



Regeneration of Kytes Drive, Watford

Claire Anderson

Director of Regeneration and Partnership



Kytes Drive, Watford - Context

Currently

Kytes Drive is an existing general needs rented location located in North Watford. The site is 6.5 hectares approximately and is developed on a low-density basis with woodland and green space making up the majority of the site.

The property is located largely in the Watford council area with a small section of the north part of the site located in the Three Rivers council area. The site contains 56 family homes, the majority being occupied by families with at least one member of the household living with a disability.

Overage

When the site was purchased, it contained an overage condition which prevented any viable growth opportunity taking place. This condition expired in September 2022. The manor house, which contains 12 apartments, is separately being decanted due to significant fire works required to the building. The building has one final resident remaining.

Portfolio Review

The Watford and Herts portfolio area review in 2022 concluded that the site has a significant growth opportunity with ExCo approval to maximise the sites capacity. It also concluded that the site should be investigated for potential regeneration due to significant defects in some of the properties and increasing cost of maintenance due to their condition and age.

Anchor currently owns and manages 18 locations within a 5-mile radius of Kytes Drive. There is significant need and demand for age-restricted rented accommodation in Watford with a current predicated shortfall of over 300 rented dwellings in the local plan assessment, with ONS outlining 30.9% of the population aged 55 and over. The closest rented scheme has over 100 applicants on the waiting list.

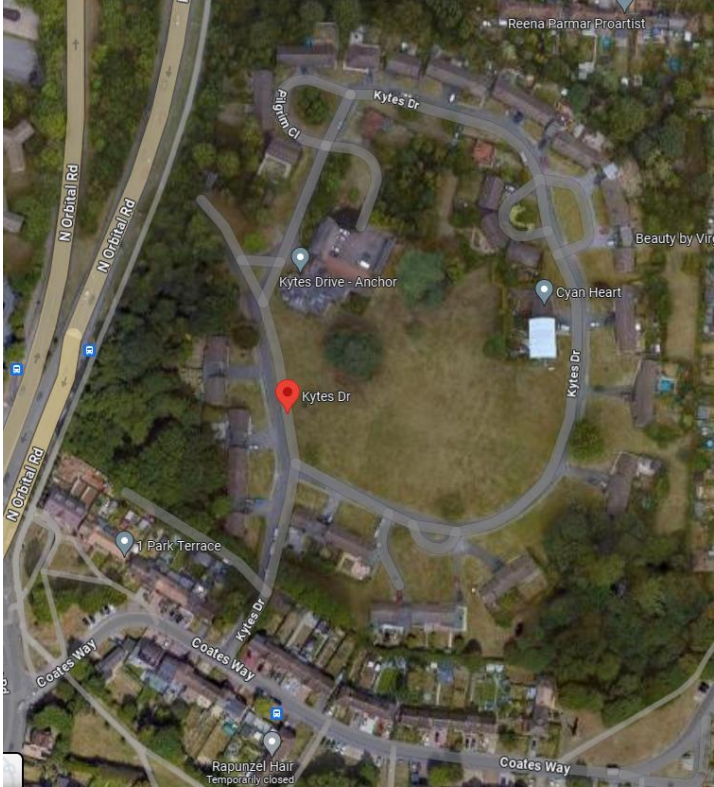
Existing Site



Site Location



District Boundaries



Kytes Drive Existing Buildings

Existing Site Buildings

The site currently contains a mix of accommodation across a range of typology. These buildings provide a total of 56 units, the accommodation is arranged in the following:

- 12 flats all located in Kytes House. The Building comprises 3 studios, 5 one-bed and 4 two-bed flats.
- 16 two-bed and 25 three-bed bungalows being 41 in total (some with double garages)
- 3 three-bed houses (one of which is vacant and derelict – The Lodge)

Key

-  Kytes House
-  Bungalow
-  The Creamery
-  The Lodge
-  Farm Cottage
-  Kytes House Outbuilding
-  Electricity sub station
-  Entrance
-  Site boundary







Proposed Scheme Summary

Aiming to create circa 146 homes, which included a mix of age and non-age restricted accommodation and tenures. The principle was agreed that the designs should aim keep the tenures and age-restricted accommodation separate to enable any potential future management options.

- 71 x independent living apartments
- 43 x re-provided m4(3) family social rent bungalows & cottages
- 12 x 1 & 2 bed listed conversions
- 20 x 3/4bed family homes for sale

Watford Planning and Housing Officers support, in principle, the regeneration of the site with the caveat that the existing 43 family homes should be re-provided onsite

Homes England grant funding sought for all non S106 eligible homes

Planning Application submitted November 2023

Site masterplan



Buildings Key

- 1 Kytes House (refurbished)
- 2 Stable (converted)
- 3 Store
- 4 Assisted Living Building
- 5 Accessible Cottages
- 6 Accessible Bungalows
- 7 3 Bed Open Market House
- 8 4 Bed Open Market House

Landscape Key

- 1 Arrival Gateway
- 2 Central Open Space
- 3 Kytes House Courtyard
- 4 Communal Courtyard
- 5 Shared Gardens
- 6 Orchard
- 7 Suds Basin
- 8 Feature Planting

Independent Living



1 Bed Apartment
(56.7m²/610ft²)



2 Bed Apartment
(67.2m²/723ft²)



71 apartments (59 x 1 bed, 12 x 2 bed)

Reprovided Bungalows/Cottages (SR)



