



Hertsmere Vision Documents

Bushey - Key Themes & Priorities Report

October 2026

AR Urbanism

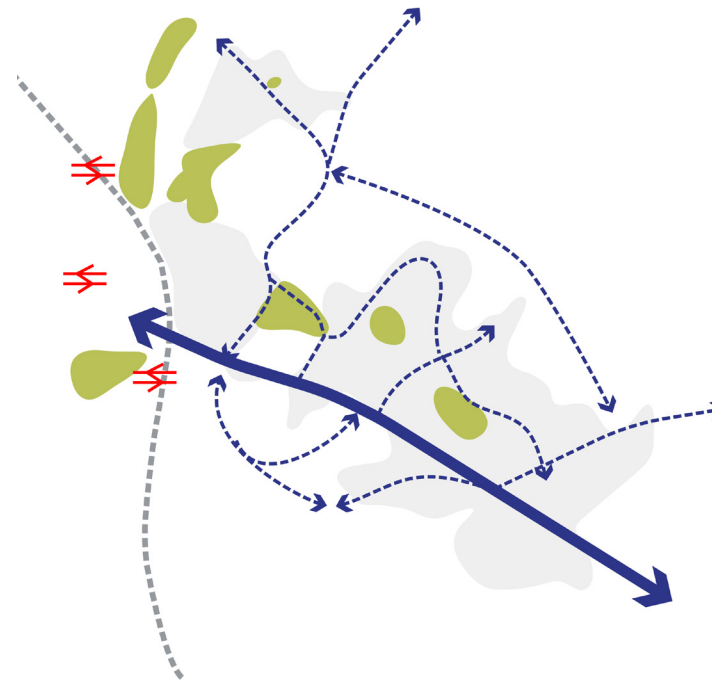


Bushey Key Themes & Priorities Report

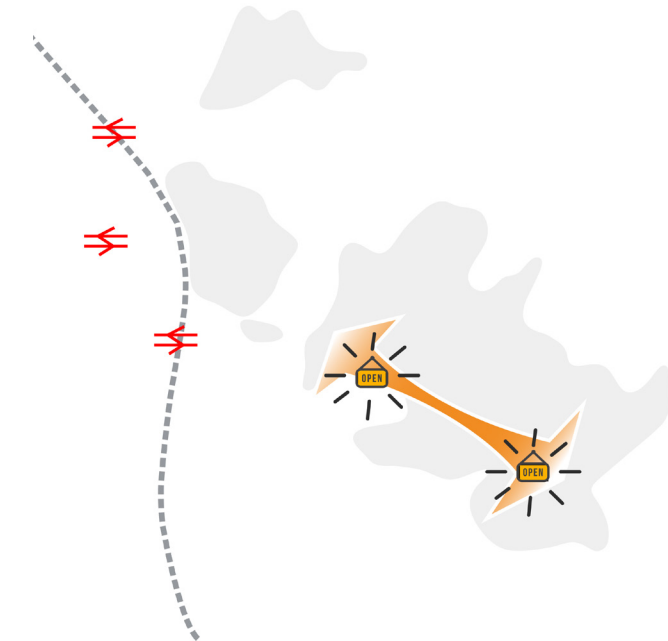
Bushey is a town made of distinct, sustainable, and thriving communities—spanning the Village, Heath, and North Bushey—defined by their exceptional heritage and strong sense of place.

In Bushey, residents put down roots for life, supported by affordable homes, a vibrant local economy, and accessible connections to nature. Growth is sensitive and pragmatic, enhancing our unique character while ensuring a green, resilient future for all.

