

Campfield Way, Highover Road

Ickniel Way Redevelopment



Design Development "You Said, We did..."

Following further feedback from residents, the wider community, planning, and heritage the design team have continued to make amendments to the site layout, with the updated building design and the dwelling layouts to follow soon.

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



01. Ickniel Way Residents have been informed about the need for potential developments to the homes at 49A to 75B Ickniel Way in order to meet the government standards for the quality of homes.



02. More Green Open Spaces
Residents, planning and heritage have all requested more green open spaces and to ensure these space are purposeful and better connected.

We have enlarged the park and refined the layout to ensure the greenways, verges, tree lined roads and landscape strategy are coherent and visible.



03. Bungalow designs
Residents have suggested changes to elevations, windows and doors, while planning and heritage have sought to ensure the bungalows look and feel more like the evolving designs for the houses and flat.

We are about to look at how we can keep the quality of the spaces already designed but to adjust the elevations so that they reflect the comments received.



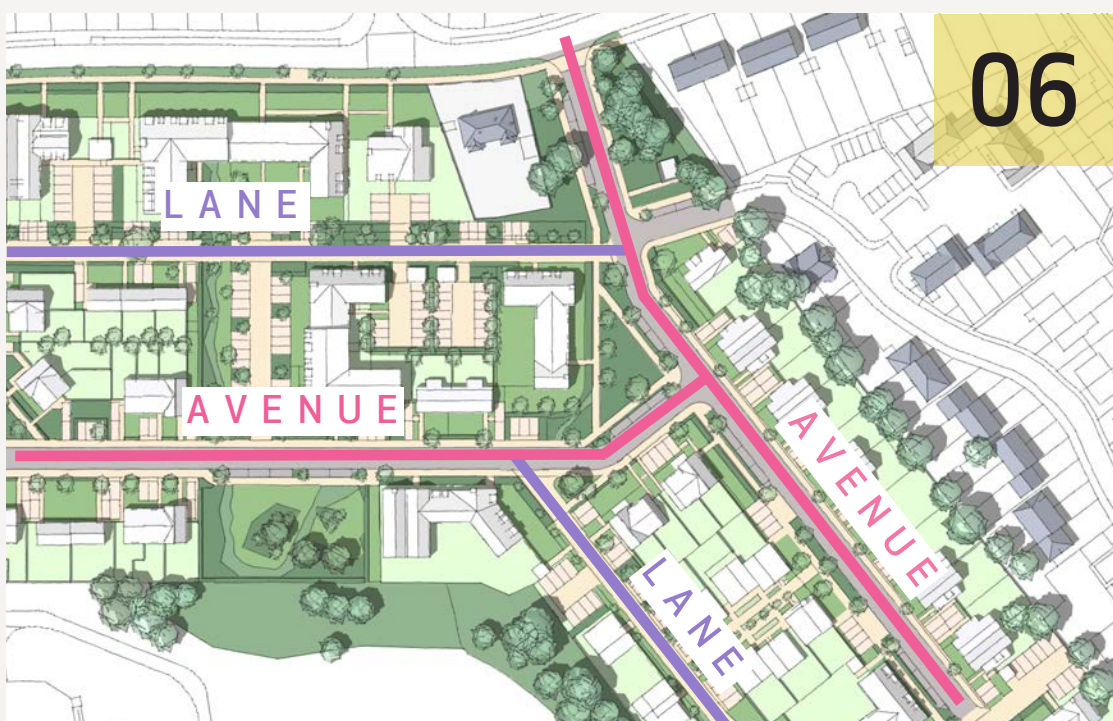
4. Designing out spaces where anti-social behaviour can take place
Residents have requested that the area near the pedestrian bridge be design to reduce and avoid ASB.

We are proposing new bungalows, houses, and flats that will overlook the area improving the management and natural surveillance of the space. The design is evolving to ensure the defensible space for residents frames the public realm which residents feel an ownership of rather than others loitering.



5. Design of the houses and flats
Planning and Heritage have sought to limit the height of some buildings in certain areas of the site and to simplify the articulation of others.

We have been amending some of the flattened buildings to be two storey or two storey with space within the roofs. We have also been looking at the houses to simplify the roof forms, gables and porches. We are still to detail windows, doors and architectural detail but will share at the next design workshop.



06. Character area
Planning and Heritage have emphasised a need to explain the different character areas with the site - the main roads and the shared surfaces.

We are working with the landscape architect to reinforce the concept of 'The Avenues' - the realigned roads, and 'The Lanes' - the new shared surface, pedestrian priority routes through the site.

Campfield Way, Highover Road Ickniel Way Redevelopment



Design Development - Iteration 3

SITE PLAN



SUMMARY MIX

Land	Bldg	Type	Storey	Units
LAND 1&3 CAMPFIELD WAY AND SCHOOL	A (bldg) RL	Retirement Living 1b/2b	3	14
	B (bldg) RL	Retirement Living 1b/2b	3	13
	C (bldg) RL	Retirement Living 1b/2b	3	14
	D (street)	2b/3b Houses	2	8
	E (street)	2b/3b Houses	2	7
	E (street)	2b/3b Houses	2	3
	F (building)	1b,2b Flats	2/3	20
	G (street)	4b/5b Houses	2	2
	H (building)	1b/2b Flats	2/3	10
	J (building)	1b/2b Flats	2/3	10
	K (street)	2b/3b/4b Bungalows	1	12
	L (building)	1b/2b Flats	2/3	10
	M (street)	2b/3b Houses	2	4
	N(street)	3b/4b Houses	2	12
	O(street)	2b/3b Houses	2	2
	P(building)	Flats	2	10
LANDS 1,3 TOTAL				151
LAND 2 ICKNIEL WAY	Q (bldg)	Flats	3	12
	R (bldg)	Flats	2/3	23
	S (bldg)	Flats	2	4
LAND 2 TOTAL				39
LANDS 1,2,3 TOTAL				190

AERIAL VIEW



Campfield Way, Highover Road Ickniel Way Redevelopment



Proposed Streetscape and Views

The team has had the opportunity to further develop the 3D massing model that helps deliver a better understanding of the mass, form, and scale of the discussed development.

Street-level views presented below showcase the character of the proposed new development.



New quality homes for residents of Campfield Way, Ickniel Way and Highover Road

Proposal scale, layout, and massing seek inspiration from the principles of the Garden City, a movement responsible for the birth of Letchworth Garden City at the beginning of the 20th century.

On the left: A view from the junction of Campfield Way with Highover Road towards the existing railway footbridge.



Return to the Garden City

Proposal architectural expression borrows from traditional early 20th century arts and crafts movement whilst retaining contemporary detailing transforming this part of Letchworth into the garden city of the future.

On the left: A view from apartments looking onto a new Campfield Way with two and three-bedroom semi-detached houses.



Campfield Way, Highover Road

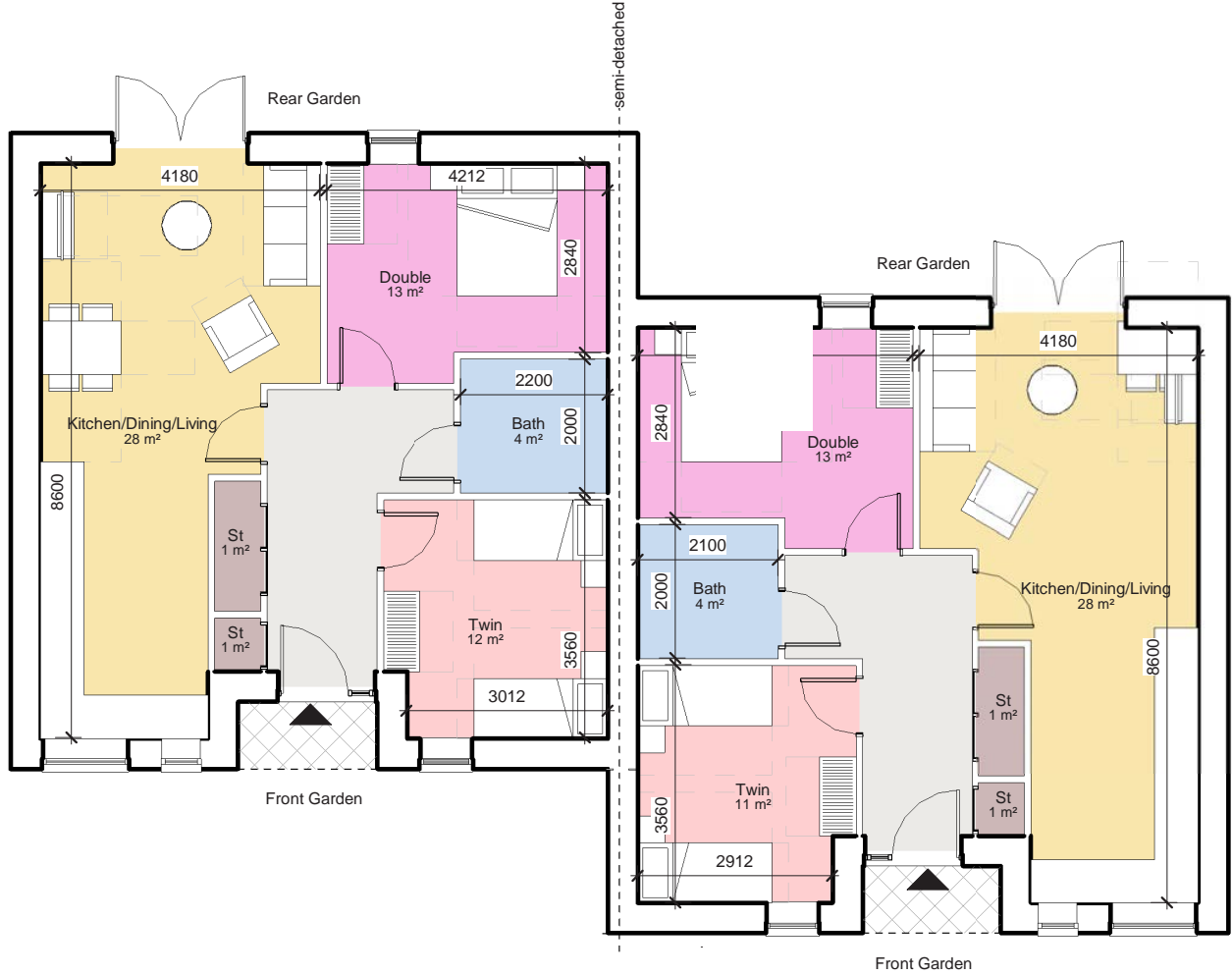
Ickniel Way Redevelopment

Typical Unit Types - Bungalows (Preliminary)



