



Landscape Statement

Welwyn Garden City, Campus East

Prepared for Bellway Homes Limited (North London)

October 2022

REV	DATE	REASON	ISSUED BY
P00	25.02.22	FOR REVIEW AND COMMENT	AW
P01	23.09.22	DRAFT FOR COMMENT	AW
P02	30.09.22	FOR PLANNING	AW
P04	05.10.22	FOR PLANNING	AW
P05	26.10.22	FOR PLANNING	AW
P06	02.11.22	FOR PLANNING	AW
P07	21.12.22	FOR PLANNING	AW

Prepared by Macfarlane + Associates
 3224.MA.RP001 LANDSCAPE STATEMENT

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Landscape context

Introduction

Design Inspiration

- The goal of the masterplan is to encourage a diverse Welwyn population to interact with nature, improve their physical and mental health, and create new social connections with spaces that foster social cohesion.
- The design would be influenced by a series of healthy design principles:
- Enhancing general level of activities amongst residents
- Create flexible spaces for health and well being
- Develop infrastructure to support active and ageing population
- Enhance green infrastructure and ensure citizens have equal access to green space



— Application boundary

Landscape context

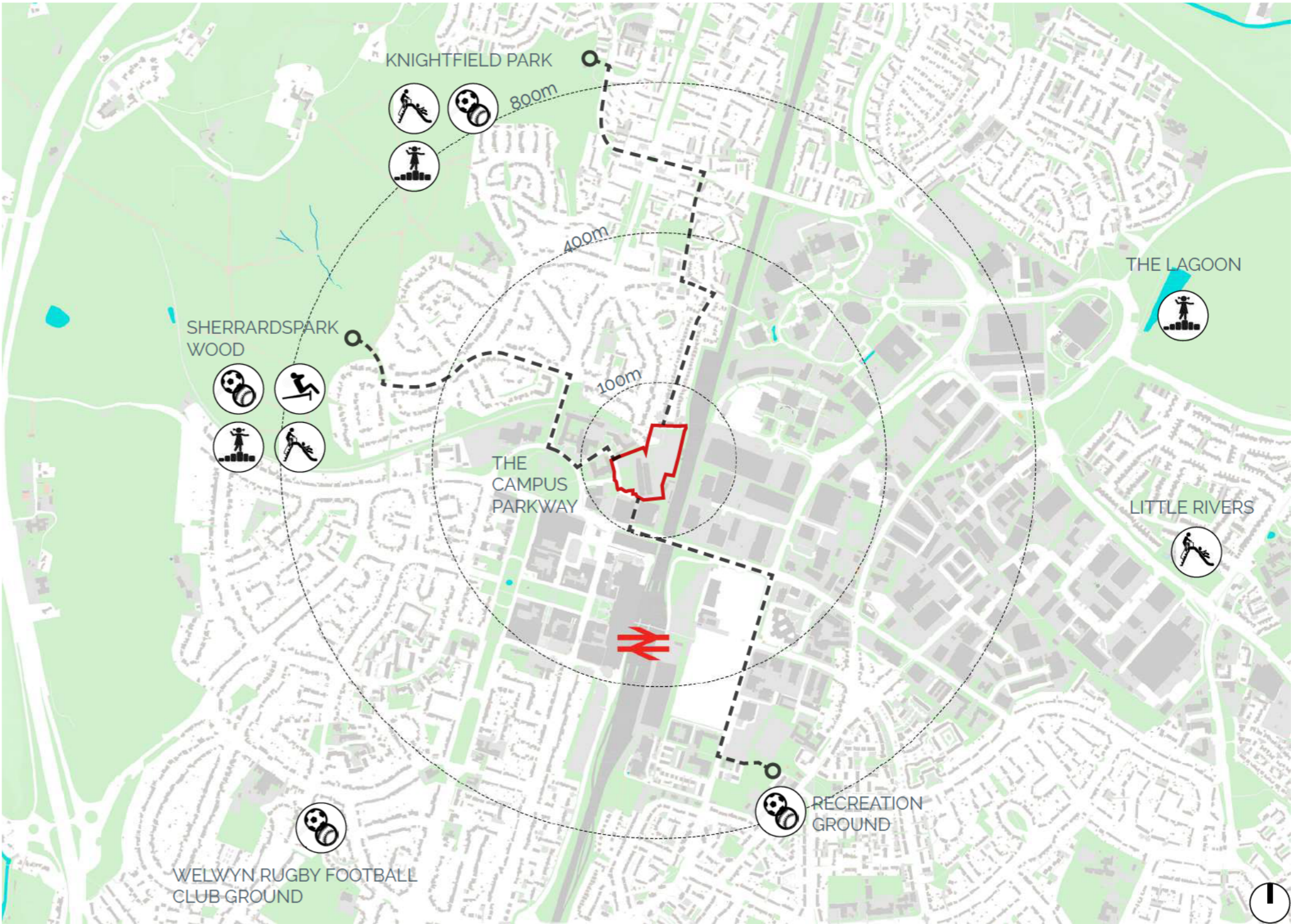
Open space context

LEGEND

- Application boundary
- Existing open spaces
- Walking distances and approximate walking times from site
- Playground
- Informal Play
- Outdoor Gym
- Group Sports Pitches

ACCESSIBILITY TO PLAY SPACE (EXISTING AND PROPOSED PROVISION)

Child Age	Actual walking distance from residential unit (taking into account barriers)
Under 5s	100m
5-11 year olds	400m
12+	800m



Landscape context

Open space context

EXISTING OPEN SPACE

1 THE CAMPUS PARKWAY

- Riverside open field
- Mature trees
- Formal play equipment



2 SHERRARDSPARK WOOD

- Professional cricket field
- Mature trees



3 KNIGHTFIELD PARK

- Football pitches
- Public sports training courses



4 RECREATION GROUND

- Formal play equipment
- Small football pitch
- Children's climbing wall



Landscape design

Concept Design

Design Principles

The objectives of the landscape strategy are to integrate the scheme within its setting whilst creating new amenity space for the residents and an attractive public realm.

Key public realm and landscape master plan objectives include:

- Tie into the Welwyn Garden City design principles
- Designing a public realm that is accessible and connected for all
- Creating a location for people of all backgrounds to live and gather
- Developing spaces that reflect the Garden City core values
- Foster healthy, active living using healthy design principles
- Increasing biodiversity and urban green factor on site to combat the climate emergency
- Creation of tree-line streetscapes



JANUARY 2022



FEBRUARY 2022



AUGUST 2022

Landscape design

Access parameters

PEDESTRIAN MOVEMENT

Pedestrian circulation on the site will be permeable with key gateway connections at College Way and Gresley Close.