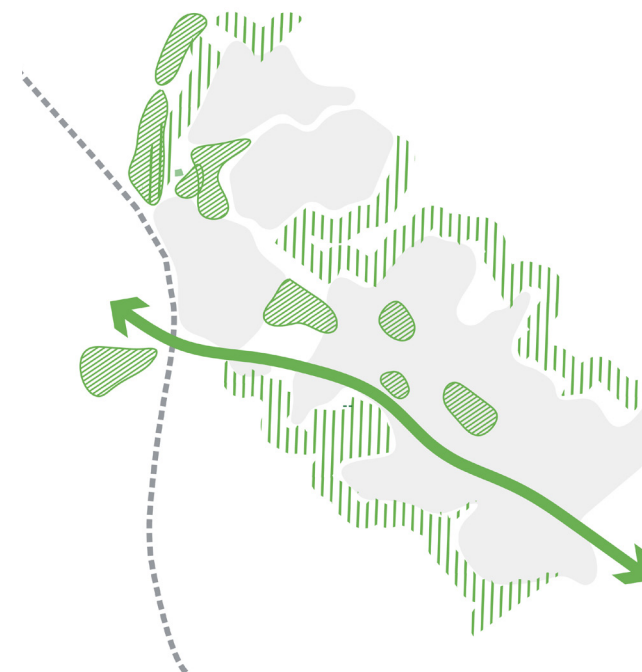
1. Connectivity & Active Travel



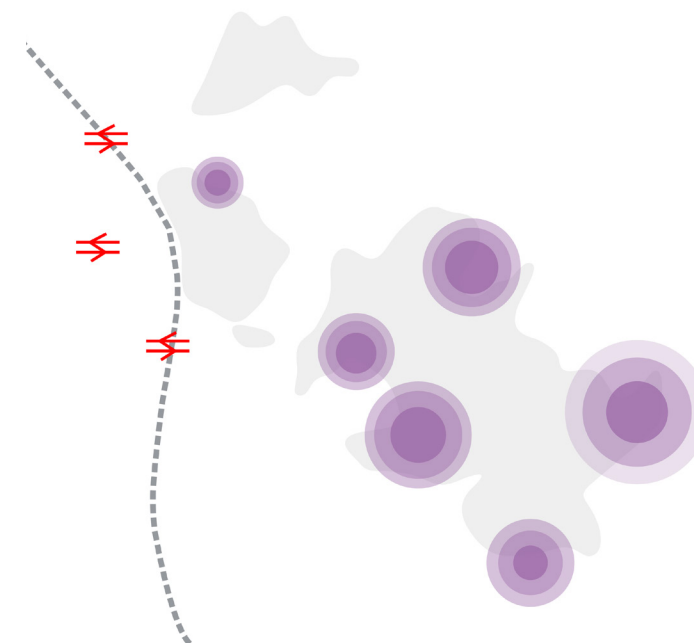
2. Town Centres Public Realm & Character



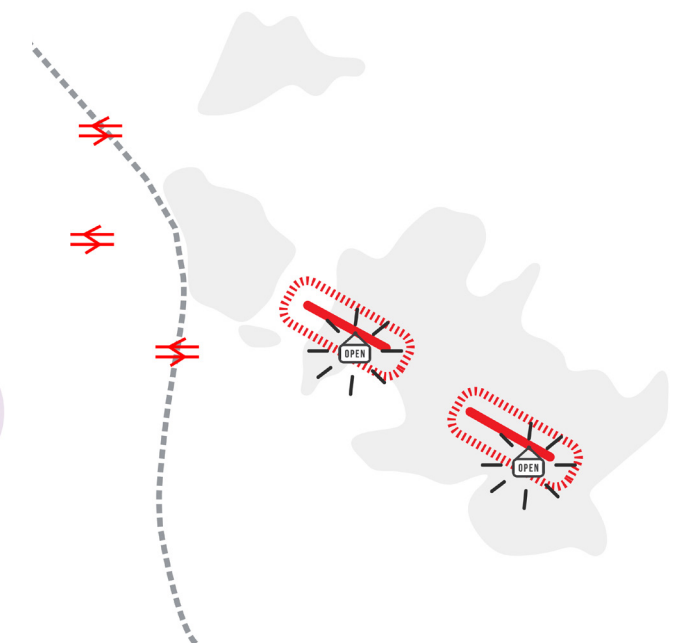
3. Green/Blue Infrastructure & Sustainability



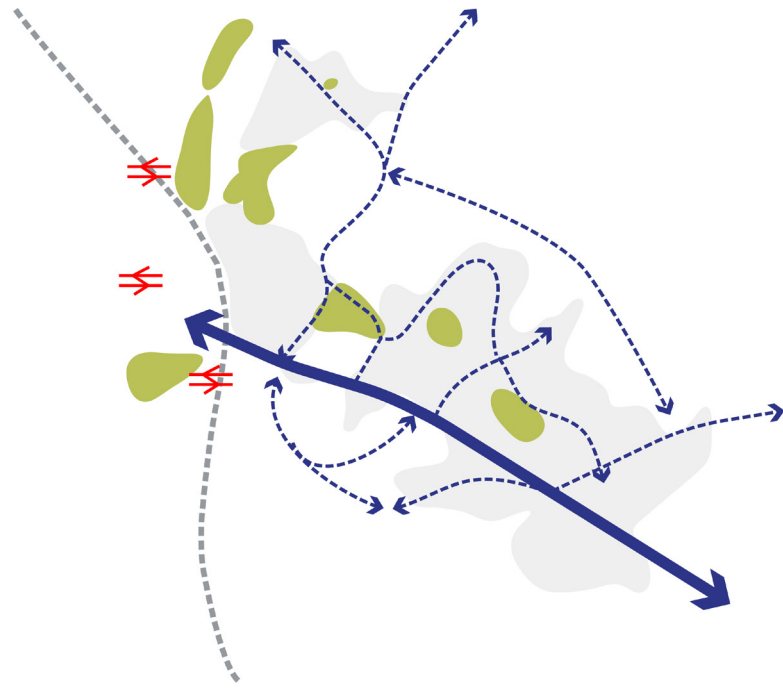
4. Sustainable Growth



5. Culture, Community Life & Prosperity



1. Connectivity & Active Travel



Bushey puts pedestrians first, recognizing the need for safe, inclusive walking infrastructure for all ages and abilities. The key themes and priorities enhances their safety, accessibility, and overall user experience. It features improved public transport connections to reduce car reliance. Cycling infrastructure is enhanced, ensuring realistic and safe routes to key destinations like the station and local open spaces.

- Implement a movement framework prioritising walking, cycling, car sharing, and other low-carbon transport options within Bushey and to surrounding areas.
- Improve cycle and pedestrian routes to key destinations, including Bushey station, open green spaces, and local amenities.
- Provide secure cycle parking at strategic locations and allocated/shared vehicle spaces to support sustainable travel.
- Enhance bus services to improve connections within Hertsmere and to key transport hubs, enabling quicker onward journeys to London.
- Ensure pavement public realm quality maximises accessibility including for those with additional needs.



