



OXHEY PARK NORTH

CONCEPT - MASTERPLAN

Landscape Concept

As a result of a proposed road development across the north of Oxhey Park Playing Fields the existing use of the site as a sports pitch is being reconsidered.

Proposals would consist of a new 'cycle hub' building which would include cycle repairs and sales, and a cafe facility/ meeting room with indoor and outdoor seating provision.

The site would be transformed into a cycling and skating centre with a new 1km race cycle circuit, a regional-standard 350 metre BMX track, and a new skate park with provision of street skating, bowls and transitions. New facilities would be integrated within a carefully designed landscape setting consisting of tree planting blocks, wildflower areas, sculptural mounding, pedestrian circulation routes, and wetlands ponds developed as part of the new road contract.

Location

The site is ideally placed within the town, approximately 1km south of the town centre with residential areas within walking distance nearby. The site is also strategically placed on the route of National Cycle Route 6 and connections with this have been considered whilst developing this concept masterplan.

Oxhey Park, located directly south of the site and connected by a footbridge has recently been refurbished and there have been requests from the friends group for a café facility to be developed within the park. This potential development project would create better cohesion between these two public open spaces and a new café facility would provide a new focal point for park users.

Flood Risk

Initial advice from WBC Planning has highlighted the need for consultation with the Environment Agency, on two counts: firstly, proximity to a main river, and, secondly, because the site is in Flood Zones 2 and 3. As a result the Cycle Hub/ Cafe building design will be a key consideration.



KEY

- | | | | | | | | |
|---|--------------------------|---|---|---|--|----|-------------------------------|
| 1 | Cycle Hub/ Cafe Building | 4 | BMX Pump Track | 7 | Skate Park | 10 | Proposed Soft Landscape Areas |
| 2 | Decked Terrace Area | 5 | Sustrans Route (NCR 6) - Widened to 3.5m Width (providing maintenance access to building) | 8 | Maintenance Access/ Loading Area | 11 | Pedestrian Footbridge |
| 3 | Cycle Parking Area | 6 | 1km Cycle Circuit | 9 | Wetlands Ponds (Part of New Road Contract) | 12 | Oxhey Park Steps |



1km Cycle Circuit



Informal use



Skatepark



BMX Track



BMX Track



Cafe

southerngreen
chartered landscape architects

xsite



OXHEY PARK NORTH

CONCEPTUAL VISION - SKATEPARK

Skatepark Concept

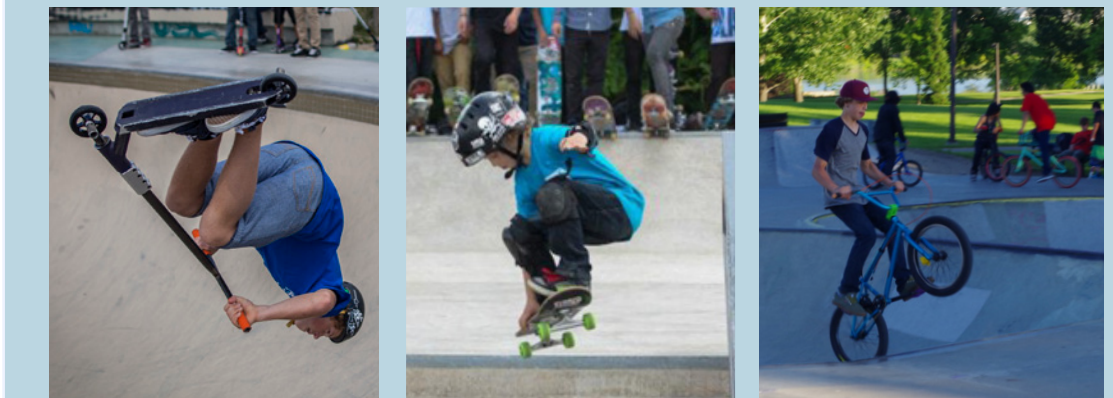
- The skatepark would be of regional interest to potential users
- The skatepark will informally provide a social space attracting a mixture of users and accompanying visitors
- The skatepark will provide a great facility for outdoor cardiovascular exercise

Key Proposals:

- Concrete formed skating surface
- Provision of a street skate area with metal equipment including grind rails, blocks, ledges
- Provision of a concrete bowl skating area with transitions. This will provide more advanced users with challenging opportunities
- Adjoining paths allowing the facility to be freely accessed

Access for all

- Opportunities to suit users of all abilities including children as young as five, teenagers and adults
- The skatepark will be designed to promote a diverse range of skateboarding, BMX & scooting.



