

# Introduction

## Kytes Drive, Watford

Welcome to the public consultation event summarising the redevelopment proposals for Kytes Drive. These are being promoted by Anchor, the existing owner of the site and the largest provider of specialist housing and care for older people in England. Anchor are proudly not-for-profit, which means profits made are reinvested into their properties and services, building more and innovating for the future so that people can have a home where they love living in later life.

Whilst Kytes Drive is a unique and thriving community, Anchor has identified significant opportunities for rejuvenation. This includes the preservation of the Grade II Listed Kytes House; improving the accessibility and biodiversity of the existing landscape; replacing structurally deficient bungalows with fit-for-purpose, energy efficient homes; and fostering intergenerational communities via much needed affordable & sustainable retirement homes.

Today's event provides an overview of the development and an opportunity to meet with members of the project team, who are available to answer any questions you may have about our plans for the site. We would like to hear the views of residents and local neighbours on the ongoing proposals.



Have your say.  
All boards have a QR  
Code linking to online  
feedback forms



View looking north towards Kytes House and central open space



# Main Site Plan

## Kytes Drive, Watford

### Summary of Proposals

There are 56 existing dwellings on the site and the proposal will include a total of 146 dwellings when complete, comprising:

- 43 Re-provided Accessible Dwellings (Socially Rented)
- 10 Refurbished Dwellings in the Grade II Listed Kytes House
- 2 Dwellings in the converted Stable Barn Outbuilding
- 71 new Independent Living Apartments (Affordable)
- 20 new Market Sale Dwellings

The development will be delivered in three phases to minimise disruptions to existing residents during construction, and specific needs of each existing resident will be taken into account.



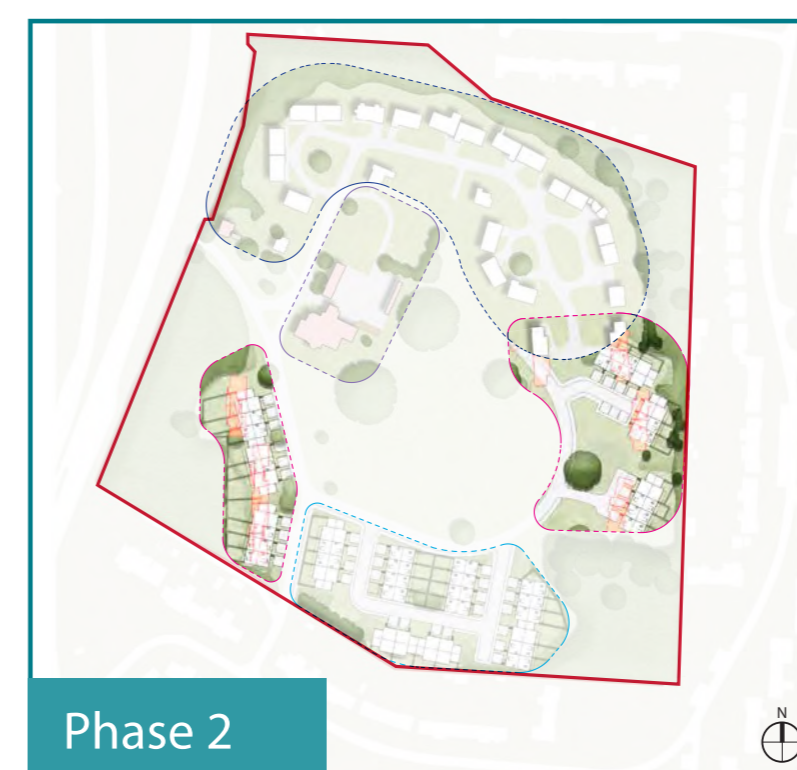
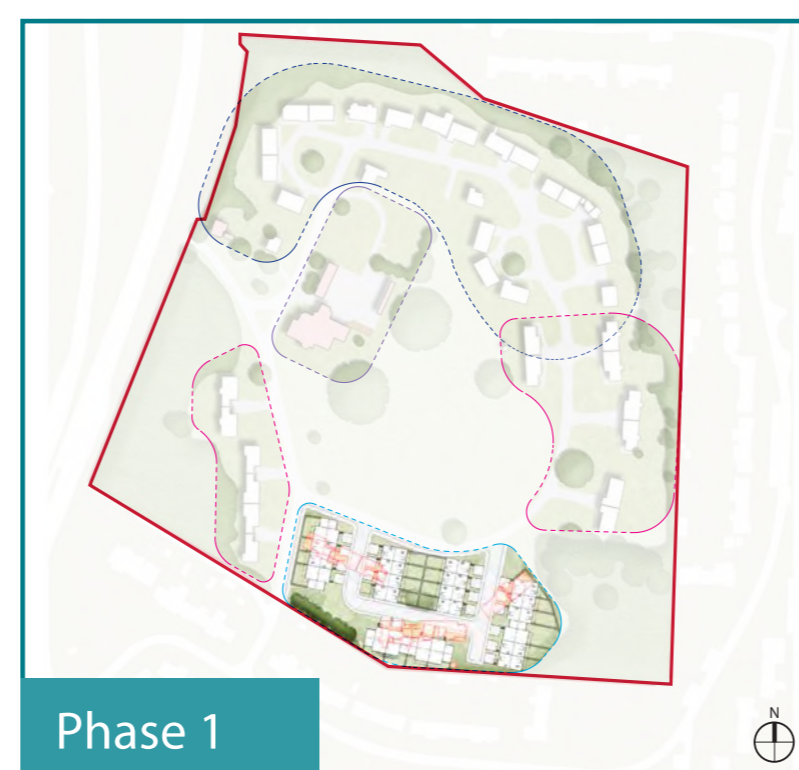
#### Buildings Key

- 1 Kytes House (refurbished)
- 2 Stable (converted)
- 3 Store
- 4 Assisted Living Building
- 5 Accessible Cottages
- 6 Accessible Bungalows
- 7 3 Bed Open Market House
- 8 4 Bed Open Market House

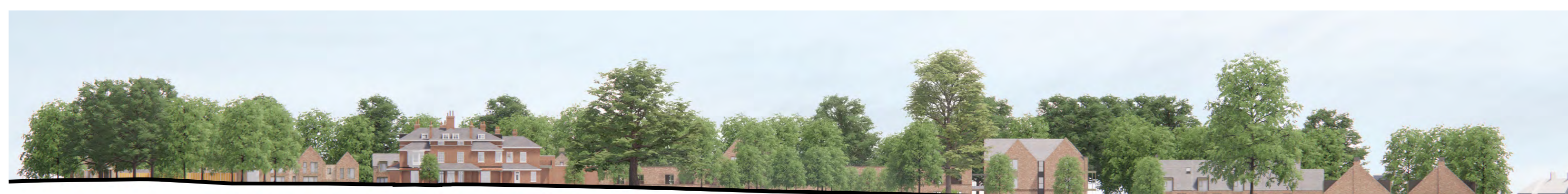
#### Landscape Key

- 1 Arrival Gateway
- 2 Central Open Space
- 3 Kytes House Courtyard
- 4 Communal Courtyard
- 5 Shared Gardens
- 6 Orchard
- 7 Suds Basin
- 8 Feature Planting