Fig 1



Fig 2

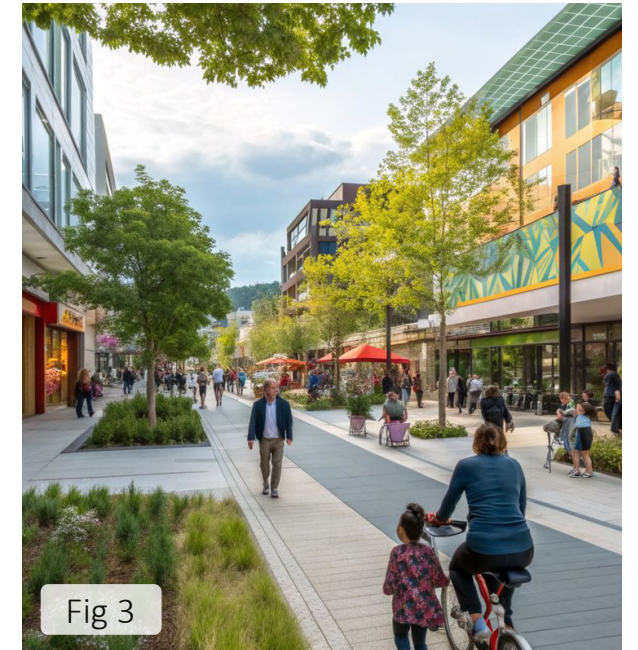


Fig 3



Fig 4



Fig 5

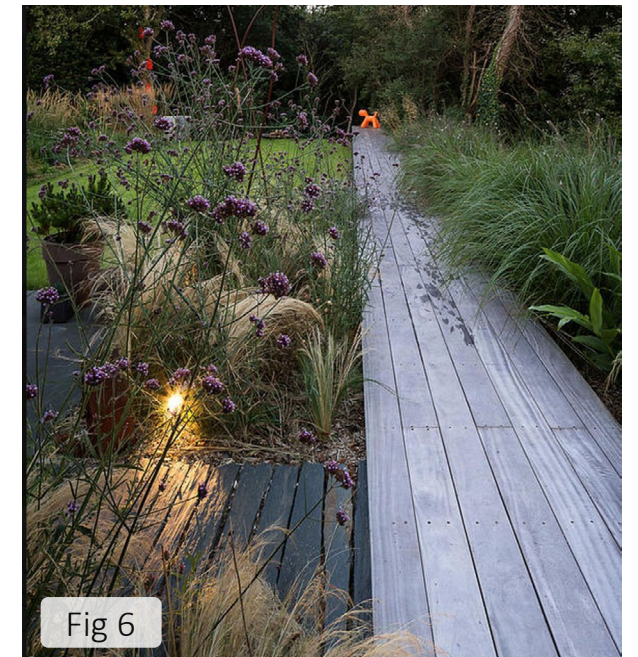


Fig 6

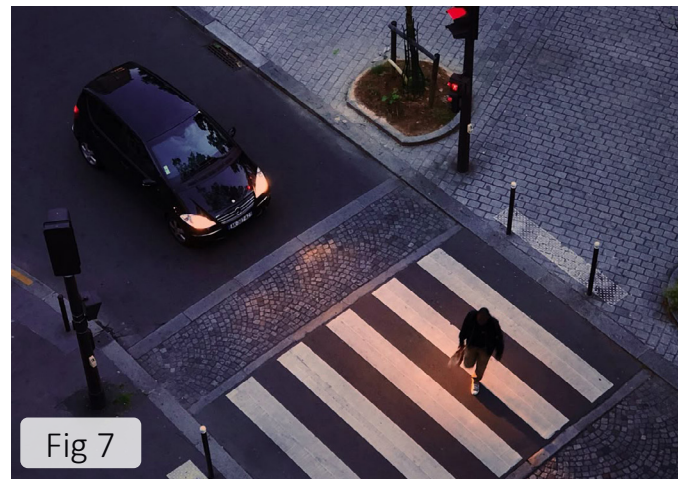


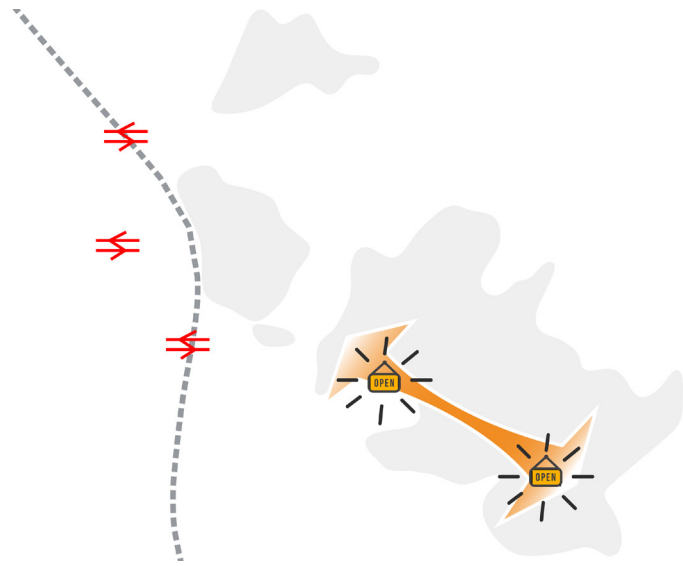
Fig 7



Fig 8

- Fig 1. Town centre pedestrianisation in George Street in Altrincham, Greater Manchester | designed by planit-ie
 Fig 2. Street gardens with shared surface in Antwerp, Belgium | designed by VK architects+engineers
 Fig 3. Pedestrian and cycle-friendly street
 Fig 4. Bus and cycle routes on Oxford Road in Manchester
 Fig 5. Wayfinding
 Fig 6. Pedestrian connection, the Guipavas Black Barn in Gouesnou, France | designed by french studio Trace et Associés
 Fig 7. Pedestrian-friendly crossing
 Fig 8. Pedestrian wayfinding system created for the Brent Cross Town development in North London | designed by design studio Fieldwork Facility

2. Town Centres Public Realm & Character



A town that celebrates its heritage and Arts and Crafts character while supporting vibrant, modern centres. Clear signage, improved streetscapes, and enhanced links between historic sites reinforce Bushey's unique identity.

- Improve walking and cycling links between the two centres to encourage sustainable travel and reduce car dependency.
- Maintain and highlight the historic village centre's historic character through calmer traffic, safe crossings, attractive public spaces, and improved shopfronts.
- Strengthen links between the conservation area, listed buildings, and the village centre to celebrate Bushey's historic character.
- Improve links from the village centre to Bushey Museum and historic buildings around Bushey Manor Field using creative wayfinding, street furniture, and visual cues.
