

Campfield Way and Highover Rd, Letchworth Redevelopment

DESIGN EVOLUTION - ITERATION 2

A number of changes have been made to the design following a series of successful meetings with the residents and a deeper understanding of the Garden City Principles.

The stakeholder workshops have given the residents the opportunity to flag out the pros and cons of the previous iteration and help to inform the design evolution. In parallel, the layout has been reviewed and tweaked to make the Garden City Principles (GCP) easier to identify and perceive.

Below are listed the main changes based on feedback (*highlighted in green*):

- Key:**
- Site Boundary
 - Active frontage
 - ➔ Active frontage
 - ↔ Set backs
 - Courtyard Spaces
 - X Buildings Names

- 01** *Reinforce the GCP*, by adding articulation and accent in areas where there was an opportunity to create variations in the building line, adding visual interest to an otherwise straight road. Deeper set back of buildings from the western entry road helping to maintain street articulation and scale dictated by Icknield Way.
- 02** *"Communal spaces - encourage meeting neighbours", "Consideration of existing views"*, Evolution of the proposed courtyards into accents of different nature. These spaces are an invitation for social interaction and add character to the area. Opportunity to create a greener and car-free shared communal front space for the bungalows in a courtyard that invites residents to gather and engage.
- 03** *"More garden space needs to consider people's disabilities and needs"* Variety of garden sizes allows for different size families.
- 04** *"Consider to make the entrance to bridge less prone to litter and loitering"* More active frontage by the footbridge will minimize anti social behaviour. This space is now better framed and natural surveillance has been prioritized.
- 05** *"Prefer to have separate gardens but a common green for kids to play and make neighbourhood friends is nice" "Benefits from views and south orientation"* Larger green open space, strategically located to visually connect with the open views towards the green belt for all residents to enjoy.
- 06** *"Letchworth look is important"* The central green space framed by active frontages opens the view from the site entrance, with the associated soft landscape and trees and will contribute to the Garden City park-like feeling.
- 07** *"Privacy is an important consideration", "Maintain privacy and quiet"* Front gardens have been reconsidered and enlarged where possible to create opportunity for larger soft landscaped areas adding defensible areas in line with the GCP.
- 08** *"Create wildlife corridors" "Maintain wildlife and trees"* Main axis are reinforced with a double tree line that links to green spaces and creates strong vistas that are always enclosed with focal blocks, adding to a park-like street scene and expanding the wildlife corridors.
- 09** *"Gates or fences to secure over 55's area"* Car park location has been reconsidered to create linked blocks. It has moved away from the open main axis into a secured gated area.
- 10** *"Traffic calming a must"* Shared surface designed by the footbridge and parallel to Icknield Way to discourage heavy traffic and speed on that area.



SUMMARY MIX

Building Name	No. Units	Building Type
A	12	flats over 55
B	16	flats over 55
C	12	flats over 55
D	7	houses
E	10	houses
F	14	flats and maisonettes
G	4	houses
H	12	flats
J	7	flats
K	12	bungalows
L	4	houses
M	4	houses
N	12	houses
O	12	flats
P	7	flats

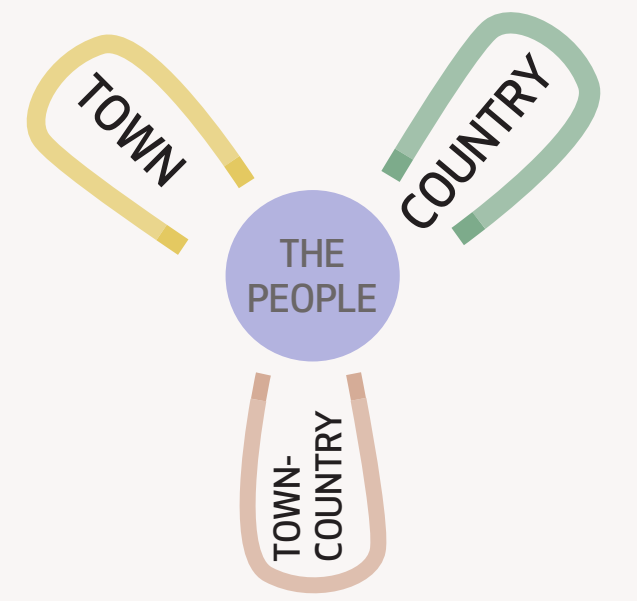
Campfield Way and Highover Rd, Letchworth Redevelopment

LETCHWORTH GARDEN CITY DESIGN PRINCIPLES

The 'Garden City' design principles tell us that the keys for a successful scheme that follows these principles are based on the way buildings are grouped to form a sequence of outdoor spaces related to each other and to the overall setting.

These keys have been identified as: **VISTAS, CLOSURES, ACCENTS AND GROUP DESIGN.**

Below are some examples in Letchworth where these principles were originally applied. A series of diagrams have been produced to help visualize and identify the GCP on the proposed layout.



VISTAS

Broad double tree lines project the main axis of the town.

