

Campfield Way, Highover Road & Ickniel Way Redevelopment

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Strategic Masterplan

Policy SP9 of the adopted North Herts Local Plan requires the submission of strategic masterplans for sites over 100 dwellings.

We are following the Council's 10 stage masterplanning process and are currently working through stages 6-8.

15th SEPTEMBER 2022

STAGE 1: PROJECT INITIATION

- NORTH HERTS COUNCIL (NHC) CONFIRMED THE SITE WOULD REQUIRE A MASTERPLAN IN ACCORDANCE WITH SP9 DESIGN AND SUSTAINABILITY AND PROVIDED A MASTERPLAN BRIEF FOR AGREEMENT.

20th SEPTEMBER 2022

STAGE 2: INCEPTION MEETING

- WE MET WITH OFFICERS TO DISCUSS THE MASTERPLAN BRIEF AND PROJECT PLAN TO STEER THE MASTERPLAN PREPARATION AND PROCESS.
THIS MEETING WOULD ESTABLISH THE PLANNING PERFORMANCE AGREEMENT (PPA) IF USED.
THEMATIC PROJECT WORKING GROUP (PWG) MEETINGS TO FOLLOW (TRANSPORT, GI, SCHOOLS ETC)

26th OCTOBER 2022

STAGE 3: TECHNICAL SURVEYS

&BASELINE REPORT SUBMITTED TO NORTH HERTS COUNCIL
- PWG MEETING TO AGREE BASELINE REPORT CONFIRMING EVIDENCE BASE, CONSTRAINTS AND OPPORTUNITIES AND VISION AND PLACE MAKING OBJECTIVES
WE HELD THE FIRST MASTERPLAN DESIGN WORKSHOP WITH NORTH HERTS OFFICERS AND THE DESIGN SOUTH EAST PANEL TO AGREE SITE DESIGN PRINCIPLES.

25th NOVEMBER 2022

STAGE 4: STRATEGIC MASTERPLAN OPTIONS

- PREPARATION OF MASTERPLAN OPTIONS
- SUBMITTED TO NORTH HERTS COUNCIL EXPLORING A RANGE OF OPTIONS AND WHY THEY WOULD NOT BE VIABLE.

8th DECEMBER 2022

STAGE 5: DESIGN REVIEW

- COLLABORATIVE DESIGN WORKSHOP HELD WITH NORTH HERTS OFICERS AND THE DESIGN SOUTH EAST PANEL.

10th MARCH 2023

STAGE 6: PREFERRED OPTION

- PREFERRED OPTION REPORT TO BE SUBMITTED TO NORTH HERTS COUNCIL FOR AGREEMENT.