- Enhance existing parades and fill frontage gaps and introducing measures that reflect the Arts and Crafts character, improving continuity, safety, and enjoyment of public spaces.
- Improve accessibility and traffic management in the Bushey Heath centre, unifying the public realm with enhanced surfaces, landscaping, and consistent signage.
- Support local businesses through sensitive development, convenient parking, cycle parking, and shared spaces while maintaining the character of both centres.
- Identify areas needing improved wayfinding, lighting, or visibility to make public paths safer and more accessible.



Fig 9



Fig 10



Fig 11



Fig 12



Fig 13



Fig 14

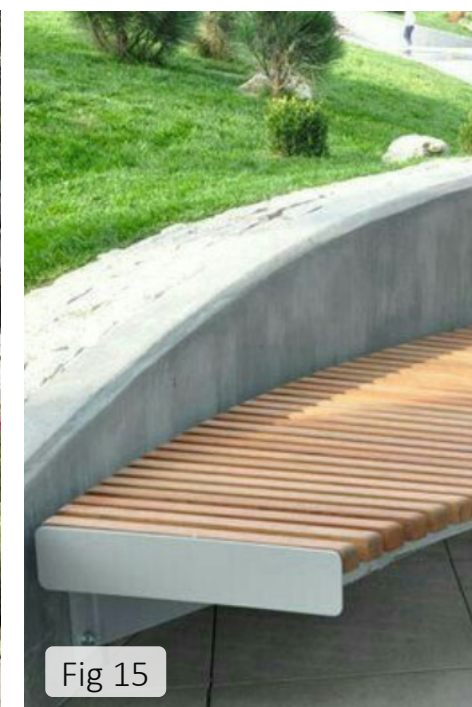


Fig 15

Fig 9. Enhanced public realm in South End, Croydon, London | designed in collaboration with We Made That and Hassell

Fig 10. The De Beauvoir Deli shopfront, a neighbourhood grocer and café located in Hackney, London | shopfront designed by deli's founder, Harry Davies

Fig 11. Coherent shopfront, a bakery located in Ferdinand Bolstraat, Amsterdam | designed by HOP Architects

Fig 12. Pedestrian area with seating

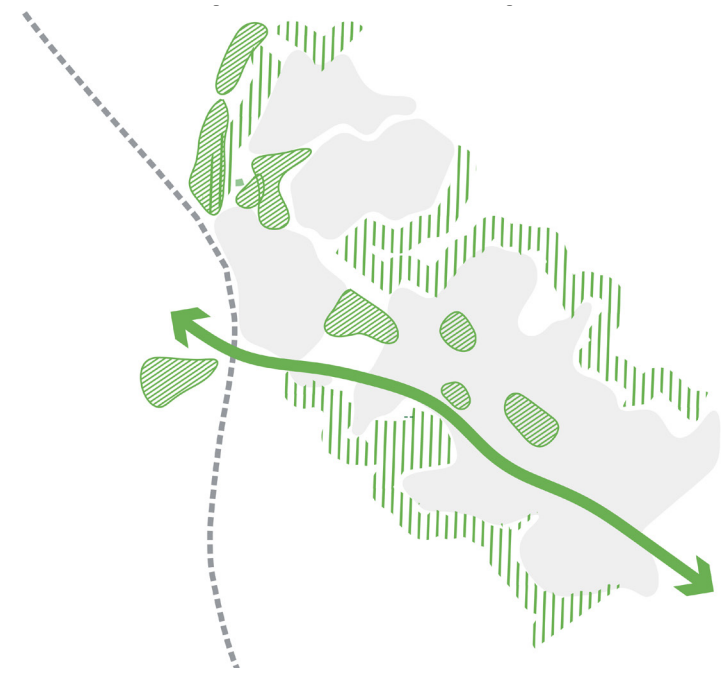
Fig 13. Vibrant wayfinding at St Kilda Arts Precinct

Melbourne, Australia | designed by Arterial Design

Fig 14. Cycle parking

Fig 15. High-quality street seating in promenade mall in București, Romania | designed by studio B23T

3. Green/Blue Infrastructure & Sustainability



A more resilient, green, and walkable town. Green and blue infrastructure, and careful growth management reduce environmental impacts and improve quality of life.

