



**COMMUNITY DESIGN
REVIEW (CDR) CCOS South
Planning Application |
Revisited
Letter of Recommendations
24 January 2019
COMMUNITY
DESIGN REVIEW (CDR)**



CCOS South Planning Application Revisited

Letter of Recommendations & Notes

Applicant: St Albans City & District Council – CCOS South

Project team Cllr J Daly, Richard Shwe, Tony Marmo, Graeme Eastham, Jenny Stenzel

Planning Authority: St Albans City & District Council

Commissioning Body: St Albans City & District Council

Commercial & Development Department

Date of Review: Thursday 10th January 2019, 6.30pm to 9.30pm

Venue: St Albans City and District Council Offices - Civic Centre

Independent Chair: Angela Koch, Urban Planner/Designer, ImaginePlaces

Conveners:

- Charles Gardner, Urban Designer/Landscape Architect
- Robert Sakula, Architect /Designer
- Kevin Murray, Urban Planner /Designer

CDR Live Notes: Rachel Jones, Urban Design London

CDR Support: Madeleine Lundholm

Community Design Review Panel Members

(27 in attendance & signed up to protocol and terms of CDR)

- Tim Abbott (confirmation of letter content via separate on-line survey)
- Stephen Bignell (confirmation of letter content via separate on-line survey)
- Paul Brecknell (confirmation of letter content via separate on-line survey)
- Julie Chadwick (confirmation of letter content via separate on-line survey)
- Roy Darby
- Mark Dearnley
- Peter Denney
- Harry Dougall
- James Gaffney
- Kevin Goh (confirmation of letter content via separate on-line survey)
- Vanessa Gregory (confirmation of letter content via separate on-line survey)
- James Gregory (confirmation of letter content via separate on-line survey)
- Benn Latham
- Bryan Hanlon (confirmation of letter content via separate on-line survey)
- Mel Hilbrow (confirmation of letter content via separate on-line survey)
- Patricia Larner (confirmation of letter content via separate on-line survey)
- Andy Martin (confirmation of letter content via separate on-line survey)
- Gillian Mills
- Kate Morris (confirmation of letter content via separate on-line survey)
- Anthony Oliver (confirmation of letter content via separate on-line survey)
- David Parry (confirmation of letter content via separate on-line survey)
- Stephen Potter (confirmation of letter content via separate on-line survey)
- Antony Stivala (confirmation of letter content via separate on-line survey)
- Matthew Taylor (confirmation of letter content via separate on-line survey)
- Sandy Walkington (confirmation of letter content via separate on-line survey)
- Alan Whittingham (confirmation of letter content via separate on-line survey)
- John Wigley (confirmation of letter content via separate on-line survey)

Beth Bailey (sent Apologies)

Lisa Bates (sent Apologies)

(Note: email or postcode of Panel Members can be provided to the Planning Authority if necessary)

Presenters from the Applicant Team:

- Mihalish Walsh – BDP – Architect
- Emily Beedham – BDP - Landscape Architect
- Cllr Julian Daly – SADC – Commercial & Development Portfolio Holder

List of Observers (20, attached to the appendix for reference)

FINAL Community Design Review Letter of Recommendations compiled by Angela Koch and Rachel Jones on behalf of the CDR Panel Members. The Letter was shared with all Panel Members, the Local Planning Authority, the Applicant team and Observers on 24 January 2019.

Purpose of this Letter: This Letter provides recommendations for the Applicant to be considered in their design development of the presented proposal. The Applicant has agreed to use the Letter of Recommendations to develop an Action Plan to improve the presented proposals. It was generated from the CDR session which took place on Thursday 10th January 2019 from 6.30pm to 9.30pm at the Civic Centre of St Albans City and District Council. The Letter is shared with all confirmed Panel Members, the Applicant Team and the Planning Authority as well as the observers where email addresses were provided. The final version is as such a public document. This letter contains also the results of an online survey carried out between Panel Members with regards to high priority recommendations. This letter was compiled by the CDR Chairwoman Angela Koch on behalf of the CDR Panel Members with support from Rachel Jones, Urban Design London, and Madeline Lundholm.

Please note:

- The full Invite can be accessed here: <https://www.eventbrite.com/e/community-design-review-civic-centre-opportunity-site-south-planning-application-revisited-tickets-53258349156#>
- The CDR Agenda is attached to this Letter of Recommendations. (See Appendix)
- The document also contains the key Clarification Questions asked in the 2nd hour of the CDR (See Appendix)
- The new proposals /material is published here: <https://www.stalbans.gov.uk/council-and-democracy/CommercialAndDevelopment/default.aspx>
- The consented application can be accessed here. <https://tinyurl.com/ya44w7oa>
- Panel members had been provided by the CDR Chair with the material from the Applicant on the 8th of January to study the revised proposals and compare with the consented application.
- All CDR Panel Members have confirmed/ signed up to CDR Protocol and terms (See Appendix)
- A Data Request Pro-Forma was prepared by the Chair, filled in by the Applicant and shared with all panel members prior to the CDR. (See Appendix)

CCOS- SOUTH Scheme description - Demolition of existing buildings and redevelopment of site consisting of 97 residential units and approx. 5,000sqm GIA commercial floorspace (flexible uses class A1-A4, B1, D1) with associated works, access, parking and landscaping

Scope & format of Community Design Review Session:

Learning from Professional Design Review Panels, the Community Design Review follows that tried and tested structure, is independently chaired and it asks Panel Members to agree and adhere to the Hertfordshire Design Review Services Panel Member Protocol. (See below)

The scope for the review the Applicant has asked assistance on is as follows:

- Topic 1 | Quaker Garden:** The public space between the Maltings and new buildings incl. the integration of the agreed new design for the Quaker Burial Ground and possible additional mixed-use building
- Topic 2 | Elevations:** Victoria Street - Bricket Road façade, corner building and façade detail as part of setting the tone for whole scheme
- Topic 3 | Skyline:** Roofscape along Victoria Street and Bricket Road as part of setting the tone for the skyline for the whole scheme
- Topic 4 | Landscape** Street furniture, lighting and hard and soft landscape across the site

The CCOS-South site is owned by St Albans City and District Council. The current consented proposals for CCOS-South for the site are adequate. However, Councillor Julian Daly, in his role as Commercial and Development Portfolio Holder, asked the CDR Panel to help to improve the proposals. The ambition is to make the Proposal 'More St Albans' and resubmit a new and better application to the planning authority in 2019.