24th MARCH 2023

STAGE 7: DRAFT STRATEGIC MASTERPLAN

- STAKEHOLDER WORKSHOP - PWG MEETING

MARCH 2023

STAGE 8: PUBLIC CONSULTATION

- A PUBLIC CONSULTATION EXHIBITION OR WORKSHOP/DROP IN EVENT

APRIL 2023

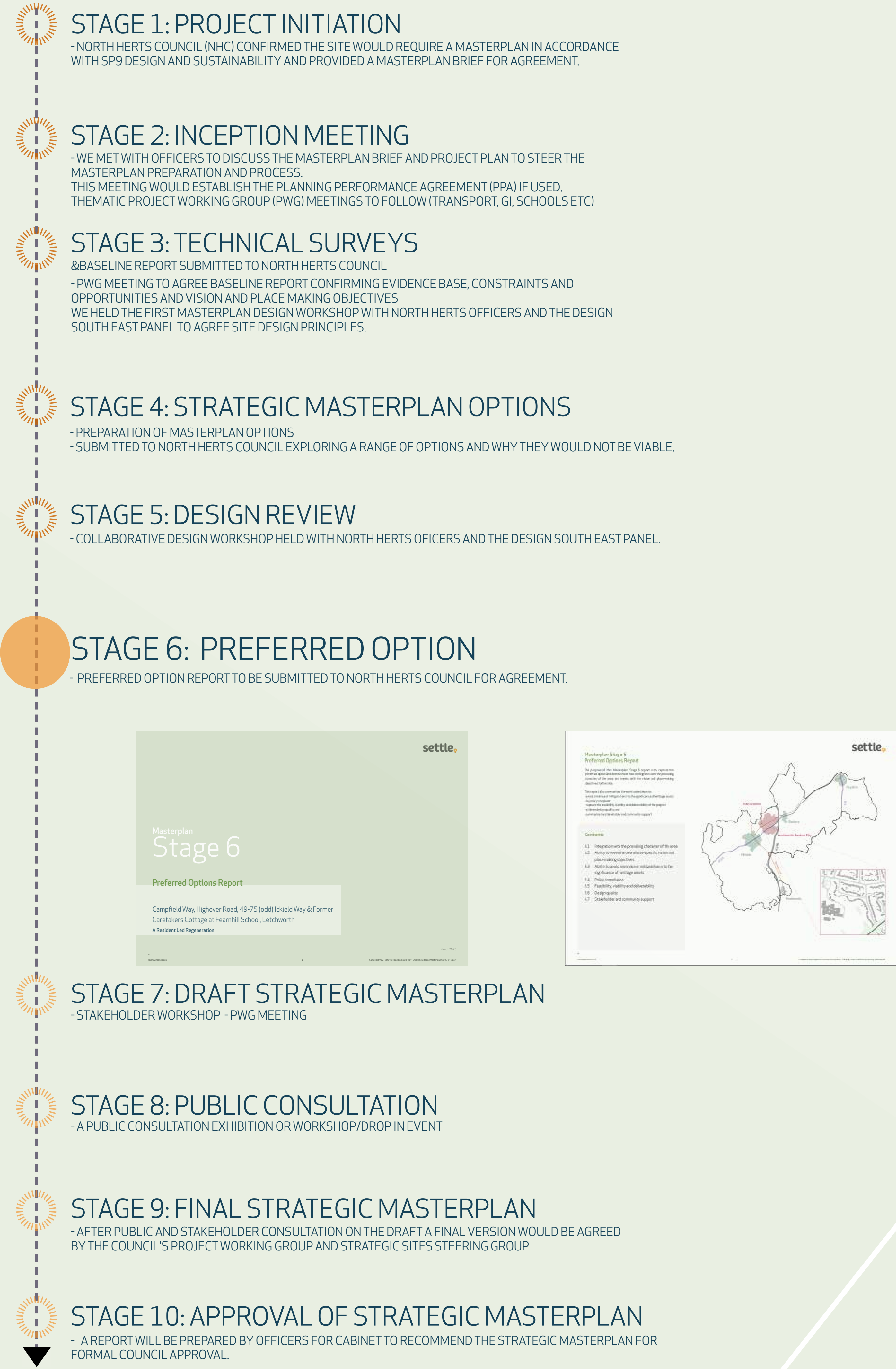
STAGE 9: FINAL STRATEGIC MASTERPLAN

- AFTER PUBLIC AND STAKEHOLDER CONSULTATION ON THE DRAFT A FINAL VERSION WOULD BE AGREED BY THE COUNCIL'S PROJECT WORKING GROUP AND STRATEGIC SITES STEERING GROUP

APRIL 2023
TBC by NHC

STAGE 10: APPROVAL OF STRATEGIC MASTERPLAN

- A REPORT WILL BE PREPARED BY OFFICERS FOR CABINET TO RECOMMEND THE STRATEGIC MASTERPLAN FOR FORMAL COUNCIL APPROVAL.



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

Following further feedback from residents, the wider community, planning, heritage and the members of South East Design Review Panel, the design team have continued to make improvements to the site layout and design of the buildings.

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



01. Campfield Way Access - Vehicular closure
Both residents and the Design Review Panel (DRP) encouraged the design team to explore the option of closing the vehicular access to Campfield Way on the north west of the site - by the school access.

The revised site layout benefits from this suggestion and considers both pedestrian and cyclist approach to the site adding value to the Greenway route with a purposeful landscape design.



02. A focus point on the Green Open Space
Residents were keen to have a focus point in the central open space.

The design team has coordinated the landscape proposal to achieve a successful design that would provide space for residents to enjoy high quality outdoor space. This area will have some seating spaces, a footpath in a loop that surrounds the planted dry pond and play area.



03. More green spaces.
Residents, planning, heritage and members of DRP have requested larger green spaces. It was suggested that previous car spaces proposal was dominating the street and limiting the opportunity for larger green spaces.

The number of proposed car spaces was reviewed to take a balanced approach that reflects the levels of car ownership we expect from new development as set out by the Local Plan. A number of changes were made to increase the amount of green space on site such as pushing the cars behind building lines where possible and increasing the width of the central linear park by 5m.



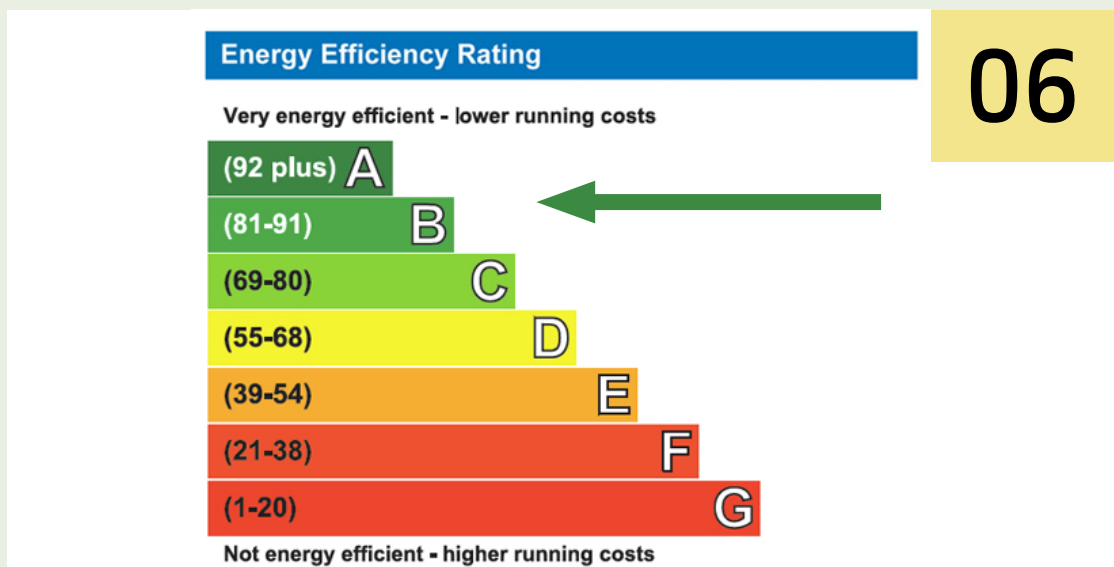
04. Buildings that are of a quality worthy of Letchworth Garden City
The residents, planners and members of DRP were keen to see design features on the proposed buildings that would reference the Letchworth Garden City character.

The design team has evolved the design of the buildings and have successfully incorporated these elements. The planners were keen to see this had been achieved.



