

MANGROVE ROAD

HERTFORD

MASTERPLANNING FRAMEWORK



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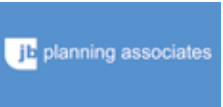
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01 Introduction

This Masterplanning Framework Document has been prepared on behalf of CALA Homes (North Home Counties) Limited in support of proposals for a high-quality residential development located to the south of Hertford; on a parcel of land situated to the west of Mangrove Road which has been allocated for housing within the East Herts District Plan 2018 (EHDP).

The Framework has been prepared in accordance with East Herts District Council’s masterplanning process, as set out in Policy DES1 of the EHDP. It has been collaboratively prepared by CALA Homes (North Home Counties) Limited in consultation with key stakeholders and following public participation.

In accordance with the provisions of Policy DES1, this document has been prepared in consultation with the local community following a comprehensive design process involving an appraisal of the site and its opportunities and constraints. The Framework illustrates how the scheme has evolved through the masterplanning process in response to discussions with local stakeholders.

The Masterplan provides the framework for creating a high-quality and sustainable development that seeks to achieve the Council’s objectives for the site as set out in Policy HERT5 of the EHDP. It provides the key design and layout principles and indicates the distribution of development, its relationship with surrounding development and access provisions. It further provides the approach to landscaping, street hierarchy, green connections and amenity space including the retention of the Hertford Green Finger area.



Image 1 - Bird's eye view of the HERT5 site.

02 Vision

As a design team, we aspire to deliver the very best in quality and design and to deliver an exemplary residential development that will enhance the local area and provide beautiful places to live. Our design ethos is shaped by the desire to create homes and communities that reflect and enhance their setting and meet the needs of modern family life. The Masterplanning Framework will seek to achieve these aspirations and shape the development to; -

Our Vision

Our vision is to deliver the very best in quality and design to create an exemplary residential development on the southern side of Hertford that will enhance the local area and provide beautiful places to live. Our design ethos is shaped by the desire to create homes and communities that reflect and enhance their setting and meet the needs of modern family life. The Masterplanning process seeks to achieve these aspirations and shape the development. Key elements include:

High Quality Design and Character

- Create a development that is sensitive to the surrounding townscape character.
- Variety of building types to create character areas that complement each other.
- Creation of a residential square that will provide an arrival space.
- Creation of an entrance green on the eastern edge of the site.
- Retention of existing high-grade trees where possible to maintain the site's verdant character.
- Key buildings at strategic locations.
- Dual aspect buildings on key corner plots.
- Suitable palette of materials to respect the character of the area.
- High levels of natural surveillance.
- Attractive public realm created through the careful use of surface treatment and paving, street tree planting, soft landscaping and high quality street furniture.
- Respect sensitive boundaries with neighbouring properties.

Sustainability

- A fabric first approach to energy conservation.
- A range of dwelling types to meet housing need.
- Provision of affordable housing.
- On-plot parking for houses to minimise impact on public realm.
- Apartments served by parking court.
- Secure and weatherproof means of cycle parking provision for all units.

Movement and Connections

- Create an integrated street hierarchy to help define character areas.
- Policy compliant car and cycle parking standards.
- Pedestrian routes that provide connectivity to the wider community including a green route providing access from Mangrove Road to the Green Finger open space.
- Delivering access arrangements and appropriate local highways mitigation measures with contributions towards wider strategic measures.
- Activate the residential frontage along this part of Mangrove Drive to help influence drivers' behaviour and act as a traffic calming measure.
- Sustainable transport measures, through improvements to the existing walking and cycling networks in the locality and through new provision – providing links with the adjoining area and the town centre.
- Upgraded pedestrian and cycle way along Mangrove Road.

Landscaping and Green Infrastructure

- Landscape-led approach at harmony with the existing verdant environment.
- Public amenity greenspace buffer through retention of existing treed area between the built development on the eastern portion of the site and the open space occupying the western portion of the site to allow for the preservation of the Hertford Green Finger – which will remain in the Green Belt.
- Network of multi-functional green spaces consisting of natural and semi-natural features.
- Enhance access to green spaces through new links including provision of a green route along the southern edge of the site which utilises the existing tree belt.
- Public open space within the site, including the provision of a play area and opportunities for outdoor health and fitness activities.
- Naturalistic play features.
- Retention and reinforcement of mature trees and hedgerows around the site perimeter wherever possible.
- Sustainable Drainage Systems (SuDs) that are designed to integrate harmoniously with the surrounding landscape.
- Ensure measures are in place to allow adequate future maintenance and management of open space areas.

Built Heritage

- Development that is compatible with, and complements, the nearby Grade I Balls Park and its Grade II Registered Garden.
- A built form that respects the character of the Hertford Conservation Area in which the site is located.

Wildlife

- Biodiversity enhancement through retention of existing habitat including the Green Finger open space and provision of new green infrastructure.
- Ecological buffer along the southern edge of the site utilising the existing tree belt.
- SuDs which are designed to enhance ecology.

03 Site Location

The site is a 15 minute walk from Hertford Town Centre and the attractive and vibrant retail areas on The Wash and St Andrew Street.

There are frequent main line railway services into London Kings Cross (1 change) or Moorgate from Hertford North Station which is an approximate 30 minutes walk (10 mins cycle) from the site. Hertford East Station is an approximate 15 minutes walk from the site and this provides regular main line services into London Liverpool Street.

Vehicular connectivity to the site is good with direct access to the A414 which connects with the A10 to the east and provides links to Cambridge and London. To the west, the A10 connects with the A1(M) between Welwyn Garden City and Hatfield.

To the east of the site lies Balls Park which is a Grade I listed building set within a Grade II listed park and garden.

The site is also within the Hertford Conservation Area.

