

Design Proposals

Coloured Site Layout

COLLABORATIVE DESIGN DEVELOPMENT LEADING TO COMPLIANT AND CHARACTERFUL DESIGNS

The proposed layout follows feedback from the LGCHF, NHDC Planning and HCC Highways, and is coordinated Technical and Landscape input.

Design development since the initial bid layout includes

- relocation of apartment blocks to provide focal points on key views,
- enhanced staggering of the building line on the Rural Edge Lane with pockets of open space and clusters of trees,
- enhanced sweep of the Avenue
- refined SuDS and play provision
- the provision of bike and bins stores for the apartment blocks, and
- the provision of visitor parking.

Changes following the pre-application meeting with NHDC include

- raised tables and crossing points increasing visibility of east-west connections
- shared surface at the north end of the Avenue
- development of tree planting strategy on the Avenue

The following page shows the layout drawing which submitted as part of the Reserved Matters Application.



Design Proposals

Site Layout Drawing

COLLABORATIVE DESIGN DEVELOPMENT LEADING TO COMPLIANT AND CHARACTERFUL PROPOSALS

The drawing on this page shows the proposed site layout.

The developed layout provides 120 homes in attractive, safe and welcoming streets surrounded by nature, within the constraints set by the Outline Application Parameter Plans, in a form that derives from and will make a positive contribution to the distinctive character of Letchworth.

Areas of land use including village greens have been measured and compliance with the parameter plan quantified, so we are confident that what is shown here can be delivered within the identified constraints. Please see the layout overlaid on the parameter plan on the following page.

Throughout design development we used a 3D model of the site and proposals to enhance and share our understanding of the proposals, and views from this are included in a photobook at the end of this document.

- Site Boundary
- Plot number
- Car parking plot number
- Visitor car parking
- Temporary Sales Arena car parking
- Affordable Rent
- Shared Ownership
- Social Rent



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Site Layout on Parameter Plan

COMPLIANT AND CHARACTERFUL

The developed layout is shown overlaid on the approved parameter plan on the right. Areas of land use are shown in the legend below, with the area from the Approved Parameter plan shown first and the area measured from the proposed layout shown second.

The figures show that an additional area of native woodland increases the total provision of woodland and buffer zone. The figures show the total area of Village Green and Gateway Green is unchanged, and the slight overlaps and setbacks from the eastern woodland buffer zone are balanced overall.

	Approved Parameter Plan Areas	Proposed Layout Areas
Existing scrub and woodland + 6m buffer	1.67Ha	1.66Ha
Proposed addition to woodland and buffer	n/a	0.04Ha
Existing hedgerow + 12m buffer	0.09Ha	0.09Ha
New woodland planting	0.10Ha	0.10Ha
Residential development up to 2.5 storeys	1.32Ha	1.37Ha
Residential development up to 3.5 storeys	1.88Ha	1.80Ha
Village Green and Gateway Green	0.36Ha	0.36Ha
Total	5.42Ha	5.42Ha



Parameter Plan Legend

- Existing PROW to be upgraded
- Existing permissive path to be upgraded
- Location of site access and allotment access road
- Pedestrian access point
- Future potential pedestrian access point
- Future potential allotment pedestrian access point
- Existing scrub and woodland + 6m buffer
- Proposed addition to woodland and buffer
- Existing hedgerow + 12m buffer
- New woodland planting
- Residential development up to 2.5 storeys
- Residential development up to 3.5 storeys
- Village Green and Gateway Green
- Total

