



Proposed Plans



John Barker Place (now)

General Details

North Hertfordshire Homes and the Architects from KSA have worked very closely with North Hertfordshire District Council and residents from Westmill estate to produce a well designed and large scale redevelopment at John Barker Place and Freemans Close.

The new design has been very carefully thought out and reflects the requirements and requests of all the stakeholders involved. The regeneration of this area will provide a modern and secure environment for residents

both domestic and commercial. The shopping parade will be demolished and new shops and flats will be built. We are building a new multi use games area, youth centre and community centre on this site. We are making large scale parking improvements and landscaping the surrounding grounds with native plants and trees.

Freemans Close has been included in this project and the 36 one bedroom flats will be demolished to make way for 43 new homes, comprising of houses and flats. The area will be landscaped to provide a pleasant and safe place to live.

The community centre currently on the Westmill Estate is in an isolated position in a garage compound and coming to the end of its natural life, North Hertfordshire Homes is looking to put a modern purpose built facility back in the centre of the community. The new centre will provide a fantastic building which reflects the requests from the residents in the area following extensive consultation and looks to the future. North Hertfordshire Homes will also be providing a youth centre at the request of both the young and more mature residents on the estate.

North Hertfordshire Homes has consulted closely with the shop keepers and will be providing modern, well designed shops including their suggestions and requirements.

We are providing 69 new homes with various tenures to create sustainable communities. We are investing heavily in the estate to make it a place people can be proud to live in.

This is a multi phase large scale project with a large number of stakeholder's involved.



In short North Hertfordshire Homes is planning to:-

- Replace the existing shops and maisonettes at John Barker Place with new shops.
- Build a new community centre
- Improve youth facilities including a new basket ball court and dedicated youth centre.
- Provide new affordable housing on the site of the existing community centre;
- Redevelop existing properties at Freemans Close to provide better quality affordable housing.

Completion Date - Summer 2011

The Site (local amenities, Transport etc)

There will be a small supermarket and takeaway within the new development. Other shops and a post office can be found close by on Redhill Road.

Hitchin town centre is approximately 1.5 miles away.

The number 81 bus travels between Westmill and Hitchin railway station via the town. There are a number of primary and secondary schools in and around Hitchin.

Consultation

The consultation process undertaken to create the feasibility study was completed early in 2006. Since then, North Hertfordshire Homes and North Hertfordshire District Council have sought further comment from the community through informal meetings with service providers.

LA Nominations: North Hertfordshire District Council

Project Manager: Keeley Hale keeley.hale@nhh.org.uk

Employer's Agent: Robert Lombardelli Partnership

Architect: Kyle Smart Associates