

Campfield Way and Highover Rd, Letchworth Redevelopment



WHY ARE WE HERE?

The aim is to provide homes that are **healthy, comfortable and safe** places to live, that are economical to heat, light and operate and part of a wider **community and network of support**. Following assessments of the existing homes, reviewing everything that would be involved in providing the standard of homes that settle would want to offer and meeting all of the requirements on landlords like settle, **redevelopment of this site** is proposed as the preferred way forward.

The current estate comprises a mixture of tenures, with tenants and owner occupiers. This consultation is looking to **engage further with residents, neighbours and the wider community** to inform you of the evolving plans for the site and to **encourage ongoing discussions** to help shape future plans for this area.

- Key:
- Site Boundary
 - Adjacent Land owned by settle
 - Bushes/Hedges
 - Existing Trees
 - Substation
 - settle
 - Existing Adjacent Buildings

EXISTING SITE PLAN



1

THE EXISTING BUNGALOWS AND THEIR HISTORY

The bungalows were built between 1948 and 1950 by AW Hawksley as part of the post-war reconstruction and housing effort while repurposing the military industries for civilian and employment uses. Manufactured as aluminium-framed and clad homes, they were prefabricated and assembled on site. Known as BL8 Bungalow Construction some 55,000 were built, configured as two or three bedrooms and either detached or semi-detached, they were designed to last 60 years.

3

THE ENERGY EFFICIENCY OF THE BUNGALOWS TODAY

Energy performance assessments have taken place as part of the ongoing letting process with the bungalows Energy Performance Certification (EPC) achieving just level E. By 2030 all properties will need to meet a minimum EPC Level C in order to be relet. The bungalows have the potential to be refurbished and achieve Level D however they will fail in 2030.

2

THE CONDITION OF THE BUNGALOWS TODAY

Detailed surveys and assessments have taken place with evidence showing significant deterioration of the structure, the thermal performance of the fabric and the integrity of the watertightness/waterproofing.

4

WHAT NEXT FOR THE BUNGALOWS

There is the need to address the current poor conditions the residents experience and to plan for the future residents. We will work with the residents to achieve the best outcome for them and co-create a great neighborhood to live in.

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WHAT IS POSSIBLE ON THE SITE?

All sites have constraints that can limit what might be possible. They also have opportunities that can influence and inform the end design. Often a constraint can also be an opportunity. Where the design works with an existing constraint or feature often there is a better outcome.

We have identified below numerous constraints that affect the site which, by working with them, we aim to create a unique neighbourhood that is better, more interesting and more characterful than the existing estate.

SITE CONSTRAINTS PLAN



CONSTRAINTS

- Site access** – Highover Road and Campfield Way junctions with Icknield Way are fixed. Highover Road access must maintain access through to Martin Way whilst Campfield Way is close to Fearnhill School access as well as junctions on the opposite side of the road.
- Utilities and service** – Sub-stations and their cabling, located close to both entrances to the site, form part of the constraints mapping along with the drainage infrastructure serving the existing homes but also those on Martin Way.
- Trees, hedges and ecology ‘corridors’** – A trees survey was previously undertaken and it has identified all trees and hedges on the site. Their condition and quality have established a hierarchy of category A, B, C and U trees which will inform the masterplan. More broadly we have looked beyond the site to understand the ‘corridors’ of trees that connect beyond the site and looked to ensure their integrity is maintained.
- Conservation Area and the Greenbelt** - The site is part of the designated Letchworth Garden City Conservation Area whilst also being sited adjacent to the Greenbelt along its western boundary. Both will need to be respected with quality design and the case made for any new intervention
- Neighbours** –The school and sports centre have both noise potential and traffic implications whilst the railway also has noise implications but also health and safety requirements.

