

Introduction

- On the 20th November, Anthony Downs presented the following slides to the OHRA Biennial General Meeting.
- He outlined the progress made since the July 2019 exhibition, which culminated in the first pre-application meeting with WHBC on 11th November.
- He detailed the plans in terms of numbers of units and the mix of residential, retail and office space.
- The following slides showed the site plan, elevations and floor plan of the main building to be constructed on the northern side of the square. This included possible variations on the retail layout, which can be arranged as one large or several smaller units.
- He then discussed the parking requirements for the development and how parking would be accommodated within the scheme. In order to show this clearly, the spaces for different uses were highlighted in different colours. In that plan, everything in green is above the number we are obliged to provide.
- At this point, we are interested to hear from any occupiers who wish to take on a unit in the square. We do not object to any specific occupiers or types of offer. Our main motivation will be to ensure that businesses in the square are viable, sustainable and consistent with the aims of creating a more vibrant, better quality environment within the heart of Old Hatfield.
- If you have any questions, please email Peter Mitchell at p.mitchell@gascoyneplaces.org

Salisbury Square

Anthony Downs
Hatfield Estate Director



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ESTATES

Progress

- June 2019 Salisbury Square Exhibition
- Analysed and published responses
- Design review – incorporation of consultation responses
- Continuously refined and improved design
- Early November – Pre-application discussions with WHBC

