lutyns' composed view from Belvedere looking northeast.
12. Pond from Lutyns' gate on east side of Old House forecourt looking northeast
13. East Annex and Teaching / Science Block from the East Avenue,
14. Westfield gate looking north towards Dower House
15. East Drive towards the Main Building,
16. East Drive towards the Summerhouse Plantation
17. First in-park view of Tank House and Pump House.
18. Dower House towards Summerhouse plantation and Temple Dinsley,
19. St Albans Highway towards Summerhouse plantation and Temple Dinsley.



5.13.4 Waste Management

Refer to

- 641-KS-70-XX-DR-A-11000
- EAS, Transport Assessment, Jul 2024, Section 4.36-4.41

Location of bins

There are currently four refuse collection points as indicated on the site plan. A detailed breakdown of calculations for required number and location of bins for recycling, paper, food waste, residential waste are indicated, as per NHDC requirements to support the proposed development capacity.

Refuse collection strategy

Refer to

- EAS, Transport Assessment, Jul 2024, Section 4.36-4.41

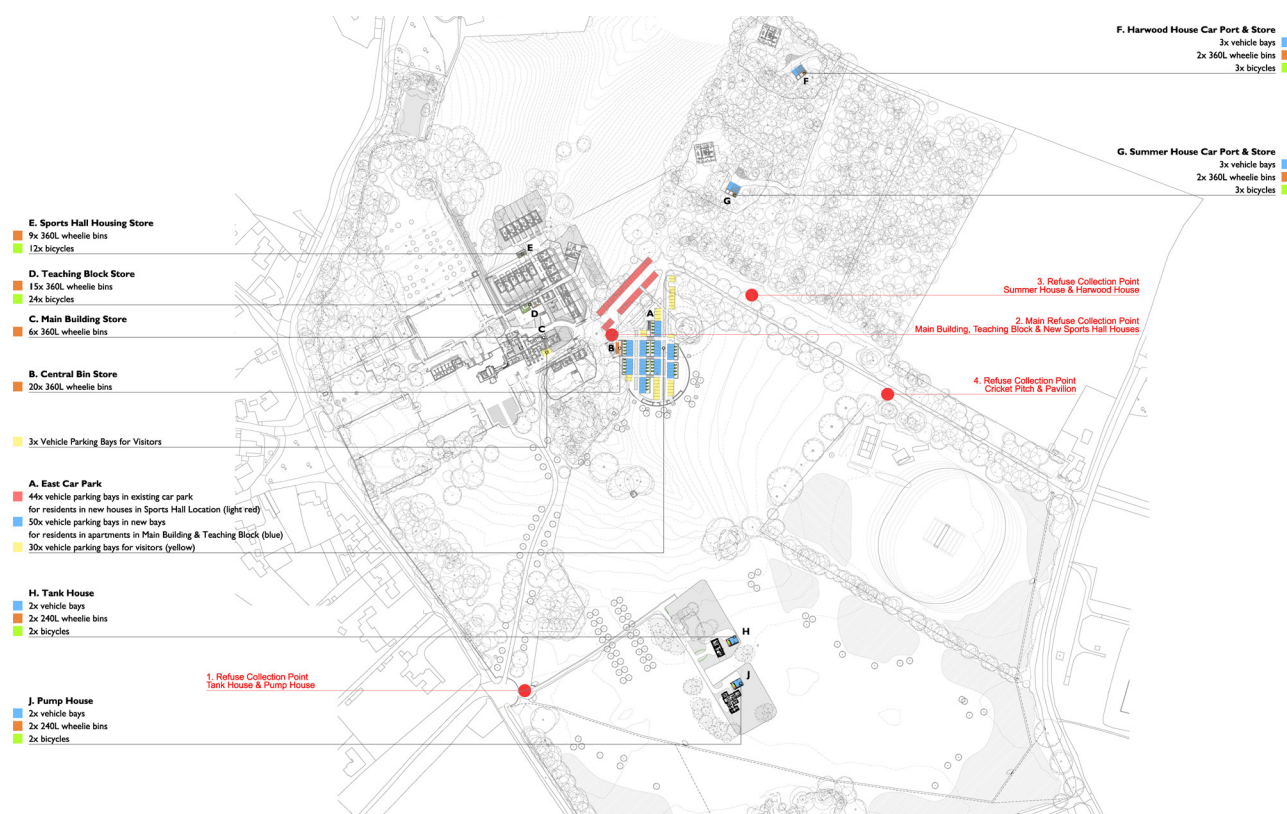
In EAS' Transport Assessment Report, refuse collection strategy and paths are outlined in section 4.36-4.41, 8.17. Illustrations of the described paths are also displayed in the appendixes of the report. Below are excerpts from the report:

“4.36 – Refuse collection will be undertaken from within the site by the district’s waste collection services. Bin stores are located within most residential blocks, allowing future residents to transfer their waste from their dwellings to these stores before collection day. Residents of Summer, Harwood, Tank and Pump House will leave their bins at storage points within the curtilage of their property.

4.37 – [...] staff from site management company will transfer waste from stores and four detached dwellings to the corresponding bin stores located around the site. The main bin store is located within the East Park car park.