OPPORTUNITIES

- New neighbourhood** – to involve residents in the development of a masterplan of new bungalows, houses and flats to enhance both the character and quality of this part of Letchworth Garden City.
- Landscape** – to develop a design working with the site’s existing topography, trees and hedges to ensure a new neighbourhood incorporates the existing mature landscape and enhances the local ecology.
- Views** – to develop a masterplan that reflects the Garden City principles and that the topography, enables views through and beyond the site to ensure a good balance between nature and the new built form.
- Site permeability and connectivity** – to develop a masterplan that maintains the pedestrian and vehicular routes through the site whilst enhancing the connections and spaces along the routes.
- Quality homes** – to develop quality, modern homes for existing and new residents that are fit for people’s needs now and in the future. Well designed, energy efficient, accessible homes for people of ages and different needs.
- Good design** – to develop a masterplan that reflects the Letchworth Garden City principles and an architecture that responds to the Arts and Crafts heritage.
- Community** – to develop a comprehensive masterplan of new homes, roads, spaces, places and facilities where residents can establish a community, a sense of belonging and can flourish.

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WHAT IF ... ?

This concept masterplan is the result of the site analysis, exploring the Garden City design principles and an iterative process of sketch studies to help establish a single masterplan made up of different character areas, roads and buildings.

A balance between landscape and buildings underpins this masterplan. Long and short views through the site and beyond play an important role in ensuring the buildings and public spaces feel connected to nature and the wider context.

This board identifies some of the site-specific considerations that have informed the road layouts, their hierarchy, the buildings and their placement. The **landscape strategy** seeks to protect the existing tree lines and clusters to shape the proposal; **the views strategy** seeks to either frame or terminate long or short views; **the access and circulation strategy** maintains the existing desire line along with establishing new conditions to suit different character areas; and **landmark buildings strategy** identifies opportunities where strong built forms can complement the landscape strategy.

PROPOSED SITE PLAN



1

Key:

Site Boundary

Bushes/Hedges

Existing Trees

Proposed Trees

Tree Category A

Tree Category B

Parking Spaces

Public Amenity

Rear Gardens

Front Gardens

Existing Adjacent Buildings

Substation

Proposed buildings.
Mix of apartments, bungalows,
houses and use of retirement
living, general needs and
wheelchair friendly homes
based on needs analysis

Access points/Links

Street view - Marked on site plan above

Public Consultation: October 2021

Rock Townsend

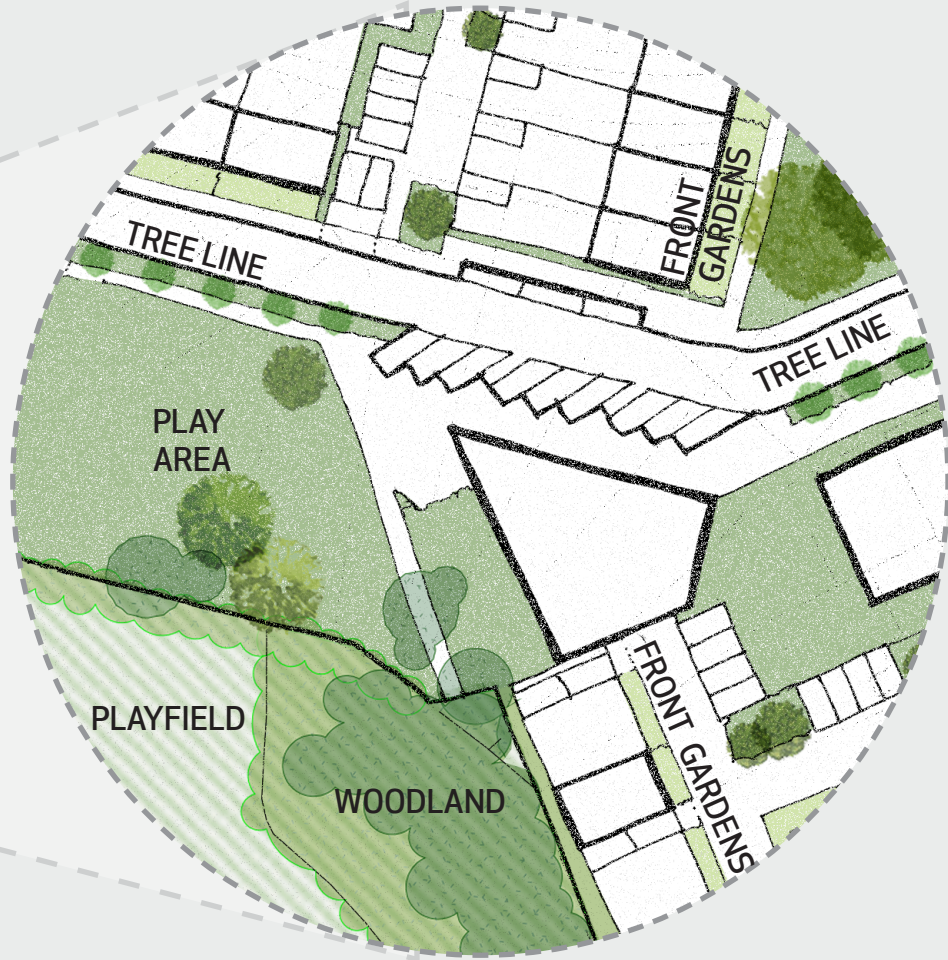
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GARDEN CITY DESIGN PRINCIPLES THAT HAVE GUIDED INITIAL DESIGN