There will be clear and legible routes through the site and thresholds of the residential foyers.

LEGEND

Primary Pedestrian Route

Secondary Pedestrian Route

Public Amenity Space

Private Amenity Space



VEHICULAR MOVEMENT

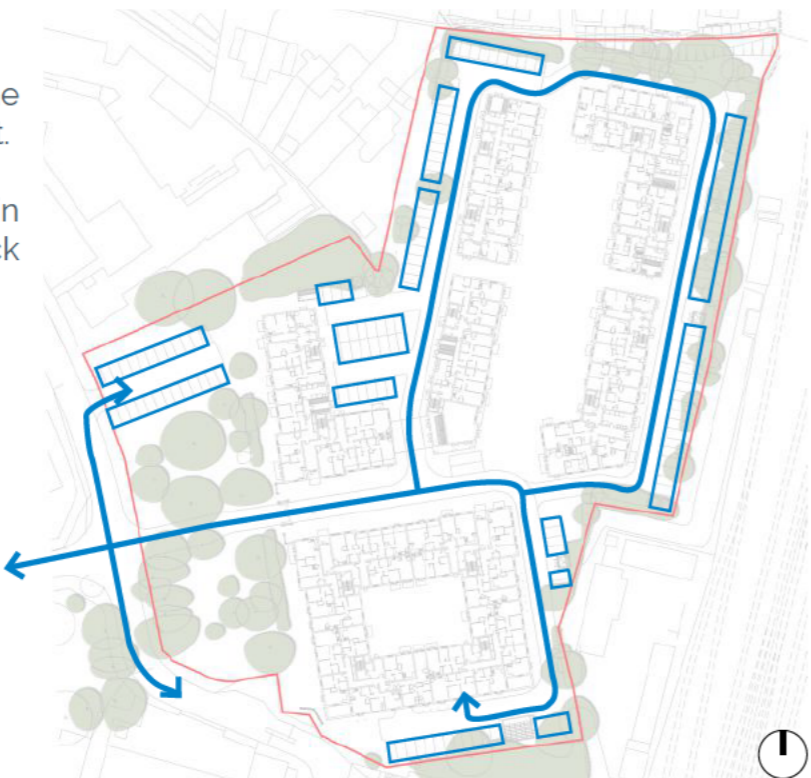
The primary vehicular access to the site is from College Way to the west.

Vehicles would navigate the site in a circuitous manner and exit back towards College Way.

LEGEND

Vehicular Route

Parking Bays



CYCLE ROUTE

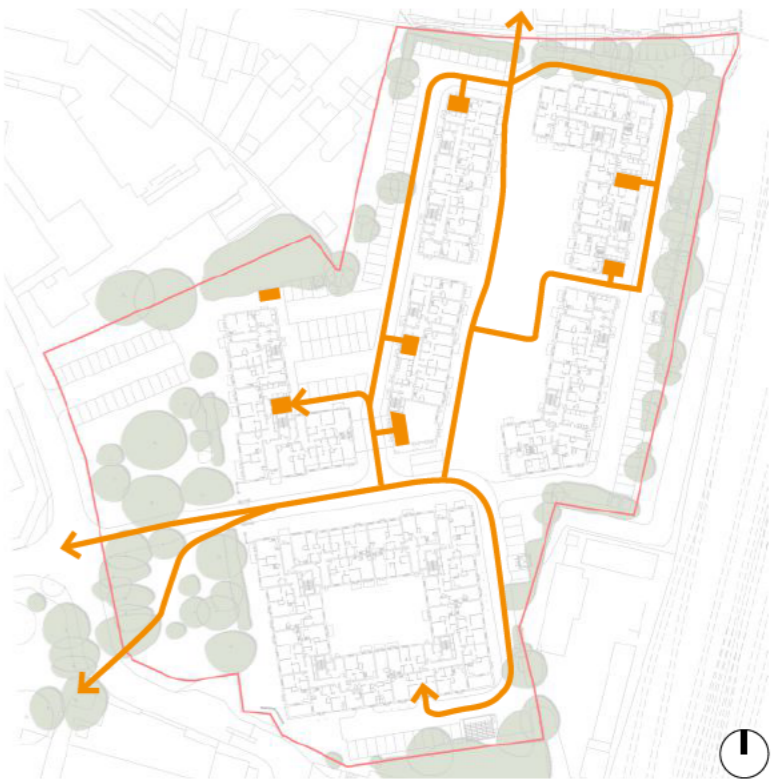
The site has generous access to the existing Strategic Cycle Network. Cyclists can access these networks at the key gateways at site and navigate to short stay cycle parking and long stay cycle parking located within the blocks.

Cyclists would be encouraged to dismount as they navigate through the public realm.

LEGEND

Cyclist Route

Cycle Stores



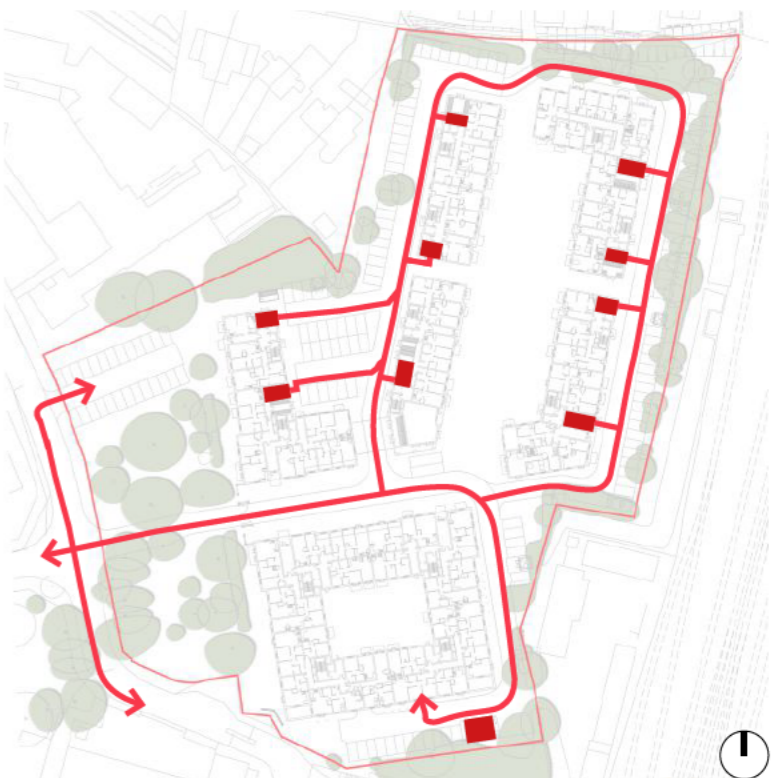
SERVICE ROUTE

The main goal of the servicing strategy is to consolidate servicing and reducing impacts on the public realm and conflicts with pedestrians.

