



**Broadwater Gardens, Welwyn Garden City**

Architectural proof of evidence, prepared by Simon Camp

**Alan Camp Architects LLP**

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Date: June 2022

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# 1.

# QUALIFICATIONS

## 1.1 Witness Qualifications and Experience

## 1.1 WITNESS QUALIFICATIONS AND EXPERIENCE

**Simon Camp** BA (Hons) Arch, Pg Dip. Arch. RIBA  
Partner

### Study

Canterbury School of Architecture

[BA Hons Arch, 1997]

South Bank University [Pg Dip Arch, 2000]

Part III, Architectural Association, 2005

### Qualifications

ARB (070407E), RIBA (11803833),

Health & Safety Level (12 July 21)

### Joined Practice

2001

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See Appendix for project examples

1.1.1 My name is Simon Camp. I am an Architect with 17 years post qualification experience specialising in the housing and masterplanning sectors.

1.1.2 I am a Partner at Alan Camp Architects (ACA), an architectural practice in Southwark that has 30 years experience specialising in the housing and masterplanning sectors. I have worked at ACA for 21 years, and have been responsible for running one of the practice's design team for nearly 10 years.

1.1.3 Throughout my professional career, I have gained extensive experience leading the design of a range of housing, mixed use and masterplanning projects. These projects have typically involved the redevelopment of brownfield sites located in London and the home counties to provide new homes. Project sizes have varied in complexity from 5 to 1,200 homes.

1.1.4 Broadwater Gardens is a proposed mixed-use housing scheme. As such, my experience of the housing & mixed-use sector have positively informed the design approach ensuring the very best mixed-use proposal. Relevant mixed-use & housing projects that I previously led include the award winning Stonelea Gardens in Waltham Forest, Herringham Quarter and Eastmoor street both in Greenwich and Valmar trading estate in Southwark.

### Declaration of Truth

1.1.5 The evidence which I have prepared and provided for this appeal (Ref: APP/C1950/W/22/3294860) is true and has been produced in accordance with my professional institution.

1.1.6 I confirm that the views expressed here are my own considered professional opinions.

Signed



Dated: 14 June 2022

# 2.

## INTRODUCTION

### 2.1 Scope of Evidence

## 2.1 SCOPE OF EVIDENCE

2.1.1 My name is Simon Camp, Partner at Alan Camp Architects LLP and I have prepared this proof of evidence. The purpose of this proof of evidence is to explain the architectural proposals for the redevelopment of Broadwater Gardens.

2.1.2 Alan Camp Architects was appointed by HG Group ("The appellant") in 2020 to provide architectural services through RIBA work stages 1-3 which includes the design development, planning submission and determination of the application.

2.1.3 The proposals were developed with the assistance of a full design team to provide technical support and address some of the constraints of the site.

2.1.4 The design process engaged with Welwyn Hatfield Council (WHC) through the pre-planning process, we also met with residents and councillors prior to the planning submission in December 2020.

2.1.5 My Proof of evidence will consider the architectural matters relating to the refusal by WHC / the Council at Development Management committee for the application 6/2020/3420/MAJ.

2.1.6 The evidence will address the architectural and design matters within the Decision Notice dated the 16th September 2021 for the refusal:

- The proposed by reason of its form, height, bulk, scale and massing does not achieve high quality design. The proposed development also does not respect or relate to the character and context of the local area and fails to maintain enhance or improve the character of the existing area. As such, the application is contrary to Policies D1 and D2 of the District Plan and the Broadwater Road West SPD, Paragraphs 130 and 134 of the NPPF and Policy SP9 of the emerging local plan.

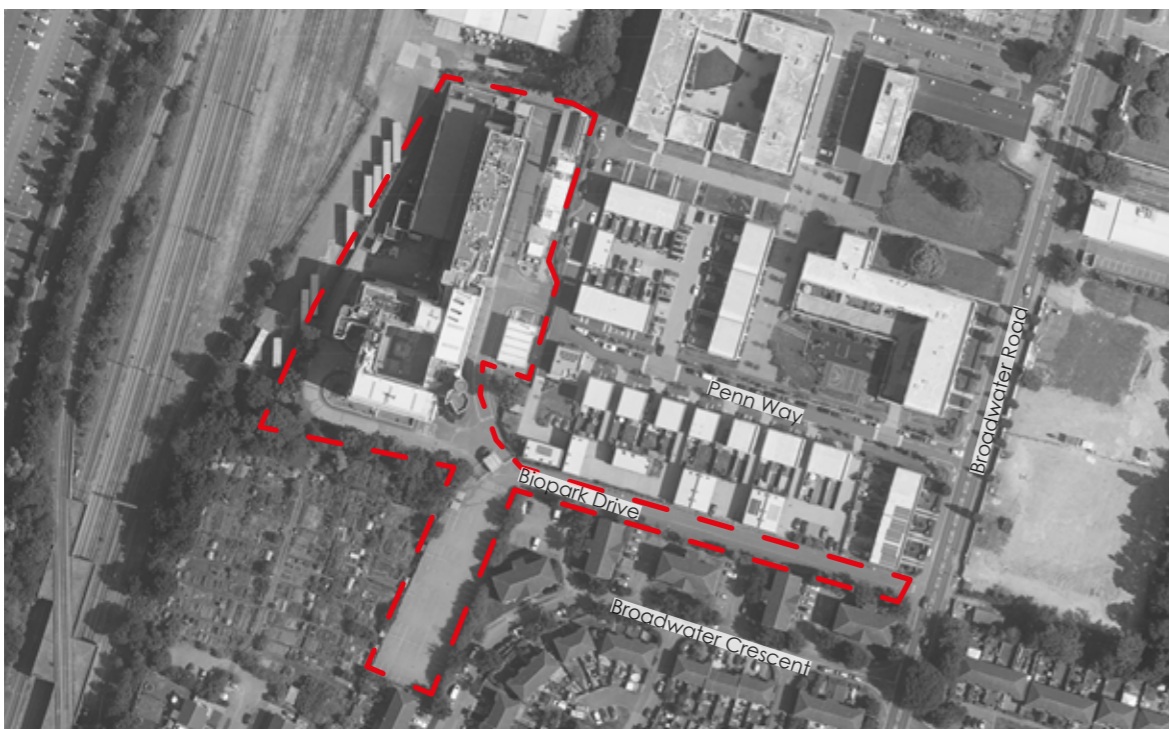


2.1.7 My proof of evidence will respond to the reason for refusal setting out how I believe that the design of the appeal scheme is of high quality, providing a contextual response to the site and improves the character of the existing area.

# 3.

## SITE CONTEXT

- 3.1 Broadwater Gardens
- 3.2 Application Site
- 3.3 Site Photographs
- 3.4 Garden City Movement
- 3.4 Historical Context
- 3.5 Local Vernacular
- 3.6 Context Study
- 3.7 Planning Policy Context



^ Aerial views, source: Google Images

— Site Boundary

## 3.1 BROADWATER GARDENS

### 3.1.1 Location

The site is located to the south east of Welwyn Garden City centre in Herfordshire. Each aspect around the site offer a different condition and opportunity to relate with.

### 3.1.2

To the north is a distribution warehouse which is nestled between the railway and the Shredded Wheat Quarter which is currently being constructed as a residential led mixed use development which rises to 9 storeys.

### 3.1.3

On the eastern boundary there is an existing residential development on Penn Way which ranges from 2-4 storeys. This was designed to respect the existing buildings in Broadwater Crescent and listed Roche building. These buildings are dwarfed by the existing laboratory building on the Broadwater Road site.

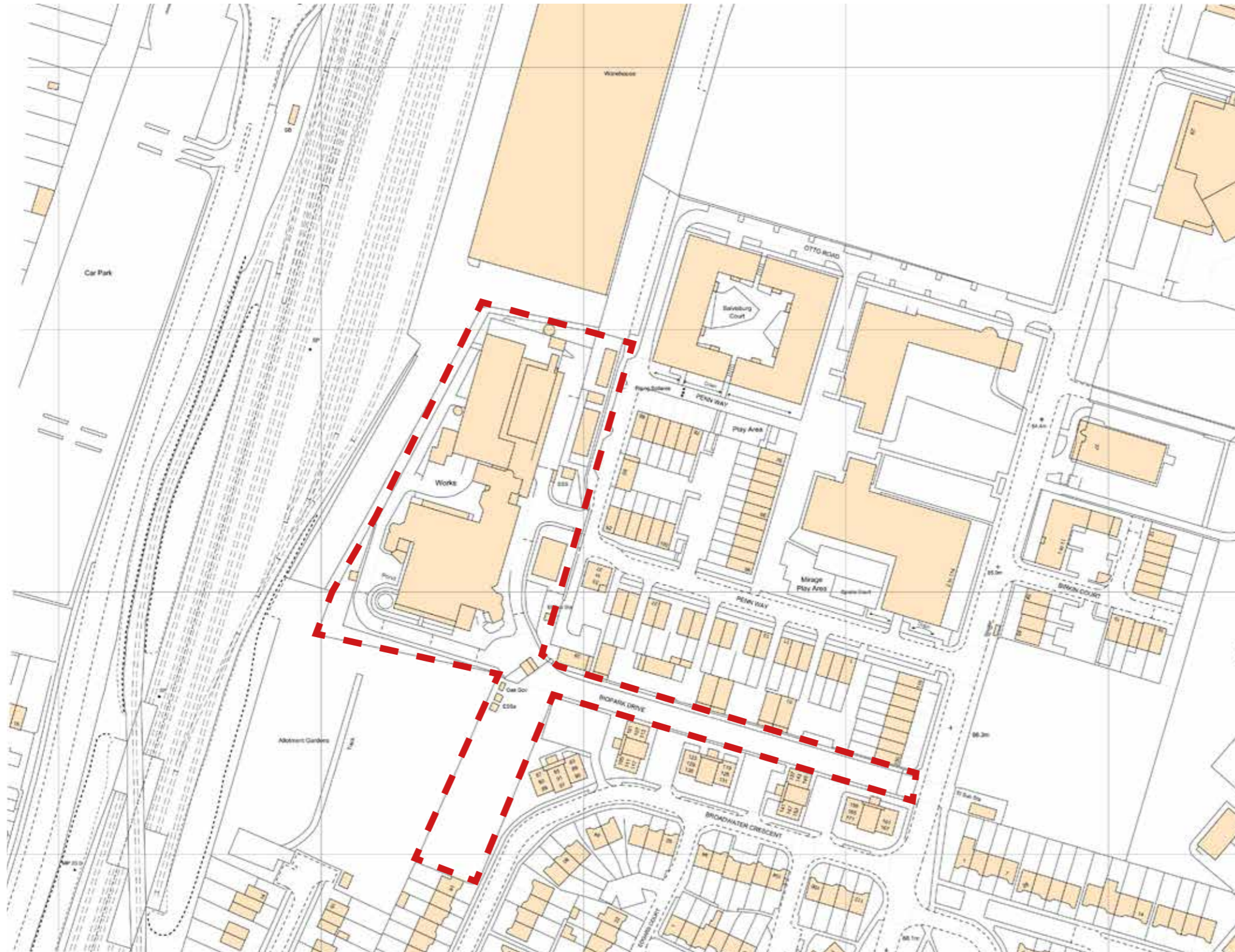
### 3.1.4

The southern aspect to the site is allotments and the semi detached buildings to Broadwater crescent. There is an open hard standing parking area on our site that separates these.

### 3.1.5

To the west is the railway, the original connection to ensure that Welwyn Garden City was a commuter garden city for London. Beyond the railway are original residential properties for the town.





^ Existing site plan

## 3.2 APPLICATION SITE

### Site

3.2.1 The site is located at Broadwater Road, Welwyn Garden City and is approximately 1.24 hectares (3.06 acres) in size. The irregular shaped parcel of land comprises a research and development complex, including laboratory and associated office space, that was formerly owned and used by the University of Hertfordshire.

3.2.2 The existing buildings consist of 5 tall, industrial height storeys housing laboratories, 2 storeys of roof plant and 2 levels of basement. This provides a total building height of approximately 30.51m. Located along the eastern boundary are ancillary single storey buildings such as outhouses and plant rooms.

### 3.3 SITE PHOTOGRAPHS



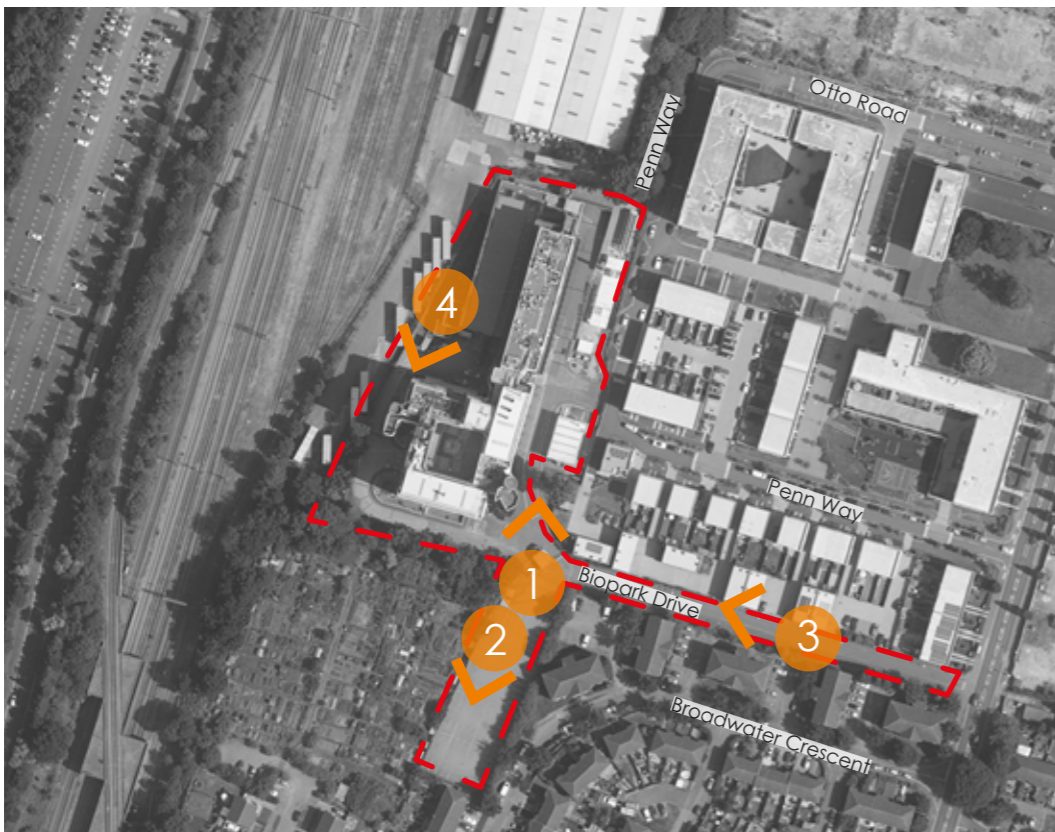
^ View 1: Looking north to site



^ View 2: Looking south to site



^ View 3: Looking west to site



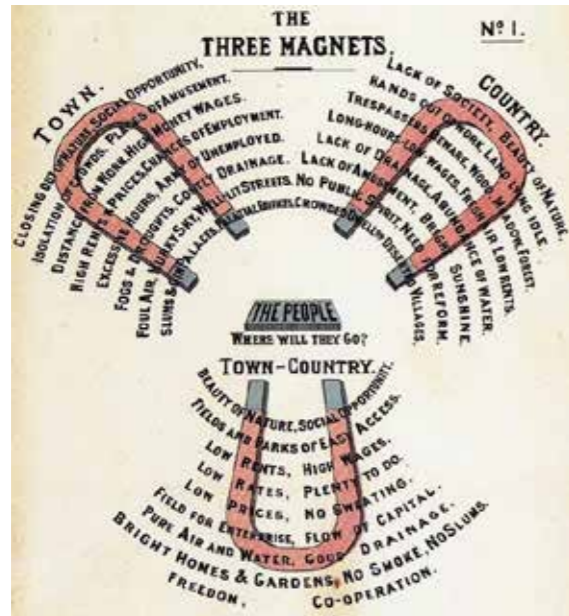
^ View 4: Looking south to site



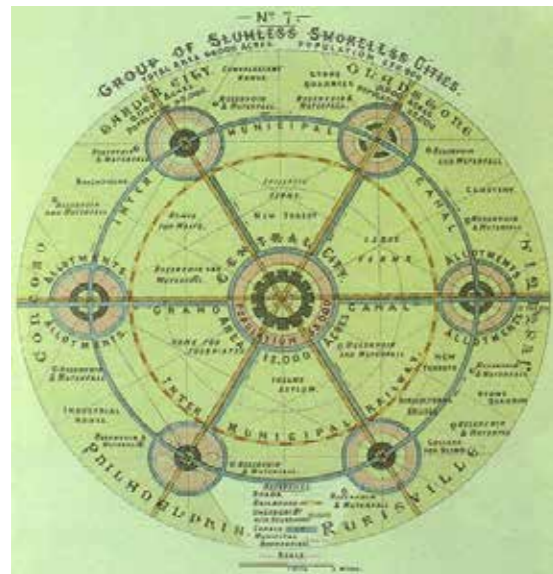
1. Roche factory scheme (ref. N6/2010/1776/MA - approved in March 2011 for redevelopment to provide 209 units)



## 3.4 GARDEN CITY MOVEMENT



^ Garden City Movement, The Three Magnets



^ Ebenezer Howard's vision for a 'Group of Slumless, Smokeless Cities'. Image: SPUR

3.4.1 Sir Ebenezer Howard (1850-1928) published his book 'Garden Cities of To-morrow' in 1902 which first proposed the Garden City Movement; a series of new planning principles for the urban design of cities.

3.4.2 Sir John Gorst 'how to back the tide of migration of the people into the towns, and to get them back upon the land'. Daily chronicle 6th Nov 1891 **CD A.12** page 11

3.4.3 Sir Ebenezer Howard regard the migration situation as the choice of Town or Country being two magnets 'each striving to draw, the people to itself a rivalry which a new form of life, partaking of the nature of both, comes to take part in. This may be illustrated by a diagram of 'The Three Magnets.' Howard saw to create a third magnet which incorporated the best of both the other magnets to create a Garden City. **CD A.12** page 15-16

3.4.4 Sir Ebenezer Howard's concept called for small towns which were self-contained and surrounded by greenbelts. He argued they would be able to accommodate the entirety of a person's daily needs, whilst still maintaining a connection to the surrounding countryside.

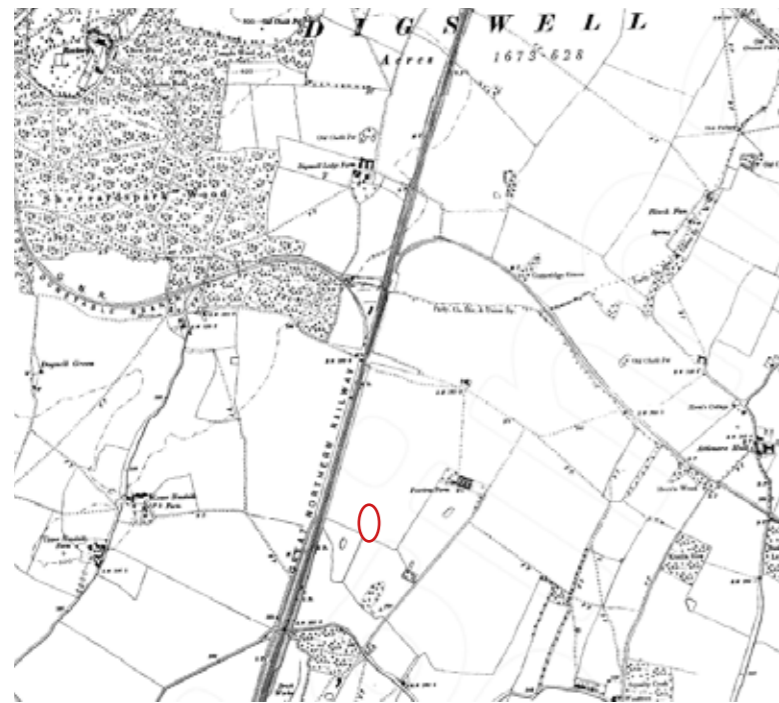
3.4.5 The idea was to create a well structured Garden City, which would in turn strengthen the well-being of its community through the landscaping and self-sustaining lifestyle, of places to work, live and relax.

3.4.6 Designed in a concentric pattern with six radial boulevards on a site of 6000 acres, the total population of the city would be 32,000 people. The centre of the town would feature the public aspects of the city: public parks, hospitals, libraries, museums, town halls & theatres etc. This central area accessed by 6 radial routes would be bisected by a principal railway. The outer concentric circles are prescribed for housing and agricultural uses.

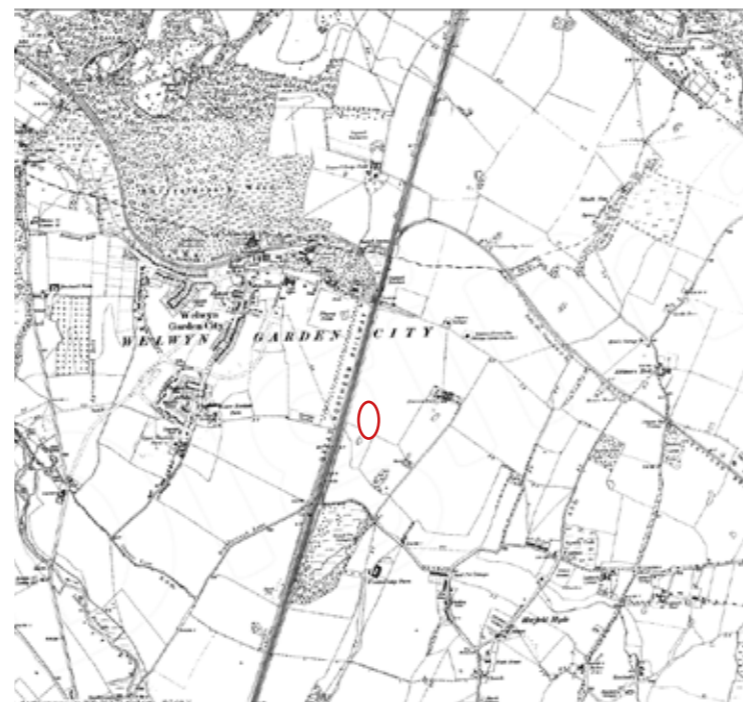
3.4.7 The idea of zoning, i.e. division into allotted spaces with the intention to increase the city's relationship with nature.

3.4.8 Welwyn Garden City struggled with the principle of being self-sustaining because it was only 20 miles from London, which provided greater onward connectivity than Letchworth which was the original self-sustaining garden city.

3.4.9 The Broadwater Garden site is located within an industrial zone. Since the birth of Welwyn Garden City over 100 years ago industrial industries have adapted and changed to suit various demands, technological advances and improved distribution networks. Locally, Hatfield Business Park has provided a more attractive location for distribution than a town centre location. This allows central vacant brownfield sites to be re-purposed for alternative uses.



1890



1920



1950



1980

## 3.4 HISTORICAL CONTEXT

- Historical Context**
- 3.4.1 Welwyn Garden City was founded by Sir Ebenezer Howard in 1920. The Garden City features a parkway which runs for almost a mile through the centre of the town. The main heart of the town was located to the west of the train line and ensured easy access for commuters to London. To the east of the railway industrial uses thrived and subsequently residential areas also formed.

## 3.5 LOCAL VERNACULAR

### Local Vernacular

- 3.5.1 The local building typology is largely residential with red brickwork and heights ranging from two to four storeys. Immediately to the north of the site is a large, single storey warehouse building.
- 3.5.1 The surrounding architecture is varied and reflects the evolution of the area over time. It ranges from the original Garden City design over the railway line, to the more recent development, close to the site in Penn Way. The material palette used for this development consists of red and grey brickwork for the two/three storey townhouses and white render for the four storey flat blocks. In Broadwater Crescent the housing consists of two storey red brick terraced houses and three storey flat blocks. Adjoining the allotments, Corals Mead has a series of two storey, detached, red brick houses with off-street parking.



^ Three storey houses Penn Way



^ Three storey flats Broadwater Crescent



^ Three storey flats Broadwater Crescent



^ Housing within the Garden City

## 3.6 CONTEXT STUDY

3.6.1 The material choices and architectural precedents are inspired by those found in the local area. Namely:

1. Parkway
2. Wheat Quarter
3. Griffin Place
4. Mirage development
5. Broadwater Crescent & vicinity

3.6.2 The local buildings were studied in these areas and inferences used within the proposals and the proposed materials palette.



**1. Parkway**

3.6.3 Parkway is the spine of Welwyn Garden City and the area that the style of the Garden City movement is most prevalent in. Buildings were designed and constructed between 1920-1948 in the Neo-Georgian style, consisting of red brick façades, white-framed sash windows, mansard roofs and stone porticos and plinths. The areas between buildings are landscaped with tree-lined boulevards.



**2. Shredded Wheat Factory & Wheat Quarter**

3.6.3 The Shredded Wheat factory by Louis de Soissons is a Grade II listed landmark building within the area. The modernist design and industrial silos are distinct in comparison to the Georgian Arts and Crafts architecture found elsewhere in the town. As part of the Wheat Quarter development, the building will be refurbished and used as a community/leisure and employment space.

3.6.4 The new build blocks of the Wheat Quarter development have been positioned to provide large areas of communal landscaping, in keeping with the garden city design ethos. A palette of red brick, buff brick, metal and glass is proposed for the façades.



**3-5. Griffin Place, Mirage development & Broadwater Crescent**

3.6.5 The buildings closest to the site are mostly residential use, except for the distribution site to the north, which consists of a large warehouse building.

3.6.6 Griffin Place is home to the former Roche products factory, which is a Grade II listed building with an industrial Art Deco aesthetic. The building is constructed from painted concrete with large ribbon windows and pilotis.

3.6.7 The Mirage development is situated between the applicant site and the Roche building. It consists of red brick and white rendered apartment blocks with full height windows that have spandrel panels in bright, primary colours.

3.6.8 Broadwater Crescent and the local vicinity consists of red brick houses and apartments with pitched roofs. These are broadly inspired by the Garden City aesthetic seen across the railway line.



1. Parkway: Welwyn Garden City Neo-Georgian architecture



2. Wheat Quarter: Art deco industrial buildings with masonry apartments



3. Griffin Place (Former Roche buildings): Art deco, minimalist industrial buildings to be redeveloped for residential use



SITE: BioPark laboratories: White render, glass, metal, masonry industrial building (refer to section 2.1 for further details)



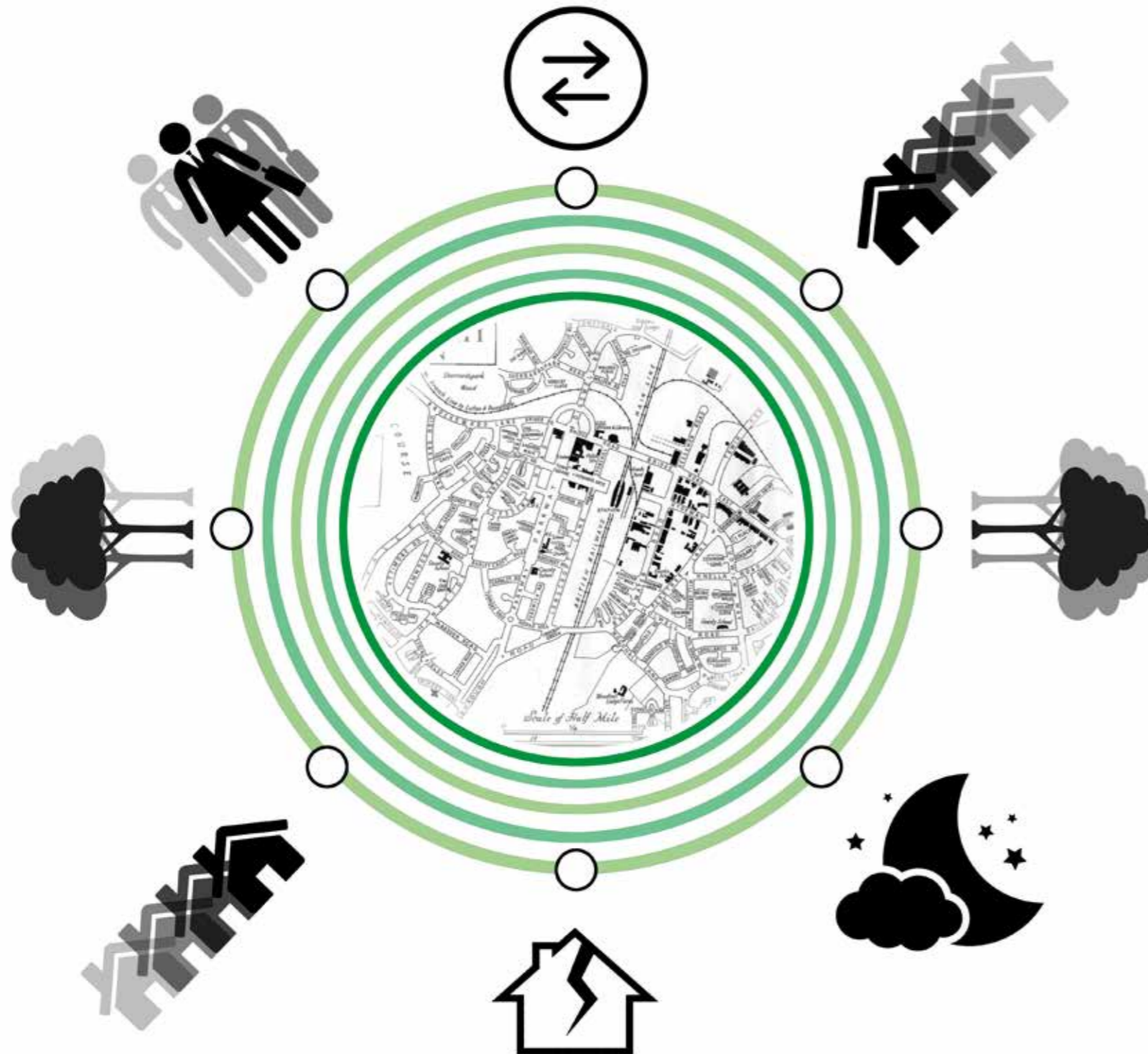
5. Broadwater Crescent and vicinity: Red brick residential buildings with pitched roofs



4. Mirage development, brick and rendered apartment blocks



### 3.7 PLANNING POLICY CONTEXT



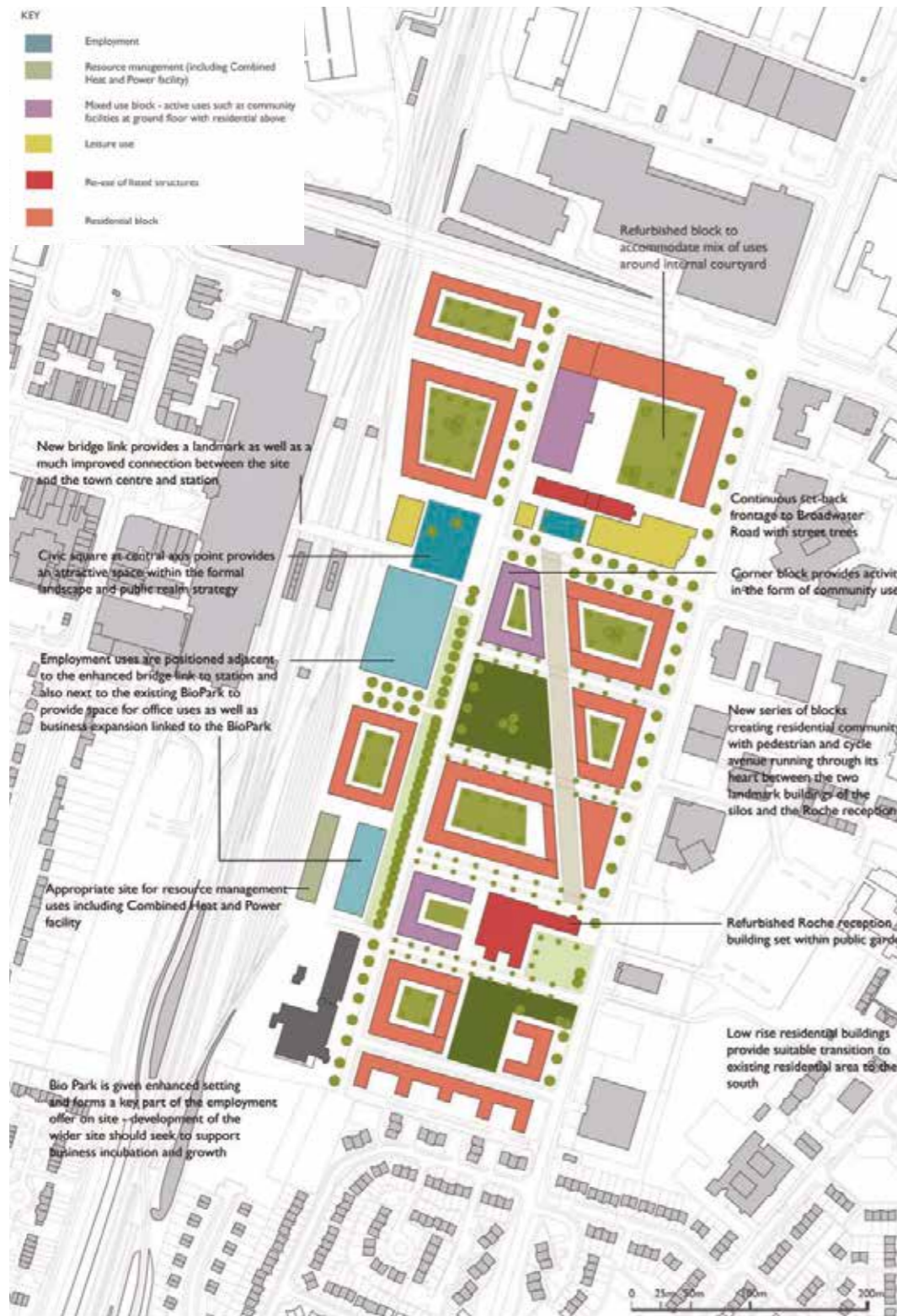
#### Vision and Objectives for Welwyn Garden City

3.7.1 In the draft Welwyn Hatfield Local Plan (currently under examination), Welwyn Hatfield Borough Council has identified a series of challenges facing the area:

- 'The town has a growing population and a need for more homes. Originally designed at a low density there is now a need to consider how a higher density development can be accommodated to ensure a more efficient use of land in a manner which retains the character of the town'.
- 'The town centre needs to remain competitive with other sub regional retail centres but suffers from the lack of a strong evening economy'
- 'Much of the social housing stock is ageing at a similar rate'
- 'Town is famed for its central grand landscaped boulevard and network of green spaces that are integral to the layout and design of the Garden City. These areas need to be protected and will need to be replicated using more innovative solutions such as green roofs, walls, terraces and balconies for higher density development to be appropriately integrated.'
- 'The east-west divide inherent in the original masterplanning of the town persists limiting connectivity between the town centre and neighbourhoods to the east'

**CD B.2** Page 130&131 par 14.4

3.7.2 These concerns have been considered and the relevant responses made central to the design ethos of the scheme.



^ Extract from the SPD



^ Extract from the SPD

### Broadwater Road West SPD

3.7.3 The site lies within the Broadwater Road West Opportunity Area. The Broadwater Road West Supplementary Planning Document (SPD), December 2008, has the following vision:

'To deliver an energetic and pioneering scheme of development which integrates the spirit of the Garden City with the very best of high quality 21st Century design, seizing the opportunity to enhance the local environment and create a sustainable supported neighbourhood of an appropriate scale, which successfully integrates with the local community.'