Image 2 - Key Diagram for Hertford (taken from East Herts District Plan 2018)

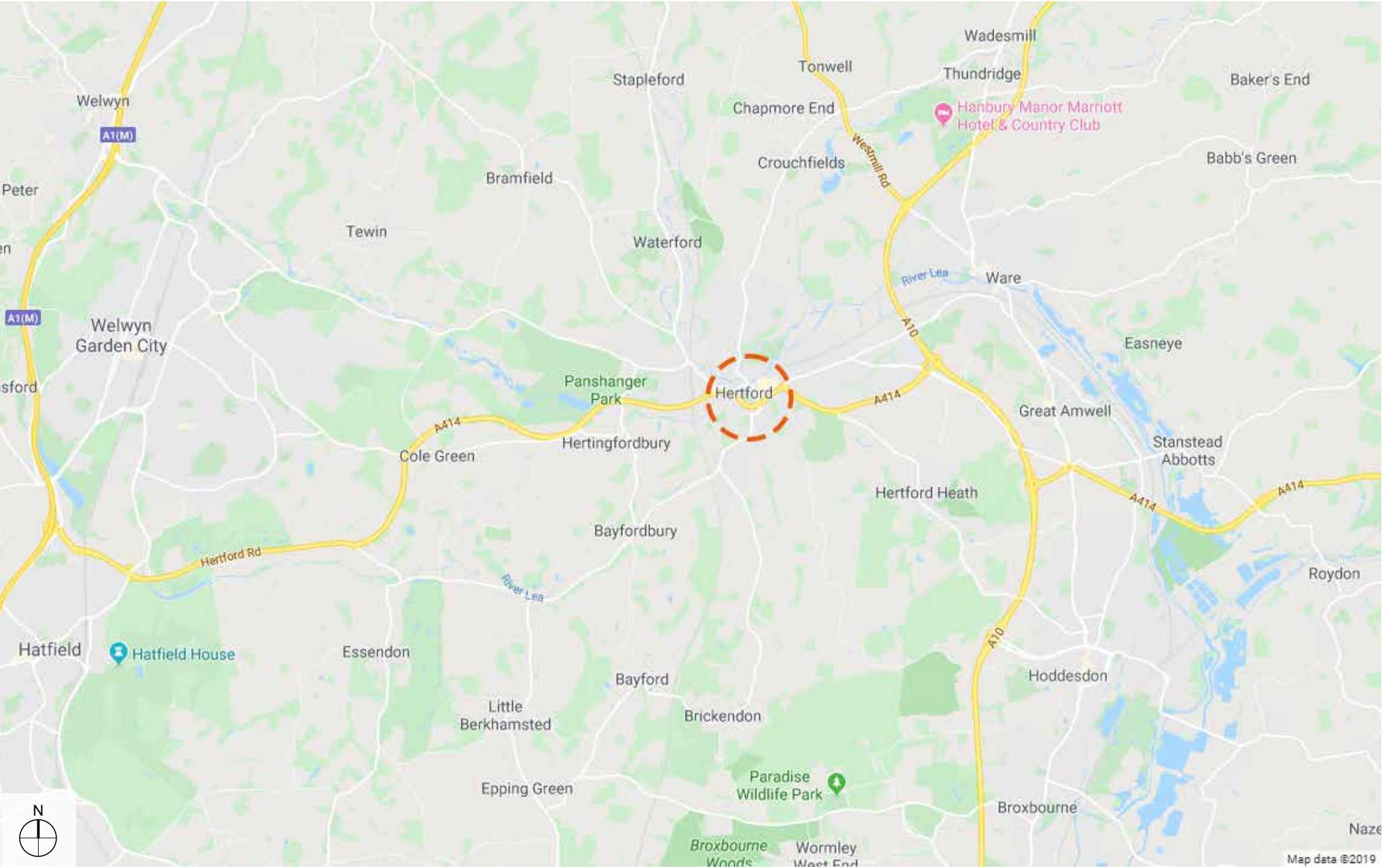
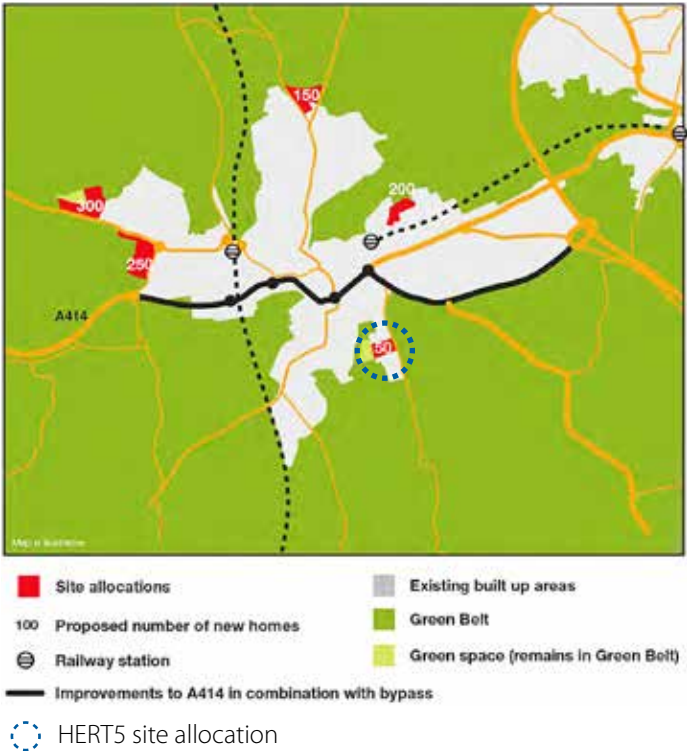


Image 3 - Location of Hertford (base image taken from Google Maps)



Image 4: Aerial photo of the surrounding context around the HERT5 allocation.

04 Movement and Connections

This map highlights the location of the site in relation to the surrounding movement network and the accessibility to the public transport services.

The Hertford South Circular Cycle Route passes the site along the Mangrove Road Frontage which connects with Ware Road approximately 800m to the north.

A variety of regular bus services are within easy walking distance and Hertford East Railway station is approximately 1km directly north of the site.

Key

HERT5 site allocation

Hertford Cycle Route -
Section of the Hertford
South Circular

400m travel radii

800m travel radii

1000m travel radii

Hertford

333

Buses run generally at least hourly between
0800 and 1800, Mondays to Fridays

641

Buses run less often than above

310

Bus route terminus

Direction of travel

National Rail station

Electronic Passenger Information Point

0 1/2 mile 1 kilometre

PLEASE NOTE:
Express and commuter coach services and bus services/journeys that operate
specially on school days are not shown. Where known, forthcoming changes to bus services are
included. For subsequent changes please visit www.hertford.gov.uk or telephone
traveline 0800 200 2233 (Calls cost 1p per minute plus your phone company's access charge.)
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A detailed map of Hertford, UK, illustrating the location of a site allocation (highlighted in red) in relation to the surrounding transport network. The map shows the Hertford South Circular Cycle Route (dashed brown line) and various bus routes (solid lines with route numbers). Key locations include Hertford North, Hertford East, Hertford Town FC, County Hall, Police Station, Richard Hale School, Simon Ball School, and Hertford East Railway Station. Walking distances from the site allocation are indicated by concentric dashed circles: 400m (cyan), 800m (blue), and 1000m (dark blue). A scale bar at the bottom left shows distances in miles and kilometers. A north arrow is located at the bottom center. A text box at the top center provides contact information for Hertford Bus Station: terminating: 10.308.310.331, 341.351.378.379.380.383.384, 390.396.641.H1.M3.M4, calling: 333.341.388.390, 395.641.724.H3.H4.