LEGEND

Servicing Route

Refuse store



Landscape design

Character zones

The objectives of the landscape strategy are to integrate the scheme within its setting whilst creating new amenity space for the residents and an attractive public realm.



Open Green Space



Amenity Gardens




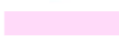





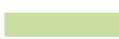


Accessible Streets

LANDSCAPE STRATEGY



LEGEND

- | | |
|--|--|
|  Site entrance |  Central 'heart' |
|  Buffer planting |  Amenity space |
|  Proposed tree planting |  Incidental play/ nature walk |
|  Key movement |  Private rear gardens |
|  Swale |  Green frontage |

ACCESSIBILITY



LEGEND

- | |
|---|
|  Publicly accessible space |
|  Defensible space |
|  Communal private gardens |
|  Retained buffer planting |



Landscape design

Illustrative masterplan

The character zones are based upon both the feel and uses of the spaces.

Central green space - usable public space with multi-generational play, swale plantings, pergola with sheltered seating opportunities and strong connections for pedestrian and cyclist movement.

Resident's podium amenity - Communal courtyard space for residents with doorstep play, defensible spaces and break out areas.

Shared surface street - Clearly delineated shared surface with markings for pedestrian and vehicular movement.

Woodland walk- Arrival is flanked by heavily wooded areas with incidental play, nature play and walking trails.

LEGEND

- 1 Gateways into site
- 2 Play on the way/ woodland walk
- 3 Private gardens
- 4 Gated entry/ pedestrian crossing
- 5 Shared surface
- 6 Resident's amenity
- 7 Central lawn and surfaced play space
- 8 Swale



Areas of shared surface and dedicated crossing points for pedestrians,



Accessible footpaths provide connectivity through lush landscaped gardens.



Buffer planting to site boundaries provide lush screening and enhanced security

Public realm key spaces

Woodland walk

The arrival is flanked by existing mature trees and would be enhanced with incidental play elements, nature play and walking trails to create an active site frontage and playful route into the gated entrance to the site.

LEGEND

- 1 Gateways into site
- 2 Incidental play
- 3 Private gardens
- 4 Gated entry / pedestrian crossing
- 5 Parking

Location plan NTS



Natural play elements



Lush routes



Play on the way



Usable open green space



Public realm key spaces

Shared surface

Central area of high quality block paving This is the main street with trees and rain gardens on either side and a shared surface plaza with surface markings for pedestrian and vehicular movement

LEGEND

- 1 Tree lined street / SuDS
- 2 Central green space
- 3 Visitor cycle stands
- 4 Loading bays
- 5 Block paving shared surface
- 6 Benches
- 7 Defensible space

Location plan NTS



Easy to cross shared surface



Places to stop and rest



Cycle stands



Tree lined streets / SuDS



Public realm key spaces

Cental green

The central green communal area will feature open green space, natural play features, covered seating, wildflower roof pergola and swale planting.

LEGEND

- 1 Gateway to site
- 2 Open lawn space
- 3 Swale planting
- 4 Feature pergola
- 5 Nature play
- 6 Shared surface with visitor cycle stands