3.7.4 The diagrams adjacent outline the main policies of the SPD for the Broadwater Road West area.

3.7.5 The site sits just outside the masterplan for the SPD and was not identified for redevelopment in the opportunity area. Nevertheless, it is located at the southern end of the proposed north-south green boulevard.

### CD B.4

# 4.

## SITE INVESTIGATION

- 4.1 Constraints & Opportunities
- 4.2 Garden City Principle Strategy
- 4.3 Site Strategy
- 4.4 Wider Context
- 4.5 Future Development
- 4.6 Client Brief

## 4.1 CONSTRAINTS & OPPORTUNITIES



^ Site plan showing constraints



### Key

- ● ● Sun path
- ||||| Train Noise
- Former Roche Products Factory- Grade II
- Shredded Wheat Factory - Grade II

### Constraints

- |       |   |       |  |
|-------|---|-------|--|
| 4.1.1 | <p><b>1. Sunlight</b></p> <p>The main part of the site is roughly rectangular in shape, with the long axis of the site running parallel to Penn Way/Broadwater Road at an angle of circa. 15 degrees from due north. Site layout should utilise south / predominately south facing homes, east and west orientation also used for homes with the avoidance of single aspect north facing dwellings. Taller elements will be orientated east-west to minimise overshadowing.</p> | 4.1.4 | <p><b>4. Welwyn Garden City Conservation Area &amp; Hatfield Park &amp; Garden</b></p> <p>The Welwyn Garden City Conservation Area lies to the west of the railway lines. Although the railway lines and sidings provide significant separation, distant views from this area to the site need to be carefully considered. Views from Hatfield House park &amp; gardens have also been considered. The views are assessed within the Townscape &amp; Visual Impact Assessment.</p> |
| 4.1.2 | <p><b>2. Train noise</b></p> <p>The railway lines immediately to the west of the site provide a significant level of noise pollution which needs consideration. Taller buildings positioned on the site's perimeter will help to screen amenity spaces from external noise.</p>   | 4.1.5 | <p><b>5. Listed Buildings</b></p> <p>The listed buildings are positive assets to the local area, and any development should not have a detrimental impact on the settings/ views of these buildings.</p>   |
| 4.1.3 | <p><b>3. Industrial Uses</b></p> <p>The building to the north of the site is still in use as a warehouse distribution centre. HGV parking is located alongside the western boundary of the site. Vehicular noise together with the operating hours of the warehousing needs to be considered.</p>   | 4.1.6 | <p><b>6. Existing residential properties</b></p> <p>Consideration of amenity impact such as daylight/sunlight and overlooking.</p>   |



- Key**
- Pedestrian Links
  - Views
  - Courtyard Amenity

^ Site plan showing opportunities

## Opportunities

- |       |   |        |   |
|-------|---|--------|---|
| 4.1.7 | <p><b>1. Pedestrian Connections</b></p> <p>The site has the opportunity to improve connections from the neighbouring residential areas to the railway station and the heart of the town centre. A strong north-south link can be established with the emerging Wheat Quarter development, further improving the pedestrian legibility of the area.</p>                          | 4.1.10 | <p><b>4. Edges and Natural Surveillance</b></p> <p>The proposal provides natural surveillance to Penn Way creating a safer pedestrian environment for residents throughout the day and beyond the office hours of the previous use.</p> |
| 4.1.8 | <p><b>2. Street Improvements</b></p> <p>The proposal can improve the environment of BioPark Drive for all residents to create a welcoming entrance to the site and the surrounding residential properties. Car parking will be hidden within the basement or building undercrofts, further enhancing the street scene and providing more opportunity for green landscaping.</p> | 4.1.11 | <p><b>5. Provision of a Local Community Use</b></p> <p>The placing of a community use at the heart of the site will further encourage social interactions and help to create a sense of belonging for new residents.</p>                |
| 4.1.9 | <p><b>3. Courtyards &amp; Amenity</b></p> <p>The proposed site layout creates safe, sheltered and secure communal amenity spaces to foster the creation of a strong, local community. Each interconnected courtyard will have a distinct identity and provide places for play and quiet relaxation.</p>   | 4.1.12 | <p><b>6. Extensive Views</b></p> <p>The site provides the opportunity to maximise views from the site for new residents to both the east and west, and also to the south across the allotments.</p>                                     |
|       |   | 4.1.13 | <p><b>7. Sustainable brownfield site</b></p> <p>The proposal redevelops a brownfield site with a use more in keeping with its surroundings. Residents will have easy access to public transport.</p>                                    |
|       |   | 4.1.14 | <p><b>8. Site size and existing building</b></p> <p>The site has capacity to accommodate buildings of height whilst moving the existing mass away from residents on Penn Way.</p>   |

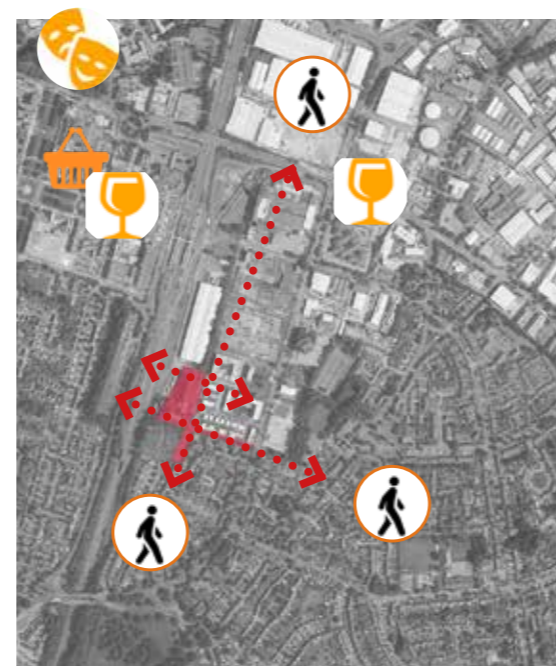
## 4.2 GARDEN CITY PRINCIPLE STRATEGY

4.2.1 Within our DAS (CD C.1) we stated that the The Garden City Principles are:

- Land value capture for the benefit of the community.
- Strong vision, leadership and community engagement.
- Mixed-tenure homes and housing types that are genuinely affordable.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

4.2.2 These principles were then overlaid onto the site plan to ensure that Ebenezer Howard vision of bringing the town and countryside together could be encapsulated within the scheme as well as within the wider town. The diagrams adjoining demonstrate how the incorporation of these principles helped determine the strategy for the site and became more evident within the final proposals.

### Garden City principles wider site



**Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.** There is an established town centre within a walkable distance, links could be enhanced through connections to the north, east and south

**Integrated and accessible transport systems, with walking, cycling and public transport.** There are good local connections to public transport within walking distance to the site.



**Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities.** There are strong references to the design features of existing homes using red brick and feature roofs.

**Garden City principles to be adopted within site**

4.2.3 Whilst many of the Garden City principles apply to the structure of setting up a town, there are a number of specific principles that can be applied to the Broadwater Garden scheme.

4.2.4 The site's location to the west of the town centre provides a walkable link to the heart of the Garden City, and to the existing transport network which connects the Garden city to other towns and cities.

4.2.5 With sufficient numbers, the provision of community facilities can be expanded beyond amenity / play space. There is the opportunity to create an indoor space that can be used by both residents and the wider community to come together and interact.

4.2.6 Environmental enhancement is a strong ethos that runs through a couple of principles of the Garden City. Given the industrial nature of the site, there are

significant biodiversity gains that can be made by the introduction of meaningful landscaped amenity spaces, which also provide the opportunity to grow food.

4.2.7 The mix of residential typologies can respond to the neighbouring context with houses located to the south of the site and the introduction of flats to the north to respond to the Shredded Wheat development .



Play spaces Wider community benefit

**Land Value capture for the benefit of the community.** The proposal will open up previously private land with areas for the community to dwell, enjoy and interact with the wider neighbourhood.



Communal environmental enhancement

**Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains.** Through creative planting and communal open amenity spaces.



houses flats

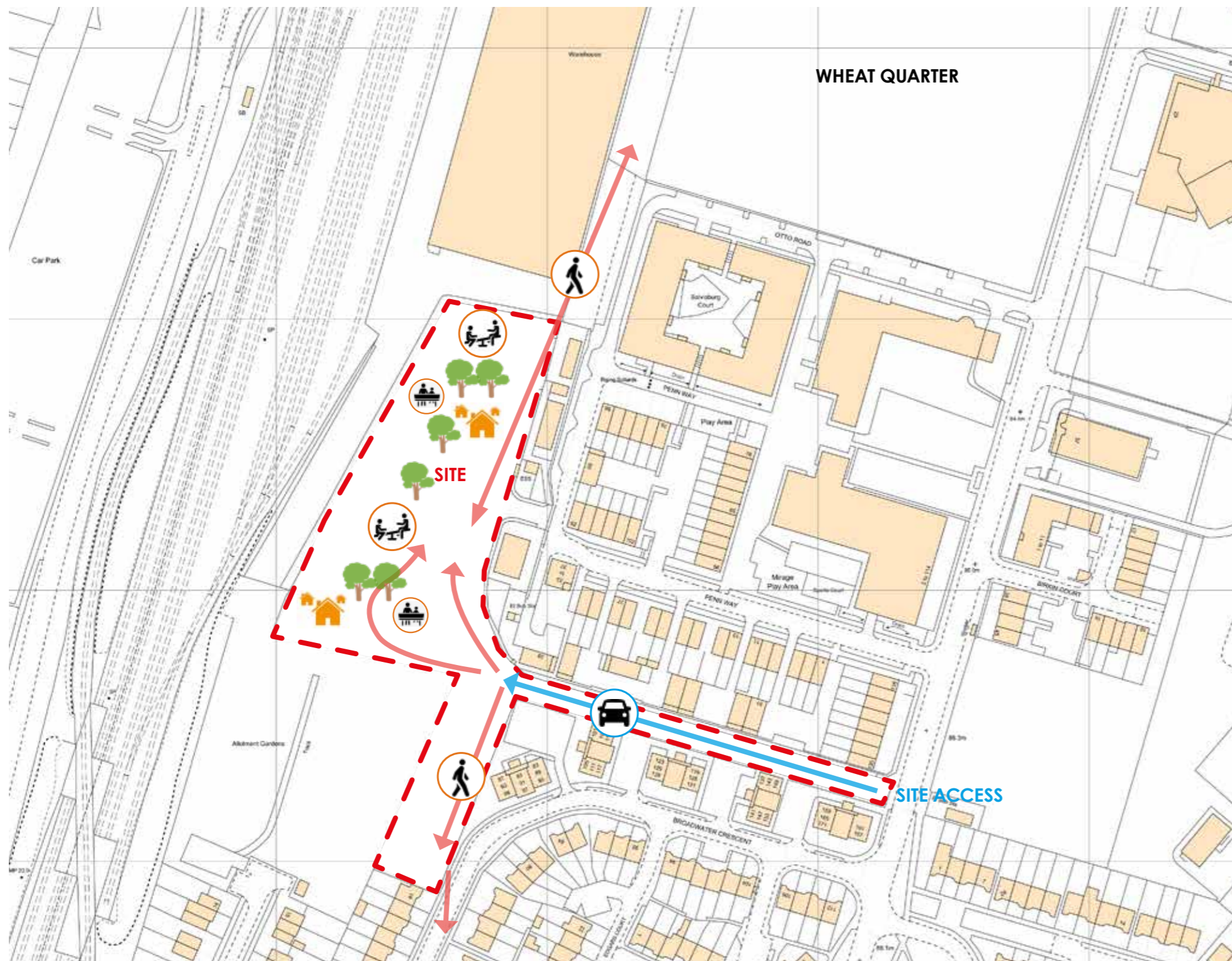
**Mixed-tenure homes and housing types that are genuinely affordable.** The proposal will provide a mix of typologies that respond to the context of the site with flats to the north and houses overlooking the southern allotment site.



Private gardens Orchard

**Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.** Provide private gardens to the rear of properties.

## 4.3 SITE STRATEGY



### Broadwater Gardens: A new residential community

#### 4.3.1 Access & circulation

The site provides the opportunity to create new pedestrian links to the emerging Wheat Quarter and the town centre beyond.

#### 4.3.2 Permeable layout

A proposed site layout of courtyard blocks provides the opportunity to create linked landscaped spaces increasing site permeability. The current site layout has limited permeability, this is evident in local, distant views to the site.

#### 4.3.3 Housing typologies

The design utilises flat blocks together with townhouses to sensitively integrate it within the existing fabric of the town.

#### 4.3.4 Community use

A residents' gym and ancillary coffee shop is proposed at the heart of the site to help promote social interactions and create a new, strong local community.

#### 4.3.5 Amenity space

New landscaped gardens will ensure residents have direct contact with nature. The gardens will offer residents the opportunity to meet neighbours or let children play together within a safe environment.

#### 4.3.6 Redistribution of building mass

Moving the mass towards the railway will create a positive impact for residents in Penn Way

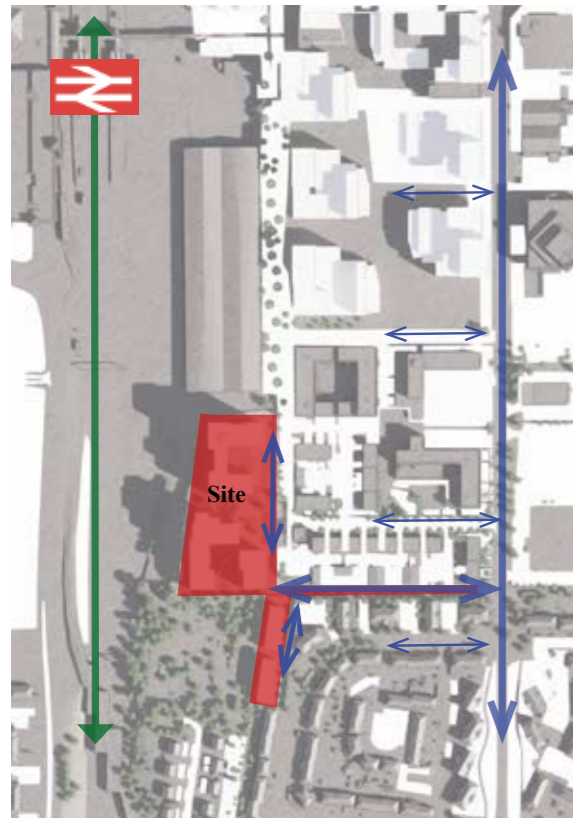


## 4.4 WIDER CONTEXT

4.4.1 The site is principally a back land site creating a barrier between the railway line and the housing to the east of the site.

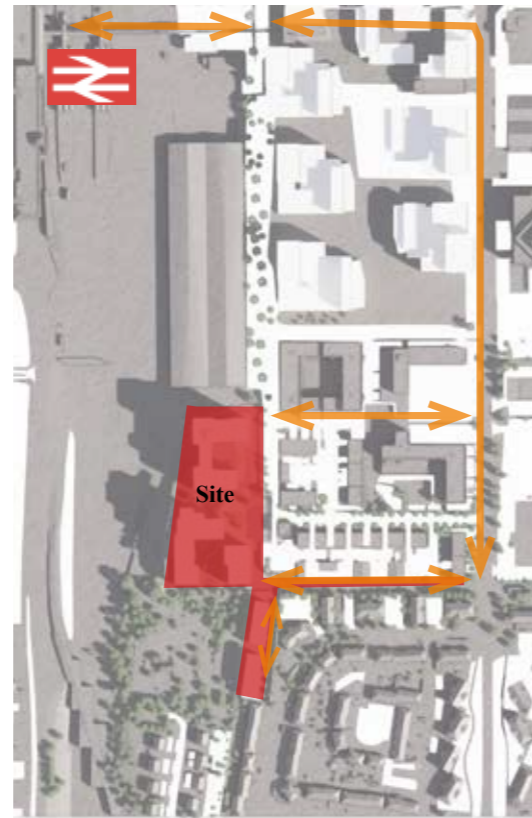
area with the town. As part of Broadwater Gardens the proposal looked into how the site could integrate and enhance, where possible, into the existing network.

4.4.2 There are wider aspirations of the Wheat Quarter to improve the connectivity of the formal industrial



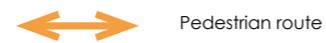
### Transport Connectivity

The site has a dedicated road, called BioPark Drive which accesses Broadwater Road, the diagram above shows the vehicle linkages to the main road and the rail link to London and the North.



### Existing Pedestrian Connectivity

Currently, access to the railway station and the town centre is via Broadwater Road. The station and town centre are an approximate 10 minute walk.



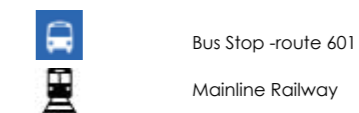
### New Pedestrian Connectivity

The Wheat Quarter, currently under construction, provides the potential to create a much shorter walking route to the station and town centre via the north-south link connecting Penn Way. The potential also exists to extend this route beyond the site to the neighbouring residential properties in Broadwater Crescent.



### Public Transport

A bus stop is located at the entrance to the site, the 601 provides regular access to Welwyn Garden City, Hatfield, St Albans and Borehamwood. Further routes are available on Bridge Street, a 5 minute walk away. Trains provide access to the Thameslink and Great Northern network.



## 4.5 FUTURE DEVELOPMENT

### Connectivity

4.5.1 The Wheat Quarter establishes the principle of open courtyards and green, public, pedestrian links to the train station. The Site is located immediately south of the Wheat Quarter and can play an important role in connecting the existing residential neighbourhoods to the new quarter, the train station and the town centre.

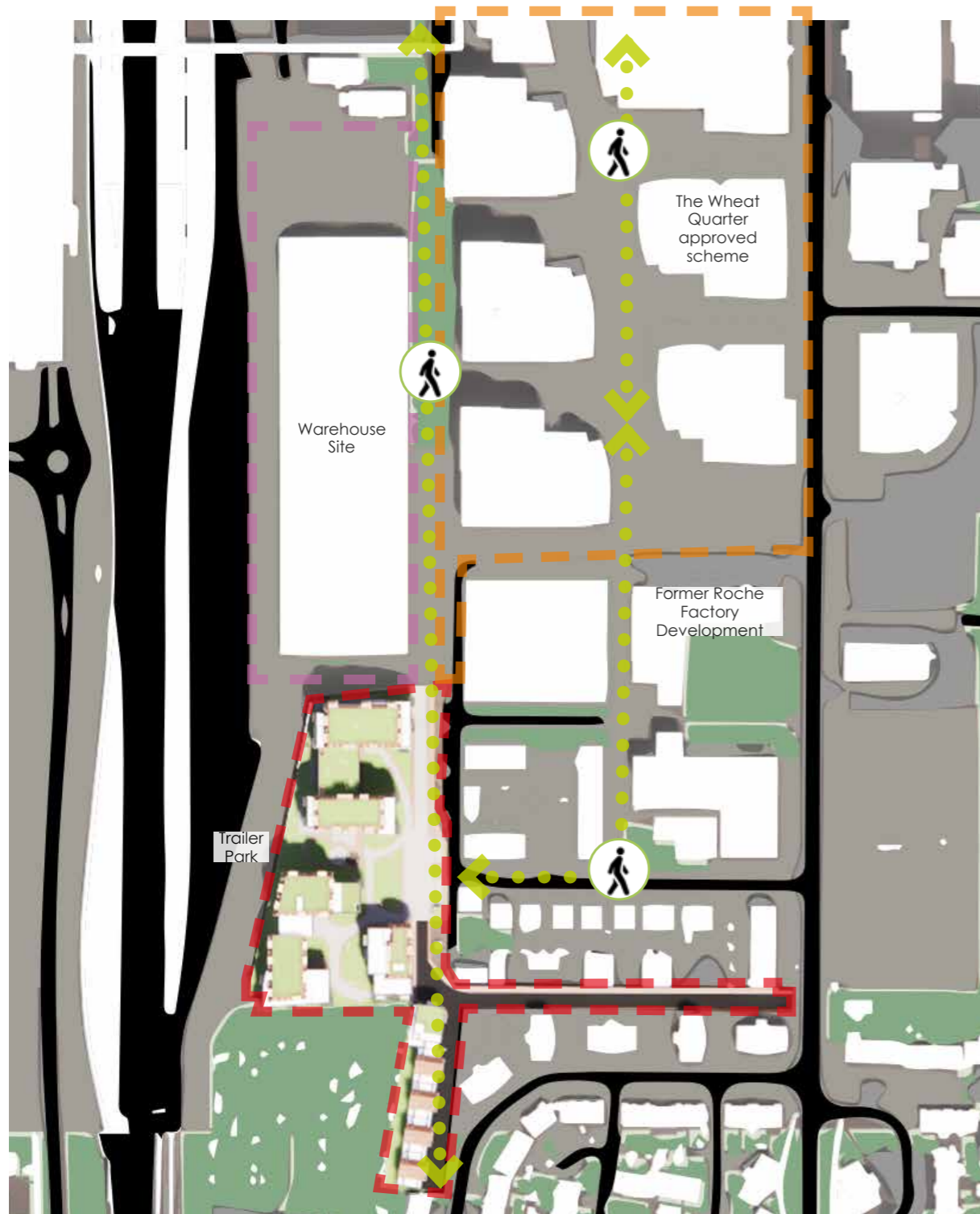
4.5.2 The Wheat Quarter provides new community uses; improving connections to these spaces and the proposed landscaped amenity would ensure the new development becomes readily integrated within the existing community and the fabric of the town.

4.5.3 The warehouse site will become the sole remaining industrial use in the area. The eventual redevelopment of this site will have a positive impact on pedestrian routes by removing HGVs from the local road network. The proposals for our site present the opportunity for a strong north-south link to be provided to the Wheat Quarter. The proposed communal courtyards

are designed to extend onto Penn Way creating a landscaped boulevard route lined with street trees towards the Wheat Quarter. An alternative pedestrian route will also be explored via Penn Way which will safely guide pedestrians to the main central landscaped route through the Wheat Quarter.

### Emerging Heights

4.5.4 The Wheat Quarter consists of a series of blocks up to a maximum of 9 storeys, respecting the height of the existing listed building. The Biopark site performs a pivotal role in the transition from the taller emerging context to the existing two and three storey houses. The housing typologies proposed; flatted courtyard blocks, smaller flat blocks and townhouses also reflect this transition.



#### Key

- Site Boundary
- Distribution Centre
- Wheat Quarter
- Pedestrian Link

## 4.6 CLIENT BRIEF

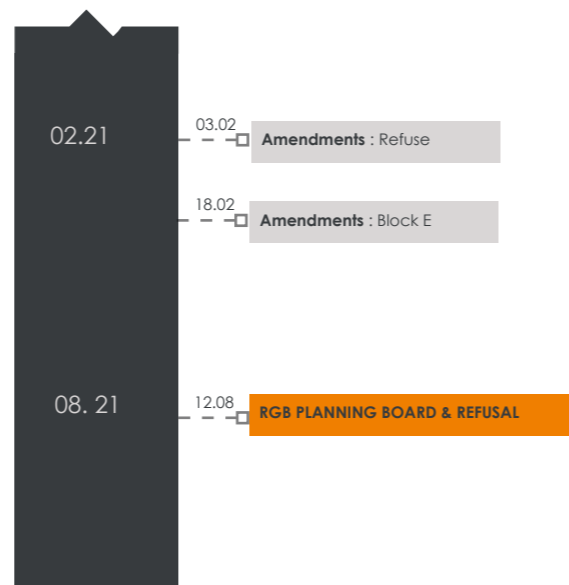
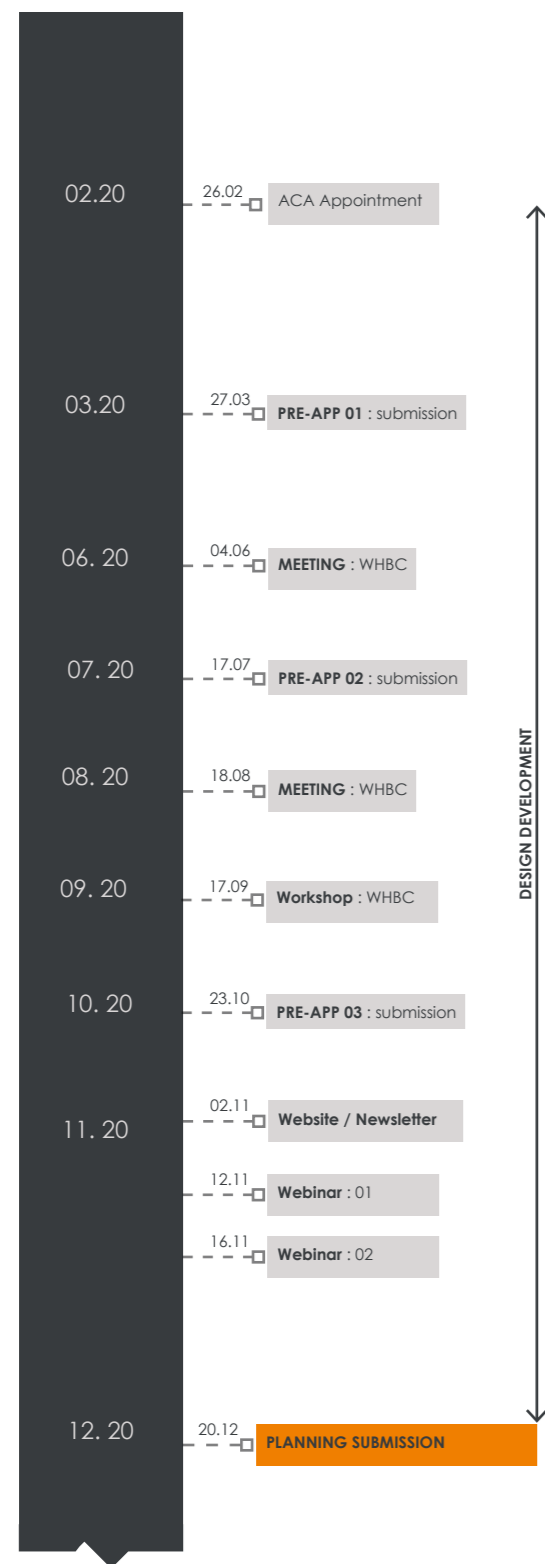
- 4.6.1 Our brief from HG Group was to redevelop the previously-developed land into a vibrant residential led development with amenity space for both public and private benefit. The scheme should therefore take the opportunity to achieve net environmental gain whilst supporting the needs for housing within the constraints of the site.
- 4.6.2 The proposal should take a design led approach to ensure that a sustainable community is developed. Residential accommodation should be optimised, be of a high standard and respond to the constraints of site accordingly.
- 4.6.3 The rich local character and history of Welwyn Garden City should be incorporated within the scheme to ensure that the proposal embraces a strong sense of place and a distinctive place to live.



# 5.

## DESIGN EVOLUTION

- 5.1 Project Timeline
- 5.2 Initial Design Options
- 5.3 Public Consultations
- 5.4 Submitted Scheme
- 5.5 Post submission



## 5.1 PROJECT TIMELINE

5.1.1 The project commenced with the first pre application meeting on the 4<sup>th</sup> June 2020, which due to Covid-19 was held remotely with WHBC. All correspondence since has been made online.

5.1.2 Following the second pre application meeting, it was agreed that a further design workshop with the council would be beneficial in resolving key design features. The final pre application meeting was then held on 30<sup>th</sup> October 2020.

5.1.3 Public consultation was held in the form of a website, newsletter and two webinars, which engaged with both the community and local stakeholders. The consultation period was held open for two weeks to ensure an adequate period of time for feedback. Key items could then be addressed in the planning application submission.

### Meetings

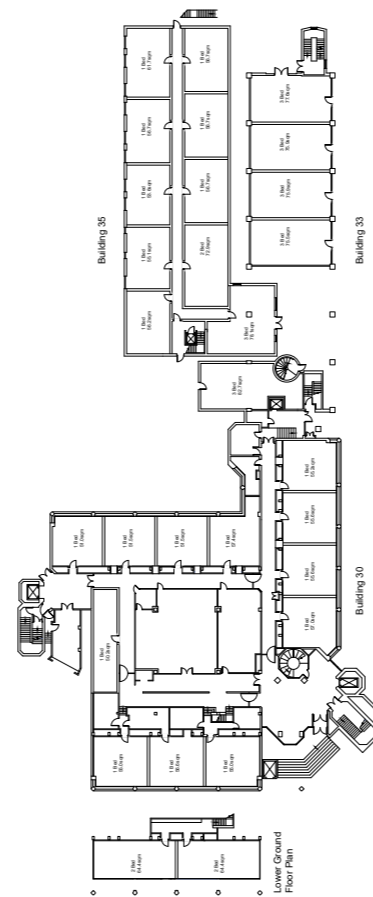
- 04 June 2020 Pre Application 01 Meeting WHBC
- 18 Aug 2020 Pre Application 02 Meeting WHBC
- 17 Sep 2020 Pre Application 02 Design Workshop WHBC
- 30 Oct 2020 Pre Application 03 Meeting WHBC
- 02 Nov 2020 Website Launch, Consultation Newsletter issued to community and stakeholders
- 09 Nov 2020 Public Consultation period start
- 12 Nov 2020 Community Webinar 01
- 17 Nov 2020 Community Webinar 02
- 18 Nov 2020 EIA Screening confirmation
- 22 Nov 2020 Public Consultation period end
- 20 Dec 2020 Planning Submission
- Feb 2020 amendments to scheme
- 4 August 2020 Committee report published with recommendation for approval
- 12 August 2020 Planning board & refusal.

## 5.2 INITIAL DESIGN OPTIONS

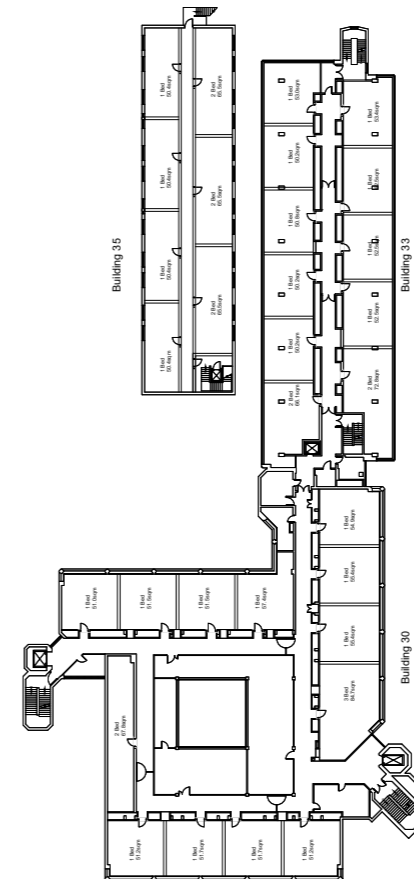


Initial new build scheme with open courtyards

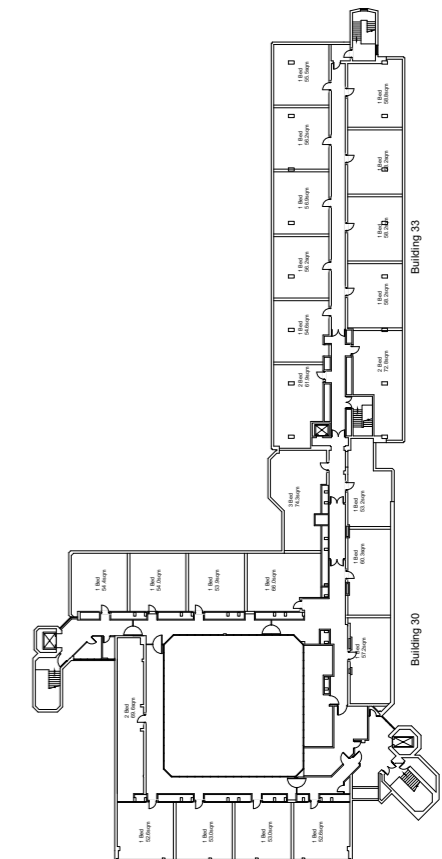
5.2.1 Early design options included examining the existing buildings suitability for a PD conversion to residential, which would accommodate 138 dwellings. The inefficiency of the building in terms of a converted layout proved to be detrimental to the quality of the living spaces. Therefore the embodied carbon lost in the demolition of the building will be offset longer term through carbon savings through a more efficient building fabric and quality of the layouts. We concluded that converting the existing animal testing building



Ground floor plan of a PD scheme, proximity between buildings restrict daylight within dwellings







First Floor plan of a PD scheme



Fourth Floor plan of a PD scheme

5.2.2 A new development would not only create better living accommodation, greater amenity but could provide a greater architectural response with a greater amount of open sky to neighbouring buildings, designed in a sensitive manner to have a relationship with the garden city.

5.2.3 The following tables chart the pre-planning application and the feedback given by the council at each meeting and how it was addressed.