Maintain and enhance existing green corridors within the settlement, strengthening connectivity and biodiversity.

- Introduce new green corridors to create clear, accessible routes for walking, cycling, and wildlife even outside the built up area.
- Identify opportunities for new formal green spaces (especially in Bushey Heath) supported by small-scale greening to contribute to a pervasive sense of greenery.
- Improve the quality and usability of existing open green spaces through landscaping, seating, and recreational facilities.
- Provide accessible green spaces within new developments to ensure local provision for all residents.
- Explore projects that manage flooding naturally using nature-based solutions, such as sustainable drainage systems and wetland creation.



Fig 16



Fig 17



Fig 18



Fig 19



Fig 20



Fig 21



Fig 22

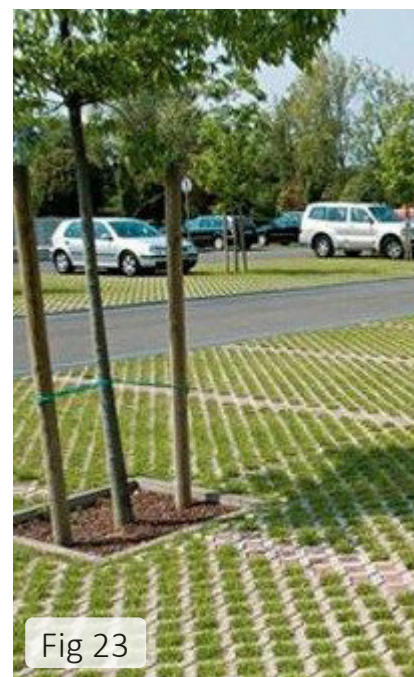


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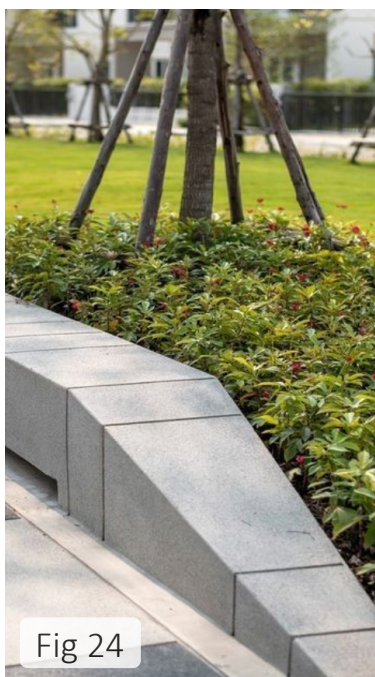


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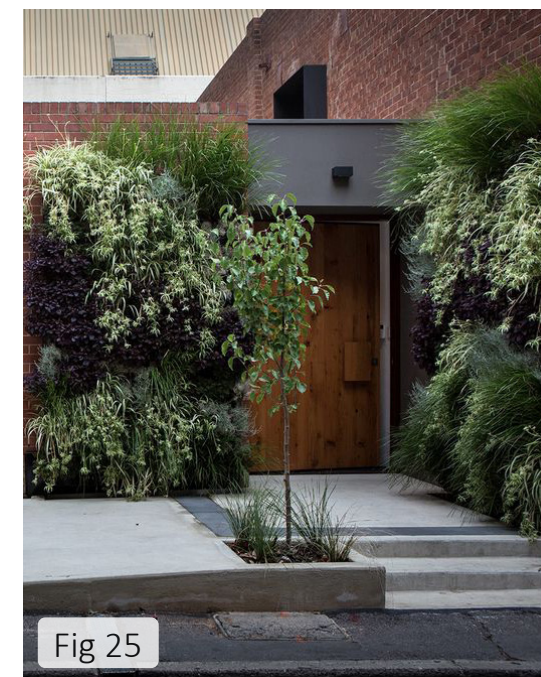
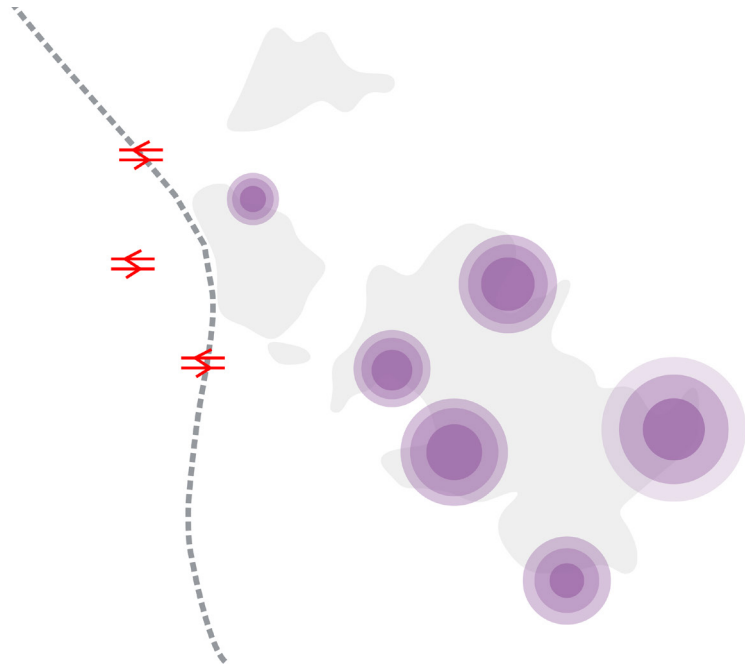