3 Bed Bungalow
(104.6m²/1126ft²)



3 Bed Cottage Ground Floor
(70.7m²/761ft²)

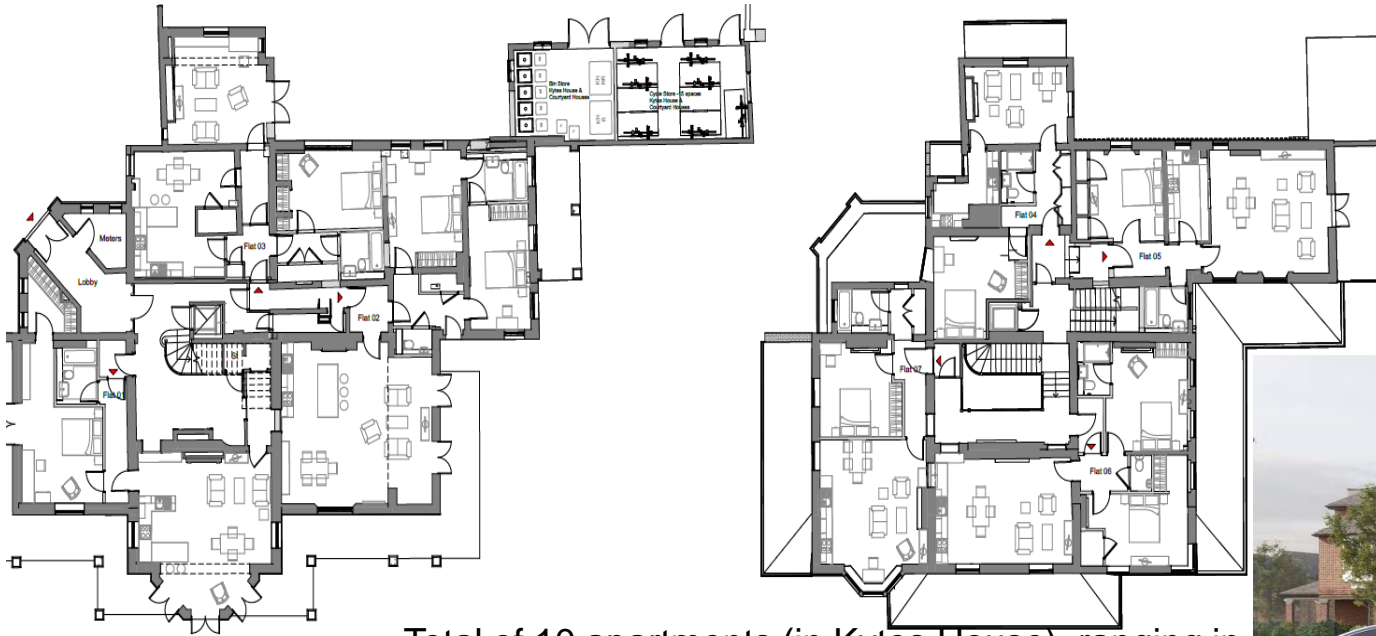


3 Bed Cottage Upper Floor
(56.1m²/604ft²)



43 re-provided dwellings – 16 bungalows and 27 cottages,
non age restricted

Kytes House refurbishment (PS)



Total of 10 apartments (in Kytes House), ranging in value from £345k - £500k
Plus 2 in out buildings



Houses (PS)



3 Bed Cottage Upper Floor
(55.4m²/596ft²)



3 Bed House Upper Floor
(49.8m²/536ft²)



4 Bed House Upper Floor
(60.2m²/648ft²)



3 Bed Cottage Ground Floor
(55.4m²/596ft²)



3 Bed House Ground Floor
(49.8m²/536ft²)



4 Bed House Ground Floor
(60.2m²/648ft²)



Total of 22 No. 3 and 4 bed houses.
Ranging in value from £550K to 620K

Phasing and Consultation

- Phased construction programme to minimise house moves - reducing relocation offsite to 8 households. Re-provided homes constructed first to enable wider site development
- Social rents (pw) at 1bed- £123, 2bed- £151 3bed- £172
- Significant political pressure to create sensitive lettings agreement for units to be prioritised for 'over 55's, disabled and veterans. Both WBC and TRDC strategic housing teams support the proposals
- Extensive engagement with existing residents- there are a core group (6/7 households) who are completely against the regeneration and will not engage. Other households have been involved through design workshops with their feedback incorporated into the designs
- Cross-Anchor project supporting all resident engagement and influencing design development

Challenges

Watford Observer

Plan to demolish Kytes Drive bungalows in Watford

18th July 2023

PLANNING AND DEVELOPMENT

WATFORD



Bob Sparkes, pictured, has launched a petition to stop Anchor building on Kytes Drive, Watford. (Image: Google Street View and Bob Sparkes)



By Kimberley Hackett
Community News Reporter

@kimberleyjourn

Share



13 Comments

A petition has been launched calling for a housing provider to stop the "destruction of people's homes".

Preserving Kytes Estate for veterans, people with disabilities and older people

Post

Monday, 23 October, 2023

Speeches in Parliament



Tonight, Dean voiced community and residents concerns in Parliament regarding the redevelopment of the Kytes Residential Estate by Anchor Hanover.

Milestones

- 1.Principle procurement strategy agreed- June 2024
- 2.Planning Consent - September 2024
- 3.Rehousing Phase 1 commences – Jan 25
- 4.Start on site- October 2025
- 5.Practical Completion- May 2029