Image 5 - Hertford bus route map with walking distances illustrated from edge of site

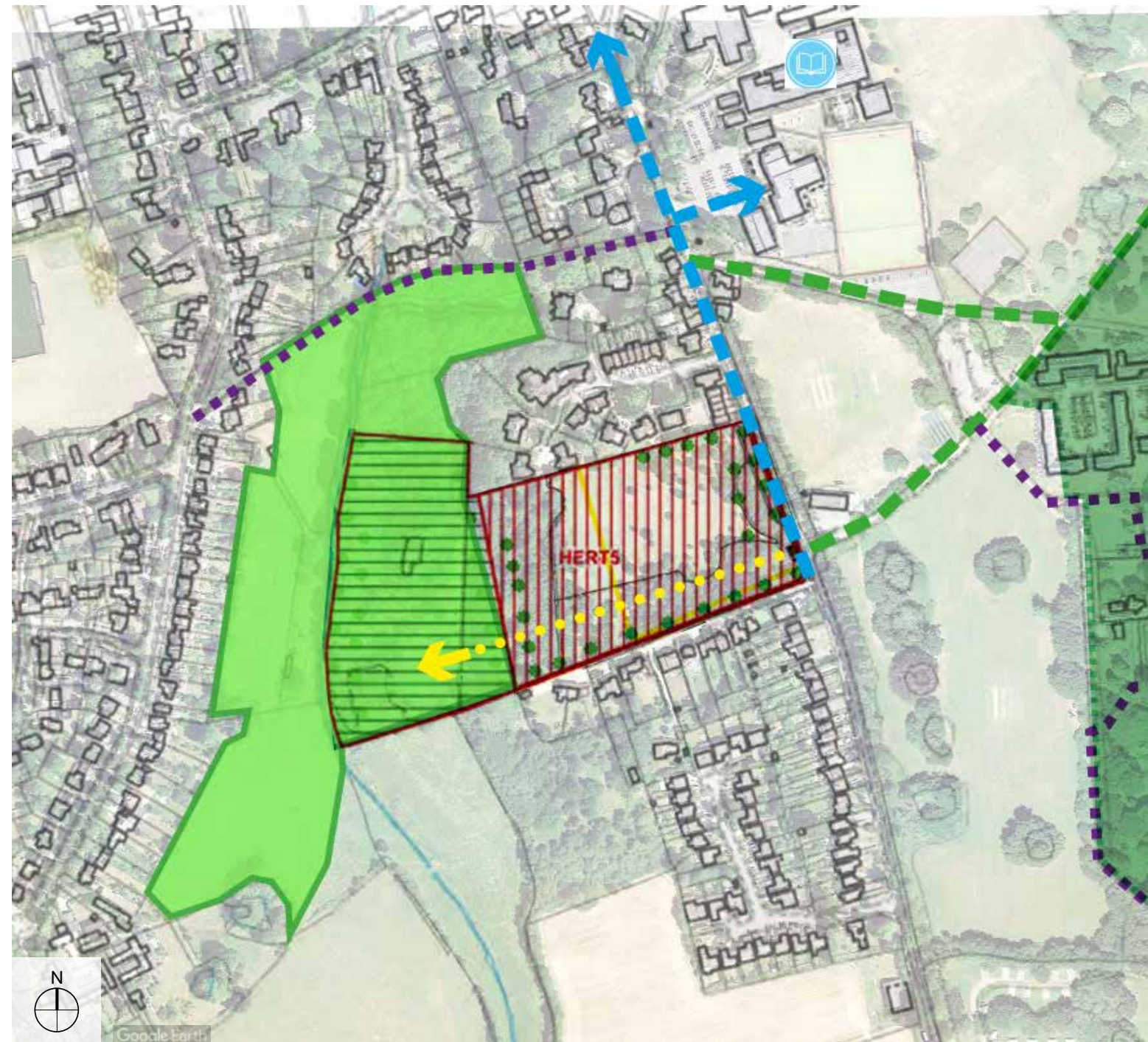
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05 Planning Policy

The site is allocated for residential development in the East Herts District Plan 2018 under reference 'HERT5 - South of Hertford'.

Policy HERT5 identifies the following provisions and issues to be addressed by the development:

- A range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);
- Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- Demonstration of the extent of the mineral that may be present and the likelihood of prior extraction in an environmentally acceptable way has been fully considered;
- Development that is compatible with, and complements, the character of local heritage assets and designations, including, inter alia, the adjacent Grade I Balls Park and its Grade II Registered Garden;
- Necessary new utilities including, inter alia: integrated communications infrastructure to facilitate home working;
- Access arrangements and appropriate local (with contributions towards wider, strategic) highways mitigation measures;
- Encouragement of sustainable transport measures, both through improvements to the existing walking and cycling networks in the locality and through new provision, which should also provide links with the adjoining area and the town centre (including, inter alia, an upgraded pedestrian and cycle way along Mangrove Road to Simon Balle School), and enhanced passenger transport services;
- Landscaping and planting, both within the site and peripheral, which responds to the existing landscape and complements development, as appropriate;
- Public open space within the site, including the provision of a play area and opportunities for outdoor health and fitness activities, as well as space for wildlife;
- Quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity. This should include, but not be limited to, the provision of a public amenity greenspace buffer (which will remain in the Green Belt) between the development and Hagsdell Stream to allow for the preservation of that part of the Hertford Green Finger. This shall include the existing treed area at the higher level, the tree belt at the lower level, and the sloped area of land between them leading towards Hagsdell Stream, and should also provide for public pedestrian access from Mangrove Road along with the protection of any public rights of way and other public access routes running through or on the boundaries of the site;
- The delivery of all other necessary on-site and appropriate off-site infrastructure; and
- Other policy provisions of the District Plan and relevant matters, as appropriate.



- Key
- Simon Balle School
 - Balls Park and Gardens (boundary as per Historic England List Entry No: 1000523)
 - Important Open Space (taken from Hertford Conservation Area Appraisal)
 - Public Footpath
 - Bridleways
 - Pedestrian Movement Link
 - Potential Public Access to Western Open Space

Image 6 - HERT5 Site location overlaid onto Google aerial

06 Hertford's Green Fingers

Hertford is shaped by four rivers with their associated wetland which penetrate the built-up areas. They extend beyond the boundaries of the town as homogeneous areas of high-quality landscape, each with its own common form and character. These 'green fingers' are areas of undeveloped land are bounded on either side by the radiating urban development.

Hertford Civic Society published its first Green Fingers Report in 1976 advocating measures to protect these green fingers. Subsequently the local planning authority adopted the green finger concept which has been carried through to the most recent 2018 plan, identifying the boundaries of four fingers with a view to giving special consideration to any proposals for changes within these boundaries.