CLOSURES

Breakdown of the street picture by means of closing the view at key points, particularly at road junctions

ACCENTS

Articulation is within the street picture is created by variations on the building line

GROUP DESIGN

Often corners are taken as an opportunity to introducing key aspects to the design of the buildings

ORIGINAL 1900s

PRINCIPLES

Diagram 01. Vistas

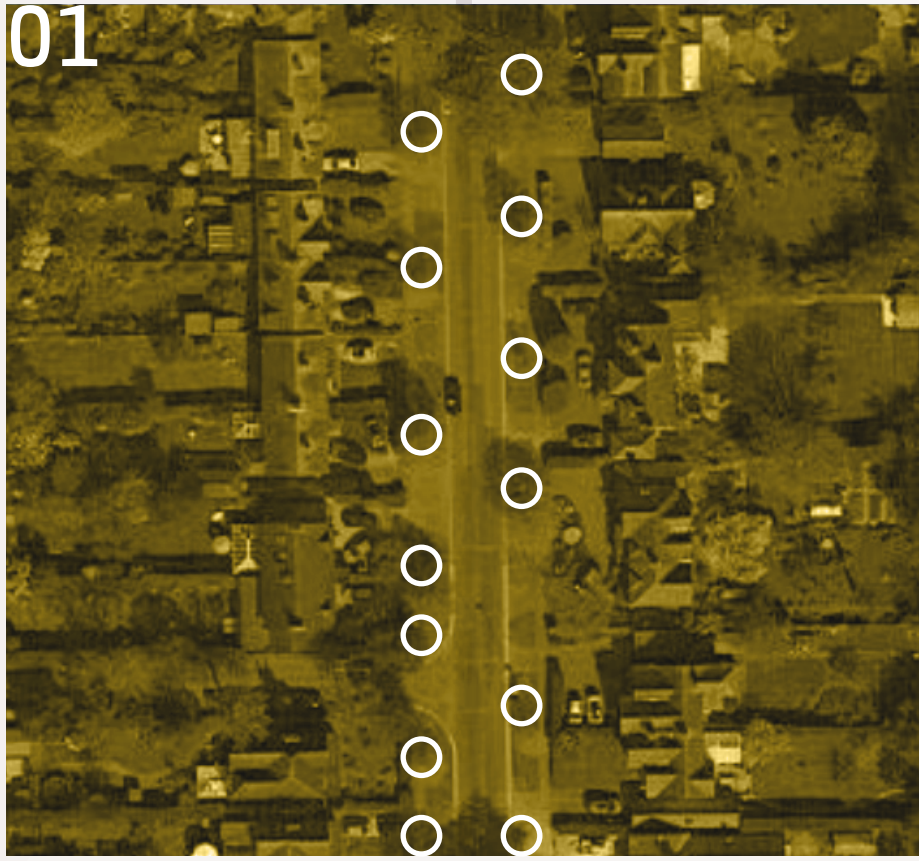


Photo: Norton Way South and Pixmore Way, Letchworth

Diagram 02. Closure



Photo: Jackmans Place, Letchworth

Diagram 03. Accent



Photo: Lytton Avenue, Letchworth