Bungalow Type B1

2 Bedrooms / Courtyard
Semi-detached



Bungalow Type B1 - Ground Floor Plan



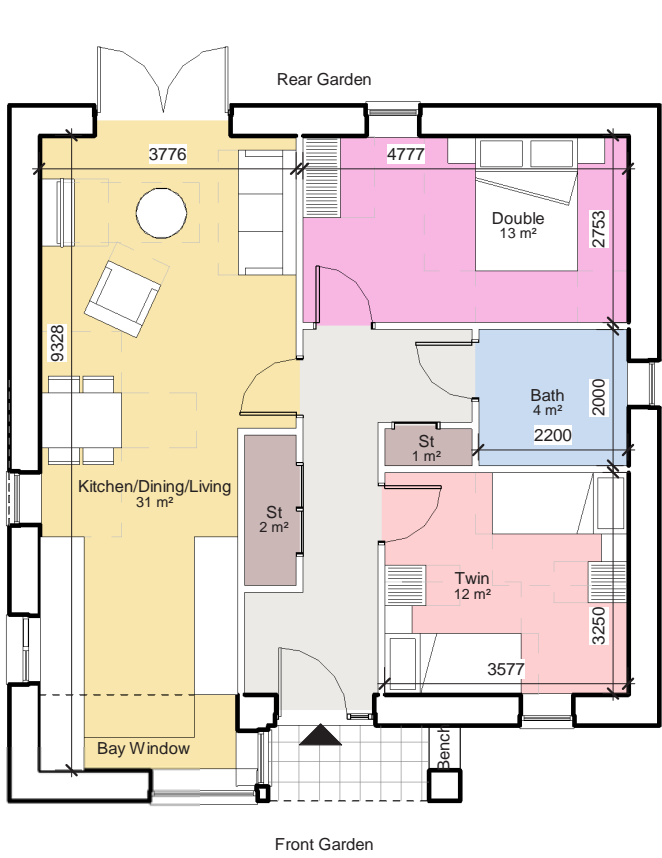
UNIT TYPE	Details	
	GIA (m²)	75
	Unit Mix	2B4P
	Tenure	Owners
	Part M Cat.	M(2)
	Site Plan Ref.	K2-K3,K5,K6

* Existing Bungalows GIA 74-75 sqm

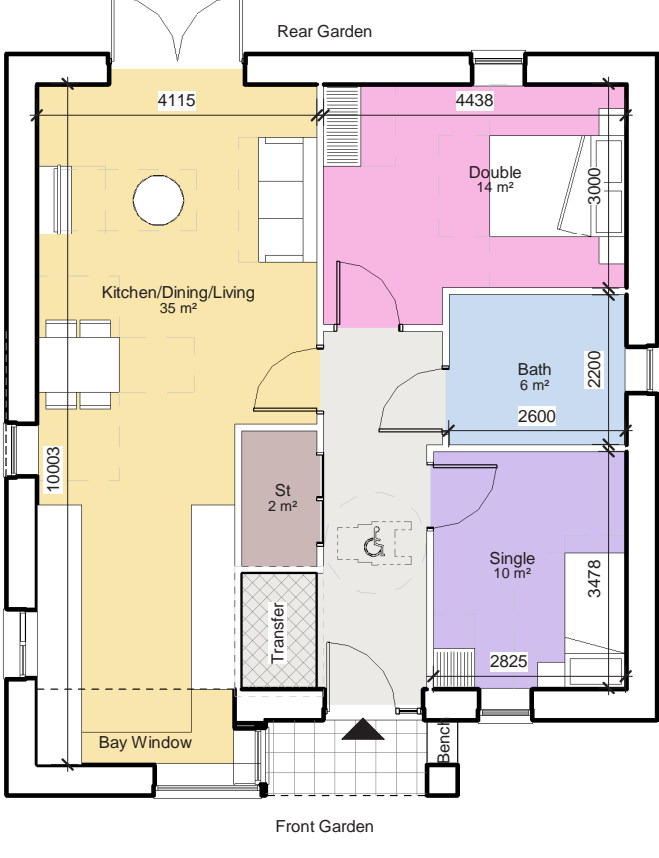


Bungalow Type B2, B3

2 Bedrooms / Courtyard
Detached, Detached (Accessible)



Bungalow Type B2 - Ground Floor Plan



Bungalow Type B3 - Ground Floor Plan



UNIT TYPE	Details	
	GIA (m²)	80
	Unit Mix	2B3Pwh
	Tenure	Affordable Rent
	Part M Cat.	M(3)
	Site Plan Ref.	K1

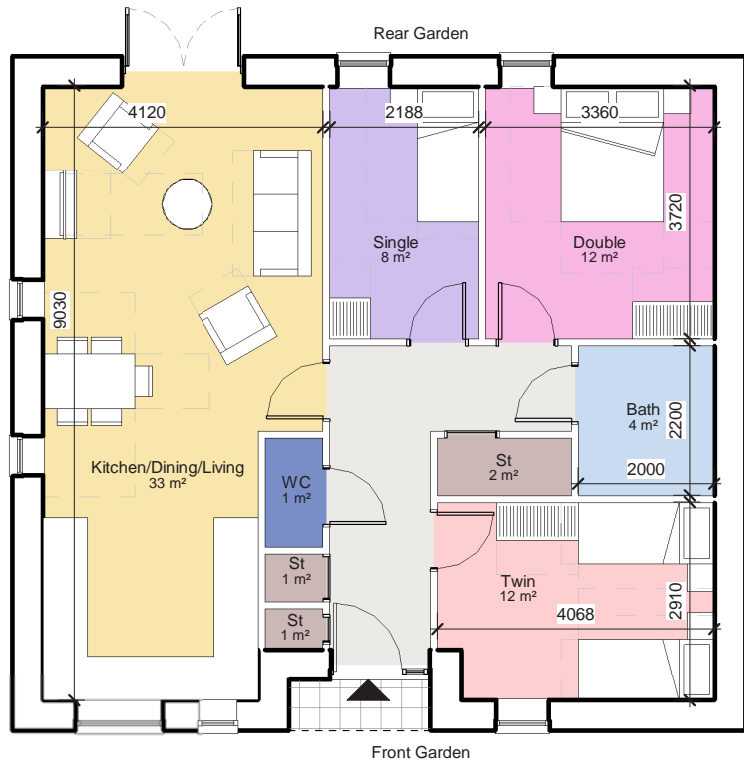
UNIT TYPE	Details	
	GIA (m²)	74
	Unit Mix	2B4P
	Tenure	Owners
	Part M Cat.	M(2)
	Site Plan Ref.	K4

* Existing Bungalows GIA 74-75 sqm

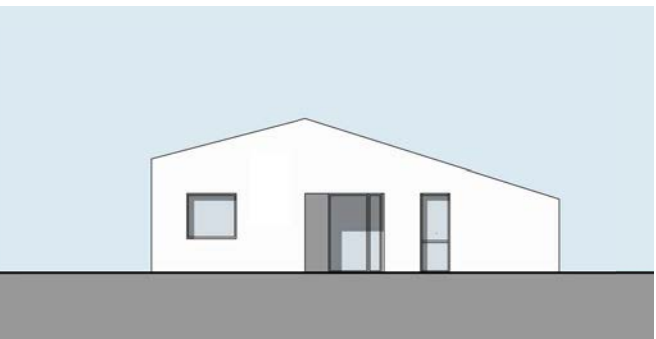
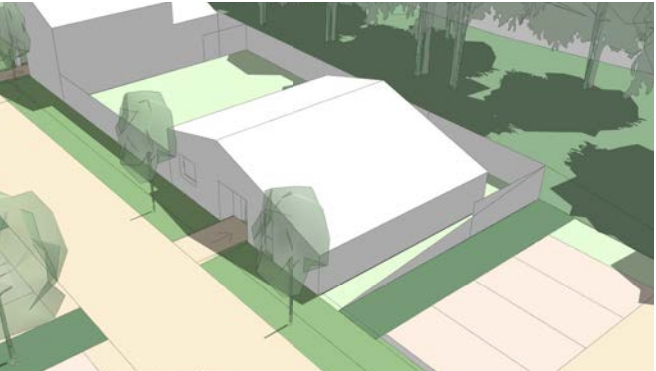


Bungalow Type B4

3 Bedrooms / Street
Detached



Bungalow Type B4 - Ground Floor Plan



UNIT TYPE	Details	
	GIA (m²)	87
	Unit Mix	3B5P
	Tenure	Affordable Rent
	Part M Cat.	M(3)
	Site Plan Ref.	K7

* Existing Bungalows GIA 74-75 sqm



Campfield Way, Highover Road

Ickniel Way Redevelopment



Typical Unit Types - Bungalows (Preliminary)