The green fingers represent environmental assets for the benefit of local people. They are also important ecologically as they help to support a range of flora and fauna. It is the Council's objective to ensure their continued existence and this is recognised through their designation as Local Green Spaces and through the objectives of Policies CFLR1 and CFLR2 of the East Herts District Plan 2018.

The HERT5 site is fairly unique in that it incorporates part of one of the town's Green Fingers and provides an opportunity for access into this area, which incorporates Hagsdell Stream, to be improved through the formation of new links. As well as improved accessibility, the development will seek to enhance the Green Finger's amenity and wildlife value, in accordance with the objectives of paragraph III(j) of Policy HERT5 of the East Herts District Plan 2018.

The existing treed area located between the built development area on the eastern portion of the site and the open space occupying the western portion of the site will be retained to allow for the preservation of the Green Finger – which will remain in the Green Belt.

Key

HERT5 site allocation

Hertford Green Fingers (East Herts District Plan Online Mapping 2018)

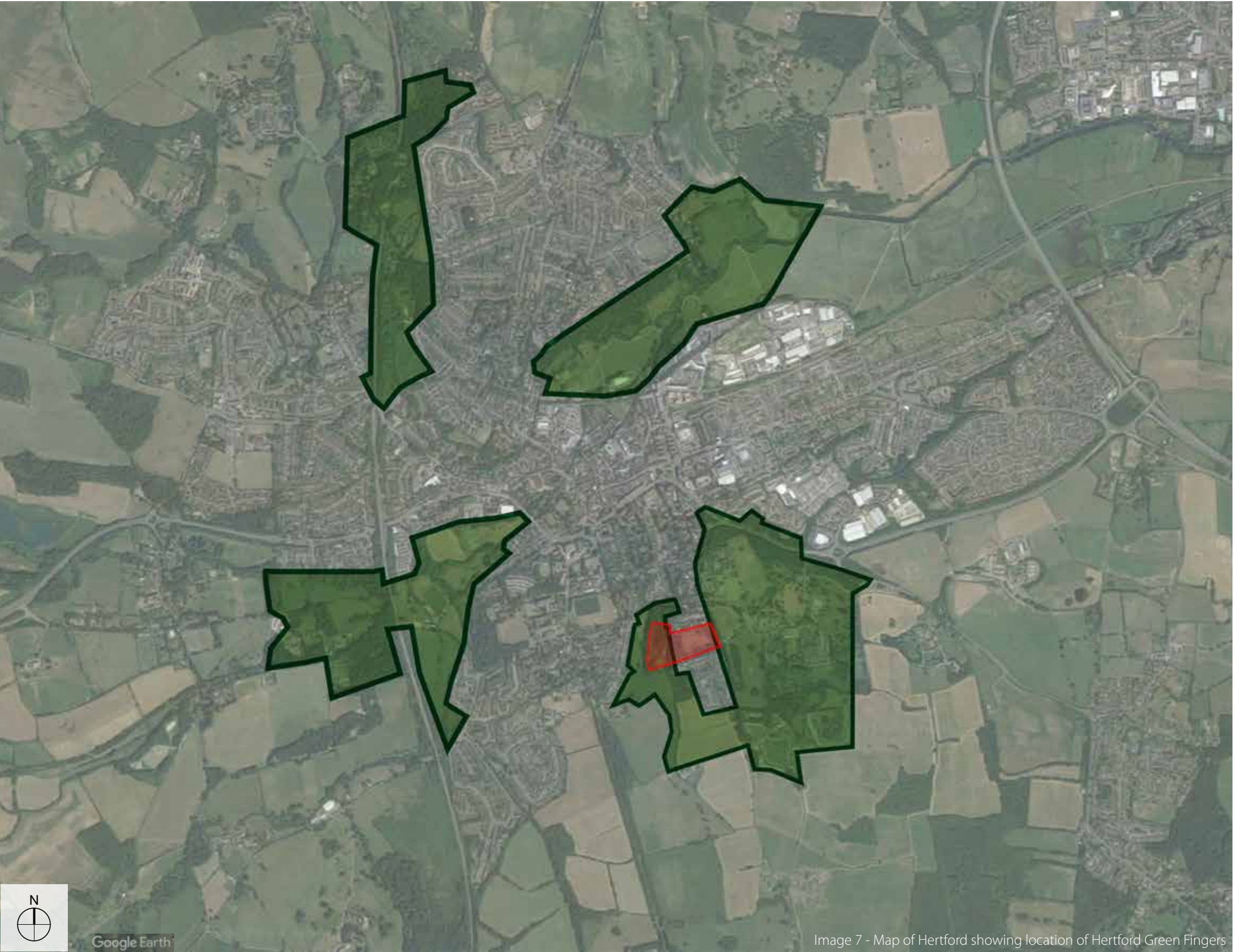


Image 7 - Map of Hertford showing location of Hertford Green Fingers

07 Built Heritage

The site is located within the Hertford Conservation Area and is close to the Grade I Balls Park and its Grade II registered gardens. CALA has commissioned a Heritage Consultant who will assist in the development of the layout and prepare a Heritage Statement that will accompany the planning application submission.

The extent of the Conservation Area and notable features contained within it are shown within Image 8.

New buildings will be designed to respect the site's historical setting and heritage assets. The proposed development will respond to the scale, massing and appearance of the existing surrounding development, ensuring that the site suitably integrates with its context (further detail on local context is provided in sections 10 Local Context & 12 Immediate Surrounding Context and images shown in sections 11 & 13).