Fig 25

Fig 16. Boulevard and cycleway in Bourke Street in Sydney, Australia | designed by GroupGSA
 Fig 17. Parking integrated with native planting and sub drain
 Fig 18. Playground in Berlin-Neukölln, Germany | designed by Rehwaldt Landscape Architects
 Fig 19. 1km long activetrack, a multi-use path for running, cycling, and walking, at Sowerby Sports Village | designed by re-form landscape architecture.
 Fig 20. Public space, Santa Bárbara Square in Madrid, Spain | designed by Nieto Sobejano Arquitectos.
 Fig 21. Soft-edge paving part of the south gardens development within the Elephant Park regeneration project in Elephant and Castle, London | designed by Maccleanor Lavington architects
 Fig 22. Paving integrated with greenery called the 'Cal Metre's path' in Barcelona, Spain | designed by Carles Enrich Studio
 Fig 23. Concrete Paving integrated with greenery known as a 'Grass Park', a drainage system for rainwater
 Fig 24. High-quality landscape, Bangkok, Thailand | designed by Landscape Architect Kernel Design
 Fig 25. Vertical greenery | The Facade of Brown Falconer architectural practice in Australia

4. Sustainable Growth



Bushey is bounded by the protected green belt; however, it still provides good opportunities for growth, with sites from various categories listed below. Inclusive, well-planned neighbourhoods meet housing needs while preserving Bushey's character and scale. Sensitive infill, brownfield development, and careful integration with the Green Belt ensure sustainable growth.

- Where possible prioritise brownfield sites in the town centre but also densify existing neighbourhoods, for instance with small-site infill.
- Ensure housing options allow residents to grow with the town, providing affordable first homes, family homes, and smaller units for comfortable downsizing.
- Recognise the area's character and ensure new built homes are of high quality that will remain attractive in 25 to 30 years.
- Promote sensitive small-site infill development along footpath routes to increase natural surveillance, encourage active streets, and support appropriate densification.