The Brief for the Architect reads as follows on the published Review Material:

“ Our brief has been to:

- optimise the consented scheme through the reconfiguration / relocation of commercial use to maximise flexibility
- increase the value of residential accommodation
- improve the quality of the public realm and external envelope design, in particular their relationship to the character of St Albans.

The proposed scheme has been developed in line with the massing and promenade principles of the consented scheme in general, although the form of Block D has been changed since deck-access has been introduced.

Summary of proposed scheme:

- Increased number of residential units from 86 to 97
- Provision of affordable accommodation on Level 02
- Relocation of office use from Block D to Level 01 as flexible commercial space
- Replacement with residential accommodation on the upper levels of Block D including application of a deck-access solution to overcome daylight and overlooking issues on the western elevation and to positively and actively address the Magistrates Court
- Omission of voids above Level -01 commercial units (change to two levels of accommodation)
- Increased number of car park spaces from 107 to 118 and motorbike spaces from 9 to 11

Area (approx.):

- 10839 sqm residential GIA comprising 97 no. residential apartments:
53 x 1 bed flats 36 x 2 bed flats 8 x 3 bed flats
- 5033 sqm flexible commercial GIA”

Panel Recommendations by Topic + Wild Card | CDR Focus and Points made in no particular order

Topic 1 | Quaker Garden: *The public space between the Maltings and new buildings incl. the integration of the agreed new design for the Quaker Burial Ground and possible additional mixed-use building*

1. The Panel Team strongly recommends to ameliorate the austere and rectilinear monolithic form of the buildings with more variety, mix of uses, expression of form and window proportions and other means introducing visual interest and attractive amenity. This to result in a positive reflection of the variety and character of St. Albans. The Panel Team feels the breaking up of the massing and elevations, a consideration of materials to soften the overall impact of the large building would go along way. More individuality and less 'Basingstoke' is hoped for.
2. The Panel Team highlighted that there is not sufficient content or clarity provided on how the ground level / public realm could work well. This ought to be explored and also explained in detail in future proposal descriptions. There was a strong plea voiced (also in by other teams) to present more eye- and street level illustrations so people are able to better experience the proposed new spaces and places.
3. The Panel Team wishes the Applicant to explore and reconsider the key access points to the gardens and promenade. This could for instance include set back with an arcade, the provision of canopies allowing for more usability of the outdoor spaces. There are already existing precedents in the area.
4. The Panel Team felt strongly about the importance of the pedestrian crossing being well designed even though it is outside the scope of the site. A close collaboration with HCC and the neighbours is recommended with the aim to provide an easy to cross and wide route for people on foot. In addition the Panel Team stated that the whole Quaker Garden setting would benefit from improving and activating frontages around the Garden incl. the Maltings. Overall only a pedestrian friendly and comfortable environment will enable a good transition from the large Maltings to the new large development.
5. The Panel Team recommends more clarity in terms of planting choices, regular management and maintenance regime for the Quaker Garden.
6. The Panel Team suggests to explore a possible expression of the old borough boundary as part of the historic dimension of the site.
7. Names of the development & spaces are important. The Panel Team felt that this needs to be considered as part of working with the history of the site and St Albans. There is also an opportunity for a distinct branding of the CCOS site.
8. The Panel Team has a preference in favour of extending the building (Block C) from the existing building line. The Panel Team discussed whether this could be a curved, providing more variety to the building line. The protrusion/projection seems relatively small in footprint. The Panel Team recommends to explore larger projections. The panel felt this addition could potentially hold the corner better.

No wild card was contemplated.

Topic 2 | Elevations: *Victoria Street - Bricket Road façade, corner building and façade detail as part of setting the tone for whole scheme (Note: focus as of provided Applicant Material on Bricket Road Façade)*

1. The Panel Team recommends to consider a design of façades with punched windows rather than using brick as a framing device – the elevations, particularly along Bricket Road need further work in order to provide more clarity and character and the point about the monolithic character of the current design was unanimously agreed.
2. The Panel Team highly recommends to work with an artist in relation to detailing such as the design of the balcony railings for instance.
3. The Panel Team recommends to find reasons to particularise areas such as corners, skylines, in particular the prominent corner seen when walking up from the station. Could there be a way to celebrate these moments, for example through some special architectural feature, special use of materials (e.g. special brickwork) or a work of art such as a statue?
4. The Panel Team is not in favour of the white string courses. This strong horizontal element is working against the vertical emphasis of the buildings. The Panel Team feels an absence of such horizontal continuity and architectural or design divisions to break them up vertically would be more successful.
5. The proposals for the metal sheets on balconies using the patterns from the roman floors need to be developed so it is less generic/ less 'gimmicky': more custom designed.
6. The Panel team supports the 'stretchy' concept drawing – consider an approach to developing the proportions stretching the building at the top (reaching for the sky and perhaps do not consider providing a 'layer cake')
7. The Panel Team is of the view that a differentiation between the offices and apartments in the façade should be considered.
8. Wild card – one person suggested considering the use of 'camouflage' brickwork: this would help break up the monolithic mass and consider developing some green walls including planting in soil to grow up the buildings in time.

