

Minutes - Elstree and Borehamwood Neighbourhood Plan

Steering Group Meeting – Design Guide Focus

30th January 2023

Fairway Hall

5.30pm

Minutes

The meeting was drawn to focus on the Design Guidance and Codes being prepared for the Neighbourhood Plan.

The group had an opportunity to meet Jasper den Boeft and Lilly Ruddock, who will be working on this project.

Clive and Ilana took them for a tour of the area during the day. Helpfully, Jasper appears to live nearby so is very familiar with our patch.

Jasper had tabled some questions to discuss both during the drive around and at the meeting with the SG:

Good design in Elstree and Borehamwood

1. What is meant by 'good design'? What are the characteristics of a place that is well designed?
2. What makes Elstree and Borehamwood special and distinct?
3. Specifically, what is good design characterised by in Elstree and Borehamwood?
4. What are some recent developments in Elstree and Borehamwood, and what is the design quality of them?

The Elstree and Borehamwood Design Guide

1. What are the top 3 things that must be included in the Elstree and Borehamwood Design Guide?
2. In terms of the specific guidance included (i.e. design approaches that development will be expected to follow) are there any specific things that you would like to promote? For example, approaches to car parking, sustainability, drainage, materials, extensions.
3. Can you suggest any local(ish) examples of good practice, either built schemes or process (plans, appraisals etc) to help illustrate the Elstree and Borehamwood Design Guide?

Collation of some of the comments raised during the discussion with Jasper:

Difficult to cycle uphill

Cycle route to Scratchwoods – not ideal as 'nothing' there and not aimed at those with families.

Maxwell Park – there have been thoughts of developing it – but would like to safeguard this space

No primary school in Elstree village itself.

View of the spire of the church should be protected.

Views from deacons hill road.

Different communities in the area - Big population evacuated from the east end into Borehamwood.
2 to 3 generations of families.

Bungalows important

Some general overarching principles to incorporate:

- Accommodating and appealing to different generations of one family
- Yavneh – top performing school – impacts affordability of housing
- Walkable – cyclable (but hilly?)
- Bringing the countryside within
- Sense of community: 3 x food banks/ community work/ supportive community – extends to online. People helping each other. Having spaces for people to give help from – Park Side school, library, church (St Theresa's)
- Film and TV heritage – 1914 – first studios were on the site of the current studios. Holby City, Grange Hill, Eastenders, Millionaire, Strictly, Big Brother

12 sound stages and a heritage hub – would like a visitor centre – not sure what sky would do.
Current museum is really tiny.

Shopping areas:

- High Street, Tesco, 2 Lidl's, shopping park in centre, next, boots etc.
- Others