

Design Proposals

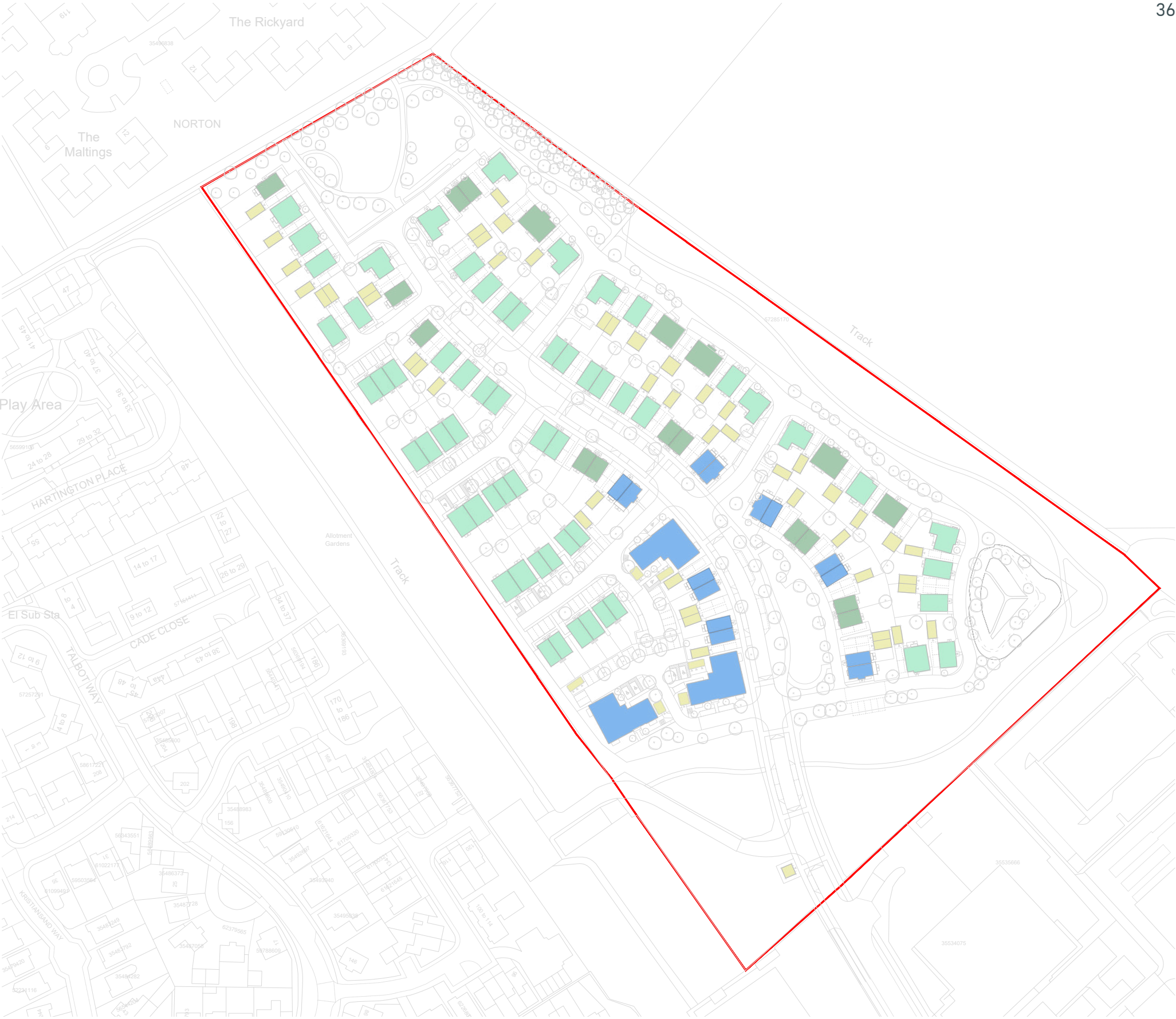
Building Heights

TALLER BUILDINGS ON LOWER GROUND

The heights of proposed buildings are show in the diagram to the right, with taller buildings shown in darker blue.

There are 2 storey, 2.5 storey and 3 storey buildings, and single storey garages, refuse stores and bike stores for the apartments, and a single storey electricity sub-station near the southern entrance to the site.