Topic 3 | Skyline: *Roofscape along Victoria Street and Bricket Road as part of setting the tone for the skyline for the whole scheme*

1. The Panel Team feels the Long Range View impacts shown in the material do not constitute a significant difference between the consented and proposed scheme – Although the drawing on board 1 of 1 showing the massing needs updating. It still shows the mansard roofline. The visual impacts of the scheme on the iconic views of the city from the south east (i.e. from the railway) and from the east (from the M25) are to be considered (Note: this was missing in the first version of the survey and added 16 Jan by your chairwoman. Thank you John!). The provision of more variation in the roofscape including in the shown parapets is recommended. The Panel team encourages the applicant team to not further consider the mansards as shown.
2. Consider part of the roof becoming more accessible for residents including to the public perhaps even a café use should be imagined. The proposal currently has areas unused /unprogrammed roof space. This would be a fantastic opportunity for views across the city and a more pronounced definition of key building corners as well as creating valued amenity space above and beyond St Albans. That's more 'St Albans' through the accessibility of the roofspace.
3. Consider the corners of buildings in their significance: For instance: The important South East corner - Victoria St /Bricket Road - currently has domestic balconies on one side which the Panel considers need more work.
4. The Panel Team supports the projection of Block C into Quaker Garden Square , as shown for Block C in Option 2 (Topic Area 1 Boards) but wonders if this part of the building could become more public? The sense of enclosure and overlooking provided by the additional projecting building at Quaker Garden is principally supported. The lack of more 'Street View' drawings for review particularly walking up Victoria Street is unfortunate. The corners to Block C and D located along Victoria Road should be more architecturally pronounced.

5. The Panel Team encourages the Applicant team to be braver; to try and explore the notion of a more idiosyncratic/quirky character of the buildings and spaces. Generally, the Panel recommends to be working towards 'lighter', more delightful, joyful buildings and spaces.

Topic 4 | Landscape: *Street furniture, lighting and hard and soft landscape across the site*

1. The Panel Team is of the view that the new proposal is much better than the consented scheme but recommends a range of improvement and more detail to make the proposal 'More St Albans'.
2. The Panel Team does not support granite paving as it is not a local material. Staffordshire blue brick and York Stone are a good alternative and more practical. Burnt brick, blue brick accents will support a variety in pavements.
3. The Panel Team feels that the important topic of Sustainability has not been adequately addressed in the presented scheme. Wildlife and biodiversity are only small aspects here connected to landscape, its contribution to and opportunities for creating a more attractive and seasonal environment.
4. The Panel Team recommends re Planting: To develop a public and private planting programme with mainly Hertfordshire species, maximising biodiversity with planting that flowers and bears fruits, green walls, window boxes etc. The planting ought to rely less on current trends such as ornamental grasses. The Panel Team encourages more native species with food and biodiversity value for urban wildlife and public enjoyment. Espalier planting and climbers can support the creation of a more unique place character while supporting many additional green and health benefits. It is highly recommended to provide significant planting on the roof visible from the street level as part of this strategy. New planting should be of an appropriate scale despite being planted as a roof garden on a concrete slab.
5. Consider colour in the planting along Victoria Road. The current brick facade feels heavy. The Panel Team recommends to consider using species such as ornamental cherry trees for instance to create a sense of lightness and seasonal change against the 'weight' of the buildings.
6. The Panel Team recommends re Lighting: It is felt that St. Albans performs poorly in comparison with other cities currently. The Panel Team encourages the applicant to develop a strong and clear lighting strategy for the whole of the CCOS site, particularly along the main internal routes between Block C and D. Accent lighting connected to trees and structural planting can effectively be used to create a greater sense of safety in the hours after darkness.
7. Topic 4 | Landscape: Consider introducing a landscape and plant management regime to ensure the landscape in public spaces and facades are well maintained through the seasons and in the long run. The Panel Team also recommends to develop a strategy for water retention incl. tanks to retain water on site for plant irrigation in dry periods of the year. The irrigation system in particular should be properly managed.
8. The Panel's Wild Card is the recommendation to consider having bee hives on the roof.

FINAL

APPENDIX | NOTES



Prepared in collaboration with Angela Koch | ImaginePlaces | 25 Nov 2018
Last update: 14 January 2019

Civic Centre Opportunity Site - South | Planning Application REVISITED

Community Design Review ('CDR') | Agenda

Date: 10th January 2019

Venue: St Albans City and District Council, Council Chamber, Civic Centre in St Peter's Street,
St Albans AL1 3JE

Please note: The Exhibition is open for Panel Members from 5pm , 10th January 2019

1st Hour | Design Briefing

6.30pm

A. Introduction & Purpose | Cllr Julian Daly, representing the Applicant | 5 min

B. Community Design Review format, roles, focus, etiquette and output | Angela Koch | ImaginePlaces | Chair CDR | 15 min

- Topic 1: The public space between the Maltings and new buildings incl. the integration of the agreed new design for the Quaker Burial Ground and possible additional mixed-use building
- Topic 2: Victoria Street - Bricket Road façade, corner building and façade detail as part of setting the tone for whole scheme
- Topic 3: Roofscape along Victoria Street and Bricket Road as part of setting the tone for the skyline for the whole scheme
- Topic 4: Street furniture, lighting and hard and soft landscape across the site

C. Presentation by Applicant (40 min)

2nd Hour | Clarification Session

A. 4 Panel Teams gather with one independent convenor per topic

B. Questions are noted on big boards and prioritised (Convenor notes key questions the on a board)

C. Each topic will get 25 minutes to discuss and prioritise 3 key questions

D. Four Convenors present questions and design team/applicant answers questions (35 min)

E. Chair summarises and highlights observed questions that might need to be addressed by Design team/Applicant (5min)

BOARDS show ALL important questions and the chosen priorities

3rd Hour | Recommendations Session

A. 4 Panel Teams gather with one independent convenor per topic

B. Key feedback points noted on big boards and prioritised

C. Each Panel Team will get 15 minutes to prioritise feedback and top recommendations (Convenor notes them on board)

D. Each Panel Team, represented by Convenor, gets 5 minutes to provide observations, positive and critical points, recommendations for improvements and ideas

E. Each Panel Team, represented by its Convenor, gets 1 minute to provide additional observations, positive and critical points, recommendations for improvements and ideas (Convenor notes all of them on board)

BOARDS show ALL important feedback and the chosen key recommendations

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> Opportunity for all to highlight on all boards level of support for key recommendations/ actions. (8min) -
Note: Decision was made to run a short survey after the CDR to allow panel members to review the set of recommendations in their own time.