LANDSCAPE STRATEGY

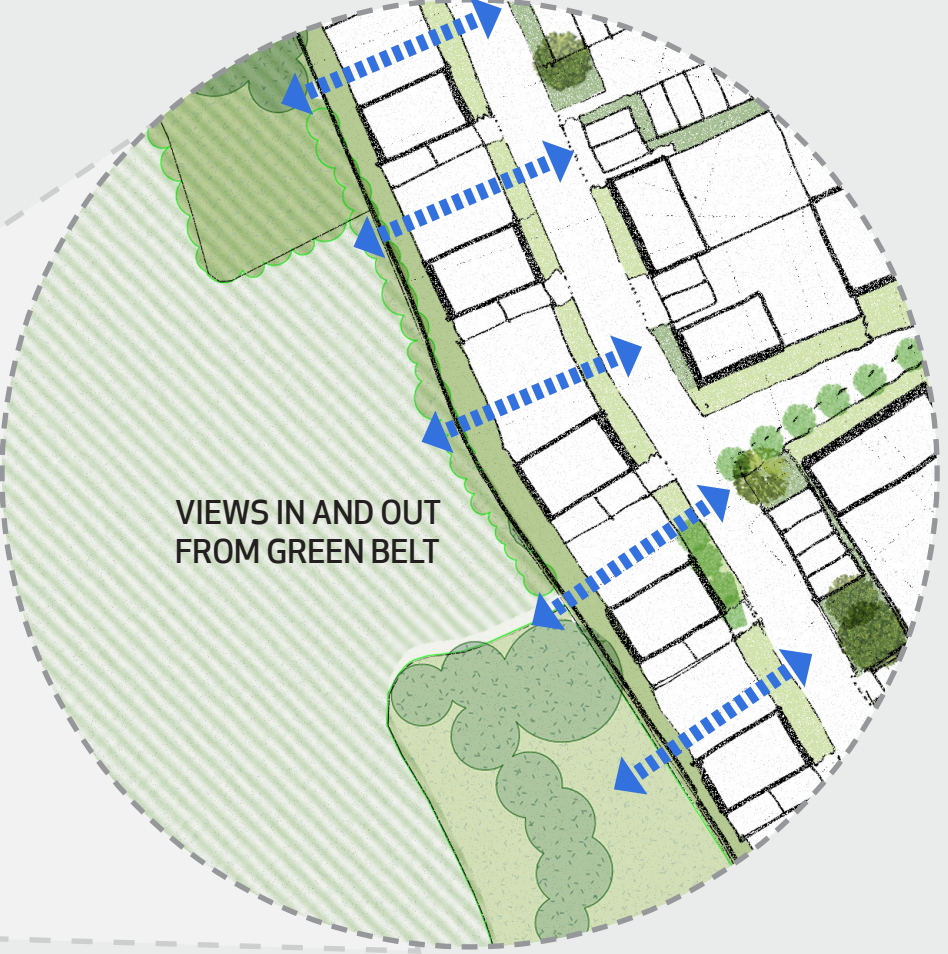
- Key:
- 'Green Avenues'
 - Larger landscaped areas & adjacent woodlands