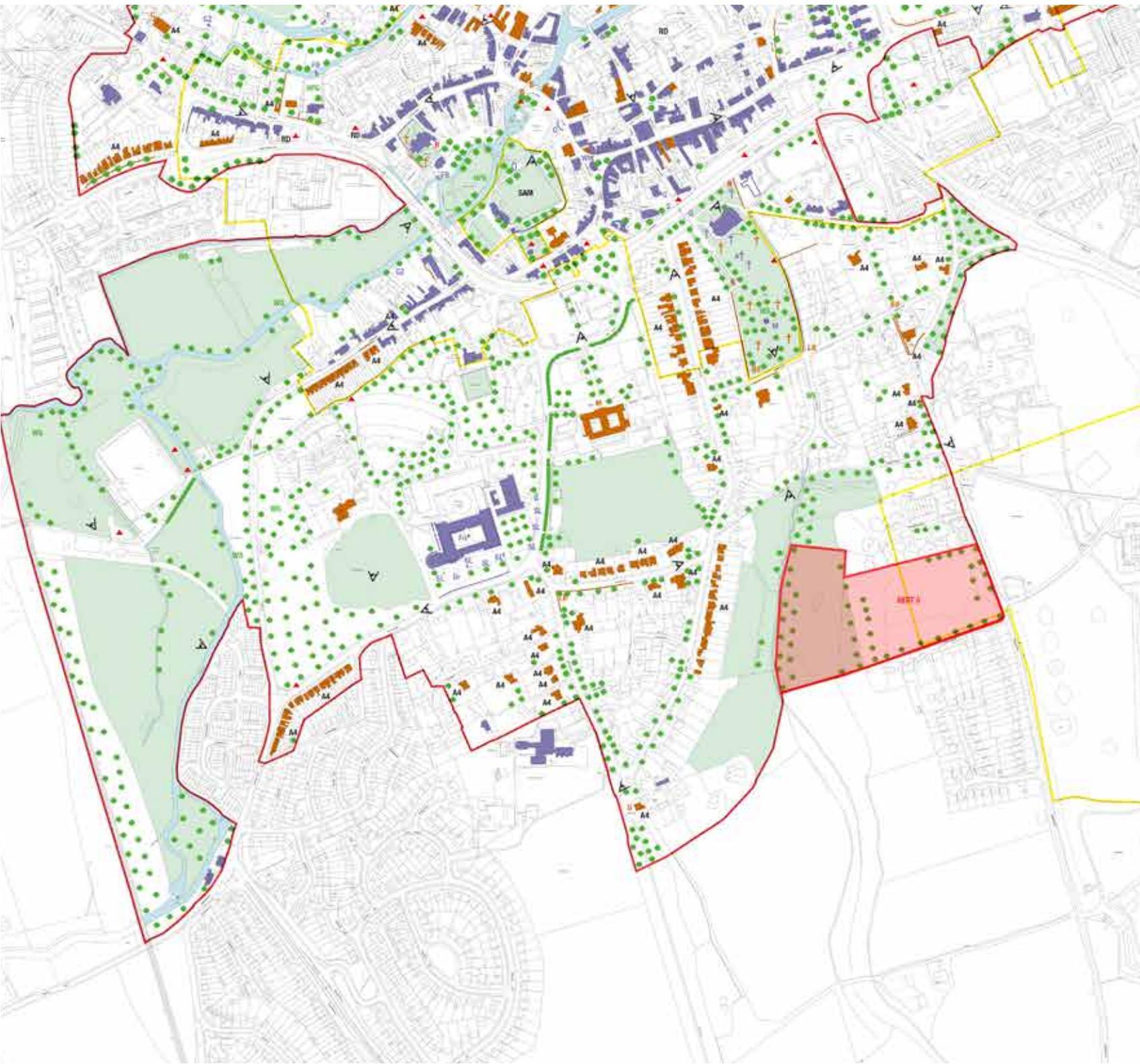
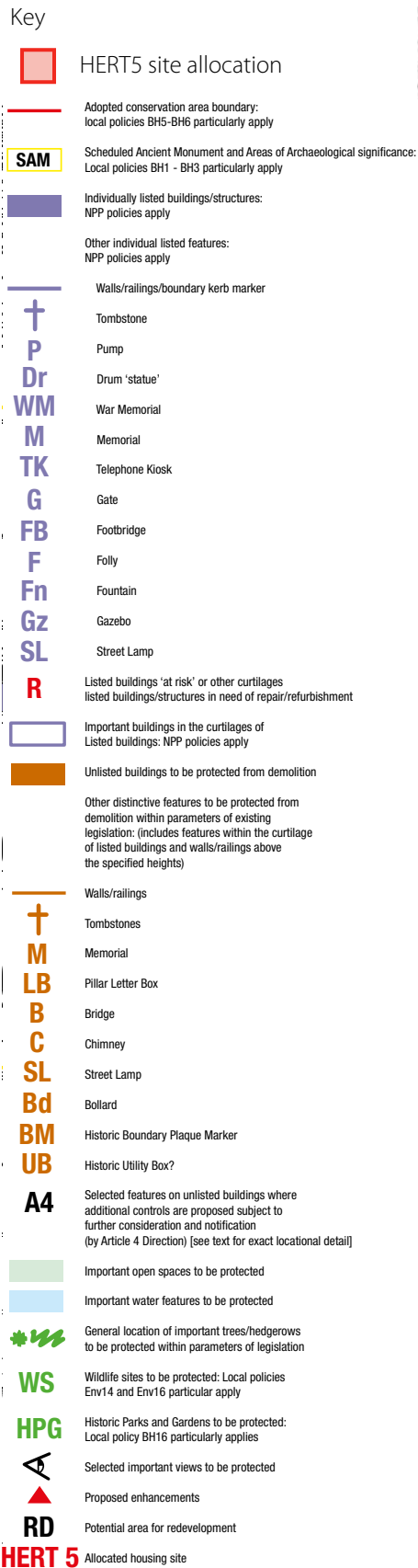


Image 8 - Hertford Conservation Area Appraisal and Management Plan

08 Site Analysis

Location and Site Context

The aerial image and photographs in Section 08 provide a snapshot of the immediate surrounding environment and the distinctive, verdant character of the site. A variety of semi-mature and mature trees provide a strong green edge to the western and southern boundary with a particularly impressive line of Beech trees which separate the HERT5 development area to the east and the area of green space to the west.



Image 9 - Bird's eye view of the HERT5 site with photo locations.

09 Site Photographs



10 Site Analysis

Existing Site

Ecology

Initial surveys have been undertaken and further surveys are still taking place. These have influenced the location of buffer zones on the eastern, southern and western sides of the site and the pulling back of development from these areas.

The proposal will seek to provide a net gain in biodiversity across the site with the provision of new and replacement habitats.

Full Ecological Surveys and Reports will be submitted alongside the planning application.

Tree Survey

A Tree Survey covering the extent of the site has been undertaken. This records the individual and groups of trees on the site and categorises them into four groups depending on the quality of the tree and its impact on the surrounding streetscene. The Tree Survey will influence the positioning of the development of the site.

Discussions have been held with our Arboricultural Consultant and the Councils Tree and Landscape Officer to discuss the results of the Survey and which trees could be removed on the site to facilitate the development. Engagement with Officers will continue as the proposals progress.

High quality tree specimens will be retained wherever possible and incorporated into the development as part of the over-arching landscaping masterplan. Extensive new tree planting will also take place as part of the development of the site.



- Key
- HERT5 Site Allocation
 - Location of Existing Site Access
 - Existing Trees - Category A
 - Existing Trees - Category B
 - Existing Trees - Category C
 - Existing Trees - Category U
 - Existing Trees - Survey to be Finalised
 - Existing Trees - Tree Group
 - Existing Trees - Root Protection Areas
 - Topographic Levels
 - Hagsdell Stream
 - Surrounding Buildings
 - Direction of Slope
 - Dis-used Sports Surface with Base Intact

Image 10 - Topography and location of trees on the site.