Stage	Site Layout	Massing & Height	Total Units	Key Design Features & Design Response	Summary of Feedback from Welwyn Hatfield Borough Council
Pre Application 1		<p>3 to 15 storeys:            Blocks A&amp;B - 7 to 15 storeys; Blocks C&amp;D - 6-13 storeys;            Block E - 5 to 7 storeys; Block F&amp;G - 3 to 4 storeys</p> 	340	<ul style="list-style-type: none"> <li>• 3 to 15 Storeys</li> <li>• 5 apartment blocks which increase in height from south to north</li> <li>• Courtyard landscaping</li> <li>• Basement car park entered from the west of Blocks A&amp;B via a road which wraps around Blocks C&amp;D, and E</li> </ul>	<ul style="list-style-type: none"> <li>• Concern over the heights and their dominance in the current context and in the locality of heritage assets. The existing building heights should not be exceeded.</li> <li>• The character needs exploring as the scheme develops in terms of the Garden City aesthetic</li> <li>• Principle of the height distribution across the site is not objected to</li> <li>• A row of 2-3 storey terraced housing is advised to the south of the site</li> <li>• A reduction in the number of setbacks would refine the massing</li> <li>• Marketing evidence required that B1b use is no longer suitable</li> </ul>
Pre Application 2		<p>2 to 9 storeys:            Blocks A&amp;B - 7 to 9 storeys; Blocks C&amp;D - 6-9 storeys;            Block E - 5 to 7 storeys; Block F - 2 to 4 storeys;            townhouses - 2 to 3 storeys</p> 	297	<ul style="list-style-type: none"> <li>• Townhouses introduced following WHBC feedback</li> <li>• Overall height reduced to 2 to 9 storeys</li> <li>• 4 apartment blocks</li> <li>• Contextual references made in materiality (red brickwork) and art deco features of Block E and F</li> <li>• Basement parking now entered from the east of Blocks A&amp;B to allow for improved ground floor landscaping and dwelling layout</li> <li>• Marketing Report shows B1b use is inappropriate for location</li> </ul>	<ul style="list-style-type: none"> <li>• Heights are an improvement but still may appear overbearing and bulky</li> <li>• HTVIA shows little impact on heritage assets and proposal is not visible/of limited visibility</li> <li>• The Garden City aesthetic should be developed e.g. mansard roofs</li> <li>• Design is interesting and less 'busy'</li> <li>• Potential issue with proximity between townhouses and existing apartment block</li> <li>• Height of townhouses and adjacent existing houses should be reviewed</li> <li>• View from train line is key</li> </ul>

Stage	Site Layout	Massing & Height	Total Units	Key Design Features & Design Response	Summary of Feedback from Welwyn Hatfield Borough Council
Pre Application 2 Workshop		<p>2 to 9 storeys:            Blocks A&amp;B - 7 to 9 storeys; Blocks C&amp;D - 6-9 storeys;            Block E - 5 to 7 storeys; Block F - 2 to 4 storeys;            townhouses - 2 to 3 storeys</p> 	297	<ul style="list-style-type: none"> <li>Tiled mansard roofs introduced to Blocks A-E, and more red brickwork is proposed throughout, developing the Garden City aesthetic</li> <li>Mansard roofs reduce the overall massing of the scheme</li> <li>Distances and heights provided for townhouses and neighbouring buildings, showing there is little impact on privacy or scale</li> <li>Train journey views provided demonstrating an improved massing</li> <li>Parking numbers increased to 0.63 ratio</li> </ul>	<ul style="list-style-type: none"> <li>The mansard roofs look good and better integrates the scheme. It is advised that the detailing is considered</li> <li>Block E mansard angle to be continuous</li> <li>Block C appears too tall from train line, suggest reduce by 1 storey</li> <li>Praise for the high quality design and greatly improved massing and scale</li> <li>Height will require justification</li> <li>A white brick with darker tones may work better with the red brick and black metal</li> <li>Art Deco windows of Roche should be explored and developed further</li> <li>Height of townhouses was accepted. Further information on distances required.</li> <li>Car parking ratio is an improvement and can be justified against WQ and drive towards car-free developments</li> </ul>



Stage	Site Layout	Massing & Height	Total Units	Key Design Features & Design Response	Summary of Feedback from Welwyn Hatfield Borough Council
Pre Application 3		<p>2 to 9 storeys:            Blocks A&amp;B - 7 to 9 storeys; Blocks C&amp;D - 6-8 storeys;            Block E - 5 to 7 storeys; Block F - 2 to 4 storeys;            townhouses - 2 to 3 storeys</p> 	289	<ul style="list-style-type: none"> <li>Block C lowered by 1 storey</li> <li>Density has been reduced: number of units reduced from 297 to 289</li> <li>A white brick with darker blend has been introduced to blocks A-D</li> <li>Legibility of entrances between A &amp; B has been improved</li> <li>Block E glazing has been further developed, taking precedent from Roche building</li> <li>Block E mansard roof angle has been made continuous, improving the view from the north</li> <li>Block F entrance has been improved similarly to Block E</li> <li>Parking layout has been improved</li> </ul>	<ul style="list-style-type: none"> <li>Historic England are comfortable with verified views</li> <li>Design improvements welcomed and supported</li> <li>Material details would be good to see with planning application. Precedent images would be accepted otherwise</li> <li>A tile with a camber is preferable over a plain tile</li> <li>Reduction in height supported</li> <li>White brick blend approved of</li> <li>Materials used on garage doors and front doors to townhouses is good. Main entrances should be celebrated more</li> <li>Good number of dual aspect units</li> <li>Good variety of amenity spaces</li> <li>Guttering detail to be submitted with planning application</li> <li>Comparative views from train line (proposed and existing) would be useful, as well as image to show shift of mass from East</li> </ul>
Planning application		<p>2 to 9 storeys:            Blocks A&amp;B - 7 to 9 storeys; Blocks C&amp;D - 6-8 storeys;            Block E - 4 to 7 storeys; Block F - 2 to 4 storeys;            townhouses - 2 to 3 storeys</p> 	289	<ul style="list-style-type: none"> <li>Materials to ground floor of Blocks F &amp; G have been revised following SBD concerns over climbing aids</li> <li>Units have been developed following daylight comments</li> <li>Rainwater drainage strategy has been developed</li> <li>Mansard tile to have a camber</li> <li>Further views, elevations and plans included to show existing-proposed comparisons</li> <li>Entrance celebration response</li> </ul>	N/A



**CONSULTATION**

The consultation closed on Monday 22nd November 2020. Now the consultation has closed, we will review the feedback and incorporate any changes to the plans where appropriate. We'll then submit all of the feedback, along with our responses, into a document called a Statement of Community Involvement which will be submitted as part of the planning application.



^ Broadwater Gardens website, [www.broadwatergardens.co.uk](http://www.broadwatergardens.co.uk)

^ Community newsletter

## 5.3 PUBLIC CONSULTATIONS

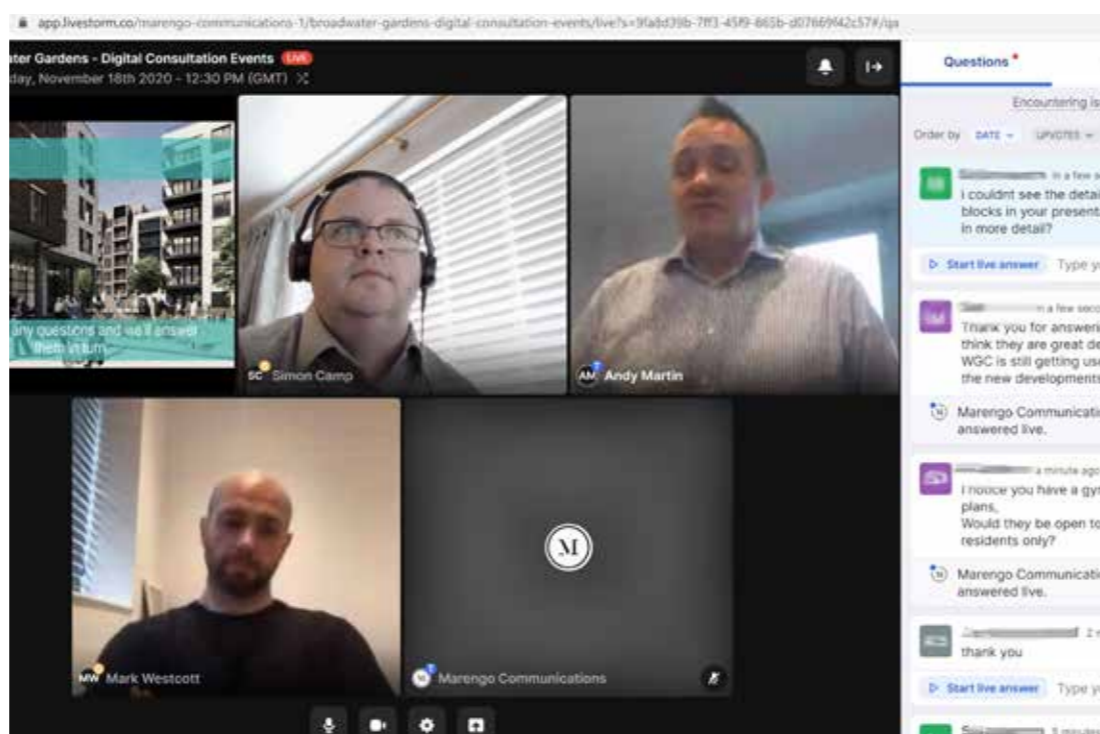
5.3.1 National Planning Policy Framework encourages community involvement prior to planning applications and WHBC have adopted a Statement of Community Involvement to similar effect. Despite the Covid-19 restrictions in place, our communications consultant, Marengo Communications, developed a strategy to ensure that feedback could be received on the pre-application design proposals. The comments were then addressed in the current proposal.

5.3.1 Broadwater Gardens proposal underwent both community and stakeholder consultation prior to the planning application in the form of:

- Statement of Community Consultation
- Letter to stakeholders, 2<sup>nd</sup> November 2020
- Community newsletter, 2<sup>nd</sup> November 2020
- Website; [www.broadwatergardens.co.uk](http://www.broadwatergardens.co.uk), 2<sup>nd</sup> November 2020
- 2 no. webinars in place of public exhibitions; 12<sup>th</sup> November 2020 and, 17<sup>th</sup> November 2020
- Public consultation period of 2 weeks to allow for adequate feedback following the launch of the newsletter and website. The period lasted between 9<sup>th</sup>- 22<sup>nd</sup> November 2020.



^ Welwyn Hatfield Times press release



^ Screenshot from interactive Public Webinar



^ Proposed view along access road looking towards block E

## 5.4 SUBMITTED SCHEME

- |       |   |       |   |
|-------|---|-------|---|
| 5.4.1 | The original submission provided 289 units with 10% of these being designated affordable.   | 5.4.3 | Residential blocks are configured to create open courtyards for the benefit of everyone.  |
| 5.4.2 | The proposal contained a range of building heights between 2-9 storeys across the site. The massing of the proposal significantly departs from the the existing monolithic building to create smaller blocks and improve its relationship with the surrounding context. | 5.4.4 | Within Block E there is a community facility which provides activity at ground floor and spills out towards the courtyards to further encourage the communal use of the open amenity spaces provided within the scheme. |



^ Revised visualisations

## 5.5 POST SUBMISSION

### WHBC Design input & Amendments

5.5.1 Post submission, the design team consulted with WHBC to revise the scheme to meet the Council's comments. This process involved continued consultation with Urban Design Manager Martin Ivatt.

5.5.2 The amendments that followed an iterative process of consultation were the following:

1. Amendments to the refuse provision
2. Amendments to block E, the mansard roof reduced to a single storey rather than over two storeys at the request to urban design officer to improve the relationship with the lighter brick

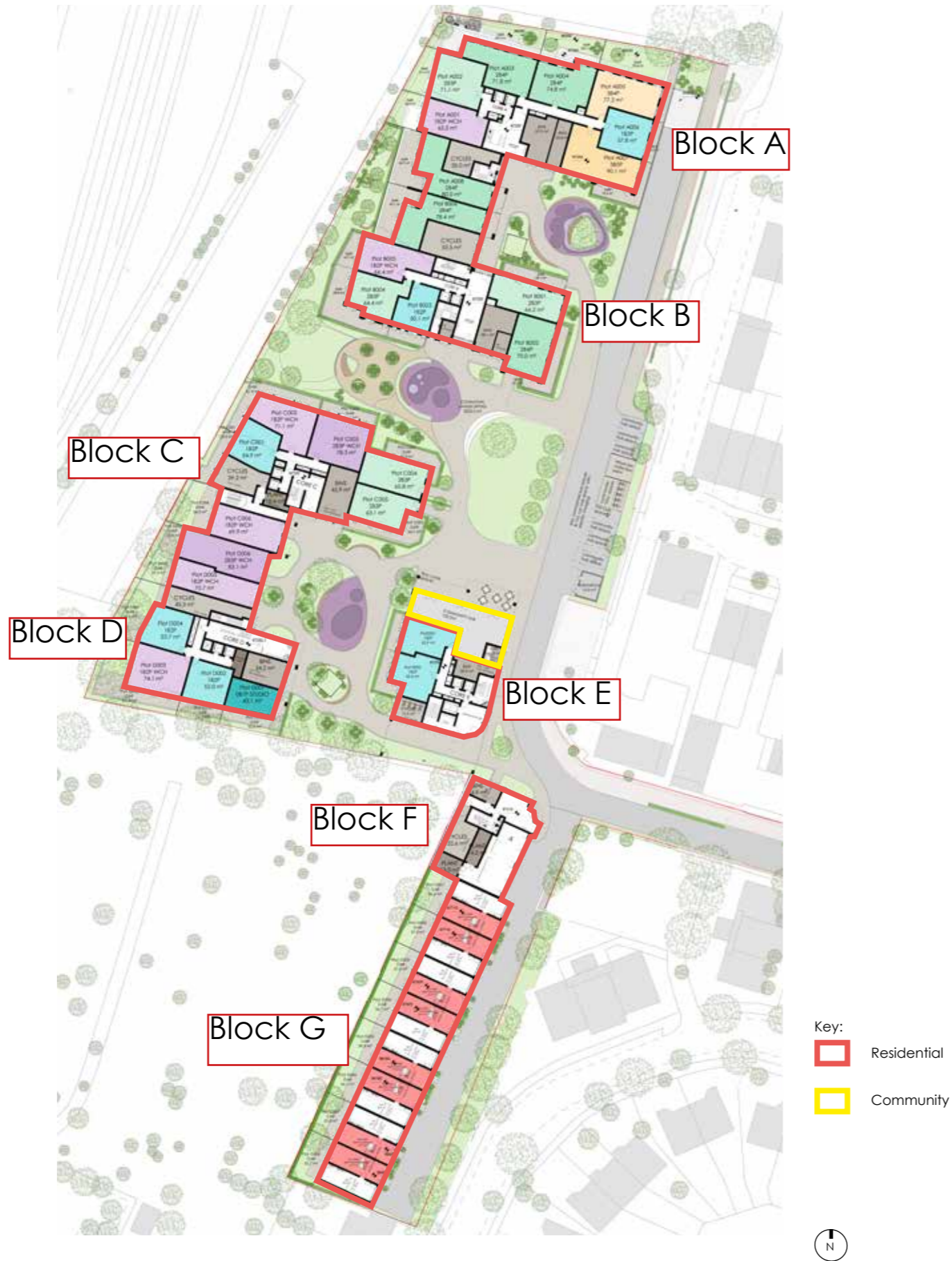
5.6.3 As a result of these changes, the total number of dwellings remained unchanged however, the mix was amended as shown in the following table.

Occupancy	Submission Number	Amendment Number	Difference
Studio	12	11	-1
1B 2P	90	90	0
1B 2P WCH	27	27	0
2B 3P	58	59	+1
2B 3P WCH	2	2	0
2B 4P	66	66	0
3B 4P	16	16	0
3B 5P	10	10	0
4B 6P House	8	8	0
TOTAL	289	289	0



# PROPOSED DESIGN

- 6.1 Layout
- 6.2 Proposed Uses
- 6.3 Proposed Building Heights
- 6.4 Massing Strategy
- 6.5 Existing Elevations
- 6.6 Existing and Proposed Massing
- 6.7 Appearance & Materials



## 6.1 LAYOUT

6.1.1 Broadwater Gardens consists of six apartment blocks (A-F) and a single row of terraced housing (G). The proposed scheme will utilise and extend the existing basement and extend the existing basement for car parking provision, freeing up the ground floor for extensive landscaping. The site layout has been designed with consideration of daylight, access, views and amenity space.

6.1.2 The dwellings meet national space standards and Building Regulations Part M, and incorporate appropriate private amenity spaces.

6.1.3 The development is proposed at 2-9 storeys which is distributed across the blocks as follows:

- Blocks A & B: 7-9 storeys
- Blocks C & D: 6-8 storeys
- Block E: 5-7 storeys
- Blocks F : 2-4 storeys
- Block G, Townhouses : 2-3 storeys

## 6.2 PROPOSED USES



6.2.1 Broadwater Gardens will be a residential led development, with some community use (Class E/F.2) at ground level. A community hub of 102.3m<sup>2</sup> (excluding commercial bin store), is located in Block E at ground floor, this will be a flexible space, accommodating the likes of a gym and café which overlook the amenity space.

6.2.2 The proposed scheme has a total of 289 homes, with 29no. (10%) proposed to meet Part M4(3) standards for wheelchair users. All other dwellings will meet Part M4(2) which is accessible and adaptable meaning the provision is suitable for meeting the needs of occupants with differing needs, including some older or disabled people and to allow the adaptation of the dwelling to meet the changing needs of occupants over time.

6.2.3 The affordable housing provision is 29 dwellings (10%) at a split of 31% Social Rented and 69% Shared Ownership

6.2.4 The proposed mix is as follows:

Occupancy	Number	%
Studio	11	4%
1B 2P	90	31%
1B 2P WCH	27	9%
2B 3P	59	20%
2B 3P WCH	2	1%
2B 4P	66	23%
3B 4P	16	6%
3B 5P	10	3%
4B 6P House	8	3%
TOTAL	289	100%

6.2.5 The proposed GIA is broken down as follows for both the residential and commercial areas, including the basement car park levels:

Block/ Area	Residential GIA (m <sup>2</sup> )	Class E/F.2 GIA (m <sup>2</sup> )
Basement Level 01	5,969.9	n/a
Basement Level 02	2,073.1	n/a
A&B	11,962.4	n/a
C&D	8147.7	n/a
E	2,466.0	112.4 (incl bin store)
F	688.3	n/a
G	1,553.3	n/a
TOTAL	32,860.7	112.4



^ Proposed massing, heights are taken from ground level



## 6.3 PROPOSED BUILDING HEIGHTS

- 6.3.1 The proposed massing steps from 2 storeys to 9 storeys, from the south to the north of the site. This is in line with the Broadwater Road SPD strategy, with regards to the height progression across the area.
- 6.3.2 Taller massing has been located towards the north of the site, further away from the lower, existing housing to the south. The site layout ensures that there will always be a naturally well lit landscaped area at any given time of day, as the sunlight moves from east to west. The setbacks provide optimum views looking westwards out across Welwyn Garden City.
- 6.3.3 Block F is 2 to 4 storeys high and linked to a series of townhouses varying in height between 2 and 3 storeys. The neighbouring housing located on Broadwater Crescent is 2 storeys, this therefore respects the existing heights in the area.
- 6.3.4 The existing BioPark building, with its substantial plant rooms, is a maximum of 30.51m high. The proposed development will be approximately 1m lower than this at the tallest point, which includes roof level ancillaries such as lift overruns.
- 6.3.5 The proposed scheme is 29.45m at the highest point (roof parapets). The tallest elements are positioned to the north of the site. Towards the south, the building height drops to 7.16m. There are a number of breaks in the massing to allow new views and light through.



## 6.4 MASSING STRATEGY

6.4.1 The scheme has been designed to break up the existing massing of the site. Through the creation of landscaped courtyards between blocks, variations in height and mansard roofs, the proposed massing increases site permeability as well as light penetration. Only 34.7% of the site is proposed for development, which

ensures that the Garden City principles are celebrated and a significant improvement to the site's biodiversity has been made.

6.4.2 The majority of the height is to the north and west of the site, which provides a buffer between the remainder of the development and the railway line

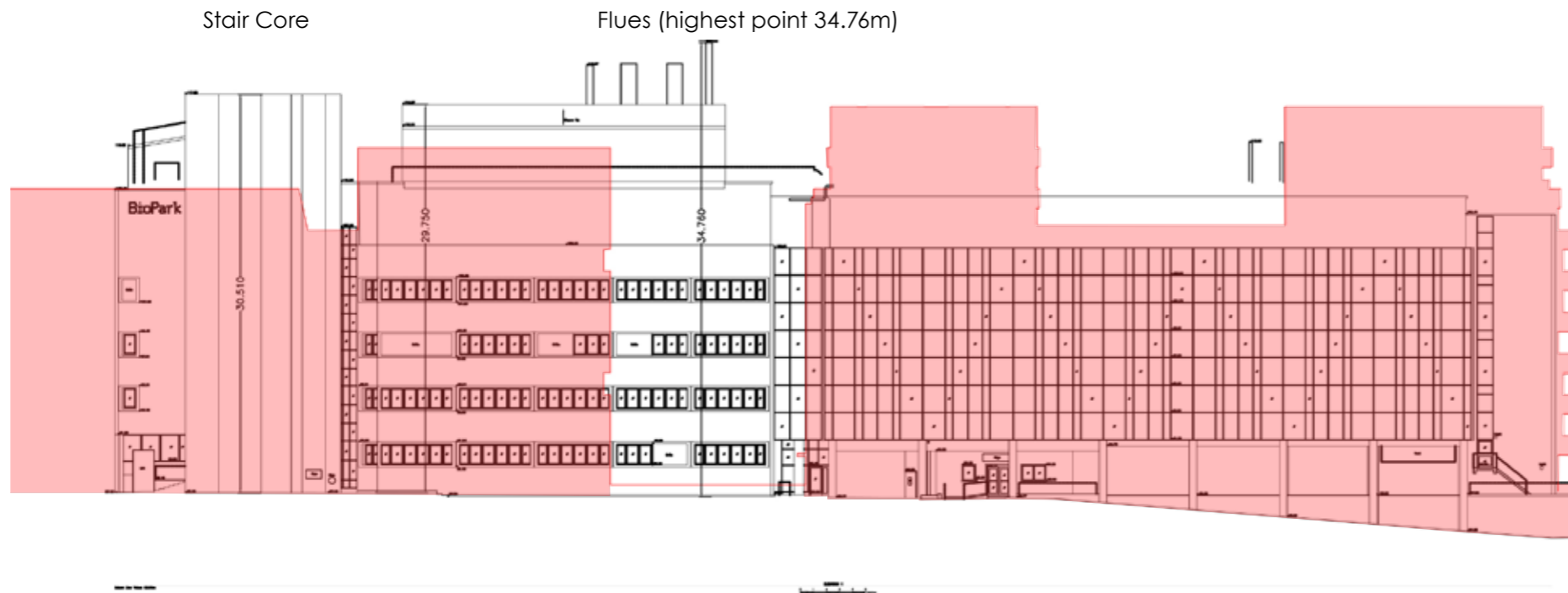
and warehouse site. This also removes the current bulk from the east, giving breathing space to the existing dwellings along Penn Way.

6.4.3 Although the existing building is five storeys high, the large floor to ceiling heights and extensive roof plant, bring the maximum height of the laboratories to approximately 30.51m, excluding flues. This equates to approximately 10 residential storeys. The roof plant is a solid visual element that reads as part of the main structure.

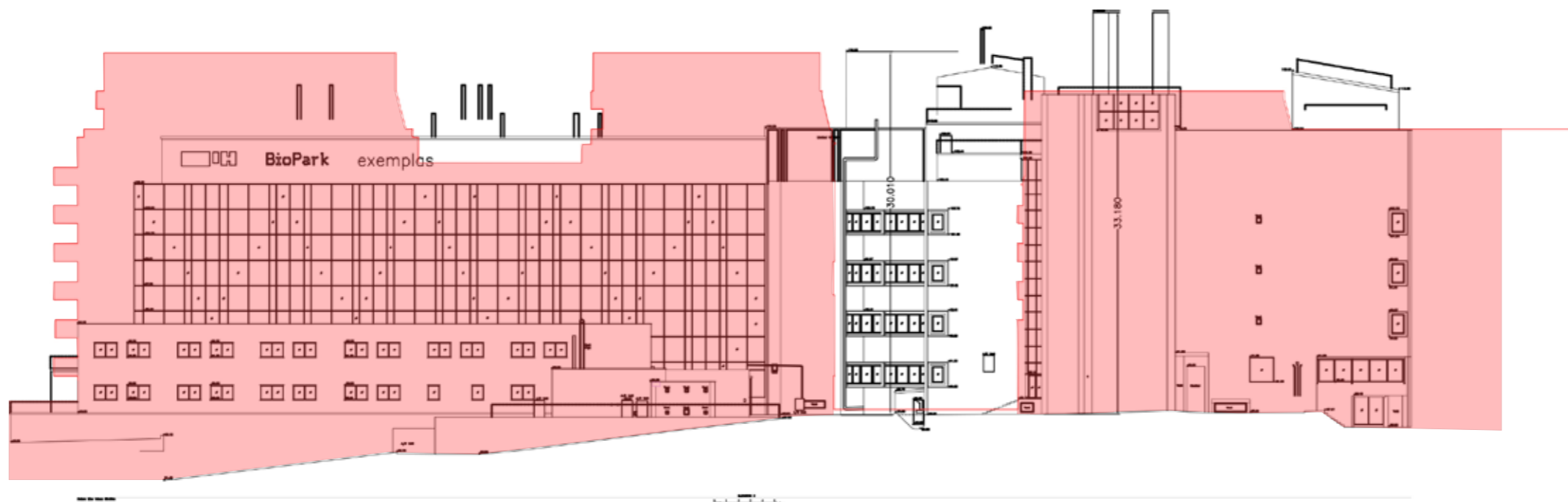
6.4.4 Emerging new development to the north of the site, in the form of the Wheat Quarter, has been approved for a range of storeys, with the highest being 9 storeys. This context has been taken into account when deciding upon the appropriate massing strategy. The proposed scheme is 2/3 storeys in the south, adjacent to the 2/3 storey residential buildings on Broadwater Crescent, and rises to 9 storeys in the north west. This stepped massing allows for optimum sun penetration into the landscaped areas and the apartment interiors. The apartment blocks have been designed to promote the number of dual aspect dwellings, and deep flat layouts have been avoided.



## 6.5 EXISTING ELEVATIONS



^ Existing east elevation with proposed building overlaid in red



^ Existing west elevation with proposed building overlaid in red

6.5.1 The existing building is currently tallest towards the south of the site, where it is 30.51m at the stair core. A number of flues and plant rooms also add to the bulk of the mass, bringing the highest point to 34.76m.

6.5.2 The massing does not vary greatly across the site, and therefore obstructs any views from east to west. The positioning of the highest elements at the south of the site blocks a lot of daylight onto properties around Penn Way and BioPark Drive during the latter half of the day.

Key:

— Proposed building



^ Site Roof Plan to show Biopark buildings overlaid over the proposal

## 6.6 EXISTING & PROPOSED MASSING

6.6.1 The existing massing is shown in red with the proposed massing overlaid. The images show that the proposed massing responds to the existing massing, concentrating taller elements to the north-west corners of the blocks.

6.6.2 The courtyard layout of the blocks improves visual permeability allowing distant views through the site particularly from the east and west. The creation of townhouses respects the surrounding family homes providing a transition from the taller massing to the north, the emerging Wheat Quarter, and the two storey homes of Broadwater Crescent. The stepping of massing within the main site has also been simplified to create a refined series of usable roof terraces.

6.6.3 The existing BioPark buildings have been overlaid (on the adjacent proposed site plan) as a wireframe. It demonstrates the change in mass in terms of scale and distribution across the site. The proposed scheme has both reduced the overall bulk on the site and introduced more views through, as previously mentioned.

6.6.4 The distances to the existing residential buildings is shown in red (BioPark) and black (proposed). Overall, the distances have increased for the proposed scheme. In some areas, the mass has been totally removed therefore, enhancing the aspect and impact on the neighbouring properties.



^ Existing & proposed massing overlay - view from south-east

Existing buildings

## Comparison Views



Existing view from BioPark Drive



Proposed view from BioPark Drive

## Comparison Views



Existing view from Penn Way



Proposed view from Penn Way

Comparison Views



Existing view from Penn Way



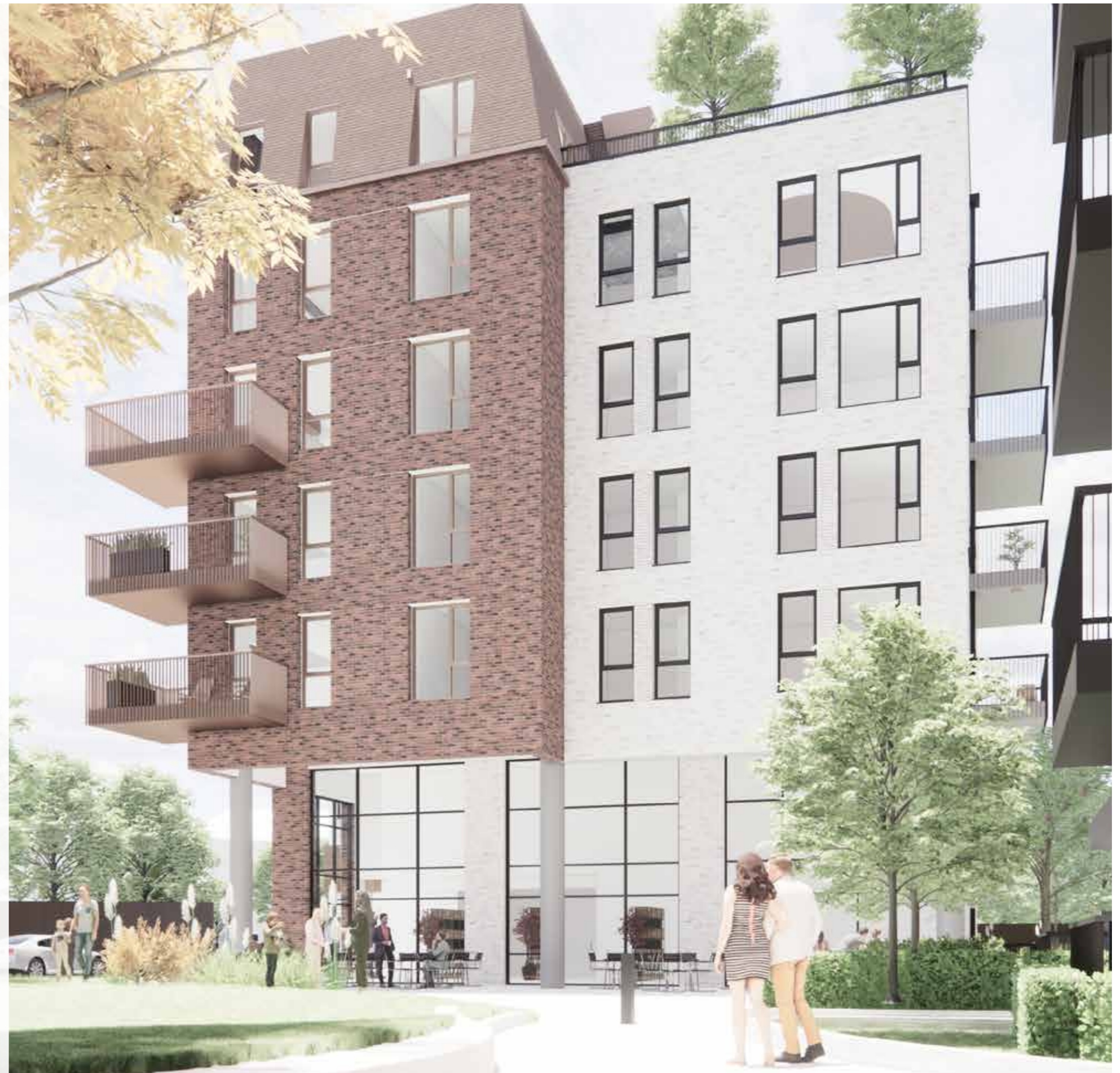
Proposed view from Penn Way

**Scale and Massing:**

6.6.5 In the principal urban officer's comments on 11 Feb 2021 to the planning officer he addressed the issue of the height as follows:

6.6.6 *Acceptability of this principle from a design perspective has been entirely predicated on the proposals showing that they i. respond to the context and defining principles of the Garden City and ii. Respect the immediate context of the site through appropriate height and massing. It is my view that given **the precedent being set by the Wheat Quarter to the immediate north which promotes a higher density urban development of up to nine storeys, that the site lies immediately adjacent to the Broadwater Road West SPD area which promotes higher density development, that (provided the development responds well to the southern and eastern residential areas) development of this nature would be appropriate.***

6.6.7 *Development of taller buildings within the Garden City can indeed only be considered acceptable if they represent a truly unique, high quality and bespoke development which pushes the boundaries of architecture through a strong, contemporary reference to the original Garden City and its distinctive architecture and design features. It is my considered view that **this development achieves that high bar of expected design quality and will help to set the tone for future developments** coming forward within this rapidly changing area of Welwyn Garden City, **presenting a positive and truly distinctive uplift in design quality for the area.***



## 6.7 APPEARANCE & MATERIALS



6.7.1 The scheme has been developed with inspiration from the surrounding heritage assets and Welwyn Garden City principles.

6.7.2 Key architectural features range from industrial black framed windows and art deco curves, to the more domestic mansard roofs and bronze dormers. The balance between the industrial and residential aesthetics is representative of the site location, it being within the historic industrial area of Broadwater Road West and yet neighbouring a number of residential developments. The material palette of a red multi stock brick, white brick and terracotta tile, ensures that the scheme blends well within its context whilst elevating the area through contemporary design.



^ Projecting balconies



^ Brushed bronze metal



^ Red brickwork



^ Framed balconies



^ Light brickwork



^ Tiled mansard





^ Projecting balconies



^ Light brickwork



^ Red brickwork



^ Tiled mansard

### East Elevation Block E, Elevation Principles

6.7.3 Block E is the focal point as you approach the scheme from Broadwater Road. A local historical reference has been taken from the Roche building for the Art Deco style, prominent expression of the staircase. Another direct reference is the use of black framed glazing with ribbon proportions within the light brickwork .

6.7.4 The introduction of a double height curved entrance gives clear definition to the residential entrance. The landscaped walkway provides connection to the courtyard beyond.



