WELCOME

This exhibition is being held by St William Homes to show members of the local community our aspirations for this important Site and to gain an understanding of how you would like to see it transformed.

Our vision is to deliver much needed new homes, employment space and green infrastructure on the former Hertford Gasworks site to the east of Marshgate Drive.



The site has been identified for development in the emerging District Plan and we are currently working collaboratively with officers at East Hertfordshire District Council and the local community to realise this. To assist us in bringing forward detailed proposals for the redevelopment of the site we are very keen to receive your feedback on our design concept.

ABOUT ST WILLIAM

St William is a Joint Venture between National Grid and the Berkeley Group. Our aim is to transform former industrial sites into beautiful places which people call home.

The Berkeley Group was founded in 1976 and is one of the UK's best known developers of high quality new homes. Our vision is to be a dynamic and innovative company committed to delivering high quality places and homes.

All of St William's developments are on brownfield land. These are often technically complex sites, which require careful planning and high quality design. St William is committed to landscape-led regeneration, creating welcoming and beautiful developments in spaces that have been inaccessible to the public for decades.



ABOUTTHE SITE

The former Hertford Gasworks off Marshgate Drive presents a rare opportunity for new high quality homes and employment space to be delivered on a sustainably located brownfield site.

The former Gasworks is largely vacant and is not publicly accessible. The site is located adjacent a mixture of residential homes and employment uses and is currently accessed directly from Marshgate Drive. A canalised section of the River Lea and an associated towpath bind the site to the north.

The Gasworks, along with the Norbury Fencing site, is included within the emerging District Plan as an allocated site for mixed-use development. This is set out in policy HERT2 which extends to cover 10.35 acres.

SUSTAINABLE LOCATION

The brownfield site is in a highly sustainable location within easy walking distance of Hertford East rail station and the town centre. All of the following facilities are within a 10 minute walking distance of the proposed development:



Hertford East rail station





' Other transport links



(7) Sports facilities



Local schools



Open space



Leisure centre



蜀 Grocery shopping

HISTORIC CONTEXT

The site was used for the production of gas from 1825. The former gasholders have since been dismantled with the last remaining buildings on site removed in 2014. Due to the former use of the site remediation works will need to be undertaken to make the site suitable for new homes, employment space and public realm.