Diagram 04. Group Design

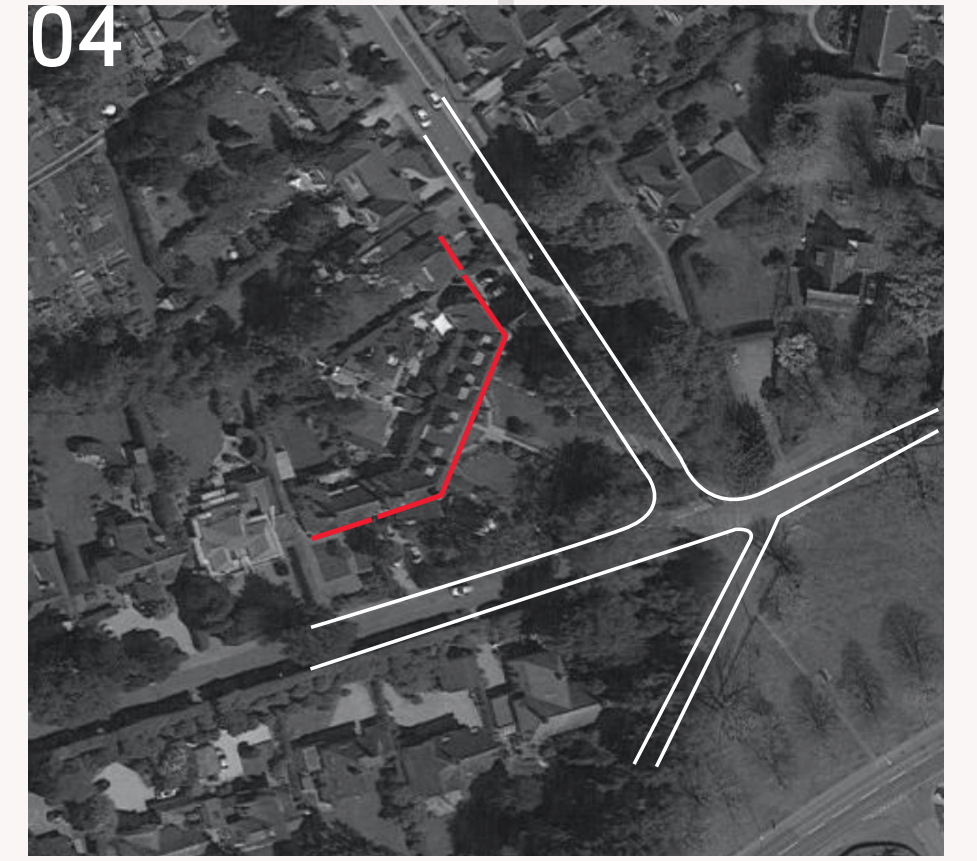
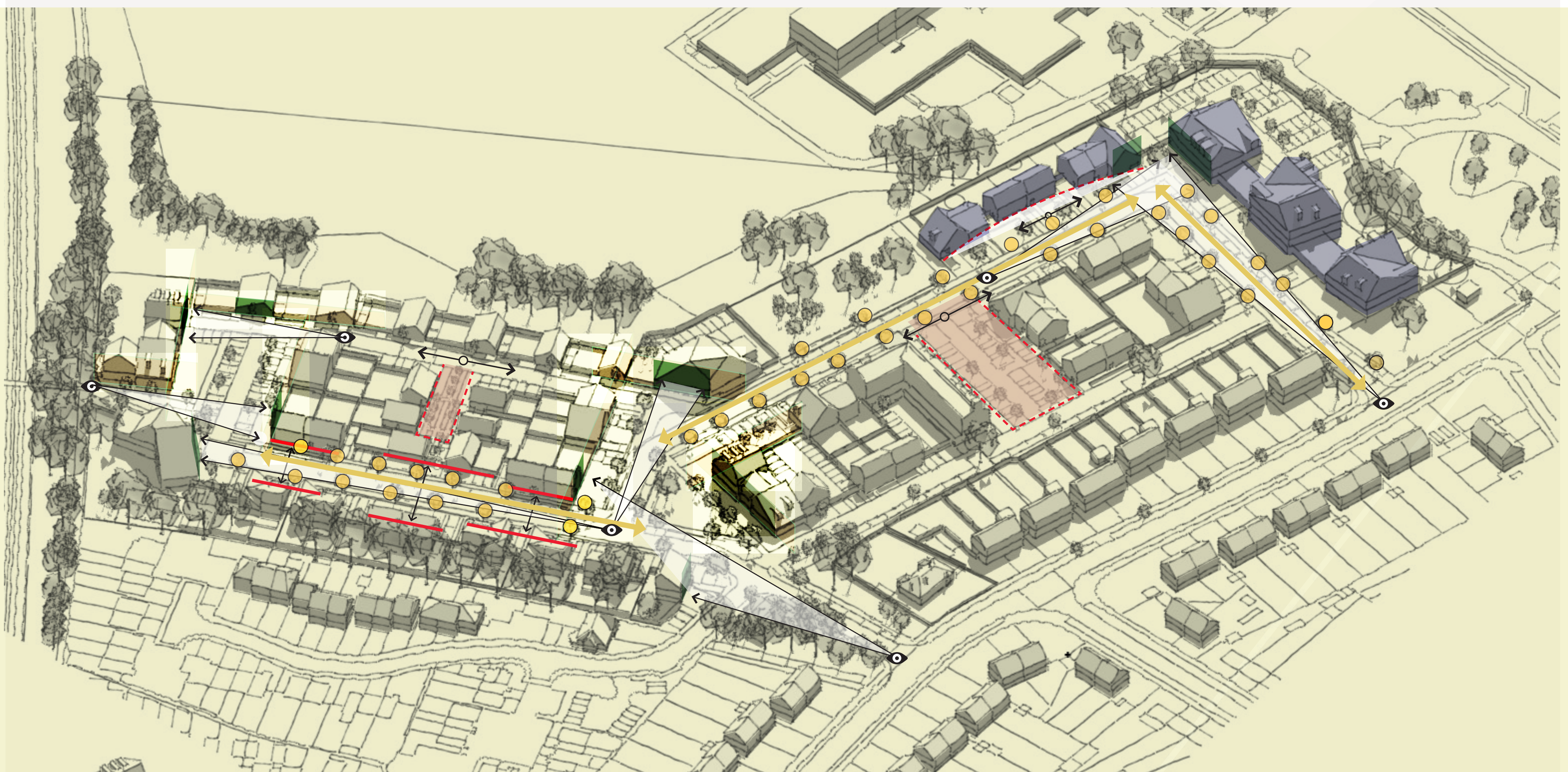
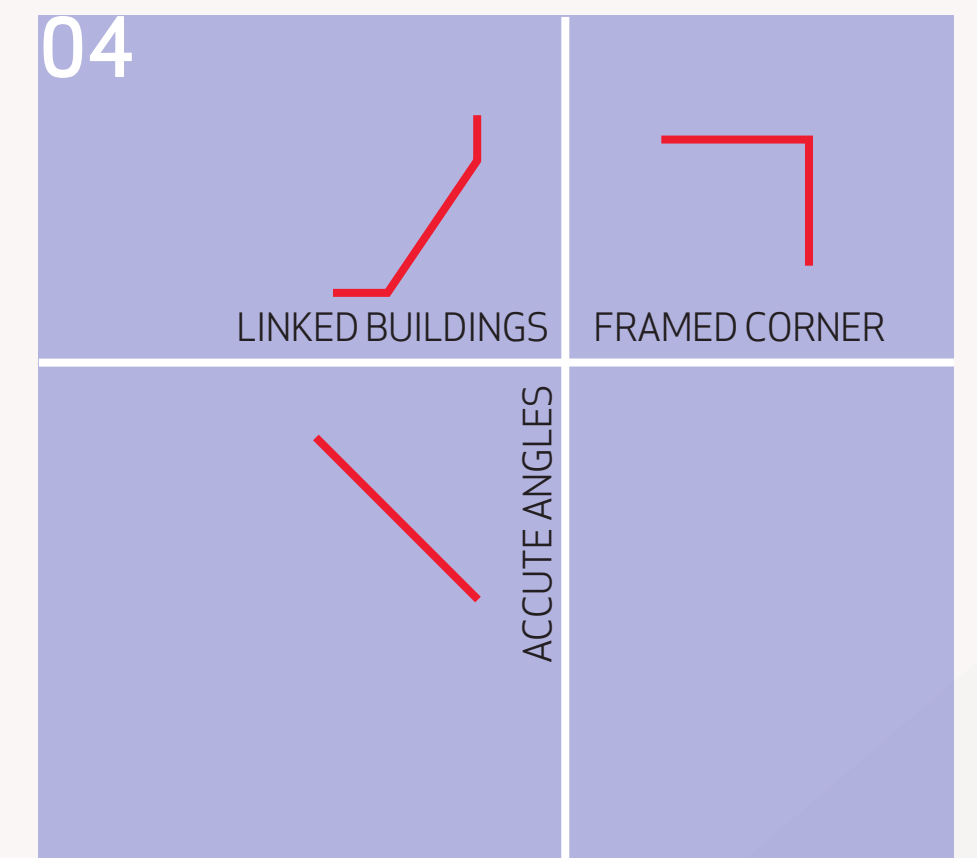
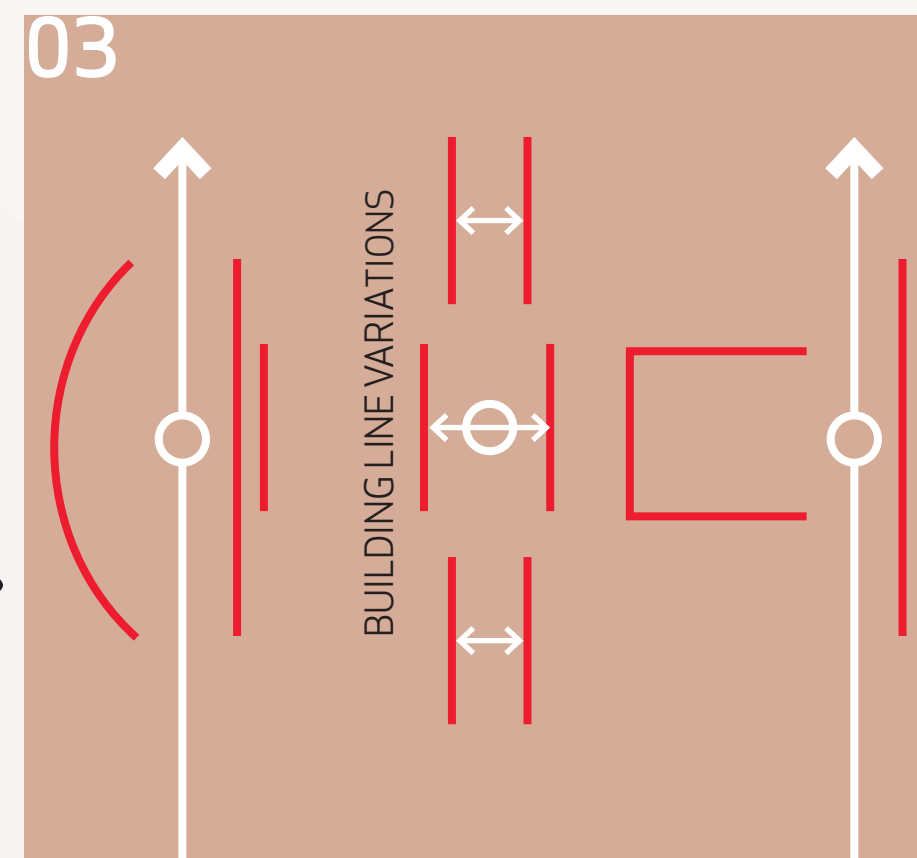
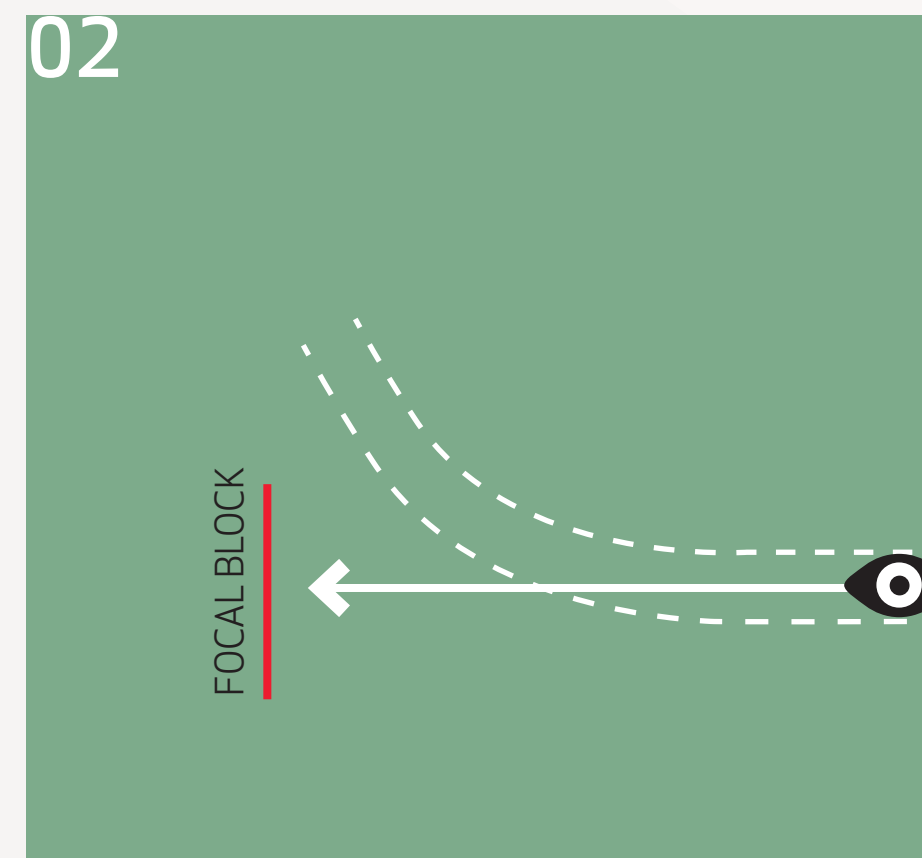
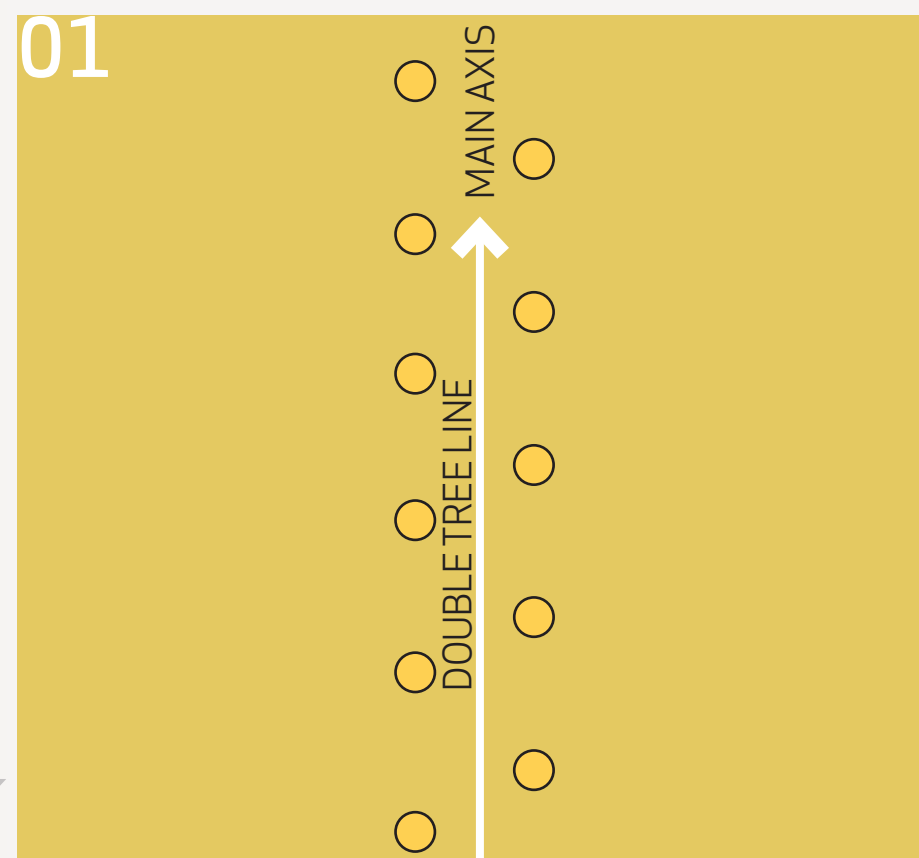