Chair summarises observations, positive and critical points, recommendations for improvements and ideas for each topic. She highlights the content of the CDR Letter using the 4 boards as basis. (8min) – This was shortened since presentations from Convenors were succinct and main points were typed up and accessible on live screen.

Next steps (CDR Chair)

9.30pm | Closing remarks by Cllr. Julian Daly

Chair: Angela Koch, Urban Planner/Designer

Conveners:

Charles Gardner, Urban Designer/Landscape Architect

Robert Sakula. Architect /Designer

Kevin Murray, Urban Planner /Designer

CDR Live Notes: Rachel Jones, Urban Design London

Community Design Review Panel Members

(27 in attendance & signed up to protocol and terms of CDR)

- Tim Abbott
- Stephen Bignell
- Paul Brecknell
- Julie Chadwick
- Roy Darby
- Mark Dearnley
- Peter Denney
- Harry Dougall
- James Gaffney
- Kevin Goh
- Vanessa Gregory
- James Gregory
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- Bryan Hanlon
- Mel Hilbrow
- Patricia Larnier
- Andy Martin
- Gillian Mills
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- Stephen Potter
- Antony Stivala
- Matthew Taylor
- Sandy Walkington
- Alan Whittingham
- John Wigley

Beth Bailey (sent Apologies)

Lisa Bates (sent Apologies)

Presenters from the from the Applicant Team:

Mihalis Walsh – BDP – Architect

Emily Beedham – BDP - Landscape Architect

Cllr Julian Daly – SADC – Commercial & Development Portfolio Holder

Prepared in collaboration with Angela Koch | ImaginePlaces | 25 Nov 2018

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Observers (19)

- Richard Shwe – SADC - Deputy Chief Executive (Commercial & Development), sent Apologies
- Tony Marmo – SADC – Deputy Head of Service (Commercial Programme)
- Graeme Eastham – SADC - Land Developer
- Yaj Ravishankar – SADC - Project Support Officer
- Jenny Stenzel – SADC - CCOS S Project Support Officer
- Yolissa Tite – SADC – Senior Administrative Secretary
- Catherine Stevenson – SADC
- David Rowsell – Morgan Sindall – Area Director
- Neil Dunbar – Morgan Sindall – Senior Project Manager
- David Brown
- James Towers
- Alan M' Carthey
- Tobias Foster
- Candice Luper
- Jacqui Taylor
- Tony Williamson
- Moragh Ormiken
- C Lewis
- Alex Campbell
- Robert Donald

Clarifications – Key Questions that were raised in the 2nd hour of the CDR

Topic 2 | Elevations: *Victoria Street - Bricket Road façade, corner building and façade detail as part of setting the tone for whole scheme (Note: focus as of provided Applicant Material on Bricket Road Façade)*

Qu. 1. Have you considered view up Victoria St - issues of set back and trees (role of trees in site) rectilinear nature - have you considered curves?

Qu. 2. In relation to frontages around the space what is happening re. active frontages & surfaces for example with the Maltings and who is it for?

Qu.3 Can the public sit and use the space?

Qu.4 Levels - complex - have they been taken in to account re. access, permeability, narrow width and former graveyard?

Qu.5. The area to the Maltings is not in the redline boundary? The Panel query the boundary and what can be considered in/out of the scope of the scheme?

Qu.6. Could this be a condition of the PA?

A. We will consider the various approaches in the recommendations section later this evening

Topic 3 | Skyline: *Roofscape along Victoria Street and Bricket Road as part of setting the tone for the skyline for the whole scheme*

Qu. 1 Are the mansards still relevant?

Qu. 2 Can you describe the view looking up Victoria Street?

Qu.3 Have you considered the SE/train view? (and the NE) view is from Verulamium Park – the Panel want to see long distance views particularly the iconic views of the city from the train.

Qu. 4 Have you considered more delightful/ joyful/ activity/fun uses/ activities on the roofs?

Topic 4 | Landscape: *Street furniture, lighting and hard and soft landscape across the site*

Qu. 1 Sustainability. Is the plan sustainable in terms of permeability? Water, rain water - is it stored on site? Consider water management. The scheme is almost entirely on a concrete deck. Will there/can there be maturity of the proposed planting? There is a fine London Plane in the middle of the site which will be lost and another large tree on a prominent site corner? Will we see mature planting proposed in the future scheme?

A. Sustainability - drain into the water strips, suds, rain gardens. Large tree planting will help infiltration into the soil and suds. In terms of tree loss there will be substantially sized semi-mature trees and compensatory trees.

Qu. 2. Will the proposed trees be able to mature to the same size as those existing?

A. The proposed trees will be of a different scale and proportion to those existing due to complexity of the ground plane and services but will have huge future ecological value.

Qu. 3 Are the materials, traditional, local, practical and accessible? Is the intention to use granite across the entire site?

A. In the existing PA granite has been specified and the intention for the scheme has been to use granite

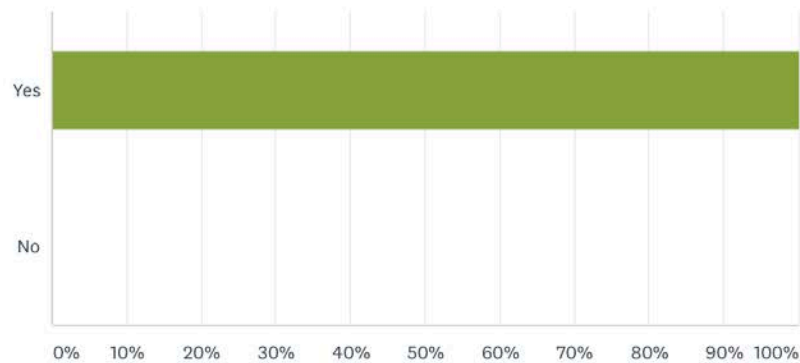
Qu. 4 Creating a sense of place - what makes this special. What is the analysis of the site? Have you taken into account wind impact, sun orientation and site access?