Design Approach

- The skatepark will be designed by specialist skatepark designers in accordance with British Standards. This will ensure safe design is developed and collisions are reduced
- Different zones will be designed to cater for users of different abilities safely.
- The skatepark will be designed through community engagement. This will ensure the requirements of potential users are taken into consideration
- The skatepark will be located to the west of the site allowing good connectivity to wider recreational facilities

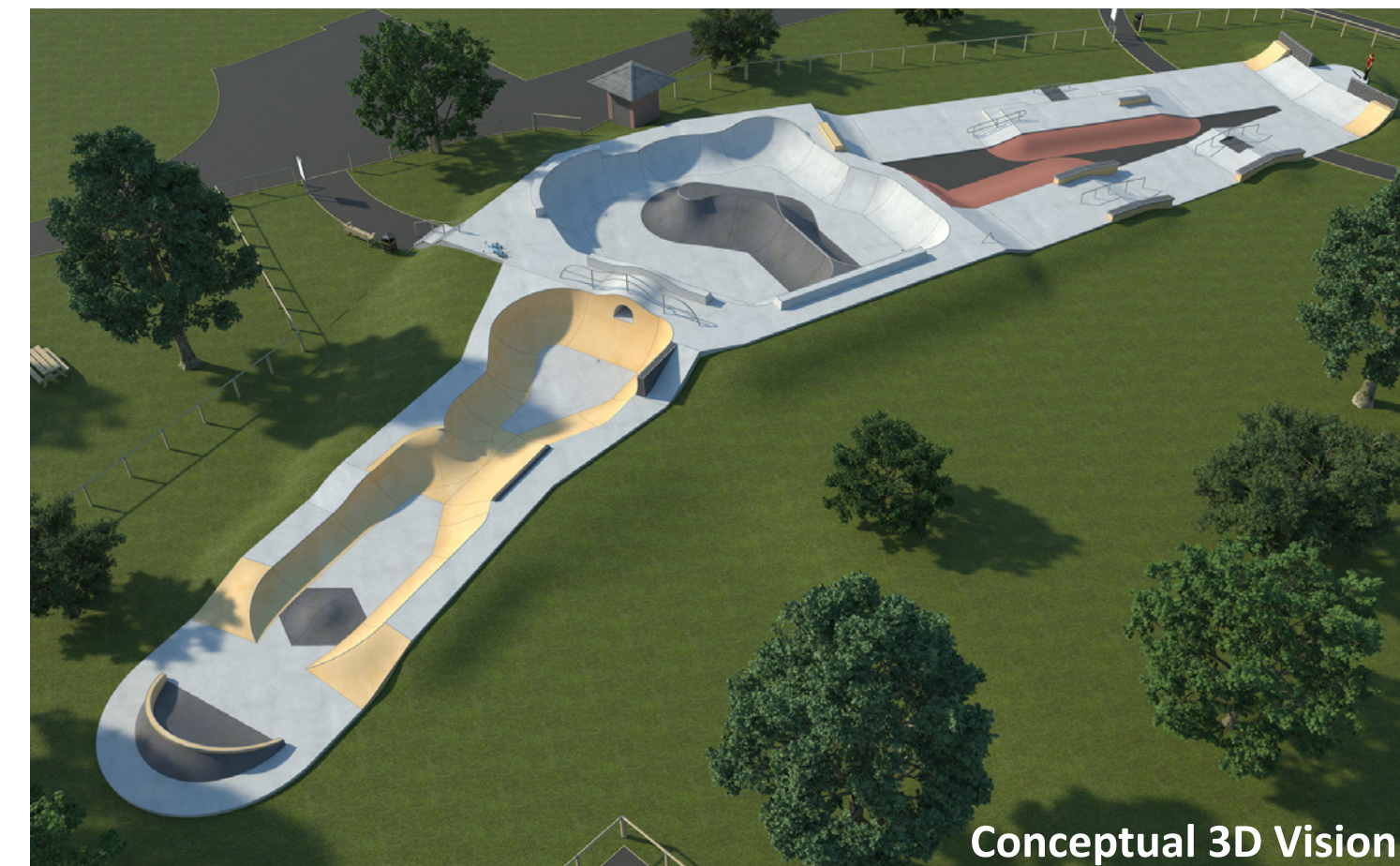
Skatepark Design

- Specialist skatepark designers & builders which maybe consulted at a later stage of the project include.