The tallest, 3 storey buildings sit within the 2.5-3.5 storey zone of the approved parameter plan, and on the lower ground around the Gateway Green.



Design Proposals

Cycle and Car Parking

COMPLIANT AND CHARACTERFUL

The developed layout is shown on the parameter plan.

This shows the redistribution of Village Green space to Gateway Green and the area figures below show the effect of this on residential areas.

The drawing also shows the slight overlaps and setbacks from the eastern woodland buffer zone, and the proposed additional area of native woodland which exceeds the area of overlap with the buffer zone.

- Site Boundary
- Cycle Parking
 - Secure storage in garage
 - Secure store in garden where no garage
 - Secure shared store for apartment blocks (figure indicates number of spaces)
- Car Parking Spaces
 - On-Plot Allocated Space
 - Allocated Space in Courtyard behind Apartments
 - Visitor Space
 - Visitor Space on Private Driveway
 - Temporary Sales Arena Visitor Space



Design Proposals

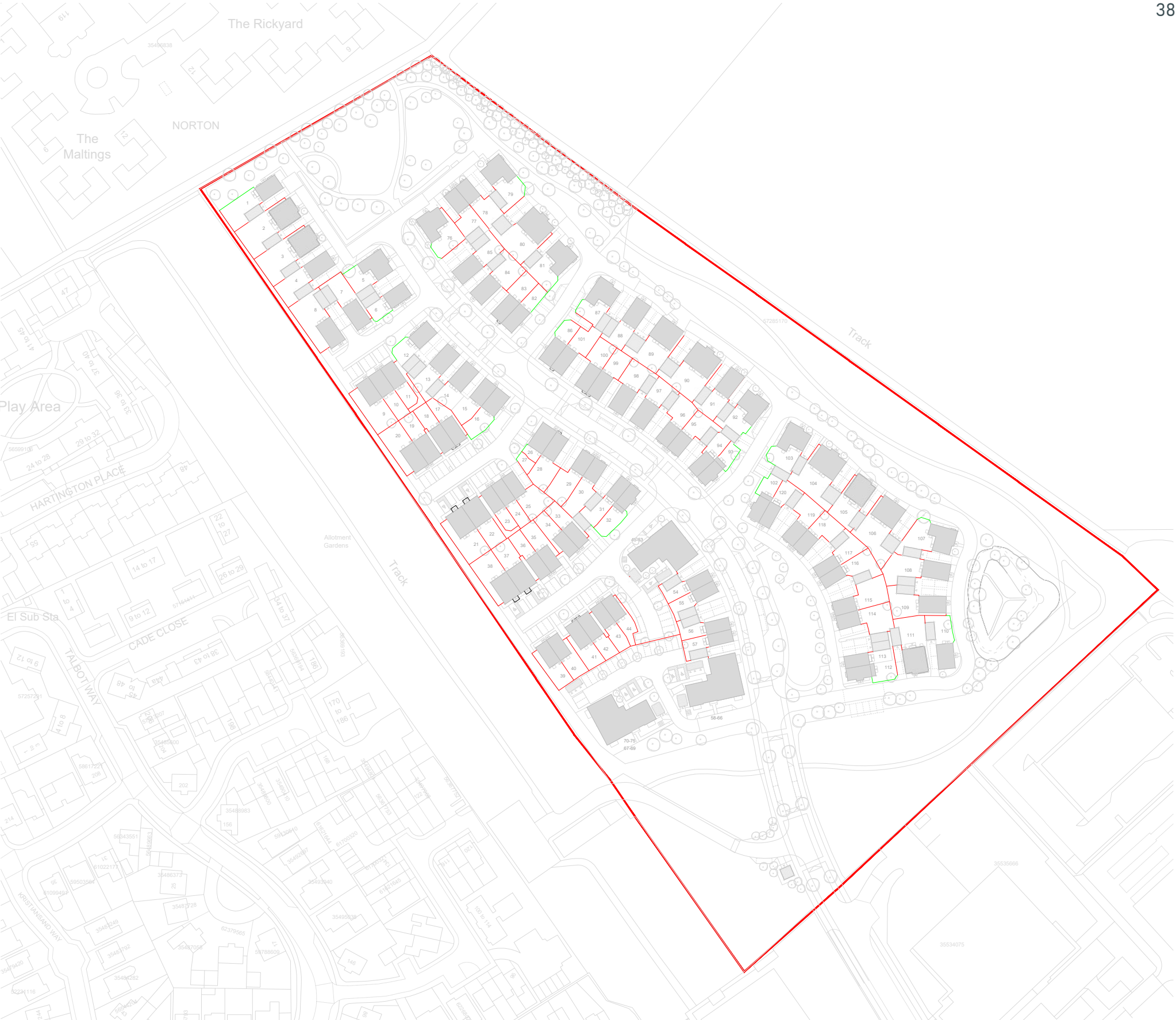
Boundary Treatments

ATTRACTIVE AND SECURE

Boundary treatments are chosen to respect both best practice and local garden city tradition.

We propose brick walls where rear gardens abut public realm, and low hedges to front gardens.

- Site Boundary
- Brick wall 1800mm high
- Timber fence 1800mm high



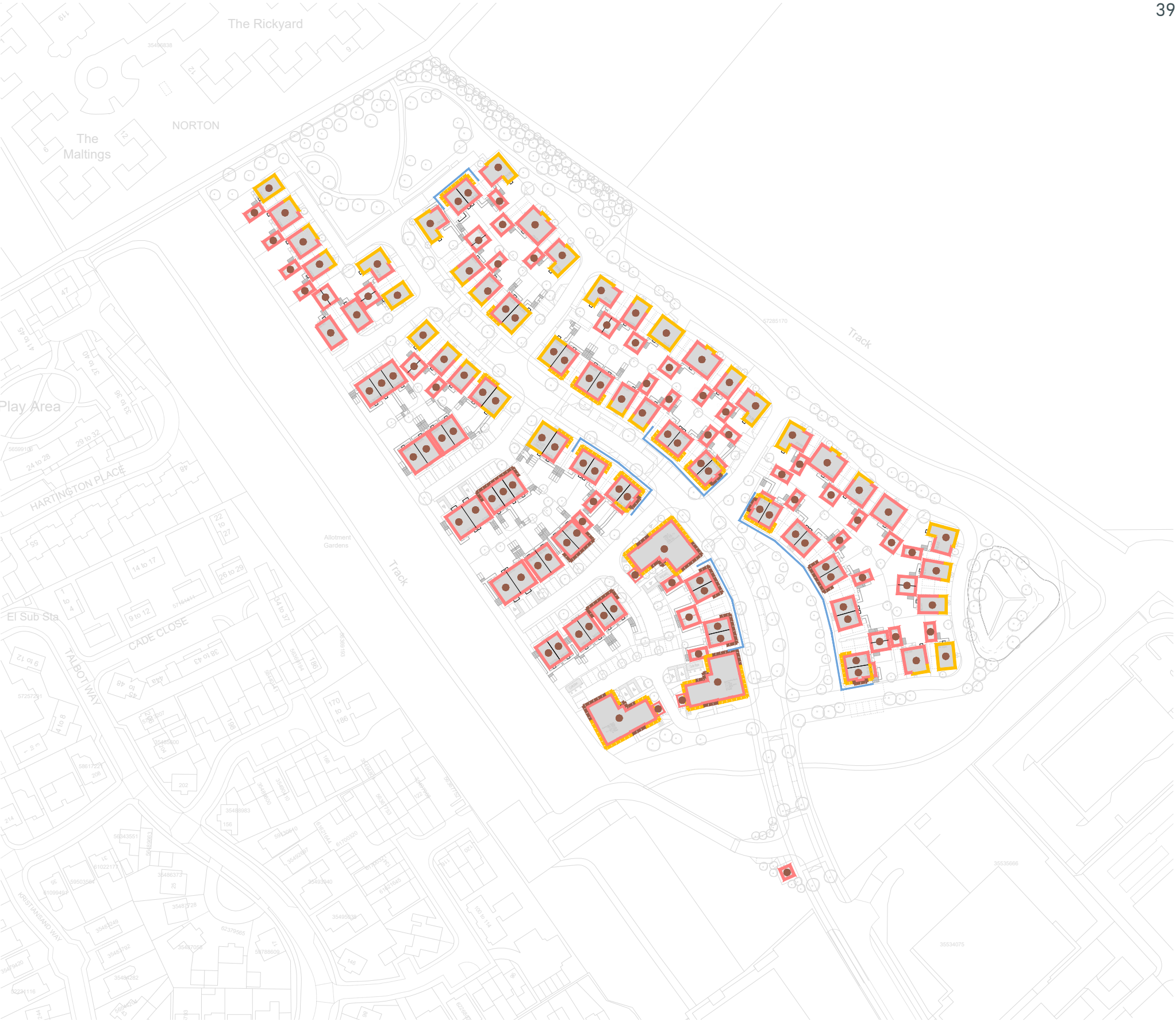
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Building Materials