1825

1898

1946

erected

1999

2014

2017

Production of gas

commences

gasworks

Two additional Expansion of gasholders

Final gasholders dismantled

Demolition of ancillary buildings

Hazardous Substances Consent revoked

www.hertfordgasworks.co.uk

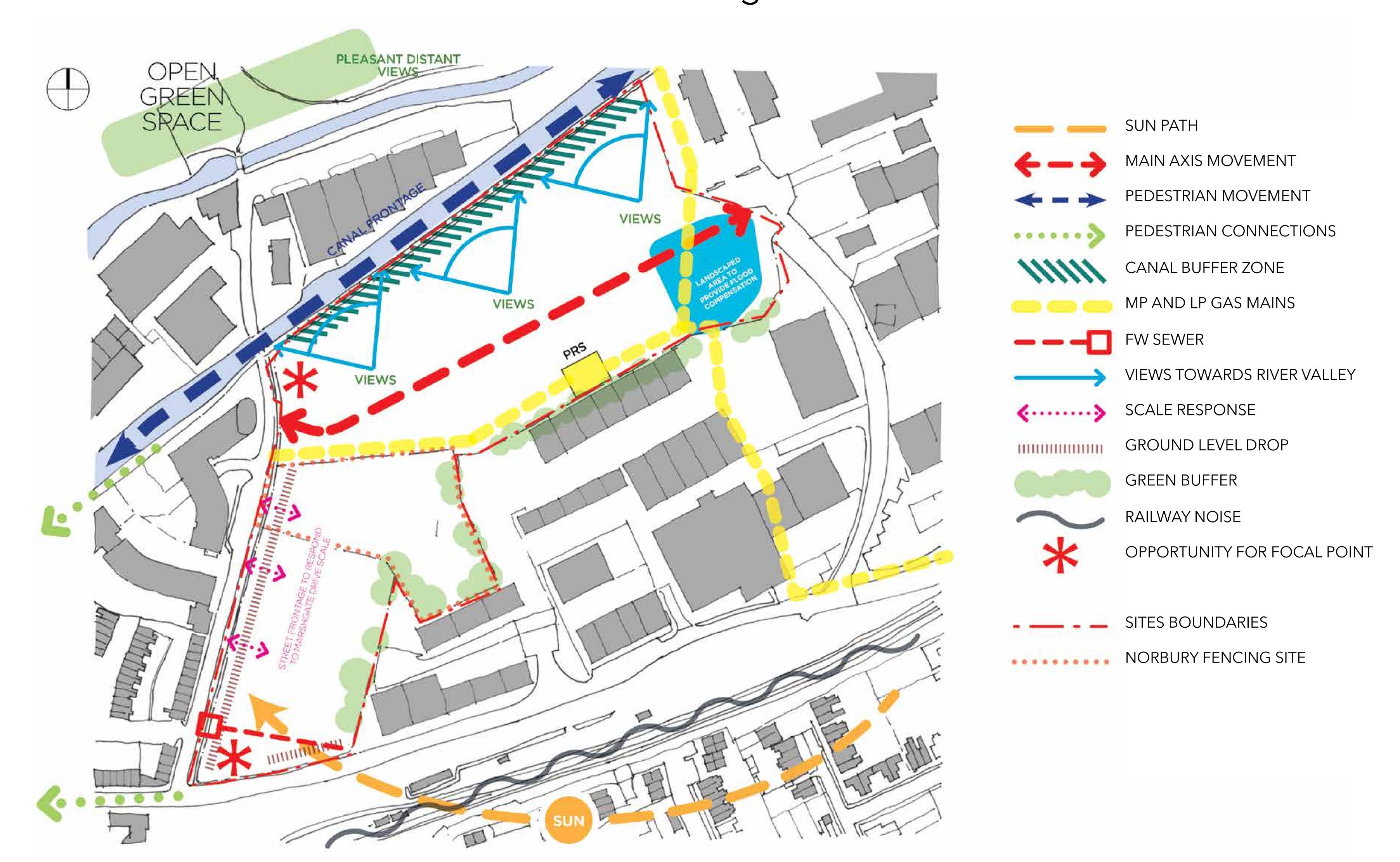
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CONSTRAINTS AND OPPORTUNITIES

There are a number of constraints affecting the site as illustrated below:



The constraints and surrounding context have been used to determine the scale of development across the site, resulting in two distinct character areas adjacent to the River Lea and Marshgate Drive. The below hierarchy analysis emphasises how a transition from lower scale houses on Marshgate Drive to higher scale homes adjacent to the River Lea will be achieved. The plan also identifies the key views, landscape features and connections that the masterplan will need to accommodate.