Photo: Lytton Avenue, Letchworth



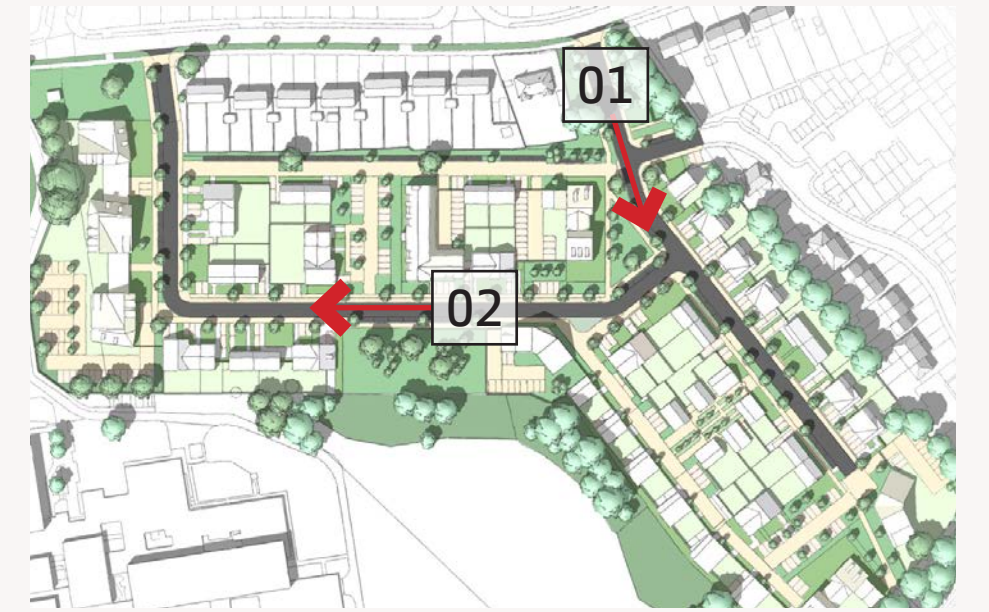
Campfield Way and Highover Rd, Letchworth Redevelopment

VIEWS AND PRECEDENTS

In this design iteration, the team has had the opportunity to develop a 3D massing model that will give the residents a better understanding of the mass, form and scale.

The couple of sketches at street level below have been carefully picked to be representative to the whole scheme.

On the right, a number of precedents show the palette of forms and appearances that the neighbourhood could adopt.



PRECEDENT IMAGES

- A. **Courtyard Housing, London Borough of Barking and Dagenham.** A senior living scheme designed to promote connections to communal spaces, sense of community, appropriate scale to the site, rhythm, single-storey dwellings, reference typical suburban housing
- B. **Derwenthorpe, York.** Mixed tenure sustainable community. Energy-efficient homes reflecting local architectural styles, design quality that promotes sense of place.
- C. **Backhouse Westbury, Wiltshire.** Housing scheme built around generous open spaces, promoting variety and character to the area. Preserves town's local history, brings distinct landscape character areas, retaining existing trees and vegetation.
- D. **Dancy House, Marlborough College.** Boarding house for female students. Responds to existing town context, character, massing and quality, encourages visual relationships, reduces environmental impact.
- E. **Stephenson Quarter, Osbaldwick.** Residential mixed-tenure development. Fabric-first approach and adaptable homes, promoting sense of identity, community, material sensibilities, generosity of public spaces
- F. **Farnham.** Single-storey private dwelling, celebrates the existing architectural style of the town in a contemporary response.