LANDSCAPE HAS BEEN DESIGNED CONSIDERING GRASS VERGES, OPEN GREEN SPACES, STREET TREES AND FRONT GARDENS WITH HEDGES

VIEWS STRATEGY

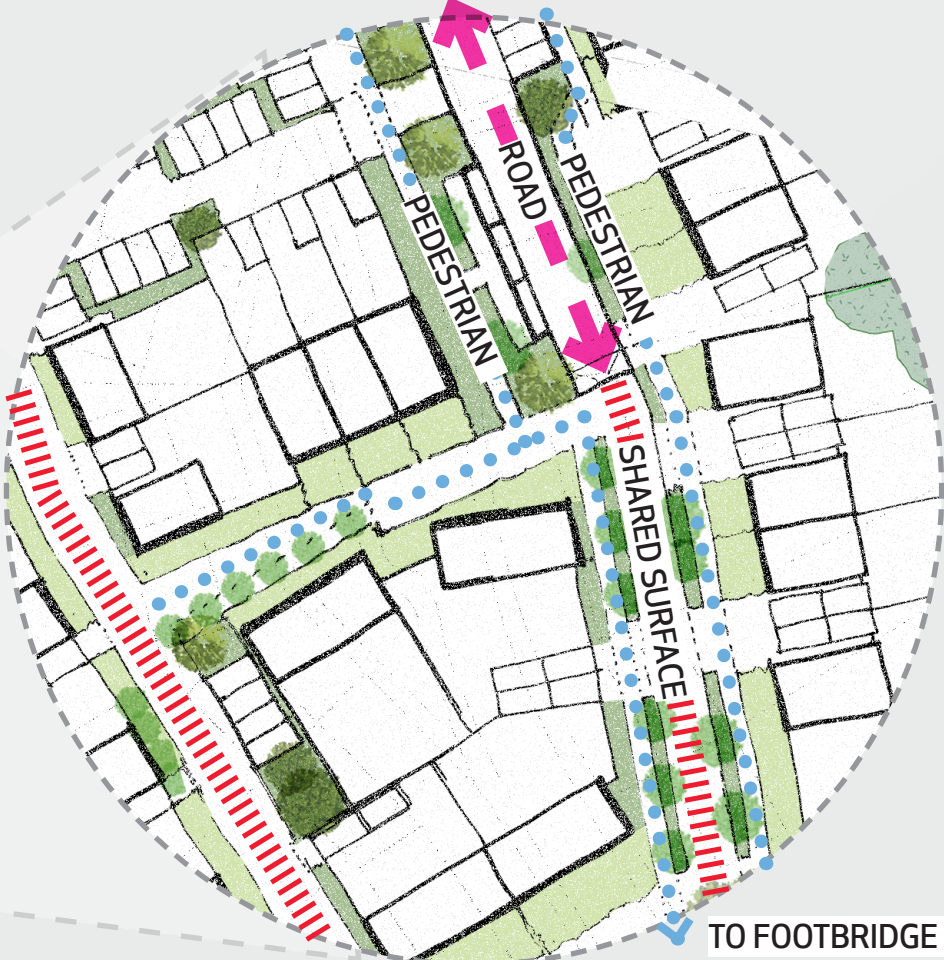
- Key:
- Primary Views
 - Secondary Views