### Site Strategy - Phasing



### Site Sections



Looking North

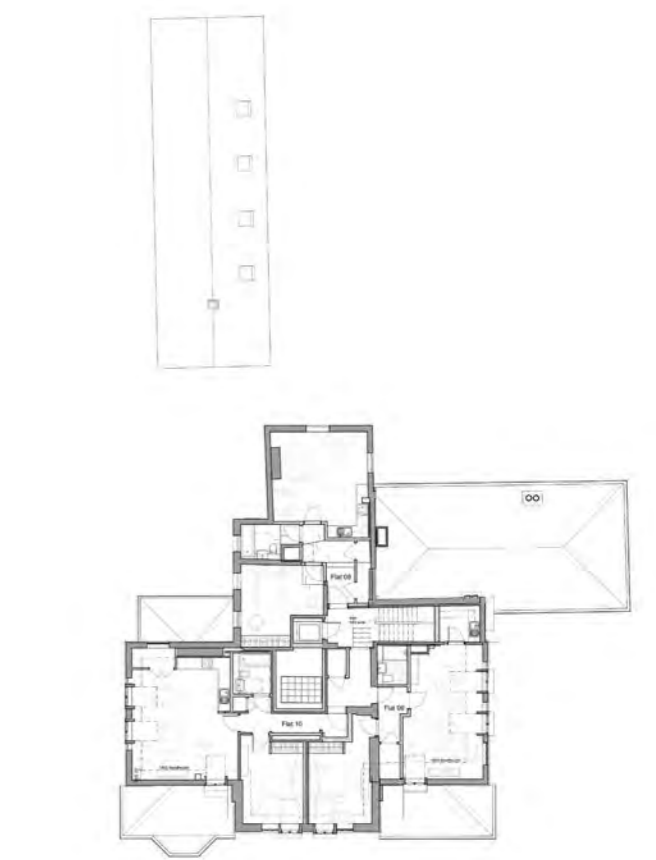
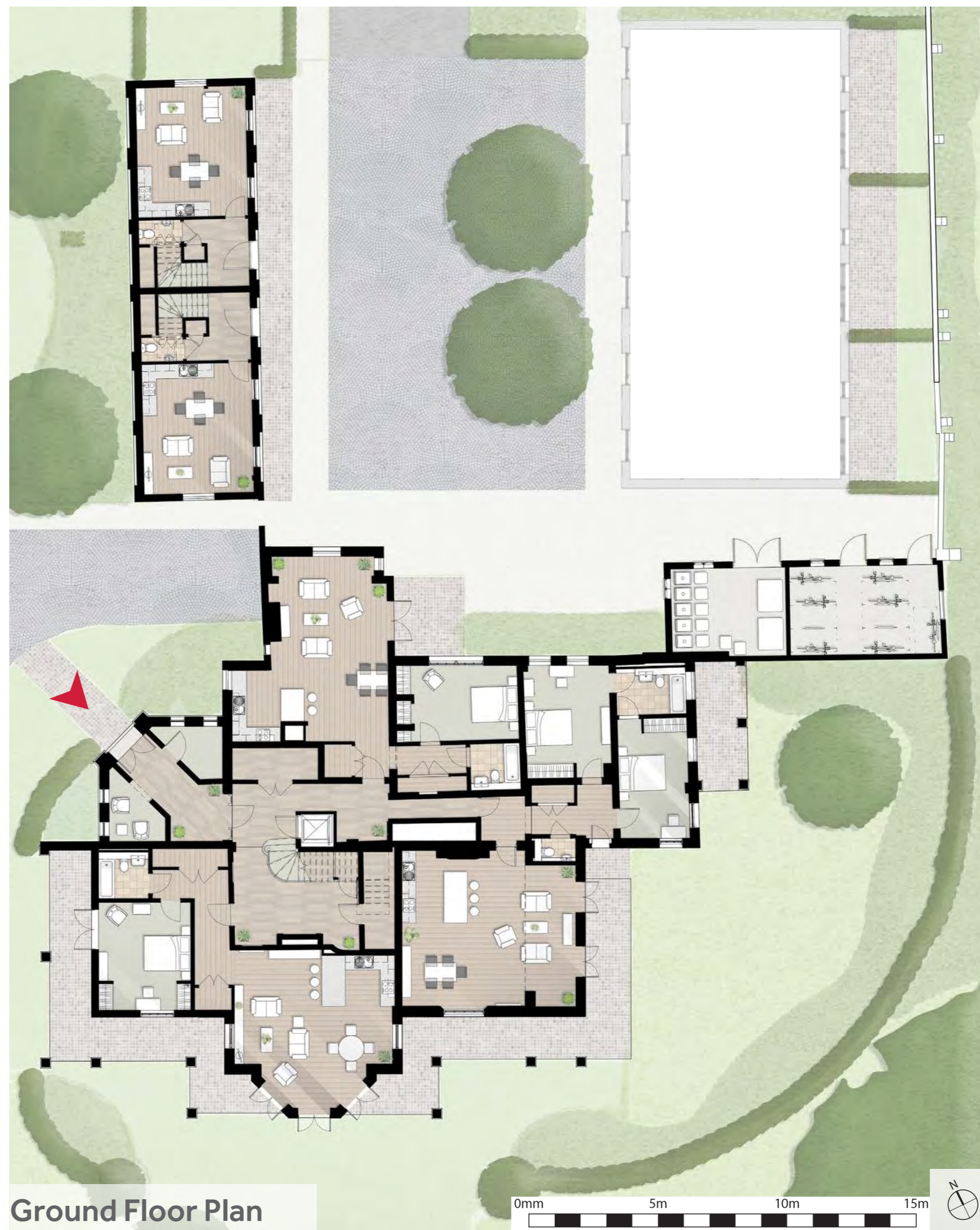


Looking West

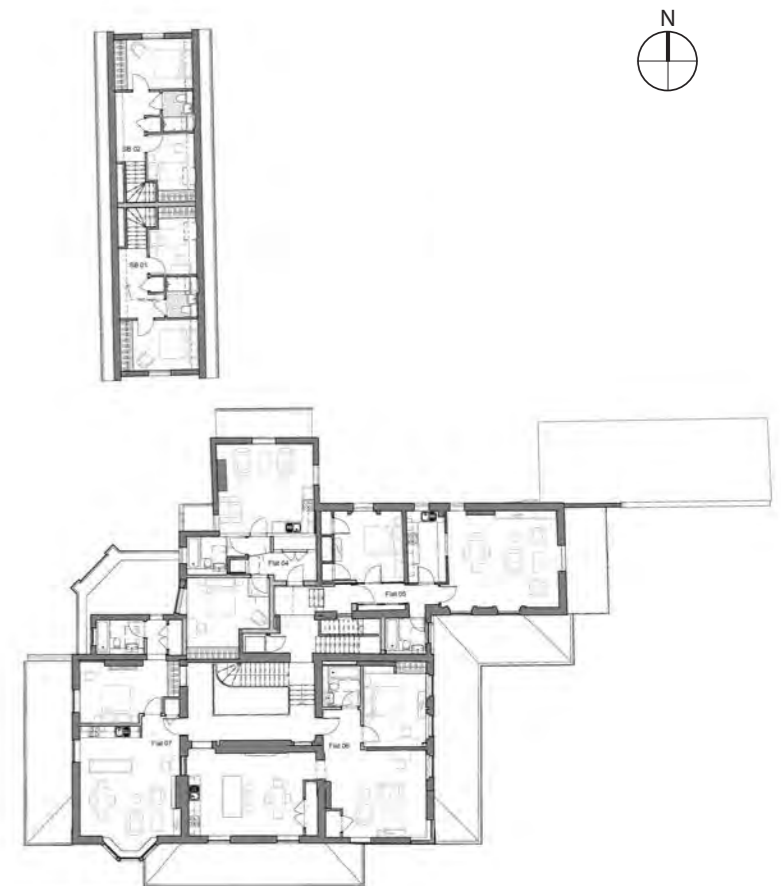


## Heritage Asset

The proposals seek to preserve and celebrate Kytes House (Grade II Listed) as a focal point within the layout. As a key heritage asset, there will be minimal alterations to its external appearance and a restorative approach will be taken towards the internal layout. The listed Outbuilding will be converted to residential use.