www.hertfordgasworks.co.uk

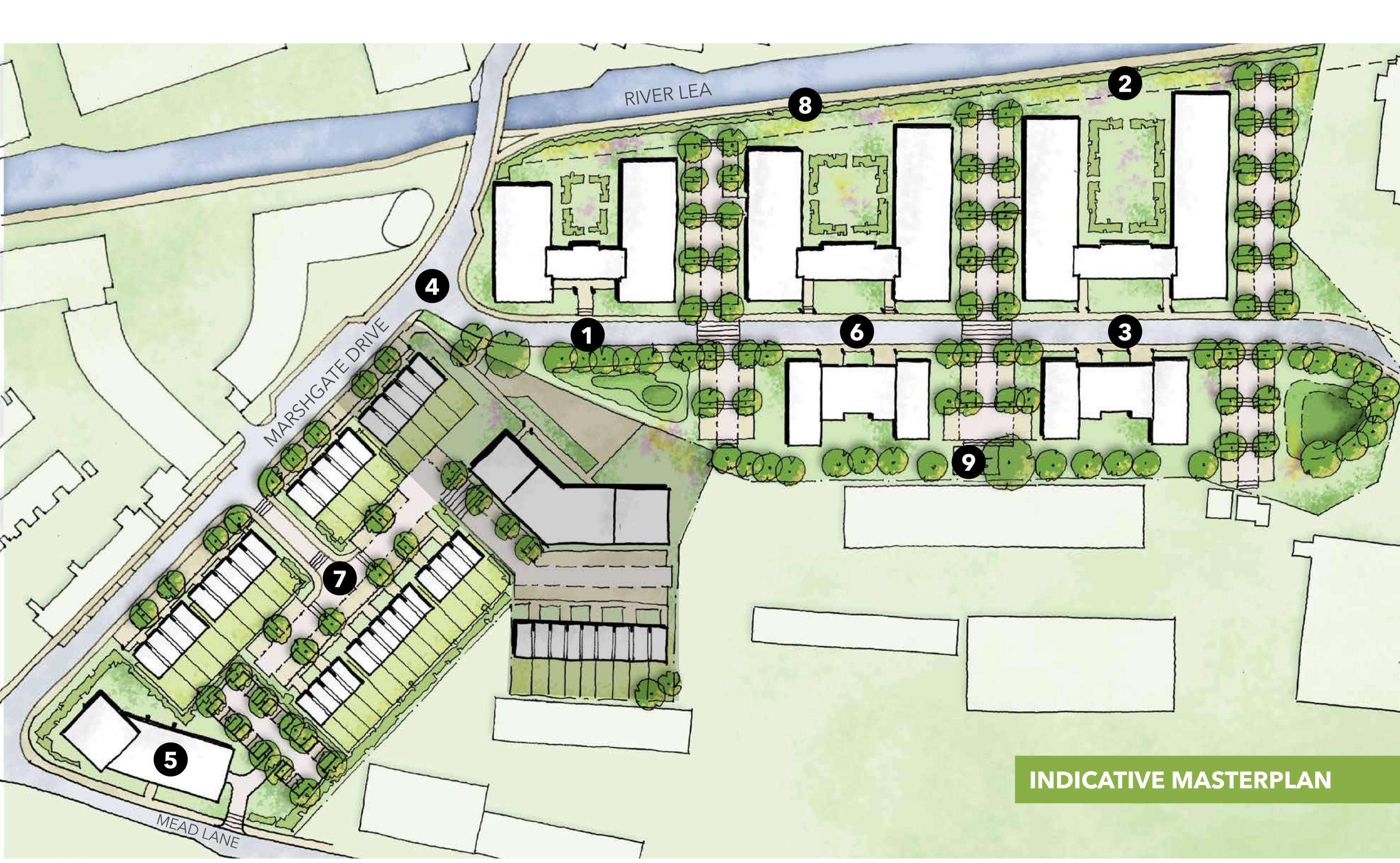
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INDICATIVE MASTERPLAN

The indicative masterplan seeks to respond to the site constraints and to fully realise the opportunities that the Site presents. St William are committed to working with East Herts District Council to comprehensively masterplan the HERT2 Area however it should be noted that this includes the Norbury Fencing site which is outside St William's control.



- 1 Delivery of up to 450 new homes
- 2 High quality design and public realm
- Remediation of the former gasworks site
- Improved access along Marshgate Drive
- 6 New employment space
- 3-5 storey apartments
- 3 storey houses
- 240m canal frontage
- Gas Pressure Reduction Station to be retained

LANDSCAPE-LED DEVELOPMENT

St William adopt a landscape-led approach to development. In doing so, we want the places built by St William, including Hertford Gasworks, to be renowned for the quality of their landscape. To achieve this, we will seek to accentuate the wider landscape character of the area including the canalised section of the River Lea.



TRANSPORT AND ACCESS

EXISTING SERVICES

The site is located in a highly sustainable location, with excellent connections to frequent rail and bus services via Hertford East rail station and Hertford Bus Station. Additionally, there are strong walking and cycling links between the site and the town centre.