11 Opportunities and Constraints

Following the physical and policy analysis of the site, this diagram has been prepared to illustrate the main opportunities and constraints which has influenced the development of the Masterplanning Framework.



Image 11 - Opportunities and Constraints Diagram

12 Landscape Concept

This diagram has been prepared to set out the landscape design aspirations which will influence the development of the Masterplanning Framework.



- Key
- HERT5 Site Allocation
 - Location of New Pedestrian and Vehicular Access
 - Retaining Existing Vegetation and Ecology
 - Ecological Buffer
 - Entrance Greens
 - Residential Square
 - Treelined Thoroughfare (including Semi-Mature Trees within the Public Domain)
 - Green Links
 - Green Route in Open Space
 - Positive Frontages Overlooking Public Areas
 - Rear Gardens
 - Primary Landscape and Activity Routes
 - Vehicular Accesses into Site from Mangrove Road
 - Pedestrian Access to the Site to Wider Community and Landscape
 - Local Play Areas

Image 12 - Landscape Strategy Diagram

13 Consultation

As part of the masterplanning process, consultations have been held with various statutory bodies and the public to discuss the development of the masterplan for the site. To date the following consultations have taken place.

Pre-Application meeting with East Herts District Council planning officers

At this meeting, which took place on 22nd May 2019, the principle of the masterplan was discussed and the masterplanning process agreed including the presentation to the Shaping Hertford Steering Group.

Shaping Hertford Steering Group Meeting

Masterplan concept drawings were presented to the Shaping Hertford Steering Group on the 2nd September 2019. At this meeting the following items were discussed:

- The principle of the masterplan
- Overlooking concerns to dwellings along Mangrove Drive and along the northern boundary to Ashbourne Gardens
- The design, use and management of the open space and Hagsdell stream in the western part of the site
- Vehicular traffic and speeds along Mangrove Road; The management of the vegetation and trees along Mangrove Road and
- Dwelling numbers

Second Pre-Application meeting with East Herts District Council planning officers

A second pre-app meeting took place on 29th July 2019 to discuss scoping findings, the masterplan process and timeframes.



Image 13 - Initial masterplan concept drawing presented at the Shaping Hertford Steering Group Meeting

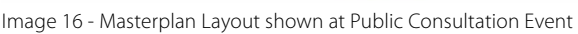
A public consultation event was held at Hertford Cricket Club on the 16th October 2019 in which 127 people attended the exhibition.

At this exhibition attendees were asked to complete a feedback form with five questions. As of 28th October 2019, we have received:

- In addition to the feedback forms 26 post-it notes with additional comments were placed on the proposed masterplan board at the exhibition.



18



Consultation with residents at Ashbourne Gardens

A private meeting was held between CALA homes and those residents living along the northern boundary of the site in Ashbourne Gardens on the 1st November 2019. Its purpose was to discuss proposed options of how the masterplan would relate primarily to numbers 12 - 23 Ashbourne Gardens (see adjacent Images 19 - 21). At this meeting, the topics discussed included the treatment of the northern boundary and the back to back distances to the existing dwellings.

Feedback from all the above consultation events has helped the design team develop the masterplan.

Development Design Team Workshop

On the 7th November 2019, following the Public Consultation Event, the Development Design Team gathered to review the feedback received.

Letters sent to Aldwyck Housing residents in Ashbourne Gardens

On the 14th November 2019, CALA sent letters to the residents of Aldwyck House at Ashbourne Gardens. CALA have yet to receive a response back.



Image 17 - Option 3

Second Shaping Hertford Steering Group Meeting

A revised masterplan was presented to the Shaping Hertford Steering Group on the 19th November 2019 . At this meeting we discussed the following items:

- The principle of the masterplan
- Overlooking concerns to dwellings along the northern boundary to Ashbourne Gardens
- The design, use and management of the open space and Hagsdell stream in the western part of the site
- Removal of category C & U trees on the development site on the proposed layout
- Management of construction traffic
- The provision of a formal play area
- Access along Mangrove Road and how this reduces vehicular speeds along the road and
- Dwelling numbers, types and height

Third Pre-Application meeting with East Herts District Council planning officers

A revised masterplan was presented to the planners on the 5th December 2019. At this meeting the team discussed the following items:

- Boundary treatment along the northern perimeter to Ashbourne Gardens
- Sustainability
- The design, use and management of the open space and Hagsdell stream in the western part of the site
- Tree frontage along Mangrove Road and access through them
- Proposed building heights
- The location of the play area and
- Dwelling numbers



- Key
- HERT5 Site Allocation
 - Retained Existing Vegetation and Ecology
 - Primary Route
 - Residential Road (Shared Surfaces)
 - Private Drives
 - Creation of Green Pedestrian Route Along Southern Boundary
 - Creation of Green Pedestrian Route Meandering Through Open Space
 - Location of New Vehicular and Pedestrian Access
 - Retention of Existing Vehicular Access
 - Location of New Vehicular Access
 - Tree Lined Route (Including Semi-Mature Trees within the Public Domain)
 - Entrance Green
 - Creation of Residential Square
 - Building Frontage
 - Location of Key Buildings

Image 18 - Revised illustrative masterplan presented at the second Shaping Hertford Steering Group Meeting

14 Design Principles

Following the second Shaping Hertford presentation, a few further minor changes to the final masterplan were incorporated to take account of comments raised at the meeting. This is the final masterplan which is explained as follows.

The masterplanning process is underpinned by a clear and concise response to the opportunities and constraints of the site and to ensure the proposed development will make a positive contribution to the existing character of the neighbourhood. The following design principles are the ‘golden thread’ to the masterplan.