Campfield Way and Highover Rd, Letchworth Redevelopment

TYPICAL UNIT TYPES - FLOOR PLANS

Typical House Types

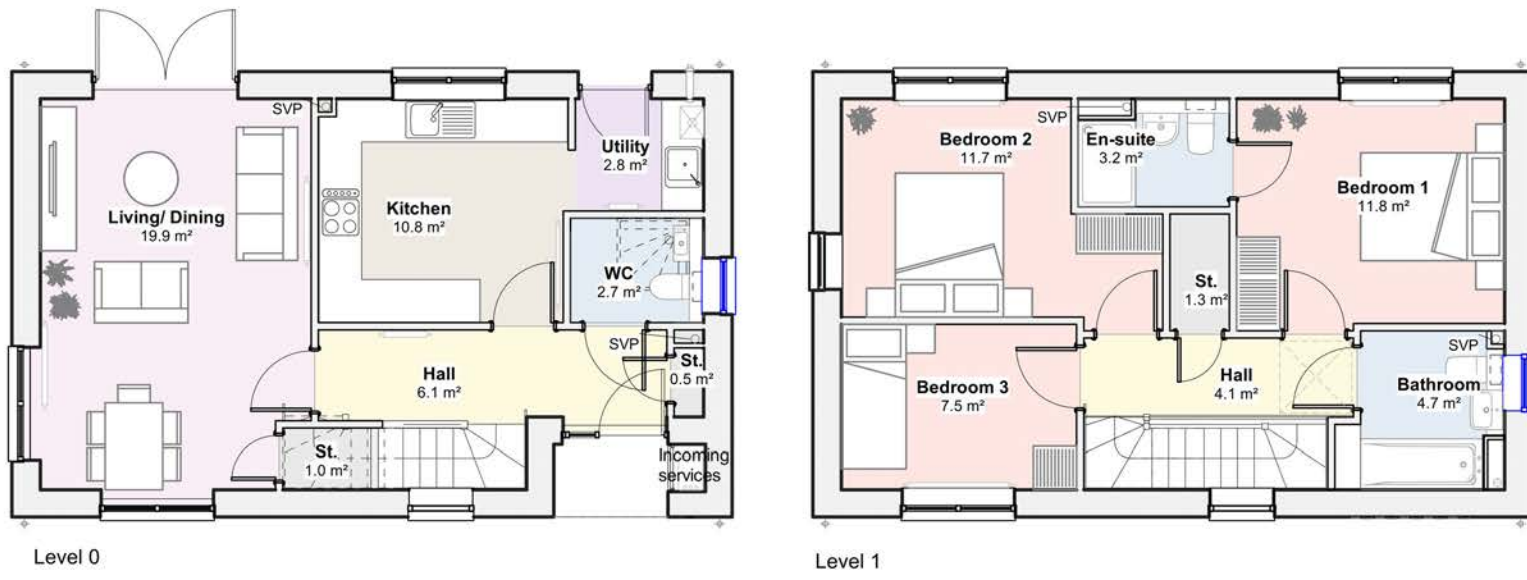
Design Standards (Summary)	
Unit Type:	H2B3P
Bedrooms/Persons:	2B3P
Storey (Number):	2
Gross Internal Area (m ²):	70
Storage Area (m ²):	2.9
Accessibility level:	M4(2)
Escape Strategy:	escape windows
Kitchen Length (m):	5.3
Kitchen Storage (m ²):	2.0
Detached (D), End (E1/E2) or Mid terrace (M) denoted:	E1
Handed house types denoted:	\N\F



Design Standards (Summary)	
Unit Type:	H2B4P
Bedrooms/Persons:	2B4P
Storey (Number):	2
Gross Internal Area (m ²):	81
Storage Area (m ²):	3.0
Accessibility level:	M4(2)
Escape Strategy:	escape windows
Kitchen Length (m):	5.66
Kitchen Storage (m ²):	n/a
Detached (D), End (E1/E2) or Mid terrace (M) denoted:	D
Handed house types denoted:	\N\F