Second Floor Plan



First Floor Plan



View looking north towards Kytes House from site entrance



# Bungalows & Cottages

Kytes Drive, Watford

## Accessible Dwellings

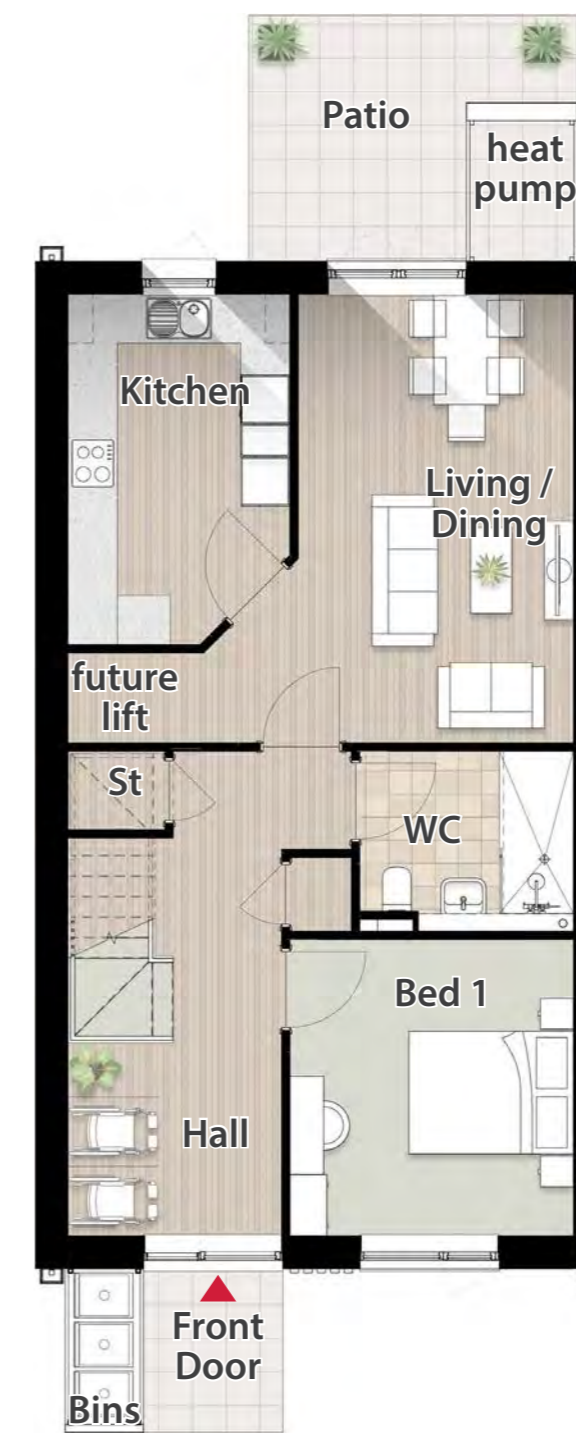
The existing accessible dwellings are nearing their end of use, which limits the retrofitting options available. They will be re-provided in the form accessible Three-Bed dwellings - 14 bungalows & 29 cottages - larger than existing dwellings. Cottages have sufficient space and infrastructure for a future platform lift should this be required. All have dedicated parking and generous private gardens.



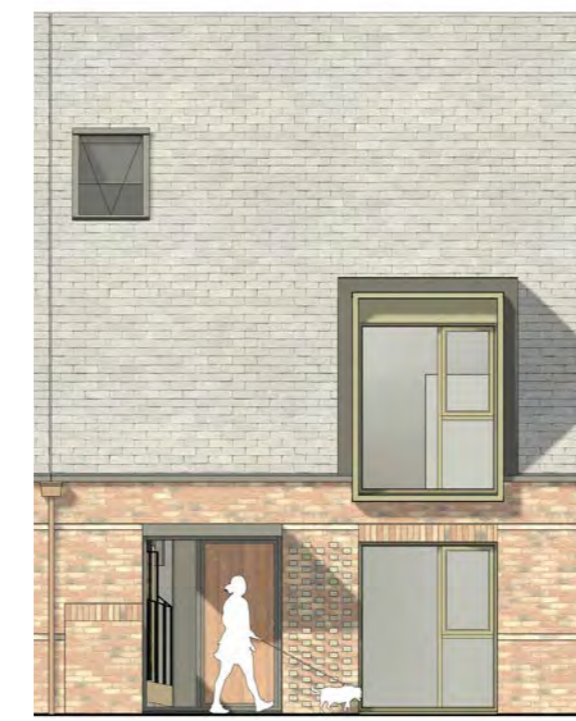
3 Bed Bungalow  
(104.6m<sup>2</sup>/1126ft<sup>2</sup>)