^ Roche building precedent



**East Elevation Block F, Elevation Principles**

- 6.7.5 Block F strongly references the Art Deco style through the fenestration of the elevations. The white curved building introduces visitors to the domestic 2/3 storey housing to the south whilst also transitioning in height to the taller marker building of block E.
- 6.7.6 Similar to block E the white brick work is complemented with black windows to further reference the Art Deco style.
- 6.7.7 Garages have been provided for residents. A simple slatted timber garage door provides security and this approach is replicated on the houses to ensure a coherent design.



^ Slatted garage door



^ Light brickwork



^ Projecting balconies



^ Art Deco precedents





^ Block A south elevation within courtyard

### Mansards

6.7.8 During the initial scheme, design influences from the surrounding context was a strong driver in the aesthetics of the scheme. The properties within the Garden City are a distinct design with red clay tiled mansards and pitched roofs.

6.7.9 Mansards provided a successful solution to build on the distinct local character and provide a contemporary relationship with the town.

6.7.10 The mansard on the proposed scheme provides a two storey roof element which contains framed balconies formed of a brushed bronze metal cladding and insert windows. The framed balconies are continued on the lower storeys to ensure repetition of the design feature, creating a coherent design approach to the proposal.



^ Block A mansard with amenity dormers



^ Rainwater goods are proposed in colours to match the external openings, in order to accent and compliment the building form. A neat bronze box gutter trims the edge of the tiled mansard.

### Materials Key

1. Red Brickwork, Stretcher Bond
2. Light Brickwork, Stretcher Bond
3. Brushed Bronze
4. PPC Aluminium 'Black' Metal Window
5. PPC Aluminium 'Bronze' Metal Window
6. PPC Dark Black Metal Railings
7. PPC Bronze Metal Railings
8. Red Brickwork, Vertical Stack Bond
9. Light Brickwork, Vertical Stack Bond
10. PPC Projecting Canopy
11. PPC Slatted Garage Door
12. Terracotta Tile



^ Inset and cantilever balconies create variation and provide privacy

**Balconies**

6.7.11 As well as communal gardens and roof terraces, each home will have access to private amenity in the form of either a balcony or terrace.

- 6.7.12 Balconies
- Fully recessed balconies - These provide privacy and solar shading/protection from wind to residents.
  - Semi recessed balconies - These provide privacy and some solar shading/ protection from wind to residents.
  - Projecting Balconies - In the more private areas of the site, cantilevered balconies have been provided. These allow for greater views and sun exposure.

6.7.13 Private Terraces  
The terraces provide larger areas of private amenity and are either fully exposed or sheltered by balconies above.



^ Bronze frames surrounding inset balconies within red brick



^ Black metal corner balconies to match black frames within white multi- brick

- Materials Key
1. Red Brickwork, Stretcher Bond
  2. Light Brickwork, Stretcher Bond
  3. Brushed Bronze
  4. PPC Aluminium 'Black' Metal Window
  5. PPC Aluminium 'Bronze' Metal Window
  6. PPC Dark Black Metal Railings
  7. PPC Bronze Metal Railings
  8. Red Brickwork, Vertical Stack Bond
  9. Light Brickwork, Vertical Stack Bond
  10. PPC Projecting Canopy
  11. PPC Slatted Garage Door
  12. Terracotta Tile



Block A



Block B



Block D



Block E



Block F



Block G (Townhouses)

### Entrance Studies

6.7.14 Residential entrances to each of the flatted blocks have been positioned to ensure residents can easily navigate the site and feel safe accessing their homes. Each entrance will have clear signage and lighting. Entrance areas will be flooded with natural daylight via full height glazing.

6.7.15 The entrance to Block E occupies a key visual location at the end of the access road, BioPark Drive. The design of the entrance references the architecture of the local Art Deco Roche Building and creates a welcoming double height space. The entrance provides a larger lift to easily accommodate the movement of cycles to the basement by all residents.

6.7.16 The entrance to Block B has been designed to create both a visual and physical connection between the northern landscaped courtyard and the east-west garden spine at the centre of the site.

6.7.17 In both the apartments and town houses, residents will be protected from inclement weather by the inclusion of either a canopy or a recessed entrance. Private residential entrances will be separated from main routes and communal landscaping by defensible zones.

**Scale and Massing:**

6.7.18 In the principal urban officer's comments on 11 Feb 2021 to the planning officer he commented on the materials and design as follows:

6.7.19 *The material palette of used for the apartment block and townhouse elevations is considered to be appropriately high quality and a positive response to the traditional materials used in Welwyn Garden City. As mentioned in earlier observations, **the treatment to the contemporary reflection on mansard roofs (as a dominant architectural feature in the Garden City) are also positive and well-articulated, and it remains my view that this treatment will offer something unique and represents a high level of design aspiration and intent.** Following the previous pre-application meeting, I welcome the applicant taking on board discussions held pertaining to the use of terracotta tiles with a textured/riven finish were recommended as a way of 'softening' the roofs whilst also being in-keeping with the existing mansard roof materiality.*

CD C.22 Page 3 Paragraph 3





# LANDSCAPING

## 7.1 Amenity



## 7.1 AMENITY

### Communal Amenity

7.1.1 The principle of the landscaping is to create a series of inter-connected communal gardens at the heart of the scheme to reflect the ethos of the Garden City movement. The existing buildings and hard-standing for car parking and vehicle movement means there is currently no space for amenity. The demolition of the buildings offers the opportunity to create extensive amenity areas and vastly improve biodiversity on the site.

7.1.2 The proposed site building layout will create a variety of quiet and relaxing landscaped spaces shielded from railway noise. The northern block has an eastern orientated courtyard extending to BioPark Drive.

7.1.3 The courtyard blocks are separated via an east - west garden ensuring maximum daylight/sunlight penetration to the landscaped areas throughout the day. The southern block's courtyard opens to the allotments, providing extensive views for the residents, and provides a green/ natural environment link.

7.1.4 Each courtyard will have a unique identity with areas set aside for play and quiet relaxation. The community hub (gym/ coffee shop) at ground floor will overlook the main central garden. This will provide a local place for residents to meet, chat and share a coffee.

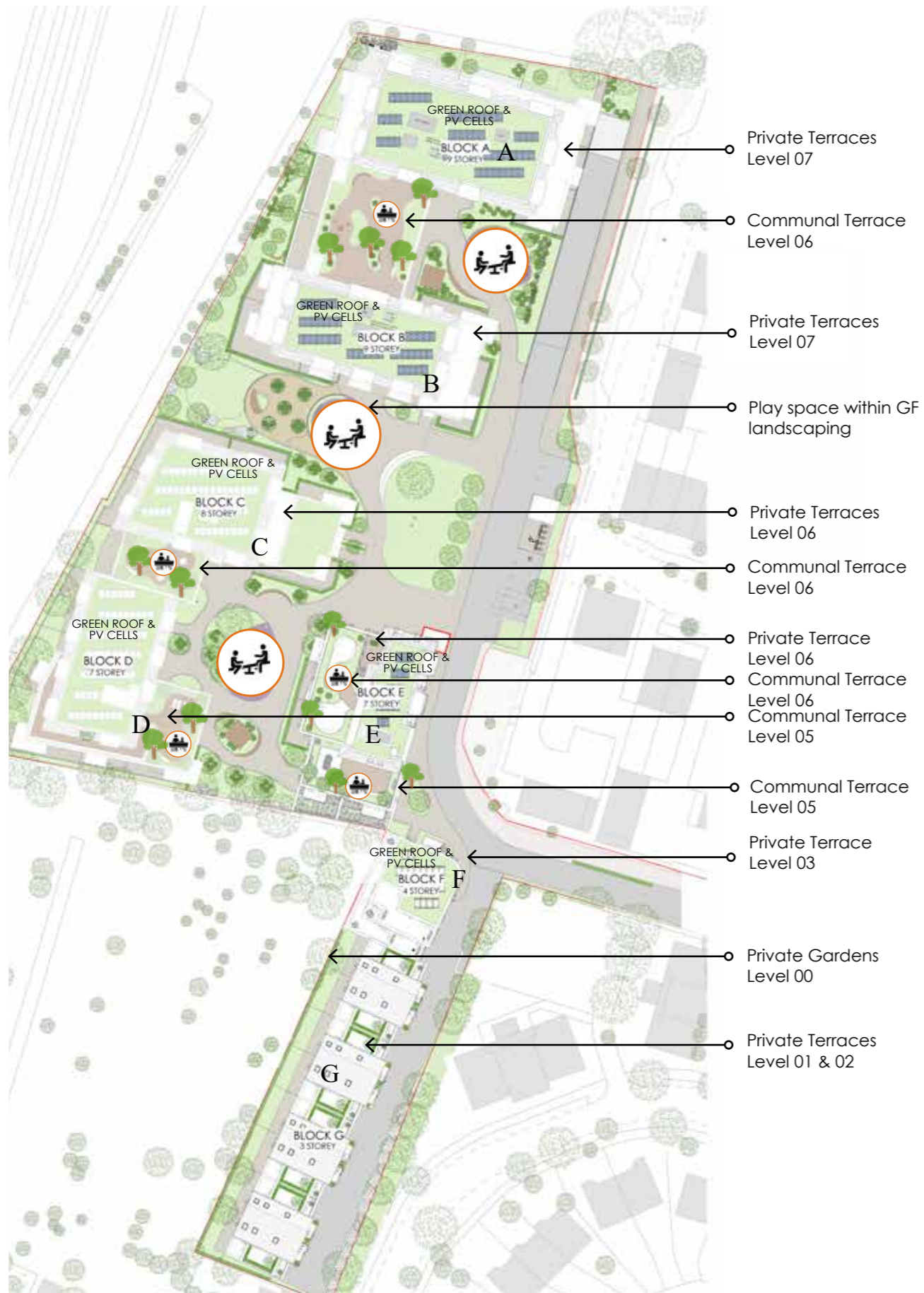
7.1.5 BioPark Drive will be enhanced by the provision of hedgerows and climbers along its length to create a pleasant and inviting pedestrian route to new residents.

Amenity Type	Area m <sup>2</sup>
Private Amenity	3950.1
Communal	3968.8
Combined Amenity	7918.9
Average per home	27.4

### 7.1.6 Site Coverage

Site Area = 12392.4m<sup>2</sup>  
 Building Footprint GF = 4295.4m<sup>2</sup>  
 Site Coverage = 34.7%





**Communal landscaping**

7.1.7 Landscaped areas are located between and around each block ensuring amenity space is easily accessible. The site block layout also means the spaces achieve good daylight/sunlight levels throughout the day. These areas will encourage biodiversity through planting and tree provision, as well as accommodating play space for children. By providing large amounts of green space, Broadwater Gardens will uphold the Garden City design concept.

7.1.8 **Key Features**

- Unified, coherent public realm
- Opportunities for a wide variety of amenity uses
- Large community lawn area located at the heart of the development provides opportunities for play, seating and community activities.
- Orchard hideaway located along the western boundary provides edible fruit for the local community.
- Outdoor dining area
- Herb planting integrated into the raised planting beds in key locations providing “pick on the way “ style foraging

**Residents' communal terraces**

7.1.9 Communal terraces are provided throughout the blocks, making efficient use of the available roof space. The terraces will have provision for seating, play space and attractive planting for the residents to enjoy. These areas will all also have the advantage of providing panoramic views of Welwyn Garden City and the Hertfordshire countryside beyond.

7.1.10 Each communal terrace will encourage social interaction between residents; this will help foster the formation of a strong community within each building.

7.1.11 Extensive soft planting will create a natural environment, capturing the garden city principle of access to open space and nature for all.

7.1.12 **Key Features**

- Roof terraces provided on various levels to increase quantity of amenity space
- Communal terraces have blue roofs
- Garden rooms specifically for residents
- Raised planters incorporate ornamental planting and large specimen shrubs provide shelter as well as greening the building façades from wider views
- Formal and informal seating provided, along with sun beds in sunny areas

7.1.13 The approach to communal and private amenity, along with the treatment of the public realm is a very strong element of this scheme. I am pleased to see that **communal amenity has now increased to 27.4 sqm per unit, which is above and beyond what would be considered reasonable** when combined with each unit having private amenity in excess of 5sqm (in many cases considerably more). **This is a triumph of the scheme,** and particular in the conditions of working from home which is likely to be a continued theme into the future, where communal and private amenity spaces will need to work harder and be greater in their extents that previously.

7.1.14 The **approach to private amenity is strong, with a good use of private and communal terraces, full and semi recessed balconies and projecting balconies which help to add variety and rhythm to elevations** and are appropriately located to deal with the prevailing conditions depending on which orientation the elevation is facing.

Principal Urban officers comments  
11 Feb 2021





# COMMUNITY

## 8.1 Community Hub



^ Proposed floor plan



^ Studio space



^ Coffee shop

## 8.1 COMMUNITY HUB

8.1.1 The quantum of development on the site supports the inclusion of a community hub, a place where residents can meet and a new living/working community can be fostered. The community hub is located in a prominent position at the entrance to the site. The flexible space is double height, with the potential for a mezzanine floor, and triple aspect providing extensive views to the surrounding landscaped gardens. A potential use is a gym with a small coffee shop for socialising. The undercroft of the building provides shelter to outdoor seating where parents can sit and supervise their children whilst playing.

### 8.1.2 Key Features

- Double height, with potential for mezzanine
- Triple aspect
- Tall glazing- maximising daylight
- Covered seating area with views of landscaped gardens
- Provides natural surveillance to gardens
- Clear internal height to u/s of slab = 5.98m

### 8.1.3 Servicing

A loading bay is provided, adjoining the landscaped gardens located on BioPark Drive. A separate commercial bin store is provided, located off the access road.

### 8.1.4 Car & Cycle Parking

A total of 6no. surface car parking spaces are provided for the community hub including one wheelchair bay. Two short term visitor cycle spaces are located beneath the undercroft with good natural surveillance. A single long term cycle space will also be provided.



# POLICIES

- 9.1 Response to Policy D1
- 9.2 Response to Policy D2
- 9.3 Response to 130 NPPF
- 9.4 Response to 134 NPPF
- 9.5 Response to Broadwater SPD 2008

### Policy D1: Quality of Design

The Council will require the standard of design in all new development to be of a high quality. The design of new development should incorporate the design principles and policies in the Plan and the guidance contained in the Supplementary Design Guidance. Design Principles

7.14 The Council has adopted a design-led approach to new development, in which it will seek to apply the following design principles:

- Character
- Continuity and Enclosure
- Quality of the Public Realm
- Ease of Movement
- Legibility
- Adaptability
- Diversity

7.15 Developments which take account of these principles should promote sustainable, more responsive environments which will in turn provide a better quality of life for those who live and work in the district.

### Character and Context

7.16 The context of a site i.e. the character and setting of the area in which it is located is crucial, and a clear understanding and appreciation of this in the design of new development is the starting point for creating distinctive and attractive places.

7.17 Character is one of the main issues affecting design in this district. Welwyn Hatfield has a diverse character comprising of both urban and rural settings, and settlements of different sizes and ages. Within both these settings there are different character areas, therefore each development has a unique context.

7.18 New development should respect and relate to the area in which it is proposed. This is not to say that new development must mirror the local character, rather that it must be sensitive to it and not harm it. It should seek to enhance key characteristics which contribute to the landscape and architectural quality. Where an area is accepted as being of poor quality and undistinguished, the challenge is to create a new area of distinctiveness and quality. Character and innovation can exist together with old and new buildings fitting together provided they are carefully designed. Innovative design that has similar scale and massing to the existing will be welcomed where it enhances the character of the area.

7.19 In considering the character and context of an area, account should be taken of its history, the geography and geology of the area, the landform of a site, the existing vegetation and landscaping, including trees, the existing street layout and pattern and form of building, and use of space, the local materials, the scale, height and massing of the built form and boundary treatments, and of any distinctive architectural and landscape quality and features such as trees, fenestration and brickwork.

CD B.1 Page 98 Paragraph 7.14 - 7.19

## 9.1 RESPONSE TO POLICY D1

9.1.1 Within the policy there is a key set of design principles that the council have adopted in order to demonstrate a design-led approach to provide a better quality of life for its residents. I will explain how our proposals have addressed each point in turn.

### Character

9.1.2 Earlier in the report, it has been demonstrated that a high quality responsive design was the starting point of the brief. The design development led away from a simple permitted development conversion which would have retained the existing monolithic structure and created substandard, compromised housing.

9.1.3 Design influences from the surrounding context have heavily informed the proposal. These historical references ensure that the character of the area is built upon and not ignored. There are strong references to the local vernacular to ensure the heritage of the town is reflected in a contemporary way within the proposal.

9.1.4 The architectural approach to the design of the buildings ensures that the site has a unique character that is specific to the area and not simply a series of architectural styles applied to facades. The proposal truly enhances and responds to its setting and therefore it addresses the design principle of character.

9.4.5 The massing of the existing building produces a long monolithic building with an equally monolithic facade. In contrast, the proposals break down the massing to form courtyards, and creates a variety of heights. Not only has there been a reduction in mass but the bulk of the building has been pushed further away from the existing dwellings on Penn Way towards the railway where there is minimal impact to the neighbouring context.

### Continuity and enclosure

9.1.6 The former use required the site to have a secure, inaccessible perimeter. The proposed scheme takes the opposite approach. The landscaping is open for both residents and the wider community. A community hub further emphasises the encouragement of interaction between the proposal and its neighbours.

9.1.7 Analysis during the design stage shows how, with the support of surrounding land owners, the scheme can be permeable to allow access into the Shredded Wheat Quarter, Penn Way and Broadwater Crescent.

### Quality of the Public Realm

- 9.1.8 Landscaping was at the heart of the proposals, early in the design process BMD Landscape Architects were appointed to work with my practice to ensure that the amenity spaces were celebrated and provided something for everyone. One of their objectives was to create a beautiful and unique public realm with a strong sense of place.
- 9.1.9 The high quality public realm and amenity provision has been provided through a balance of spaces that have their own character and react to their location. The development will provide:
- 9.1.10
- Play spaces that are split across the courtyards, to ensure there is easy access to all.
  - Community Orchard fruiting trees with seating and grassland.
  - Outdoor seating with tables.
  - Landscaped drive with hedgerow and climbers.
  - Communal roof gardens with seating and planting
  - Private amenity space for every home
- 9.1.11 The principle Urban Designer commented on the strength of the landscape and public realm of the proposal as 'a triumph', which clearly demonstrates that we have complied with this principle.

### Ease of Movement

- 9.1.12 The buildings have been designed and laid out so there is a clear flow of movement through the courtyards and open spaces. The landscaping has been designed to provide clear way finding through the communal spaces yet provide privacy to the ground floor flats which overlook these spaces. The footpaths around the scheme are all at grade to ensure that people of all abilities can circulate around the site with ease.
- 9.1.13 Within each block there is a circulation core containing a stair and two lifts, these provide wheelchair access from the basement car park up to each and every level of flats.
- 9.1.14
- ### Legibility
- Blocks, entrances and landscaped routes all have been specifically designed to ensure the legibility of the site. Entrances are clearly defined to ensure that visitors and residents naturally understand the routes and function of each part of the building. Therefore the scheme is clearly legible.
- ### Adaptability
- 9.1.14 All the flats have been designed to meet Part M(2)a which meets the needs of occupants with differing needs including some older or disabled people. We have also provided disabled units that comply with either part M(2)b or M3 if they are allocated to affordable housing.

- 9.1.15 The community facility has been designed as a double height space. There is future scope to include a mezzanine level if required.
- 9.1.16 I believe that with the housing provision and the flexibility of the community space as I have addressed this policy.
- ### Diversity
- 9.1.17 There is a full range of housing types and mix of dwellings to ensure a diverse culture fits in with the surrounding community and emerging developments.
- 9.1.18 The scheme opens itself up to its residents and to neighbours to provide community space where people can come together. I believe that the proposal is an outward looking scheme that welcomes interaction between people allowing spaces for people of different ages and abilities.
- 9.1.19 Through all of the points above it has been demonstrated that through the course of the design and the final proposal the scheme was developed and has addressed each point within policy D1.

### Policy D2: Character and Context

The Council will require all new development to respect and relate to the character and context of the area in which it is proposed. Development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. Continuity and Enclosure

7.21 This helps distinguish between public and private spaces. All developments should promote the continuity of street frontages, with buildings that clearly define public and private spaces and give enclosure to the public realm whilst promoting safety and security.

7.22 The means of enclosure should provide both privacy and security without becoming a dominant visual feature of the site. Regard should be paid to the character of the area when choosing the form of enclosure to be incorporated.

7.23 New development should:

- Relate to the line of the buildings in the street and provide an active and where possible continuous street frontage;
- Incorporate pedestrian access from the street rather than from the rear or from internal courtyards;
- Have distinctive fronts and backs;
- Define and enclose private space to the rear of buildings;
- Define open spaces and streets i.e. by the use of appropriately scaled buildings and trees;
- Clearly define the relationship between the fronts of buildings and the street.

CD B.1 Page 100 Paragraph 7.21-7.23

## 9.2 RESPONSE TO POLICY D2

9.2.1 I have addressed in my response to policy D1 how the scheme respects and relates to the character and context of its setting. There have been clear influences from the Garden City that have influenced and have been embedded in the design.

9.2.2 BMD designed the landscape to provide both public and private spaces in clearly defined areas, the natural surveillance of the dwellings ensures that these spaces are safe and welcoming. Play spaces have been divided throughout the site to ensure children have the confidence to either play in separate play spaces on together.

9.2.3 The layout of the site creates a gate house block (block E) to fix the view along the approach drive. The remaining blocks have legible frontages with clearly defined entrances to ensure an active frontage.

9.2.4 The principle of the site is to maintain an open feeling between blocks. There are small areas of ground floor landscaping to the west and northern boundaries that are allocated to private dwellings.

9.4.5 *Relate to the line of the buildings in the street and provide an active and where possible continuous street frontage;*  
The scheme is a backland site with the existing building having very little relationship with the surrounding context. The proposed scheme provides a varied form with active frontages which provides

an open courtyard design. The form of the development fits in with the consented Shredded Wheat Quarter and the development on Penn Way.

*Incorporate pedestrian access from the street rather than from the rear or from internal courtyards;*

9.4.6 The site has been designed to have open streets and therefore as the courtyards are not enclosed or private, they welcome pedestrian movement through the site.

*Have distinctive fronts and backs;*

9.4.7 All blocks and houses respond to their façades, there are distinct entrances which are landmarked, planting assists with providing privacy to dwellings.

*Define and enclose private space to the rear of buildings;*

9.4.8 Private enclosed amenity space provided where possible on the west and northern boundaries.

*Define open spaces and streets i.e. by the use of appropriately scaled buildings and trees;*

9.4.9 The proposed buildings are smaller in scale and with the introduction of the mansard roofs, the apparent mass is further reduced. The proposal is no longer a single mass but a series of smaller blocks that are easier to understand and have a relationship with a viewer at street level. Therefore I believe that the massing has a human scale which is suitable for its context.

*Clearly define the relationship between the fronts of buildings and the street.*

9.4.10 There is a clear definition of the main façades through the materiality, entrance treatment and landscaping proposals within each block. I believe that there is a coherence between not only each part of the proposal but the wider setting. Houses are clustered with existing houses and the carefully designed flats are within the heart of the scheme which is more appropriate for this scale of development.

9.4.11 The existing building had no relationship with the street, it was a secure compound. Areas around the existing site are secluded and uninviting. The proposed scheme totally transforms the outlook and integration of the site with the wider surroundings.

9.4.12 Therefore the embracing character of the Garden City within the development proposal provides a clear and easy to understand scheme, which addresses the principles of D2 in ensuring the enhancing of character and context.



**130.** Planning policies and decisions should ensure that developments:

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

**CD A.1** Page 38 Paragraph 130

## 9.3 RESPONSE TO 130 NPPF

9.3.1 The development responds to the local urban grain via the breaking down of the site into smaller components, which increases permeability and reduces the overall mass on the site. Changing the foot print pattern to link into the wider context increases the quality of the relationship with the existing context.

9.3.2 The design of the façades has been crafted to enhance the existing context, taking strong references from the surrounding heritage, blending a strong Art Deco and red brick with feature roofs into the façades. The proposals work within the surrounding influences and celebrate local character and history into the proposal, which further integrates the back land site into the townscape.

9.3.3 The material palette selected for the proposal are robust, high quality and have a direct relationship with the materials within the Garden City. The materials are described in section 6.7 of my proof and demonstrate how they add to the overall quality of the area over the lifetime of the development.

9.3.4 The scheme successfully creates a setting which is distinctive in its character with the landscaping a significant benefit to the scheme. The former brownfield site is transformed to create safe open play spaces, community areas, places to sit and dwell or be social together

with an orchard. These spaces enhance the amenity provision and provide an opportunity to further enrich the sense of community.

9.3.5 During the design development we had discussions with the Secured -by- Design officer to ensure that the development provided a safe environment and to design out crime. The scheme was amended to address comments from the local officer and gain their support.

9.3.6 The site's potential has been optimised to balance a sustainable amount of accommodation with green and public spaces. The proximity of the site to transport hubs ensures that residents will utilise the public transport network to commute to London, Cambridge and other towns and cities.

9.3.7 I believe that the scheme offers a distinct, well considered character development which addresses each of the points within NPPF 130.

**134.** Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:

(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or

(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings..

**CD A.1** Page 40 Paragraph 134

## 9.4 RESPONSE TO 134 NPPF

- 9.4.1 In this proof I have addressed how the scheme has positively been designed to respond with the local context and firmly comply with section b of paragraph 134 of the NPPF. The scheme provides a sustainable development in terms of mix, increasing the net biodiversity requirement of 10% to reach a 750% gain across the scheme.
- 9.4.2 I have described earlier in my proof of evidence how the scheme has been broken down to provide a scheme that has a greater relationship with the wider context. The standard of design within this proposal raises the standard in the area and this was credited by the council's the urban design officer's comments to the planner in **CD C.22** page 1. Paragraph 5
- 9.4.3 *'It is my considered view that this development achieves that high bar of expected design quality and will help set the tone for future developments coming forward within this rapidly changing area of Welwyn Garden City, presenting a positive and truly distinctive uplift in design quality for the area.'*
- 9.4.4 I believe that the scheme demonstrates a high quality of design which increases the design standards for the area and therefore complies with the requirements of NPPF 134.



## 9.5 RESPONSE TO BROADWATER ROAD WEST SPD 2008

### CD B.4

#### Vision

Page 2 Par 1.5

9.5.1 The council's vision is for an energetic, pioneering scheme which integrates the spirit of the Garden City and enhances the local environment. As previously stated, the scheme has had this at the heart of its design principles from the outset. The mix of the scheme reflects that of a central location which is near a train station. The scheme then allows for door step interaction between the mixes within the open courtyard spaces, bringing the landscape up to the front door of the development and not concealed.

9.5.2 The site could have been 100% residential but we wanted to provide a central indoor space that the community could come together and use, whether for social, relaxation or for remote working. This spills out into the open landscaped areas which increases the net biodiversity provision to 750% of the existing site.

9.5.3 The site is planned to make efficient use of land that balances the built environment and landscaping together, to balance the health and well-being of residents.

9.5.3 I believe that the strong incorporation of the local heritage within the urban grain and design, builds on, and incorporates the overarching principles of council vision within the 2008 SPD.

9.5.4 Following the council's vision for the SPD area there is a summary of key elements (page 33 paragraph 5.7) which we contribute to achieving the following elements:

#### 9.5.5 **Broad Land use arrangement:**

- New residential community provided across 4 flatted blocks and terraced houses, with community hub provided.

#### 9.5.6 **Provision for the Local community**

- Viability tests for the site have led to an affordable housing offer of 10% in addition to the community facilities.

#### 9.5.7 **Retain and refurbish listed Structures**

- Existing building isn't listed but we are retaining and extending the existing basement to provide car parking.

#### 9.5.8 **Permeable block layout promoting**

- Grid Form: the layout of the site matches in with the block plans for the northern part of the site as the proposed grid form was excluded from the site.
- Hierarchy of routes: the main linear route is parallel to the ones shown in the masterplan and has the potential to be connected.

#### 9.5.9 **Provide open space and landscape**

- Landscaping has been added to the approach road and incorporated where possible
- Communal courtyards and green spaces included throughout the scheme
- Areas for all ages to enjoy from parks, seating areas and orchards.

9.5.10 **Respects the garden City Design**

- Within this Proof of Evidence I have demonstrated the influences of the Garden City vernacular and design references to the former Roche building.
- The proposal has a central energy centre located within the basement which will provide sustainable heating and hot water to the flats. The houses will have a more localised system as this is more energy efficient.

9.5.11 **Achieve Sustainable design**

- The scheme supports the drive to a car free development. We have proposed 10% of the spaces to have electric charging space with capacity for future expansion. Parking is equally as accessible to all the main flatted cores to ensure a balanced approach to the parking.
- There are green, blue roofs and areas of water attenuation to support a sustainable water strategy.
- A fabric first approach was adopted to the energy efficiency of the scheme.

9.5.12 **Enhanced links to /from site**

- We have increased the permeability across the site and have identified possible links into the wider context to enhance these further.

9.5.13 **Sustainable resource management**

- The development has a central communal energy centre which provides heating and hot water to the majority of the development.
- We have included recycling refuse within every bin store to encourage recycling.

9.5.14 The SPD **CD B.4** does reference the Biopark site as the potential to support employment activities and exclude it from the digram in Fig 5.1 (page 34) and in the reference at 5.14 (page 36). The SPD does go on to say that the existing residents believe that locating the heart of the residential community to the south (the BioPark site). This is later accepted by the council in 2020 were the site was considered for 179 units and increased in 2021 to 250 on the publication of main modification to the Draft Local Plan See Mr Mark Westcott proof of evidence for full time scales (**CD F.24.** section 3) With the change in consideration of the land strategy by the council, this demonstrates a change in thought towards the BioPark site and supersedes many of the diagrams with the introduction of residential accommodation.

9.5.15 We designed the scheme to remove a gated development and open up the site to not only residents but to the wider community, which is a key enhancement and requirement of the masterplan which the scheme adheres to.

9.5.16 The diagram adjacent shows the figure ground plan in the masterplan **CD B.4** (fig 6.1 pg 48) with the proposed scheme superimposed over it. This demonstrates how the block typology continues and reduces in scale within the proposed scheme, which is in stark contrast to the obstructive monolithic existing building which has no relationship with either the properties to the east or south. The diagram also demonstrates how the proposal sits against the future development to the north of the site and the continuation of the key pedestrian route.

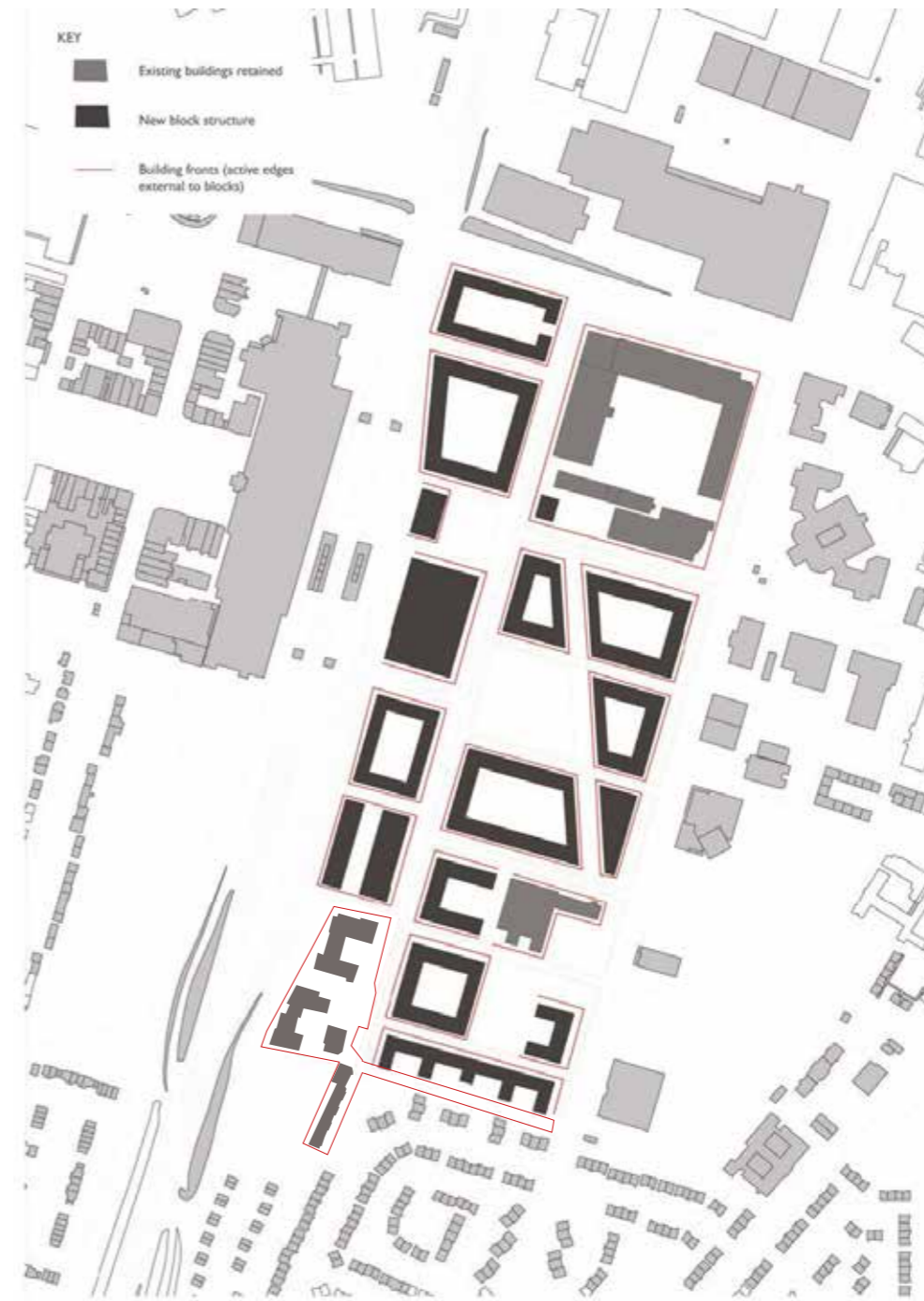


Figure 6.1 Block Structure

## 9.6 RESPONSE TO SP9

CD B.2 page 81

### Respond to character and high quality design

9.6.1 I have explained earlier in this section how our proposal responds to the local character. The scheme has been celebrated by the WHC urban design advisor for setting a high design standard which is distinct in character.

9.6.2 The site's location is in an area close to the town centre, and other developments that are significantly higher than the density level of 30-50 dph. We have demonstrated how we are following the emerging context typology by the introduction of flats with a similar urban grain pattern.