Qu. 5 The proposed route terminates abruptly at the back of the site. How can it be better integrated into the context?

On-line SURVEY RESULTS for Panel Members only
(survey closed on 23 January 2019 (20 of the 27 panel members responded to the survey in time))

I hereby confirm, I can principally support the content of the CDR Letter of Recommendations.

Answered: 20 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	100.00%	20
No	0.00%	0
TOTAL		20



Q3

Customize Save As

Please indicate your Top 10 Recommendations ONLY and in no particular order out of the FULL LIST of 29 Recommendations provided. (Please Note: There are some minor/non-material changes added to the text since I have sent you the Draft Letter via email. Thank you for your contributions and assistance in this so far)

Answered: 20 Skipped: 0

(continued next page)

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In order of stated priority by 20 survey participants (page 1 of 2)

ANSWER CHOICES ▼	RESPONSES ▼
▼ Topic 2 Elevations: The Panel Team recommends to find reasons to particularise areas such as corners, skylines, in particular the prominent corner seen when walking up from the station. Could there be a way to celebrate these moments, for example through some special architectural feature, special use of materials (e.g. special brickwork) or a work of art such as a statue?	70.00% 14
▼ Topic 1 Quaker Garden: The Panel Team strongly recommends to ameliorate the austere and rectilinear monolithic form of the buildings with more variety, mix of uses, expression of form and window proportions and other means introducing visual interest and attractive amenity. This to result in a positive reflection of the variety and character of St. Albans. The Panel Team feels the breaking up of the massing and elevations, a consideration of materials to soften the overall impact of the large building would go along way. More individuality and less 'Basingstoke' is hoped for.	60.00% 12
▼ Topic 1 Quaker Garden: The Panel Team felt strongly about the importance of the pedestrian crossing being well designed even though it is outside the scope of the site. A close collaboration with HCC and the neighbours is recommended with the aim to provide an easy to cross and wide route for people on foot. In addition the Panel Team stated that the whole Quaker Garden setting would benefit from improving and activating frontages around the Garden incl. the Maltings. Overall only a pedestrian friendly and comfortable environment will enable a good transition from the large Maltings to the new large development.	55.00% 11
▼ Topic 3 Skyline: Consider the corners of buildings in their significance: For instance: The important South East corner - Victoria St /Bricket Road - currently has domestic balconies on one side which the Panel considers need more work.	55.00% 11
▼ Topic 3 Skyline: The Panel Team encourages the Applicant team to be braver; to try and explore the notion of a more idiosyncratic/quirky character of the buildings and spaces. Generally, the Panel recommends to be working towards 'lighter', more delightful, joyful buildings and spaces.	55.00% 11
▼ Topic 3 Skyline: Consider part of the roof becoming more accessible for residents including to the public perhaps even a café use should be imagined. The proposal currently has areas unused /unprogrammed roof space. This would be a fantastic opportunity for views across the city and a more pronounced definition of key building corners as well as creating valued amenity space above and beyond St Albans. That's more 'St Albans' through the accessibility of the roofspace.	50.00% 10
▼ Topic 3 Skyline: The Panel Team supports the projection of Block C into Quaker Garden square , as shown for Block C in Option 2 (Topic Area 1 Boards) but wonders if this part of the building could become more public? The sense of enclosure and overlooking provided by the additional projecting building at Quaker Garden is principally supported. The lack of more 'Street View' drawings for review particularly walking up Victoria Street is unfortunate. The corners to Block C and D located along Victoria Road should be more architecturally pronounced.	50.00% 10
▼ Topic 1 Quaker Garden: The Panel Team has a preference in favour of extending the building (Block C) from the existing building line. The Panel Team discussed whether this could be a curved, providing more variety to the building line. The protrusion/projection seems relatively small in footprint. The Panel Team recommends to explore larger projections. The panel felt this addition could potentially hold the corner better.	45.00% 9
▼ Topic 2 Elevations: The Panel Team is not in favour of the white string courses. This strong horizontal element is working against the vertical emphasis of the buildings. The Panel Team feels an absence of such horizontal continuity and architectural or design divisions to break them up vertically would be more successful.	45.00% 9
▼ Topic 4 Landscape: The Panel Team does not support granite paving as it is not a local material. Staffordshire blue brick and York Stone are a good alternative and more practical. Burnt brick, blue brick accents will support a variety in pavements.	45.00% 9
▼ Topic 4 Landscape: The Panel Team recommends re Lighting: It is felt that St. Albans performs poorly in comparison with other cities currently. The Panel Team encourages the applicant to develop a strong and clear lighting strategy for the whole of the CCOS site, particularly along the main internal routes between Block C and D. Accent lighting connected to trees and structural planting can effectively be used to create a greater sense of safety in the hours after darkness.	45.00% 9
▼ Topic 3 Skyline: The Panel Team feels the Long Range View impacts shown in the material do not constitute a significant difference between the consented and proposed scheme – Although the drawing on board 1 of 1 showing the massing needs updating. It still shows the mansard roofline. The visual impacts of the scheme on the iconic views of the city from the south east (i.e. from the railway) and from the east (from the M25) are to be considered (Note: this was missing in the first version of the survey and added 16 Jan by your chairwoman. Thank you John!). The provision of more variation in the roofscape including in the shown parapets is recommended. The Panel team encourages the applicant team to not further consider the mansards as shown.	40.00% 8
▼ Topic 2 Elevations: The Panel Team recommends to consider a design of façades with punched windows rather than using brick as a framing device – the elevations, particularly along Bricket Road need further work in order to provide more clarity and character and the point about the monolithic character of the current design was unanimously agreed.	35.00% 7