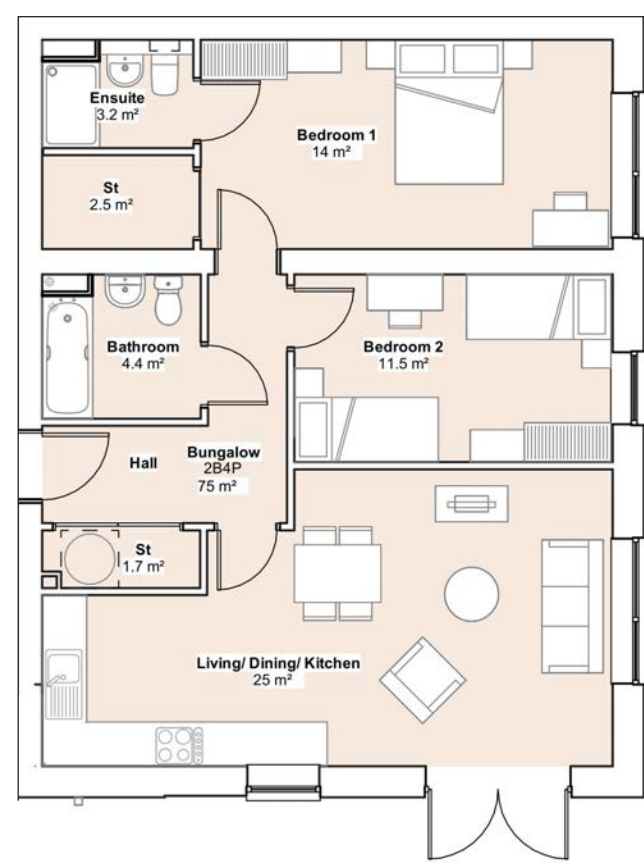


Design Standards (Summary)	
Unit Type:	H3B5P
Bedrooms/Persons:	3B5P
Storey (Number):	2
Gross Internal Area (m ²):	97
Storage Area (m ²):	2.8
Accessibility level:	M4(2)
Escape Strategy:	escape windows
Kitchen Length (m):	6.41 + 1.54 (Utility)
Kitchen Storage (m ²):	n/a
Detached (D), End (E1/E2) or Mid terrace (M) denoted:	D
Handed house types denoted:	\N\F



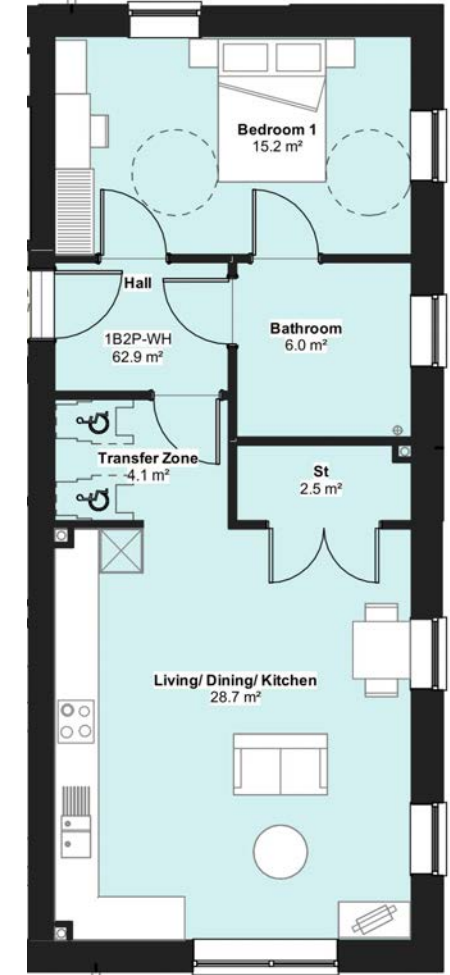
Typical Bungalow Type

UNIT TYPE	Details
Bungalow	Area (m ²) 75
	Unit Mix 2B/4P
	Tenure
	Part M Cat. M4(2)

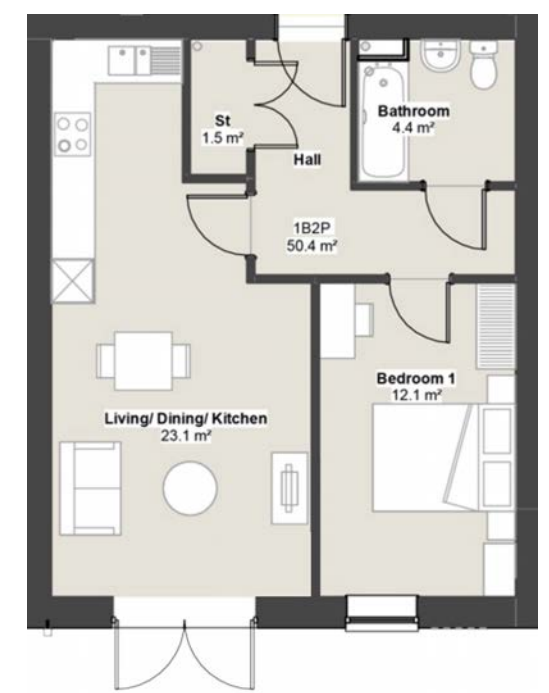


Typical Flat Types

UNIT TYPE	Details
F/1B2P (WH)	Area (m ²) 62.9
	Unit Mix 1B/2P
	Tenure
	Part M Cat. M4(3)



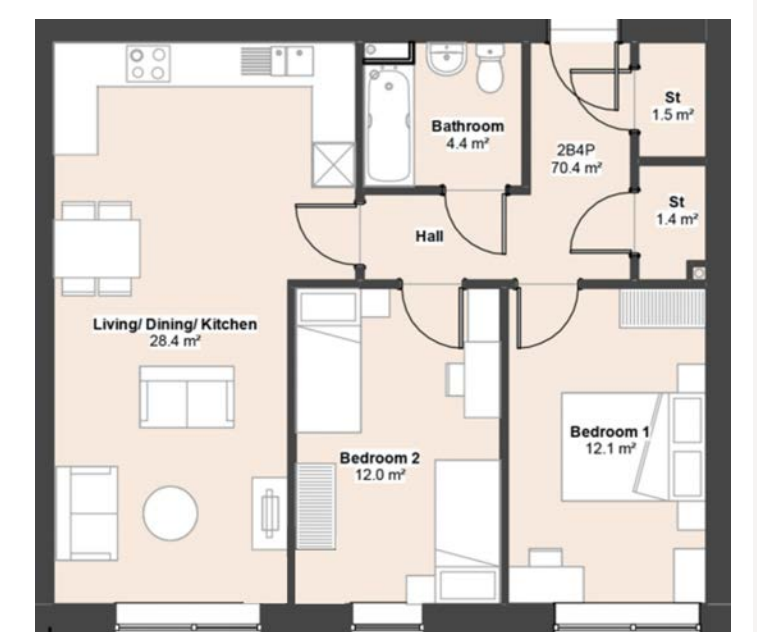
UNIT TYPE	Details
F/1B2P	Area (m ²) 50.4
	Unit Mix 1B/2P
	Tenure
	Part M Cat. M4(2)



