

# Chiltern View



## About Us

Laxton Properties is a small independent Property Development Company based in Berkhamsted, Hertfordshire and run by Chartered Surveyors. Founded in 2008, we are focused on the delivery of high quality, well built, sustainable homes and communities in great locations throughout Buckinghamshire, Hertfordshire & the surrounding areas.

As a business we take great pride in what we do and we want to ensure that the developments we undertake within people's communities are well designed and will stand the test of time. This means good architecture, placemaking, materials, landscaping and genuinely sustainable homes.

As a company we have committed to only building homes that are EPC 'A' rated and have abolished the use of gas central heating across our developments. This means that our homes are all fully powered by electricity and incorporate renewable energy sources and electric Air Source Heat pumps to provide space heating and hot water.

We believe in giving back and have committed, since 2021, to giving away a minimum 10% of our net profits annually to good causes.



# Chiltern View

## Project background

The Former Chiltern View Care Home was a 30 bed dementia care home. The care home closed during the Covid pandemic and despite a number of attempts by operators to secure a Care Quality Commission (CQC) accreditation, this has been unsuccessful. As a result the care home has become vacant & derelict. It has been the subject of antisocial behaviour, theft and squatting resulting in much of the interior being stripped out as a result of scrap theft. Its use as a care home is now unviable for a number of reasons. The building itself is too small to be economically viable as a care home, even if it were to be significantly altered to try and secure CQC approval.

Redevelopment of the site to provide a new, larger care home is not viable as the area is oversupplied for the next 5 years with existing facilities and facilities that are already planned. As a result there is no demand from care home operators.

In September 2024 Laxton Properties acquired the site as a brownfield site for residential development. The site offers the opportunity to bring a redundant, brownfield site back in to beneficial use and provide much needed, new homes. It will also transform a site that is currently unsightly & has attracted antisocial behaviour & will transform it in to a vibrant part of the community.



## Existing features

The site has several existing features that will have an influence over the design of the redevelopment proposals:

- trees of varying categories and status for retention / removal
- established access off St John's Drive with a tree lined avenue
- hedgerow planting to the site frontage
- a gradient across areas of the site offering views in and out of the site
- a large plateau area on which the current vacant building sits
- an electrical cable route
- neighbouring dwellings that need their amenity respecting
- a drainage connection off site
- an area that is predominantly residential in nature
- surrounding homes that are a mix of detached and linked houses
- an area defined by homes that are predominantly two storeys with occasional 2.5 storeys

Our proposal for new homes will seek to preserve the qualities of the site that make it distinctive and to become a positive addition to this part of Stone.