05. Heights to Martin Way
Residents at Martin Way mentioned they liked the existing bungalows' roof lines that are seen from their rear elevations.

The massing of the proposed houses on the eastern boundary were reconsidered and the amount of double gables reduced to lower the eaves of most of these properties.



06. Energy efficiency
The low energy efficiency of these properties have become more apparent with the current energy crisis and cost of living. The commitment by settle to provide homes with a minimum EPC rating C lines up with the constantly evolving building regulations.

The design team has put an energy strategy together that would successfully ensure the current proposal meets and exceeds these standards

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Design Development - Iteration 5

SUMMARY MIX

Land	Bldg	Type	Storey	Units
LAND 1&3 CAMPFIELD WAY AND SCHOOL	A (bldg) RL	Retirement Living 1b/2b	2.5	15
	B (bldg) RL	Retirement Living 1b/2b	2.5	14
	C (bldg) RL	Retirement Living 1b/2b	2.5	16
	D (street)	2b/3b Houses	2	8
	E (street)	2b/3b Houses	2	11
	F (building)	1b/2b Flats	2/2.5	19
	G (street)	2b Houses	2	2
	H (building)	1b/2b Flats	2	9
	J (building)	1b/2b Flats	1.5/2	9
	K (street)	2b/3b Bungalows	1	14
	L (building)	1b/2b Flats	2	9
	M (street)	2b/3b Houses	2	4
	N (street)	3b/4b Houses & 5b House	1.5/2	11
	O (street)	2b/3b Houses	2	2
	P (building)	1b/2b Flats	2	9
LANDS 1,3 TOTAL				152

LAND 2 ICKNIELD WAY	Q (bldg)	1b/2b Flats	2.5	13
	R (bldg)	1b/2b Flats	2/2.5	21
	S (bldg)	1b/2b Flats	2	4
LAND 2 TOTAL				38

LANDS 1,2,3 TOTAL				190
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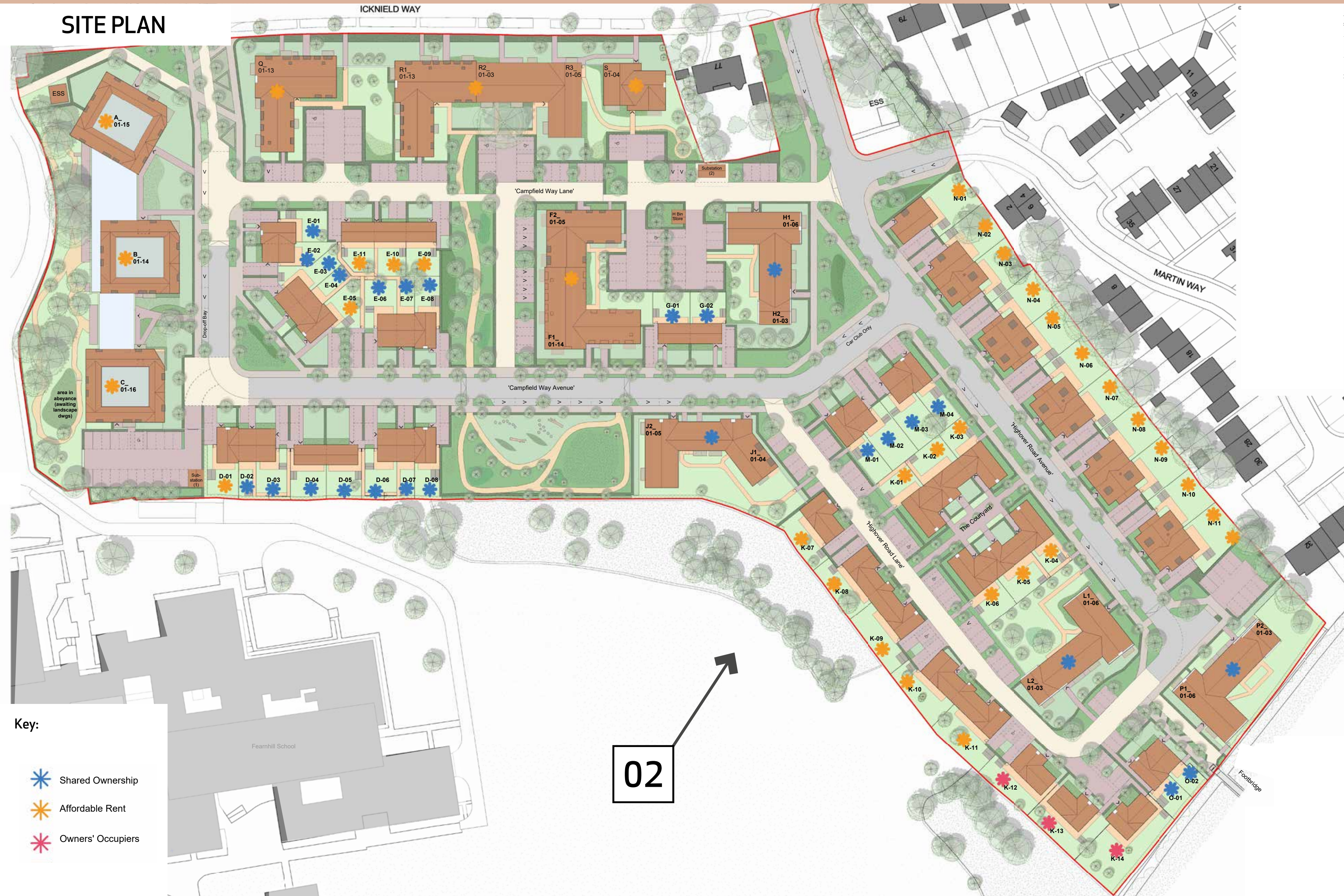
01 AERIAL VIEW



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Tenure



02 AERIAL VIEW



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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.