Location plan NTS



Sheltered communal space



Play mounds



Nature Paths



Rain Garden/ Swale planting



Public realm key spaces

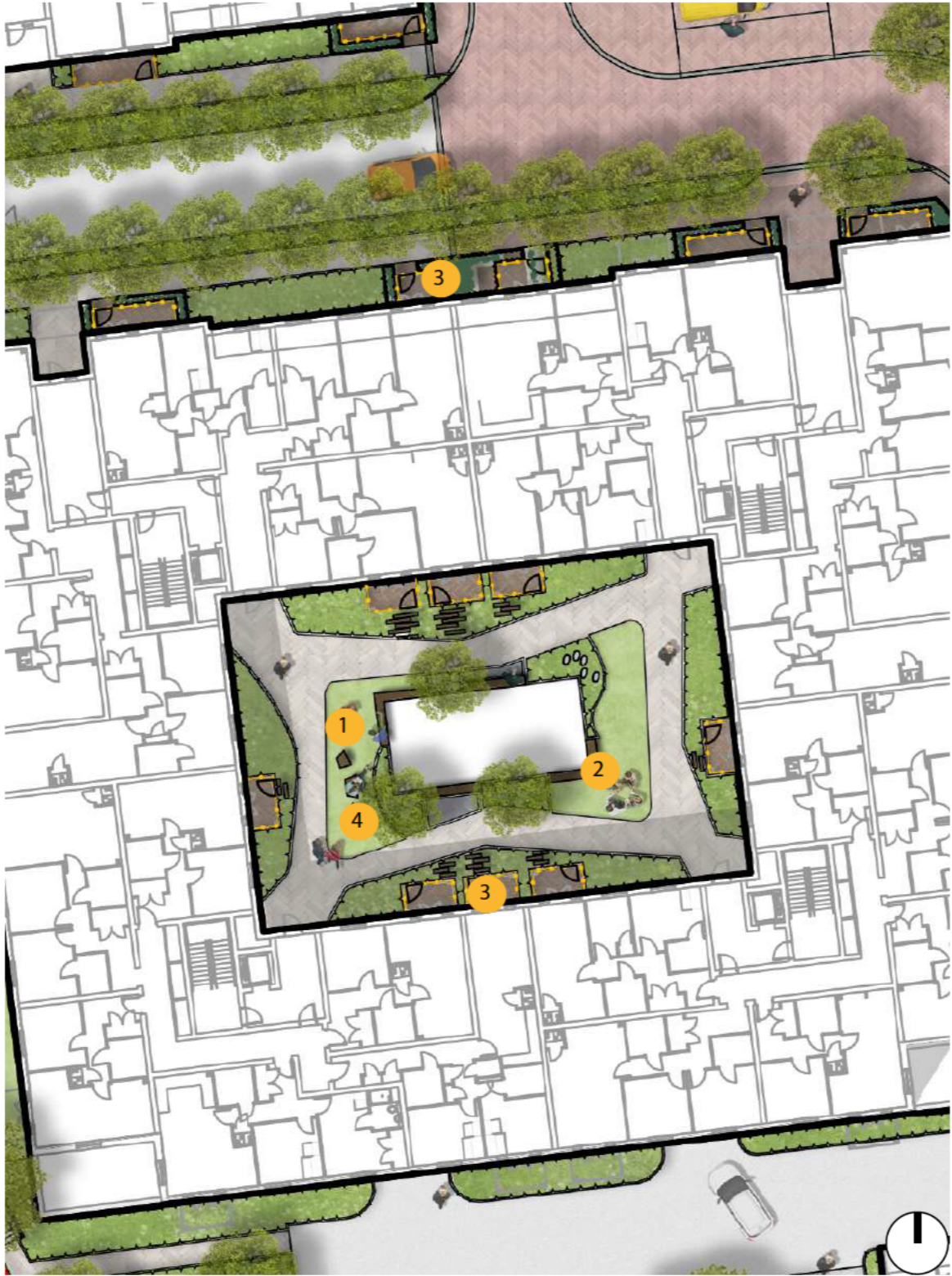
Resident's amenity courtyard

Communal courtyard space for residents with doorstep play, defensible spaces and break out areas at podium level.

LEGEND

- 1 Lawn
- 2 Benches
- 3 Defensible space
- 4 Movable furniture

Location plan NTS



Lush planting



Sensory planting



Movable furniture



Private residential frontages

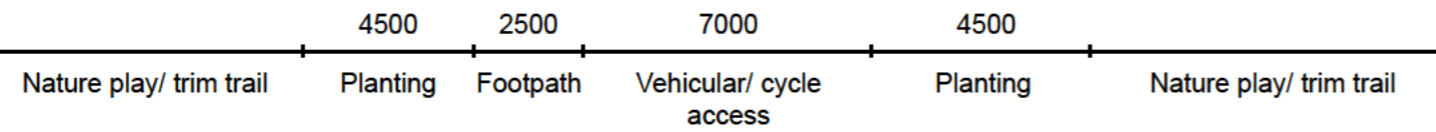


Public realm key spaces

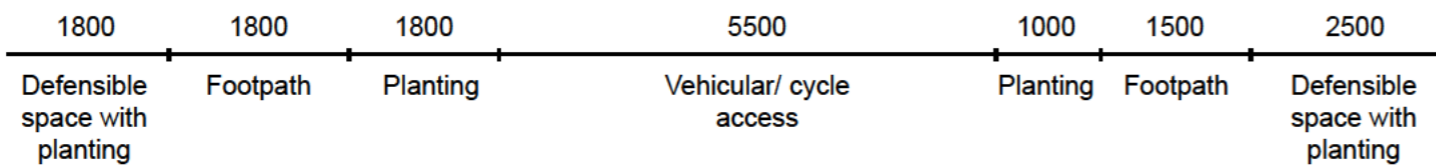
Site sections



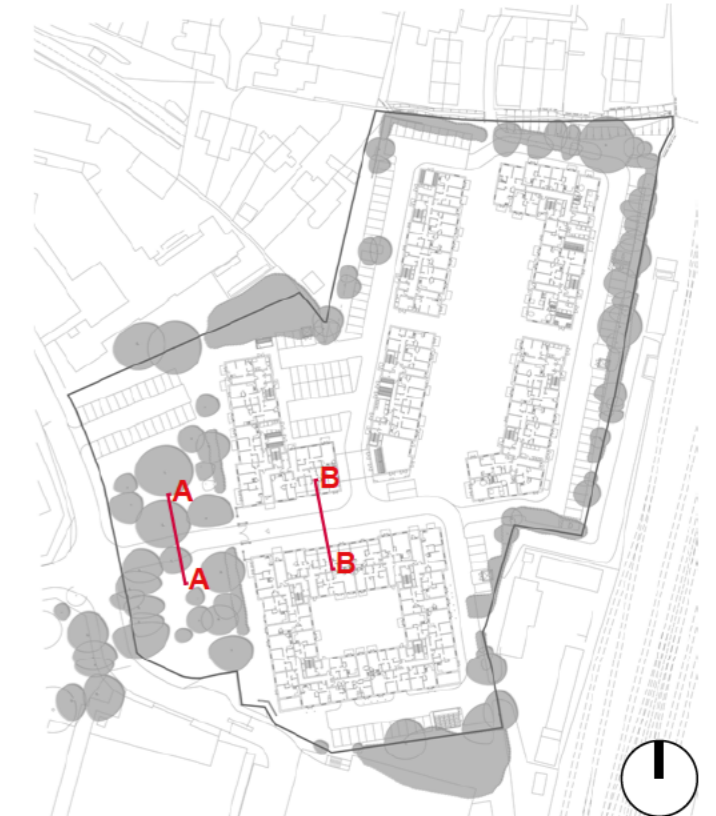
Section A-A'



Section B-B'