WALL AND ROOF MATERIALS

Wall and roof materials are also chosen to respect both best practice and local garden city tradition, with a mix of brick, render and tile hung facades and tiled roofs supporting the distinctive Garden City feel developed for LG3.

- Site Boundary
- Render - Off White
- Brick - Wienerberger Warnham Red Stock - stretcher bond
- Render upper stories
- Red tile hung upper stories
- Feature rusticated brickwork to ground floor - Wienerberger Warnham Chartham Multi - stretcher bond
- Red roof tiles - Forticrete SL8



Design Proposals

Character Areas

LOCAL INSPIRATION

The Letchworth aesthetic is inspired by the Arts & Crafts movement, primarily consisting of roughcast render cladding over red bricks with clay roof tiles.

Building forms are expressive and often include distinctive gables and dormer windows. Cascading and asymmetrical roof forms are frequently overlaid on hipped roofs, with mansard features and lowered eaves often employed, reducing the perceived scale of dwellings.

Our proposed character areas take inspiration from this rich context, using key features and materials to create cohesive street scenes and deliver a legible neighbourhood.

The following CGI's show how the proposed architecture and landscape design developed for each character area combine to form distinctive yet legible and connected streets and open spaces.

- Gateway Green
- Avenue
- Woodland Boundary
- Allotments Edge



Design Proposals

Character Areas - Gateway Green

DISTINCTIVE HOMES FRONTING ATTRACTIVE OPEN SPACE

This CGI shows the proposed landscape design, with gentle earth mounds and simple wooden play animating native shrub, tree and grassland planting, providing useful and attractive open space at the entrance to the site.

The overall look and feel is designed to evoke the best of Letchworths spacious streets and open spaces.

Careful attention to detail allows the greenspace and house to cast the greatest influence over the look and feel of the Green, while the private drive on the east of the Green is largely screen from view by careful planting.



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Character Areas - Avenue

DEEP VERGES AND DISTINCTIVE ARCHITECTURE

A 4m deep verge is proposed on one side of the Avenue, and a 2m verge on the other.

A consistent look and feel is achieved along the Avenue through careful application of materials and a family of shared details such as porches and fenestration details.

Gable roof forms punctuate the horizontal emphasis of canopies and linked window bands, and mark corners with the adjacent Green Streets.

Proposed street trees on the Avenue have been carefully coordinated with lighting, visitor parking and private driveways.



Design Proposals

Character Areas - Allotment Edge

TERRACES, PLAY AND PLANTERS

Semi-detached houses and the occasional short terrace front the Allotment Edge Green Streets which provide planting, to break up frontage parking and animate views, doorstep play, benches and planters for growing local food, to create opportunities for the kind of activities the original Garden City Principles aimed to achieve.

Horizontal emphasis is provided by creasing tile string courses and rustication between pairs of front doors and between front doors and adjacent windows.



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Character Areas - Woodland Edge

A RURAL LANE WITH ATTRACTIVE, VARIED HOUSES FRONTING THE COUNTRYSIDE EDGE.

The larger houses on the Woodland Edge have arts and crafts inspired forms and decorative elements, such as cat-slide roofs, and creasing tile details to gables and front porches.

The building line and forms vary to create interest and a sense of variety in keeping with Letchworths distinctive character.

Proposals on this woodland edge are subject to the separate Rural Edge Lane Design Code document, and are designed to comply with that code.



Architectural Details

TYPICAL DETAILS

Some typical architectural details are included on this page for information.

Creasing tiles are a traditional material now manufactured in standard brick dimensions to coordinate seamlessly with brickwork and are increasingly used as highlight details in contemporary homes. We are proposing to use crease tile in the string courses and detail elements above windows and doors and in gables, and some examples of this are shown below along with photographs of creasing tiles in built examples.