Bungalow Type B5

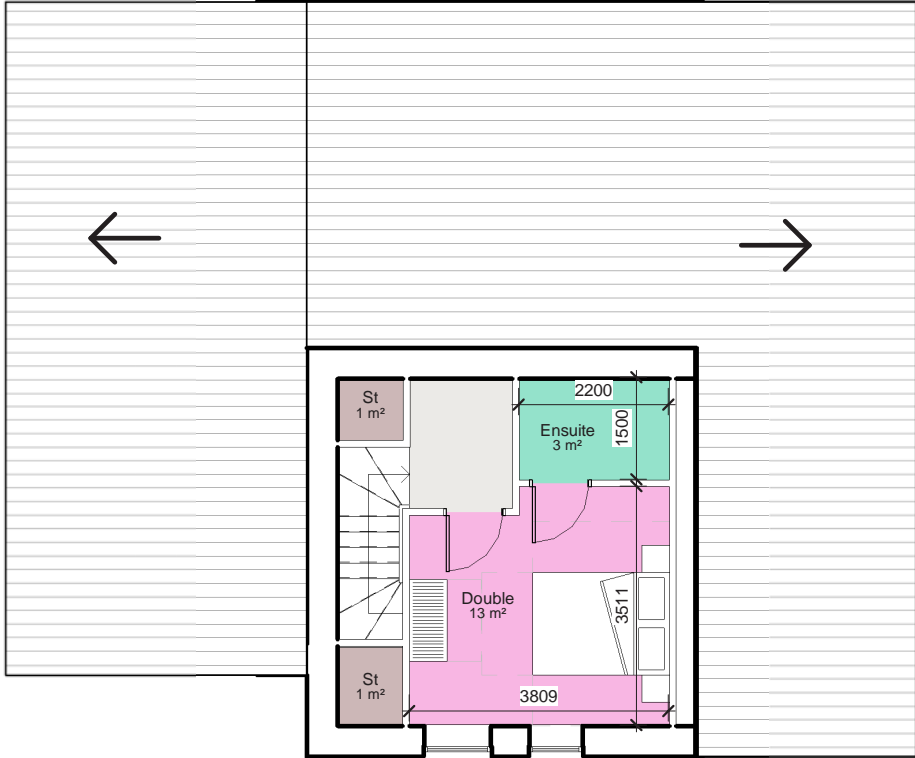
4 Bedrooms / Street
Detached (Accessible)

UNIT TYPE	Details	
	GIA (m²)	142
	Unit Mix	48/7Pwh
	Tenure	Affordable Rent
	Part M Cat.	M4(2)
	Site Plan Ref.	K9,K10

* Existing Bungalows GIA 74-75 sqm



Bungalow Type B5 - Ground Floor Plan

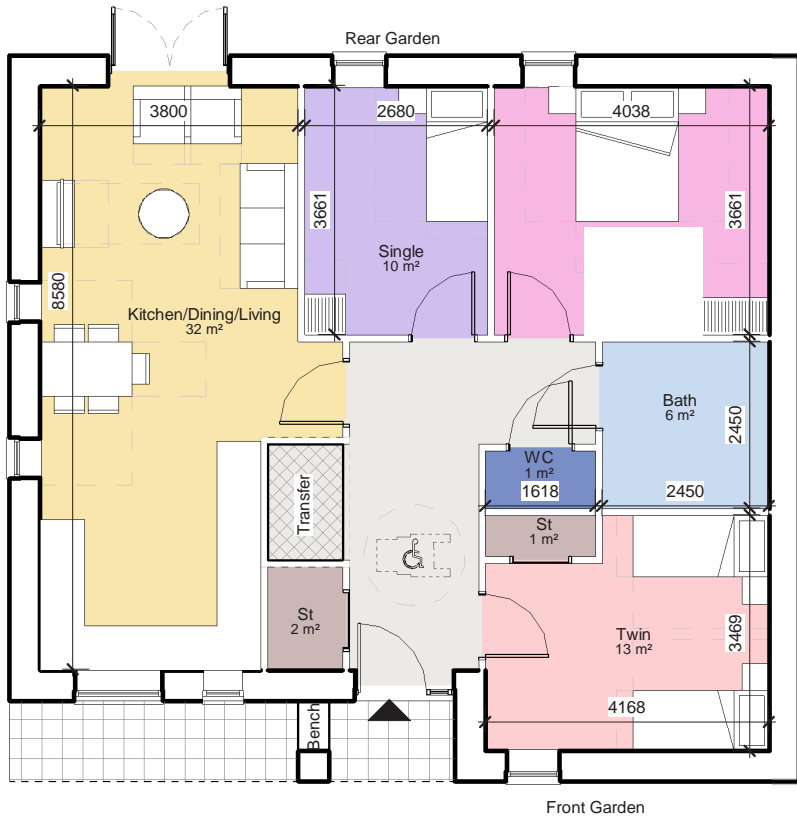


Bungalow Type B5 - Roof Plan

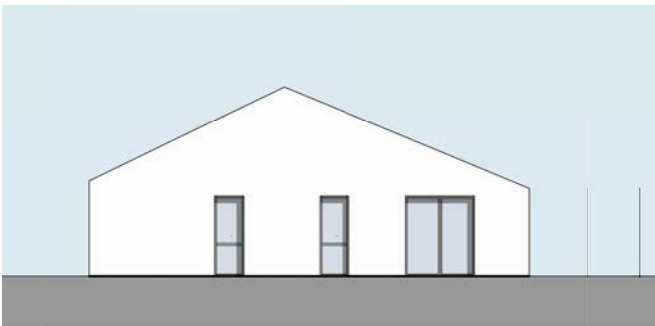
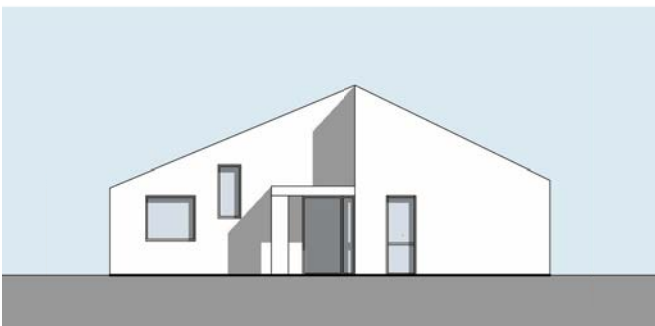


Bungalow Type B6

3 Bedrooms / Street
Detached (Accessible)



Bungalow Type B6 - Ground Floor Plan



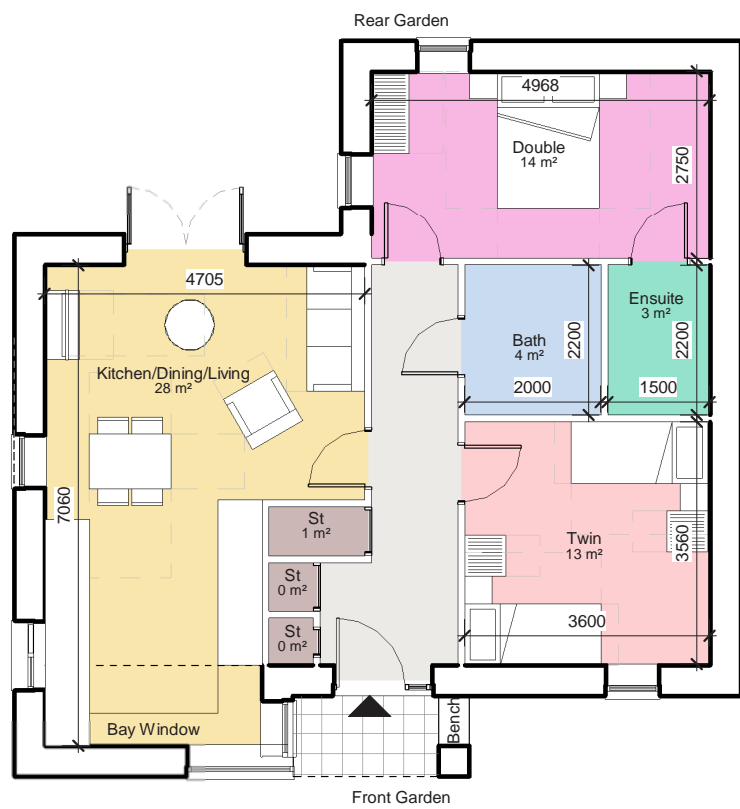
UNIT TYPE	Details	
	GIA (m²)	97
	Unit Mix	38SPwh
	Tenure	Affordable Rent
	Part M Cat.	M4(3)
	Site Plan Ref.	K9

* Existing Bungalows GIA 74-75 sqm

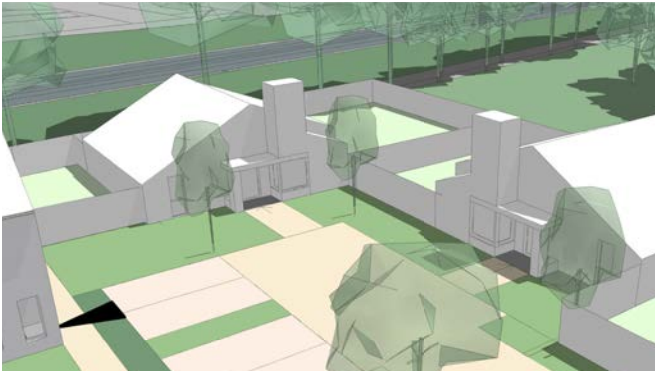


Bungalow Type B7

2 Bedrooms / Street
Detached



Bungalow Type B7 - Ground Floor Plan



UNIT TYPE	Details	
	GIA (m²)	75
	Unit Mix	28AP
	Tenure	Owns
	Part M Cat.	M4(2)
	Site Plan Ref.	K11,K12

* Existing Bungalows GIA 74-75 sqm



Campfield Way, Highover Road

Ickniel Way Redevelopment

Typical Unit Types - Houses (Preliminary)