### Legible, permeable and well connected.

9.6.3 There is an honesty to the design which ensures that the scheme has a legible layout and one that encourages people to permeate through the scheme.

9.6.4 The scheme has been designed to connect into surrounding developments to ensure that movements through the sites are increased. This will further enhance its direct connection with the town centre just a short walk away.

### High quality public space and landscaping

9.6.5 The scheme transforms the site increasing the biodiversity of the site by 750%. We have provided a high level of amenity space as credited by WHC.

### Space for nature

9.6.6 The proposal has more routes through the site to provide greater movement of wildlife. The introduction of the orchard will also assist in encouraging wildlife into the site. The amenity spaces are sensitively arranged to provide activity spaces and quieter spaces that will allow safe areas for wildlife to occupy.

### Vibrant and diverse

9.6.7 There is a range of different accommodation topologies to encourage a diverse culture of residents. The community hub and landscaping ensure that the scheme is inclusive and outreaches further than just the residents on the site. The scheme provides areas of social interaction at the heart of the scheme to ensure that there is a sense of belonging to a community.

### Safe and Secure

9.6.8 The scheme consulted with the Secured-by-Design officer to ensure that crime is designed out from the start. We are committed to ensuring that it follows Secured-by-Design principles. The layout of the site provides for natural surveillance to help residents feel secure.

### Building function and form

9.6.9 The form and function of the proposal relates back to the emerging context and the existing building in terms of layout. The high quality use of materials create coherent and attractive elevations which are suited to the context.

### Taller buildings

9.6.10 The policy states that taller buildings should positively respond to the following matters within their design solution:

*Clustering with other existing or proposed taller buildings within the immediate and wider area.*

9.6.11 *The scheme not only replicate a similar height to the existing but is near the emerging cluster of buildings on the Shredded Wheat Quarter.*

*Shadowing.*

9.6.12 The building is configured to minimise the effect of overshadowing, and courtyards are configured to benefit from the sun at different times of day

Relationship and interaction with the street and human scale.

9.6.13 The introduction of the mansard lowers the perceived height of the buildings at ground level. There is also a variance of height to break down the massing within the height. Each block has good separation distances from other blocks and its neighbours to ensure that a human scale has been provided.

# 10.

## **RULE 6 RESPONSE**

**10.1** Rule 6 Response

**10.2** Response to Rule 6 Parties assessment against SPD

**10.3** Garden City Ethos, setting, identity & Character

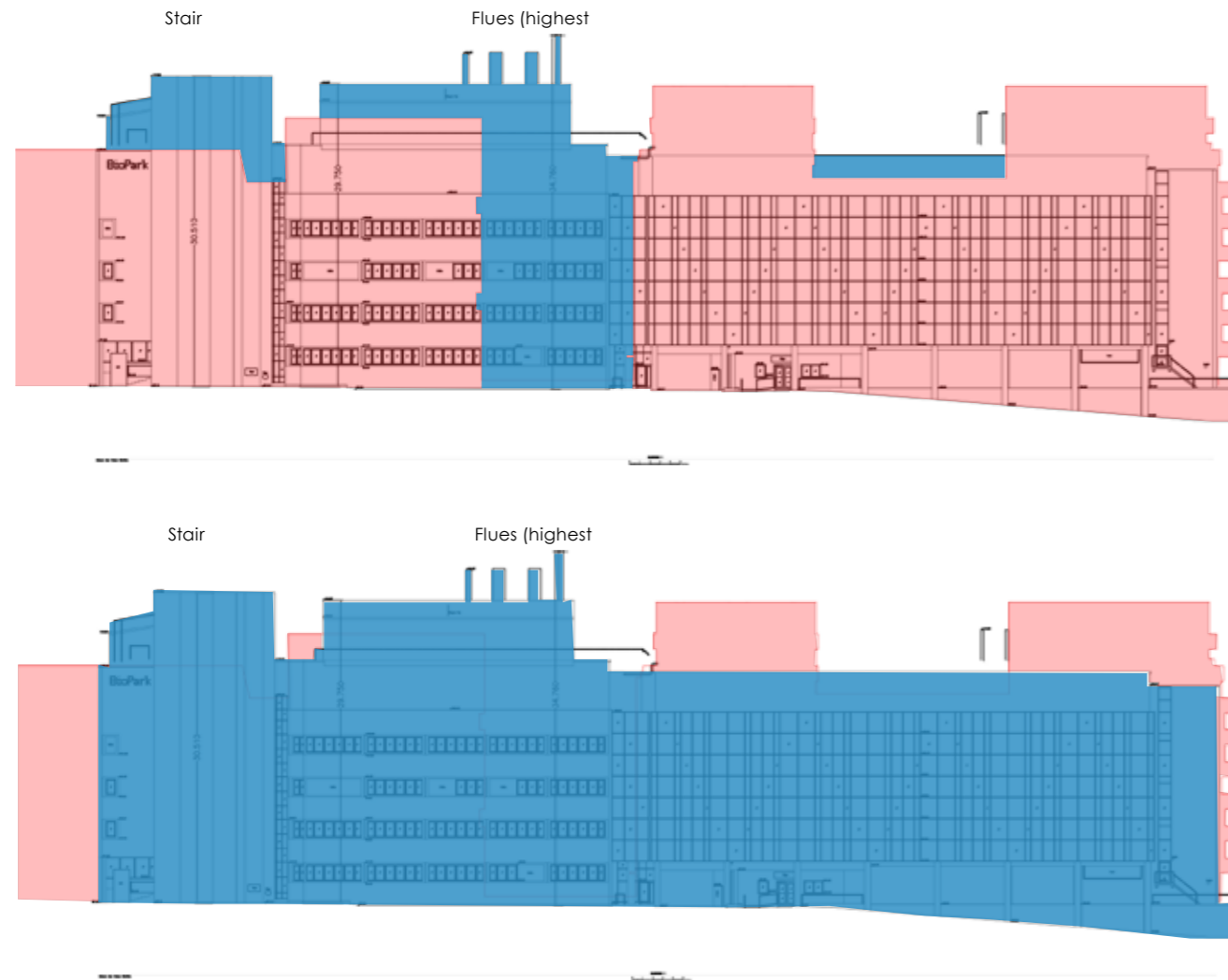
## 10.1 RULE 6 RESPONSE

<b>Height</b>		<b>Density</b>	
10.1.1	The proposed height is lower than the existing building, which was previously a tall monolithic building covering most of the length of the site. The introduction of housing has allowed for a greater variety of heights and smaller contained blocks.	10.1.3	The early phases of the Shredded Wheat Quarter are being realised and therefore there is relevant emerging context for the Broadwater scheme to have a direct relationship with.
10.1.2	The Broadwater SPD supports the introduction of residential to this part of a former industrial area. With the approval of Shredded Wheat Quarter there is the precedent that a tall residential building is appropriate on the eastern side of the railway tracks. The introduction of multiple tall residential tower blocks having a different impact on the character setting and sense of place has already been accepted and approved by the council. Therefore, the introduction of a further multiple flatted block development on the Broadwater Gardens site is a continuation of the change in character for this part of Welwyn Garden City. There is a greater sense of character generated through the Broadwater Gardens proposals with a more direct reference to the architectural styles within the local context than the Shredded Wheat proposal.	10.1.4	The height of the proposal aligns with the principle that there should be a stepping down in massing moving from north to south. This is replicated within our proposal from the nine storey building located on the northern boundary, stepping down to 2-3 storey houses on the southern boundary. These heights were discussed through the design process with the council and lowered during the process to ensure that the building was lower than the established mass.
		10.1.5	It is acknowledged that both policy H6 and the Broadwater Road West SPD state a lower density than that of our proposal at Broadwater Gardens . Policy SP9 looks at the balance of appropriate density with the efficient use of land with high quality design which respects character and context. There is also an encouragement that high densities are supported in accessible locations near good transport or town centres which our site is.
		10.1.6	The committee report ( <b>CD C.22</b> page 15 paragraph 9.55) also goes on to justify the suitability of the proposed stating: <i>'The sustainable location of the site is such that higher density development would be acceptable in principle in this location, and the provision of flats will also generally result in a higher density of development than when compared to houses. Furthermore an increased density will be required to ensure a variety and mix of uses and also the viability of the development. However, the main consideration in determining the acceptability of the density of the proposed development, will be in relation to the size, scale and design of the proposed development.</i>
		10.1.7	As previously mentioned within this proof the site is located close to the train station and is a sustainably located site. The scheme at Shredded Wheat was approved with a density of 217 dph and has been subject to a number of amendments since.
		10.1.8	I believe that the design led approach of the scheme has assisted in producing a very high standard of architecture, which is appropriate in size and scale given the context of both existing buildings and the emerging context that the scheme is of an appropriate density for the site.
		10.1.9	The SPD provides a height of 5 storeys to help respect the settings of the two listed buildings (Silos and the Roche reception building). Our site is set away from both of these listed buildings and the existing buildings currently have a greater impact on these listed assets.
		10.1.10	I earlier identified that the approval of the Shredded Wheat proposal had changed the setting of the area. The proposals on the Shredded Wheat Quarter significantly breach the 5 storey parameter set in the SPD, this was approved by the local council, demonstrating that height is acceptable within this context.

## 10.2 RESPONSE TO RULE 6 PARTIES ASSESSMENT AGAINST SPD

CD xx.xx pg 10 table 1

### Relationship to context of the site and the wider area



Massing comparison

Blue existing building, red proposed building

10.2.1 The height of the existing building is considerably taller than the surrounding context, therefore there is an existing juxtaposition in scale. The proposed building whilst taller to the north is broken down into smaller elements so that the overall bulk of the building is reduced. Therefore lessening the impact on the neighbouring properties.

10.2.2 Within the plan the massing is reduced from a strong linear form into a series of landscaped courtyards. These courtyards are similar to the urban grain of the Shredded Wheat Quarter generated within the SPD vision.

10.2.3 There is a realignment in the placement of massing within the site to move it to the north, in order that the massing steps down to the south as mentioned in the SPD. The site lowers considerably to match the surrounding context within the very southern part of the site.

10.2.4 The change in massing also pushes away from the eastern boundary to improve the relationship and setting for dwellings within Penn Way.

10.2.5 The change in scale is not the only change to improve its relationship with the context, the architectural treatment of the existing building is big, bold, brazen and shiny is

in stark contrast to the more homely and tactile materials used within the Garden City. I believe that our proposals address this and in its design it captures the spirit of the town within the fenestration of the façades.

### Effect on historic context of the site and wider area

10.2.6 As previously noted there is a strong link to the Garden City through the materiality and the use of the mansard roofs. There are also elements of the Art Deco influences of the Roche building with blocks E & F as you enter the proposal.

10.2.7 The rhythm of the façades have an industrial reference with the sizing and placement of the windows. The regimented patterning in the openings is also a reference from the Roche building.

10.2.8 The smaller block patterning of the development has a more welcoming approach from any direction.

### Relationship to transport infrastructure

10.2.9 The redevelopment of the site embraces its proximity to the station to ensure that sustainable transport is used to reduce the reliance on personal transport for daily needs.

10.2.10 Within the scheme, parking has been provided to a similar ratio to the consented and under construction scheme at the Shredded Wheat Quarter.



**Architectural quality of the building**

**Design Credibility of the building**

**Sustainable design and construction**

10.2.11 The scheme went through an extensive and productive pre-planning process, as a result, the design significantly changed. The scheme was enriched and enhanced to reflect Welwyn Garden City and is one that I am personally proud of. This is evidenced through the council's own independent urban design officer who stated the following:

10.2.12 *'It is my considered view that this development achieves that high bar of expected design quality and will help to set the tone for future developments coming forward within this rapidly changing area of Welwyn Garden City, presenting a positive and truly distinctive uplift in design quality for the area.'*

CD C.22. page 1 Paragraph 5

**Contribution to public space and Facilities  
Provision of a well designed environment  
including fitness for purpose**

10.2.13 The form of the flatted element was carefully crafted to provide open space that can be enjoyed for all. These spaces are truly open and not fortified for just the residents. The public amenity spaces provide for differing uses at different times of day. If a linear building was proposed it would significantly impact on how the site could be used by residents and the public, it would also restrict the amount of sun the amenity spaces would receive.

10.2.14 In addition to public courtyards, there are amenity spaces dedicated to residents: private balconies and well designed communal roof top landscaped terraces. These will provide private space and spaces that can be used for personal exercise.

10.2.15 The community hub will also be able to provide community facilities which will hopefully include a gym or fitness area.

10.2.16 The provision of amenity space for residents exceeds the typical requirement and was commented on by the urban design officer as one of the triumphs of the scheme.

**Effect on the local environment and amenity of those in the vicinity of the building.**

10.2.17 The scheme is part of the regeneration area which will transform the previous industrial location into a predominantly residential area. The consented Shredded Wheat Quarter provides tall courtyard blocks throughout its site, this provides the precedent of the acceptance of tall residential flatted blocks as appropriate for this part of Welwyn Garden City.

10.2.18 The bulk of the site has been broken down into smaller plots to reduce the bulk with massing pushed away from existing residential properties to the east.

**Contribution to permeability**

10.2.19 Our early design process identified the site to be opened up and have greater links into the local community. The courtyards are open for exploration and enjoyment for all.

10.2.20 Through the design process and the application we proposed that links could be established directly to the north. The existing depot will delay this being brought forward, however Penn Road runs parallel to our proposed access road which provides opportunity for pedestrian links to be established.

10.2.21 We also proposed a pedestrian link to the south onto Broadwater Crescent.

10.2.22 There is good provision and access to cycle storage for all dwellings to ensure that residents are encouraged to make the most of cycling around the town.

**Shredded Wheat approved scheme**



### The Garden City principles

A Garden City is a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities. The Garden City principles are an indivisible and interlocking framework for their delivery, and include:

- Land value capture for the benefit of the community.
- Strong vision, leadership and community engagement.
- Community ownership of land and long-term stewardship of assets.
- Mixed-tenure homes and housing types that are genuinely affordable.
- A wide range of local jobs in the Garden City within easy commuting distance of homes.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport

### CD A.2

<https://tcpa.org.uk/garden-city-principles/>

## 10.3 GARDEN CITY ETHOS, SETTING, IDENTITY & CHARACTER

- 10.3.1 Whilst the Garden movement and Sir Ebenezer Howard principles were established over 100 years ago, there are many parts of the ethos that hold strong today when thinking about Garden Cities. Whilst the Broadwater Gardens scheme is a small part within the importance of the overall Garden City, each site should contribute to ensuring the values of the Garden City are retained.
- 10.3.2 Sir Ebenezer Howard wrote the principle of his Garden Cities was "to raise the standard of living and comfort of all true workers of whatever grade" .
- 10.3.3 Broadwater Gardens has been designed to be tenure blind, and great care has been taken to ensure that every block contributes positively for the scheme whilst providing high quality housing. Some examples of the quality of the accommodation are included within my appendix.
- 10.3.4 Current thoughts on a Garden City retain the celebration of interaction between home and outdoor space to contribute to a healthy community. I believe that Broadwater Gardens delivers this within the scheme. Not only do dwellings have plentiful amenity space, there is also a shared allotment with the opportunity for growing edible fruits. Open landscape courtyards within the scheme bring gardens direct to front doors ensuring that nature is celebrated and experienced with every trip.
- 10.3.5 The transformation on the net Biodiversity of the site is 750%, an improvement on a policy requirement to provide a 10% improvement. This demonstrates how the proposal positively response and improves its environment.
- 10.3.6 The sustainable approach is further taken with the introduction of a 10% of carbon saving achieved through passive measures such as triple glazing, renewable technologies and Photovoltaic Panels are proposed for each block at the highest roof levels.
- 10.3.7 A sense of community was a design driver from the start, whilst the scheme isn't big enough to accommodate larger cultural or recreational facilities, nor has the footfall for shopping facilities, we wanted to incorporate a community hub which would provide a focus to the new development. The hub provides the sociable interaction neighbourhood to come together as a community, and not exclusive to residents.
- 10.3.8 The proposal is a sustainable location with the train station and town centre a short walk from the site. There is an established public transport network which the proposal will benefit from. We have ensured that every block has accessible cycle stores so that bikes are easily used with the cycle network. There has been the aspiration to further the links through to neighbouring sites to improve the permeability of the site and ensure that the sites connections with the community are further broadened.
- 10.3.9 As the town has evolved from the original magnet diagram, our society has also changed. There is a greater demand for housing, and redefining key brownfield sites into housing will assist with ensuring the sustainability and deliverability of housing. Broadwater Gardens provides such a site which contributes to some of the legacy requirements of the Garden City ensuring that there is a reconnection with nature and wildlife. The location to the station provides a convenient location where residents can walk and cycle into town.

# 11.

# CONCLUSION

## 11.1 Concluding Comment



## 11.1 CONCLUDING COMMENT

- 12.2.1 The re-development at Broadwater Gardens will generate 289 high quality homes on the brownfield site of BioPark, contributing greatly to Welwyn Garden City's housing demand. The scheme has been designed to improve the existing site by creating permeability, reducing the bulk of the current laboratory buildings, and by providing an aesthetically pleasing landscape-driven residential development.
- 12.2.2 The scheme was developed with close consultation with the council to ensure that the spirit of Welwyn Garden City was engrained within the heart of the scheme, to ensure a high quality scheme that everyone could be proud of.
- 12.2.3 There was a design led approach to sculpt an architectural response that was sympathetic and worked with the principles of the SPD. An alternative option would have been to convert the existing building. This would have created substandard homes and missed the opportunity to provide permeability through the site. There would also have been no net gain in biodiversity. The existing building would have remained as a monolithic reminder of the former animal testing laboratory.
- 12.2.4 The proposed scheme strongly upholds the Garden City principles by:
- The redevelopment of brownfield land for the benefit of the community
  - Ensuring there is community engagement during the design process and a strong vision from the outset
  - Generating mixed-tenure homes, with a good proportion of these being affordable
  - Proposing a community hub which will stimulate the creation of jobs and be a social place to meet
  - Proposing green links to the north and south, enhancing the route to the railway station
  - Designing homes based around the landscaped courtyards with communal orchards for growing food
  - Imaginatively drawing on contextual design features in a contemporary way, such as tiled mansard roofs and red brickwork
  - Creating a scheme that promotes low carbon technology with a 750% net biodiversity gain



12.2.5 The scheme consists of four apartment blocks and eight townhouses. Each has its own character which has been inspired by both the Welwyn Garden City architecture and the locally celebrated art deco modernist structures; such as the Roche and Shredded Wheat buildings.

12.2.6 The presence of local residents will ensure amenity spaces are used throughout the day and into the evening on summer nights. New public realm around the site has been designed to act as an extension to the Garden City. The harsh, former

industrial landscape will be softened by green landscaping and street trees which will increase the biodiversity of the area. Courtyards are proposed as a lively, green and sustainable environment where residents can relax whilst children play. Residential entrances are located with the courtyards providing a pleasant transition from street to front door for residents. The landscaping will also help to foster a local community where residents recognise, chat and use the edible fruits harvested from the landscape.

12.2.7 The key ambition of the Site, is to develop a scheme that makes the best, most efficient use of the Site by delivering a significant number of homes, whilst also creating a sustainable, inclusive and active community.

12.2.8 This scheme will raise the standard of development within the Welwyn Garden City and drive forward the much needed regeneration in the area.

12.2.9 Broadwater Gardens will not only be a wonderful place to live, but will also improve the area for its neighbours by creating leafy views through the site, where previously there were none. The scheme will increase the connectivity to other destinations in Welwyn, both visually and physically.

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# APPENDIX A

## A.1 Experience



## A.1 EXPERIENCE

### Project Experience



#### Stonelea Gardens, Waltham Forest

client	Peabody
local authority	LB of Waltham Forest
cost	£15.5m
status	Planning Approved 2016 Completed 2021



We were approached by Peabody to improve an existing outline planning consent for 50 dwellings. Through our design development and discussions with the Council we have proposed a mixed tenure scheme of 79 dwellings. The scheme makes full advantage of the site overlooking a park and creating a central amenity space. The massing of the development is staggered to respond to the heights of the neighbouring dwellings.

The southern block comprises the social rent and disabled units. The scheme features an open central atrium and landscaped gardens with communal vegetable patches.

A simple material palette of two colours of brick, the darker brick articulates the ground floor or bookends of main flat blocks. Brown metal panels have been used to accentuate openings or to provide feature balconies.



## Herringham Quarter, Charlton Riverside

**client** The Hyde Group  
**local authority** RB of Greenwich  
**cost** £380M  
**status** Planning Approved 2022

Sites A and C are the first sites to be delivered from the Herringham Quarter masterplan, which will regenerate over 4 hectares of the Charlton Riverside industrial estate. Herringham Quarter will in total deliver up to 1,212 new homes, Sites A and C will create 718 homes by 2024.

As London evolves it is imperative that it is inclusive to all, 40% of the total homes proposed on Herringham Quarter will be affordable (shared ownership and London affordable rent tenure). More importantly, the majority of these homes will be delivered in Phase 1 of the development. The overarching aim of the Herringham Quarter masterplan is to ensure a coherent, phased design approach, co-ordinated with existing and emerging vehicular, cycle and pedestrian routes.

The key riverside location of Site A provides the unique opportunity to reconnect Charlton and its residents to the river Thames. Duresco Place, a new pedestrian route through Site A will provide safe access to the riverside and the enhanced Thames Path. Public realm has been designed to create a lively, green and sustainable environment where residents can enjoy the open air of London's growing city.



## Webber Street, Borough

**client** Colorama  
**local authority** LB of Southwark  
**cost** £13m  
**status** Planning Approved 2016  
 Completed 2021

The scheme accommodates 41 homes and has been designed to respect and make reference to its context, whilst providing modern living space. The warehouse façade comfortably sits within the streetscape, responding to both the site geometry and environmental requirements of the internal spaces.

Above the sixth storey the massing is reduced to satisfy daylighting objectives and to create private and communal terraces for the upper storeys.

Multistorey flexible commercial space provides light and spacious working environments through the use of light wells and full height glazing. Circus themed offices and large cafe areas animate communal spaces.



**Cantium, Southwark**

client Aviva / Galliard Homes  
 local authority LB of Southwark  
 cost £600M  
 Planning approved 2019



This project was a collaboration with Brisac Gonzalez Architects who designed a third of the scheme. As well as homes and commercial space the project will deliver a new urban square and public park that will help shape a new part of the city

The development forms the central part of an emerging masterplan which is supported by the proposal to extend the Bakerloo Line along the Old Kent Road. The masterplan allows for an intensification of built form and the emergence of a new mixed use district. The character of this part of London will radically alter from large format retail sheds; to a tight urban grain of mixed-use buildings, pedestrian streets, public squares and a linear park.

The design comprises two lower rise perimeter blocks arranged around courtyard gardens with active frontages that create streets or squares of distinct character. The scheme also includes towers of 26 and 37 storeys, and a pinnacle tower at 48 storeys as well as family houses



**Valmar Trading Estate, Camberwell**

client Republica Ltd  
 local authority LB of Southwark  
 cost £20m  
 status Planning approved 2020



The proposed redevelopment of Valmar Trading Estate will provide a new urban hub 'Place to belong' within Camberwell. Whilst contemporary and artistic in its design, it sits comfortably within its town centre designation and responds sensitively to the existing heritage on site. Versatile and creative uses will be provided on site, with commercial and employment floor space provided in the form of artists' studios, meeting rooms, photography studios, event space and an art inspired hotel of 134 bedrooms.

The hotel will provide artistic and creative influences in the area, a sense of place and home will be created through 47 high quality homes. The proposed homes will be of a high standard of accommodation with generous internal areas and external private amenity spaces. Careful consideration through the design process has ensured that there is no negative impact on surrounding properties.



### Who We Are

Alan Camp Architects (ACA) is an established, award winning medium-sized housing and mixed-use practice based in central London, specialising in solving complex development challenges by brokering collaborative solutions.

### What We Do

We are work in all stages of project development, from feasibility to post-completion.

We work with a varied client base including developers, housing associations, contractors, local authorities and local charities.

We have experience in residential and mixed use projects, from single dwellings to large developments and masterplans along with commercial, retail, community and education.

### How We Work

At ACA during the design process we bring together clients, statutory authorities, construction professionals and the local community to broker collaborative solutions which balance the needs of all parties.

We have strong relationships with local and statutory authorities; these help us deliver proposals that adhere to the aspirations of the local community.

### What We Believe In

We make places for people. Our projects slot into and augment existing neighbourhoods and communities, providing new places for people to live, work and play.



# B.

## APPENDIX B

**B.1** Parking, Access & Servicing

**B.2** Building Regulations, Part B & Fire

**B.3** Secured by Design

## B.1 PARKING, ACCESS & SERVICING

### Access

B.1.1 Pedestrian and vehicular access to the site will be via BioPark Drive. Residential entrances can be easily accessed via pedestrian paths within the landscaped areas. Basement car parking is accessed via BioPark Drive which terminates as an access ramp to the basement.

### Residential Refuse

B.1.2 Cores A & B, C, D & E have refuse and recycling stores located at ground floor. Residents exit the entrance cores and the refuse store is within close proximity. Resident travel distances do not exceed 30m. On collection day refuse or recycling bins are collected and emptied via BioPark Drive. On cores A, B, C & D bins will be moved to the central hard landscaped area or the street for collection. Bin stores have been provided with 1500mm wide double doors and level access routes. Cores E and F have refuse and recycling stores located within the 15m bin drag distance to the street. The houses will each have a 240L refuse and 240L recycling wheelie bin stored within each undercroft space. On collection day residents will move the bin to the hard-standing collection area located along the street in-front of the houses. The refuse vehicle will reverse a maximum of 12 metres along the street and the bin drag distance from the hard-standing area to the vehicle will not exceed 15m. Please refer to tracking drawings and the Transport Assessment produced in support of the application by i-Transport.

### Commercial Refuse

B.1.3 The community hub will have a separate refuse store, bins will be collected from BioPark Drive. Bin drag distances do not exceed 15m.

### Fire Vehicles

B.1.4 A pump appliance can access the buildings via BioPark Drive. The vehicle can turn within the hard landscaping at the centre of the site. Horizontal dry risers have been provided within the landscaping based on advice from the fire consultant, BB7. The townhouses will be accessed via the pump vehicle reversing a maximum of 20m along the street in-front of the houses to access a dry riser provided within the street.

### Servicing

B.1.5 A servicing bay has been provided within the hard landscaping at the centre of the site. This space will also serve as a drop-off taxi space and delivery space for residents. The commercial unit will also use this bay.

### Deliveries

B.1.6 Post for residential properties will be delivered to secure letter boxes at the ground floor of each core. For other deliveries, delivery vehicles can use the loading bays located in the central landscaped area. The townhouses will each have individual letter boxes.





^ Proposed Basement, Level 01

^ Proposed Basement, Level 02

### Car Parking

B.1.7 On-site parking will be provided to support the increase in new homes. The full Car Parking Strategy can be found in the Transport Assessment by i-Transport. The existing basement will be extended to provide access from cores A, B, C, D & E. A total of 199no. spaces are provided in the basement including 29no. wheelchair spaces and 22no. visitor spaces. Block F will have 4no. garage car parking spaces and the houses each have 2no. undercroft parking spaces. 1no. car club space is proposed at street level ensuring accessibility to all residents. The community hub is provided with 6no. surface car parking spaces including one wheelchair bay.

Type of Space	No.
Basement Standard Residential	148
Basement Wheelchair Residential	29
Basement Visitor	22
Surface Residential	20
<b>TOTAL RESIDENTIAL</b>	<b>219</b>
Surface Standard Commercial	5
Surface Wheelchair Commercial	1
<b>TOTAL COMMERCIAL</b>	<b>6</b>
Car Club Bay	1
<b>TOTAL PARKING</b>	<b>226</b>
Ratio	<b>0.78</b>

B.1.8 A total of 40no. standard bays and 4no. wheelchair bays within the basement will have provision for electrical charging points. At surface level the car club space, one commercial space and one space within the garage of Block F will have charging points. In total, this equates to 47no. spaces approximately 21% of all spaces. Half of this total, (10% of overall total) will be actively fitted from the outset with the remaining being passively fitted to allow for future connection.

### Long-term & Surface Level Cycle Parking

B.1.9 In line with Welwyn Hatfield's SPD cycle spaces have been provided at a rate of one space per home. In total this equates to a requirement for each building as follows:

Residential Core	No.
A & B	146
C & D	101
E	29
F	5
Townhouses	8
<b>TOTAL</b>	<b>289</b>

B.1.10 Cycle stores have been provided at ground floor on each core to allow easy access for families. The remainder of cycle spaces have been provided in the basement via a mixture of Josta and Sheffield stands. A larger lift has been provided in Block E allowing easy cycle access to the basement. Visitor cycle parking has been provided in the basement, a total of 29 spaces have been provided equating to approximately 10% provision.

### Commercial Cycle Parking

B.1.11 The size of unit being provided for the Community Hub requires the following cycle spaces:

Type	No.
Short Term	8
Long Term	1
<b>Total</b>	<b>9</b>

B.1.12 Secure short-term spaces are located beneath the building undercroft with the long term space provided within the commercial unit.

## B.2 BUILDING REGULATIONS, PART B & FIRE

B.2.1 The fire strategy for Broadwater Gardens has been developed to comply with Building Regulations, Part B (Volumes 1&2), 2019 edition, and BS 9991 – Fire safety in the design, management and use of residential buildings. The outline strategy will be further developed during detail design. The key areas addressed in the strategy are summarised below. Please refer to the fire consultant's report for further details.

### **Evacuation principle**

B.2.2 For the residential accommodation, the stay put strategy is the primary evacuation method. The blocks and houses will have full fire compartmentation to 60 or 90 minutes depending on the storey height. This therefore supports this strategy. The apartments will have automatic fire detection with ventilated corridors and lobbies. Both the ancillary areas and the Block E Community Hub will operate on a simultaneous evacuation strategy.

### **Fire detection & alarm system**

B.2.3 Apartments and entrance halls will have a minimum Grade D1, LD2 fire detection and fire alarm system. Open plan apartments will have Grade D1, LD1 fire detection and fire alarm system. The common corridors and lobbies of Blocks A-F will also have smoke ventilation actuators. Compliant alarm systems will be provided for residential ancillary areas, car park and Community Hub. The Townhouses will adopt a simultaneous evacuation strategy. Manual call-points will be located in non-residential areas with 45m walking distance and when activated, will not trigger alarms in the residential areas.

B.2.4 The life safety systems will be provided with a secondary power supply during a fire condition, in accordance with BS 9991. This includes smoke ventilation, emergency lighting, firefighting lift/shaft, fire detection, alarm systems and sprinkler suppression system.

### **Means of escape**

B.2.5 Apartments will have sprinkler systems which allows travel distances from the furthest room to the entrance door to be a maximum of 20m. Blocks A to E will have sprinkler systems in both the residential and ancillary areas, which permits travel distances of up to 15m from stair core to unit entrance. Where this distance has been exceeded, e.g. Block E, L02-L04, a 0.8m<sup>2</sup> smoke shaft has been located at the end of the corridor. Non-residential areas like the car park and Community Hub, will have commercial sprinkler systems.

B.2.6 Protected stair cores in Blocks A to E discharge directly either to the external space or to a protected route out of the building. Block F is considered a small single stair building, as the top floor level is under 11m. This block will have a sprinkler system and each flat will have an internal protected entrance hall. Block G (Townhouses) will have internal protected stairs to 30 minutes' fire rating.

B.2.7 Appropriate emergency signage and lighting will be provided to guide occupants to places of safety. These will comply with British Standards and the revised Part B guidance (May 2020).





**Smoke ventilation**

B.2.8 Common residential lobbies from stair cores will have a 1.5m<sup>2</sup> natural smoke shaft and a 1.0m<sup>2</sup> AOV will be located at the head of each stair. Ancillary areas will be ventilated appropriately, either via a ventilated lobby if accessed internally or through the external wall if accessed via louvered doors.

B.2.9 The basement car park will be ventilated via a combination of natural and mechanical means. A vent is located between Block D and E within the landscaping boosted by a jet fan system below. The basement stairs are separated from the main residential stairs by fire rated partitions. The car park is also separated from the lift/stair core by a ventilated lobby.

**Limiting fire spread**

B.2.10 The building materials will provide appropriate compartmentalisation between dwellings, ancillary spaces and the Community Hub. The fire rating of each element will depend on the top storey height. This will be in accordance with Building Regulations Part B and BS EN 13501. External fire spread will be assessed in terms of the proximity of the building elements to the boundary in detail design stages, but has been considered during the planning stage also.

**Fire Service access**

B.2.11 Areas within the landscaping have been designated as vehicle loading/servicing areas in order to ensure that a pump appliance can be within 18m of a dry riser inlet. Dry riser inlets have been located 18m away from a dry riser outlet (i.e. stair core) and 18m from a fire appliance parked position. The pump appliance tracking specification has been used to determine these locations within the site. It has been proposed that Blocks A & D will have dry riser inlets located within the landscaping in order to meet the guidance. Blocks A to E have compliant firefighting shafts. A pumping appliance is required to reach to within 45m of all points in Blocks F & G. To comply with this, an additional dry riser mains hydrant is proposed near Block G. Further discussion will be had with the Fire Service during detail design.

## B.3 SECURED BY DESIGN

B.3.1 Ensuring that the scheme has good safety and security for both the future residents, visitors and neighbours is a major priority. A meeting was held on, 4th November 2020, with a member of the Hertfordshire Constabulary in order to review the design and work towards meeting the Secured by Design guidance; Homes 2019 and Commercial 2015. Following this, the proposed scheme has established the following design features.

B.3.2 All accessible external openings are proposed to be PAS 24 and third party accredited, in order to ensure that the maximum security is achieved. Any potential climbing aids to external openings from an accessible level have been avoided, such as projecting façade materials or robust climbing planting.

B.3.3 Across the site, a small amount of low energy lighting, that is either wall or column mounted, will provide a good uniformity of light, giving residents the feeling of safety when walking through. The lighting should be located on around all roads and paths.

B.3.4 All entrances will have access control, including the vehicular entrance to the basement car park. Cycle stores will also have access control, and an anchorage point for bikes to be locked within. Residents from one block will not be able to enter

other blocks with authorised access, and a means of control will be in place both for the main cores and to the basement stairs. Post boxes will either be located externally or within a secure lobby, to ensure that trades will not have access to the rest of the building without authorisation. In the event of a fire, all external doors will have a means of release. The communal roof terraces will be for residents only and these will be access controlled. All furniture at this level will preferably be secured or not easily moved.