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In order of stated priority by 20 survey participants (page 2 of 2)

▼ Topic 4 Landscape: Consider introducing a landscape and plant management regime to ensure the landscape in public spaces and facades are well maintained through the seasons and in the long run. The Panel Team also recommends to develop a strategy for water retention incl. tanks to retain water on site for plant irrigation in dry periods of the year. The irrigation system in particular should be properly managed.	35.00%	7
▼ Topic 1 Quaker Garden: The Panel Team highlighted that there is not sufficient content or clarity provided on how the ground level / public realm could work well. This ought to be explored and also explained in detail in future proposal descriptions. There was a strong plea voiced (also in by other teams) to present more eye- and street level illustrations so people are able to better experience the proposed new spaces and places.	30.00%	6
▼ Topic 4 Landscape: The Panel Team feels that the important topic of Sustainability has not been adequately addressed in the presented scheme. Wildlife and biodiversity are only small aspects here connected to landscape, its contribution to and opportunities for creating a more attractive and seasonal environment.	30.00%	6
▼ Topic 1 Quaker Garden: Names of the development & spaces are important. The Panel Team felt that this needs to be considered as part of working with the history of the site and St Albans. There is also an opportunity for a distinct branding of the CCOS site.	25.00%	5
▼ Topic 2 Elevations: The Panel Team highly recommends to work with an artist in relation to detailing such as the design of the balcony railings for instance.	25.00%	5
▼ Topic 4 Landscape: The Panel Team recommends re Planting: To develop a public and private planting programme with mainly Hertfordshire species, maximising biodiversity with planting that flowers and bears fruits, green walls, window boxes etc. The planting ought to rely less on current trends such as ornamental grasses. The Panel Team encourages more native species with food and biodiversity value for urban wildlife and public enjoyment. Espalier planting and climbers can support the creation of a more unique place character while supporting many additional green and health benefits. It is highly recommended to provide significant planting on the roof visible from the street level as part of this strategy. New planting should be of an appropriate scale despite being planted as a roof garden on a concrete slab.	25.00%	5
▼ Topic 2 Elevations: The proposals for the metal sheets on balconies using the patterns from the roman floors need to be developed so it is less generic/ less 'gimmicky': more custom designed.	20.00%	4
▼ Topic 2 Elevations: The Panel team supports the 'stretchy' concept drawing – consider an approach to developing the proportions stretching the building at the top (reaching for the sky and perhaps do not consider providing a 'layer cake')	20.00%	4
▼ Topic 2 Elevations: The Panel Team is of the view that a differentiation between the offices and apartments in the façade should be considered.	20.00%	4
▼ Topic 4 Landscape: Consider colour in the planting along Victoria Road. The current brick facade feels heavy. The Panel Team recommends to consider using species such as ornamental cherry trees for instance to create a sense of lightness and seasonal change against the 'weight' of the buildings.	15.00%	3
▼ Topic 1 Quaker Garden: The Panel Team wishes the Applicant to explore and reconsider the key access points to the gardens and promenade. This could for instance include set back with an arcade, the provision of canopies allowing for more usability of the outdoor spaces. There are already existing precedents in the area.	10.00%	2
▼ Topic 2 Elevations: Wild card – one person suggested considering the use of 'camouflage' brickwork: this would help break up the monolithic mass and consider developing some green walls including planting in soil to grow up the buildings in time.	10.00%	2
▼ Topic 1 Quaker Garden: The Panel Team recommends more clarity in terms of planting choices, regular management and maintenance regime for the Quaker Garden.	5.00%	1
▼ Topic 1 Quaker Garden: The Panel Team suggests to explore a possible expression of the old borough boundary as part of the historic dimension of the site.	5.00%	1
▼ Topic 4 Landscape: The Panel Team is of the view that the new proposal is much better than the consented scheme but recommends a range of improvement and more detail to make the proposal 'More St Albans'.	5.00%	1
▼ Topic 4 Landscape: The Panel's Wild Card is the recommendation to consider having bee hives on the roof.	5.00%	1
Total Respondents: 20		