Headline numbers

- 10 no. 2 bed flats
- 5 no. 3 bed houses
- 1 no. 1 bed Mews

16 residential units

- 563 Sqm office space
- 277 Sqm retail space

840 Sqm commercial space

80 parking spaces



WORKHOUSE EAST BLOCK LINK WEST BLOCK JOE TOWN



Proposed North Elevation
1:200 @ A1

EAST BLOCK



Proposed East Elevation
1:200 @ A1

JOE TOWN WEST BLOCK LINK EAST BLOCK WORKHOUSE

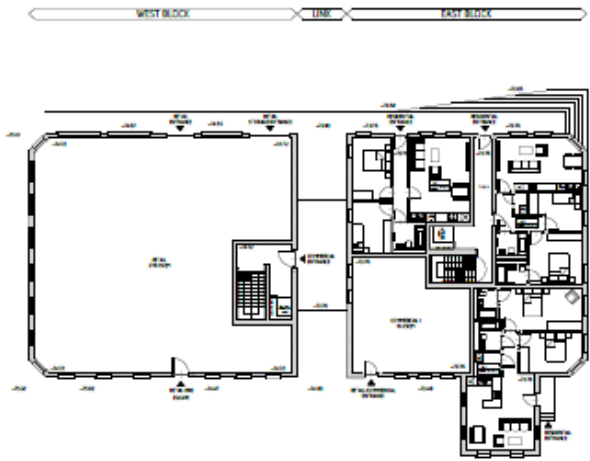


Proposed South Elevation
1:200 @ A1

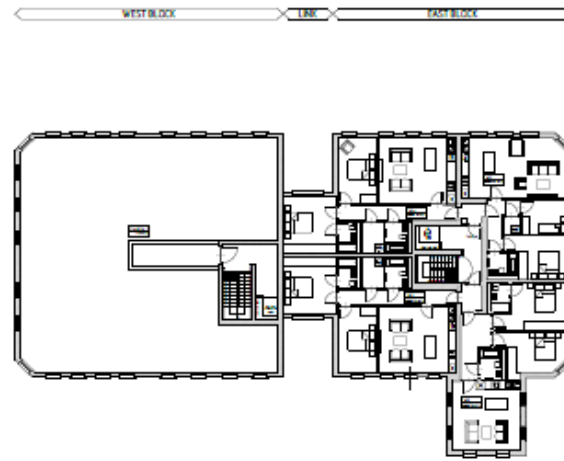
WEST BLOCK



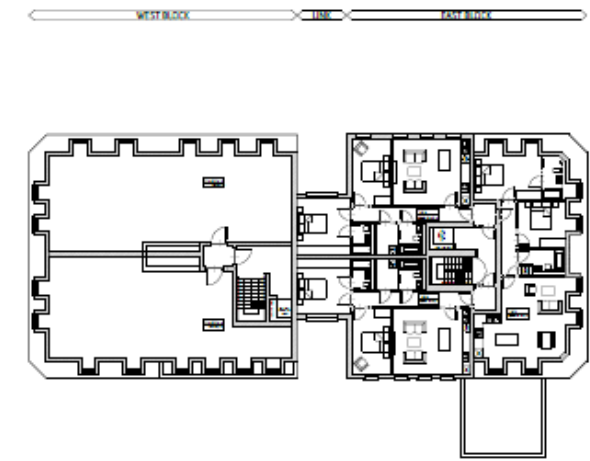
Proposed West Elevation
1:200 @ A1



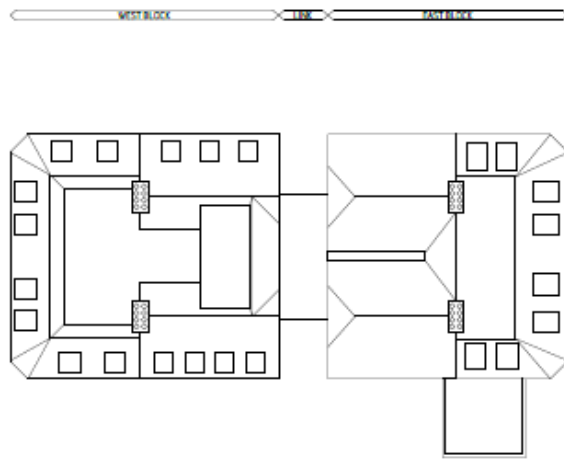
Proposed Ground Floor Plan
1:200 @ A1



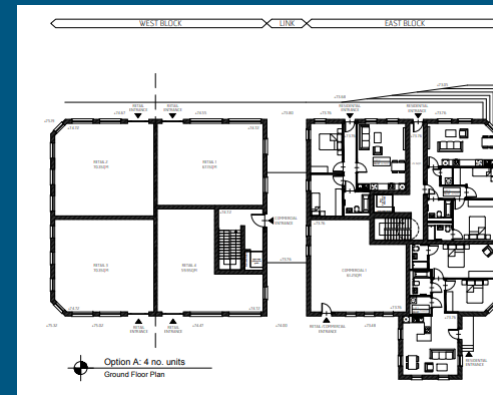
Proposed First Floor Plan
1:200 @ A1



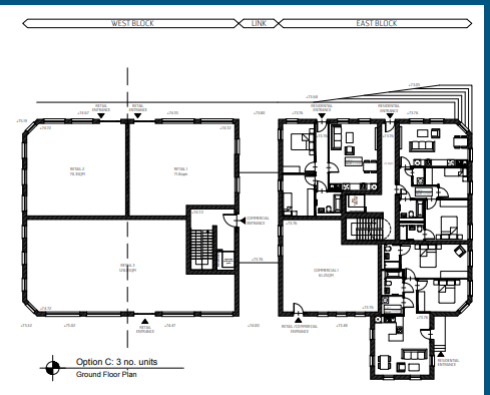
Proposed Second Floor Plan
1:200 @ A1



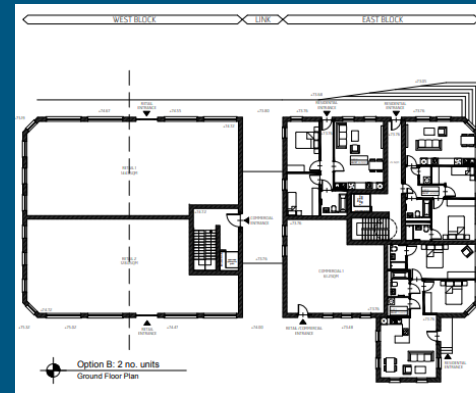
Proposed Roof Plan
1:200 @ A1



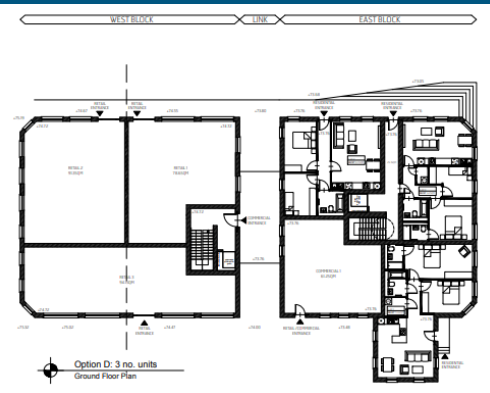
Option A: 4 no. units
Ground Floor Plan



Option C: 3 no. units
Ground Floor Plan



Option B: 2 no. units
Ground Floor Plan



Option D: 3 no. units
Ground Floor Plan

Parking

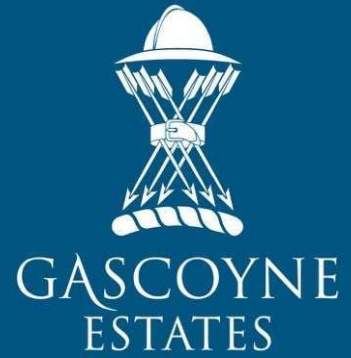
- Parking standards require **47 spaces**, comprising:
 - 19 residential
 - 19 commercial
 - 9 retail
- We are providing **80 spaces**
 - 18 more than at present
 - 33 more than are required
- Other parking
 - **Batterdale A & B unaffected** – further parking controls to be implemented once in our ownership
 - Residents will be eligible to apply for overnight parking permits



- Residential - 19 spaces
- Retail - 9 spaces
- Commercial - 19 spaces
- Surplus - 33 spaces

Next steps

- Continue pre-app discussion with WHBC
- Submit final planning application in spring 2020



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