

4.3 SITE OPPORTUNITIES

The retention and enhancement of the established tree belt to the front (west) of the site would ensure the green approach to the site access, ensure the future of the public amenity in this location, and offers an opportunity to provide a net gain to the site's biodiversity through managed and structural ecological improvements. This also offers the capability to relocate a more legible access onto the site and enhance the approach to the development. This would allow a more formal access, in line with the Welwyn Garden City principles of well-landscaped urban grain, including the introduction of a formal edge, made up of façades that are considered in their massing, scale and detail.

Enhancement of the existing pedestrian routes through Campus East would also be a positive addition to the wider townscape. Legible and formalised routes would offer improved linkages through the site and connectivity of the new residential development to the Town Centre transport interchanges. These would also follow the WGC principles of landscaped, tree-lined routes that respond to desire lines and movement hierarchy.

The creation of a central space which creates additional amenity for residents would serve as a focal feature on the site. This would allow a soft edge to potential pedestrian and cycle movements though the site with limited interfaces with vehicle movements on the site. There is also the potential for a green approach to blocks as opposed to entrances within car parks etc.

Marking the intersection of main axes of the site, a shared surface public 'square' would aid way-finding and allow a cue for public procession through the site, to the south of the green space.

- KEY EDGES
- PEDESTRIAN ROUTES + LINKS
- VEHICLE ROUTES
- OPEN SPACE
- KEY WAYPOINT
- CATEGORY A + B TREES
- BUILT FORM
- AMENITY SPACE
- SITE ACCESS



FIG 27 - SITE OPPORTUNITIES PLAN