

VERGE HARDENING PROJECT – PLANNING SUMMARY PAGE

OVERALL KEY ISSUES:

1. In all areas containing trees the professional opinions of the Trees & Woodlands Department should be sought.
2. Pedestrian safety must not be ignored.
3. Large areas of hardstanding will need to have some kind of sustainable drainage system in place.
4. It is generally more problematic to use the larger green spaces. Where these are to be used their edges should be utilised, rather than cutting through the middle of the amenity area.

SUMMARY BY STREET:

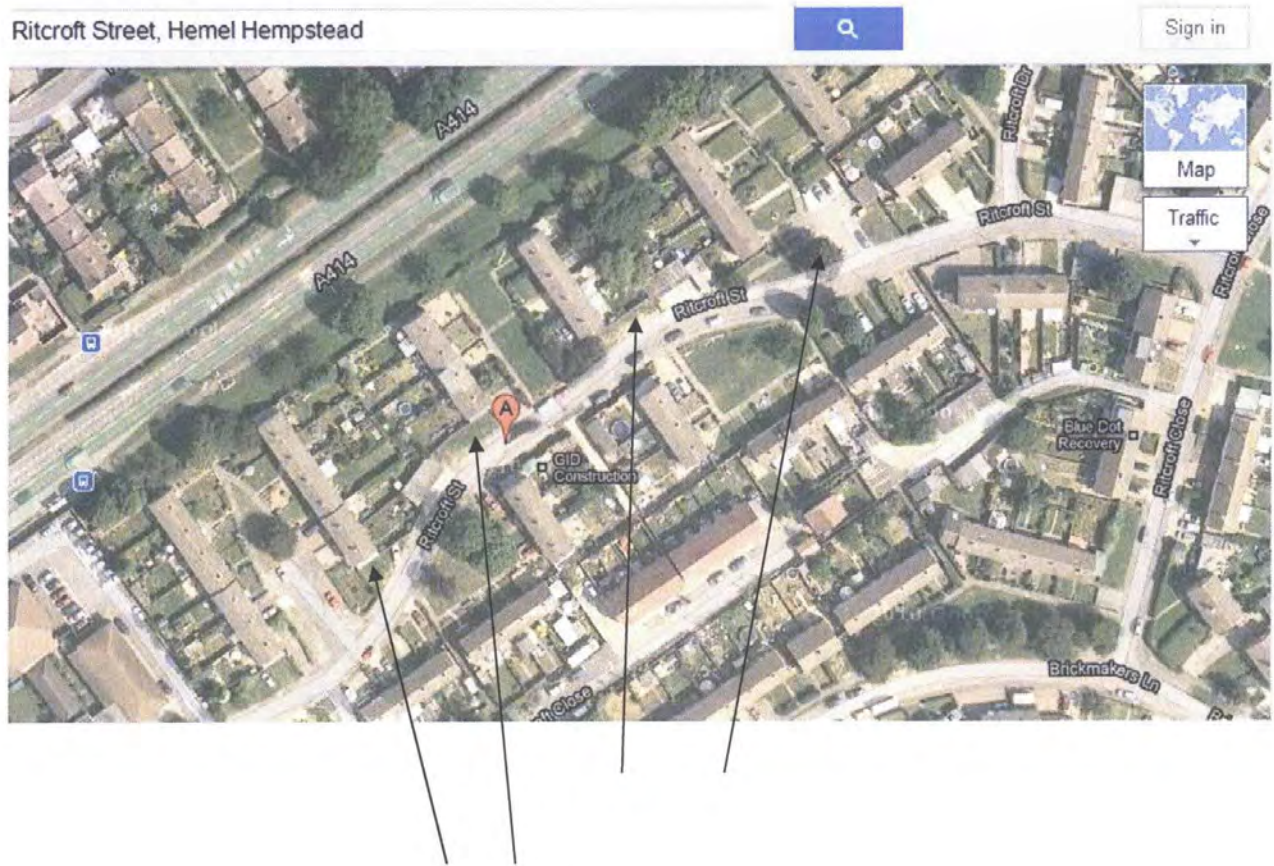
No.	Address	Planning Support
1	Marlins Turn	NO, but possibility of using smaller space nearby
2	Ritcroft Street	YES
3	Cowper Road (Markyate)	YES to widening of verge, NO to extension at head of road
4	Fennycroft Road	YES, but only for bottom section
5	Burns Drive	NO – no space available
6	Spring Lane	YES
7	Ritcroft Close	YES, but only for area to left of footpath
8	Butts End	NO, but extension to lower car park possible
9	Brickmakers Lane	NO to amenity space, but 2 areas of verge widening ok
10	Plantation Walk	YES
11	Ritcroft Drive	NO, but other proposals in 'Ritcroft' area should cover
12	Royden Court	YES
13	The Thistles	YES
14	Hilldown Road	YES
15	Deimos Drive	NO
16	Everest Way	NO to large scheme, small scheme on one edge possible