Design Proposals

Dwelling Size

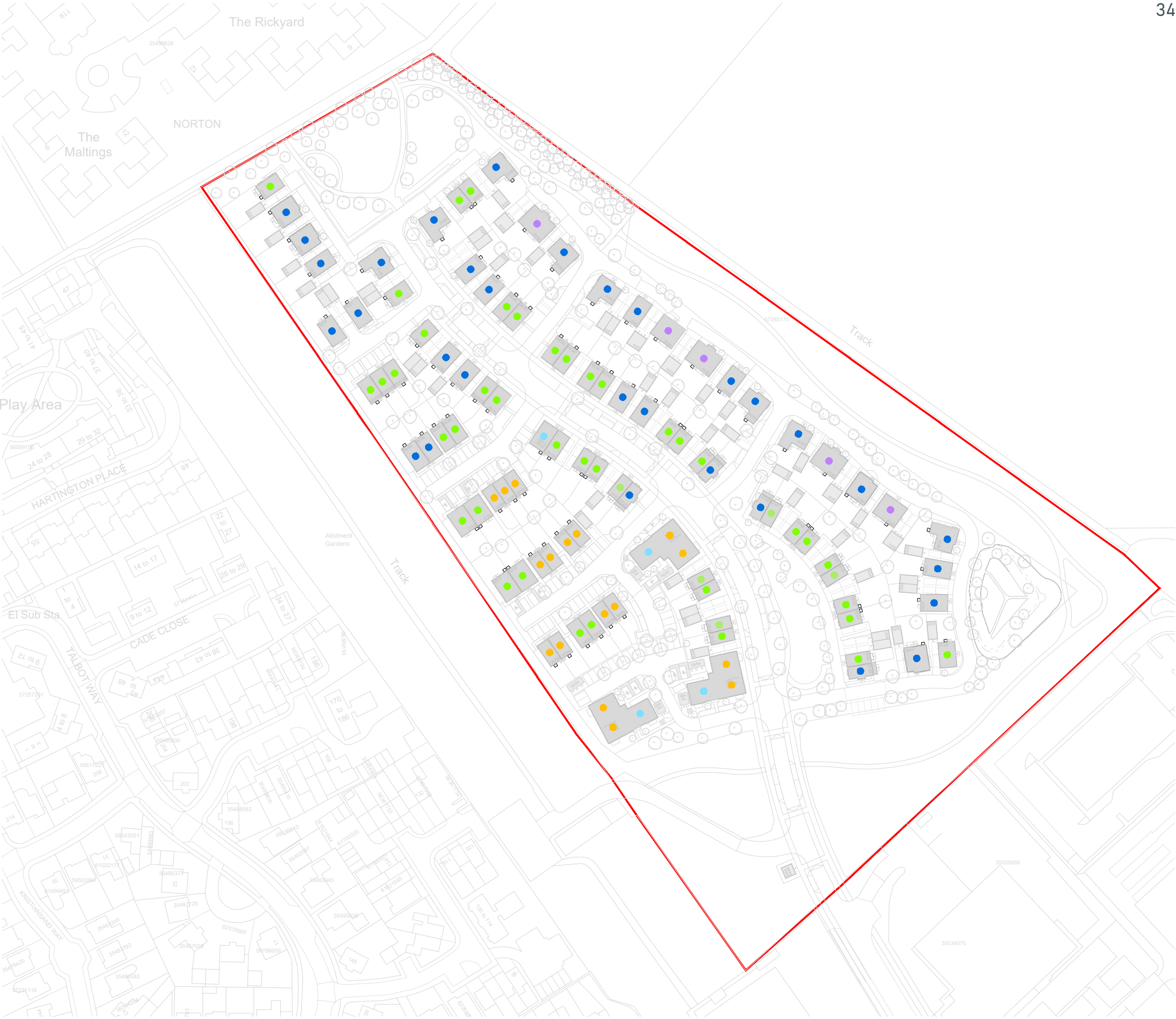
COMPLIANT AND CHARACTERFUL

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
- 1 bed
- 2 bed
- 3 bed
- 4 bed
- 5 bed



Design Proposals

Tenure Locations

AFFORDABLE HOMES ALONGSIDE PRIVATE SALE

The location of affordable homes are shown on the diagram to the right.

Three different affordable tenures are proposed: Affordable Rent, Social Rent and Shared Ownership.

The efficiencies of shared facilities management preferred by affordable housing providers inevitable leads to some clustering of affordable homes however we have managed to locate affordable homes on both sides of the central avenue and to mix affordable and private homes on key frontages especially along the Gateway Green and the Avenue.

- Site Boundary
- Affordable Plots
- Private Sale Plots
- Affordable Rent
- Shared Ownership
- Social Rent