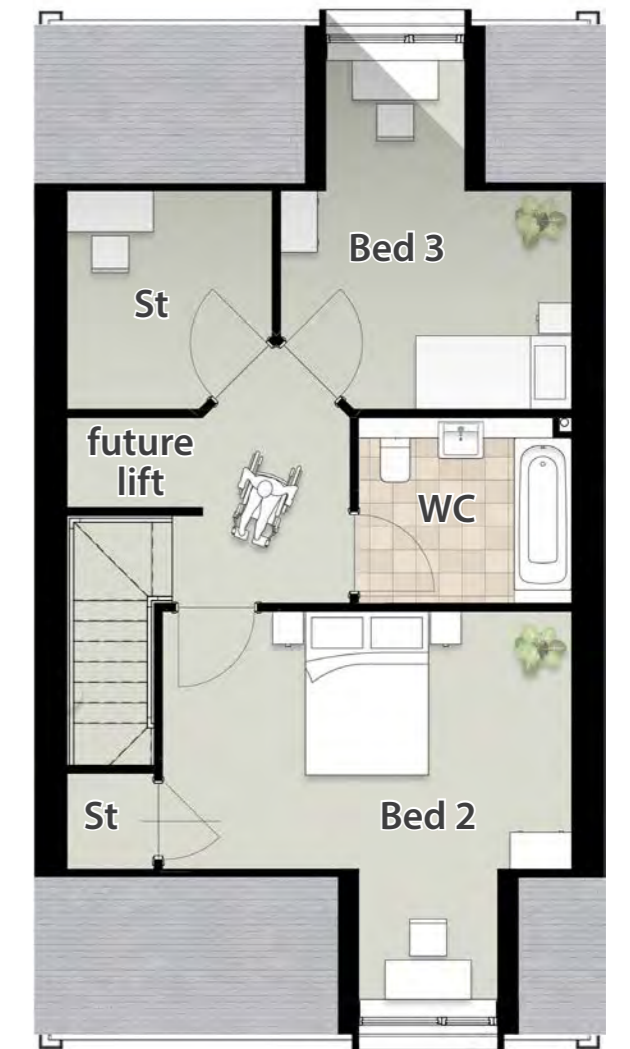
Bungalow Front Elevation



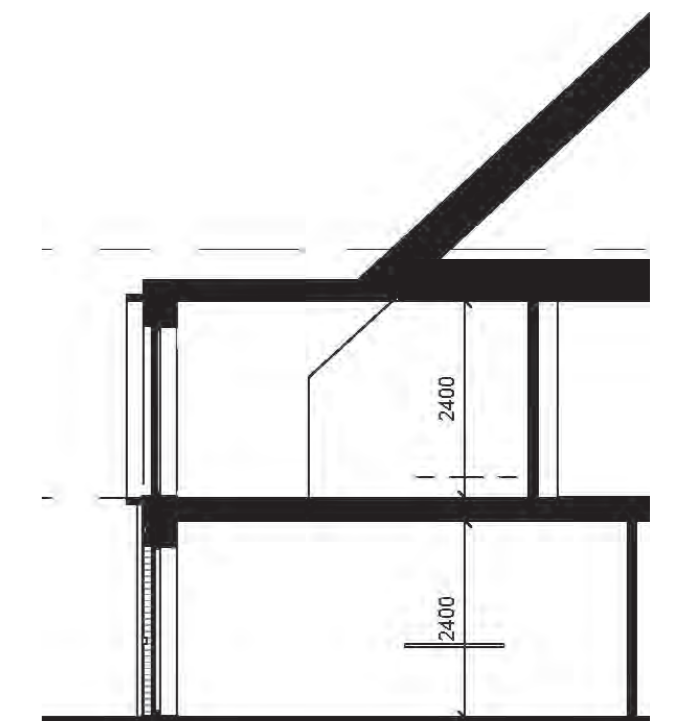
3 Bed Cottage Ground Floor  
(70.7m<sup>2</sup>/761ft<sup>2</sup>)