1. MARLINS TURN, GADEBRIDGE



The proposal here is to use the main and larger area of green space at the head of Marlins Turn. However, this land a very useful service is softening the appearance of the area and the Planning Department would not support any interruption to this attractive green space. However, there may be options in utilising the smaller areas as indicated in the bottom picture. Such a scheme, however, would be constrained by the trees and would limit the number of bays to 4 or 5. Should Trees & Woodlands accept the loss of these trees, and subject to replacement trees being planted, it seems possible to extend the existing bays on the right of the picture towards the houses on the left.

2. RITCROFT STREET



There would be no Planning concerns regarding loss of visual amenity should this patch of grass be converted to parking spaces. It is already being used as such and is rutted. There is also a staked amenity green opposite.



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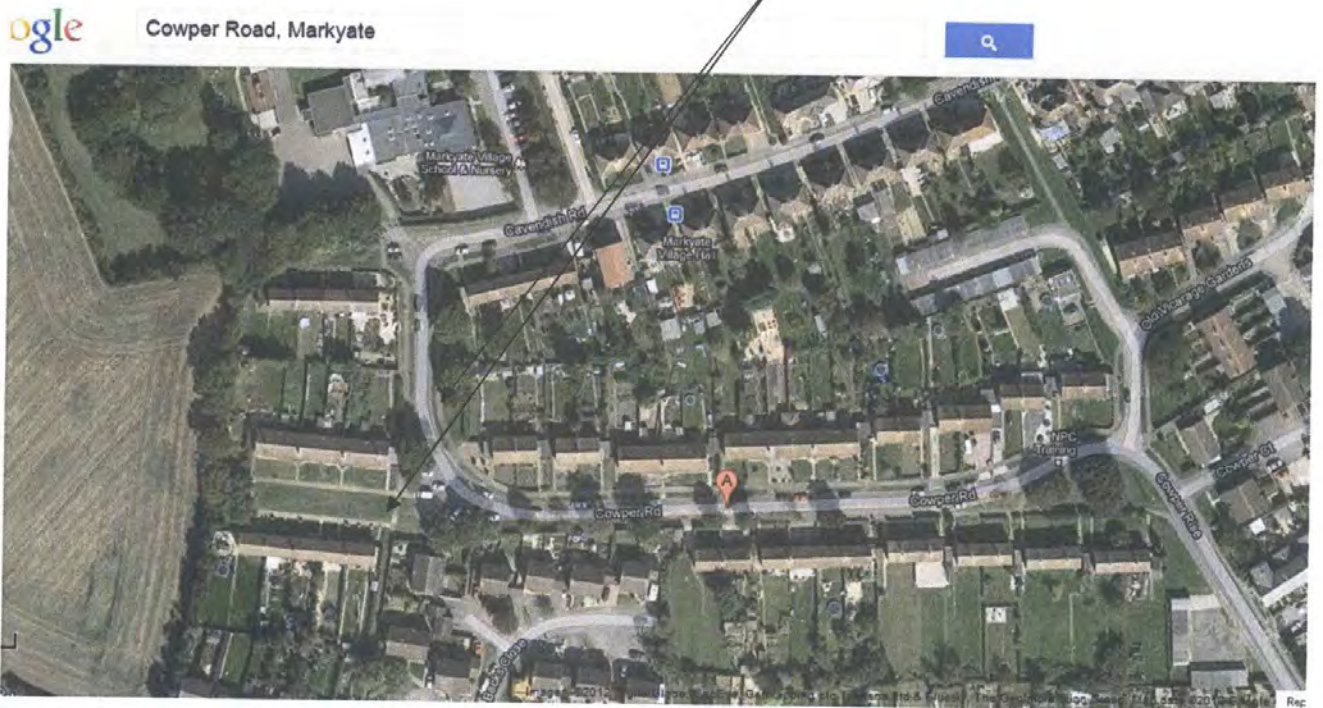


There would be no Planning concerns regarding loss of visual amenity should this patch of grass be converted to parking spaces. It is already being used as such and is heavily rutted. There is also a staked amenity green opposite.