1. Eaves Detail

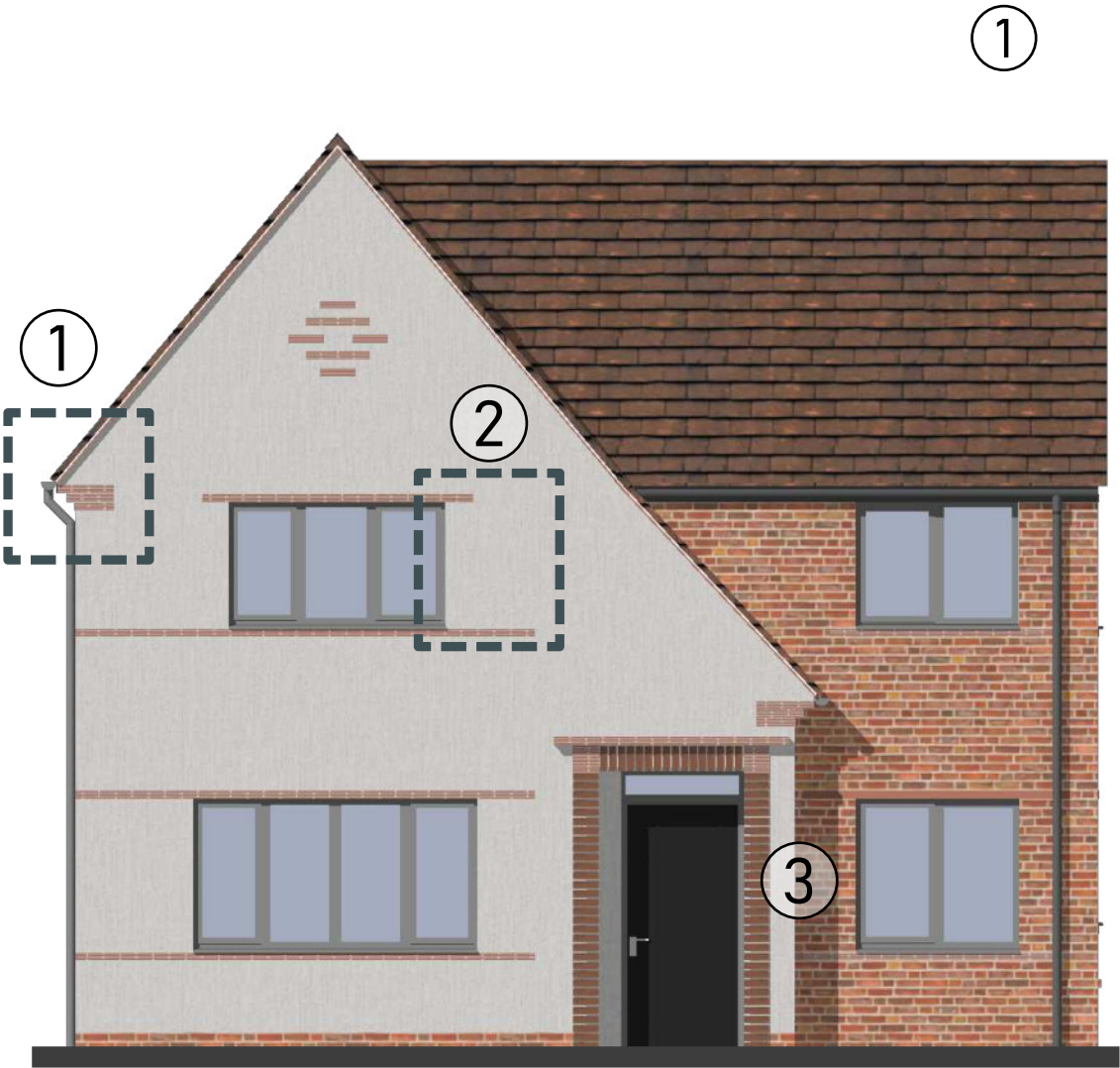
The creasing tile detail shown in the elevations has precedent in Letchworth Garden City, as shown in the photographic example, The eaves detail includes stepped courses that project from the render, creating a distinctive architectural feature.