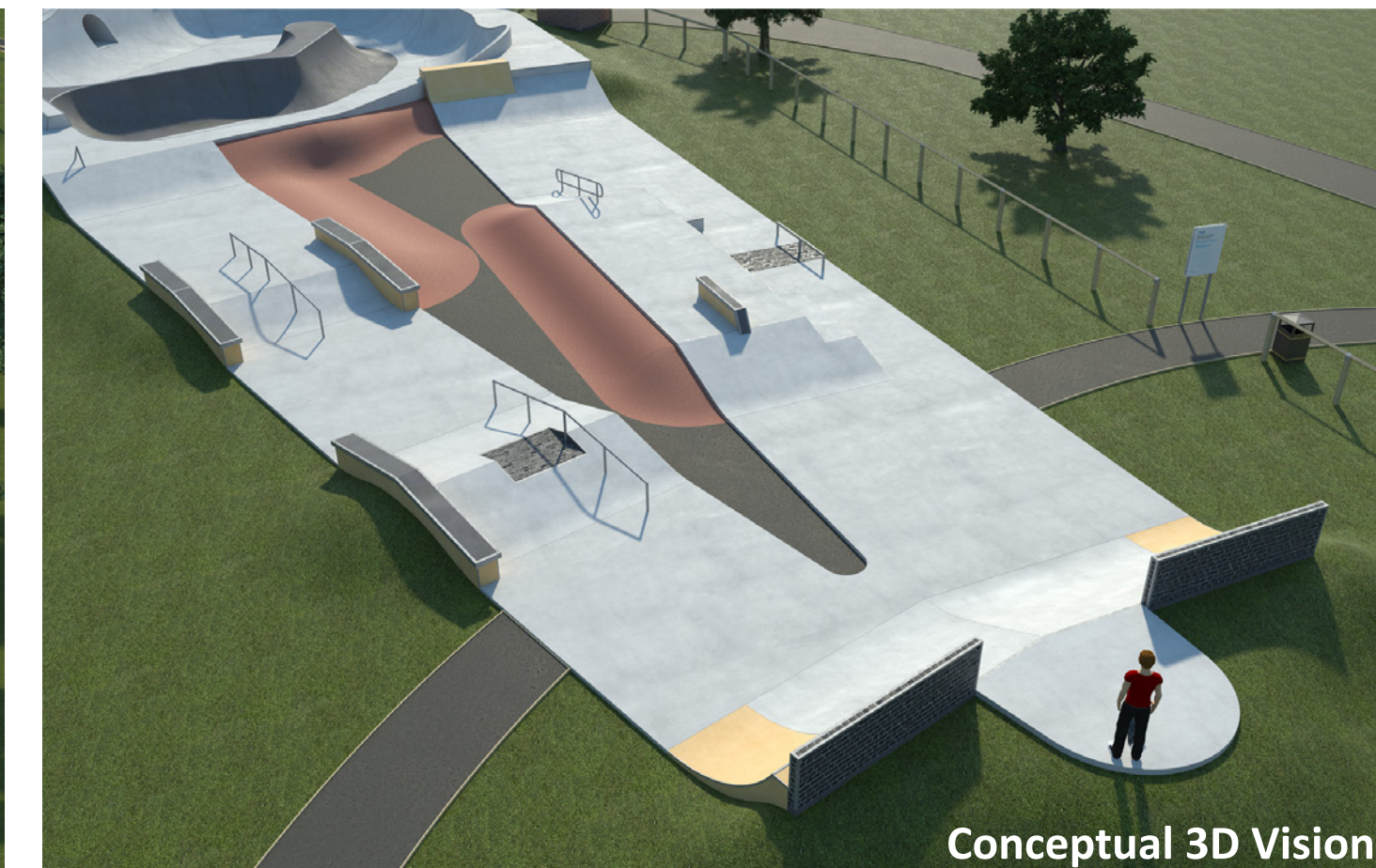


Environment

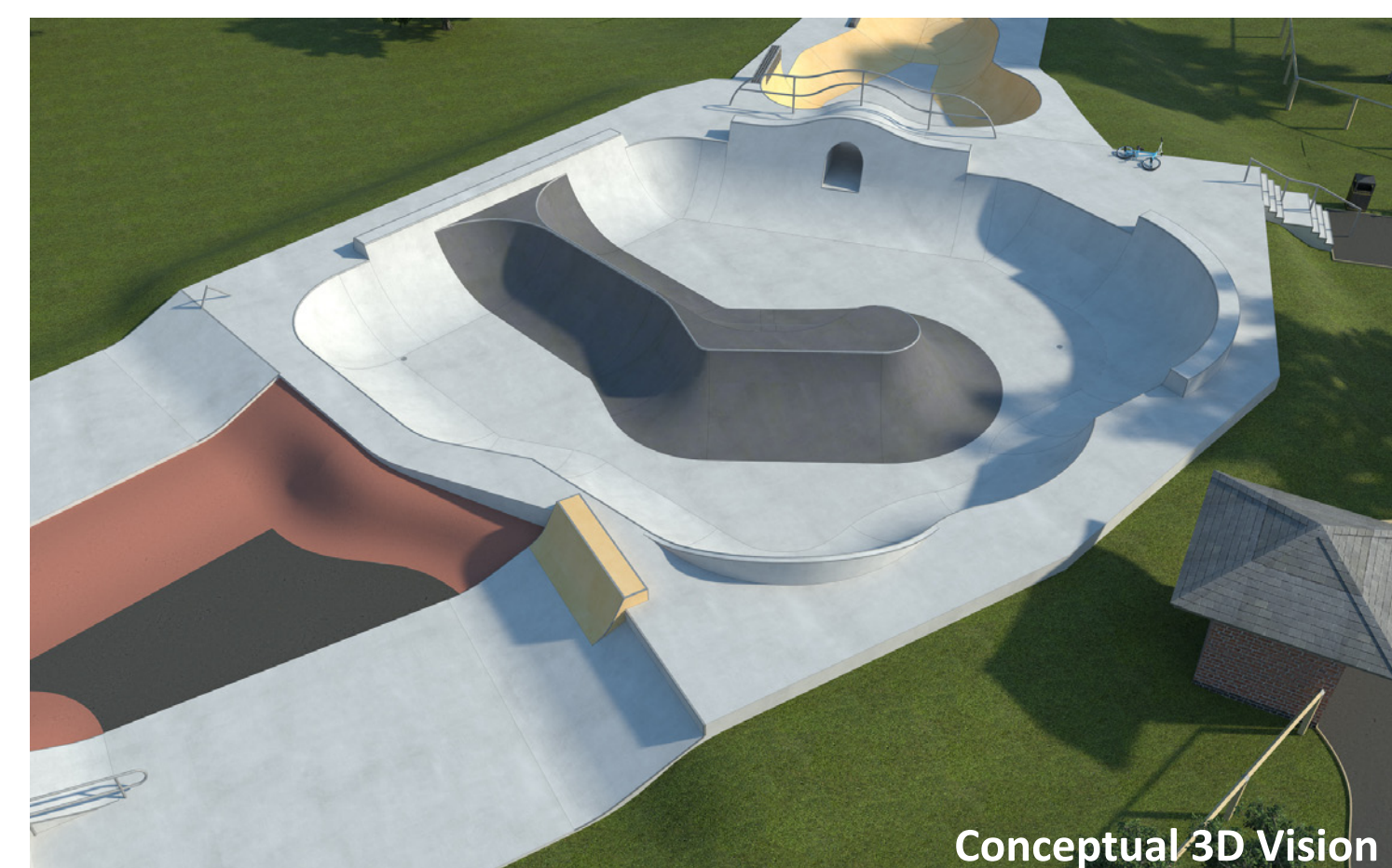
- The proposed development of the skatepark would retain and protect existing trees and vegetation.
- Tree planting within the skatepark will ensure users can rest in the shade