Q4

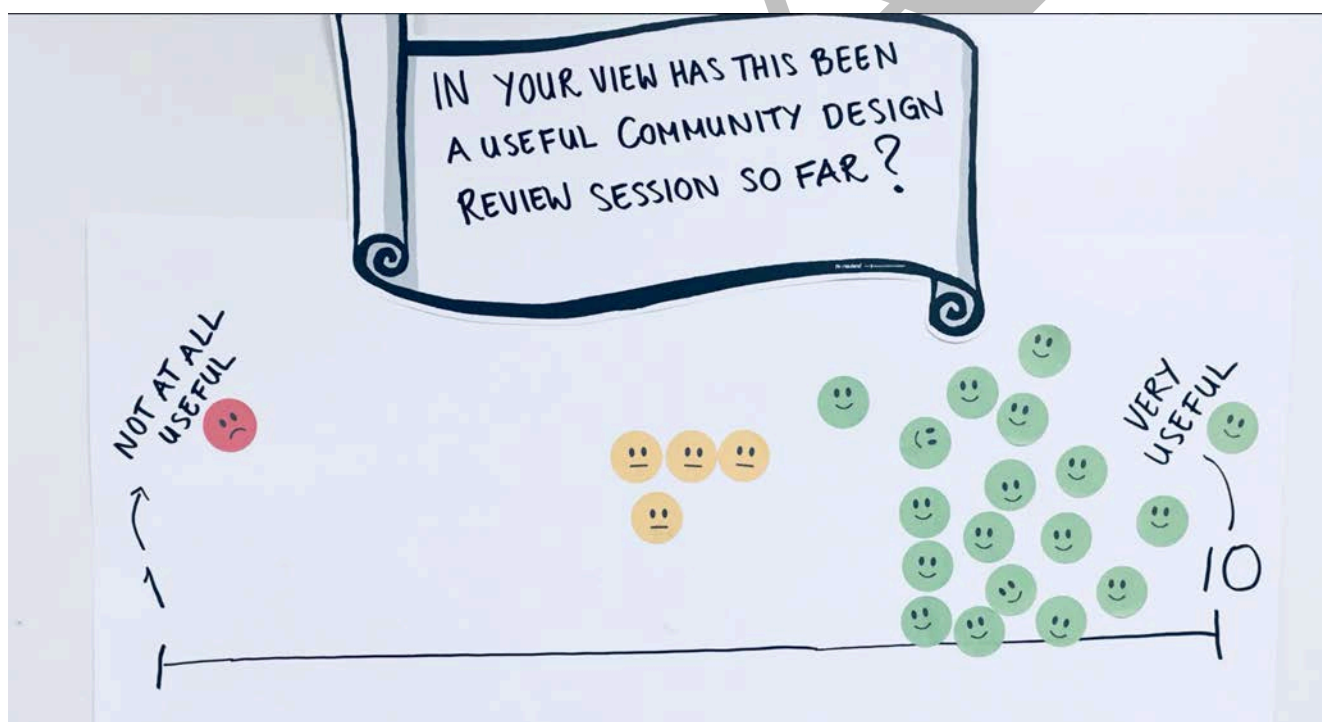
Export ▼

Your Contact Details (Please ONLY fill in if you are interested in taking part in the next Community Design Review for CCOS - NORTH. This will allow us to contact you. Thank you!

Answered: 19 Skipped: 1

> 19 of the 20 survey participants are interested in taking part on the CDR for CCOS-NORTH.

On 10 January, we also asked the Panel Members for a quick overall feedback on a provided poster. The results are documented in the photo below.



Q5

Save As ▼

We will be in touch for a process evaluation of the first CDR. Please expect to be receiving a survey with that focus as soon as we have shared the FINAL CDR Letter of Recommendations with the survey findings and the Applicants Action Plan. Watch this space! Grateful for your general feedback and with kind regards, Angela

Answered: 7 Skipped: 13

Apologies for the late completion of the survey. I think the exercise was well organised and very useful. I just hope that SACDC and the developer take note

Enjoyed CDR but it was too long! Facilitators should wear badges. Boards need to be bigger, with large black print. Speakers should always use microphones.

I am horrified at planning permission having been granted for a scheme that will totally dominate the centre of St Albans, and one that is totally out of keeping with our city. It is, to say the least, disappointing that we have been asked only to give suggestions for only very minor amendments. How can we be proud of this development????????????????

Create a computer virtual 3 D experience to see how the designs and colours work we could have a walk around the site as the drawings are not clear. Suggest a wider range of bricks be used and include Yellow Victorian brickwork as seen in Folly Lane if used in a section say facing Bricket Road it would reduce the massing of red brick, will match well and will not look dated. Consider Stainless steel etched art work close to walls at ground level with local distinctive characters such as Francis Bacon and Jim Rodford to make this truly more St Albans

I do urge that yellow brick, as used in a number of Edwardian terraced houses in Folly Lane and Oster Street, image to be found in Look! St Albans draft codes page 39 is reconsidered for parts of the development in contrast to the red brick. When the sun shines on them they lift your spirits. As this development will be our legacy for future Albanians we need to ensure it is sustainable, adaptable durable and beautiful. Please do reconsider for fenestrations reapplying the tested principles of the Golden Mean, it is timeless and forever pleasing.

My overall concern is that we came into this too late and that we are applying lipstick to a pig. The whole scheme just feels too large and oppressive. Paternoster Square in London should have been the model but it is clearly too late for any major reconsideration.

Just one reservation. I ticked "Principally agree" but one very important element of Group 3's recommendations is not included in the list of 29; namely that the scheme should be examined / reconsidered to ensure that the iconic views of the city from the south east (i.e. from the railway) and from the east (from the M25) are preserved.

Dec 2018

Pro-forma prepared by Angela Koch, ImaginePlaces

Guidance on Information Requirements for the CCOS-S Community Design Review

(Based on Hertfordshire Design Review Panel + Recommendations)

This pro-forma should be completed and submitted by the design team or representatives of the client to the chair of the Community Design Review by 20th December 2019 (email: angela@imagineplaces.co.uk and copied to the relevant Planning Authority no later than the 4th of January 2019)

If you have any queries about the pro-forma please contact Angela Koch (0790 4310053).

Background information	
Project name	CCOS South
Development description	Demolition of existing buildings and redevelopment of site consisting of 97 residential units and approx. 5,000sqm GIA commercial floorspace (flexible uses class A1-A4, B1, D1) with associated works, access, parking and landscaping
Stage (delete as applicable)	Pre-application
Address	Civic Centre (South) Victoria Street St Albans Hertfordshire
Site area	Total area, within the red line illustrated on the landscape masterplan: 6490m ²
Type of design review requested (delete as applicable)	Community Design Review
Local Planning Authority (& Case Officer if known)	St Albans City & District Council
Other relevant bodies or groups to notify/include in the design review (e.g. Local Planning Authority Officers, Highways, EA, English Heritage)	St Albans City & District Council – CCOS S Project team Cllr J Daly, Richard Shwe, Tony Marmo, Graeme Eastham, Jenny Stenzel
Client	St Albans City & District Council Commercial & Development Dept
Project Team (Name, Company, Role)	Mihalis Walsh, Architect Director, BDP Emily Beedham, Landscape Architect, BDP

Who will be facilitating the site visit?	CDR Chair will ask Panel Members to review the surrounding site context individually and before they arrive.
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The Proposal | Please confirm in the column to the right that identified information will be provided in planned exhibition