St William has undertaken analysis of the local highways network, including an assessment of the capacity of local roads and their capability to accommodate new



development. This analysis has found that the proposals for the redevelopment of the gasworks will not have a significant impact on the operation of the local highway network.

OUR PLANS

Access to the new development will be provided through Marshgate Drive, with a secondary access on Mead Lane. This will allow residents and visitors to enter and leave the site easily, and access the new employment space to be delivered on the site.

In addition to vehicular access, we are considering initiatives to promote and enhance sustainable transport, which may include:

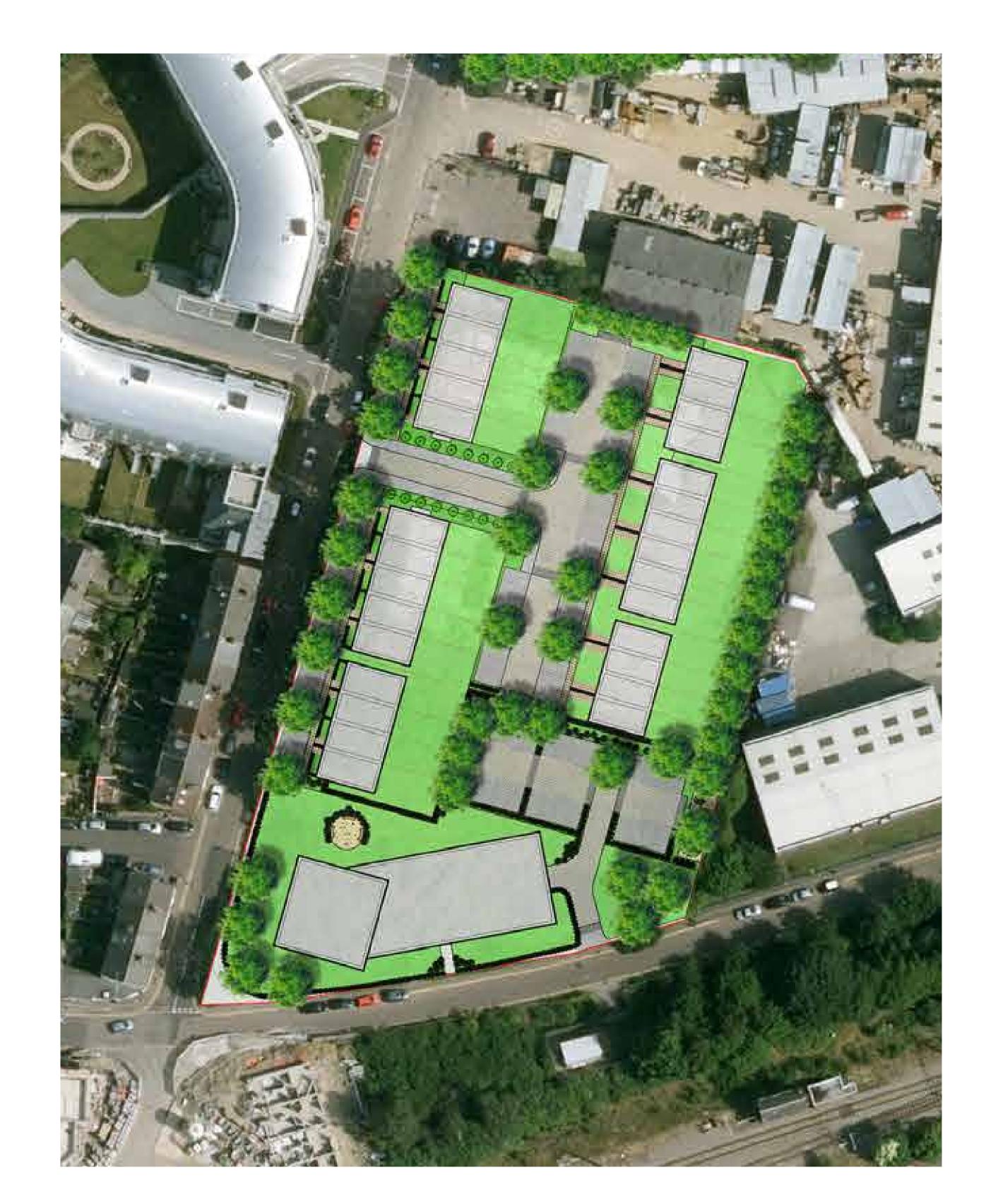
- Contributions towards public transport for new residents.
- New car club parking spaces on-site, in addition to the spaces currently on Marshgate Drive.
- The option of personalised travel planning to be made available to all residents.
- Financial contributions towards improvements to the level crossing to the east of Mead Lane.