Conceptual 3D Vision



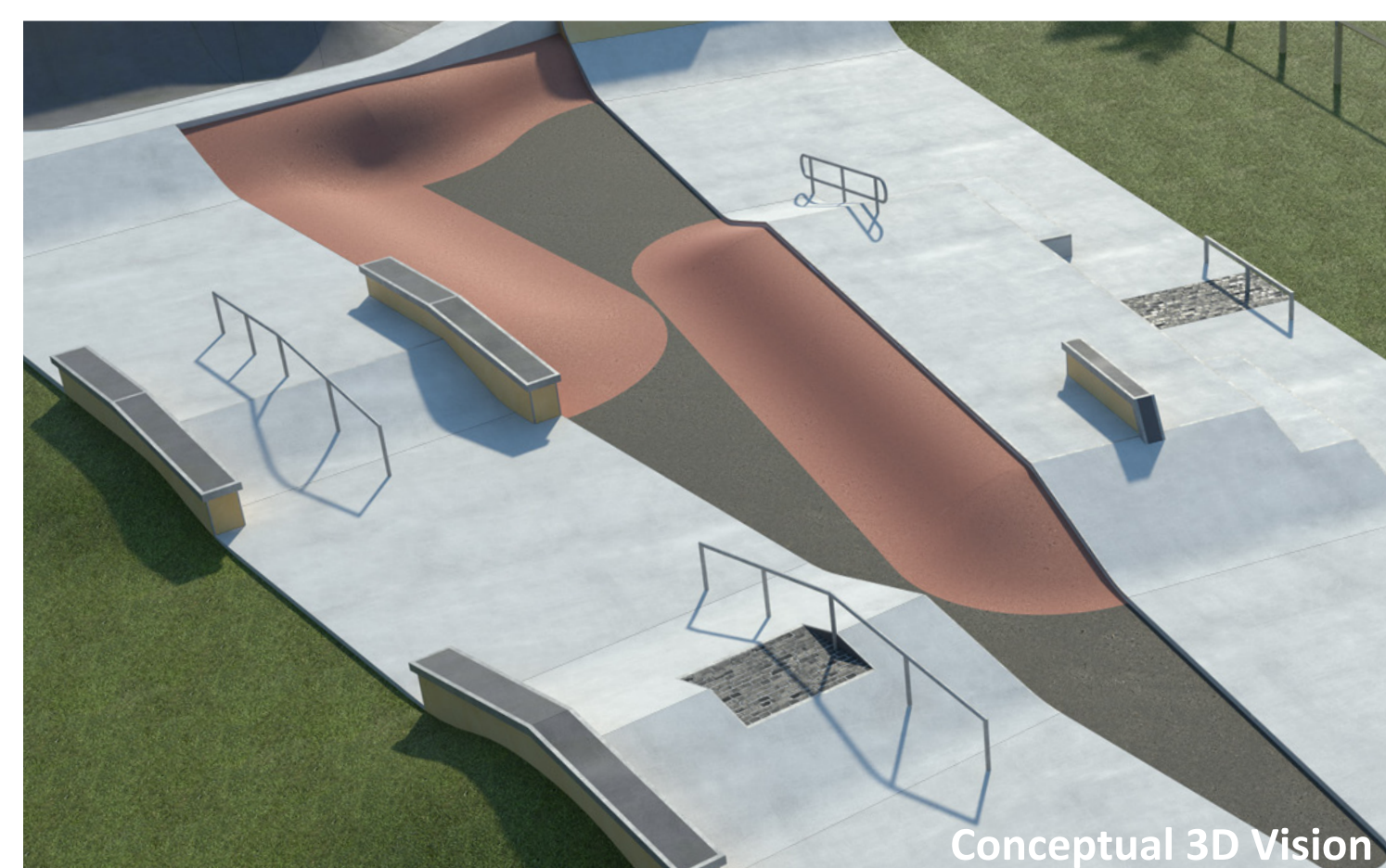
Conceptual 3D Vision



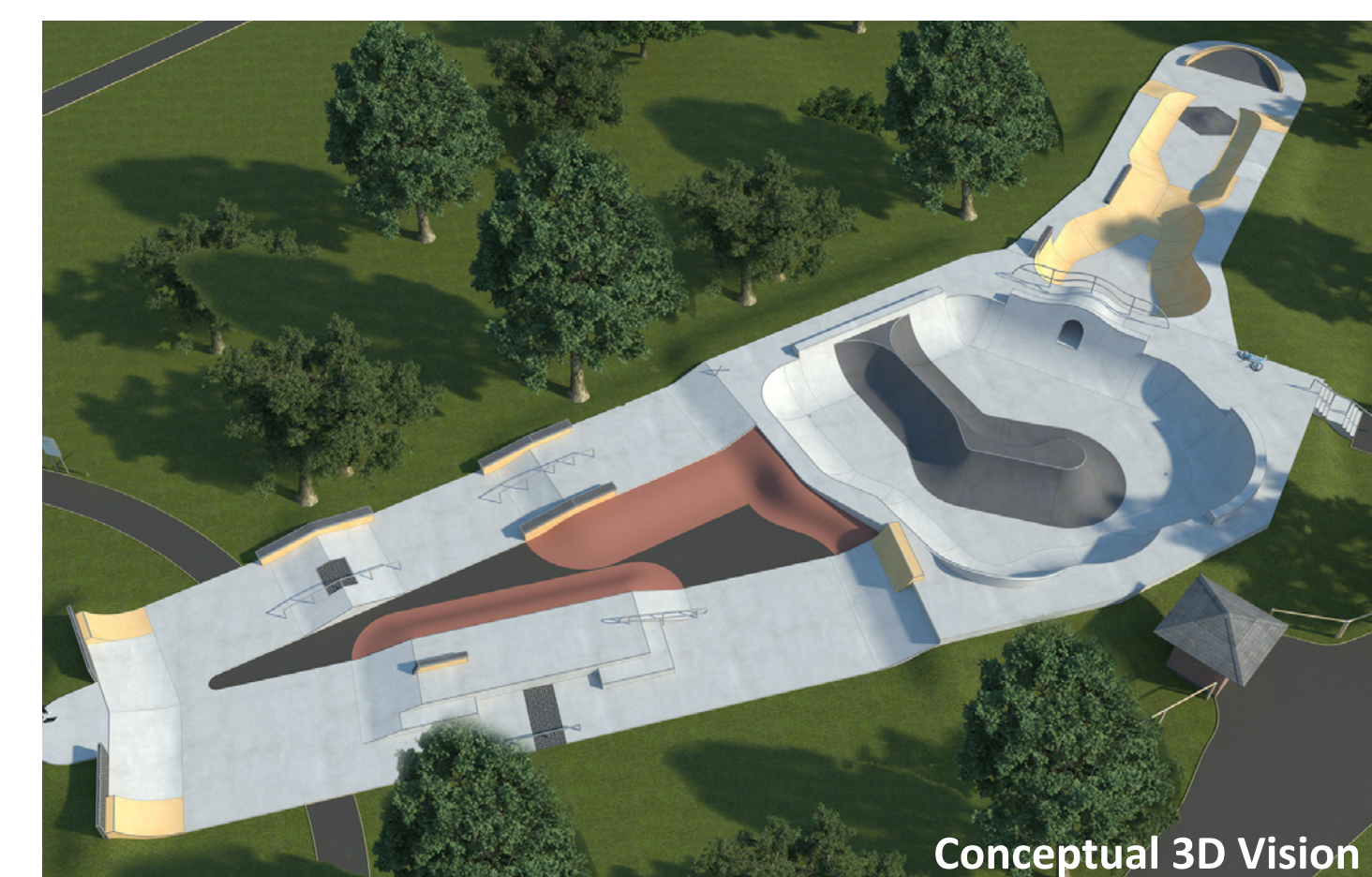
Conceptual 3D Vision



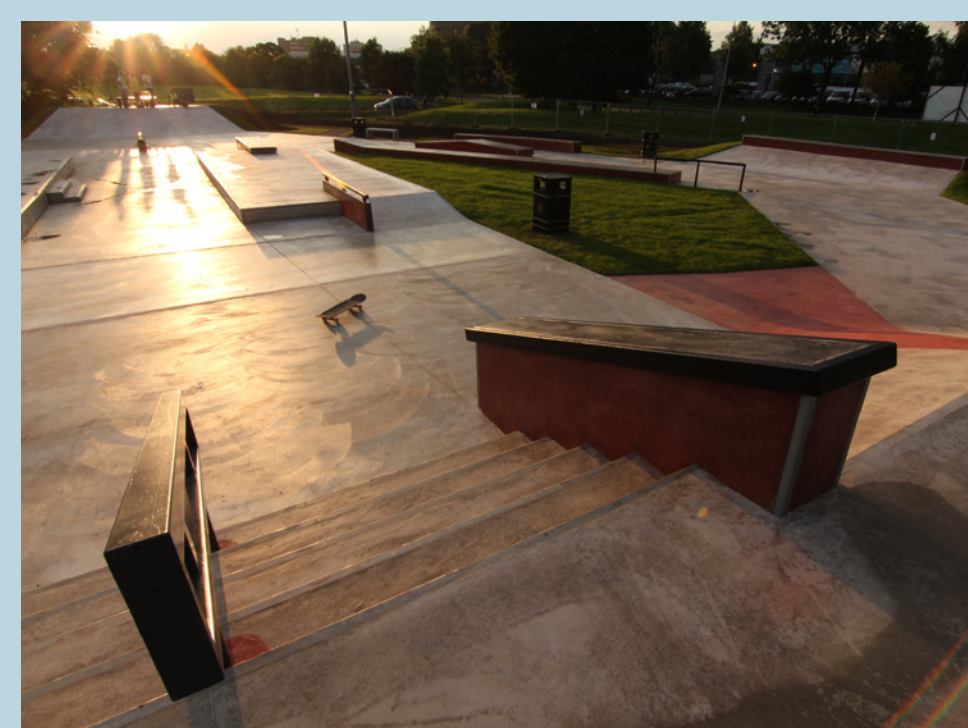
Conceptual 3D Vision



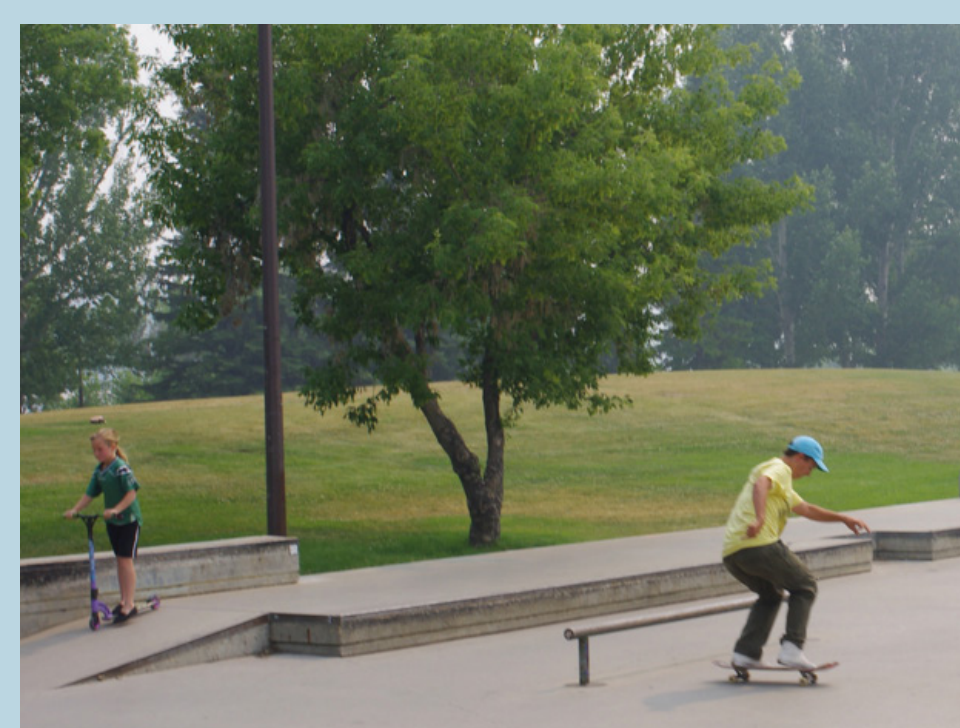
Conceptual 3D Vision



Conceptual 3D Vision



Street course



Street course



Concrete surface



Inclusive for all ages



Key bowl transitions

southerngreen
chartered landscape architects

xsite



OXHEY PARK NORTH

CONCEPTUAL VISION - BUILDING DESIGN

Building Concept