B.3.5 Boundaries will be treatment specifically to their function. All private gardens will have a minimum 1.8m high boundary and any gates will be lockable, in order to ensure optimum security. Any alleyways will be well lit, to prevent people/activities going unseen. Within the communal landscaping at ground floor, there is an orchard area to the west of Block A&B. This area will require a boundary treatment of 1.8m high where it borders private gardens, and a low level 1m high demarcation fence is sufficient for the remaining perimeter. The orchard will have a gate for resident access and up-lighting will ensure a safe environment within. Bollards have been placed near to loading bays, to deter vehicles from entering the landscaped areas.





# APPENDIX C

C.1 Residential Typologies

C.2 Wheelchair Flat Design

## C.1 RESIDENTIAL TYPOLOGIES

### Residential Typologies

C.1.1 The buildings provide a high quality mixture of studios, one, two, three, and four bedroom family homes. A variety of typologies have been provided including deck access homes and town houses.

C.1.2 The mix and accommodation standards will help to establish a new community within Welwyn Garden City, attracting both families and young professionals. However the flat layouts are designed to Building reg part M4(2) which provides suitable accommodation for occupants with differing needs including some older or disabled people. In line with WHBC guidance, 10% of the units will be wheelchair adaptable, complying with Building Regulations, Part M4(3).

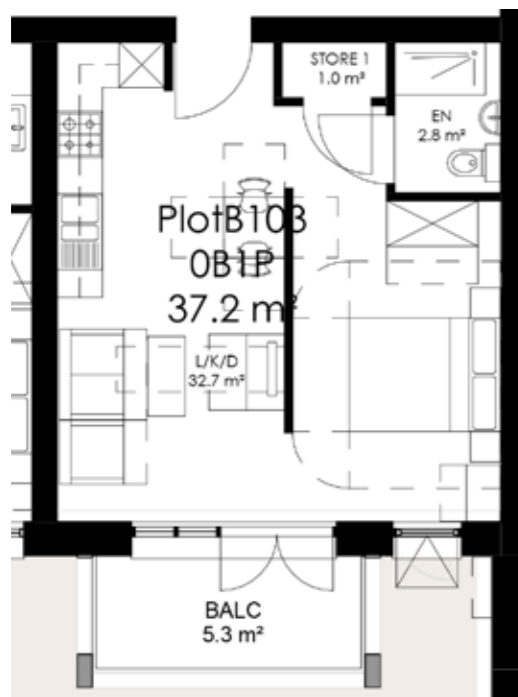
C.1.3 Play space for varying ages has been designed into the landscape proposals and there are communal roof terraces for additional amenity.

C.1.4 The dwellings have been arranged to a maximum of 8 homes per core per floor, for the majority of the development. There are significant number of dual and triple aspect homes and any single aspect homes face south, east, or west. In each block the larger two bed and three bed family dwellings have been designed to be dual aspect. On upper floors the massing of the blocks has been stepped to create further dual aspect flats.

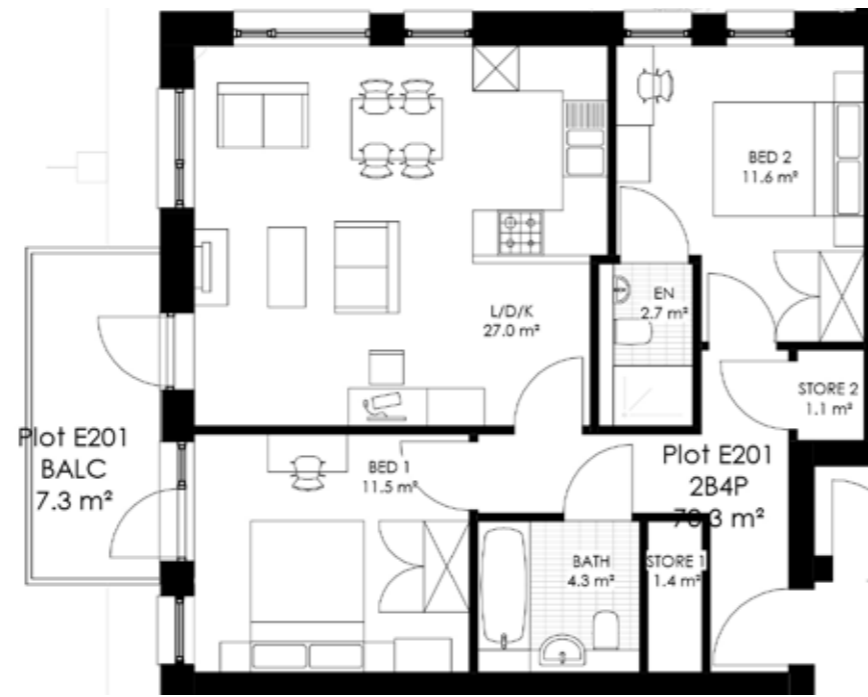
### National Space Standards

C.1.5 The majority of the apartment layouts for the private and shared ownership homes will be open plan to maximise the sense of space. Affordable rent flats have a more traditional layout with rooms located off a main entrance lobby. Floor to ceiling windows are proposed to all dwellings to provide optimal daylight/sunlight to residents. Indicative furniture layouts have been shown to all flats to show that rooms are well proportioned and suitably designed for their function as either a single or double bedroom or living /kitchen/dining room. Storage has been provided in line with National Space Standards.

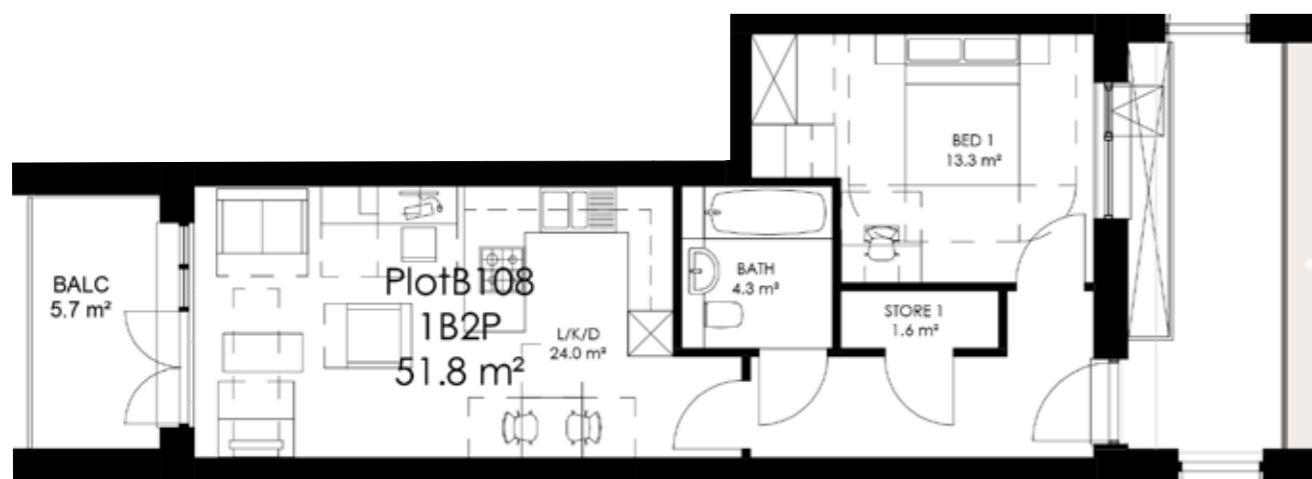
C.1.6 All homes have been provided with a private terrace or balcony accessible from the living/kitchen/dining room; in some units the master bedroom also has direct access to the terrace. All flat areas and room areas meet or exceed the National Space Standards.



^ Typical Studio Flat



^ Typical 2 Bed 4 Person, Flat



^ Typical 1 Bed 2 Person, Deck Access Flat

**Double Bedroom**

- min. 13.5m<sup>2</sup>
- min. 3m wide
- 1000mm clear access zone to both sides of bed and foot of bed
- 1200mm x 1200mm manoeuvring space on both sides of the bed

**Single Bedroom**

- min. 8.5m<sup>2</sup>
- min. 2.4m wide
- 1000mm clear access zone one side of bed

**Bathroom**

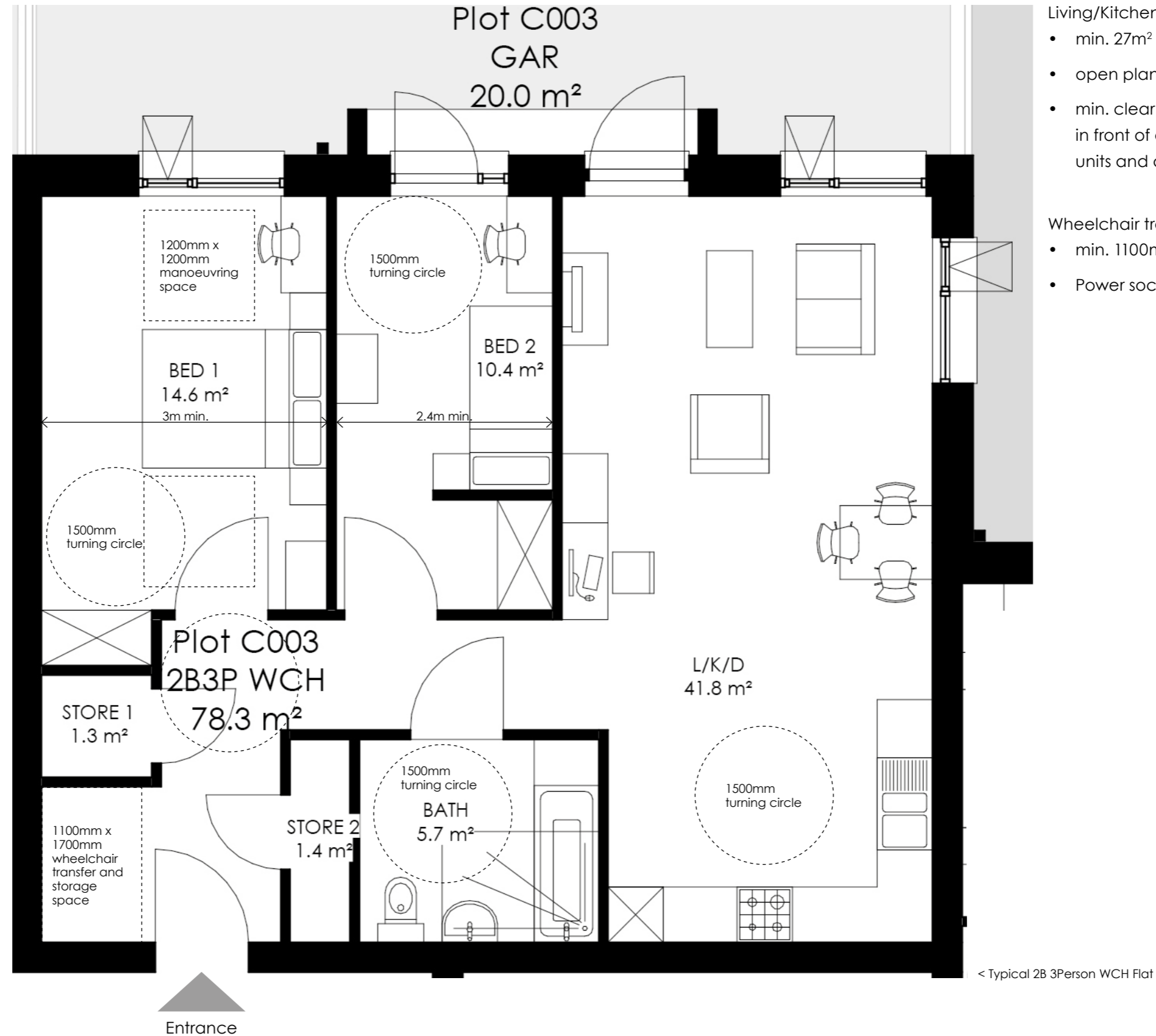
- Wheelchair adaptable bathroom capable of fitting a level access shower

**Living/Kitchen/Dining**

- min. 27m<sup>2</sup>
- open plan kitchen and dining
- min. clear access zone of 1500mm in front of and between kitchen units and appliances

**Wheelchair transfer**

- min. 1100mm x 1700mm space
- Power socket within the space



< Typical 2B 3Person WCH Flat

## C.2 WHEELCHAIR FLAT DESIGN

### C.2.1 **Building Regulations, Part M**

In accordance with WHBC guidance, 10% of the residential dwellings have been designed as wheelchair adaptable units based on Building Regulations Part M(2015 incorporating 2016 amendments): Access to and use of buildings, Volume 1: Dwellings. Wheelchair flats have been provided across all tenures and have been located in Blocks A to E. The adjoining flat layout describes the principles of wheelchair adaptation for a typical two bedroom, three person flat. Adaptable units will have the following:

- Provision of wheelchair charging/ transfer zones close to front entrance doors
- Door openings having at least 850mm clear width
- 1500mm clear turning circles in every room
- Larger access space between furniture, using the recommended dimensions from Part M
- Wheelchair accessible bathroom layouts, with potential for level access showers
- Door nibs to be a minimum of 300mm to the leading edge

### C.2.3 **Wheelchair car parking provision**

A total of 29no. blue badge parking spaces have been provided. These have been distributed around each basement core, and one is located at ground level for access to the Community Hub.

### **Accessibility**

C.2.4 The landscaping and buildings on the site have been designed to ensure accessibility for all users and residents. Potential users and visitors, regardless of age or any disabilities, will be able to access and navigate through the buildings and the proposed public realm. The design has been developed with consideration of national legislation including The Building Regulations Part M (2015 Edition incorporating 2016 amendments), the Equality Act 2010 (Disability) Regulations and BS8300:2001.



# APPENDIX D

**D.1** Energy and Sustainability

**D.2** Air Quality & Ventilation

**D.3** Acoustics

**D.4** Daylight & Sunlight



## D.1 ENERGY & SUSTAINABILITY

D.1.1 The scheme will aim to be energy efficient and sustainable in line with local policy requirements. The national strategy is to design with Carbon saving in mind and this will be achieved in the following areas:

### Transport

D.1.2 There is a drive towards car-free development in Welwyn and the residential parking is therefore proposed at a 0.76 ratio, with 20% of the spaces for electric vehicle charging. There is also secure cycle storage at a rate of one space per dwelling. This will not only encourage residents to travel via bicycle or public transport but will also discourage visitors from driving into the development. Please see the transport report for further details.

### Water & drainage

D.1.3 Water usage and drainage will be key to both the internal and external design. The aim is for each user to not exceed 125L of water per day and detail design will provide further specification for this. The surface water runoff has been carefully considered in the landscape design. An attenuation basin is located between Blocks B and C and there will be permeable paving throughout. At roof level, terraces will have blue roof construction in order to further attenuate the water runoff and green roofs will be provided at the highest levels on each apartment block. The FRA and Drainage Strategy provides further information.

### Fabric

D.1.4 The building envelope will play a key role in maintaining good thermal and acoustic comfort as well achieving good air tightness. The SAP assessor has provided target values for each element of the building fabric in order to achieve an energy efficient scheme when the energy sources have been taken into consideration. Party walls will have full fill cavity insulation to ensure that there is zero heat loss within. The aim is to exceed Building Regulation values in terms of U-values and acoustics.

### Heating, services, and renewable technology

D.1.5 The scheme will have an Energy Centre located within the basement, which will serve the apartments for heating and hot water. The heat source will be gas, and the townhouses will have individual gas boilers. There will be an MVHR system within dwellings to ensure there is a good level of background ventilation. Low energy lighting has been proposed throughout the scheme. It is calculated that more than 10% of carbon saving can be achieved through passive measures such as thermal glazing, and from renewable technologies and Photovoltaic Panels are proposed for each block at the highest roof levels.

### Waste

D.1.6 Broadwater Gardens will have a site waste management plan due to the scale of the development, this will ensure that refuse and recycling is dealt with in an efficient and reliable way. Each block will have a dedicated refuse store and recycling centre and it is proposed that each kitchen has a 30L recycling bin.

### Landscape & ecology

D.1.7 The minimum requirement is for a 10% net improvement in biodiversity habitat. At over a 750% gain, the scheme far surpasses this due to the industrial nature of the current site use.



## D.2 AIR QUALITY & VENTILATION

D.2.1 An air quality assessment has assessed the potential for air quality impact at the construction and operational stages. Both the Environment Agency and the Local Authority monitor and regulate sites which may cause air pollution. The assessment shows that the end users will be at low risk to any potential existing poor air quality. The main existing source for the proposed development is from the trains using the adjacent railway line.

D.2.2 The Environment Agency regulated 'at risk' sites are not within 500m of the site, and therefore do not pose any significant risk. Predicted NO<sub>2</sub> and fine particle concentrations levels are below the limit values and are therefore not a risk. The overall air quality around the site is considered to be good. Please refer to the air quality assessment for further information.

D.2.3 A Mechanical Ventilation with Heat Recovery (MVHR) system is proposed in order to provide ventilation with the exception of summer months when windows are open. Each dwelling has been designed to have at least one openable window per room and, where possible, many living spaces are dual aspect which promotes natural cross ventilation. Due to potential noise from the railway and the northern distribution site, acoustic trickle vents have been advised to the North and West façades. The majority of circulation spaces will have an openable window for passive ventilation, in order to avoid overheating.

## D.3 ACOUSTICS

D.3.1 The biggest noise sources are from the railway line and the distribution site to the north. This means that the dwellings on the western and northern areas of the site will be at most risk to noise, and therefore will most likely need to keep their windows closed at certain times of the day. In order to ensure these dwellings still get adequate ventilation, acoustic trickle vents are advised.

D.3.2 To keep noise levels acceptable in ground floor amenity spaces, an acoustic defence is proposed along the boundary to the north and west in the form of a solid boundary treatment. The courtyard spaces and dwellings to the east and south of the site will have adequate noise levels, due the building form creating an acoustic buffer to these areas.

## D.4 DAYLIGHT & SUNLIGHT



D.4.1 The buildings have been designed to optimise both the daylight received within the development and to improve the light to the surrounding properties.

D.4.2 Key design features include:

- Opening up the eastern side of the site by introducing a central landscaped area, where previously this had been occupied by building mass. This improves the daylight to neighbouring properties;
- 21m breaks between blocks which allows light and views further into the site and prevents overshadowing. Landscaped areas are located between blocks with a variety of orientations, allowing residents to have a number of sunlit amenity spaces all year round;
- A large number of multi-aspect units, with any single aspect units being located on the east, south and west façades;
- Full height windows to maximise the amount of light penetration and the amount of sky visible from within dwellings;
- Living areas which are no deeper than 6m, allowing light to reach to the back of rooms.

D.4.3 The scheme has been assessed to BRE Guidelines, to test the daylight/sunlight within the proposed development. The assessment, carried out by Anstey Horne, finds:

- The vast majority of proposed units will receive good levels of daylight and sunlight that is above the BRE guideline values;
- The proposed buildings will not cause any significant daylight and sunlight impact on neighbouring properties. Nearly all of the rooms will be above BRE guideline values whereas those that aren't will not experience a significant adverse impact;
- The amenity areas will experience high levels of daylight and sunlight throughout the day.



# APPENDIX E

## E.1 Revised scheme for viability

## E.1 REVISED SCHEME FOR VIABILITY

E.1.1 As part of this inquiry process we have looked at an alternative mix for a closer mix to that defined in the councils SoC.

E.1.2 In order to replicate a comparable the same building envelope has been used where the possible, There is a reduction in floor area but and this would be taken off the build area rather than over size the flats. The amendment incorporates the merging of flats to provide larger dwelling types

E.1.2 Accommodation schedule

Revised scheme			Council %
	No.	%	
1 Bed	47	20%	14%
2 Bed	64	27%	23%
3 Bed	87	37%	41%
4 Bed	37	16%	22%
Total	235		

Ground Floor





First Floor



Second - Fourth Floors



Fifth Floor



Sixth Floor



Seventh Floor



Eighth Floor



# APPENDIX F

## F.1 Presentation





**Broadwater Gardens, Welwyn Garden City**

Presentation, prepared by Simon Camp

**Alan Camp Architects LLP**

88 Union Street, London, SE1 0NW. t: 020 7593 1000 e:mail@alancamp.com

Date: June 2022

## DESIGN TEAM

The Applicant:

**HG Group**

The project team comprises:

**Alan Camp Architects**

Architect

[www.alancamp.com](http://www.alancamp.com)

**hgh Consulting**

Planning Consultant

[www.hghconsulting.com](http://www.hghconsulting.com)

**Bidwells**

Townscape and Heritage

[www.bidwells.co.uk](http://www.bidwells.co.uk)

**Bradley Murphy Design**

Landscape Architect

[www.bradleymurphydesign.co.uk](http://www.bradleymurphydesign.co.uk)

**i-Transport**

Transport Consultant

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**Anstey Horne**

Daylight and Sunlight

[www.ansteyhorne.co.uk](http://www.ansteyhorne.co.uk)

**EDC**

MEP, Energy & Sustainability

[www.edcengineers.com](http://www.edcengineers.com)

**Green Environmental Consultants**

Ecology

[www.greenecology.co.uk](http://www.greenecology.co.uk)

**Noise Solutions**

Acoustic Consultant

[www.noisesolutions.co.uk](http://www.noisesolutions.co.uk)

**Curtins**

Flood Risk and Drainage

[www.curtins.com](http://www.curtins.com)

**BB7**

Fire Consultant

[www.bbseven.com](http://www.bbseven.com)

**Marengo Communications**

Public Relations

[www.marengocomms.com](http://www.marengocomms.com)

**Air Pollution Services**

Air Quality

[www.airpollutionservices.co.uk](http://www.airpollutionservices.co.uk)

**BWP**

Structural Engineer

[www.bwp-eng.co.uk](http://www.bwp-eng.co.uk)

**David Clarke Chartered Landscape Architect and Consultant Arboriculturist Limited**

Trees

**Symbiotic Solutions**

Ground Conditions

<https://www.symbioticsolutions.co.uk>

**Geotechnical & Environmental Associates**

Basement Impact

<https://www.gea-ltd.co.uk>

**Kempton Carr Croft**

Viability

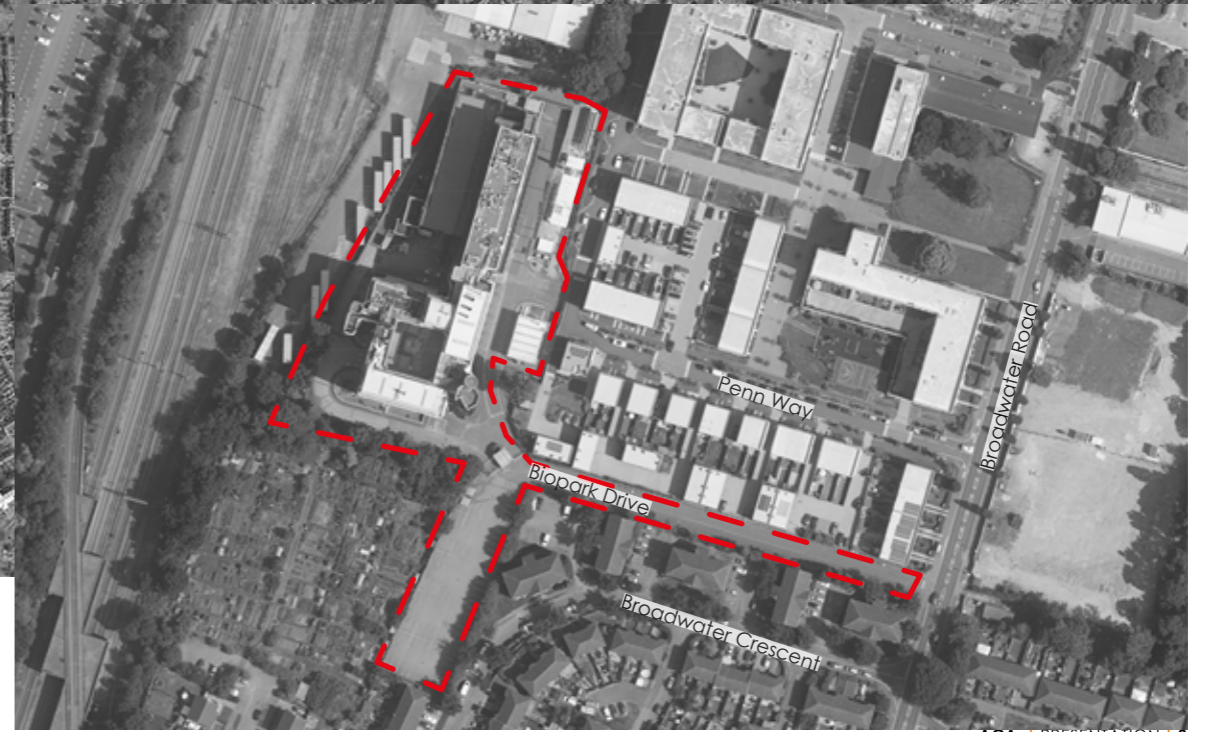
<https://www.kemptoncarr.co.uk>

# LOCATION

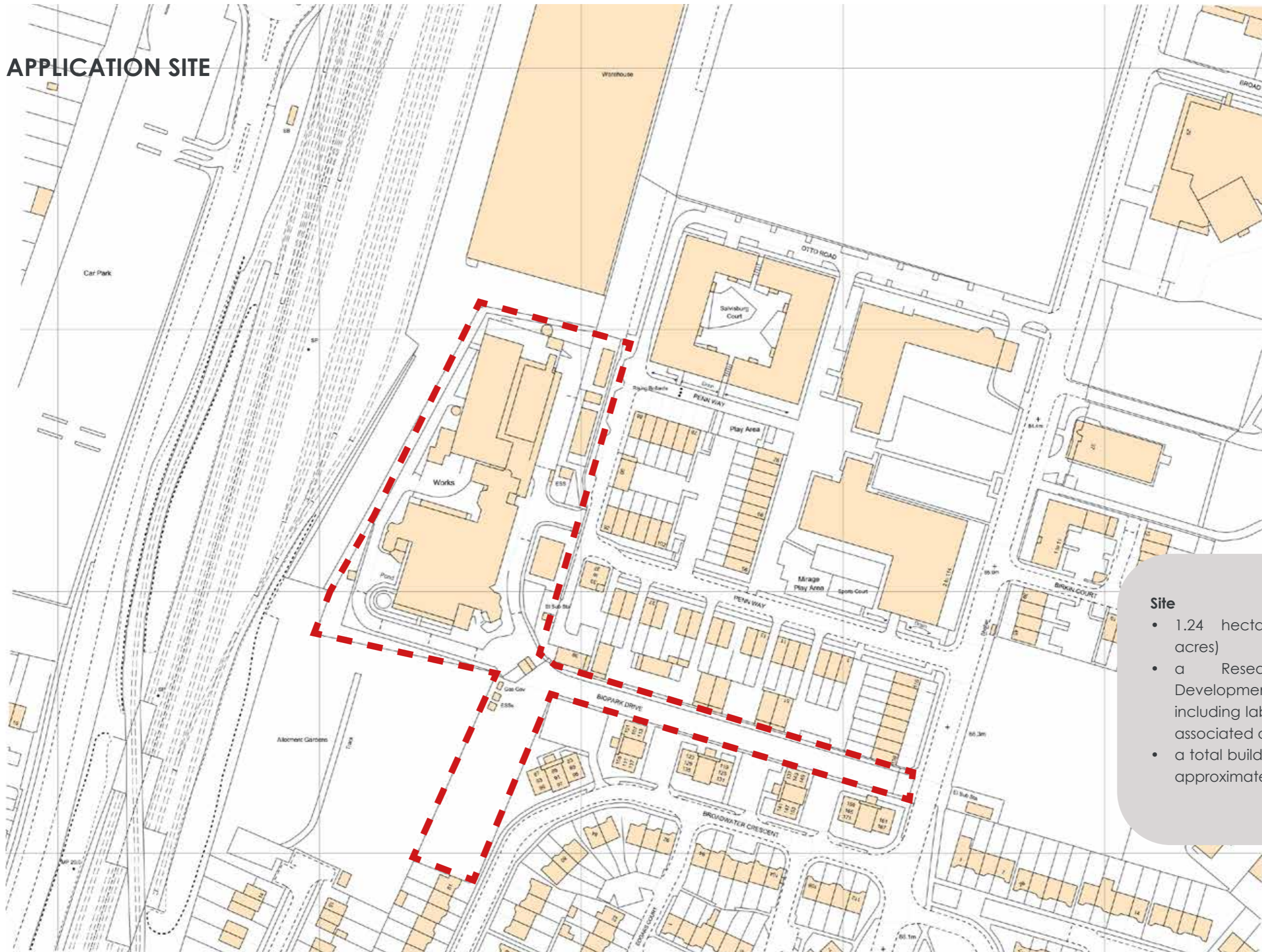


Aerial views, source: Google Images

— Site Boundary



## APPLICATION SITE



### Site

- 1.24 hectares (3.06 acres)
- a Research and Development complex, including laboratory and associated office space,
- a total building height of approximately 30.51m.

# SITE PHOTOS



View 1: Looking North to Site



View 2: Looking South to Site



View 3: Looking West to Site



View 4: Looking South to Site



1. Roche factory scheme (ref. N6/2010/1776/MA - approved in March 2011 for redevelopment to provide 209 units)





1890



1920



1950

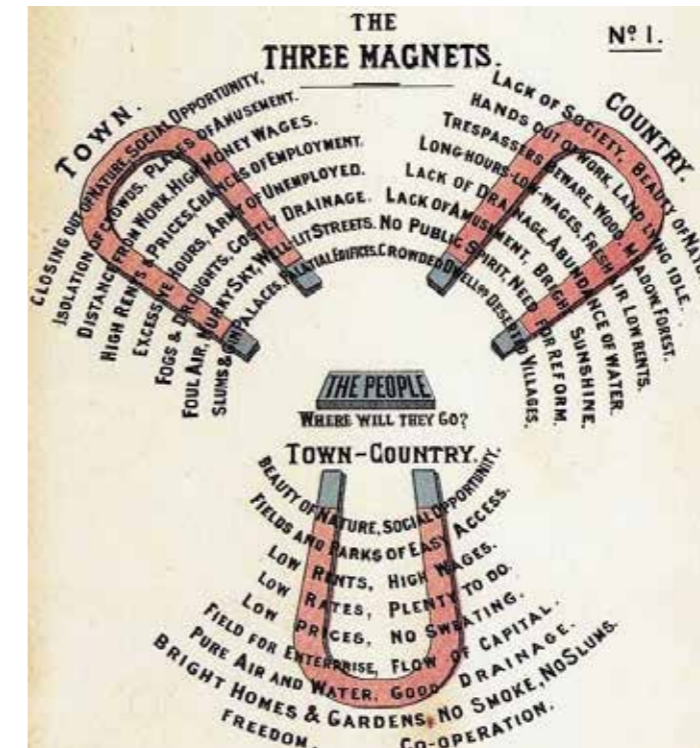


1980

## HISTORICAL CONTEXT

### Historical Context

Welwyn Garden City was founded by Sir Ebenezer Howard in 1920. The Garden City features a parkway which runs for almost a mile through the centre of the town. The main heart of the town was located to the west of the train line and ensured that commuters to London had good access. To the east of the railway industrial thrived and subsequently residential areas also formed.



^ Garden City Movement, The Three Magnets



^ Three storey houses Penn Way



^ Three storey flats Broadwater Crescent



^ Three storey flats Broadwater Crescent



^ Housing within the Garden City

## LOCAL VERNACULAR

- Red brickwork
- Heights ranging from two to four storeys.
- Feature roof



# CONTEXT STUDY



1. Parkway: Welwyn Garden City Neo-Georgian architecture



2. Wheat Quarter: Art Deco industrial buildings with masonry apartments



3. Griffin Place (Former Roche buildings): Art Deco, minimalist industrial buildings to be redeveloped for residential use



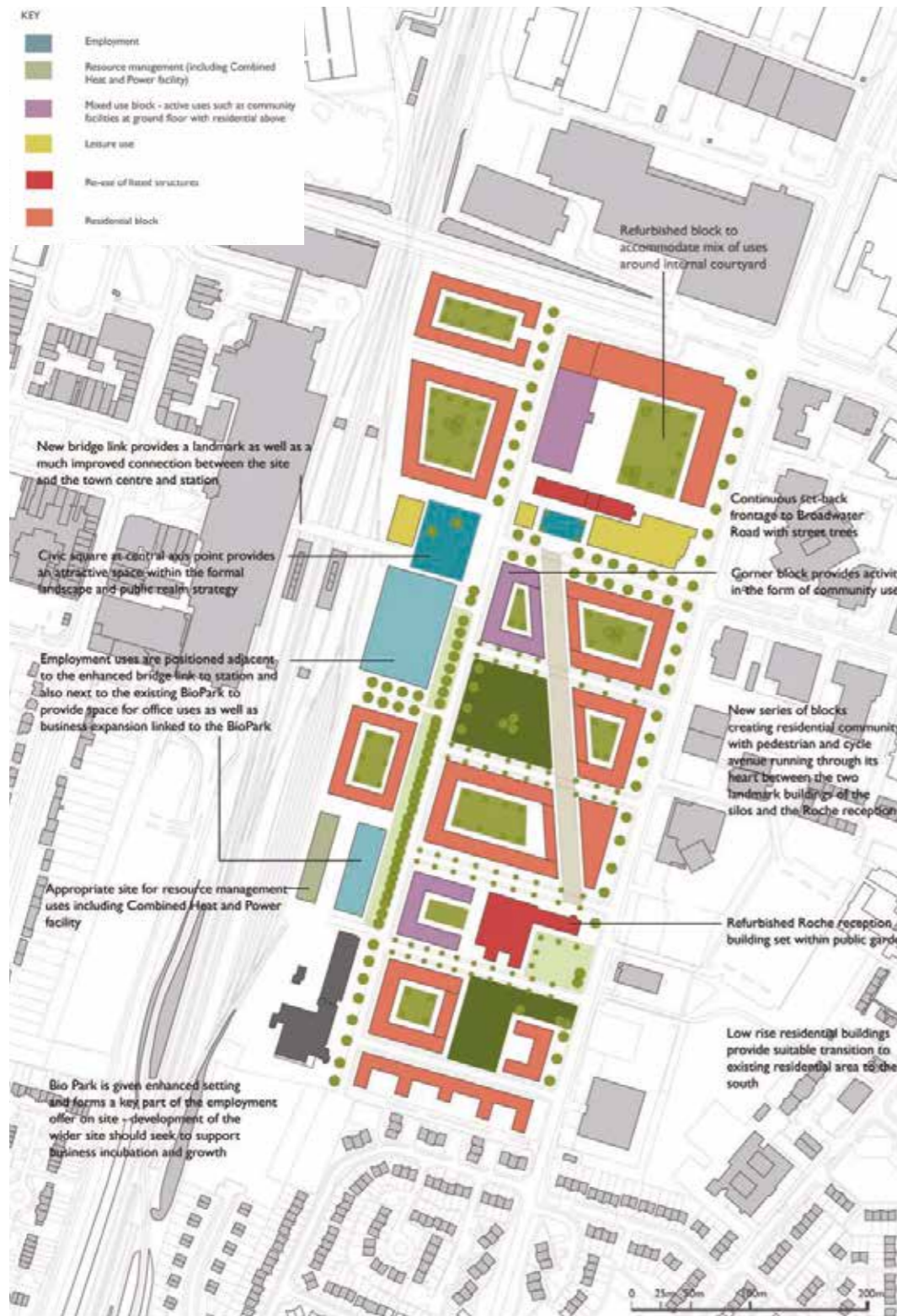
SITE: BioPark laboratories: White render, glass, metal, masonry industrial building (refer to section 2.1 for further details)



5. Broadwater Crescent and vicinity: Red brick residential buildings with pitched roofs



4. Mirage development, brick and rendered apartment blocks



^ Extract from the SPD



^ Extract from the SPD

### Broadwater Road West SPD

The site lies within the Broadwater Road West Opportunity Area. The Broadwater Road West Supplementary Planning Document (SPD), December 2008, has the following vision:

'To deliver an energetic and pioneering scheme of development which integrates the spirit of the garden city with the very best of high quality 21st Century design, seizing the opportunity to enhance the local environment and create a sustainable supported neighbourhood of an appropriate scale, which successfully integrates with the local community.'