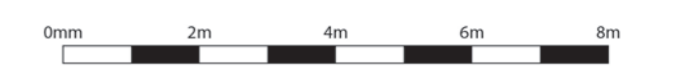
Cottage Front Elevation



3 Bed Cottage Upper Floor  
(56.1m<sup>2</sup>/604ft<sup>2</sup>)



Cottage Section



View of accessible dwellings from access road



# Independent Living

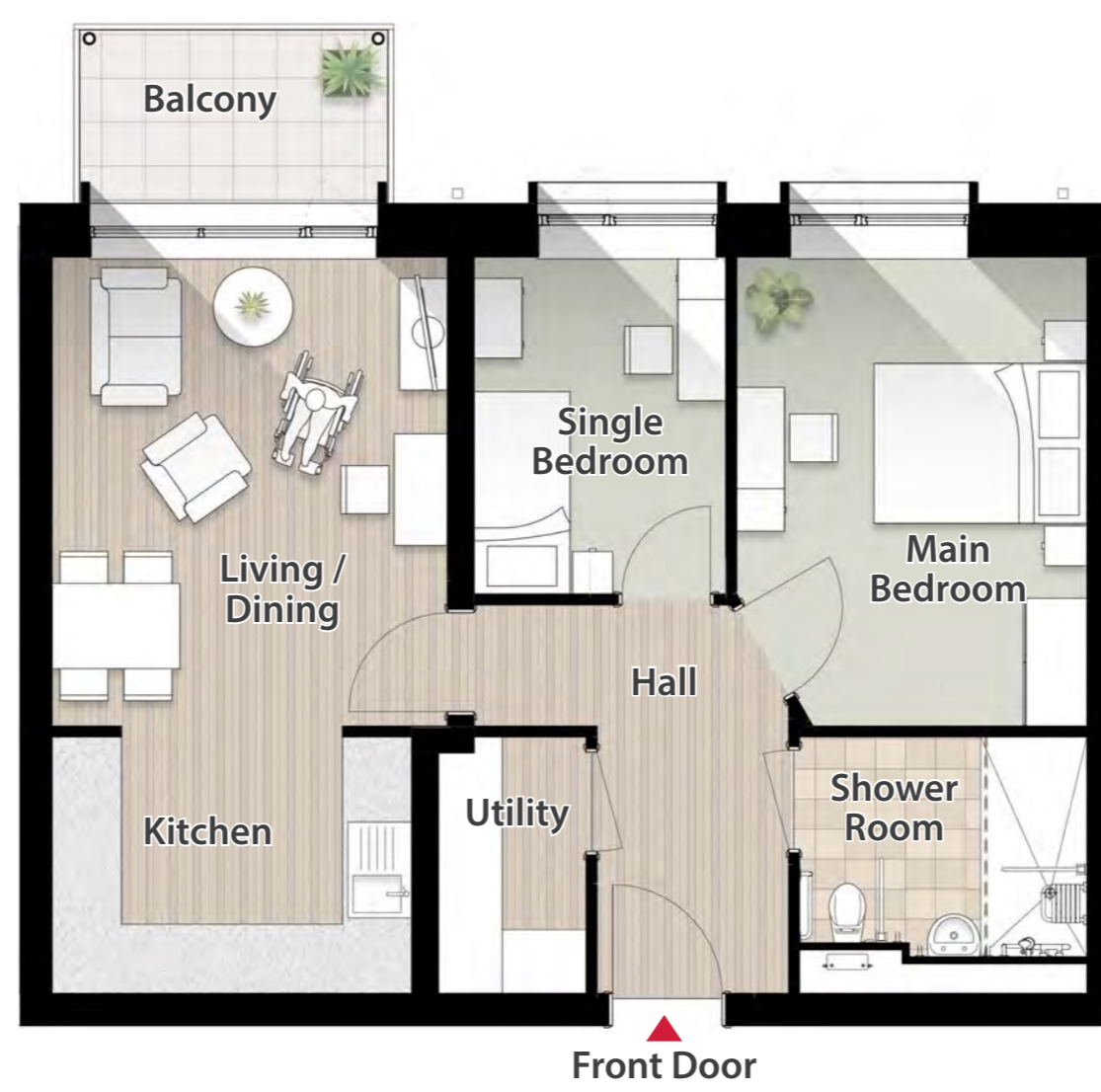
Kytes Drive, Watford

## Apartments

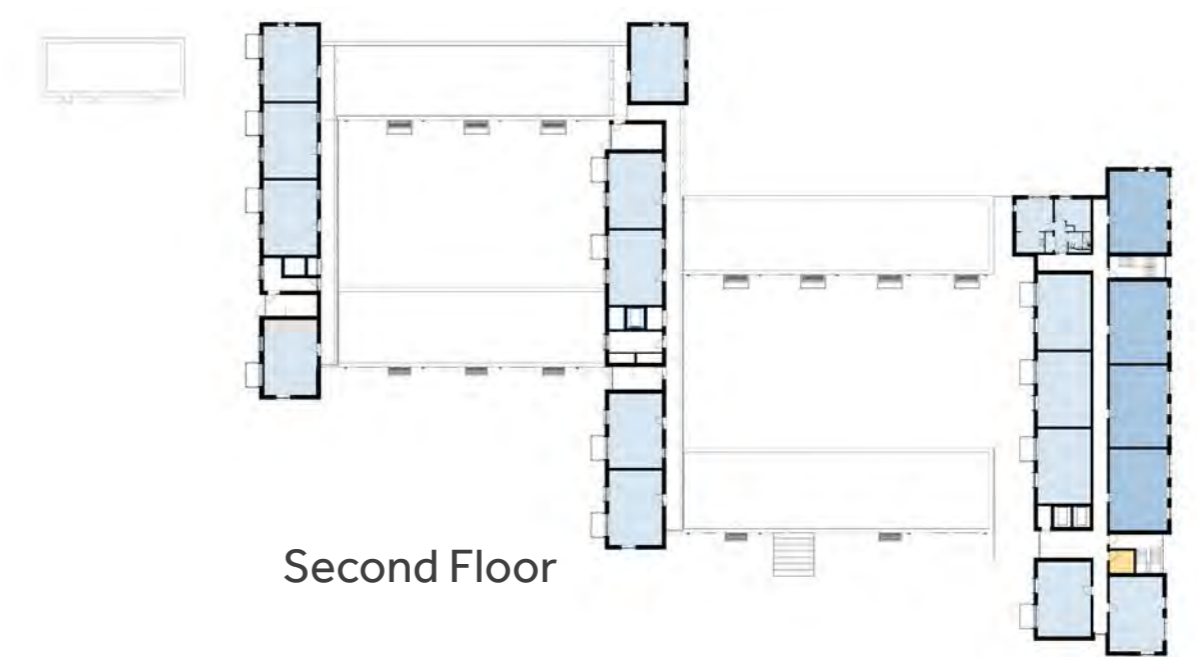
The proposals will introduce 71 affordable independent living apartments for older people. This includes communal facilities such as a multi-purpose lounge and shared gardens. The building ranges from 1-3 storeys and comprises 59 One-Bed dwellings & 12 Two-Bed dwellings. Most of these are dual-aspect enabled by deck access which optimises daylight & natural ventilation.



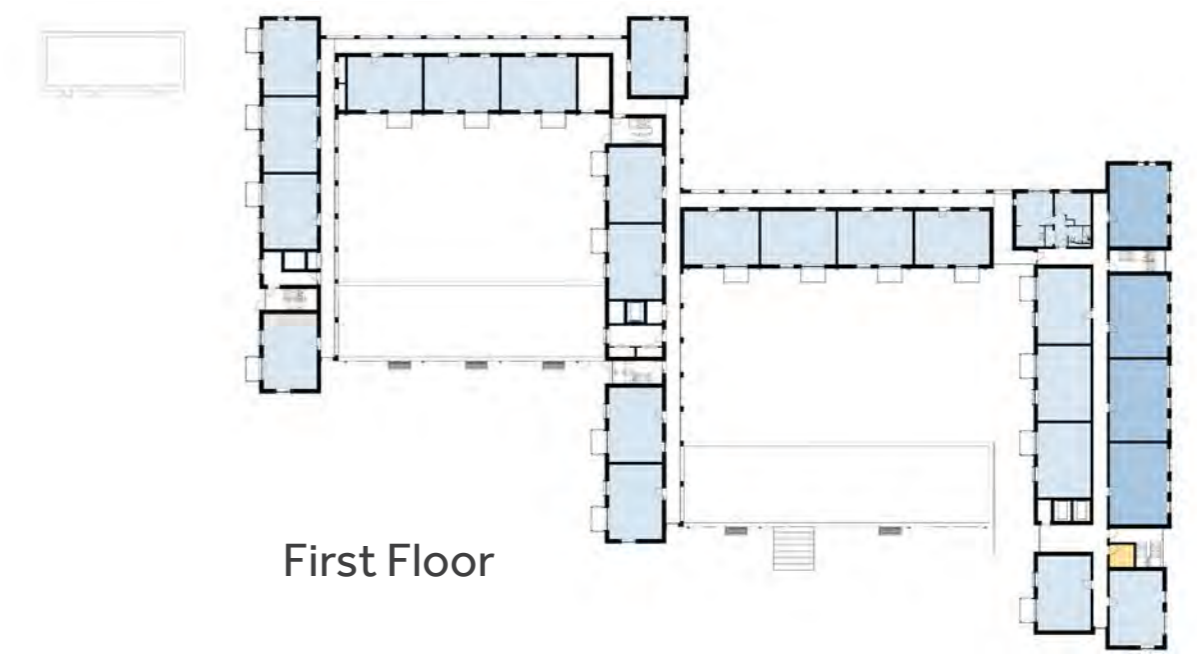
1 Bed Apartment  
(56.7m<sup>2</sup>/610ft<sup>2</sup>)



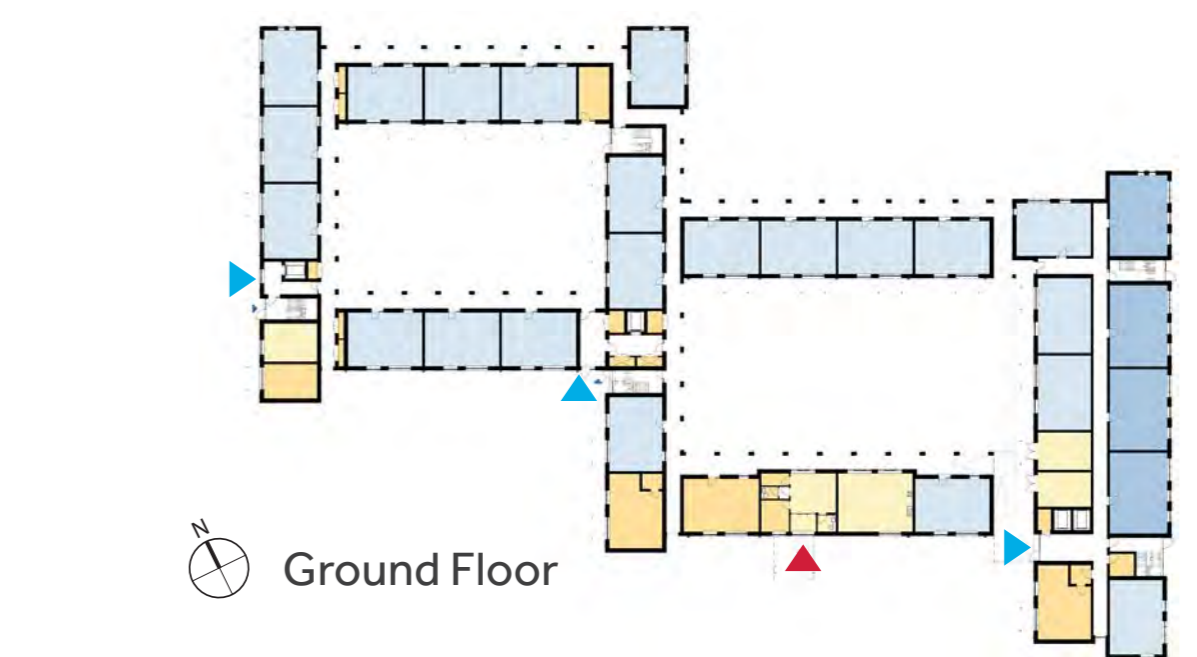
2 Bed Apartment  
(67.2m<sup>2</sup>/723ft<sup>2</sup>)



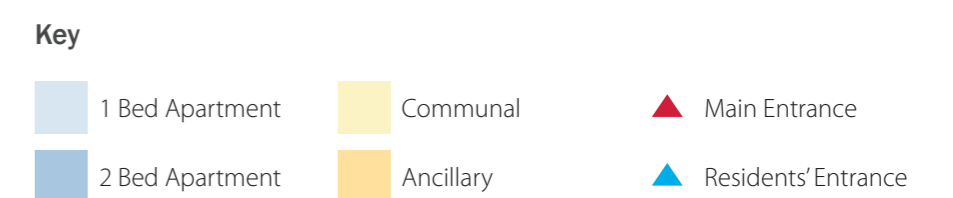
Second Floor



First Floor



Ground Floor



View of independent living building from access road



## Market Sale Dwellings

A range of family homes will be made available for sale at market value. These include 7 Three-Bed cottages, 6 Three-Bed houses and 7 Four-Bed houses. These dwellings are generously spaced with on-plot parking and spacious gardens. They are arranged in courtyards are informed by the historical farmstead of Kytes House.