GAPS BETWEEN BUILDINGS ALLOWS GLIMPSES AND VIEWS BEYOND CREATING THE SENSE OF COUNTRY LIVING

ACCESS AND CIRCULATION STRATEGY

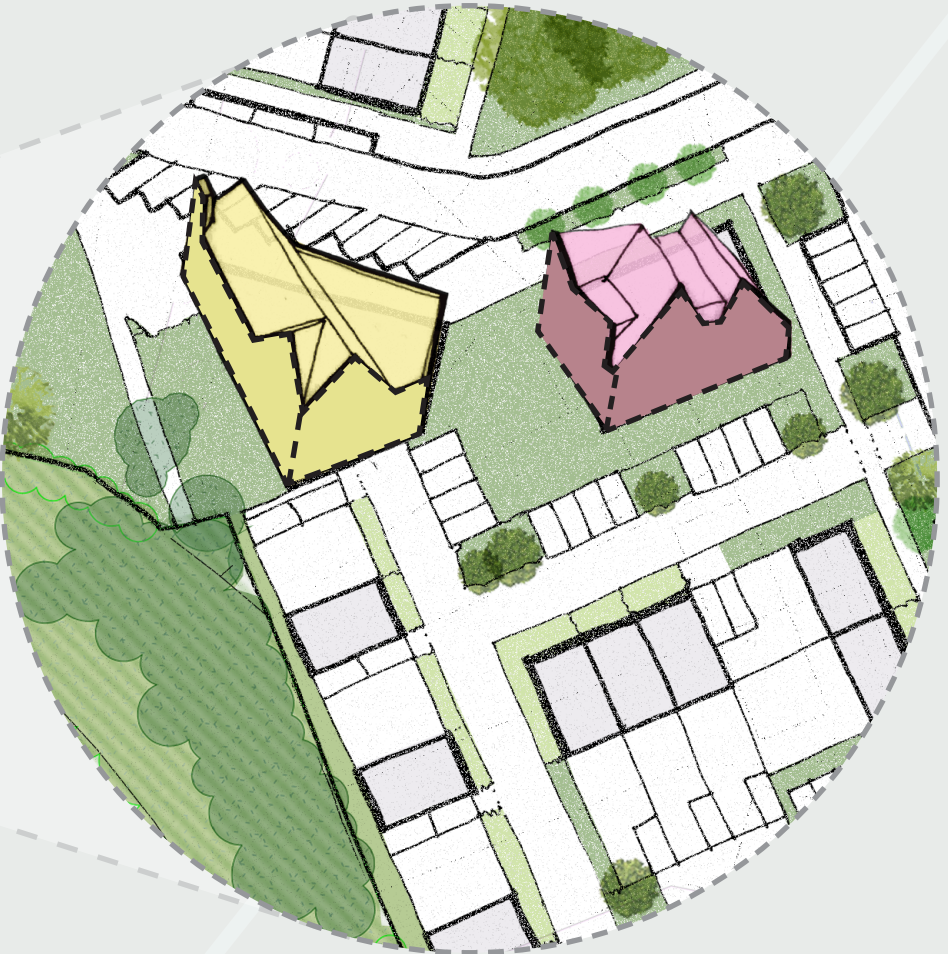
- Key:
- Main Vehicular Route
 - Main Access Points
 - Shared Surface
 - Pedestrian Route
 - Residents' Parking Access
 - Existing Footbridge



OPPORTUNITY TO CREATE A GOOD CIRCULATION BALANCE BETWEEN PEDESTRIANS AND VEHICLES PROMOTING THE 3 MAGNETS BALANCE

BUILDINGS AND TREES LANDMARKS

- Key:
- Key Views
 - Views from Green Belt
 - Key Landmarks



PROPOSED BUILDINGS DESIGNED TO GARDEN CITY PRINCIPLES. FEATURES TO LANDMARK BUILDINGS WILL ADD VARIETY TO THE STREET SCENE