2. Window Head and Cill Detail, String Courses

Creasing tile is shown at the head and cill of windows, and extending beyond the windows to form feature string courses in key locations, such as corner housetypes. As per the LGCHF's Consultant's advice, these will be installed according to manufacturers recommendations, typically flush with the adjacent material.

3. Stacked Creasing Tile Detail

Creasing Tile can be used as a form of rustication when used in contrast to brickwork at the corners of buildings, as shown in the photo, and around openings such as the porch shown in the elevation.

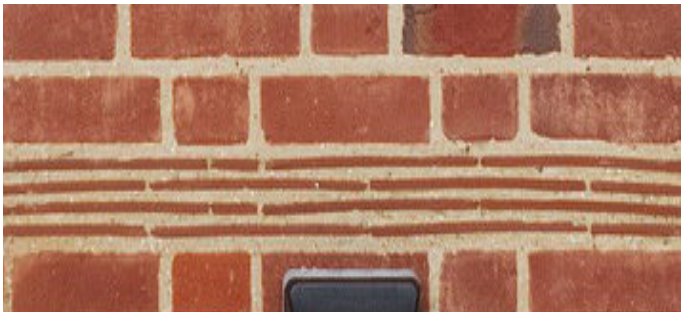


①



Letchworth precedent for eaves detail

②



Contemporary use of creasing tile stringcourse

③



Creasing tile used as rustication.

6. PROPOSED LANDSCAPE DESIGN

Landscape Proposals

Landscape Masterplan

The Landscape Masterplan has been carefully coordinated with the layout and supports the design concept and character areas. The following pages provide an overview of the design and key features of the open spaces supporting nature and new homes.

- These spaces are:
- The Gateway Green
 - The Village Green
 - Eastern Green Streets
 - Western Green Streets
 - South-East SuDS Basin



Landscape Proposals

Gateway Green

The Gateway Green will help to create a sense of arrival to the development where a meandering footpath guides people through a verdant amenity space framed by tree and ornamental planting set within amenity grassland and wildflower meadow. The Green will offer opportunities for informal doorstep play and create a place where people can meet and relax.

The design of the green will take account of the proposed underground surface water storage crates.

- 1. Focal tree planting
- 2. Mixed species tree planting
- 3. Avenue tree planting
- 4. Mixed ornamental planting as edge definition
- 5. Rain garden or bio-swale adjacent to road
- 6. Species-rich meadow
- 7. Amenity grassland
- 8. Gentle earth mounding
- 9. Door-step play
- 10. Seating
- 11. Picnic benches
- 12. Cycle stands
- 13. Block paved private drive



Landscape Proposals

Village Green

The Village Green is a focal green space where people can meet, rest and play. The green will be enclosed with mixed native hedgerow, buffer and tree planting, with species-rich meadow creating an ecotone. The Village Green will be home to a children's play space that will be carefully integrated with the upper extents of a SuDS basin.

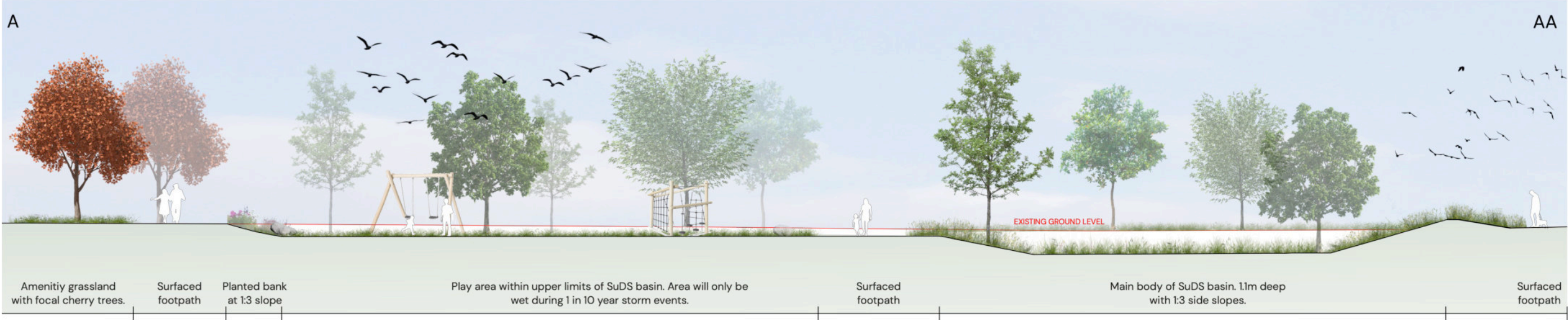
- 1. Focal Cherry tree planting as a visual continuation of the tree planting along The Avenue
- 2. Mixed species tree planting
- 3. Mixed species native hedgerow
- 4. Mixed native buffer planting to Green Belt
- 5. Ornamental planting
- 6. Mixed native planting to accent basin
- 7. Species rich meadow
- 8. Amenity grassland
- 9. Damp-tolerant meadow to basin
- 10. SuDS basin with gentle slopes
- 11. Swale
- 12. Equipped natural play (700m², set within upper limits of SuDS basin)
- 13. Seating
- 14. Picnic benches
- 15. Garden space with sensory planting