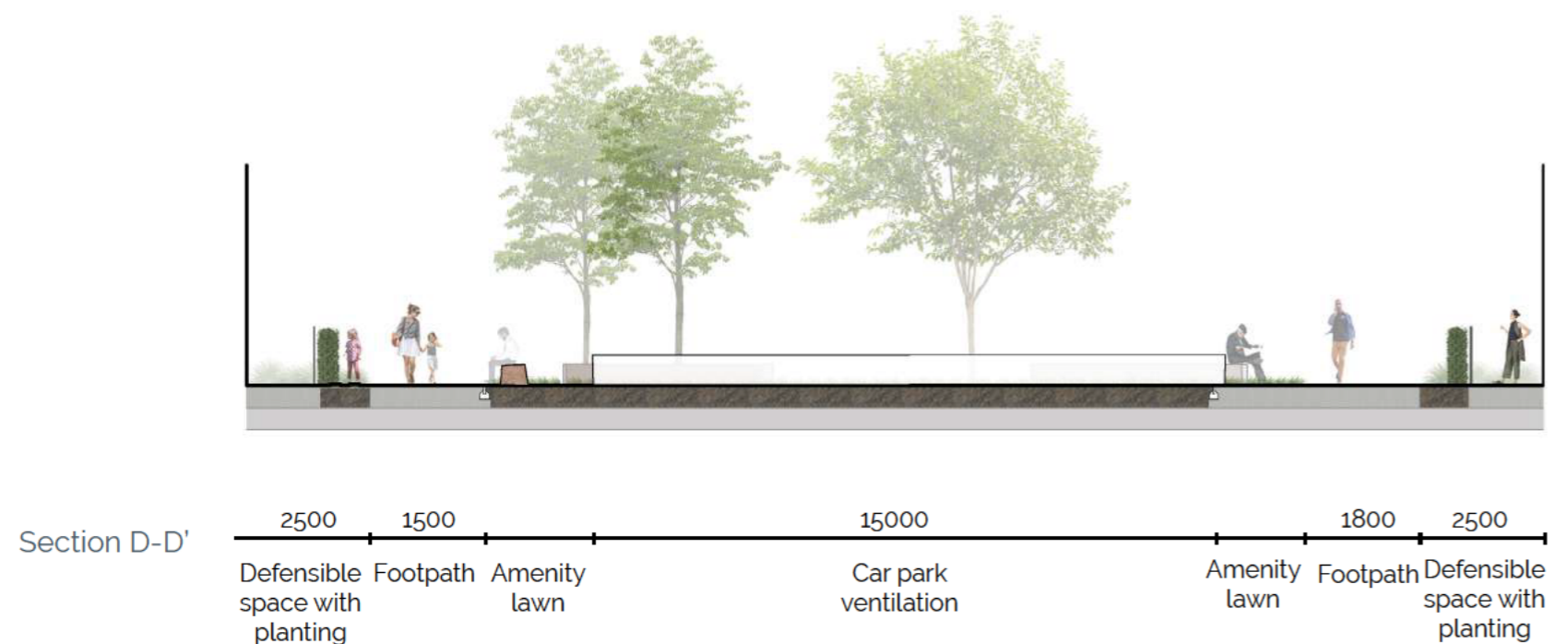
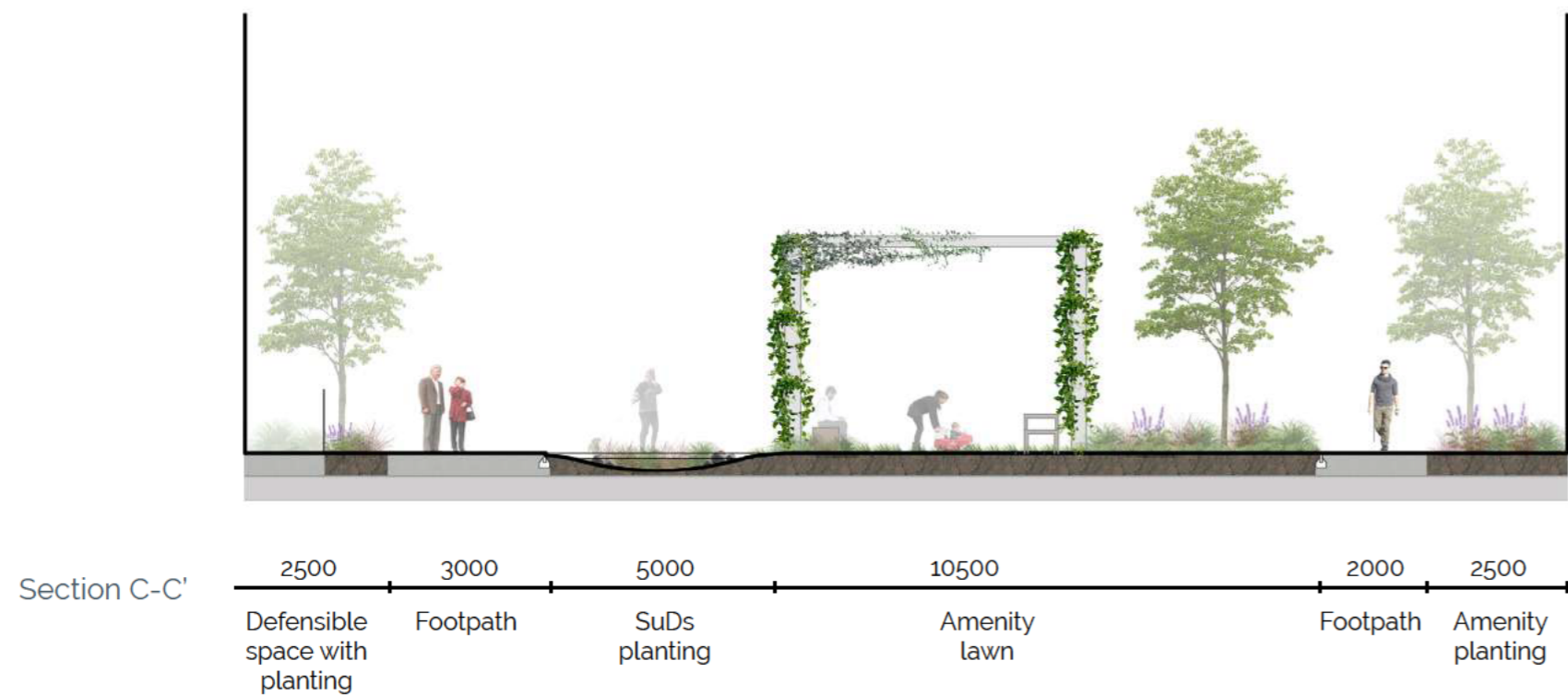