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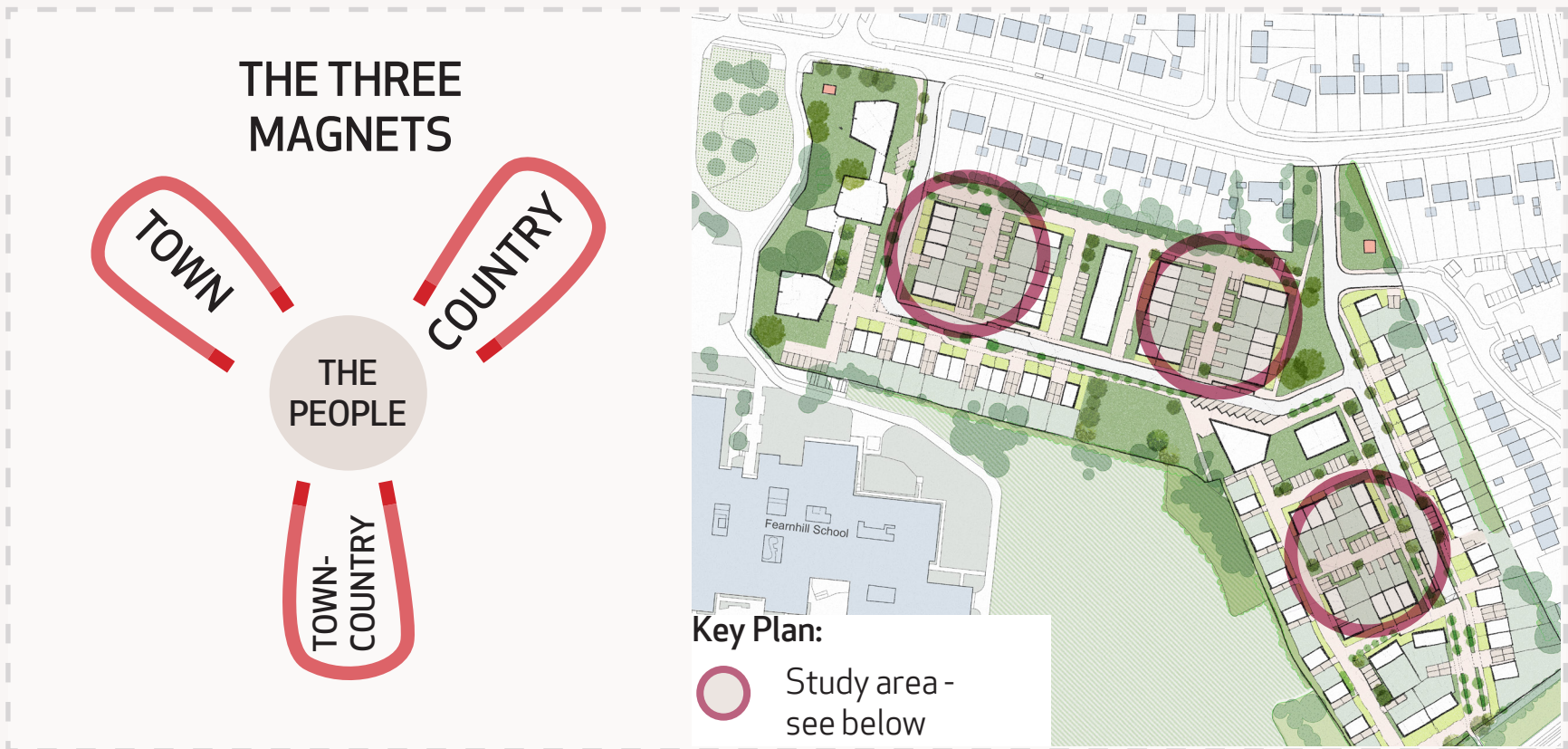


GARDEN CITY PRINCIPLES APPLIED

This masterplan represents a concept upon which a detailed design will evolve. A design with greater detail and understanding of the proposed character areas, streets, roads and lanes as well as the form, massing and materiality of the proposed buildings.

The aim is to create a new neighbourhood for the residents and the wider community. A high quality development that will bring forward one, two, three, four and five bedroom homes, all set within pedestrian friendly environment that is well landscaped and full of character.

We recognise that this site forms part of the Conservation Area and, therefore, it is more sensitive than some other sites. It is imperative that both good design and the Garden City principles are applied to the site and that the new homes reach the high bar set architecturally and in meeting the higher sustainability criteria.



1 LAYOUT AND URBAN FORM

Typically a formal, geometric, framework of wide tree-lined roads with grass verges, combined with a network of informal more intimate roads and public space.

2 ARRANGEMENT OF BUILDINGS

Buildings are often grouped and arranged such that subtle changes in the building line create variety along the street, allow for small public spaces to be formed and allow glimpses and views beyond.

3 BUILDING DESIGNS

The buildings are generally simple in their ornamentation, and typically feature prominent gables and roof dormers. There is variety in the types of houses within a street, some are simple in their form and massing others more elaborate providing accents to the street. Roof pitches are generally steep with roofs often sweeping down to the top of ground floor level. A combination of recessed and expressed porches bring depth to the facades and establish a focal point or hierarchy to the buildings. Windows are simple well-proportioned casements and often either Arts and Crafts or Neo-Georgian in style.

4 MATERIALS

Letchworth Garden City is characterised by its painted rough-cast rendered walls, dark red roof tiles, dark stained fascias and weatherboard to dormers and gables and white painted casement windows. Other materials include dark red wall hung tiles, typically at first floor, and dark red or brown brick work all working together to bring a variety of colour and texture to the street elevations.