3 Bed Cottage Upper Floor  
(55.4m<sup>2</sup>/596ft<sup>2</sup>)



3 Bed House Upper Floor  
(49.8m<sup>2</sup>/536ft<sup>2</sup>)



4 Bed House Upper Floor  
(60.2m<sup>2</sup>/648ft<sup>2</sup>)



3 Bed Cottage Ground Floor  
(55.4m<sup>2</sup>/596ft<sup>2</sup>)



3 Bed House Ground Floor  
(49.8m<sup>2</sup>/536ft<sup>2</sup>)



4 Bed House Ground Floor  
(60.2m<sup>2</sup>/648ft<sup>2</sup>)



# Sustainability & Energy

Kytes Drive, Watford

Anchor is committed to achieving high levels of sustainability for all new developments to address the ongoing climate and ecological emergency. Kytes Drive will be among the first Anchor developments to aspire and achieve Net Zero Carbon (NZC regulated energy). This exceeds government policy and significantly reduces energy bills for future occupants

Embodied carbon will be reduced through informed material selection, refurbishment and potential circularity of materials. Operational energy demand will be reduced through passive measures, fabric first approach and improved air tightness.

On-site photovoltaic panels will generate enough renewable energy to meet demand based on compliance modelling. Electric air-source heat pumps combined with low temperature ambient loops allow for increased overall heating efficiency. Provision for mobility scooter, cycle parking and electrical vehicle charging encourage sustainable travel. Green roofs, SUDs, growing gardens & improved landscape will enhance biodiversity.



**560+**  
PHOTOVOLTAIC  
SOLAR PANELS  
FOR NZC REG.

**10%**  
TARGETED  
BIODIVERSITY  
NET GAIN



**£650**  
ESTIMATED YEARLY  
SAVINGS ON UTILITY BILLS  
(BASED ON SAP METHOD)

View of central open space



# Landscape & Ecology

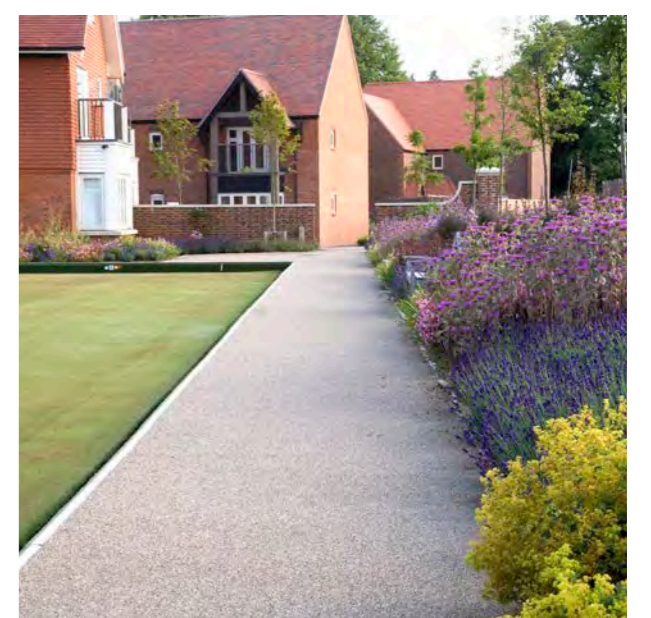
## Kytes Drive, Watford



Landscape furniture



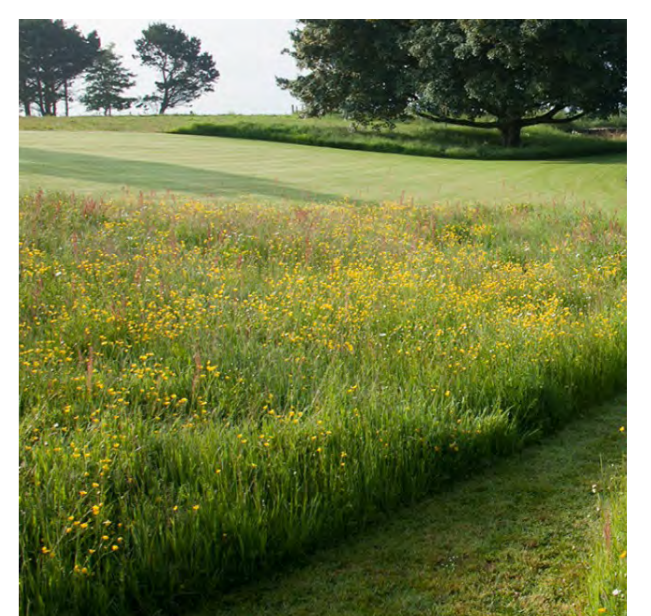
Planted swale



Courtyards



Orchard



Wildflower meadow

### Landscape Overview

- Minimise tree losses
- Introduce new native trees, woodland edge planting & native hedgerows
- Retain and enhance areas of grassland
- Achieve a net increase in biodiversity

#### EXISTING LANDSCAPE

- EXISTING WOODLAND WITH RPAs TO BE RETAINED AND PROTECTED. To be enhanced through management. Refer to arboricultural reports for detail on existing trees.
- EXISTING INDIVIDUAL TREES TO BE RETAINED
- TREES/WOODLAND WITH TPO
- EXISTING SCRUB/UNDERGROWTH RETAINED (unsurveyed)

#### FURNITURE

- EXTERNAL WATER TAPS AND WATER BUTTS
- PERGOLA
- RAISED PLANTER
- SHEFFIELD CYCLE STANDS
- BENCH
- TIMBER AND METAL LITTER BIN
- WATER SCULPTURE
- BIRD FEEDING STATION
- ARMILLARY SPHERE
- BOLLARDS  
Brushed stainless steel vehicle deterrent, 100mm diam.
- CIRCULAR TREE PIT AND GRILLE
- RAISED ALLOTMENT PLANTER  
New timber sleeper construction. Max. 500mm height to allow access for less mobile users. With soil but left unplanted
- TIMBER PRIVACY SCREEN
- TIMBER BRIDGE OVER SWALE
- SIGNAGE

#### HARD LANDSCAPE

- PROPOSED BUILDING  
To Architects specification.
- ROAD AND FOOTWAY  
Road and all road kerbs to engineers specification.
- CYCLE ROUTE  
Defined with thermoplastic markings to highway engineers specification.
- PARKING BAYS  
Tegula Permeable Paving, be laid in direction of travel.
- PEDESTRIAN CARE HOME ENTRANCE SURFACE  
Tobemore Braemar paving, or similar approved.
- NATURAL STONE FLAGS  
Sawn Sandstone paving or similar approved with an edging of tumbled sandstone sets.
- FEATURE NATURAL STONE CIRCULAR PAVING  
Sawn Sandstone feature circular paving or similar approved.
- CARE HOME PATH  
Resin bounded path with 50mm PC BN edging laid flush
- PEDESTRIAN CROSSOVERS  
White thermoplastic
- SELF COMPACTING GRAVEL PATH  
With timber or steel edging system.
- PAVED EXTERNAL PATIO AREA  
Natural sandstone paving flags laid in random laying pattern.
- TACTILE PAVING TO CROSSINGS  
400x400x50mm, blister concrete, 'Natural', or similar approved.
- TIMBER FENCE AND GATE  
Featherboard Panels and Gate or similar approved. 1800mm panel heights. Pressure treated softwood finish. With Hedgehog gates
- ESTATE RAILINGS  
Galvanised tubular estate railings, 1.2m - 1.8m height, 2m post centres. Galvanised steel estate gate to match railings. Black powder coated.