UNIT TYPE	Details
F/2B3P	Area (m ²) 62.9
	Unit Mix 2B/3P
	Tenure
	Part M Cat. M4(2)



UNIT TYPE	Details
F/2B4P	Area (m ²) 70.4
	Unit Mix 2B/4P
	Tenure
	Part M Cat. M4(2)



DWELLINGS AND ROOM SIZES GUIDE

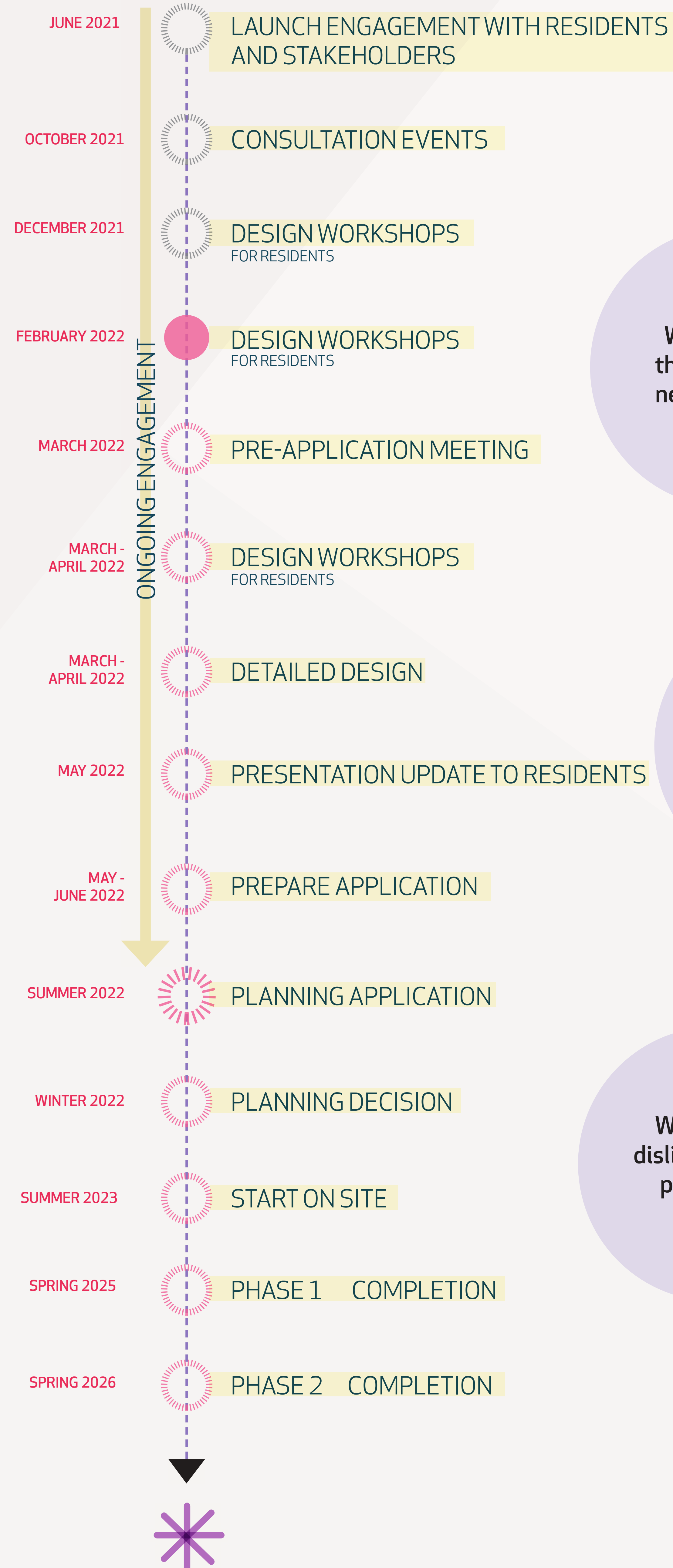
	Total GIA (sqm)	
	1 storey dwelling	2 storey dwelling
1bed, 2persons	50	58
2bed, 4persons	70	79
3bed, 5persons	86	93
4bed, 7persons	108	115

	Kitchen		Kitchen / Dining		Living		KDL (combined)
	Area (sqm)	Dims (m)	Area (sqm)	Dims (m)	Area (sqm)	Dims (m)	Area (sqm)
1bed, 2persons	6.8	2.6 x 2.6	9.4	4x2.6	13	3.7x3.5	23
2bed, 4persons	7.5	2.9 x 2.6	12	4x3	14.8	4x3.7	27
3bed, 5persons	8.3	3.2 x 2.6	12.8	4x3.2	16	4x4	29
4bed, 7persons	9.6	3.7 x 2.6	14.4	4x3.6	17	4.2x4	31

	Double Bedroom		Twin Bedroom		Single Bedroom		Storage
	Area (sqm)	Dims (m)	Area (sqm)	Dims (m)	Area (sqm)	Dims (m)	Area (sqm)
1bed, 2persons							1.5
2bed, 4persons	11.5	3.8x3			7.5	3.1x2.4	2
3bed, 5persons			11.5	3.8x3			2.5
4bed, 7persons							3

Campfield Way and Highover Rd, Letchworth Redevelopment

TIMELINE



ENGAGEMENT QUESTIONS