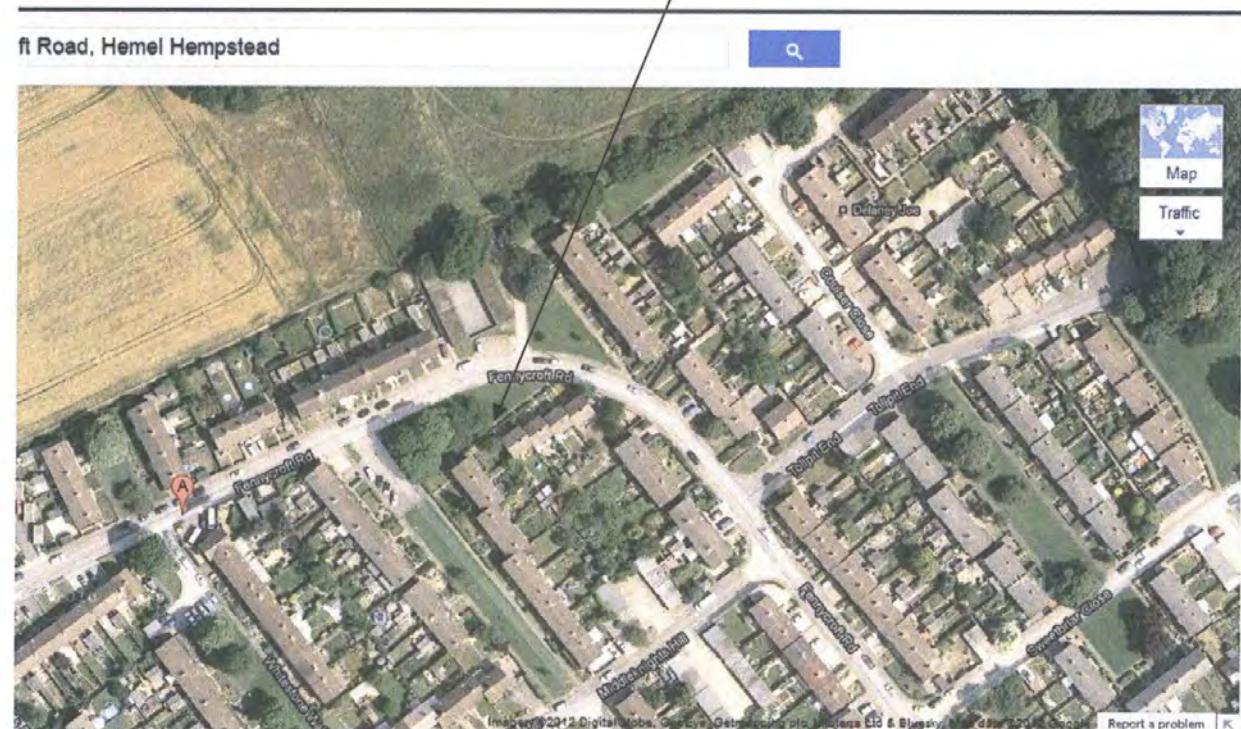
This area (rutted patch on left-hand side of road) could benefit from a wider hardstanding, but appears too small to make bays worthwhile. The rest of this small amenity green needs to be staked to prevent parking.

3. COWPER ROAD, MARKYATE



The grass verge of the short straight section of Cowper Road (in foreground bottom picture) is already churned up by parked cars. Hardening this verge would not give rise to any concerns, providing the trees and their roots (on the left of the picture) are not harmed. Consideration should also be given to children walking to the school very close by. Conversely, using the grassed area between the two terraces at the head of the bend in the road would negatively alter the character of the area for little gain. As such this proposal would not be supported by the Planning Department.

4. FENNYCROFT ROAD, GADEBRIDGE



This is an attractive and important piece of green space. As can be seen from the aerial view there is very limited green space either side of Fennycroft Road, all concentrated in this area. Certainly a proposal that sees 18 spaces would not be supported. The Planning Department's preferred option would be to slightly widen the existing pavement to create a hard verge for cars to park on. It may be possible to provide some parking bays at the eastern end of this green space as achieved opposite, however this would be limited to 4 or 5. If this were completed then the western end of this greenspace would need to be staked to prevent parking on the rest of the amenity green.