Location plan NTS

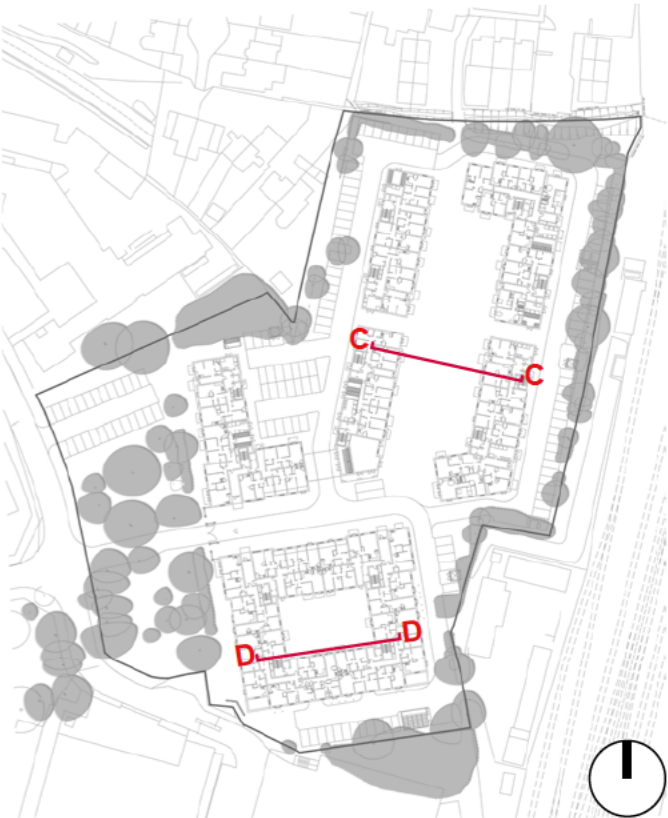


Public realm key spaces

Site sections



Location plan NTS



Materiality

Hard materials palette

A coherent and contemporary palette of materials would be selected to complement the architectural finish, reinforce the concept of the design and define sub-spaces within the landscape. Consideration could also been given to aesthetics, durability, and cost.

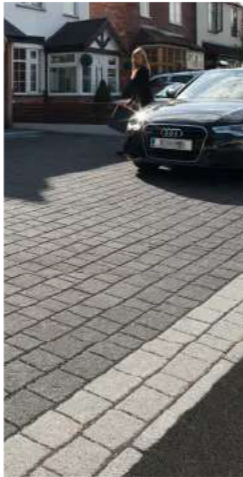
- LEGEND
- Gated entrance
- High quality shared surface paving
- Permeable block paving for parking bays
- High quality block paving for footpaths
- CEDEC footpath
- Timber bridge



Shared surface



Gated entrance with brick wall



Permeable block paving



Block paving for footpaths



CEDEC footpath



Materiality

Furnishing palette

The proposed furniture palette reinforces the coherent and contemporary qualities of the landscape design and provides a variety of choice and use for the residents. Benches within the central green will allow for small groups to gather within the space. There are other areas also provided with benches, providing a calm space for people to relax. The podium provides multiple informal seating opportunities such as decked areas, amenity lawns, and timber benches. These furnishings can double as both play and seating provision.

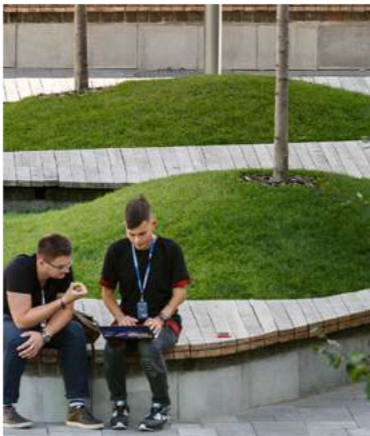
- LEGEND
- Woodland walk
- Central green
- Shared surface street
- Resident's amenity courtyard



Wooden bench



Rammed earth seat blocks



Curved timber bench



Picnic tables



Cycle stand



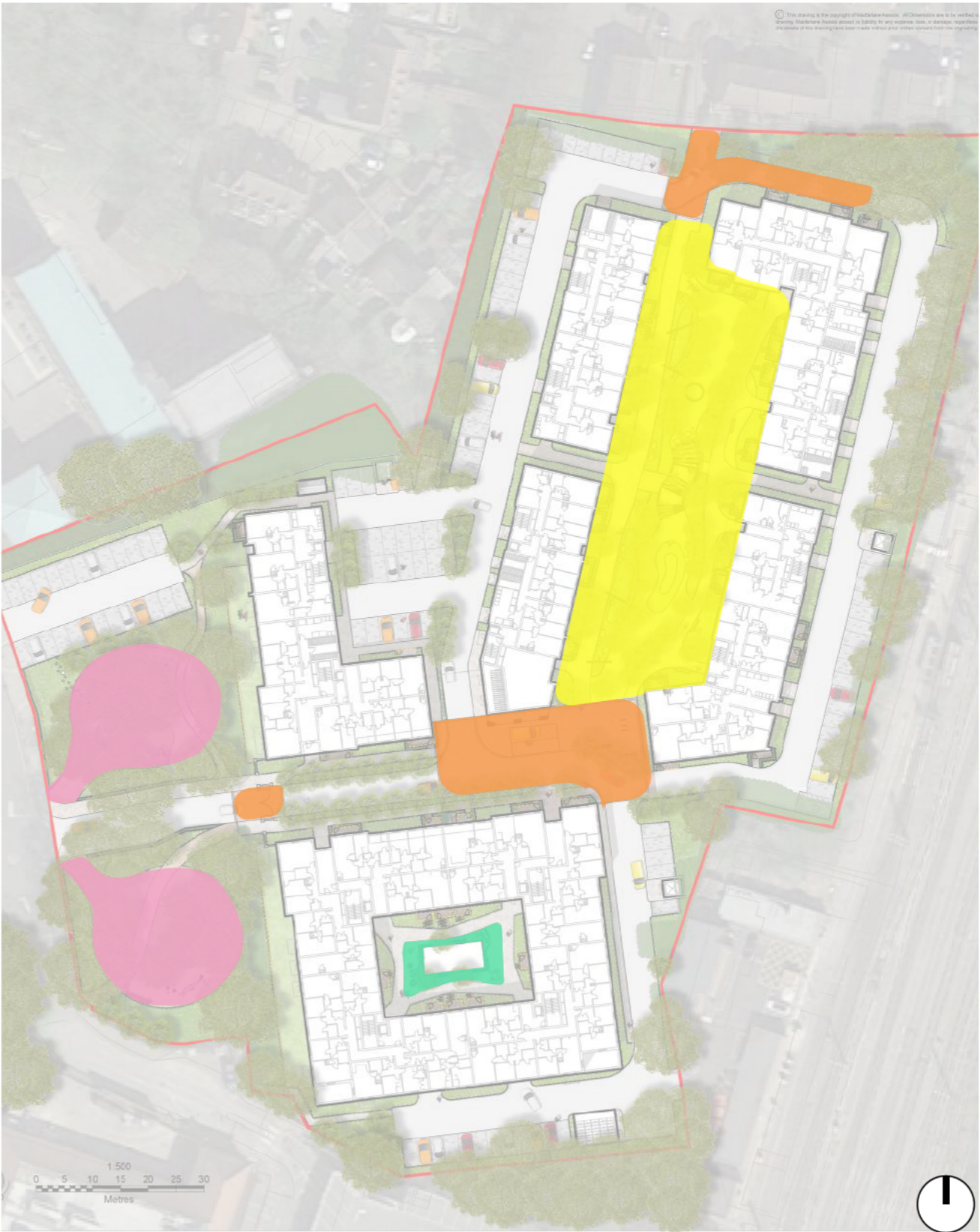
Tree grille



Movable furniture



Staggered step play



Materiality

Planting strategy

The planting palette across the site is designed to create a strong textural green space, which would provide an attractive and welcoming streetscape of lush planted borders and elegant street trees.