The diagrams adjacent outline the main policies of the SPD for the Broadwater Road West area.

The site sits just outside the masterplan for the SPD and was not identified for redevelopment in the opportunity area. Nevertheless, it is located at the southern end of the proposed north-south green boulevard.

# CONSTRAINTS & OPPORTUNITIES



## Constraints

1. Sunlight
2. Train Noise
3. Industrial Uses
4. Welwyn Garden City Conservation Area & Hatfield Park & Garden
5. Listed Buildings
6. Existing residential properties

## Key


- ● ● Sun path
- ||||| Train Noise
- Former Roche Products Factory- Grade II
- Shredded Wheat Factory - Grade II



### Opportunities

1. Pedestrian Connections
2. Street Improvements
3. Courtyards & Amenity
4. Edges and Natural Surveillance
5. Provision of a Local Community Use
  - Extensive Views
  - Brownfield site
  - Site size and existing building

### Key

-  Pedestrian Links
-  Views
-  Courtyard Amenity

# GARDEN CITY PRINCIPLE STRATEGY

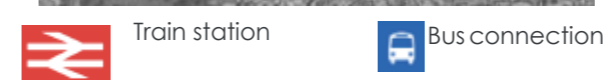
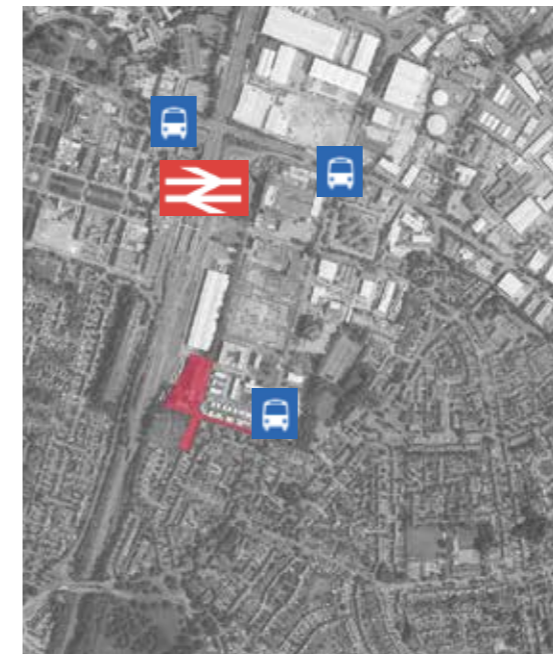
## Garden City Principles:

- Land value capture for the benefit of the community.
- Strong vision, leadership and community engagement.
- Mixed-tenure homes and housing types that are genuinely affordable.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

## Garden City principles wider site



**Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.** There is an established town centre within a walkable distance, links could be enhanced through connections to the north, east and south



**Integrated and accessible transport systems, with walking, cycling and public transport.** There are good local connections to public transport within walking distance to the site.



**Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities.** There are strong references to the design features of existing homes using red bricks and feature roofs.


Garden City principles to be adopted within site



 Play spaces  Wider community benefit

**Land Value capture for the benefit of the community.** The proposal will open up previously private land with areas for the community to dwell, enjoy and interact with the wider neighbourhood.



 Communal environmental enhancement

**Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains.** Through creative planting and communal open amenity spaces.



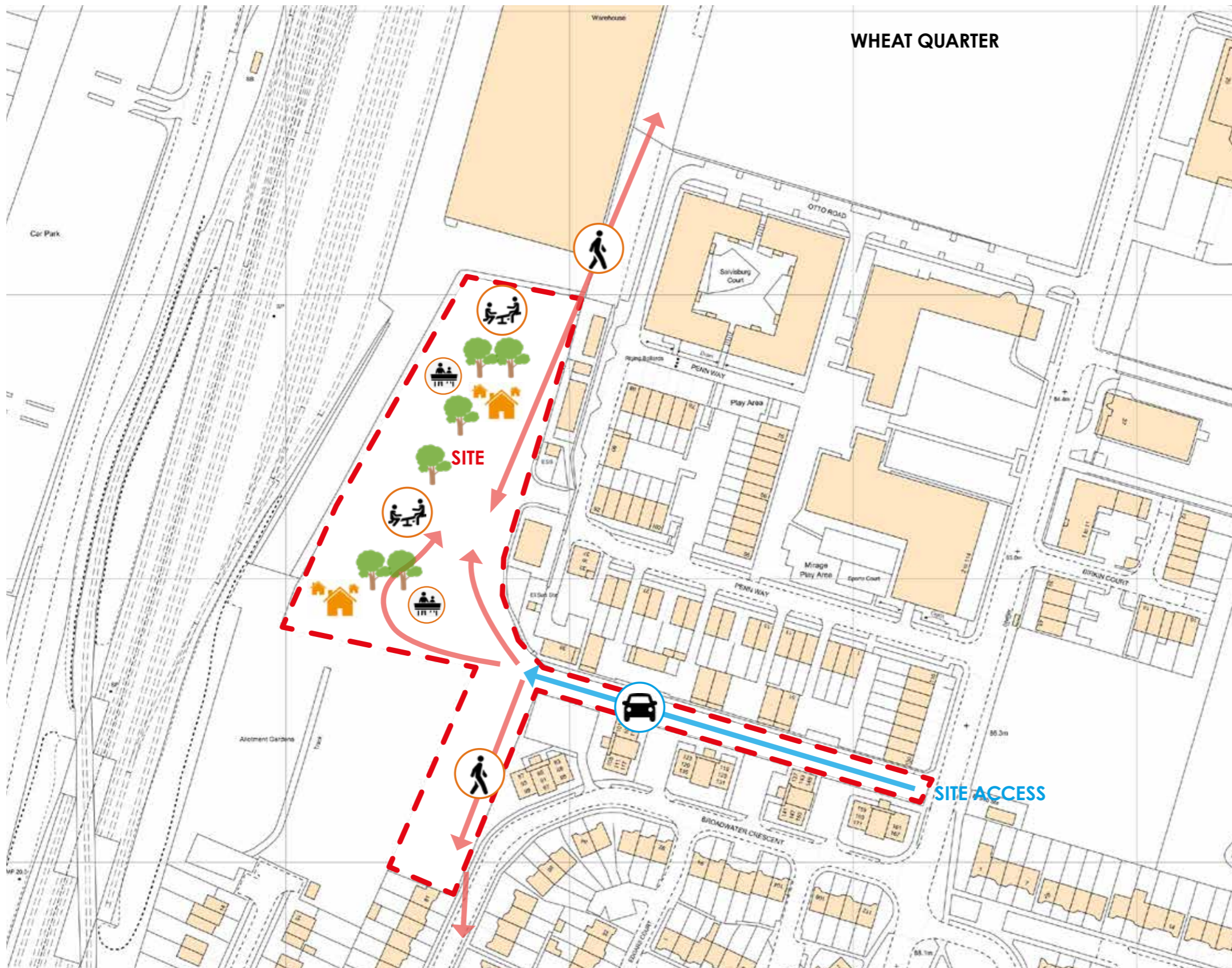
 houses  flats

**Mixed-tenure homes and housing types that are genuinely affordable.** The proposal will provide a mix of typologies that respond to the context of the site with flats to the north and houses overlooking the southern allotment site.



 Private gardens  Orchard

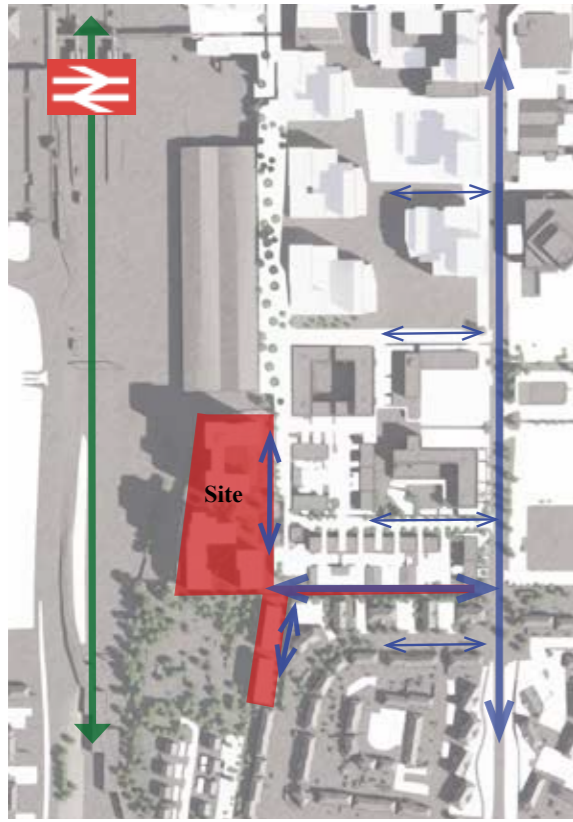
**Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.** Provide private gardens to the rear of properties.



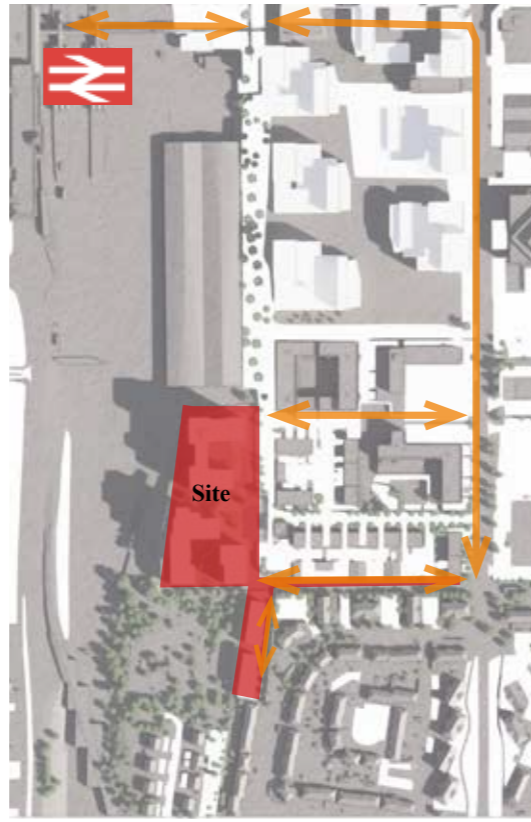
### Site Strategy

- Access & Circulation
- Permeable Layout
- Housing Typologies
- Community Use
- Amenity Space
- Redistribution of building mass

# WIDER CONTEXT



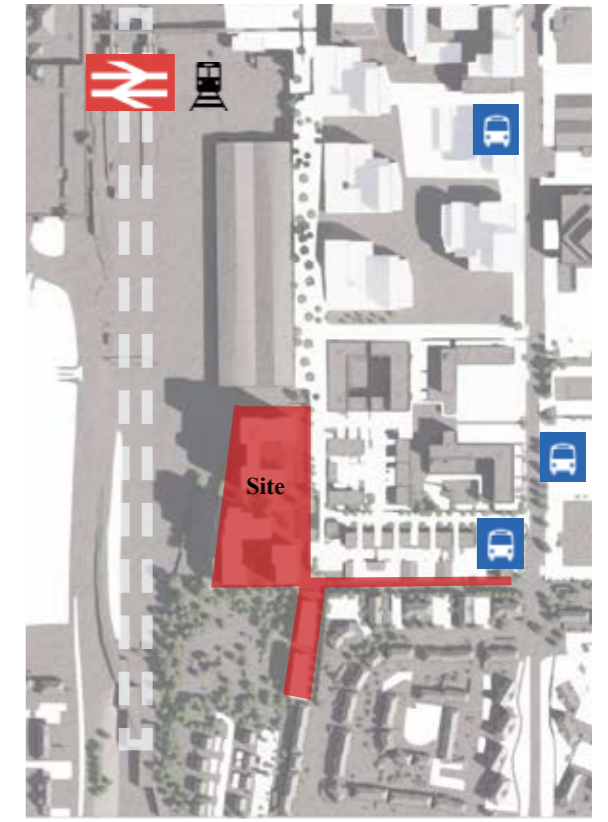
Transport Connectivity



Existing Pedestrian Connectivity





New Pedestrian Connectivity





Public Transport

 Vehicle links  
 Train links

 Pedestrian route

 Pedestrian route

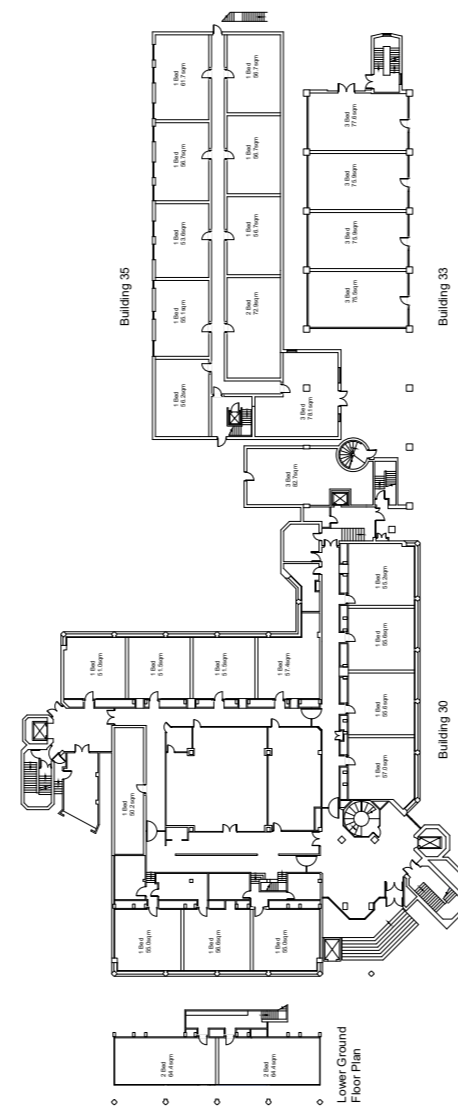
 Bus Stop -route 601  
 Mainline Railway



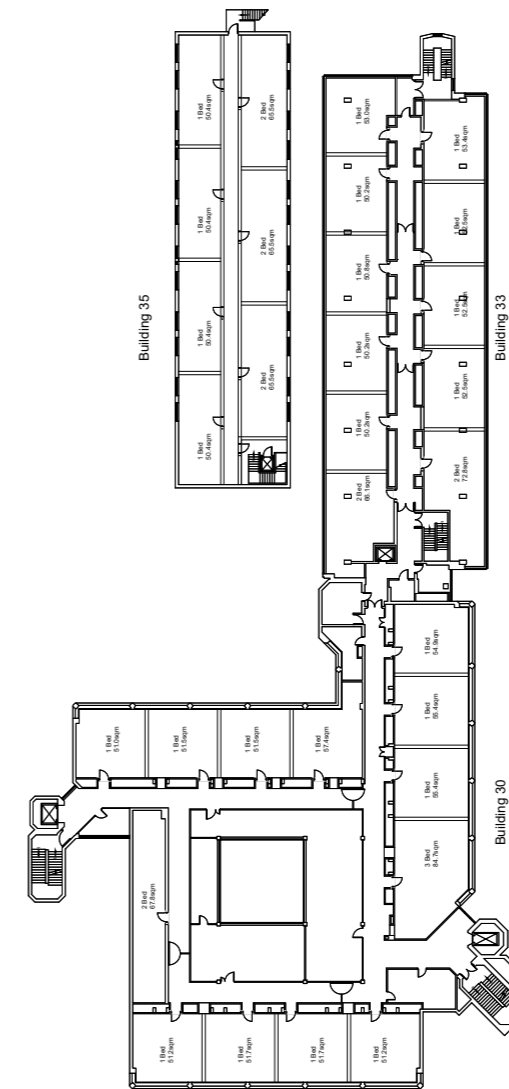
# INITIAL DESIGN OPTIONS



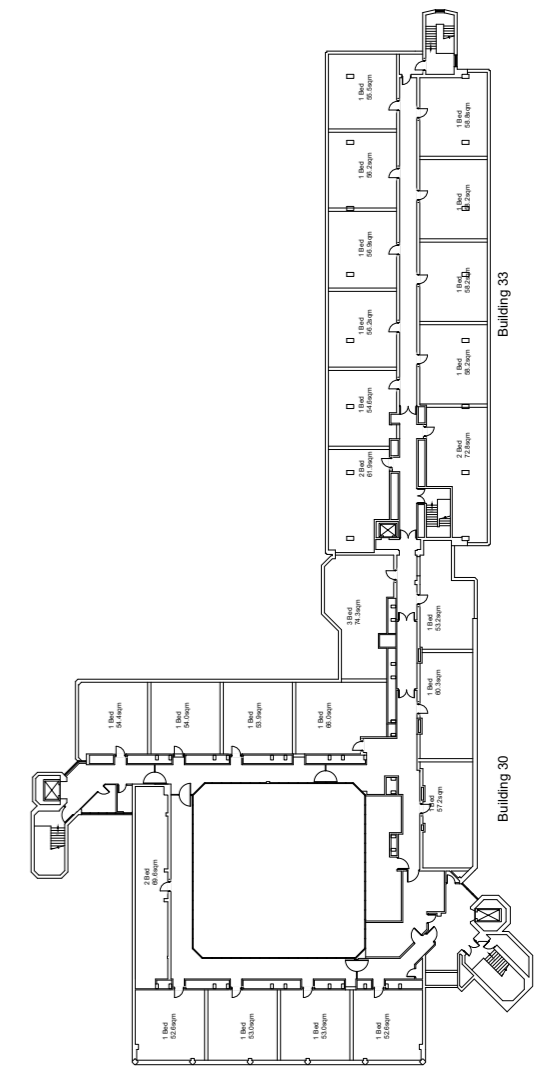
Initial new build scheme with open courtyards



Ground floor plan of a PD scheme, proximity between buildings restrict daylight within dwellings








First Floor plan of a PD scheme



Fourth Floor plan of a PD scheme

5.2.3 The following tables chart the pre-planning application and the feedback given by the council at each meeting and how it was addressed.

Stage	Site Layout	Massing & Height	Total Units	Key Design Features & Design Response	Summary of Feedback from Welwyn Hatfield Borough Council
Pre Application 1		<p>3 to 15 storeys:            Blocks A&amp;B - 7 to 15 storeys; Blocks C&amp;D - 6-13 storeys;            Block E - 5 to 7 storeys; Block F&amp;G - 3 to 4 storeys</p> 	340	<ul style="list-style-type: none"> <li>• 3 to 15 Storeys</li> <li>• 5 apartment blocks which increase in height from south to north</li> <li>• Courtyard landscaping</li> <li>• Basement car park entered from the west of Blocks A&amp;B via a road which wraps around Blocks C&amp;D, and E</li> </ul>	<ul style="list-style-type: none"> <li>• Concern over the heights and their dominance in the current context and in the locality of heritage assets. The existing building heights should not be exceeded.</li> <li>• The character needs exploring as the scheme develops in terms of the Garden City aesthetic</li> <li>• Principle of the height distribution across the site is not objected to</li> <li>• A row of 2-3 storey terraced housing is advised to the south of the site</li> <li>• A reduction in the number of setbacks would refine the massing</li> <li>• Marketing evidence required that B1b use is no longer suitable</li> </ul>
Pre Application 2		<p>2 to 9 storeys:            Blocks A&amp;B - 7 to 9 storeys; Blocks C&amp;D - 6-9 storeys;            Block E - 5 to 7 storeys; Block F - 2 to 4 storeys;            townhouses - 2 to 3 storeys</p> 	297	<ul style="list-style-type: none"> <li>• Townhouses introduced following WHBC feedback</li> <li>• Overall height reduced to 2 to 9 storeys</li> <li>• 4 apartment blocks</li> <li>• Contextual references made in materiality (red brickwork) and art deco features of Block E and F</li> <li>• Basement parking now entered from the east of Blocks A&amp;B to allow for improved ground floor landscaping and dwelling layout</li> <li>• Marketing Report shows B1b use is inappropriate for location</li> </ul>	<ul style="list-style-type: none"> <li>• Heights are an improvement but still may appear overbearing and bulky</li> <li>• HTVIA shows little impact on heritage assets and proposal is not visible/of limited visibility</li> <li>• The Garden City aesthetic should be developed e.g. mansard roofs</li> <li>• Design is interesting and less 'busy'</li> <li>• Potential issue with proximity between townhouses and existing apartment block</li> <li>• Height of townhouses and adjacent existing houses should be reviewed</li> <li>• View from train line is key</li> </ul>

Stage	Site Layout	Massing & Height	Total Units	Key Design Features & Design Response	Summary of Feedback from Welwyn Hatfield Borough Council
Pre Application 2 Workshop		<p>2 to 9 storeys:            Blocks A&amp;B - 7 to 9 storeys; Blocks C&amp;D - 6-9 storeys;            Block E - 5 to 7 storeys; Block F - 2 to 4 storeys;            townhouses - 2 to 3 storeys</p> 	297	<ul style="list-style-type: none"> <li>Tiled mansard roofs introduced to Blocks A-E, and more red brickwork is proposed throughout, developing the Garden City aesthetic</li> <li>Mansard roofs reduce the overall massing of the scheme</li> <li>Distances and heights provided for townhouses and neighbouring buildings, showing there is little impact on privacy or scale</li> <li>Train journey views provided demonstrating an improved massing</li> <li>Parking numbers increased to 0.63 ratio</li> </ul>	<ul style="list-style-type: none"> <li>The mansard roofs look good and better integrates the scheme. It is advised that the detailing is considered</li> <li>Block E mansard angle to be continuous</li> <li>Block C appears too tall from train line, suggest reduce by 1 storey</li> <li>Praise for the high quality design and greatly improved massing and scale</li> <li>Height will require justification</li> <li>A white brick with darker tones may work better with the red brick and black metal</li> <li>Art Deco windows of Roche should be explored and developed further</li> <li>Height of townhouses was accepted. Further information on distances required.</li> <li>Car parking ratio is an improvement and can be justified against WQ and drive towards car-free developments</li> </ul>

Stage	Site Layout	Massing & Height	Total Units	Key Design Features & Design Response	Summary of Feedback from Welwyn Hatfield Borough Council
Pre Application 3		<p>2 to 9 storeys:            Blocks A&amp;B - 7 to 9 storeys; Blocks C&amp;D - 6-8 storeys;            Block E - 5 to 7 storeys; Block F - 2 to 4 storeys;            townhouses - 2 to 3 storeys</p> 	289	<ul style="list-style-type: none"> <li>Block C lowered by 1 storey</li> <li>Density has been reduced: number of units reduced from 297 to 289</li> <li>A white brick with darker blend has been introduced to blocks A-D</li> <li>Legibility of entrances between A &amp; B has been improved</li> <li>Block E glazing has been further developed, taking precedent from Roche building</li> <li>Block E mansard roof angle has been made continuous, improving the view from the north</li> <li>Block F entrance has been improved similarly to Block E</li> <li>Parking layout has been improved</li> </ul>	<ul style="list-style-type: none"> <li>Historic England are comfortable with verified views</li> <li>Design improvements welcomed and supported</li> <li>Material details would be good to see with planning application. Precedent images would be accepted otherwise</li> <li>A tile with a camber is preferable over a plain tile</li> <li>Reduction in height supported</li> <li>White brick blend approved of</li> <li>Materials used on garage doors and front doors to townhouses is good. Main entrances should be celebrated more</li> <li>Good number of dual aspect units</li> <li>Good variety of amenity spaces</li> <li>Guttering detail to be submitted with planning application</li> <li>Comparative views from train line (proposed and existing) would be useful, as well as image to show shift of mass from East</li> </ul>
Planning application		<p>2 to 9 storeys:            Blocks A&amp;B - 7 to 9 storeys; Blocks C&amp;D - 6-8 storeys;            Block E - 4 to 7 storeys; Block F - 2 to 4 storeys;            townhouses - 2 to 3 storeys</p> 	289	<ul style="list-style-type: none"> <li>Materials to ground floor of Blocks F &amp; G have been revised following SBD concerns over climbing aids</li> <li>Units have been developed following daylight comments</li> <li>Rainwater drainage strategy has been developed</li> <li>Mansard tile to have a camber</li> <li>Further views, elevations and plans included to show existing-proposed comparisons</li> <li>Entrance celebration response</li> </ul>	N/A

# PUBLIC CONSULTATIONS



**CONSULTATION**

The consultation closed on Monday 21st November 2020. Now the consultation has closed, we will review the feedback and prepare any changes to the plans where appropriate. We'll then collect all of the feedback, along with our responses, into a document called a Statement of Community Involvement which will be submitted as part of the planning application.



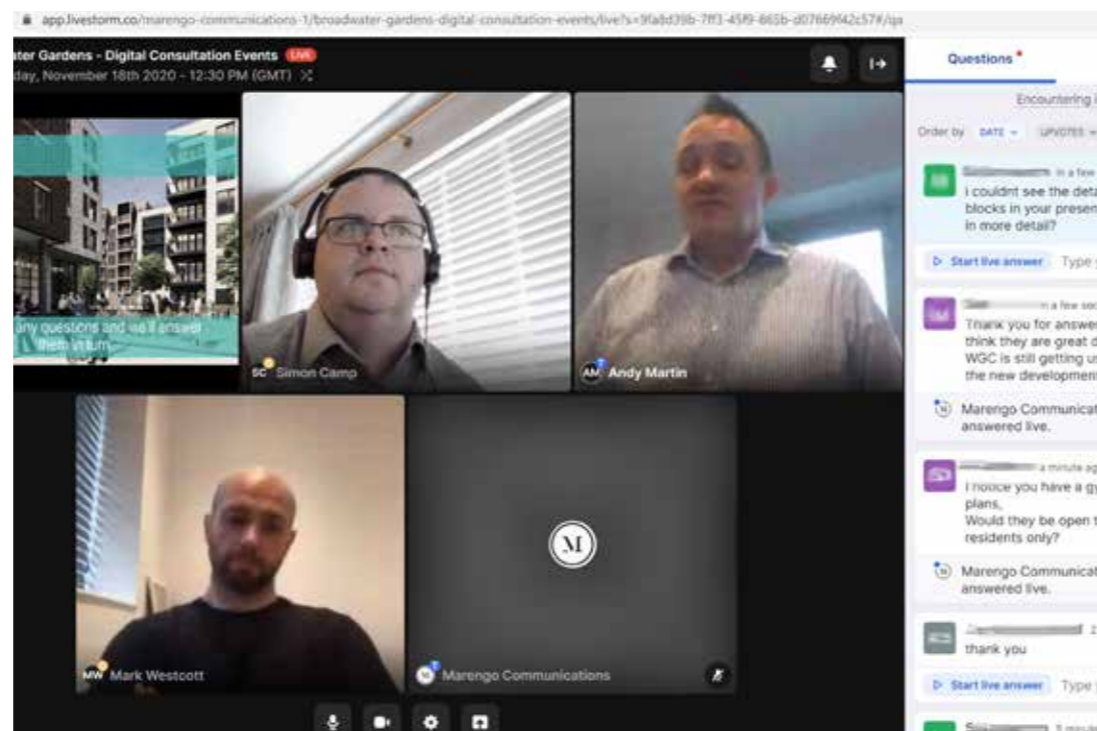

^ Broadwater Gardens website, [www.broadwatergardens.co.uk](http://www.broadwatergardens.co.uk)

^ Community newsletter

- Statement of Community Consultation
- Letter to stakeholders, 2<sup>nd</sup> November 2020
- Community newsletter, 2<sup>nd</sup> November 2020
- Website; [www.broadwatergardens.co.uk](http://www.broadwatergardens.co.uk). 2<sup>nd</sup> November 2020 - still online
- 2 no. webinars in place of public exhibitions; 12<sup>th</sup> November 2020 and, 17<sup>th</sup> November 2020
- Public consultation period of 2 weeks to allow for adequate feedback following the launch of the newsletter and website. The period lasted between 9<sup>th</sup>-22<sup>nd</sup> November 2020.



^ Welwyn Hatfield Times press release



^ Screenshot from interactive Public Webinar

# GROUND FLOOR

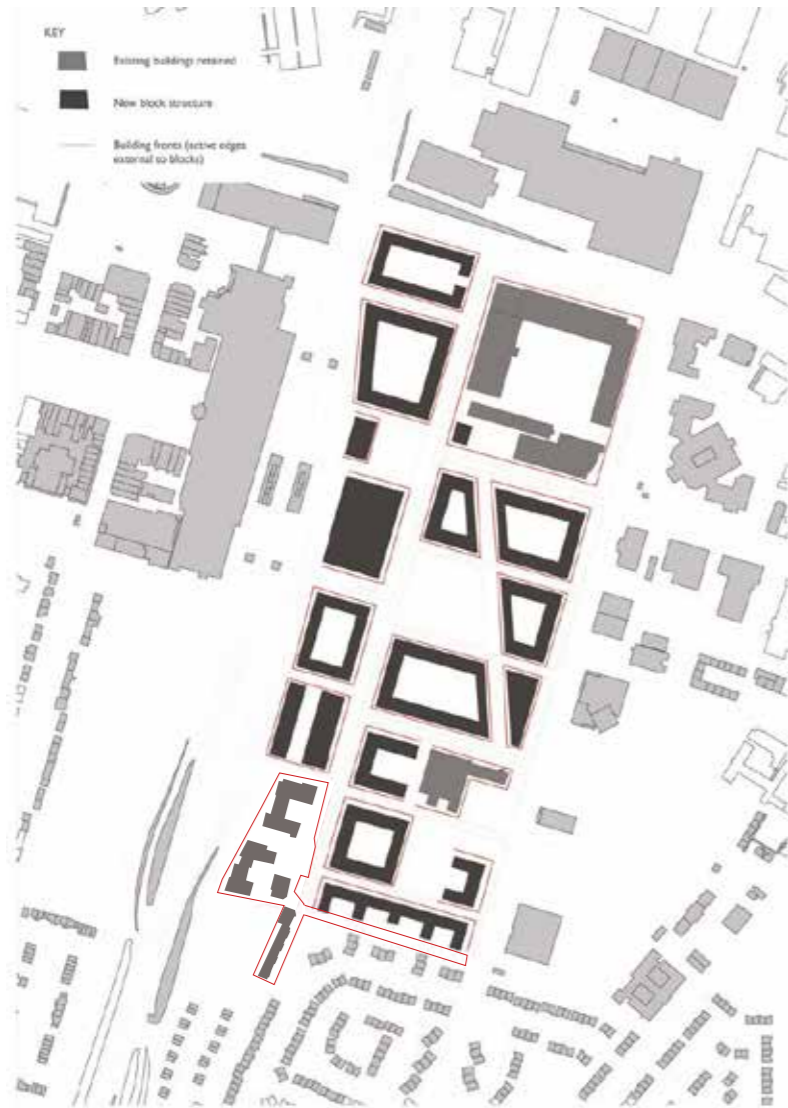
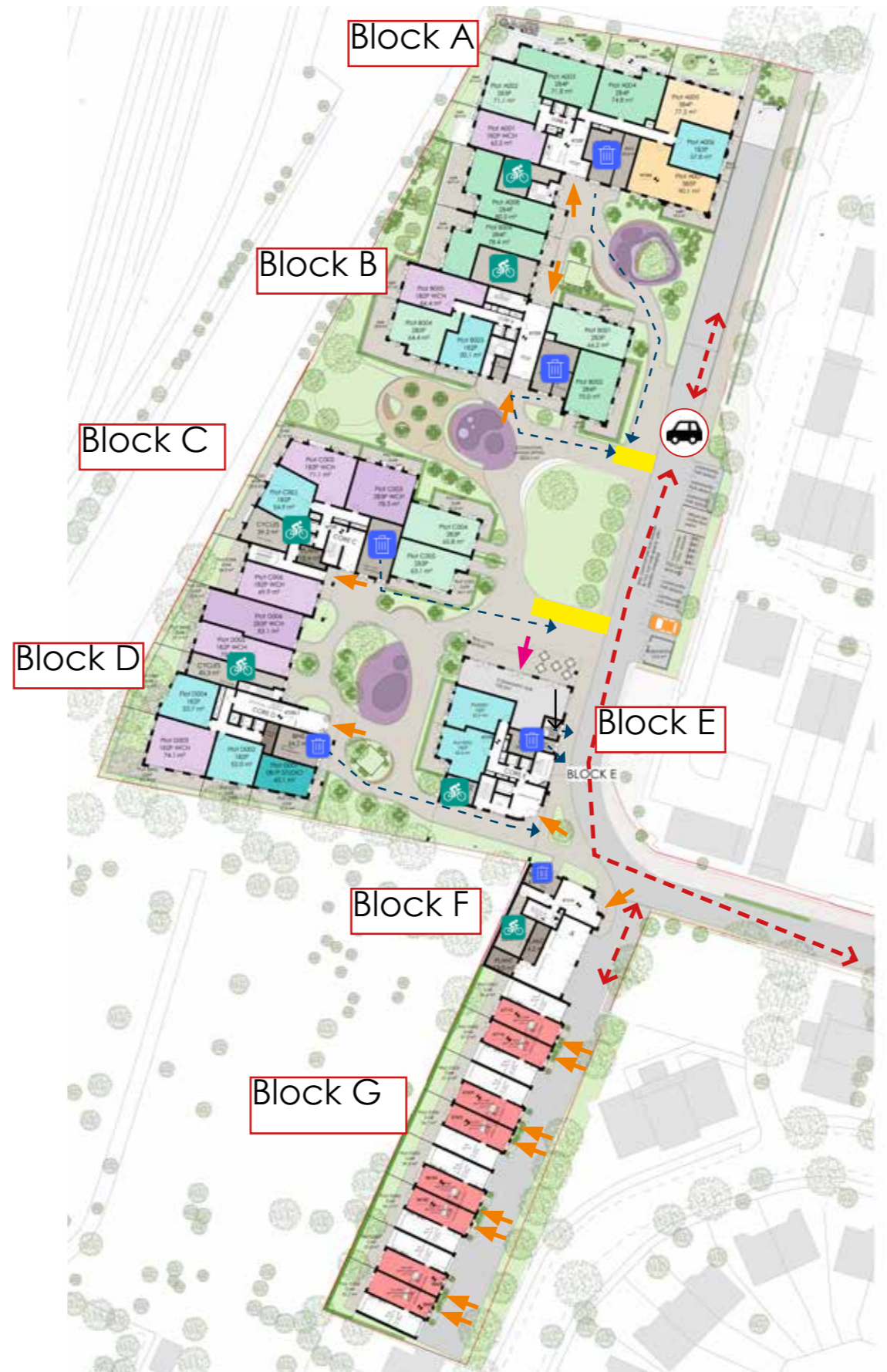


Figure 5.1 Block Structure



# LAYOUT

Broadwater Gardens consists of 6 apartment blocks (A-F) and 1 row of terraced housing (G). The proposed scheme will utilise and extend the existing basement for car parking provision, freeing up the ground floor for extensive landscaping.