#### SOFT LANDSCAPE

- EXISTING GRASS RETAINED AND ENHANCED (Long sward)  
With mown paths and nodes
- EXISTING GRASS RETAINED AND ENHANCED (Short sward)
- PROPOSED AMENITY LAWN
- PROPOSED ORNAMENTAL / NEAR - NATIVE PLANTING
- PROPOSED MIXED NATIVE HEDGE
- PROPOSED LOW ORNAMENTAL HEDGE
- PROPOSED NATIVE WOODLAND EDGE STRUCTURE PLANTING MIX
- PROPOSED FEATURE TREE
- PROPOSED TREE
- PROPOSED ORCHARD TREE
- PROPOSED ORNAMENTAL SHRUBS
- ATTENUATION BASIN AS PART OF SUDS SYSTEM  
Wetland meadow grass mix
- SHALLOW CONVEYANCE GRASS SWALE AS PART OF SUDS SYSTEM
- FLOWER DRIFTS



Grass sustainable drainage basin





# Access & Movement

Kytes Drive, Watford

## Access

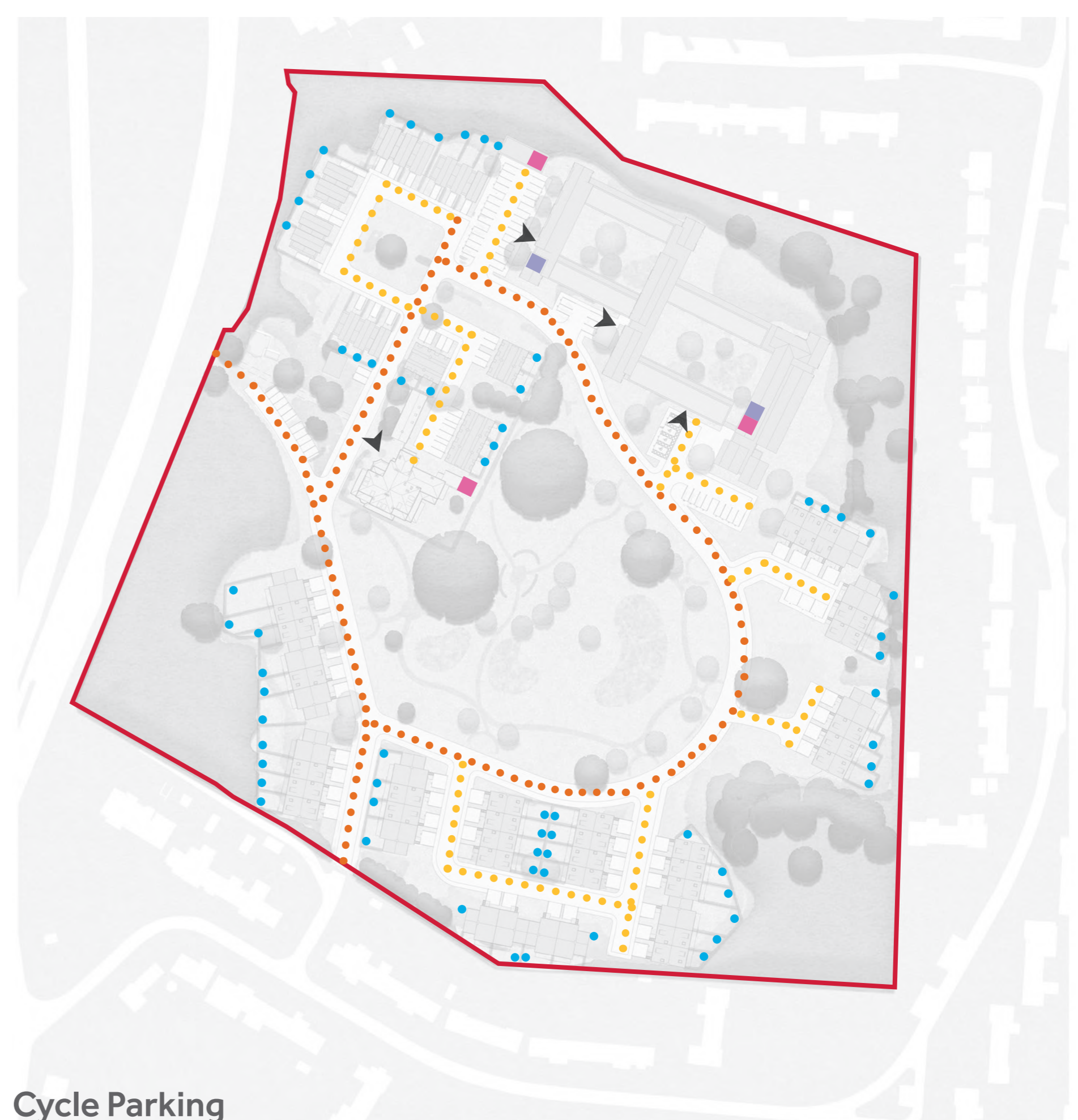
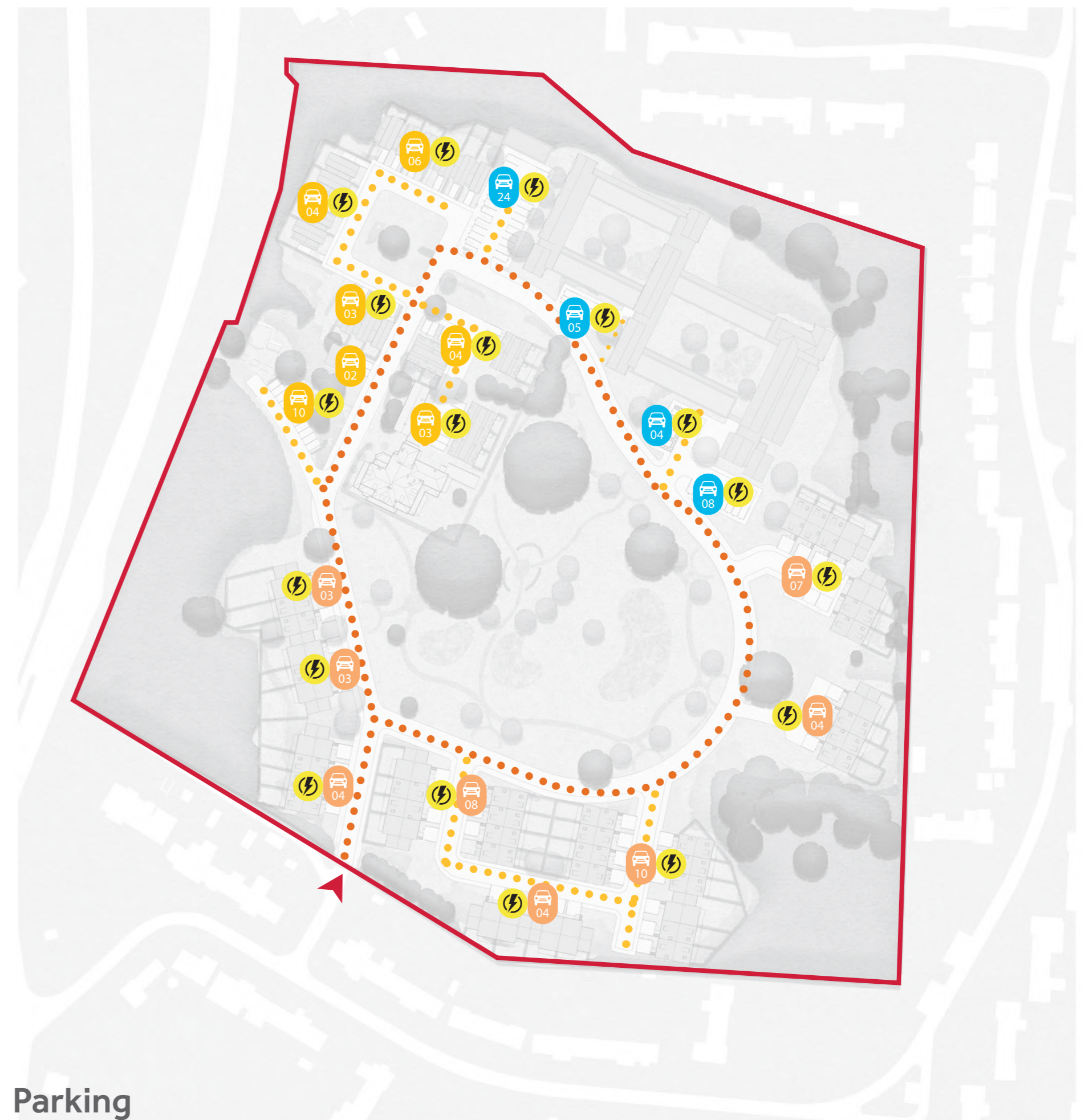
No changes are proposed to the vehicular access into the site which will continue to be from Kytes Drive and will continue to provide safe and suitable access to the development. Pedestrian access will be achieved from Kytes Drive and via a pedestrian only link to the footway/cycleway alongside the North Orbital Road. Footways are provided throughout the site allowing safe movement throughout the development.