House Type H1

2 Bedrooms / 3 Bedrooms

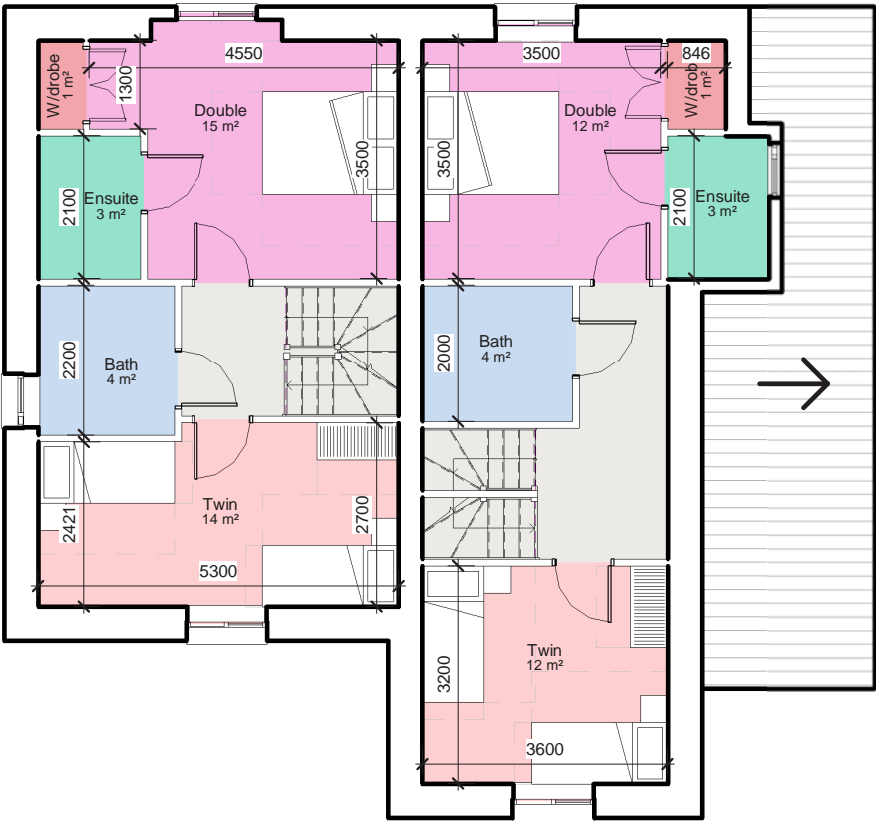
Semi-detached

UNIT TYPE	Details
H1	GIA (m ²) 86
(2B4P)	Unit Mix 2B4P
	Tenure Shared Ownership
	Part M Cat. M4(2)
	Site Plan Ref. E2.E4.D6.M1.M4.O1

UNIT TYPE	Details
H1	GIA (m ²) 100
(3B5P)	Unit Mix 3B5P
	Tenure Shared Ownership
	Part M Cat. M4(2)
	Site Plan Ref. D7.E1.E3.M1.M3.O2



ouse Type H1 - Ground Floor Plan



House Type H1 - First Floor Plan



House Type H2

2 Bedrooms / 2 Bedrooms/ 3 Bedrooms

Terrace

UNIT TYPE	Details
H2	GIA (m ²) 86
(2B4P)	Unit Mix 2B4P
	Tenure Shared Ownership
	Part M Cat. M4(2)
	Site Plan Ref. D5.D3.E6.E7

UNIT TYPE	Details
H2	GIA (m ²) 100
(3B5P)	Unit Mix 3B5P
	Tenure Shared Ownership
	Part M Cat. M4(2)
	Site Plan Ref. D1.E5



House Type H2 - Ground Floor Plan



House Type H2 - First Floor Plan



Campfield Way, Highover Road

Ickniel Way Redevelopment

Typical Unit Types - Houses (Preliminary)

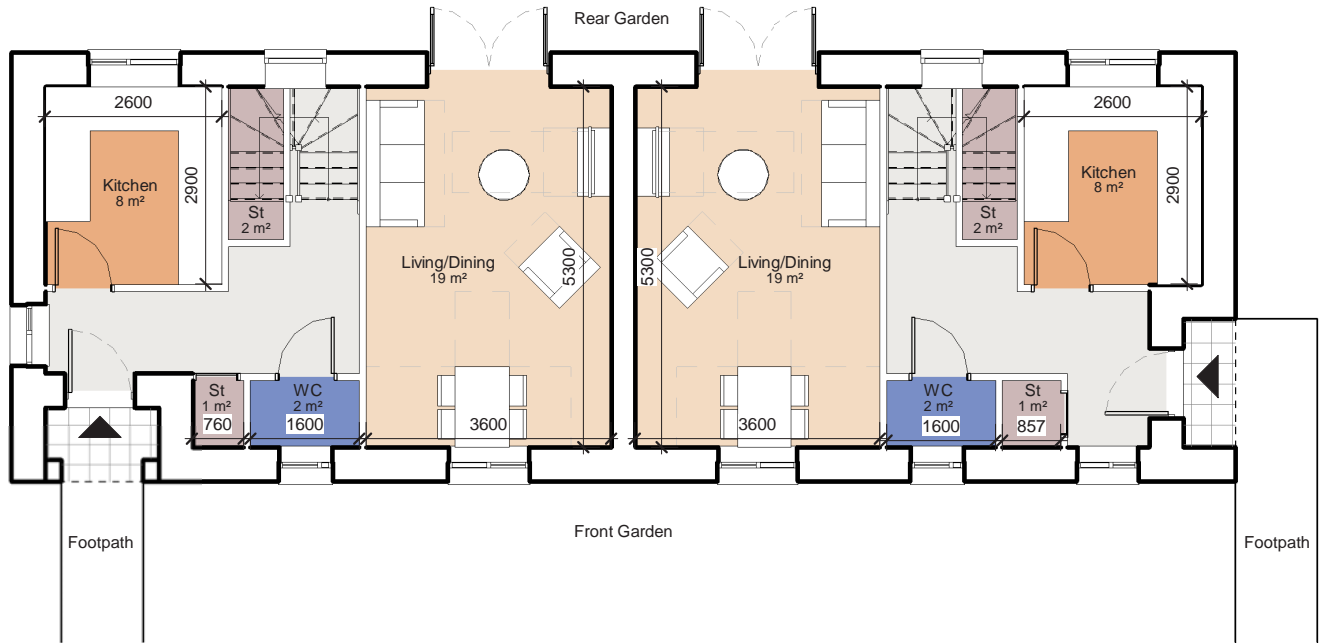


House Type H3

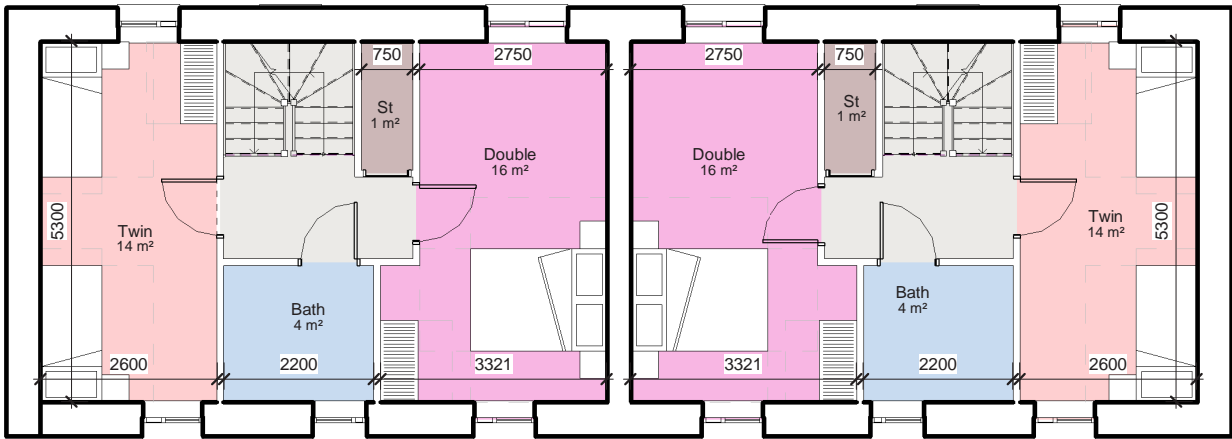
2 Bedrooms / 2 Bedrooms

Semi-detached

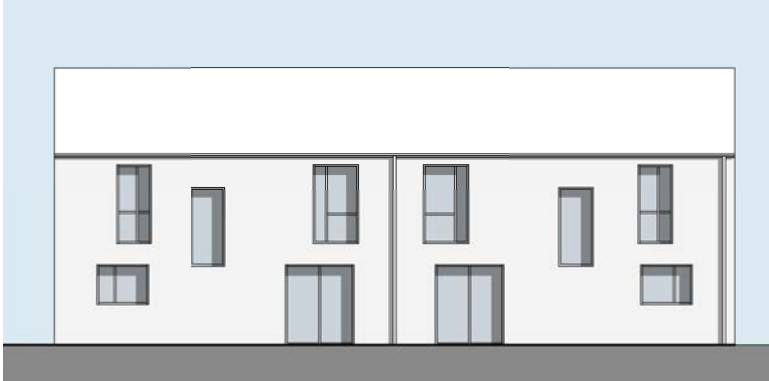
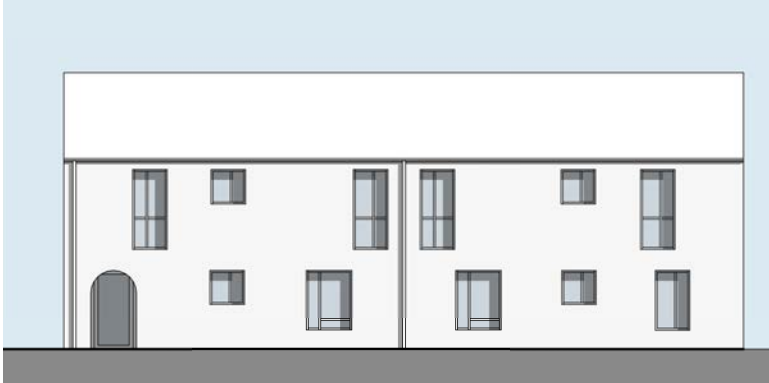
UNIT TYPE	Details
H3-R	GIA (m²) 85
	Unit Mix 2B4P
	Tenure Affordable Rent
	Part M Cat M4(2)
	Site Plan Ref. EA, EA, G2