1. The retention of a verdant frontage which maintains the rural character to Mangrove Road
2. A simple legible and coherent movement strategy that is easy to navigate
3. Landscape and Ecology – The primary street will lead into the site with an arrival space with houses that will ‘frame the space’. Roads, streets and paths will incorporate trees, verges and landscaping to integrate the housing area with the surrounding development. A green route along the southern boundary and along the line of Beech trees will promote biodiversity and create an opportunity for informal play. The fringes of the development will combine existing tree and hedge planting with new tree, hedge and shrub planting to create a ‘leafy green’ character offsetting new low density detached housing

4. Public Open Spaces – The large area to the west of the line of beech trees will be retained as open space. Appropriate footpath links will ensure the space will remain accessible to not only the future residents of the development but also to the surrounding community as required by the HERT5 policy
5. Layout - Dwellings will be designed to overlook roads, footpaths and open spaces providing natural surveillance and active frontages to all areas in the best practice of secure by design philosophy. The built form will include focal buildings in key locations and buildings designed to ‘turn the corner’. Density will be fairly consistent throughout the extent of the site. A key aim will be to avoid a development dominated by cars by ensuring that parking can be accommodated on plot or within off-road parking courts
6. Building Heights - The maximum height of buildings will be 3 1/2 storeys with the majority being between 2 – 2 1/2 storey
7. Frontages - Respond to their respective locations. The emphasis will be on subtle variation to ensure that the development as a whole maintains a cohesive identity
8. Living Conditions - The residents health and well-being will benefit with the provision of good living conditions that will include suitable amenity spaces and appropriate separation distances between developments



- Key
- HERT5 Site Allocation
 - Retained existing vegetation and ecology
 - Primary route
 - Residential road (shared surfaces)
 - Private Drives
 - ↔ Creation of green pedestrian route along southern boundary
 - ↔ Creation of green pedestrian route meandering through open space
 - Location of new vehicular and pedestrian access
 - Retention of existing vehicular access
 - Potential location of new vehicular access
 - Tree lined route (including semi-mature trees within the public domain)
 - Entrance Green
 - Creation of residential square
 - Building frontage
 - Location of key buildings
 - Potential location of SUDS
 - Potential location of local play areas

Image 19 - Proposed masterplan

15 Landscape Strategy

The development layout will seek to conserve the site’s existing perimeter hedges and trees where possible. A robust and thorough survey has been undertaken along with detailed discussions with the Local Authority’s Tree Officer with a view to retain as many trees as possible that are in good condition and have sufficient life expectancy.

The existing landscape features will be reinforced by high quality landscaping and the introduction of new hedgerow and tree planting in and around the built form (Policy DES3). This strategy of proposed vegetation will assist in enhancing existing landscape features and help assimilate the new development into the existing environment and also the wider landscape.

The landscape proposals include the following:

- Existing trees to the boundaries will be protected and managed to enable them to reach their full life expectancy.
- Where required, additional native tree and shrub planting will take place to provide a buffer around the edge of the site; forming a transitional area between the development proposals and existing vegetation.
- Access from Mangrove Road will be carefully considered given the existing vegetation and it is intended to provide a natural greenspace of high quality forming a focal point to the frontage of the development that is adjacent to the access points.

- All areas of greenspace within the site will be well overlooked by properties to ensure that they are attractive and safe to use.
- The site opens up access to the beautiful, large and impressive woodland to the west of the site. Access will be carefully considered and management of this area will enable the woodland to be utilised whilst fully respecting existing eco-habitats.
- The design of the publicly accessible open space will provide the following benefits:
 - Encourage biodiversity
 - Landscape and sustainability benefits;
 - Create amenity value
 - Enhance existing hedges and trees with additional landscape elements to provide a mix of habitats.

Views of the site are localised due to topography, built form and vegetation. However, there are a number of short and medium distance views from the site to the countryside to the west. Views into the site will be minimal due to the existing vegetation along the buffers to the edge of the site; due consideration will be given to design, scale, form, layout and landscaping which will minimise the visual impact of the development (Policy DES2).

SuDS and wildflower areas



Play area



Street trees



Boundary native tree and shrub planting



16 Design Aspirations

Local Context

These images are provided to illustrate the architectural character of the outlying area of the site which will provide a key to the detailed development of the residential buildings once the Masterplanning Framework is approved. The site falls within the boundary of the Hertford Conservation Area. Mangrove Road is incorporated within Area 4 (as identified by the Hertford Conservation Area Appraisal and Management Plan) which includes All Saints Church, Queens Road, Mangrove Road, Highfield Road and Morgans Road. These are highlighted on the adjacent plan.

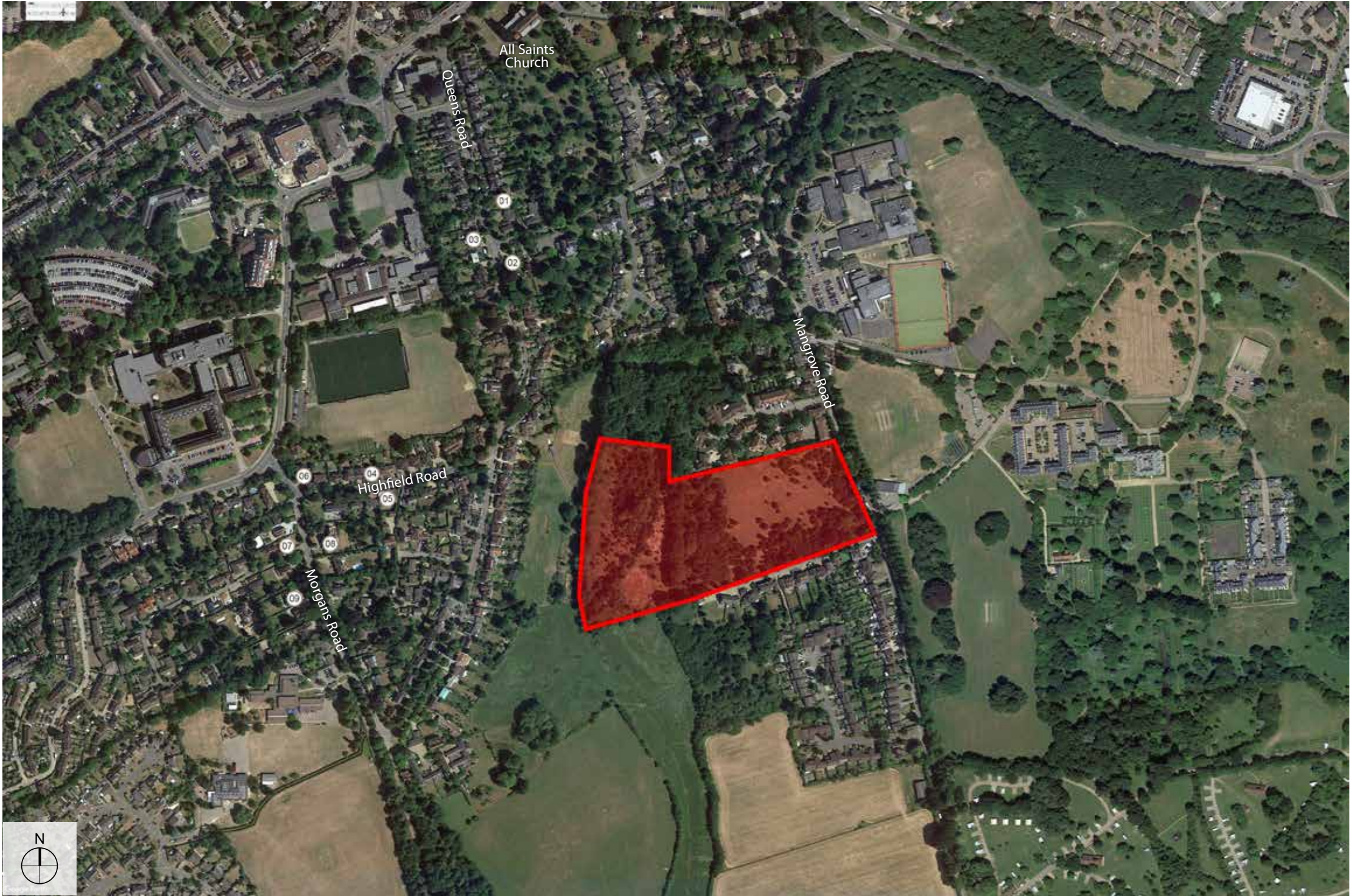


Image 20 - Aerial of the HERT5 site with photo locations.