## Traffic Generation

To calculate the level of traffic generated by a development, the TRICS database is used. This is a nationally recognised assessment tool, endorsed by Highway Authorities and is a database of similar development sites from which we can calculate a good approximation of the level of traffic generated by a scheme. The existing development comprises 56 general needs units which will generate between 5 and 7 arrival/departure vehicle movements during the peak hour periods, being 0800 – 0900 and 1700 – 1800 respectively. The proposed development is for 146 dwellings, comprising 75 general needs dwellings and 71 retirement dwellings. This number of dwellings will generate between 41 and 43 arrival/departure vehicle movements during the peak hour periods. If spread evenly across the peak hours, this equates to broadly one vehicle entering/exiting the site every 1-2 minutes.

## Car & Cycle Parking

A suitable level of car and cycle parking will be provided in accordance with resident needs and the level required in accordance with the standards of the Local Planning Authority. All houses & cottages will be provided with sheds that can be used to store cycles privately.



### Key

- Site Boundary
- ... Primary Vehicular Route
- ... Secondary Vehicular Route
- ▲ Vehicular Entrance
- ▲ Shared Residential entrance
- Shared Mobility Scooter Store
- Shared Cycle Store
- Garden Shed
- Independent Living Dwellings  
41 spaces @ 0.6;  
sized@2.5mx5m
- Family Dwellings & Kytes House  
32 spaces @1:1;  
sized@2.4mx4.8m
- Re-provided Dwellings  
43 Spaces @1:1; (93% on-plot)  
sized@5mx5m
- ⚡ EV chargers  
(All Parking 116 Spaces)
- ♿ Wheelchair parking bays  
(4 within Independent Living)



# Re-Provided Dwellings

Kytes Drive, Watford

Following the 1st draft proposals, Anchor have listened to residents feedback and incorporated this into the latest proposals now:

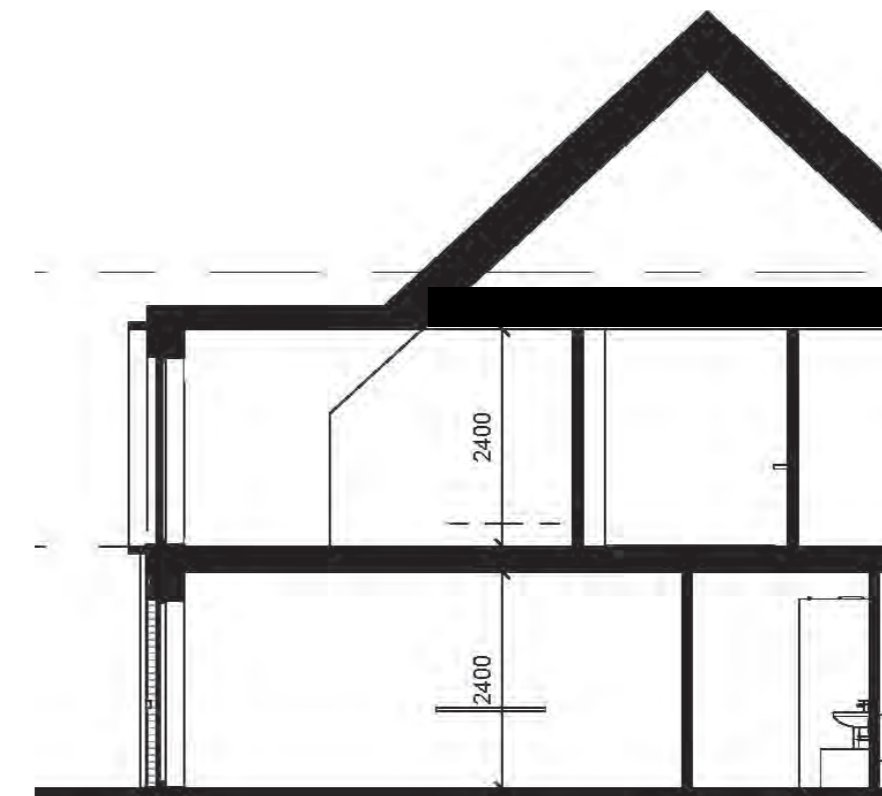
- Increased the number of bungalows
- Provided direct access parking with space for two vehicles
- Separate kitchen area
- More internal storage
- Larger windows
- More private garden space rather than communal



3 Bed Bungalow  
Front Elevation



3 Bed Cottage  
Front Elevation



3 Bed Cottage  
Section

3 Bed Bungalow  
(104.6m<sup>2</sup>/1126ft<sup>2</sup>)



Bungalow (Ground Floor)

3 Bed Cottage  
(126.8m<sup>2</sup>/1365ft<sup>2</sup>)



Cottage (Ground Floor)



Cottage (First Floor)