House Type H3-R - Ground Floor Plan



House Type H3-R - First Floor Plan
1 : 100



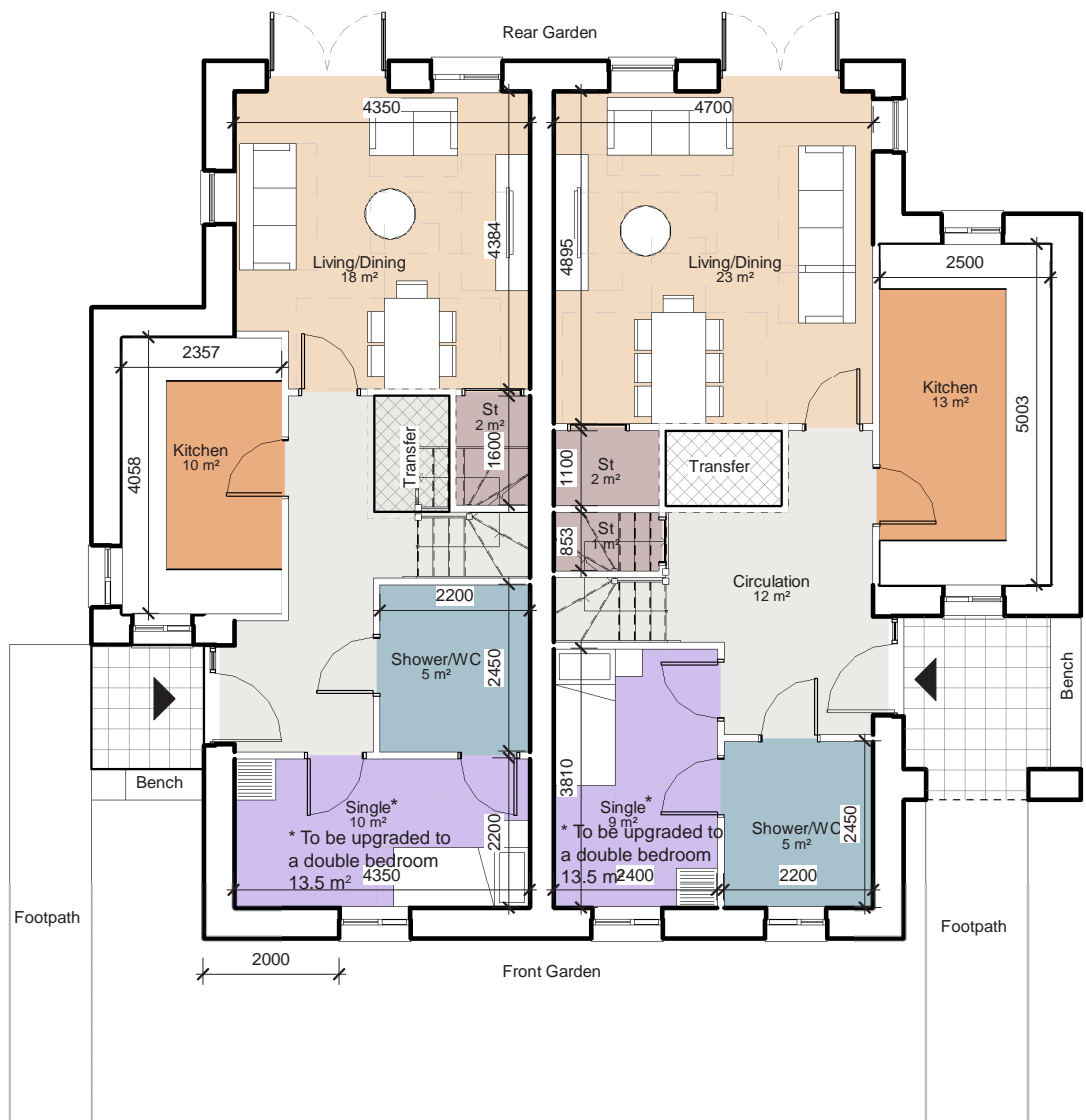
House Type H4

3 Bedrooms / 4 Bedrooms

Semi-detached

UNIT TYPE	Details
H4 (3B5P)	GIA (m²) 111
	Unit Mix 3B5P
	Tenure Affordable Rent
	Part M Cat M4(2)
	Site Plan Ref. N2,N5,N7,N10,N12

UNIT TYPE	Details
H4 (4B7P)	GIA (m²) 132
	Unit Mix 4B7P
	Tenure Affordable Rent
	Part M Cat M4(2)
	Site Plan Ref. N2,N4,N6,N8,N11



House Type H4 - Ground Floor Plan



House Type H4 - First Floor Plan



Campfield Way, Highover Road

Ickniel Way Redevelopment

Typical Unit Types - Houses (Preliminary)

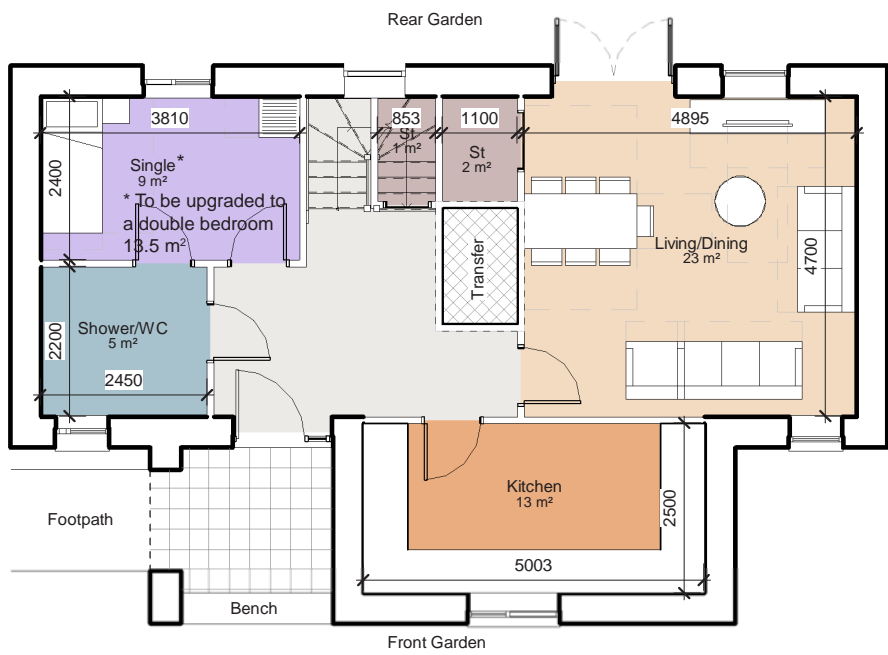


House Type H5

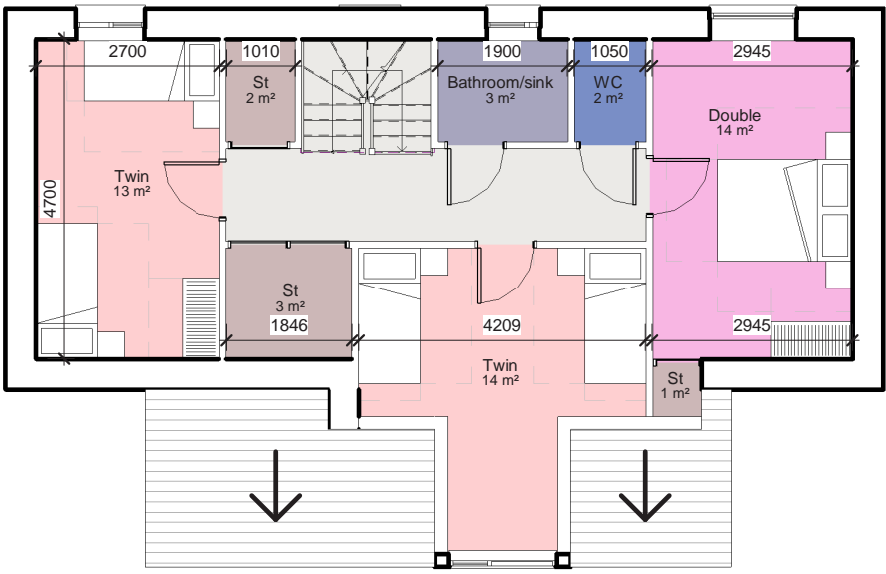
4 Bedrooms

Detached

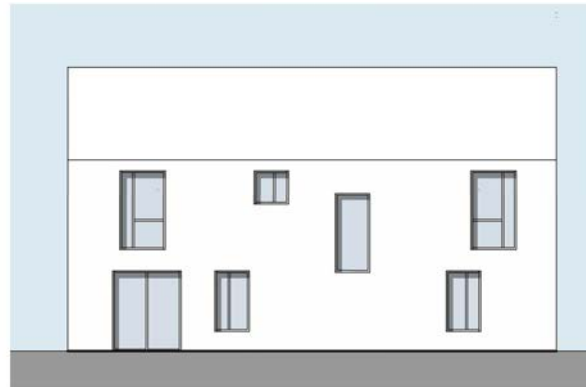
UNIT TYPE	Details	
	GIA (m²)	133
H5	Unit Mix	4B7P
	Tenure	Affordable Rent
	Plan N Cat	M4G
	Site Plan Ref.	N1, N8