Immediate Surrounding Context

These images are provided to illustrate the architectural character of the immediate area surrounding the site, providing reference into the detailed development of the residential buildings once the Masterplanning Framework is approved. The areas include the residential developments along Mangrove Road, Ashbourne Gardens and Mangrove Drive.

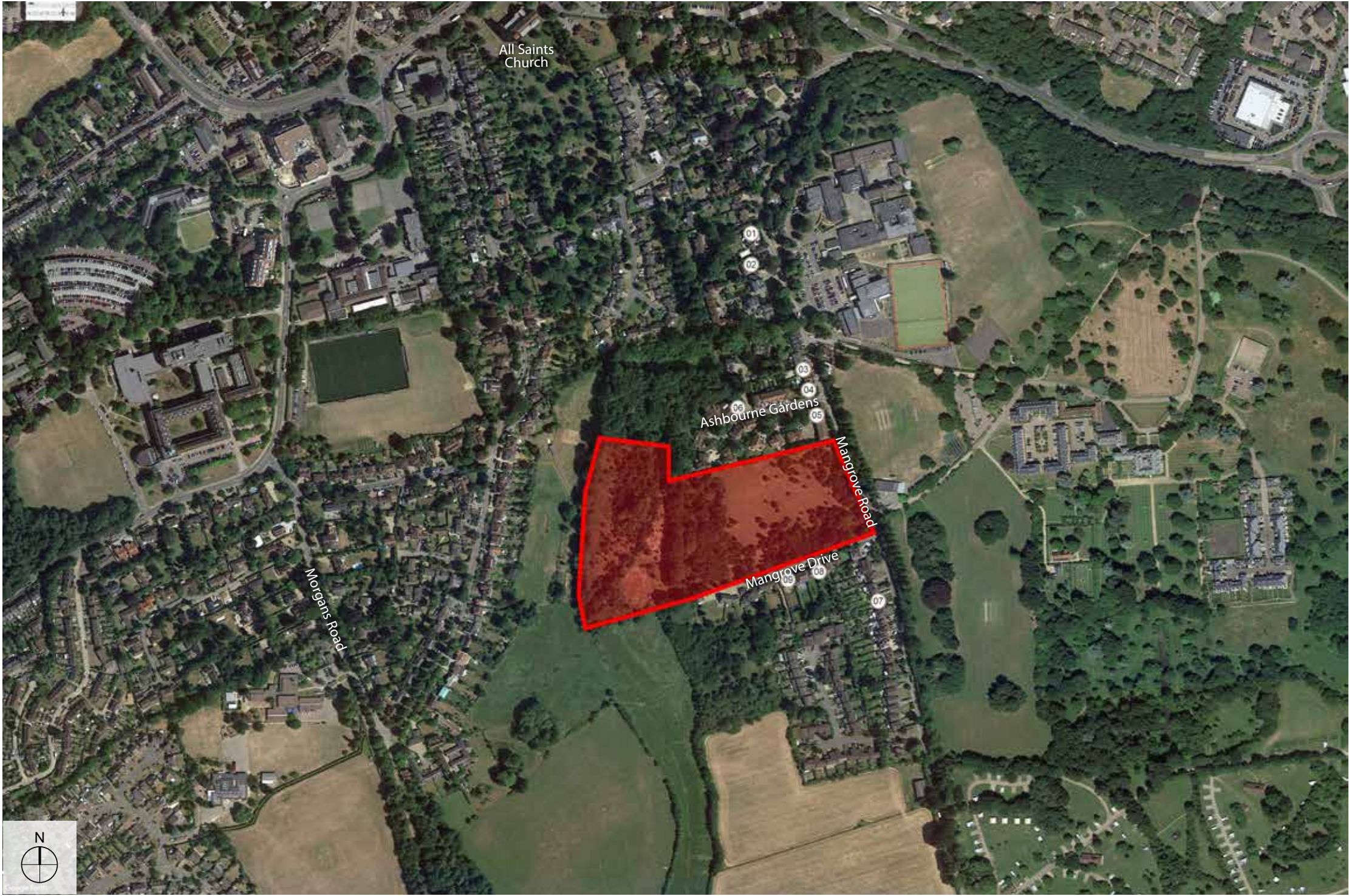


Image 21 - Aerial of the HERT5 site with photo locations.



For many, the name CALA is synonymous with home.

CALA make homes that people love to live in and are proud to have earned an excellent reputation with customers.

CALA build on principles of exceptional design and quality. From stylish waterfront apartments to rural retreats, CALA homes offer true value.

Properties with a sense of place

For CALA, the design of a home doesn't stop at the door. CALA are passionate about sustainable and inclusive communities. CALA homes look good together, mature well over time and sit well within their surrounds.

At Mangrove Road, the Masterplanning Framework will provide the strategic blueprint for the detailed design stage which will create;

- A landscape led approach through the provision of an exceptional quality landscape framework.
- The development of a cohesive character which makes a positive response to the Hertford Conservation Area and the setting of Grade I Balls Park and its Grade II registered gardens.
- The delivery of open market and affordable housing to meet local needs.
- Fully accessible dwellings built to the highest standards.
- An integrated network of public open spaces.
- A comprehensive SuDS strategy.
- An imaginative play provision within the landscaped setting.
- Policy compliant car parking and cycle storage.
- A highly legible road, cycle and footway network incorporating shared surfaces.
- Design and construction methods which will deliver energy efficient housing to meet best practice.
- High speed broadband through FTTP provision subject to existing infrastructure.



Image 22 - Photo of completed CALA development Balls Park, Hertford



Image 23 - Photo of completed CALA development Sopwith Grange, Duxford



Image 24 - Photo of completed CALA development Comic Meadows, Pirton



