

Transport planning and highways

Glanville was originally appointed by MEPC, one of the largest property companies in the UK, to provide the transport and highways advice associated with the redevelopment of this 100 acre site on the edge of Watford. Leavesden Park is becoming an internationally renowned development which couples the needs of new media and film production industries in a parkland setting.

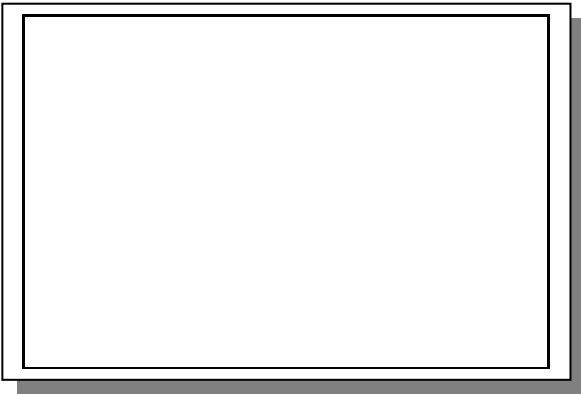
The recently completed phase 1 comprises 360,000 sq ft of B1 offices. Glanville was responsible for the detailed design of the external works.

Of more significance, however, is Glanville's role in the masterplanning of the second phase, and in the preparation of documents to support a planning application for 1.3 million sq ft of B1 offices. The application included the offices' associated amenity facilities and new film production studios to replace the Leavesden Studios – home to the Harry Potter Films.

The transport assessment prepared by Glanville, following extensive negotiations over 2 years with the Highways Agency and Hertfordshire County Council, assessed the ability of the highway network to accept the estimated future traffic. It also considered public transport, travel to work management, pedestrian and cyclist facilities, and overall road safety issues.

The development is one of the first of a new generation of business parks which have a constrained parking provision. It recognises the Government's transport policy to reduce dependency on cars whilst taking into account the need to improve the existing highway network to accommodate the inevitable increase in traffic.

This project entailed more than £13million of off site highway works including; improvements and signalisation to four major trunk roads and M25 motorway intersections, new access arrangements directly from the trunk road, various upgrading, and traffic calming on the local network. All of these provisions were successfully taken through preliminary design approval and stage 1 safety audit. Glanville was also responsible for the strategy of on-site infrastructure, roads, drainage and utility supplies.



Glanville contribution to phase 1 construction:

- External works design
- Traffic light controlled access
- Decked car parking
- On site access roads
- Surface water attenuation
- Deep bore soakaway system
- Section 278 works

Glanville contribution to phase 2 planning:

- Transport assessment
- Travel management plan
- S106 negotiation on all transport matters
- Public transport and shuttle bus service
- Access arrangements
- Off site highway improvements
- On site infrastructure strategy
- Sustainable drainage system
- Foul water disposal
- Ground modelling and earthworks
- Bus priority and cyclist facilities

For further details please contact:

Phil Hodgson Milton Park Office



- Controlled Parking Zone Scheme (CPZ)