Dryopteris affinis Crispa



Achillea millefolium



Cornus stolonifera



Centaurea cyanus

RESIDENTIAL FRONTAGE PLANTING

Other species- Euphorbia characias wulfenii, Choisya ternata, Acanthus mollis, Filipendula ulmaria, Veronicastrum 'Fascination', Festuca glauca, Molinia caerulea, Santolina pinnata, Asplenium scolopendrium, Hebe 'Red Edge', Salvia Purpurascens, Lavandula Arctic Snow etc

NATIVE PERIPHERAL PLANTING & WILDFLOWER

Other species- Cornus sanguinea, Corylus avellana, Crataegus monogyna, Euonymus europaeus, Lonicera nitida, Ligustrum vulgare, Salix fragilis, Salix viminalis, Viburnum opulus, Ilex x altaclerensis, Ilex aquifolium, Physocarpus opulifolius etc



Escallonia rubra



Achillea millefolium



Lolium multiflorum



Species Rich Grassland GS8 Mix

SuDS PLANTING

Other species- Ceanothus spp, Corylus avellana, Crataegus monogyna, Salix cinerea, Frangula alnus, Monarda spp, Astilbe spp, Aster novae-angliae Persicaria amphibia, Astrantia major, Aquilegia spp, Pulmonaria sp.

TURF

Other species- Trifolium pratense, Centaurea nigra, Filipendula vulgaris, Briza media, Stachys officinalis, Lotus corniculatus, Medicago lupulina, Silene vulgaris, Aquilegia vulgaris, Geranium sanguineum, Agrimonia eupatoria, Anthemis arvensis etc



Materiality

Tree strategy

Trees are used to create focal features, gateways into the site and would be positioned to mitigate any wind tunnelling effects and down drafts. Trees create an attractive and human scale scene to facilitate well-used gardens in all seasons.



Acer campestre



Fagus sylvatica



Sorbus aria



Amelanchier lamarckii

OPEN SPACE & PODIUM TREE PLANTING

Slender and tall trees to line streets throughout the phase. More formal and uniform species will be selected for the avenues.

Other species- Euphorbia characias wulfenii, Choisya ternata, Acanthus mollis, Filipendula ulmaria etc

STREET TREE PLANTING

Specimen impact to punctuate movement within the development and bring defined seasonal interest.

Other species- Liriodendron tulipifera, Betula pendula, Acer campestre, Carpinus betulus, Aesculus hippocastanum, Albizia julibrissin, Sophora japonica, Populus etc



Laburnum anagyroides



Acer griseum



Pinus sylvestris



Quercus robur

SuDS TREES

Naturalistic palette of natives trees of clear and multi-stem, which work well in semi wet conditions.

Other species- Pyrus salicifolia pendula, Fagus sylvatica, Cotinus coggygria, Pyrus calleryana, Cercis siliquastrum, Magnolia spp. etc

BUFFER TREE PLANTING

Naturalistic palette of natives, fruiting and flowering trees of clear and multi-stem, which will have plentiful space to reach maturity.

Other species- Sorbus aucuparia, Prunus spp, Corylus avellana, Betula pendula, Tilia spp, Cerasus avium etc

No. of existing trees to be removed : 31no.
No. of proposed new trees : 106no.
Total net gain : 75no.



Materiality

Feature pergola

The central green space benefits from a pergola, offering a sheltered area of seating and meeting space. Design principles include brick columns to match architecture, fixed group seating and individual seating to offer choice and climber plantings on the roof for biodiversity benefits.

LEGEND

- 1 Swale
- 2 Bridge
- 3 Natural boulders
- 4 Seating
- 5 Metal slates/covers with climber plantings
- 6 Open lawn space
- 7 Amenity planting



Pergola with climber plantings



Precedent pergola; Perk Park



Section Elevation West

Materiality

Lighting strategy

The proposed lighting strategy reinforces the landscape character of the design while ensuring key circulation routes and spaces are adequately lit to provide a safe and functional environment throughout the day.

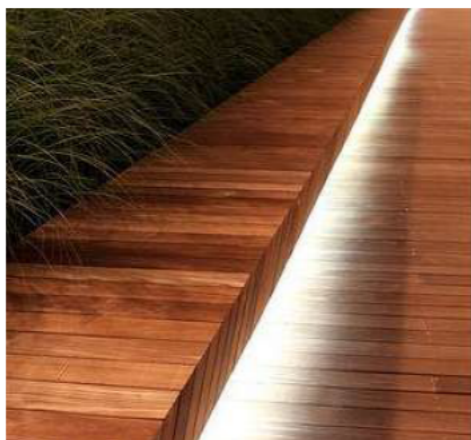
Footpaths and sub-spaces would be illuminated by low-level lighting bollards to provide a softer, localised level of lighting suitable to the space's scale and intended use, while minimising the amount of residual light spilling into the private terraces of the adjacent residences. Spike up-lights in planting beds would accent feature plants and tree planting.