5. BURNS DRIVE, WOODHALL FARM

No possible sites were found, except for a very small piece of grass which could provide one parking space.

6. SPRING LANE, WARNERS END



The grass area immediately by the pavement is heavily worn due to car parking. Widening the pavement to allow for parked cars would improve its appearance without harming the area as there is a large green space immediately adjacent. Consideration will need to be made with regards to pedestrian safety and the impact on the trees (need Trees & Woodlands input).

7. RITCROFT CLOSE, LEVERSTOCK GREEN

Ritcroft Close, Hemel Hempstead



empstead



This is a large green space split into 2 sections by a footpath and surrounded by 16 houses that have no potential for off-street parking. The land slopes downhill to the bottom of the cul-de-sac where a parking bay has already been created. Any additional parking has to be created in the green space to the north of the footpath. This could take the form of extending the parking bay, though this would involve cutting into the grass bank which would necessitate a potentially unsightly retaining wall. Otherwise a series of parking bays next to the road from the bottom up to the footpath could be created. The southern section is more prominent to public views and should be protected and enhanced as part of any scheme.

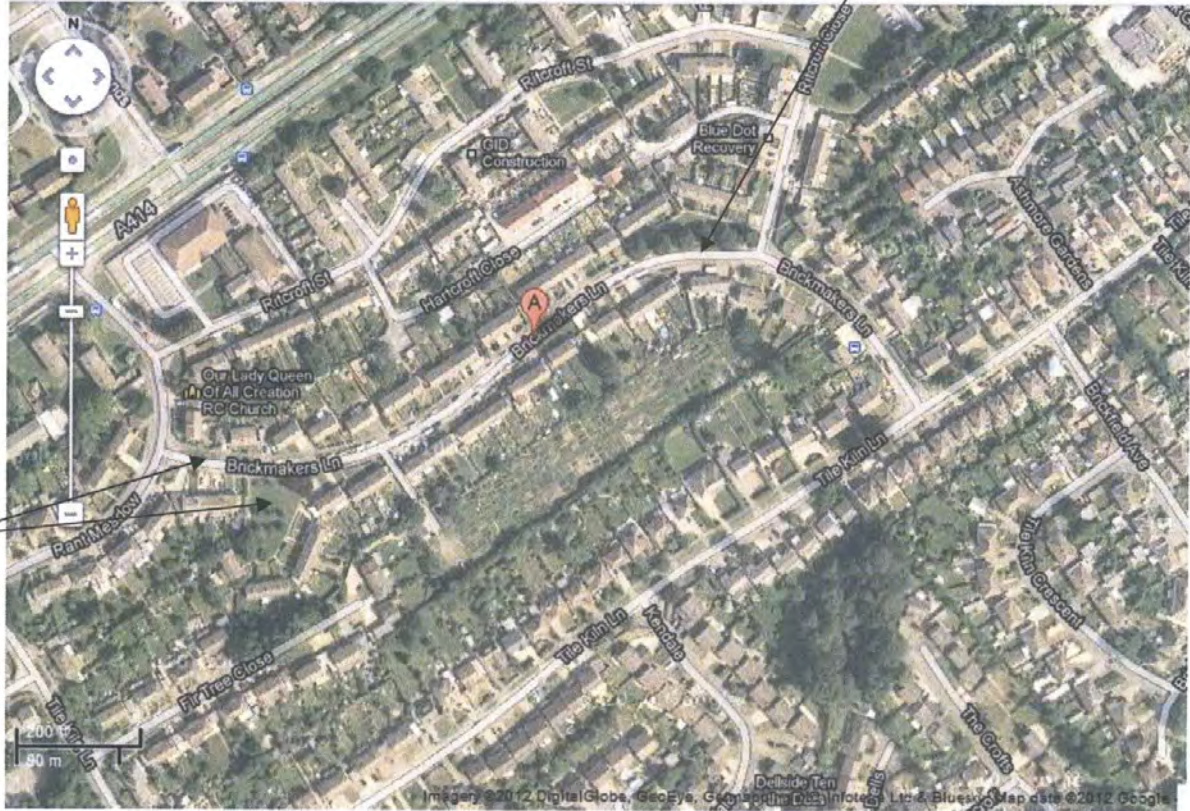
8. BUTTS END, GADEBRIDGE

Butts End, Hemel Hempstead



These are very important green spaces as indicated by the fact that they have been staked to protect them. They provide a green link all the way to the 'Galley Hill' park, while they also contain mature trees that would be compromised. Furthermore the area appears well served by car parking spaces: private off-street spaces, garage block, car park at bottom at start of park. Therefore any use of these green spaces would not be supported by the Planning Department. It may be possible to extend the bottom car park, though it remains unclear how popular this would be as this area is lower than the road and therefore out of sight. Therefore, drivers may avoid these spaces for security reasons.