Private amenity area to the former care home



Former care home building



Landscaped setting to the former care home



Interior view



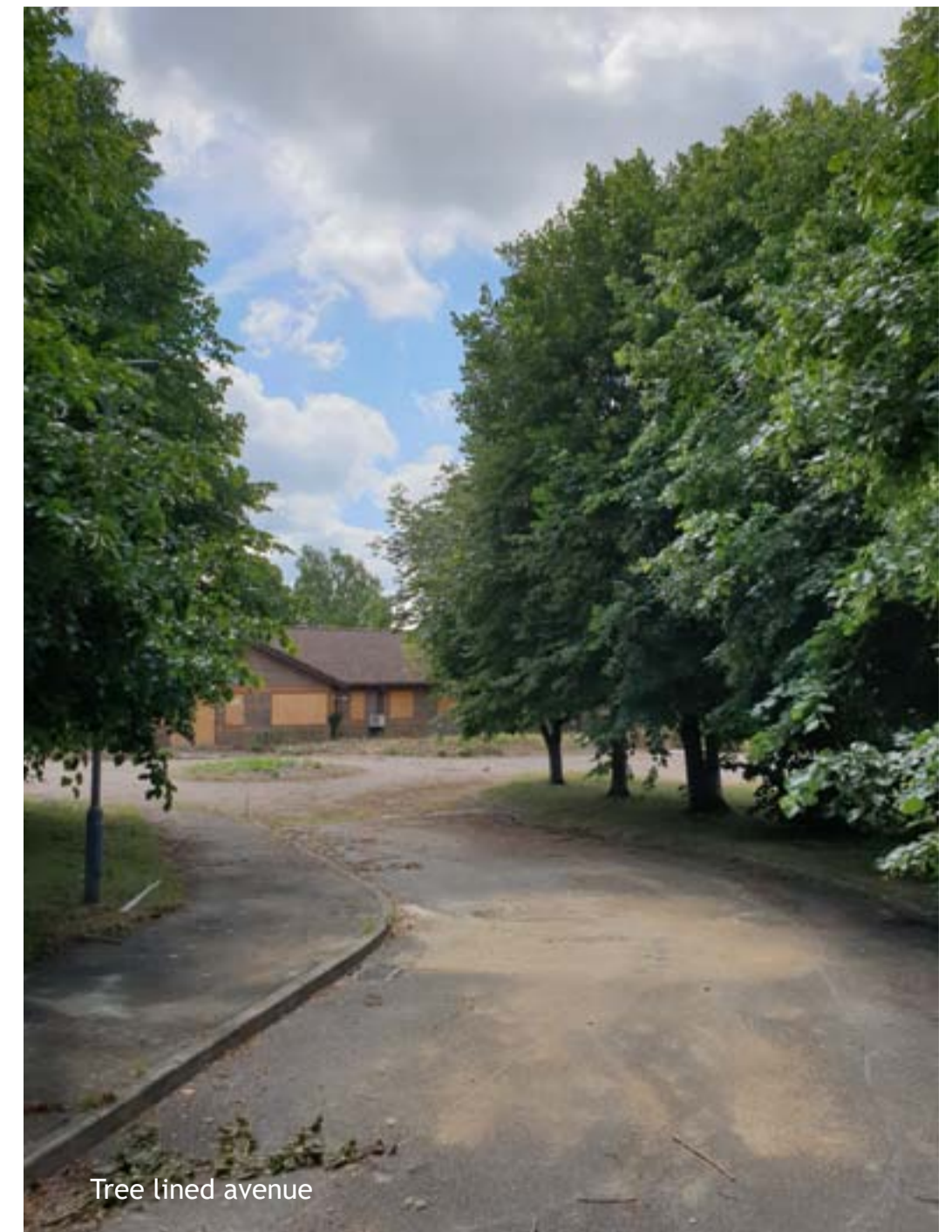
Boarded up care home



Existing rear amenity space



View across the Chiltern landscape



Tree lined avenue

# Chiltern View



## Our Approach

Our strategy seeks to:

- re-use the existing site for new homes and open space
- create attractive street frontages that integrate with the area
- incorporate the healthy trees and areas of open landscape as part of the setting to the new homes and the wider context
- provide a range of detached and semi-detached houses with three and four bedrooms
- include the required allocated and visitor parking within the development to serve the new homes
- incorporate new tree planting and shrubs within the landscaped public areas
- include an attenuation pond feature for surface water storage
- respect the amenity of the existing neighbours
- deliver an area of open space for use by the whole community
- adopt a sustainability strategy that reduces energy demands for each property
- provides generously sized private gardens for each home

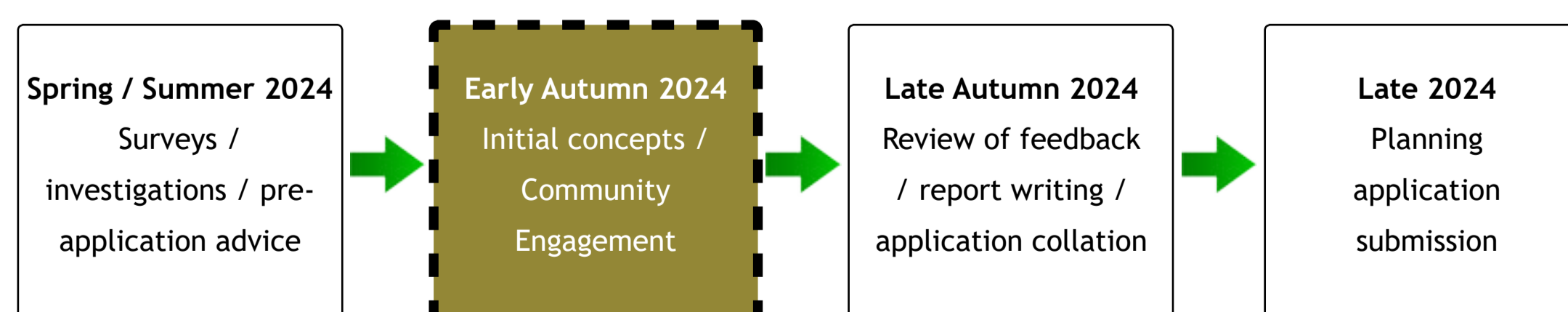
## Pre-application Advice

We have engaged with the Council through its pre-application service. The response was positive, and the planning officers agreed in principle that the site is redundant and can be redeveloped with housing.