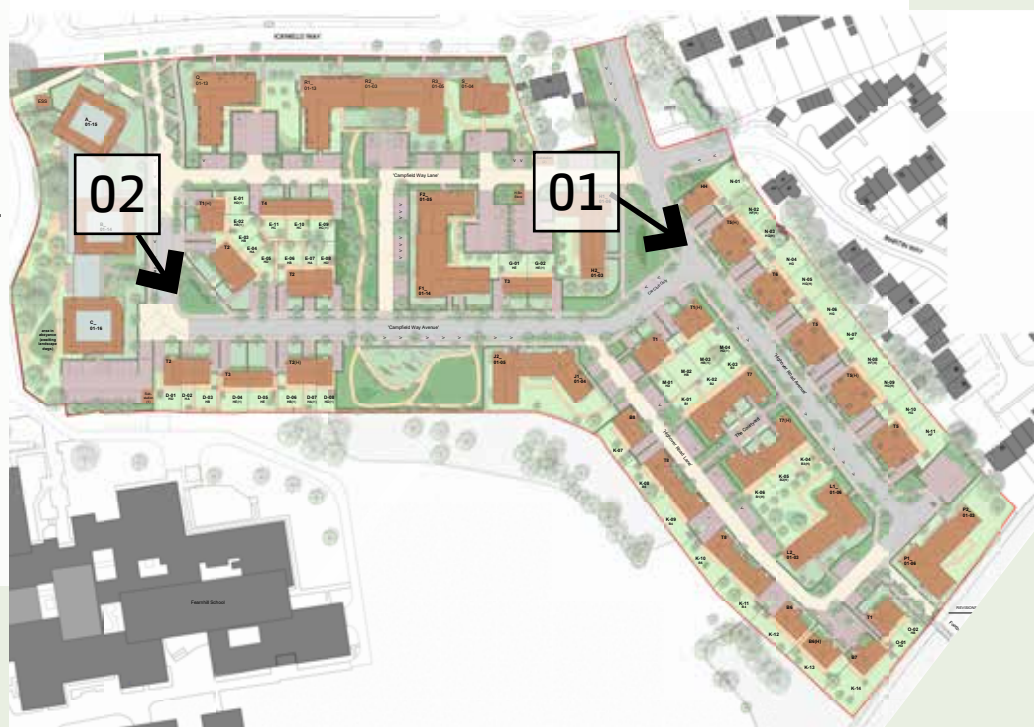
As seen above: A view from the junction of 'Campfield Way Avenue' with 'Highover Road Avenue' towards the existing railway footbridge.



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.

As seen above: A view from apartments looking onto a new 'Campfield Way Avenue' with two and three-bedroom semi-detached houses.

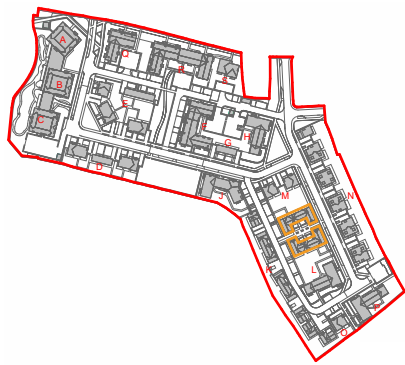


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Typical Unit Types - Bungalows

Bungalow Type B1, B2 & B3 in Terrace 7
2 Bedrooms / Courtyard
Terrace



Bungalow Types B1, B2, B3 - Ground Floor Plan

UNIT TYPE B1	Details	
	GIA (m ²)	83.0
	Unit Mix/Size	2B4P
	Tenure	Affordable Rent
	Part M Cat.	M4(3)
UNIT TYPE B2	Details	
	GIA (m ²)	76.5
	Unit Mix/Size	2B4P
	Tenure	Affordable Rent
	Part M Cat.	M4(2)
UNIT TYPE B3	Details	
	GIA (m ²)	76.3
	Unit Mix/Size	2B4P
	Tenure	Owners
	Part M Cat.	M4(2)

* Existing Bungalows GIA 74-75 sqm



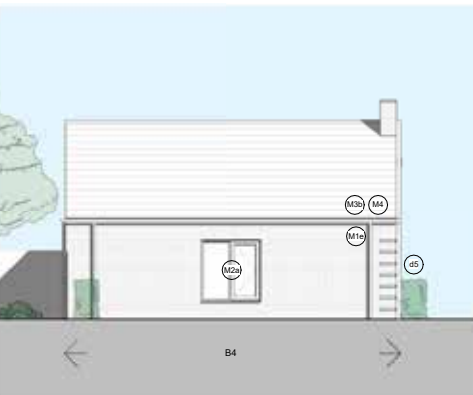
Bungalow Type B4 & B5 in Terrace 8
2/3 Bedrooms / Street
Semi-Detached (Accessible)



Bungalow Types B4 & B5 - Ground Floor Plan

UNIT TYPE B4	Details	
	GIA (m ²)	97.4
	Unit Mix/Size	3B5P
	Tenure	Affordable Rent
	Part M Cat.	M4(3)
UNIT TYPE B5	Details	
	GIA (m ²)	76.3
	Unit Mix/Size	2B4P
	Tenure	Affordable Rent
	Part M Cat.	M4(2)

