



Altham Gardens South Oxhey, Watford

At Altham Gardens near Watford, a derelict former school site has been redeveloped to create 113 new homes.

The £16 million development, situated on a 7.8 acre site, has 85 houses under private ownership, 22 homes for affordable rent and six properties developed specifically for key workers.

One of Places for People's nurseries is also located at Altham Gardens, offering 60 childcare places for pre-school children, together with a supported housing facility for people with learning difficulties.



The homes – a mix of apartments and houses – are situated within two and three-storey buildings on the site of the old school and its playing fields.

The development is truly mixed in nature with a seamless blend of affordable and private homes.

Each property has been designed with a limited palette of materials to create a consistent harmonic theme which avoids over-complicating the street scene with an excess of colour and detail.

The street layout system adopts home zone principles, which favours pedestrians and encourages motorists to slow down. The development also meets the Secure by Design standard which is aimed at incorporating anti-crime measures into new-build developments. Over an acre of the site is public open space for local residents to enjoy.