Watford Cycle Hub is located to take advantage of the existing cycle route, river crossing and views across the river to Oxhey Park. It is conceived as a 'pit stop' building for the 1km cycle loop on site as well as a facility for all park users. To make that immediate connection the entrance to the building is set up on the axis with the Oxhey Park steps to the south of the river. The cafe is located to the west and bike shop, workshop and other facilities to the east of the axis. A narrow raised terrace adjacent to the building and a larger decked riverside terrace make the most of opportunities to enjoy the setting outside with clear visual connections to the other activities on the site.

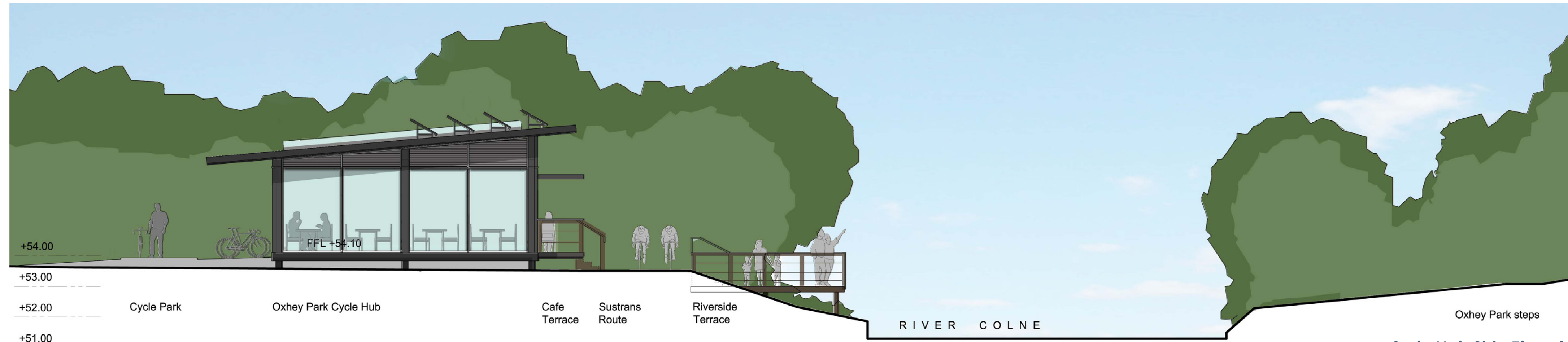
The building will be simple in appearance and use but feel contemporary and exciting to use. The design approach will include careful material choices for low embodied energy, reduction of road miles where possible and a low energy running costs by utilising natural aspects of the site.

The park is a Flood Zone 3 site and the floor level of the building is raised to address this. The 'lay by' cycle track loops to the rear of the building providing cycle parking off the main Sustrans route that runs across the front of the building, reinforcing the connection to the site's main activities.