LEGEND

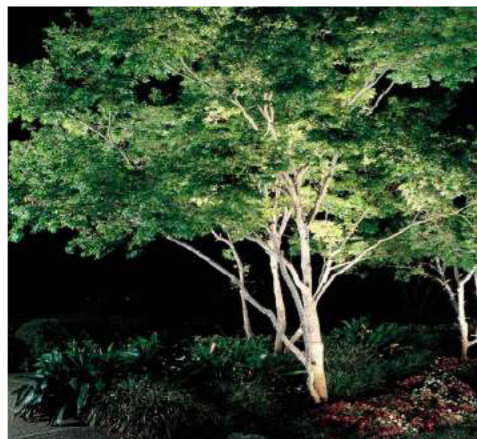
- Woodland walk
- Central green
- Resident's amenity courtyard



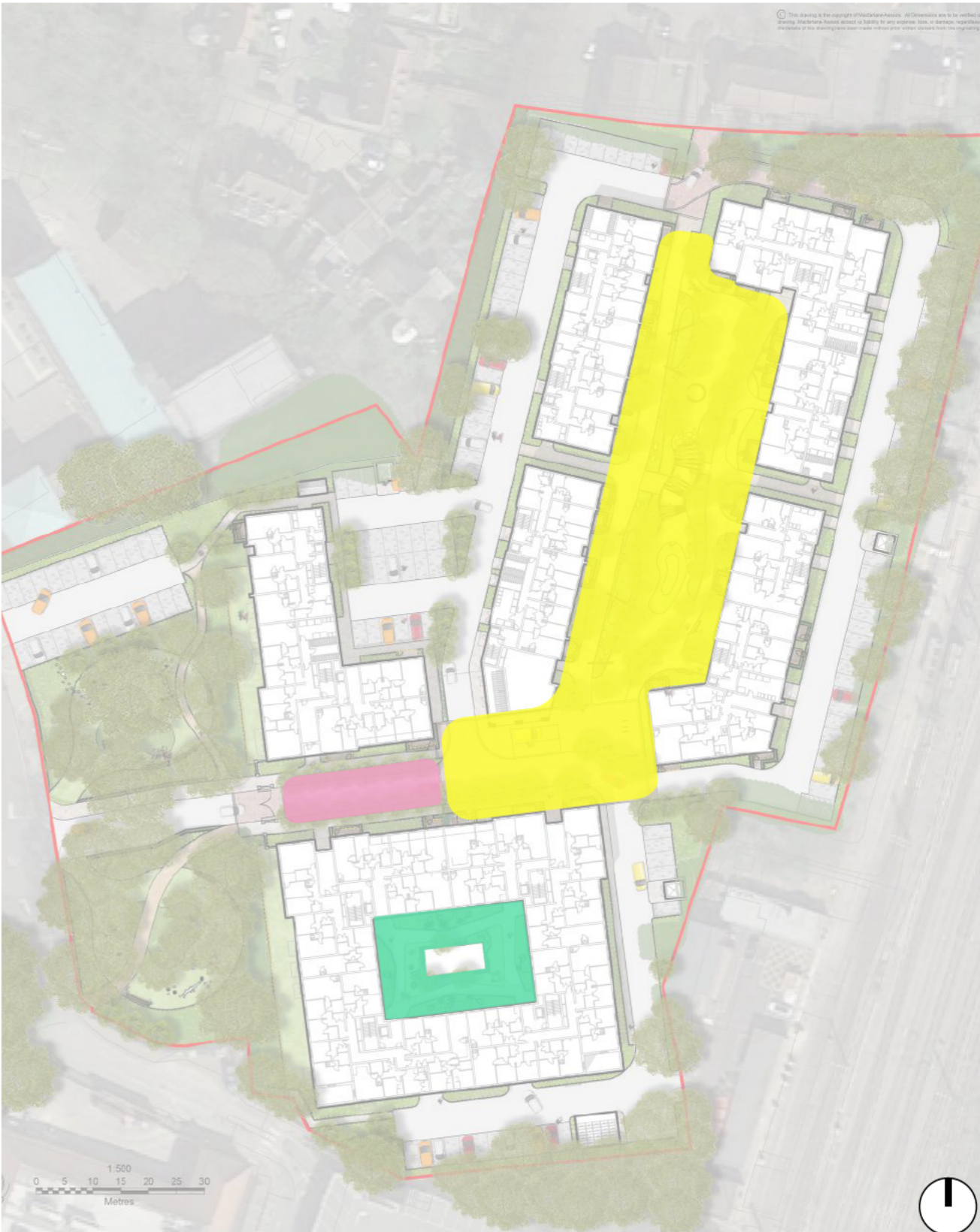
Small seating lamp



Bench strip lights



Spike uplight



Landscape Design

Play strategy

CENTRAL GREEN

The central green area would focus on safe loop play area for kids with grassy bowls, colorful pavers, stepped seating/ decks, colourful canopies, lawns to move around and play.



Mounding



Logs over swale



Natural materials



Timber Pergola

WOODLAND WALK

There would be a focus on natural / incidental play in a circuit. Small paths between sensory planting, low stepping stones, feature elements like boulders and wood logs to create a playful route.



Stepping stumps



Play boulders



Willow tunnel



Balance log

RESIDENT'S PODIUM AMENITY

The amenity podium would be equipped with playful benches, grass mounds, incidental planter play, sensory planting and decked spaces.



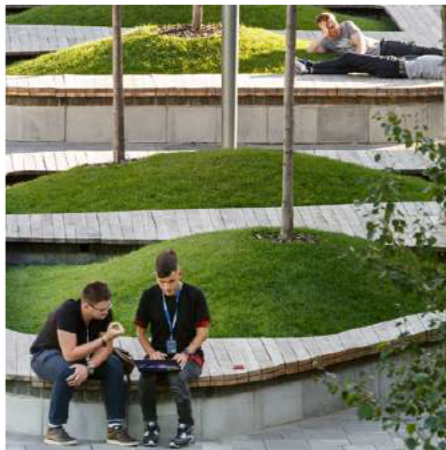
Sensory planting



Communal children play



Stepping stones



Mounding



Children group play



Landscape Design

Play calculations

The landscape proposals would provide 100% play space requirements on site for all age groups. There are various existing areas of public open open space in close proximity to the site.

Proposed play would be complimentary of the local landscape character, is multi-generational and provides a playful landscape that is accessible and usable for all.

Total doorstep play
(0-4 yrs)
670 m²

Total incidental play-on-the-way
(5-11 yrs)
840 m²

Total social space
(12+ yrs)
320 m²

Play Space Requirements*

Child Age	Required	Proposed
0-4 years	668 m ²	100%
5-11 years	446 m ²	100%
*12+ years	174 m ²	100%

Total play space required:1,288 m2

Play space proposed:1,730 m2 (100% for all years)

Quantum:542 m2 surplus

Calculations are indicative only, based on GLA guidelines*