<p>▪ Description of site, its history, context and position</p> <p>Recommendations 1 A0 Board.</p> <p>✓ 3D digital full colour model for current context, about 100m around the site. Including the new Hertfordshire House.</p> <p>✓ Use material produced for DAS</p> <p>✓</p>	<p>Information on emails - Documents to be sent through by close of play Tuesday 8th January</p>
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<p>Summary of planning context (policy & history)</p> <p>Recommendations: 1 A0 Board.</p> <p>Use key elements from:</p> <table border="1"> <tr> <td>Relevant Local Plan /NPPF</td><td></td></tr> <tr> <td>Conservation Area / SPD</td><td></td></tr> <tr> <td>Draft Design Codes</td><td></td></tr> <tr> <td>Design Charrette</td><td></td></tr> <tr> <td>Explain current consented scheme in quantative (m2, jobs, homes, people living there, tenure, car parking, cycle parking, office showers) and design terms (key renderings with 4 topics for CDR in mind + street level + roof level experiences) in comparison to the now proposed scheme.</td><td></td></tr> <tr> <td>Make very clear where the red line is and what is part of the planning application and what is illustrative only.</td><td></td></tr> </table>	Relevant Local Plan /NPPF		Conservation Area / SPD		Draft Design Codes		Design Charrette		Explain current consented scheme in quantative (m2, jobs, homes, people living there, tenure, car parking, cycle parking, office showers) and design terms (key renderings with 4 topics for CDR in mind + street level + roof level experiences) in comparison to the now proposed scheme.		Make very clear where the red line is and what is part of the planning application and what is illustrative only.		<p>Information on emails - Documents to be sent through by close of play Tuesday 8th January</p>
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Make very clear where the red line is and what is part of the planning application and what is illustrative only.													

<p>Brief description of the new design concept, including:</p> <table border="1"> <tr> <td>Recommendations:</td><td></td></tr> <tr> <td>1. Add Vision and Objectives text (Social, Economic, Environmental, Financial, Design and Delivery, See Charrette Vision Statement)</td><td></td></tr> <tr> <td>2. Use black and white line drawings / 3D renderings/sketches to explain concepts and add colour for showing information you wish to highlight (where are the entrances, doors, adaptability of street level uses, layout of flats, offices /retail, roof gardens, enough space to dine outside with tables for 10 etc.</td><td></td></tr> <tr> <td>3. Add large scale (1cm = xm etc.) on every panel/ work in not to many different scales</td><td></td></tr> </table>	Recommendations:		1. Add Vision and Objectives text (Social, Economic, Environmental, Financial, Design and Delivery, See Charrette Vision Statement)		2. Use black and white line drawings / 3D renderings/sketches to explain concepts and add colour for showing information you wish to highlight (where are the entrances, doors, adaptability of street level uses, layout of flats, offices /retail, roof gardens, enough space to dine outside with tables for 10 etc.		3. Add large scale (1cm = xm etc.) on every panel/ work in not to many different scales		<p>Information on emails - Documents to be sent through by close of play Tuesday 8th January</p> <p>Information on emails -</p>
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3. Add large scale (1cm = xm etc.) on every panel/ work in not to many different scales									

3. Demonstrate/illustrate experiences of key user groups and how the design concepts support those experiences and qualities them. (Vision and Objectives)		Documents to be sent through by close of play Tuesday 8th January
4. Compare each of the following concept elements to be shown in conjunction with consented scheme on the same board:		
▪ Layout		
▪ Connectivity, access & movement		
▪ Scale & mass		
▪ Elevations & materials		
▪ Open space and Landscape strategy (incl. details of hard and soft landscape)		
▪ Response to historic and natural environment		
▪ Sustainability (Recommendation: Use Building Futures Tool Kit)		
5. 1 Panel /A0 board for each of the 4 CDR topic areas.		
✓ Topic 1: The public space between the Maltings and new buildings incl. the integration of the agreed new design for the Quaker Memorial Garden and possible additional mixed-use building		
✓ Topic 2: Victoria Street - Bricket Road façade, corner building and façade detail as part of setting the tone for whole scheme		
✓ Topic 3: Roofscape along Victoria Street and Bricket Road as part of setting the tone for the skyline for the whole scheme		
✓ Topic 4: Street furniture, lighting and hard and soft landscape across the site		
6. Use renderings depicting day and night situations/experiences to explain how the façade and spaces look/feel are used for during the day and night.		

All CDR Panel Members have confirmed/signed up to the following Community Design Review Protocol I Terms

My name is _____

I live/work _____

My email is _____

I, hereby confirm/will adhere to the following:

1. I live or work in St Albans.
2. I will represent my own views.
3. I hereby consent to the CDR Chair adding my name and postcode to the Community Design Review Letter of Recommendations.
4. I can and shall adhere to Hertfordshire Design Review Panel Member protocol in all its aspects.

Date:

Signed:

Hertfordshire Design Review Services Panel Member Protocol

Where a panel member has direct or indirect interest in the scheme then that individual should not take part in the review of the scheme. Compromising factors are:

- a) Where that individual will take part in one of the presentations.
- b) Where that individual is closely associated with any of the presenters e.g. as an employee, work colleague, or as a relative.
- c) Where apart from the specific remit of their company or organisation, that individual has a financial or other interest in the development under discussion.

The panel must also adhere to the Nolan Principles of Public Life:

- 1. Selflessness - Recommendations should be made by the panel members solely in terms of the public interest. They should not do so in order to gain financial or other material benefits for themselves, their family, or their friends.
- 2. Integrity - Panel members should not place themselves under any financial or other obligation to outside individuals or organisations that might influence them in the performance of their official duties.
- 3. Objectivity - Panel members should always make decisions purely on merit.
- 4. Accountability - They are accountable for their decisions and actions to the public and must submit themselves to whatever scrutiny is appropriate to their office.
- 5. Openness - They should be as open as possible about all the decisions and actions that they take.
- 6. Honesty - They have a duty to declare any private interests relating to their public duties and to take steps to resolve any conflicts arising in a way that protects the public interest.
- 7. Leadership - They should promote and support these principles by leadership and example.