Energy Strategy

The new Cycle Hub can be an exemplar for sustainable development best practice at this relatively small scale. The approach taken will follow a 'Fabric First' model, creating an airtight and thermally high performance building. This first strand of the design strategy for low energy will also maximise daylight levels, optimise useful solar gain and thermal building mass, utilise natural ventilation and water collection and reuse. Following that the choice of energy efficient equipment working at optimum levels for the least periods of time will reduce demand to a minimum. The final part of this approach is then to use renewable low carbon technologies to meet as much of the demand that is left as possible. It maybe possible to avoid some mains service connections in this process.

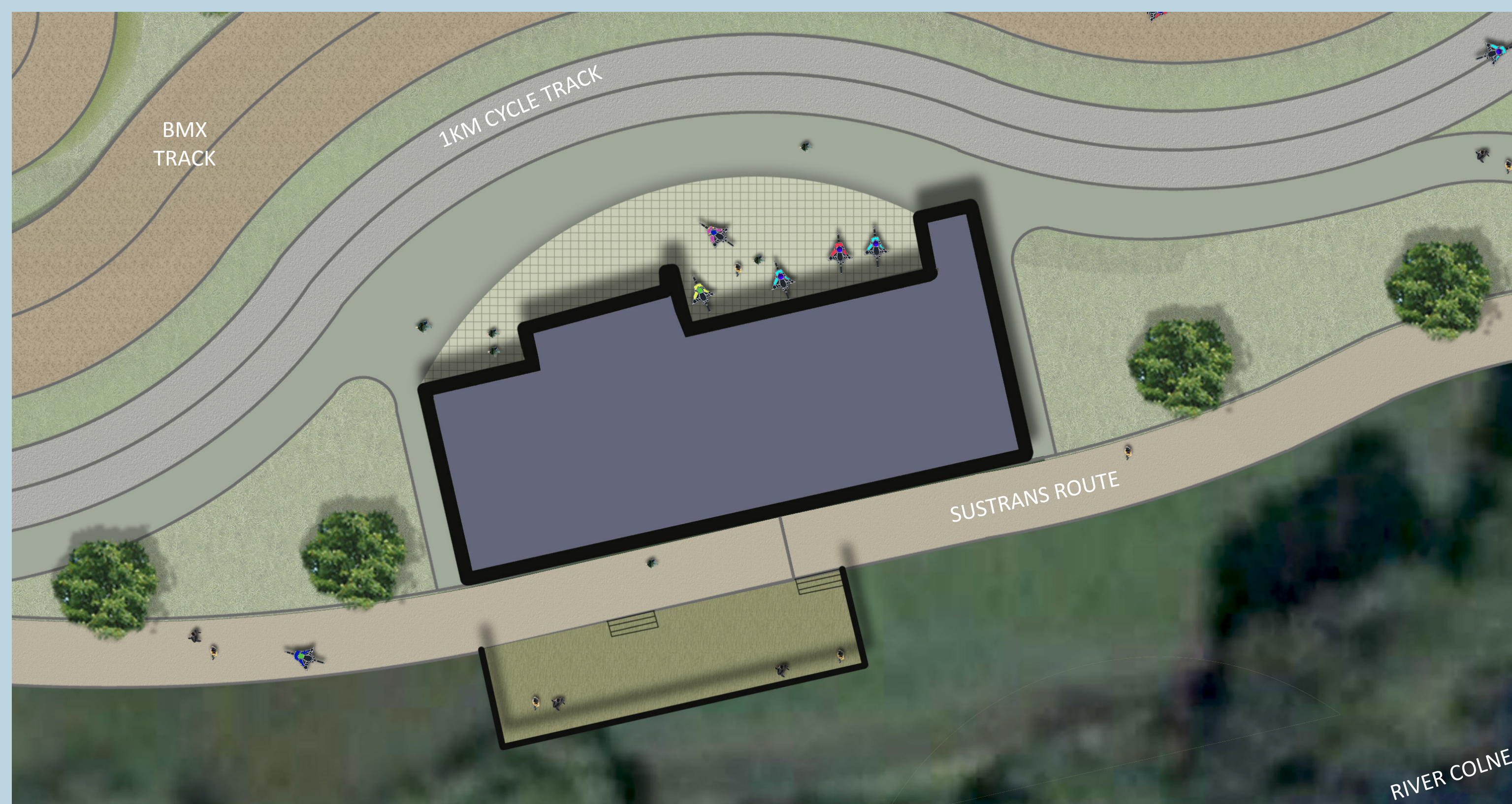
The building's south facing aspect can be utilised at roof level by a viable photovoltaic array, a heat pump may be able to use river water to provide a supply for hot water and space heating. If this was not viable an air-source heat pump could do the same job.



Cycle Hub Side Elevation



Cycle Hub Front Elevation



Cycle Hub Plan



3D Visualisation

southerngreen
chartered landscape architects

xsite