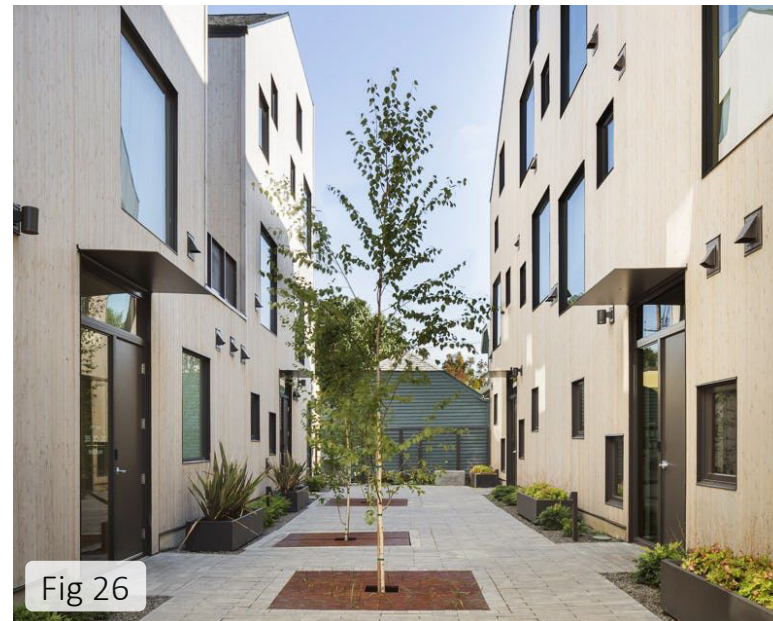


Fig 26



Fig 27

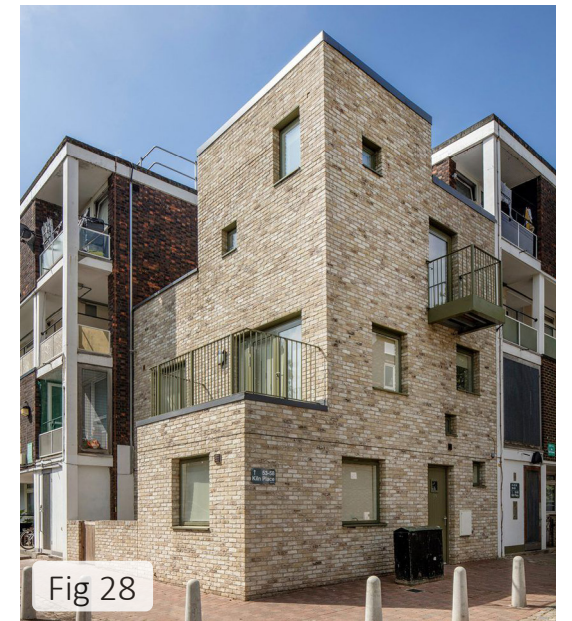


Fig 28



Fig 29



Fig 30



Fig 31



Fig 32



Fig 33

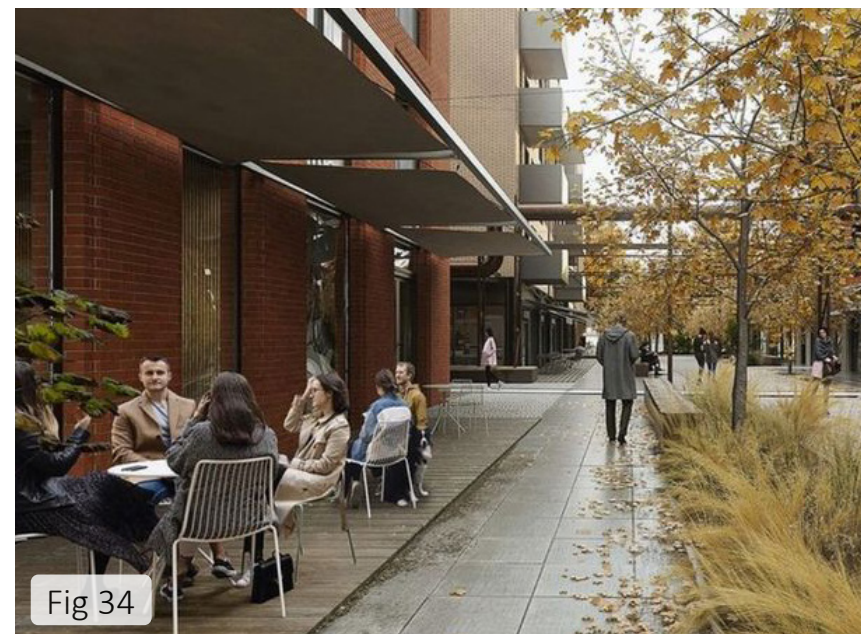
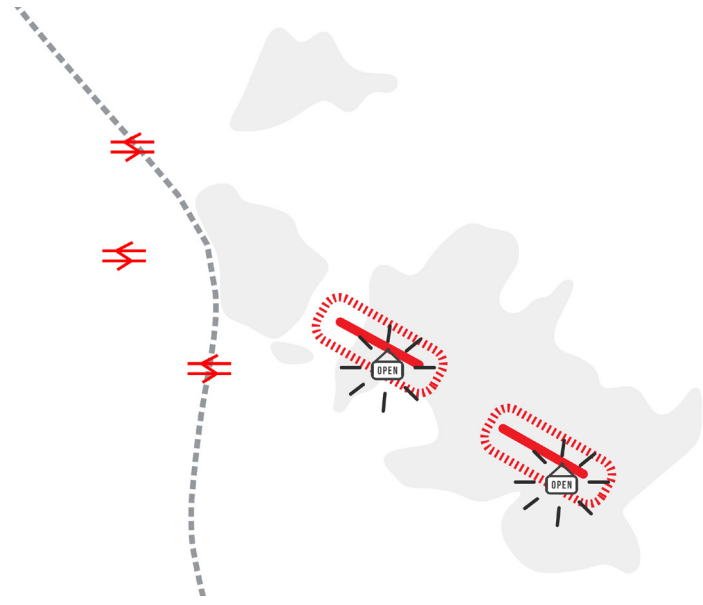


Fig 34

- Fig 26. Apartments in Killingsworth Portland | designed by WORKS Architecture
 Fig 27. Terrace houses, a residential development known as 'The Vabel Chamberlayne' in Kensal Rise, London | designed in collaboration with ColladoCollins and the developer Vabel
 Fig 28. 'Kiln Place' a housing development in Kentish Town, London | designed by Peter Barber Architects
 Fig 29. 3-Storey terraced houses development in 7-17 Ansdell Street Kensington, London | designed by MSMR Architects.
 Fig 30. Terraced houses in Berkel en Rodenrijs, Netherlands | designed by Maccreanor Lavington Architects.
 Fig 31. Detached Houses 'The Avenue', a housing development in Saffron Walden, Essex | designed by architects Pollard Thomas Edwards.
 Fig 32. Detached houses 'Argyle Residence' in Toronto Canada | designed by Batay-Csorba Architects
 Fig 33. Terrace Houses
 Fig 34. Mixed-use, Heron Wharf development in Poplar, London | Led by the Berkeley Group, with architects including JTP and EPR Architects

5. Culture, Community Life & Prosperity



A safe, welcoming, and connected town where public spaces encourage social interaction, active travel, and community engagement, with amenities for people of all ages.