4.39 – residents within the western part of the main building will be required to transfer their waste straight to main bin store located within the East Park car park

4.40 – On collection day, staff from site management company will transfer bins stored within main bin store to the roadside within the site where they will be transferred to the waiting refuse vehicle. Other bin stores will be served from the roadside of the internal vehicular route.”



5.14 Preston Cricket Pitch

5.13.1 Sports Pavilion

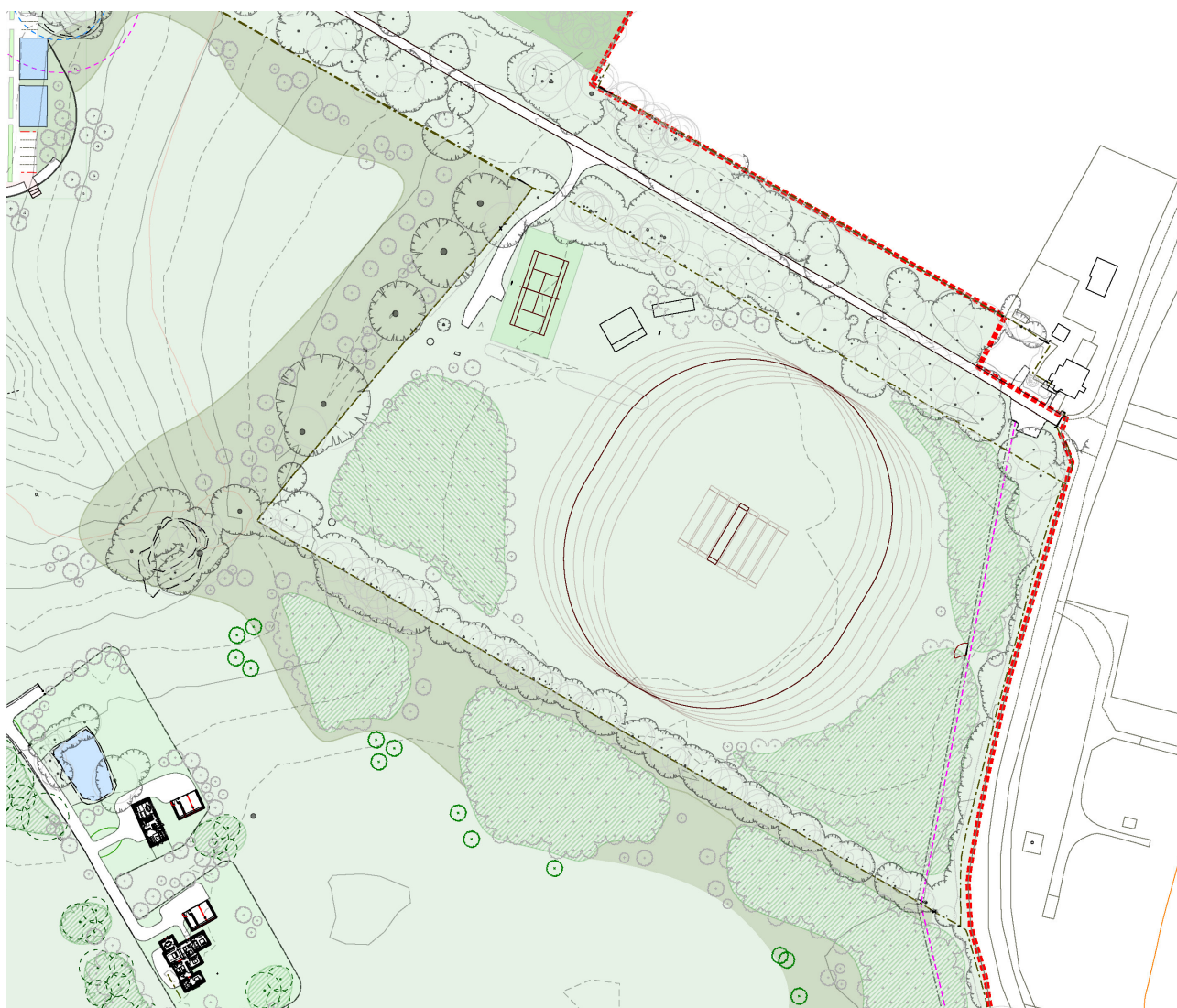
The existing pavilion measuring 33sqm is to be moved approximately 17 metres to the north and act as a secondary unit to the new cricket pavilion proposed measuring 36sqm, which has a veranda measuring 26sqm to its southern elevation, facing toward the cricket pitch.

5.14.2 Pitch

Refer to

- Total Turf Solutions, New Cricket Ground Feasibility Study, Feb 2024

A feasibility study was completed by Total Turf Solutions in February 2024 regarding a new cricket ground to be constructed on redevelopment site. The report put forwards recommendation for a new Eight Pitch natural grassed cricket square (or table), total area of 15,353 sqm, with all eight pitches having an ECB minimum boundary of senior cricket of 45.7m (50 yards), is proposed to be constructed on the eastern edge of the site. Further technical information, such as on cricket pitch design, existing site condition, proposed testing and remedial treatments to existing grazing land into cricket outfield, and maintenance requirements are documented in the listed report above. Indicative construction costs, contractor considerations and construction programme & timeline are also included in the report.



Cricket Pitch