5 LANDSCAPING

Critical to the character of the Garden City is the landscape. Grass verges, street trees and the use of hedges to define property boundaries frame the streets and unify the area. The buildings that address the street are often nestled into the landscape beyond with glimpses of trees and planting behind creating the sense of country living.



PRECEDENTS



STRONG GABLED ELEVATIONS



ROOF DORMERS AND RED TILED ROOFS



SUBTLE CHANGES ON MATERIALITY

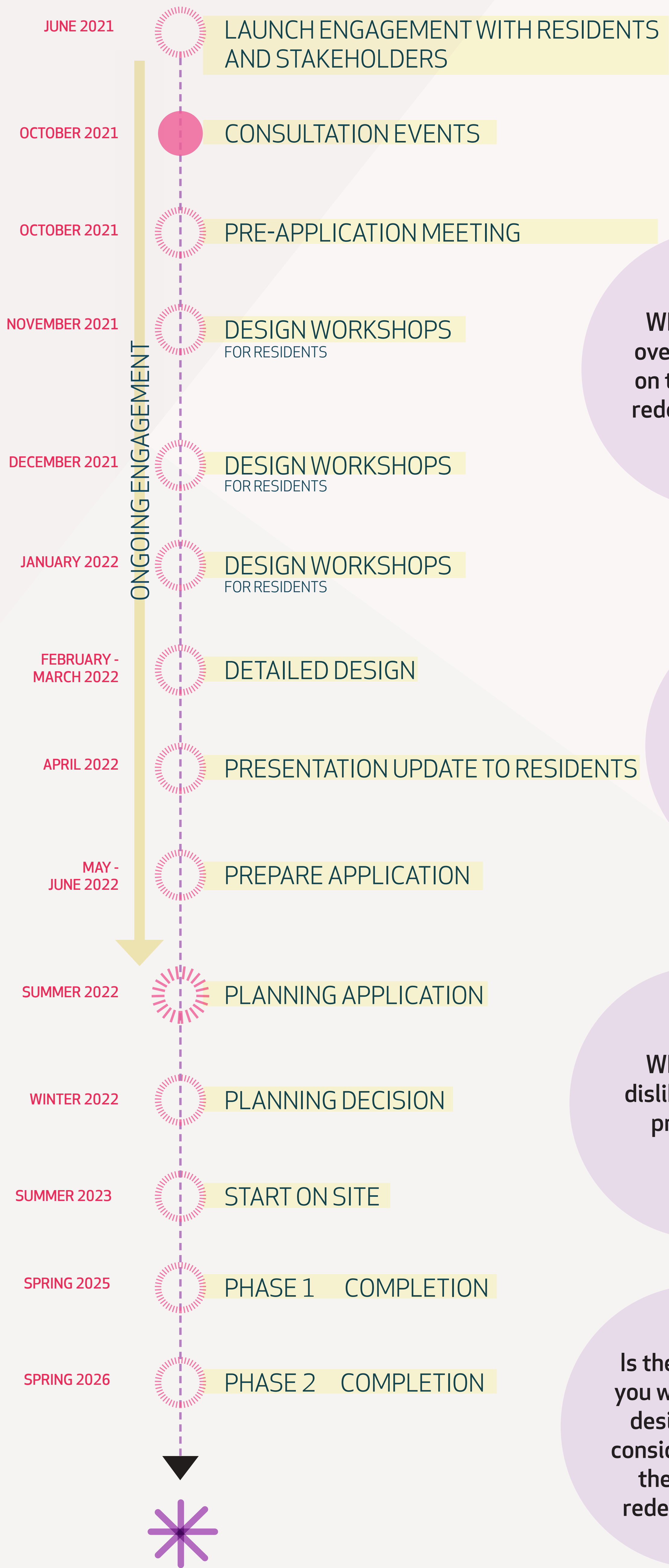


PAINTED ROUGH CAST RENDER

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TIMELINE



ENGAGEMENT QUESTIONS

What are your thoughts on the open space provision ?

What are your overall thoughts on the proposed redevelopment ?

What do you think of the value of retaining a bungalow?

How do you think it fits with the Garden city design principles ?

What do you like about the proposals ?

What do you dislike about the proposals ?

Is there anything you would like the design team to consider as part of the proposed redevelopment?

What do you think of the courtyard type designs ?