* Existing Bungalows GIA 74-75 sqm



Bungalow Type B8
2 Bedrooms / Street
Detached



Bungalow Types B8 - Ground Floor Plan

UNIT TYPE B8	Details	
	GIA (m ²)	76.5
	Unit Mix/Size	2B4P
	Tenure	Affordable
	Part M Cat.	M4(2)

* Existing Bungalows GIA 74-75 sqm

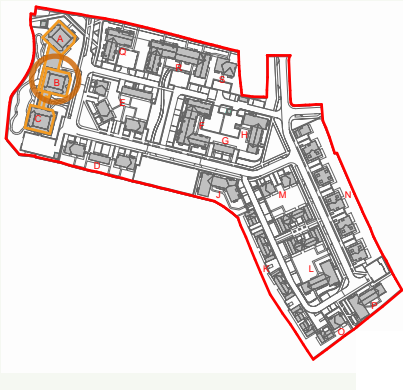


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Typical Unit Types - Flats

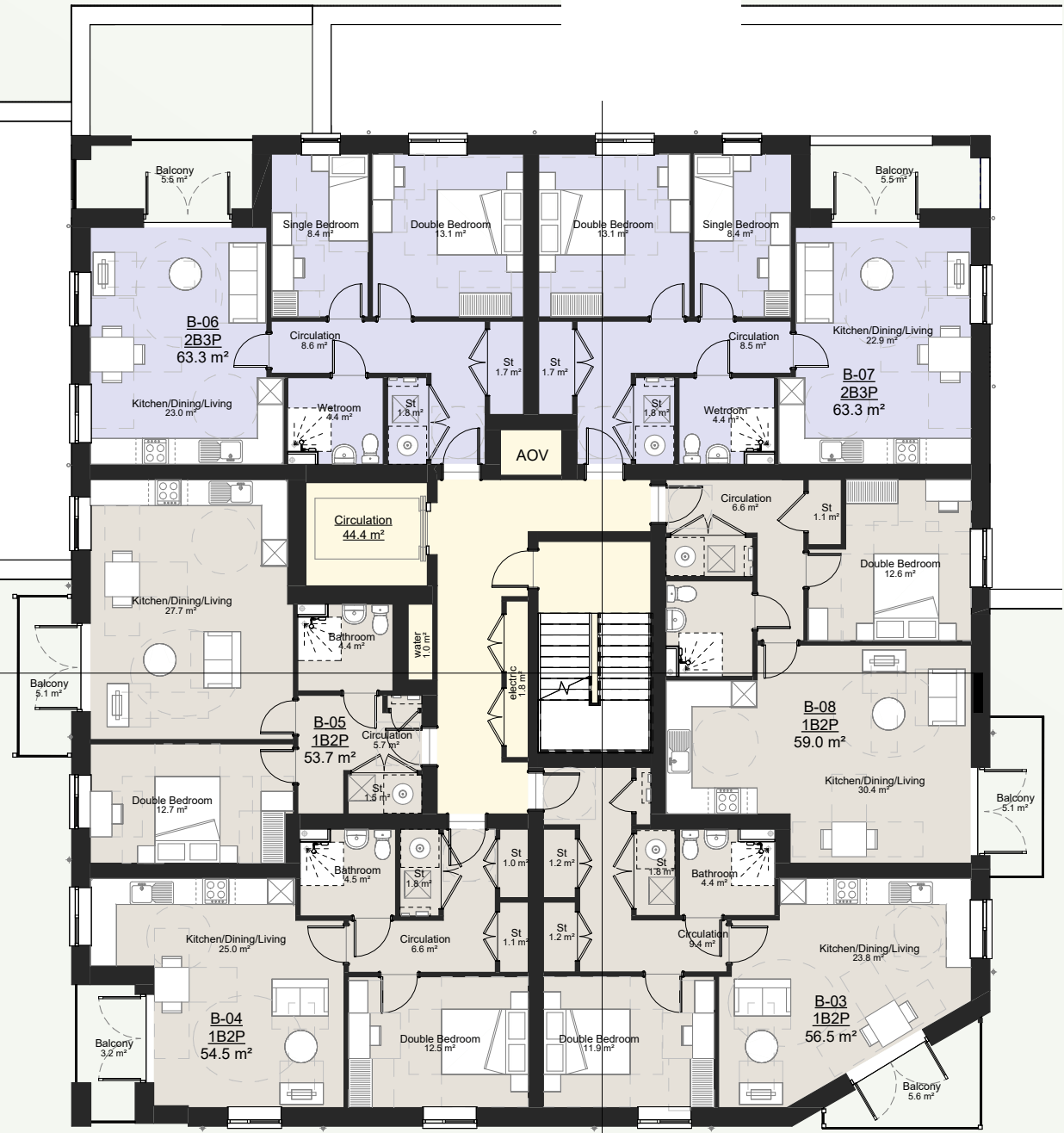
Block B
2.5 storeys - Mix of 1&2 bedrooms - 14 units



UNIT TYPE BLOCK B	Details	
	Old (m ²)	1451 (inc. communal)
Unit Mix	1b Beds:	10
	2b Beds:	4
	Total:	14
Tenure	Affordable Rent	
Part M Cat.	M4(2)	
Site Plan Ref.	B	