9. BRICKMAKERS LANE, LEVERSTOCK GREEN





The amenity space with trees needs to be protected as it is the only such area long Brickmakers Lane. A proposal to cut into this area with parking spaces would not be supported by the Planning Department. However, there appear to be two options for verge hardening that would provide several parking spaces. Firstly, the verge opposite the amenity green (middle picture) and secondly at the other end of the road where it bends round and is tree-lined (third picture). In both cases the verges have been hardened and the continuation of this feature would not look out of place. In the third picture a car is already using it as a parking space.

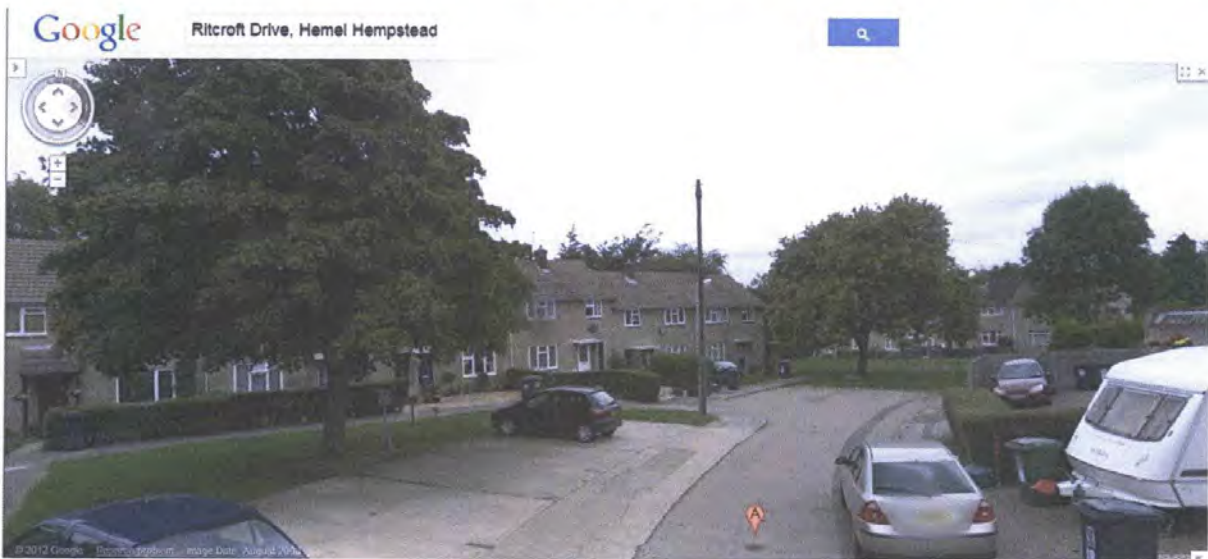
10. PLANTATION WALK



This is a large area of green space between Raybarn Road and Middleknights Hill with parking areas at both ends. There is a line of trees along its length on the western side. This site should be investigated further as it has the potential to provide at least 20 spaces. One idea is to provide a road alongside the eastern pavement with parking bays on the western side of the new road. This road would not appear out of place as the houses would naturally front onto it, while the trees and the western side of the green space would remain untouched. This could be achieved at both ends with a central green space left untouched and where a new tree(s) could be planted to break up the expanse of parking. This would also avoid problems caused by through traffic. However, such a scheme would result in two dead-ends and therefore turning areas would need to be provided. Therefore, a further option is to have a raised island in the middle that acts as a traffic calming measure.

11. RITCROFT DRIVE, LEVERSTOCK GREEN

Ritcroft Drive, Hemel Hempstead



This is a cul-de-sac with an important piece of green space at its far end. This space has gained even more importance since parking bays were introduced on the foremost green area in the bottom picture. Any significant parking proposal here would use up most of the green space and the Planning Department would not support this, especially as the other schemes at Ritcroft Drive and along Ritcroft Street would be able to provide numerous parking bays.