House Type H5 - Ground Floor Plan



House Type H5 - First Floor Plan



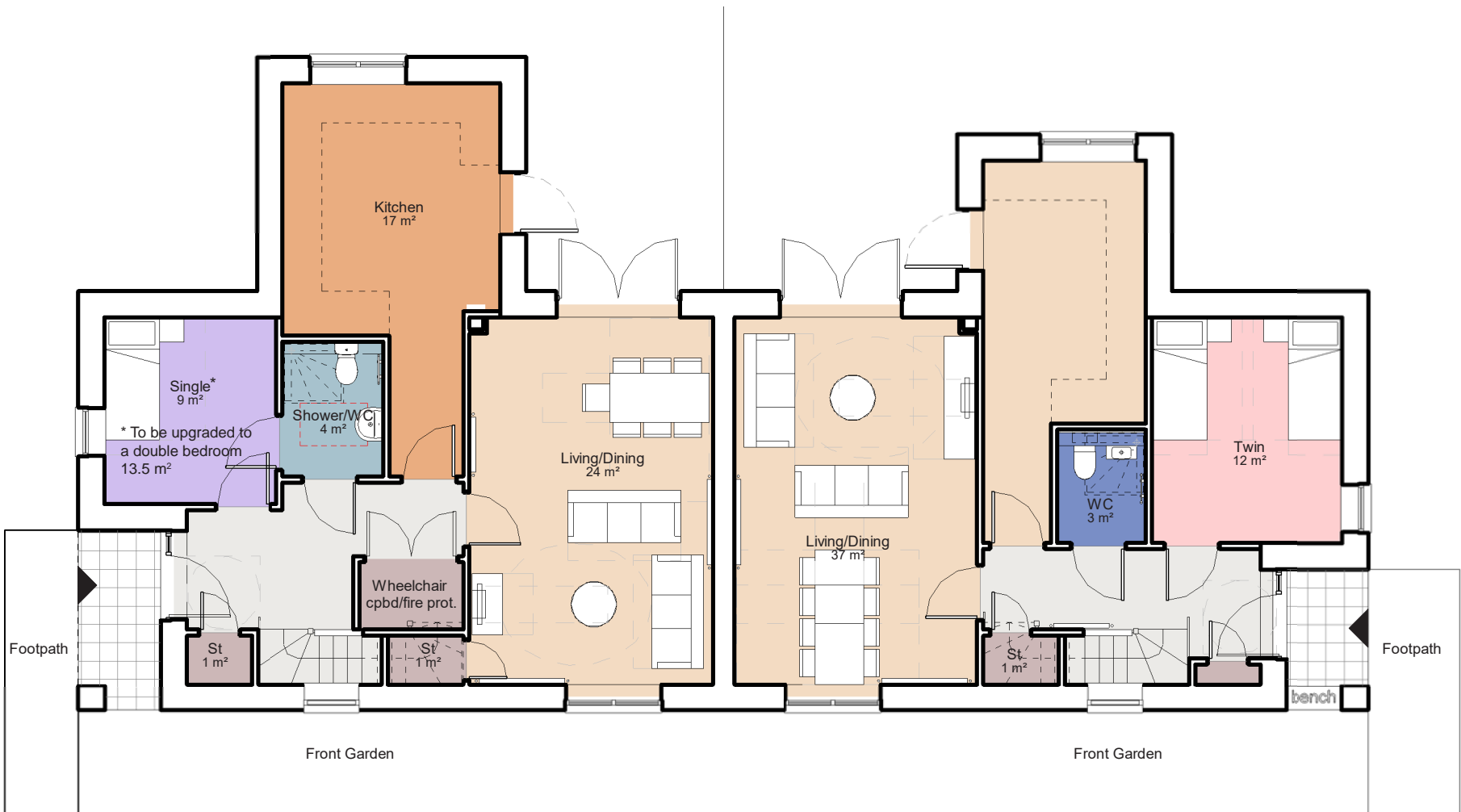
House Type H7 (Design in progress)

4 Bedrooms/ 5 Bedrooms

Semi-detached



House Type H7 - First Floor Plan



House Type H7 - Ground Floor Plan



Campfield Way, Highover Road

Ickniel Way Redevelopment

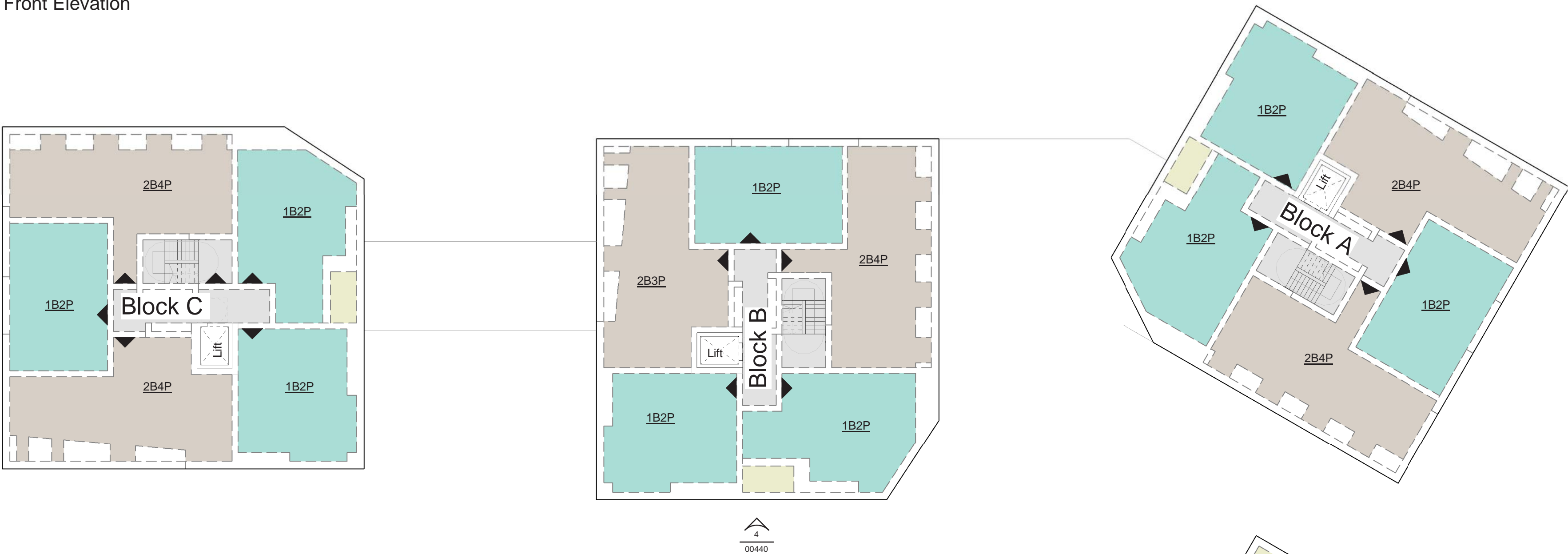
Typical Unit Types - Flats (Preliminary)



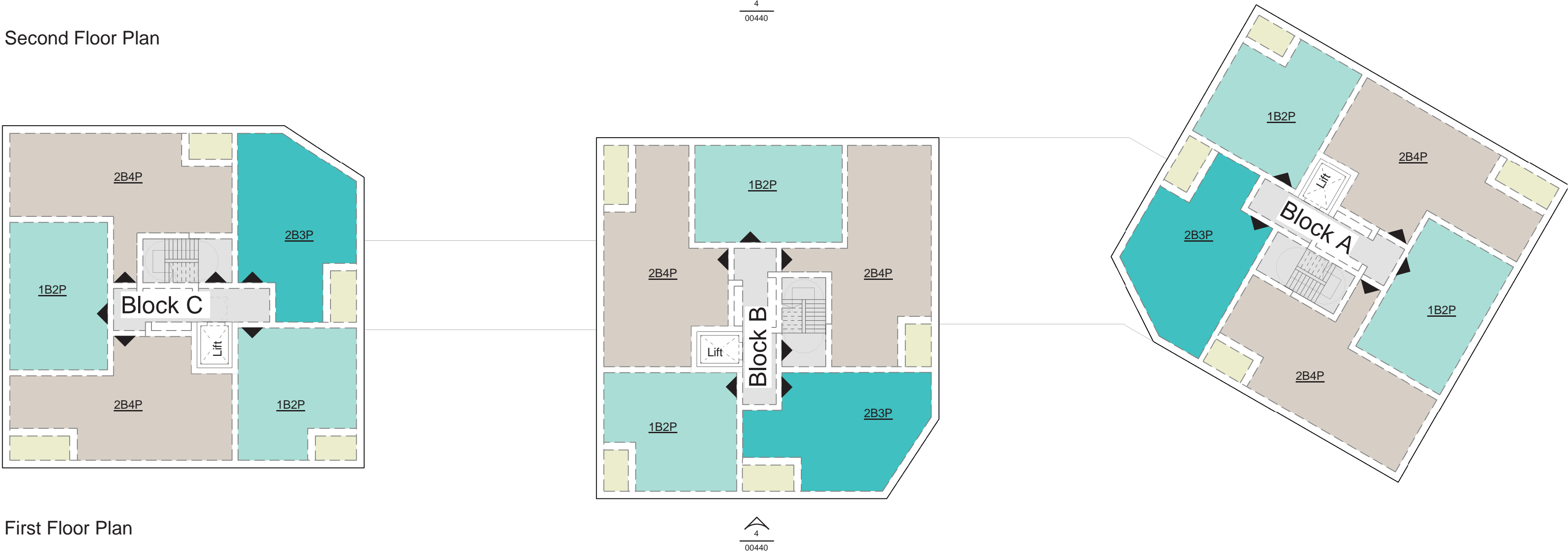
Block ABC - Retirement Living
3 storeys - Mix of 1&2 bedrooms - 41 units