The development is proposed at 2-9 storeys which is distributed across the blocks as follows:

- Blocks A & B: 7-9 storeys
- Blocks C & D: 6-8 storeys
- Block E: 5-7 storeys
- Blocks F : 2-4 storeys
- Block G, Townhouses : 2-3 storeys

- Key:
- Delivery/service zone
  - 🚗 Car club parking bay
  - 🚲 Residential cycle store
  - 🗑️ Refuse store
  - 🚗 Basement car park access
  - ↔️ Vehicular access
  - ➡️ Community space entrance
  - ➡️ Residential entrance



The proposed mix is as follows:

Occupancy	Number	%
Studio	11	4%
1B 2P	90	31%
1B 2P WCH	27	9%
2B 3P	59	20%
2B 3P WCH	2	1%
2B 4P	66	23%
3B 4P	16	6%
3B 5P	10	3%
4B 6P House	8	3%
<b>TOTAL</b>	<b>289</b>	<b>100%</b>

A Community Hub of 102.3m<sup>2</sup>

# BASEMENTS



Upper basement

## Car Parking

Type of Space	No.
Basement Standard Residential	148
Basement Wheelchair Residential	29
Basement Visitor	22
Surface Residential	20
<b>TOTAL RESIDENTIAL</b>	<b>219</b>
Surface Standard Commercial	5
Surface Wheelchair Commercial	1
<b>TOTAL COMMERCIAL</b>	<b>6</b>
Car Club Bay	1
<b>TOTAL PARKING</b>	<b>226</b>
Ratio	<b>0.78</b>

# FIRST FLOOR





# SECOND- FOURTH FLOOR



# FIFTH FLOOR



# SIXTH FLOOR



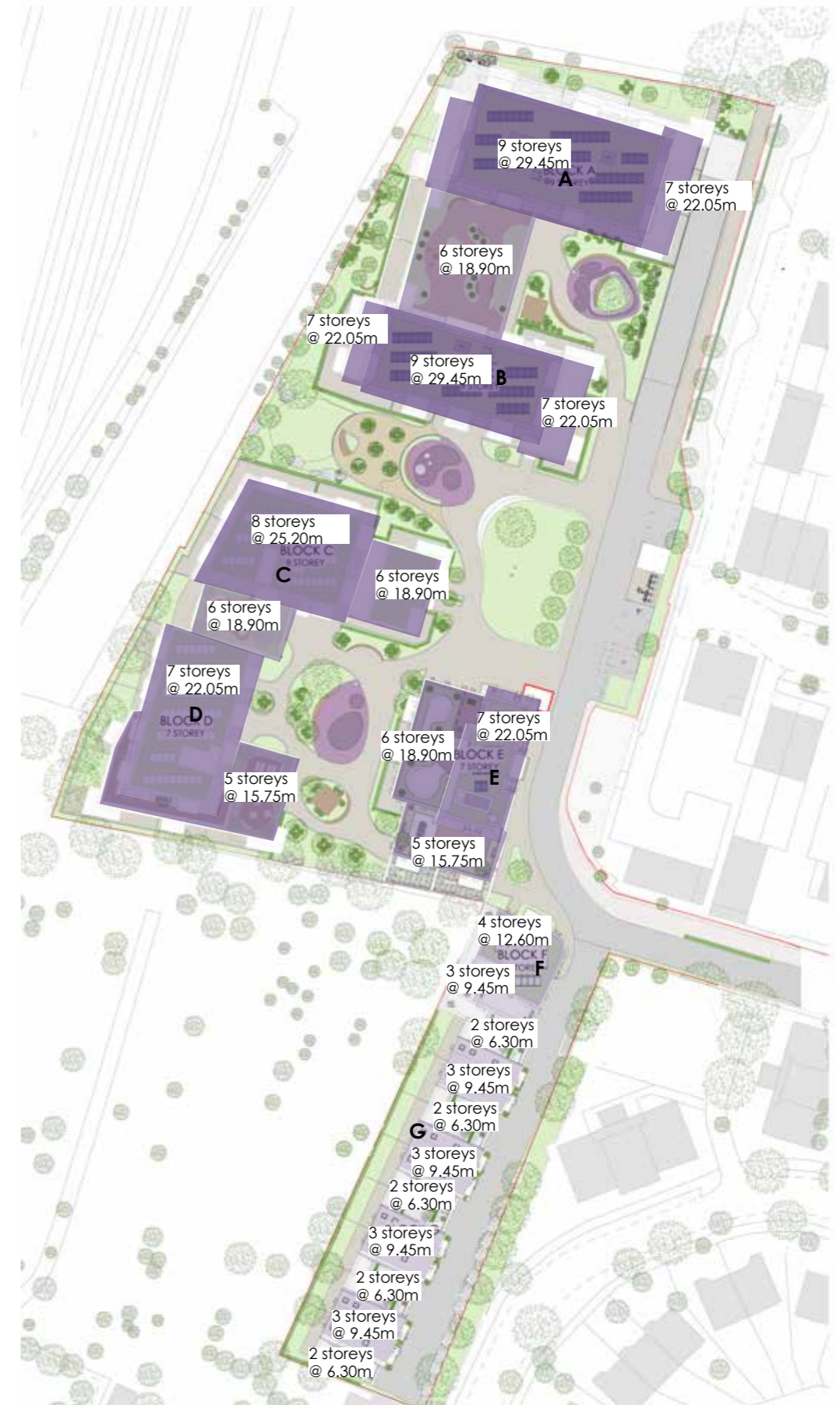
# SEVENTH FLOOR



# EIGHTH FLOOR



# PROPOSED BUILDING HEIGHTS



## Communal landscaping

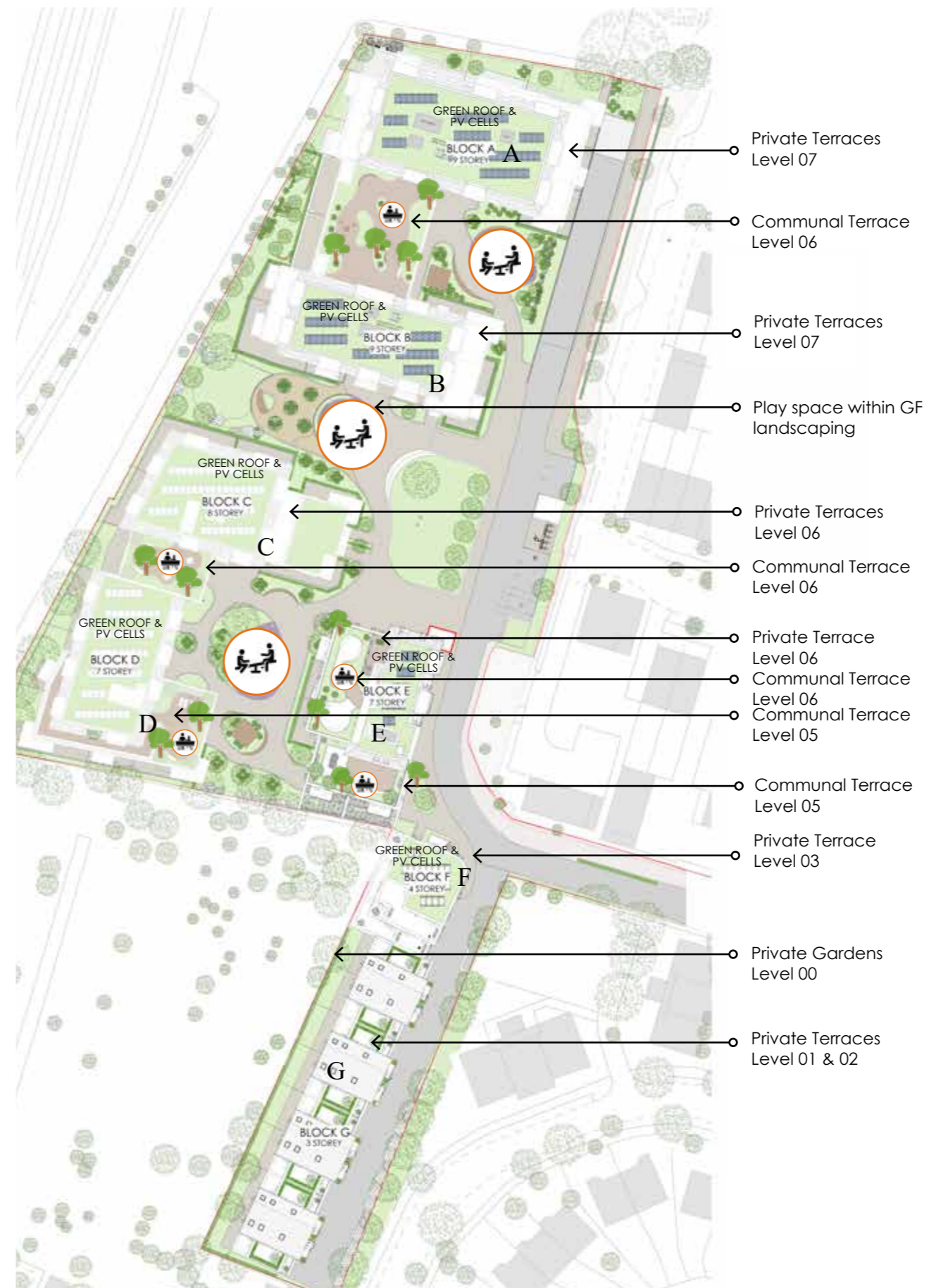
### Key Features

- Unified, coherent public realm
- Opportunities for wide variety of amenity uses
- Large community lawn area located at the heart of the development provides opportunities for play, seating and community activities.
- Orchard Hideaway located along the western boundary provides edible fruit for the local community.
- Outdoor dining area
- Herb planting integrated into the raised planting beds in key locations providing “pick on the way” style foraging

## Residents' communal terraces

### Key Features

- Roof Terraces provided on various levels to increase quantity of amenity space
- Communal terraces have blue roofs
- Garden Rooms specifically for residents
- Raised planters incorporate ornamental planting and large specimen shrubs provide shelter as well as greening the building façades from wider views
- Formal and informal seating provided, along with sun beds in sunny areas



^ Site Plan, Amenity



^ Proposed floor plan

## COMMUNITY HUB

### Key Features

- Double height, with potential for mezzanine with a ground floor area of 102.3m<sup>2</sup>
- Triple aspect
- Tall glazing- maximising daylight
- Covered seating area with views of landscaped gardens
- Provides natural surveillance to gardens
- Clear internal height to u/s of slab = 5.98m



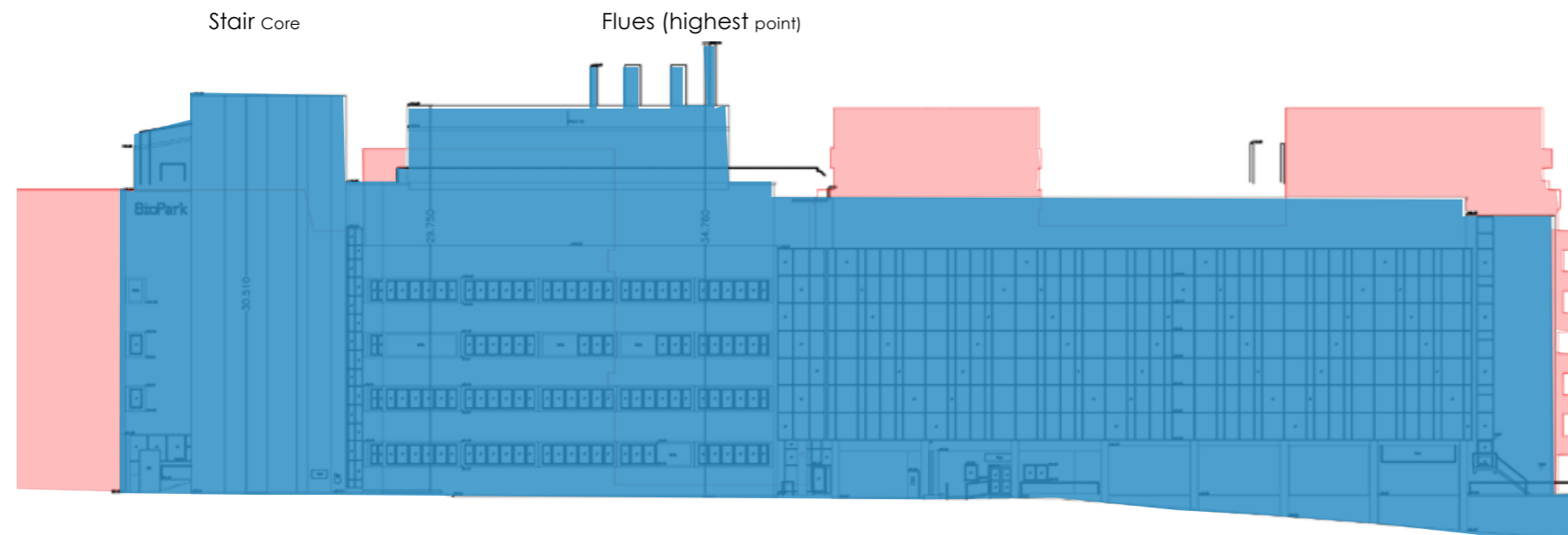
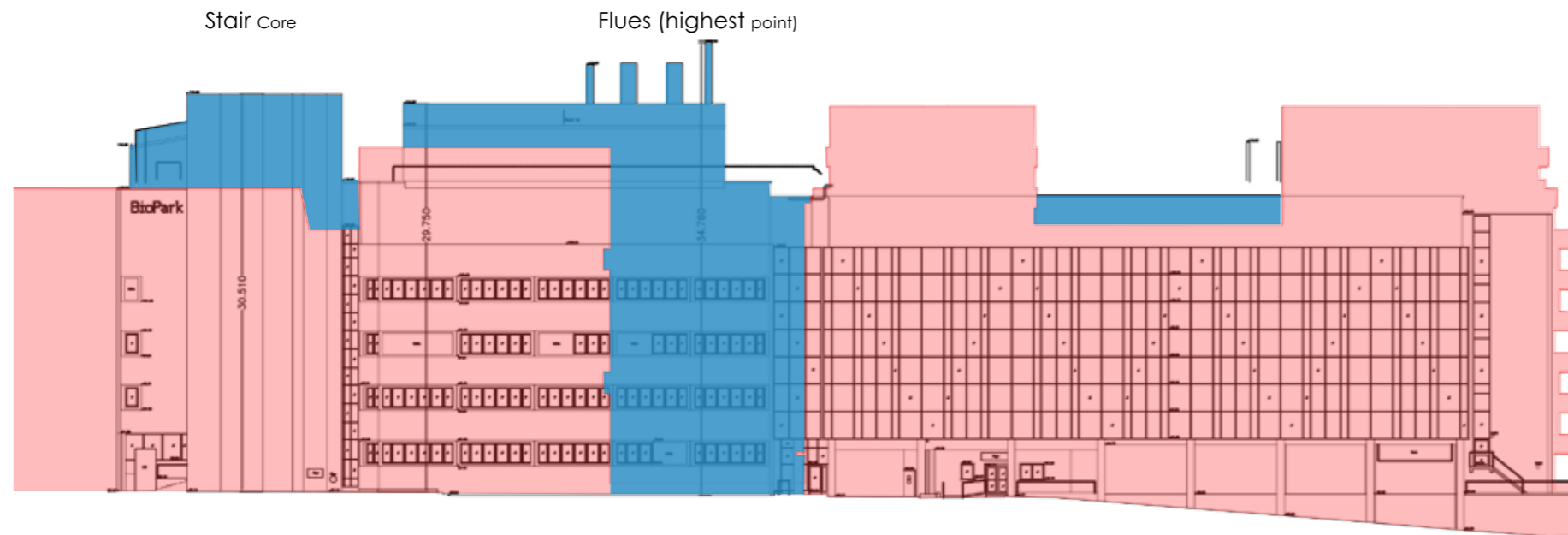
^ Coffee shop



## EXISTING ELEVATIONS

Massing comparison

Blue existing building, red proposed building



Key:

Proposed Building

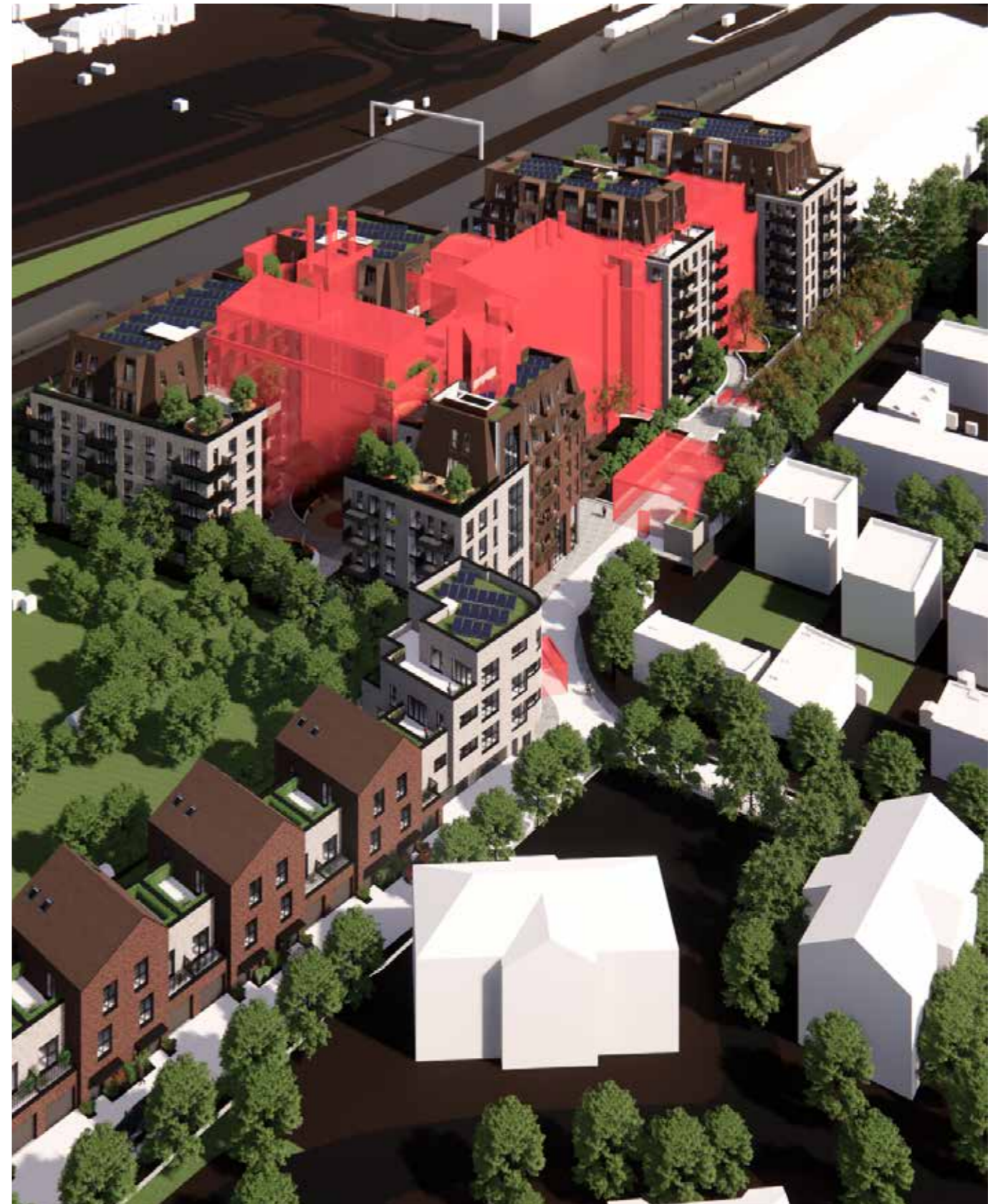
# EXISTING & PROPOSED MASSING



Key:

- Biopark Buildings
- X Biopark dimension
- X Proposal dimension

Existing Buildings



^ Existing & proposed massing overlay - view from south-east



## COMPARISON VIEWS



Existing View from Biopark Drive



Proposed View from Biopark Drive

## COMPARISON VIEWS



Existing View from Penn Way



Proposed View from Penn Way

## COMPARISON VIEWS



Existing View from Penn Way



Proposed View from Penn Way

Principal Urban officers comments 11 Feb 2021

*Development of taller buildings within the Garden City can indeed only be considered acceptable if they represent a truly unique, high quality and bespoke development which pushes the boundaries of architecture through a strong, contemporary reference to the original Garden City and its distinctive architecture and design features. It is my considered view that **this development achieves that high bar of expected design quality and will help to set the tone for future developments coming forward within this rapidly changing area of Welwyn Garden City, presenting a positive and truly distinctive uplift in design quality for the area.***



# APPEARANCE & MATERIALS



^ Projecting Balconies



^ Brushed Bronze Metal



^ Red Brickwork



^ Framed balconies



^ Light Brickwork

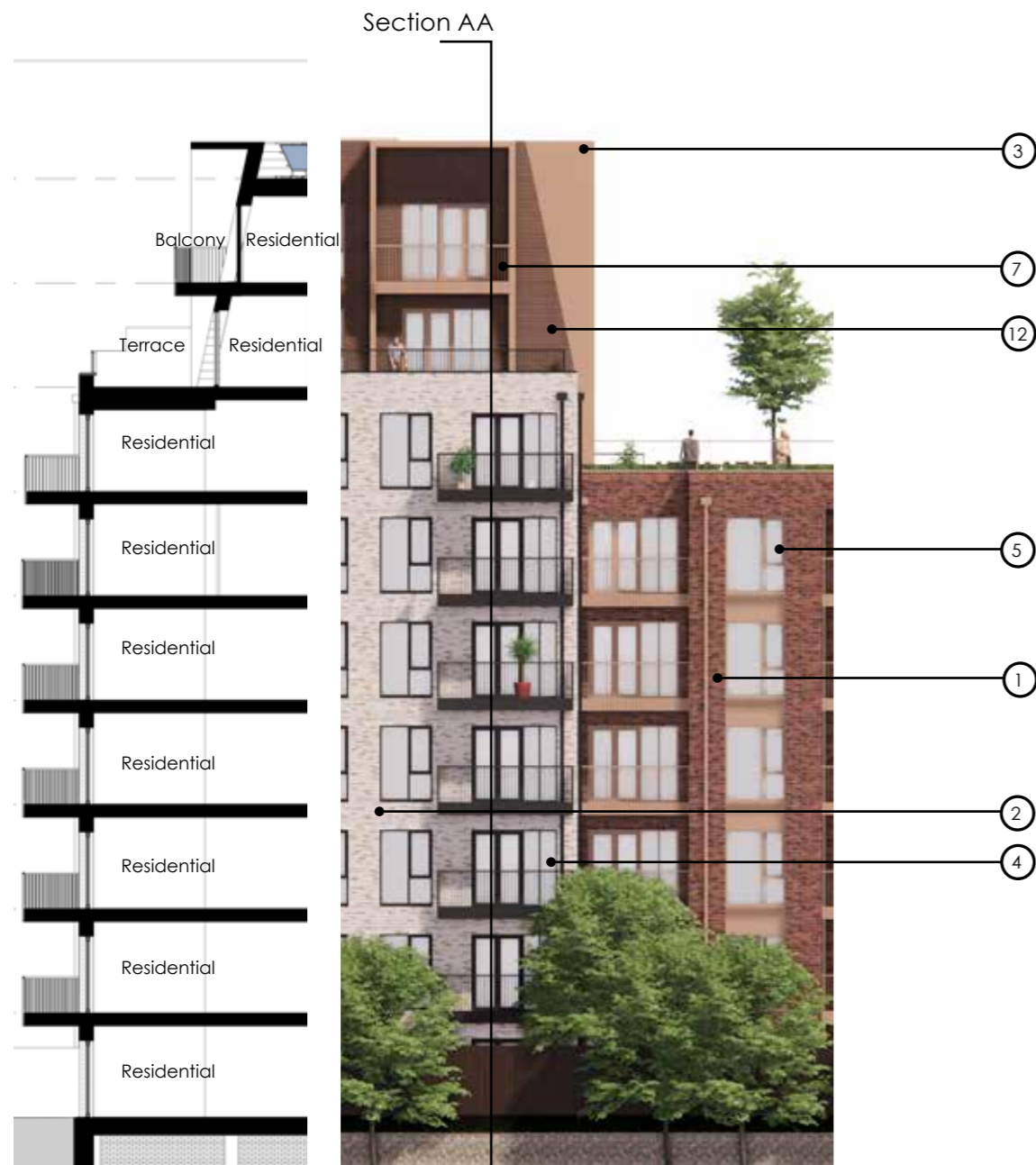


^ Tiled Mansard

# BAY STUDIES, BLOCKS A&B

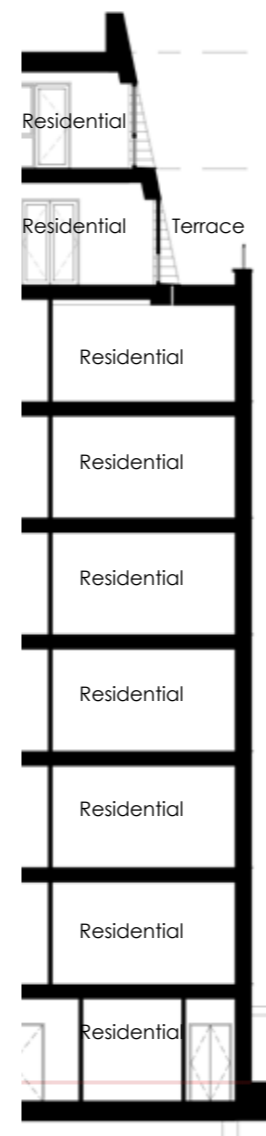
## Materials Key

1. Red Brickwork, Stretcher Bond
2. Light Brickwork, Stretcher Bond
3. Brushed Bronze
4. PPC Aluminium 'Black' Metal Window
5. PPC Aluminium 'Bronze' Metal Window
6. PPC Dark Black Metal Railings
7. PPC Bronze Metal Railings
8. Red Brickwork, Vertical Stack Bond
9. Light Brickwork, Vertical Stack Bond
10. PPC Projecting Canopy
11. PPC Slatted Garage Door
12. Terracotta Tile



^ Section AA

^ Block A West Elevation



^ Section BB



^ Block B South Elevation

## DETAIL STUDIES, BLOCKS A&B : MANSARDS



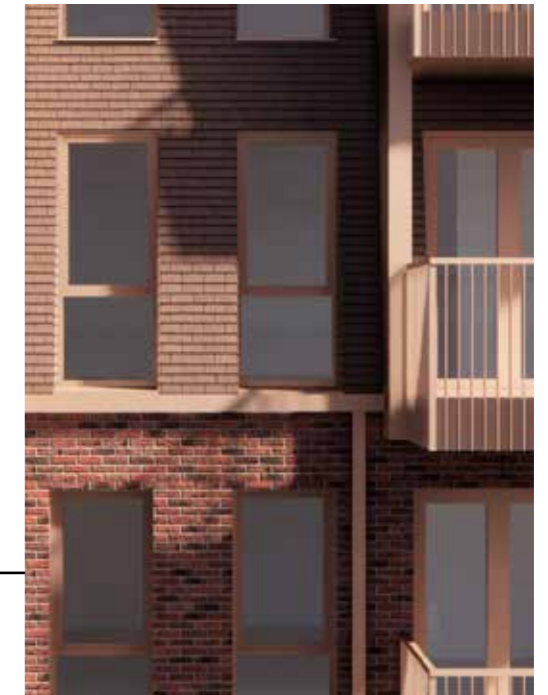
^ Block A South Elevation within courtyard



^ Block A mansard with amenity dormers



^ Block A private and communal amenity



^ Rainwater goods are proposed in colours to match the external openings, in order to accent and compliment the building form. A neat bronze box gutter trims the edge of the tiled mansard.

### Materials Key

1. Red Brickwork, Stretcher Bond
2. Light Brickwork, Stretcher Bond
3. Brushed Bronze
4. PPC Aluminium 'Black' Metal Window
5. PPC Aluminium 'Bronze' Metal Window
6. PPC Dark Black Metal Railings
7. PPC Bronze Metal Railings
8. Red Brickwork, Vertical Stack Bond
9. Light Brickwork, Vertical Stack Bond
10. PPC Projecting Canopy
11. PPC Slatted Garage Door
12. Terracotta Tile

# EAST ELEVATION BLOCK E, ELEVATION PRINCIPLES



^ Projecting Balconies



^ Light Brickwork



^ Red Brickwork



^ Tiled Mansard



^ Roche building precedent



# EAST ELEVATION BLOCK F, ELEVATION PRINCIPLES



^ Slatted Garage door



^ Light brickwork



^ Projecting Balconies



^ Art Deco Precedents



# EAST ELEVATION, TOWNHOUSES (BLOCK G), ELEVATION PRINCIPLES



^ Red brickwork



^ Light Brickwork



^ Red Brick Vertical Stack Bond



^ Slatted Garage door

# ENTRANCE STUDIES



Block A



Block B



Block D



Block E



Block C



Block F



Block G (Townhouses)

# BALCONIES

As well as communal gardens and roof terraces each home will have access to private amenity in the form of either a balcony or terrace.

### Balconies

- Fully recessed balconies - These provide privacy and solar shading/protection from wind to residents
- Semi recessed balconies - These provide privacy and some solar shading/ protection from wind to residents.
- Projecting Balconies - In the more private areas of the site, cantilevered balconies have been provided. These allow for greater views and sun exposure.

### Private Terraces

The terraces provide larger areas of private amenity and are either fully exposed or sheltered by balconies above.



^ Both inset and cantilever balconies to create variation and for privacy



^ Bronze frames surrounding inset balconies within red brick



^ Black metal corner balconies to match black frames within white multi- brick

### Materials Key


1. Red Brickwork, Stretcher Bond
2. Light Brickwork, Stretcher Bond
3. Brushed Bronze
4. PPC Aluminium 'Black' Metal Window
5. PPC Aluminium 'Bronze' Metal Window
6. PPC Dark Black Metal Railings
7. PPC Bronze Metal Railings
8. Red Brickwork, Vertical Stack Bond
9. Light Brickwork, Vertical Stack Bond
10. PPC Projecting Canopy
11. PPC Slatted Garage Door
12. Terracotta Tile



6.7.8

Urban Design Officer Comments

The material palette of used for the apartment block and townhouse elevations is considered to be appropriately high quality and a positive response to the traditional materials used in Welwyn Garden City. As mentioned in earlier observations, the treatment to the contemporary reflection on *mansard roofs* are also positive and well-articulated, and it remains my view that this treatment will offer something unique and represents a high level of design aspiration and intent.

An architectural rendering of a modern residential development. The scene features several multi-story buildings with a mix of materials, including brick, light-colored stone or concrete, and dark wood accents. The buildings have prominent balconies with dark railings. In the foreground, there is a central courtyard with a paved walkway, a large tree with yellow foliage, and several smaller green trees. A few stylized human figures are scattered throughout the courtyard, providing a sense of scale. The sky is bright with light clouds.

*The approach to communal and private amenity, along with the treatment of the public realm is a very strong element of this scheme. I am pleased to see that communal amenity has now increased to 27.4 sqm per unit, which is above and beyond what would be considered reasonable when combined with each unit having private amenity in excess of 5sqm (in many cases considerably more). **This is a triumph of the scheme**, and particular in the conditions of working from home which is likely to be a continued theme into the future, where communal and private amenity spaces will need to work harder and be greater in their extents that previously.*



## CONCLUSION

- 289 high quality homes and community hub on the brownfield site of Broadwater Gardens,
  - Improve the existing site by creating permeability,
  - Reduction in the existing bulk of the former animal testing laboratory buildings,
  - Aesthetically pleasing landscape-driven residential development.
  - Sustainable, inclusive and active community.
  - Greater permeability
- The scheme strongly upholds the Garden City Principles by:
- The redevelopment of brownfield land for the benefit of the residents and community.
  - Ensuring there is community engagement during the design process and a strong vision from the outset. Generating mixed-tenure homes and typologies, with a proportion of these being affordable.
  - Proposing a Community Hub which will stimulate the creation of jobs and be a social place to meet.
  - Proposing green links to the north and south, enhancing the route to the railway station.
- Designing homes based around the landscaped courtyards with communal orchards for growing food.
  - Imaginatively drawing on contextual design features in a contemporary way, such as tiled mansard roofs and red brickwork.
  - Creating a scheme that promotes low carbon technology with a 750% net biodiversity gain.



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