12. ROYDON COURT, WOODHALL FARM



This is a small piece of unimportant green space in an area containing much larger amenity greens. Therefore the Planning Department could support the loss of this green space for parking, as long as some greenery were maintained around the bend. Such a scheme would undoubtedly result in the loss of the tree. The views of the Trees & Woodlands department should be sought though there appears to be larger and more important trees in close vicinity to this site. Nevertheless the loss of this tree would need to be compensated by the planting of a replacement tree.

13. THE THISTLES, HEMEL HEMPSTEAD



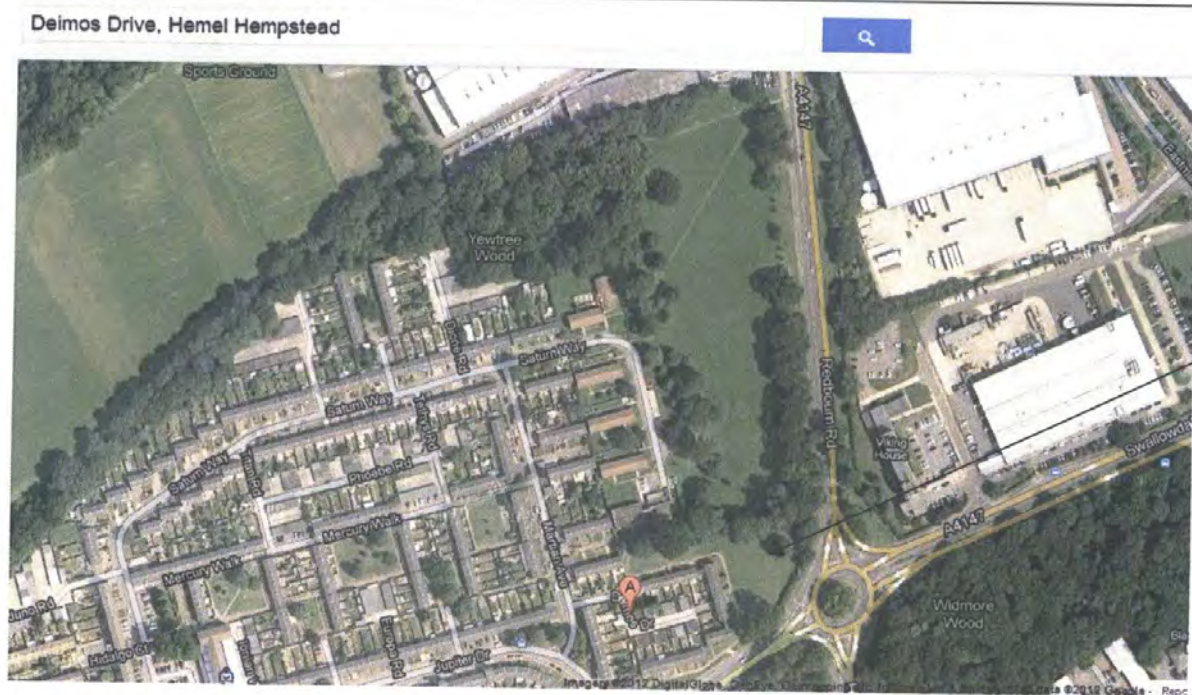
This is a small area of grass, and there other bigger, more important, areas nearby. Its conversion to a parking area could be supported by the Planning Department. The views of the Trees & Woodlands department would need to be sought regarding the tree. Even if this tree were lost then a replacement tree would be expected.

14. HILLDOWN ROAD, HEMEL HEMPSTEAD



Grassed area already churned due to cars parking on it. There is an amenity green opposite and at corner of road which are more important. Additional parking can be provided here, though the tree should be retained. Exact numbers will depend on manoeuvrability required and the need to protect the tree, though 6 spaces should be possible.

15. DEIMOS DRIVE, HIGHFIELD



This is a very large green space and although hidden away it serves several useful functions – ecological, noise buffer from road / industrial space, green edge to this part of town. The Planning Department would not support a proposal that turns the walkway under the flats into a road serving a parking area on this green space.

16. EVEREST WAY, ADEYFIELD



This is a large and important area of green space in Adeyfield. The proposal for 16 spaces would not be supported. A smaller scheme of 6 spaces to the left-hand side of the tree in the bottom picture should be looked at as this would remove a section of the green space but would not carve right through its middle.