④ ABC - Front Elevation



③ ABC - Second Floor Plan



② ABC - First Floor Plan



① ABC - Ground Floor Plan

Campfield Way, Highover Road

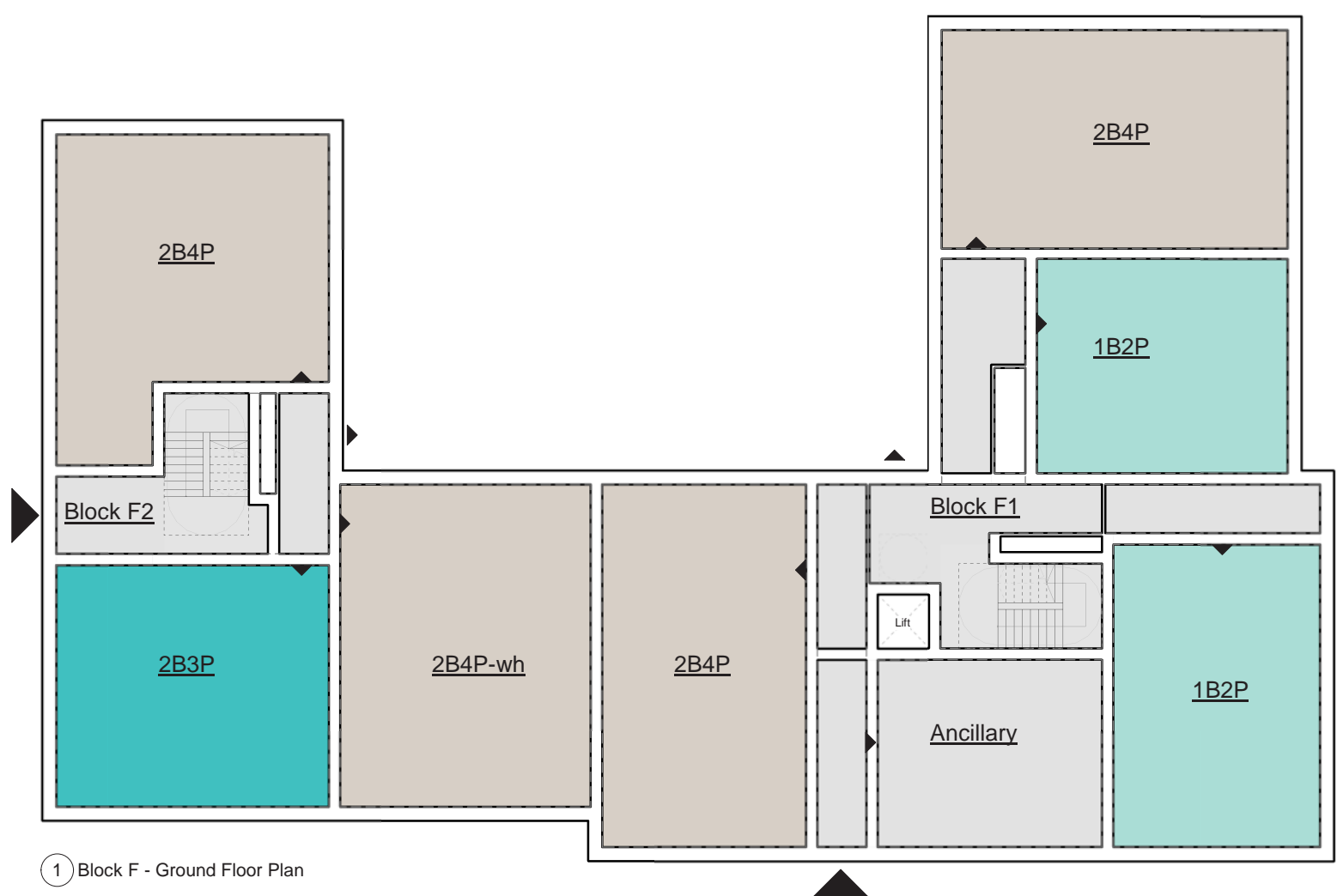
Ickniel Way Redevelopment

Typical Unit Types - Flats (Preliminary)



Block F

3 storeys - Mix of 1&2 bedrooms - 20 units



1 Block F - Ground Floor Plan

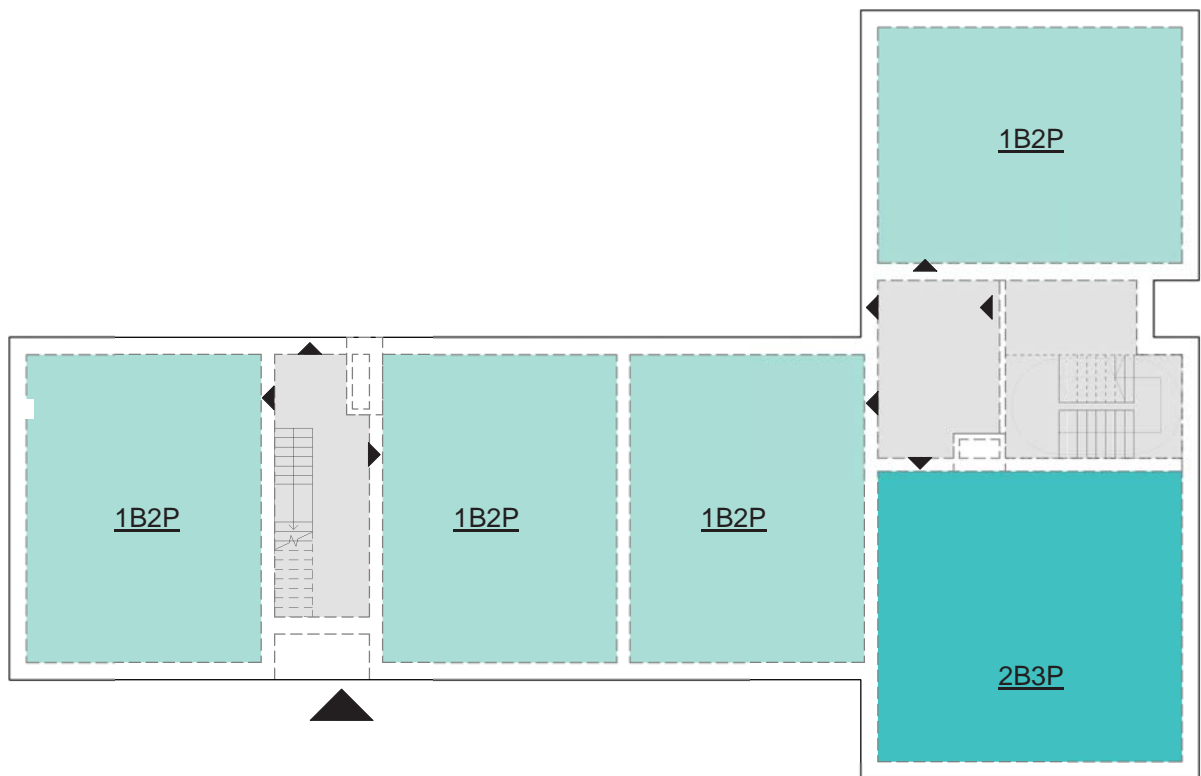
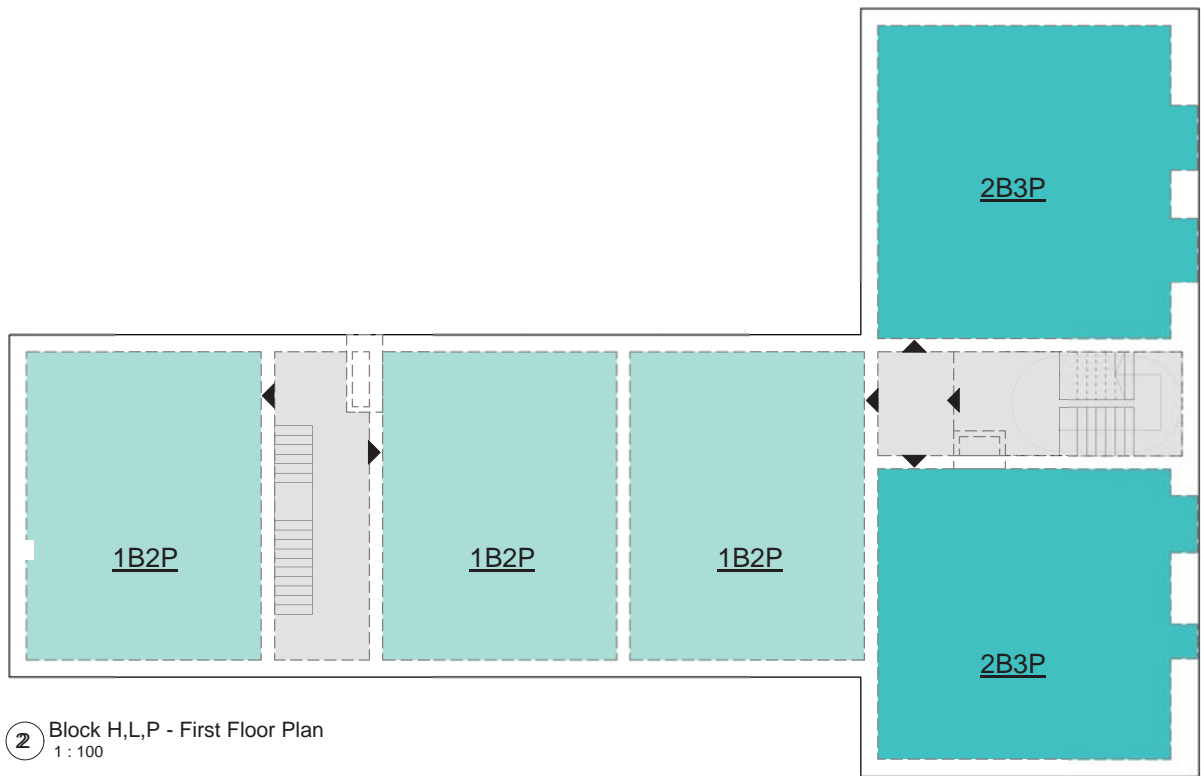