Block B - Second Floor Plan



Block B - First Floor Plan



Block B - Ground Floor Plan

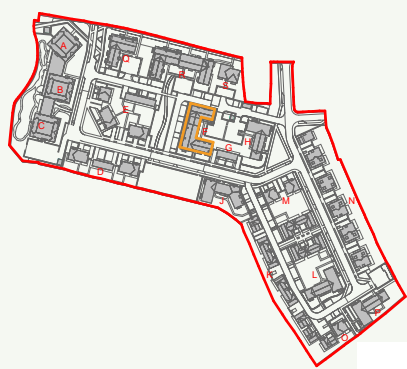


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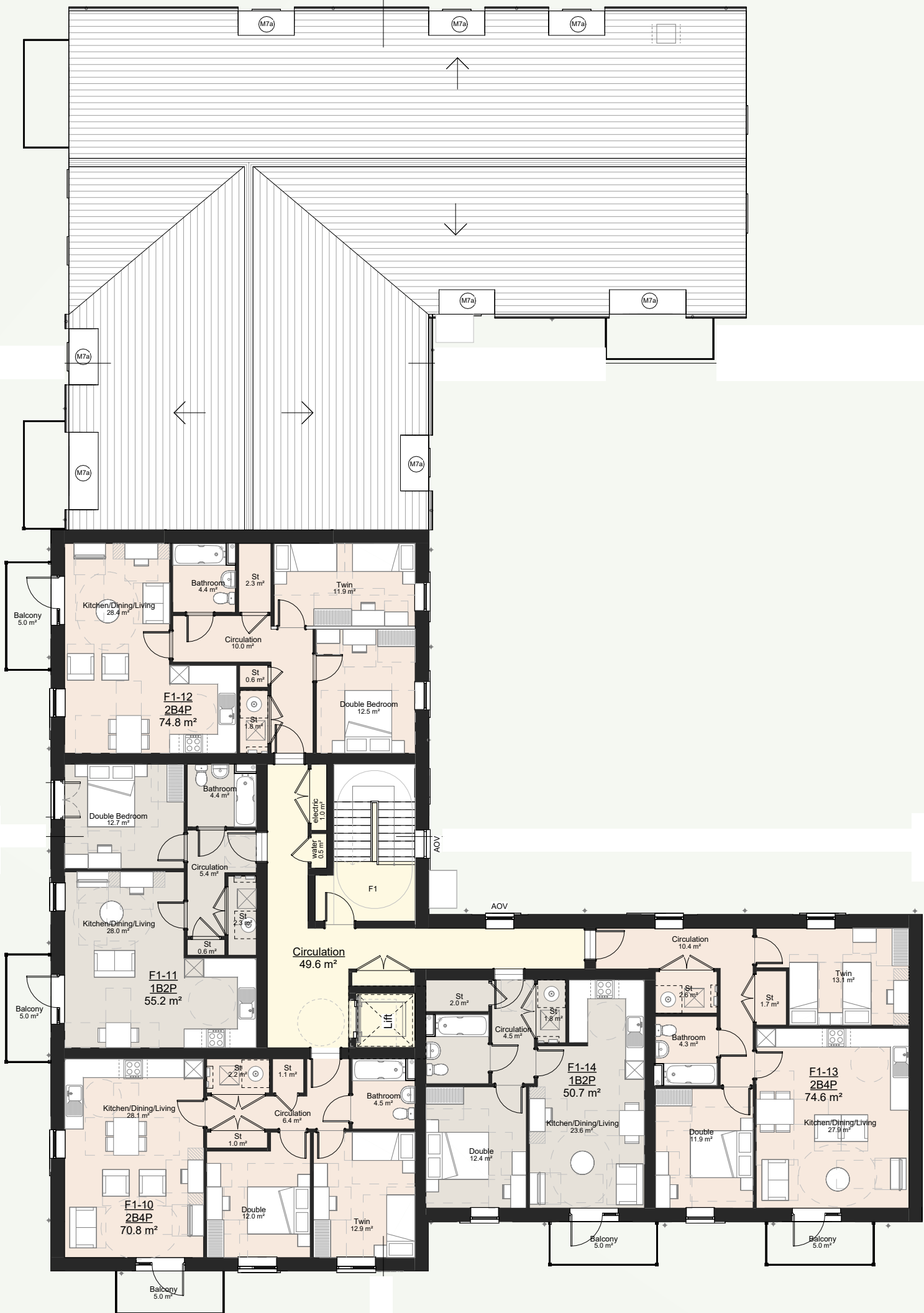
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Typical Unit Types - Flats