LANDSCAPE AND ECOLOGY

The majority of the former gasworks site is of very low ecological value, and St William does not expect the redevelopment to cause any significant harm to local wildlife. Instead, new landscape planting will be provided throughout the development, creating an attractive public realm and providing habitat for new species on the site. Where possible, additional ecological enhancements will be created through new tree and grassland planting. St William has a policy of achieving a 'Net Biodiversity Gain' on all projects, which ensures that every development leaves biodiversity in a better state than before.

The proposals sensitively respond to the site's boundaries, and particular attention has been paid to the River Lea and towpath to the north. The plans aim to create an area of canal waterfront to the north of the site, promoting and connecting to the towpath. Strong green buffers are also planned at the site's other boundaries, and a pocket park is also included t the heart of the site.





DRAINAGE

While most of the site lies within Flood Zone 1 (the area of lowest flood risk), a small part of the north eastern section of the site falls within flood zone 3B. To mitigate this and reduce any flood risk, a landscaped attenuation pond is proposed.

In addition to fulfilling a drainage function, this pond will form an attractive part of the landscape strategy for the enjoyment of residents and passers-by. Surface water will be held in the new attenuation basin, before infiltrating slowly into the ground.

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Our proposals will deliver high quality new homes and employment space that will respond sensitively to the context of the site and the character of the area. All buildings will be set amongst attractive landscaping and public realm.

A genuine mix of homes will be provided ranging from 1 bedroom apartments to 4 bedroom townhouses. The apartments will be positioned towards the north of the site to maximise views across the canalised section of the River Lea and to respond to the immediate context which consists predominantly of 3 storey commercial premises and a contemporary residential development with heights of up to 6 storeys. To promote the relationship with the River Lea and waterside living, a wharf style design approach has been adopted.

To create a strong frontage and to respond to the existing houses, three-storey town houses will front Marshgate Drive. To provide an intimate environment and to encourage a community to prosper, a residential cul-de-sac is proposed to the rear of the homes fronting Marshgate Drive. The level of affordable housing to be provided will be subject to viability and any other Local Planning Authority requirements.

Subject to market demand, flexible employment space will be located on the corner of Mead Lane and Marshgate Drive to provide an active frontage along Mead Lane and a corner architectural feature.



SOCIAL SUSTAINABILITY

St William have a social sustainability framework, which is intended to ensure that all new developments provide an excellent quality of life and a strong community, both now and in the future. The development has been designed in accordance with this framework, and covers social and cultural life, amenities and infrastructure, and the ability of residents to influence their local community.



WE WELCOME YOUR FEEDBACK

Thank you for taking the time to visit our public exhibition.

Your feedback is valued and we would encourage you to let us know your views by:

- Fill out a feedback form today and leave it with us;
- Call our Freephone information line 0800 148 8911;
- Write to us FREEPOST, MPC CONSULTATION (no stamp needed).
- Leave your comments on the feedback page of our website: www.hertfordgasworks.co.uk
- Email your thoughts and comments to info@hertfordgasworks.co.uk

NEXT STEPS

We will review all of the feedback received from the local community and consider this fully as our proposals are developed. We are aiming to submit a planning application for the redevelopment of the site to East Herts District Council in Autumn of this year.

St William is committed to community consultation and will keep the local community informed as the proposals progress.



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