2 Block F - First Floor Plan





Block HLP
2 storeys - Mix of 1&2 bedrooms - 10 units



6 Block HLP - Side Elevation 2



5 Block HLP - Side Elevation 1



4 Block HLP - Rear Elevation



3 Block HLP - Front Elevation

Campfield Way, Highover Road

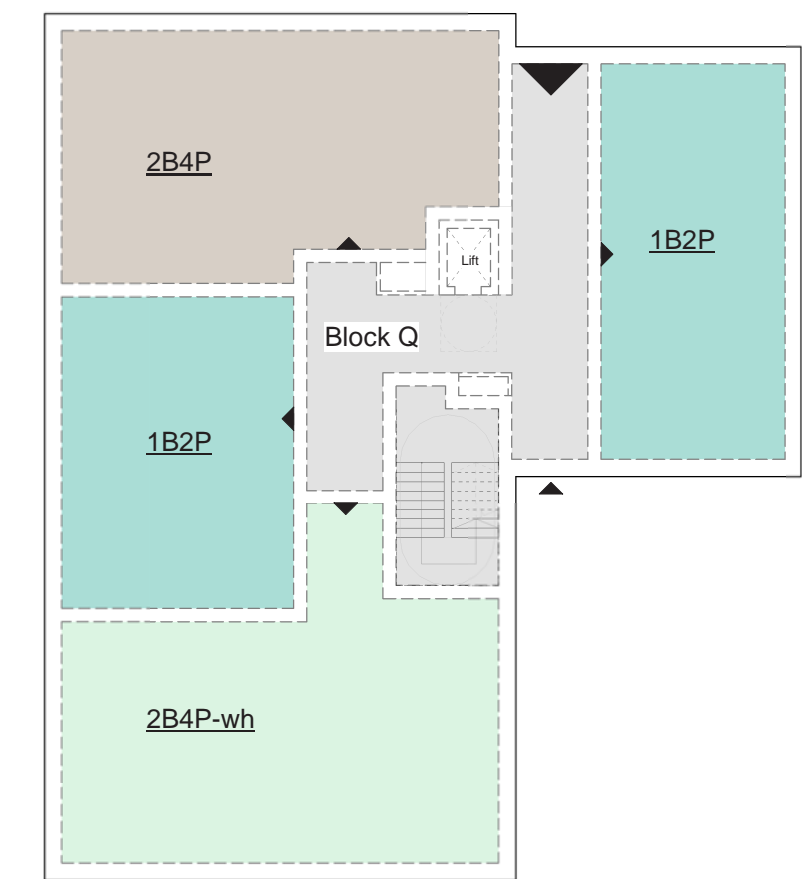
Ickniel Way Redevelopment



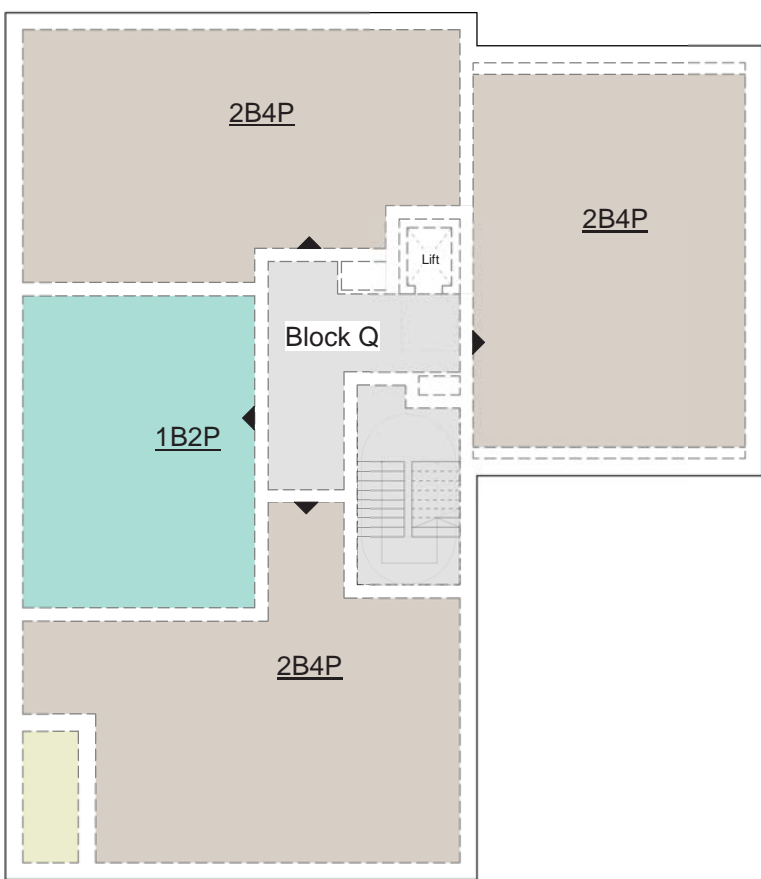
Typical Unit Types - Flats (Preliminary) [Ickniel Way Site]

Block Q

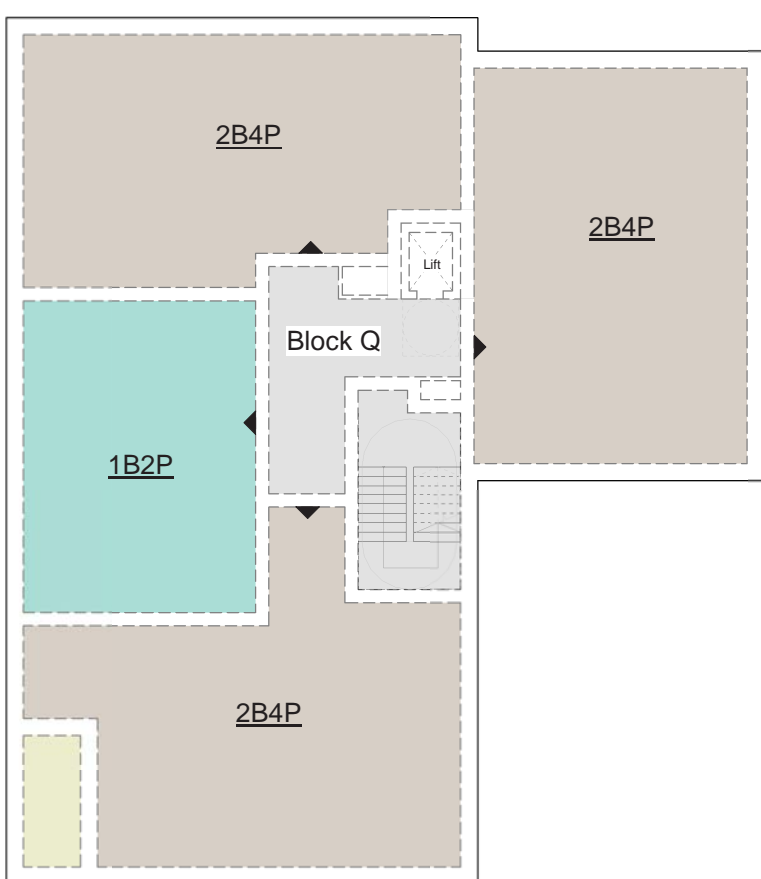
- 3 storeys - Mix of 1&2 bedrooms - 12 units



1 Block Q - Ground Floor Plan



2 Block Q - Second Floor Plan



3 Block Q - First Floor Plan

Block R

- 2&3storeys - Mix of 1&2 bedrooms - 24 units



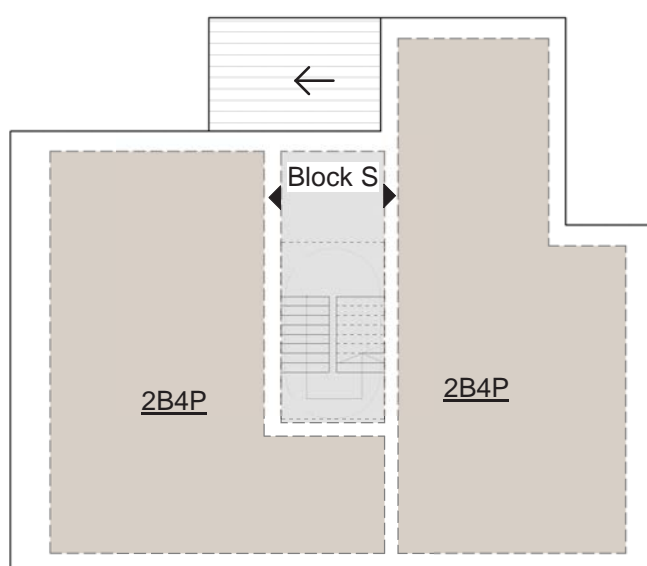
2 Block R - First Floor Plan



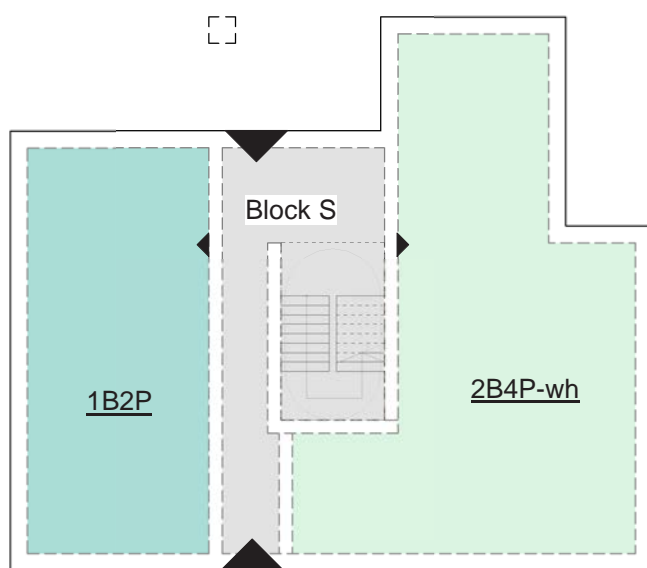
1 Block R - Ground Floor Plan

Block S

- 2 storeys - Mix of 1&2 bedrooms - 4 units



2 Block S - First Floor



1 Block S - Ground Floor

Campfield Way, Highover Road

Ickniel Way Redevelopment

Typical Flat Types - FLOOR PLANS (Preliminary)



Typical Flat Types

UNIT TYPE	Details	
	Area (m²)	62.9
	Unit Mix	1B/2P
	Tenure	
	Part M Cat.	M4(3)

F/1B2P (WH)

UNIT TYPE	Details	
	Area (m²)	62.9
	Unit Mix	2B/3P
	Tenure	
	Part M Cat.	M4(2)

F/2B3P

UNIT TYPE	Details	
	Area (m²)	50.4
	Unit Mix	1B/2P
	Tenure	
	Part M Cat.	M4(2)

F/1B2P

UNIT TYPE	Details	
	Area (m²)	70.4
	Unit Mix	2B/4P
	Tenure	
	Part M Cat.	M4(2)

F/2B4P

RSG: July 2022

Rock Townsend

Ickniel Way Redevelopment

Engagement Questions



1
Do you like the principles of the updated layout ?

2
What are your thoughts on the green space provision?

4
Do you think the current proposed plans follow the Garden City Principles?

3
What are your thoughts on the size of the new homes?

5
Is there anything you feel we could improve ?

Preliminary Phasing Plan