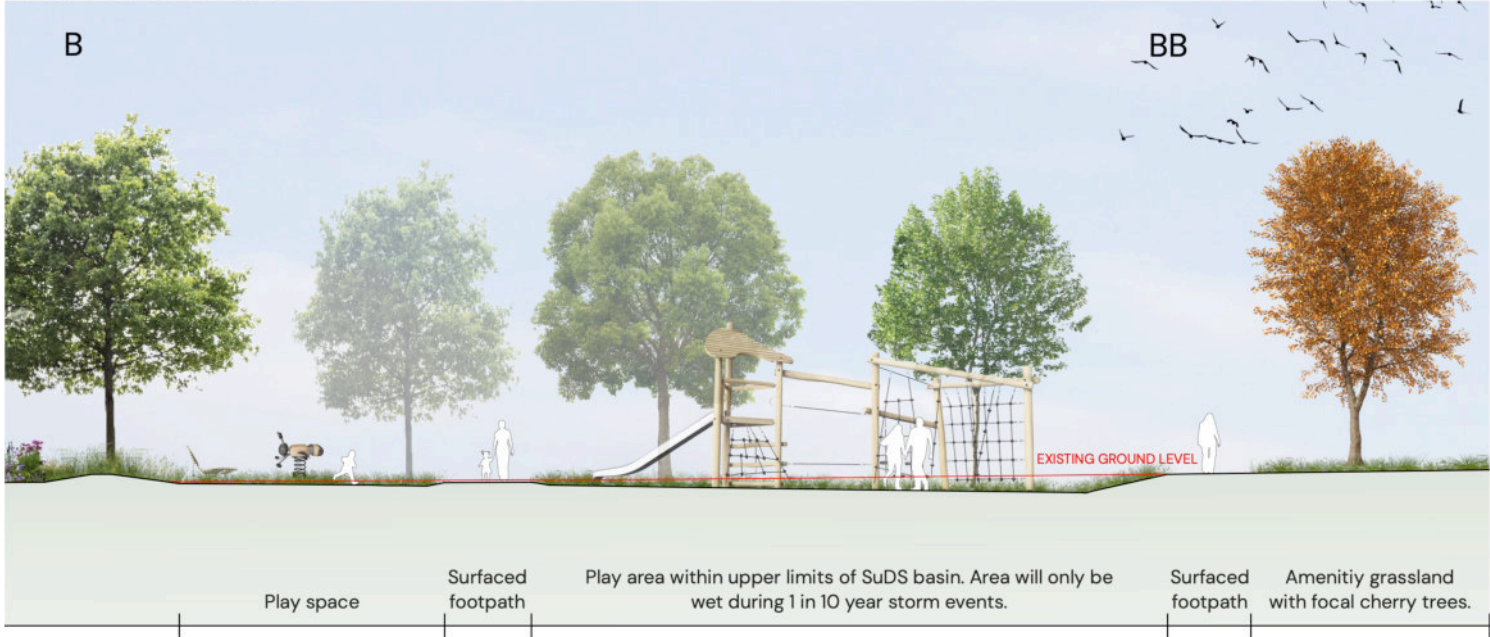
Landscape Proposals

Village Green - Illustrative Sections

SECTION A-AA



SECTION B-BB



SECTION C-CC