- Activate the village centre: Introduce pop-up events, outdoor seating, and performance spaces to encourage interaction and use of key streets and squares.
- Improve access to cultural spaces: create clear walking and cycling routes linking the village centre, library, parks, and recreation areas to support easy access.
- Upgrade outdoor spaces for community use: Improve lighting, seating, and landscaping in parks, squares, and pedestrian areas to facilitate markets, events, and informal gatherings.
- Support inclusive participation: Ensure facilities and events are accessible to all residents, including young people, older adults, and those with mobility needs, through ramps, signage, and wayfinding improvements.
- Address the lack of affordability to ensure existing residents and important local assets are not “pushed out” of the community.
- Encourage community engagement initiatives, such as “adopt-a-path” and gardening groups schemes to foster ownership.
- Improve access and visibility of community hubs and social infrastructure to maximise opportunities for social interaction, ownership and enhance safety.



Fig 35



Fig 36



Fig 37



Fig 38

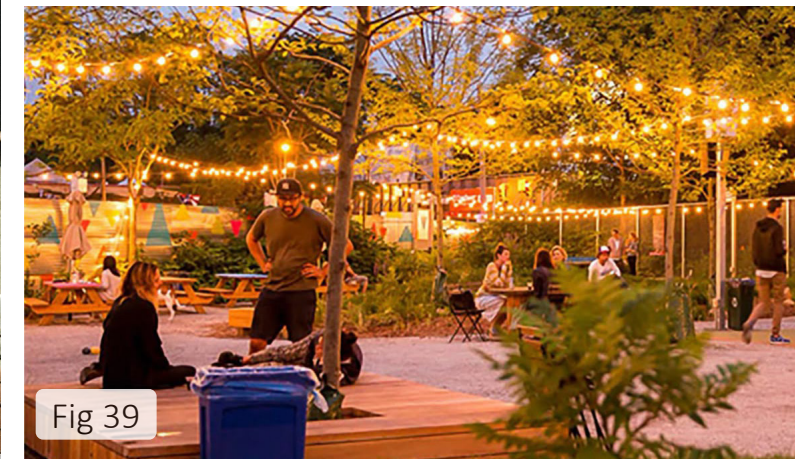


Fig 39



Fig 40



Fig 41

Fig 35. Communal space, library interior of Cafebrería El Péndulo, a bookstore-cafe located in Mexico City
 Fig 36. Rain garden, in Jaktgatan and Lövängsgatan, Stockholm, Sweden | designed in collaboration with AJ Landskap. Landscape architects LAR/MSA
 Fig 37. Local shops markets
 Fig 38. Sports ground
 Fig 39. Outdoor bar and performance space, Nowadays, in New York | designed by Future Green Landscape Architecture
 Fig 40. Outdoor community Garden
 Fig 41. Wayfinding sign, museum Zeughaus, Mannheim, Germany



Appendix

Phase 1 Engagement Summary

Bushey Workshop 09/12/2025

Community Identity

Recognise the distinctiveness of the different areas of Bushey:

- Bushey has multiple distinct identities- Bushey Village, Bushey Heath and North Bushey
- Design guidance should be specific to these different identities and offer ‘distinctiveness’

Town Centre and employment

Introduce more greenery and water feature such as Sustainable Urban Drainage in Bushey’s public realm:

- Create a calm, climate resilient environment that introduces more nature and biodiversity onto pavements and streets.
- Link the different green spaces close to the high street such as the small gardens to create a ‘green route’ that encourages people to walk

Bushey’s high street areas should become more of a destination:

- Create more unity in the public realm for example by investing in the design of shop fronts and adding more seating.
- Create features and more experiences that encourage people to spend time on the high street- not just shopping.

Look at areas of hard standing across Bushey for redevelopment:

- Places such as the Country Club have lots of hardstanding that could be a good development opportunity.
- Look at currently vacant buildings to be redeveloped

Embrace greater density and height in more central areas of Bushey:

- It was acknowledged that greater height and density in and along the high street would be a pragmatic solution to reduce impact on Bushey’s surrounding green belt.

Housing

Inclusivity and affordability are key to new housing

- Ensure there are many housing options that are welcoming and available for different types of people
- Ensure ‘downsizing’ is an option and build more smaller homes

Ensure improved building efficiency in new builds

- There are many single wall construction buildings in the area that are old or poor quality.
- Ensure there is good insulation in new builds

Recognise quality in design

- The area is defined by brick buildings with very little other character types
- Buildings need to remain looking good in 25/30 years’ time.

Transport & Movement

Improve the affordability of public transport:

- Bus services are good- regular, well used etc
- If public transport was cheaper more people would use it
- Bus services later into the evening would be welcomed- especially for those who work later

Maintain good walking infrastructure:

- Ensure pavement quality is suitable for all users including people with wheelchairs, pushchairs or walking aids.
- Ensure lighting is sufficient however consider the impact on nature and minimise bright lighting that could disrupt species.

Embrace good cycle parking and infrastructure in the town centre but be realistic about surrounding area:

- Areas around Bushey are hilly and the terrain means it is unrealistic to expect people to cycle locally

Green spaces

Start with introducing small ‘greening’ projects

- Small improvements across the public realm all contribute to a sense of greenery

Take inspiration from King George Recreation Ground improvements:

- Residents appreciate the quality of the improvements at the recreation ground and would like to see this quality mirrored in other parks such as Meadow Park

Protect the ‘Green belt’ and manage local flood risk

- Flooding is a major problem in the area
- The more green belt that is built on, the greater the risk of flooding.

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