They also commented in respect to matters of detail and the plans that are being worked on will respond positively to the feedback.

The overall intention is for a development of high-quality houses, served by appropriate car parking, good levels of private amenity space, and the provision of on-site public open space and good quality existing trees, as well as achieving a net gain in biodiversity.

## Timetable



# Chiltern View



Illustrative view from St John's Drive



Illustrative view from within the development

# Chiltern View



## Landscape Strategy

A Tree Survey was undertaken for the site to assess the quality and benefits of the existing trees. Subsequently, we have consulted and met with the Local Authority Tree Officer to discuss an optimal tree retention and removal / replacement strategy based on the findings of the Tree Survey and in the context of the current Tree Preservation Order (TPO) for the site.

Future steps will involve the production of additional strategy documents including an Arboricultural Impact Assessment, an Arboricultural Method Statement and a Tree Protection Plan.

Our landscape proposals take advantage of the existing retained trees and other landscape features which will be enhanced with new planting. New street trees and specimen shrubs across the development will integrate with the new homes and create an attractive and pleasant setting for the new residents.

The strategy seeks to maximise the benefits to the natural habitat and to the character of the new development.

## Ecology

A Preliminary Ecological Appraisal (PEA) has been undertaken to assess the ecological constraints of the site, to identify important ecological features (including designated sites and protected species) and to detail any required mitigation measures.

The development will take into account, and implement, the relevant findings and recommendations of the PEA.

## Highways Strategy

We have commissioned Highways advice on the comparable traffic generation of the care home and the residential proposals. The former care home would have generated a level of traffic activity that will be replaced by the traffic from the proposed new homes.

Initial findings indicate that traffic will increase marginally by less than 1 car movement every 10 minutes during peak hours only (i.e. 08.00-09.00 hrs and 17.00-18.00hrs). This minor increase will not be material when considered against the background of existing traffic activity on St John's Drive.

The layout of the access to the new development is well suited to serve the residential development and is unlikely to require any alterations. The access road design within the site is being undertaken to relevant standards and to take into account the manoeuvrability requirements for service (refuse, fire) and delivery vehicles.

## Drainage Strategy

The site is currently occupied by buildings, hard and soft landscaping associated with its former use as a nursing home. The drainage of the existing buildings and external hard surfaces is to site foul and surface water drainage networks that discharge freely into the public sewer system to the south west of the site.

Soakage testing indicates that the clay ground conditions underlying the site have very low permeability, which means using infiltration techniques for surface water disposal is not viable. As there are no watercourses adjacent to the development, the only viable means of surface water disposal is to continue using the public sewer system by utilising the existing connection.

The SuDS (Sustainable Drainage Systems) strategy for the development includes permeable paving for parking bays and an attenuation pond. These features will improve the quality of surface water discharging from site by filtering out sediment, heavy metals, and hydrocarbon pollutants from run-off. The attenuation pond will enhance biodiversity and provide amenity value to the development. Surface water runoff generated by the proposed residential development, including building roofs and external hard surfaced areas, will be positively drained to the new surface water drainage network including SuDS features. This drainage network will restrict the rate at which surface water is discharged to the public sewer system to a much lower flow rate than the existing network.

The surface water will discharge at greenfield run-off rate by using a flow control device at the end of the network. Attenuation will be provided to store backed-up stormwater in the form of a pond within the public open space and an underground geo-cellular tank contained beneath the road. The surface water network and storage features will be sized to accommodate a 1 in 100 year storm event plus allowance for climate change. The proposed surface water network will reduce the risk of flooding both on and off site when compared with the existing scenario.

For foul drainage, a new site drainage network will be connected to the public sewer network utilising the existing connection.



## Utilities

Our sustainability objectives include the on-site generation of electricity with each dwelling having solar panels as part of an energy strategy that combines with an air source heat pump and low energy homes.

Electricity - UK Power Networks has been approached and confirmed that the proposed development can be served by the existing substation adjacent to the site (currently supplying Chiltern View). A small upgrade to the substation will be required. Allowance has been made for the development to be heated by Air Source Heat Pumps and to provide electric car charging points to every home.

Gas - The existing gas supply will be disconnected as the proposed development will not use gas.

Water - A new water main would be installed in to the site that will serve the new homes.

BT - New BT infrastructure would be installed on site to provide fibre broadband to each home.