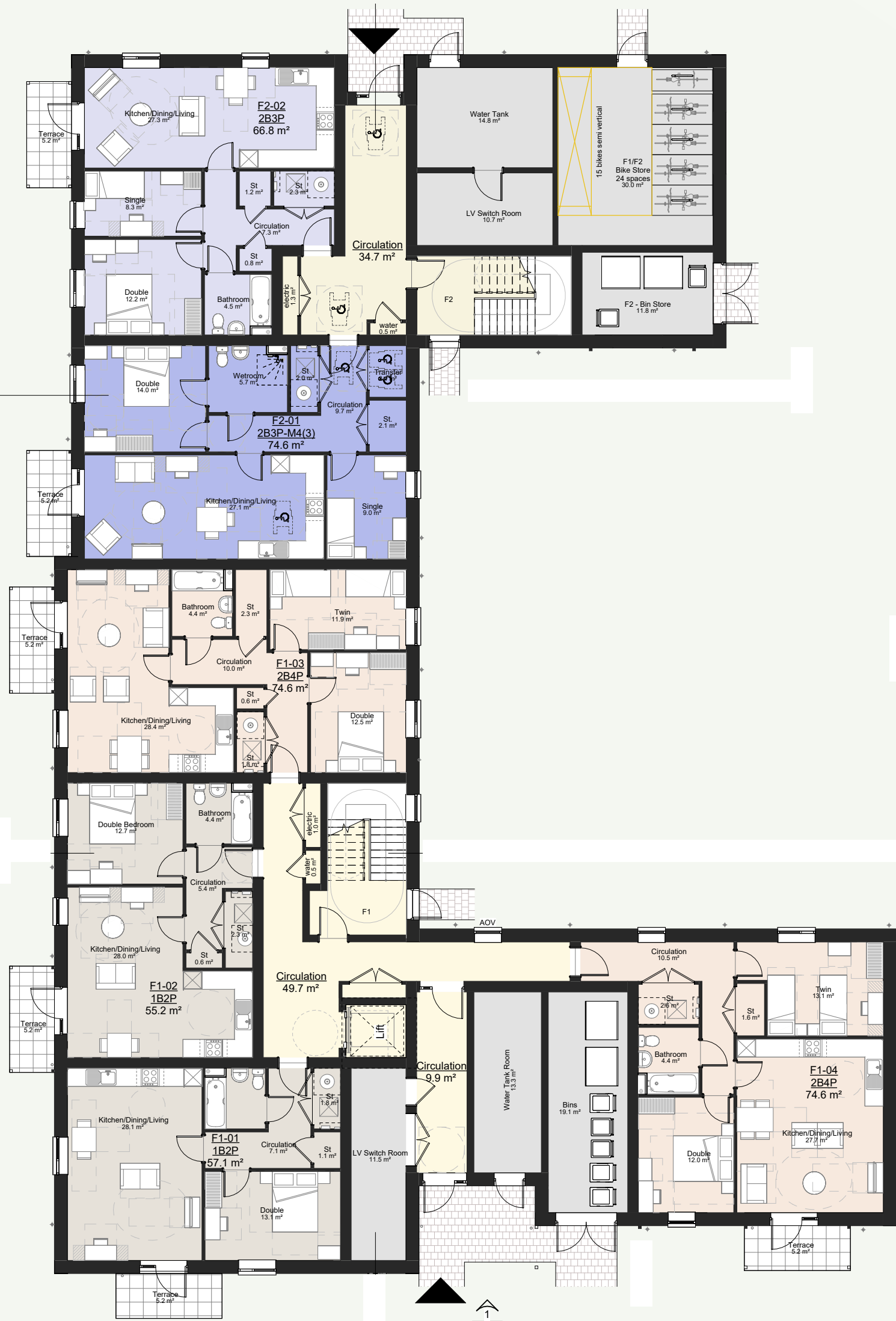
Block F
2/2.5 storeys - Mix of 1&2 bedrooms - 19 units



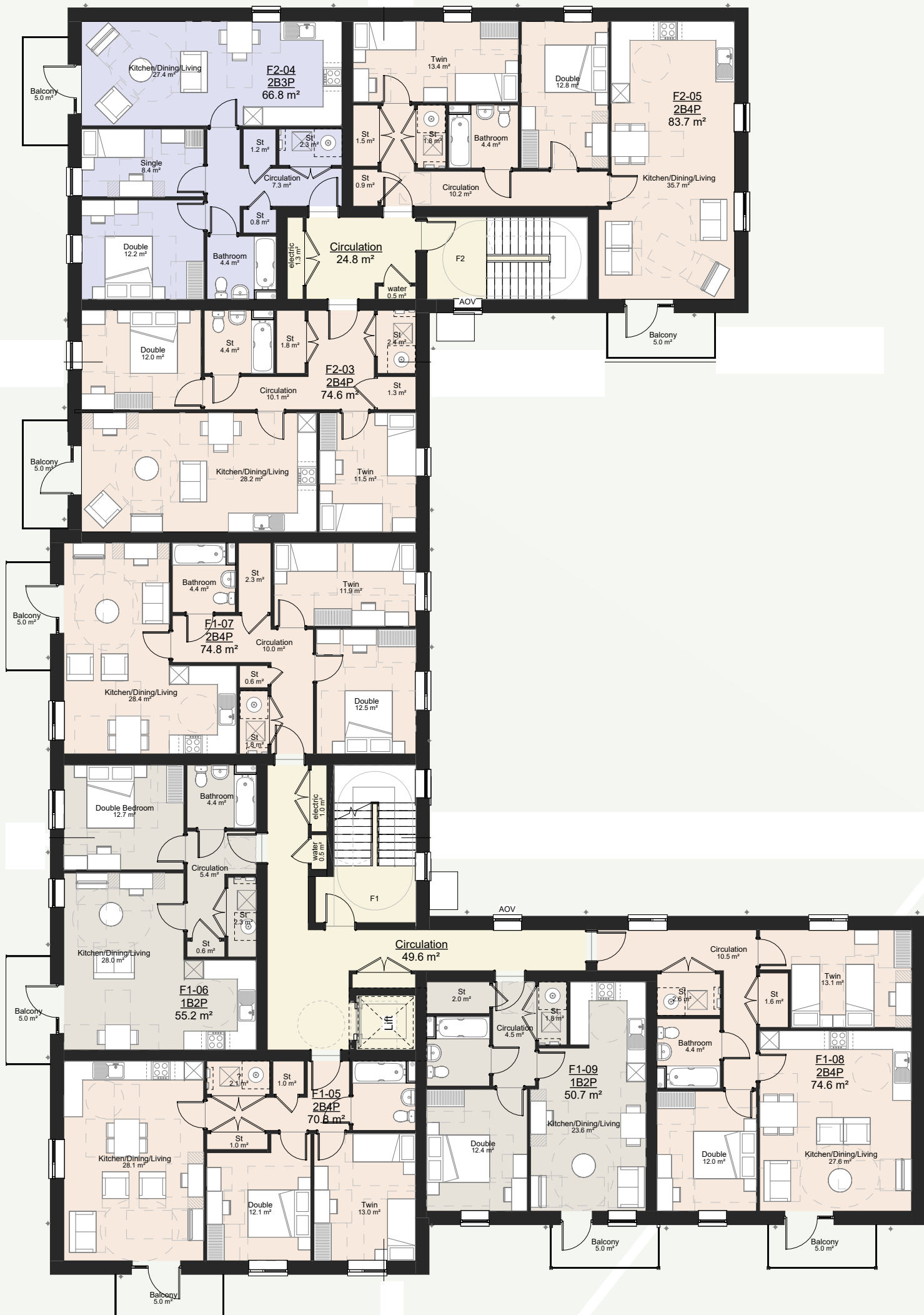
UNIT TYPE BLOCK F	Details	1,833
	GIA (m ²)	
	Unit Mix	1b Flats: 6
	2b Flats: 13	
	Total:	19
Tenure	Affordable Rent	
Part M Cat.	M4(2), M4(3)	
Site Plan Ref.	F	



Block F - Second Floor Plan



Block F - Ground Floor Plan



Block F - First Floor Plan

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Engagement Questions

1

Do you like the principles of the updated layout ?

2

Do you like the new landscape design of public open space?

3

Do you think it is a greener proposal?

4

Do you like the pedestrian access from Campfield Way by the school?

5

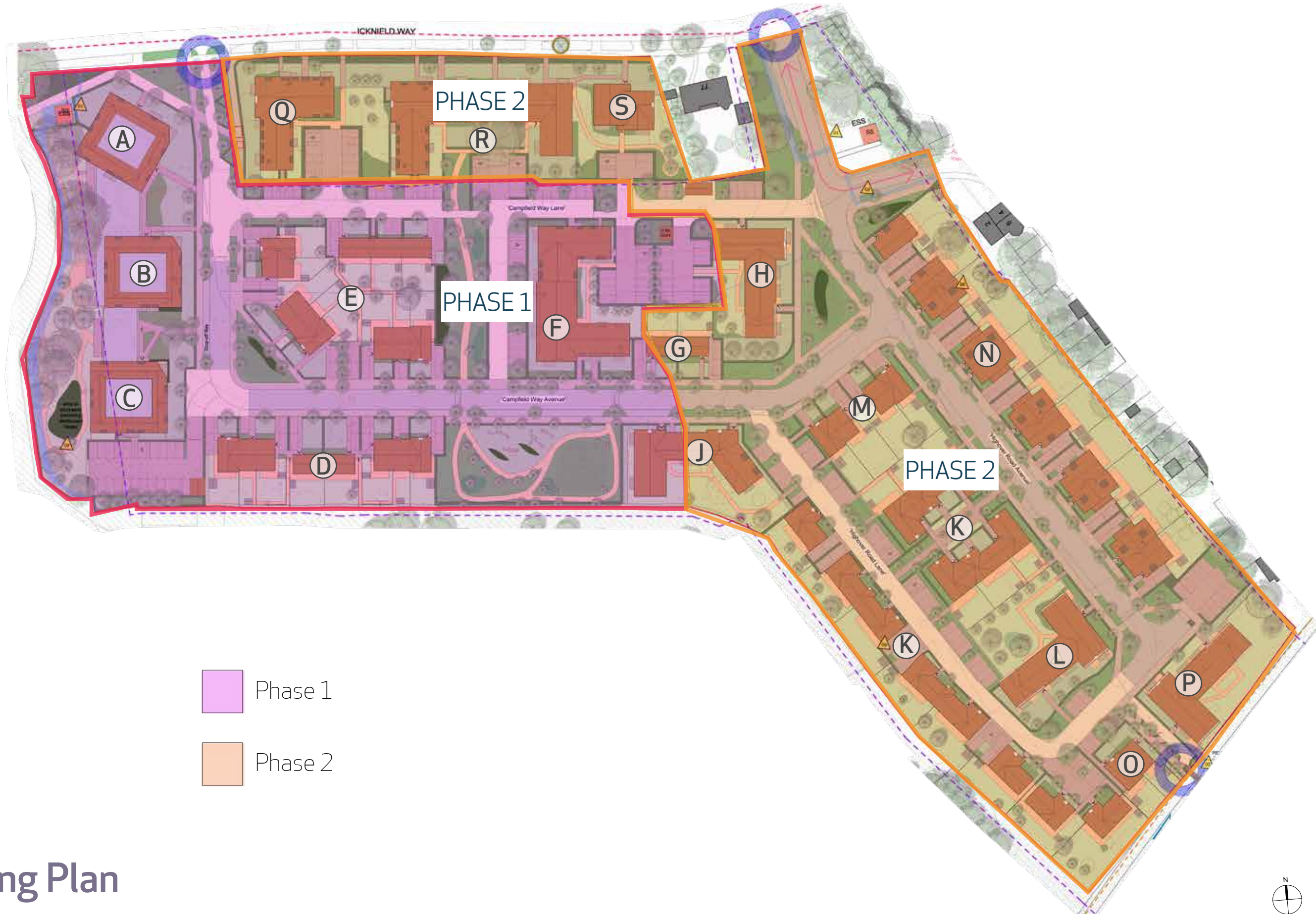
Do you think the building design follows Garden City design principles?

6

Is there anything that the design team has yet to consider as part of the proposed redevelopment?

7

Is there anything you feel we could improve?



Preliminary Phasing Plan