

REISS WALK

Function

- A key aspect of Reiss Walk is the relationship of the street with Hunter Gardens via the feature ramp which provides access to the podium level Sensory Garden.
- Reiss Walk provides a north south pedestrian thoroughfare through the development linking Hyde Way, Goodman Square, Hunter Gardens and Bridge Road whilst providing a setting and access to the existing Production Hall building.

Activities

- Reiss Walk will provide a continuous, unobstructed cyclist and pedestrian thoroughfare through the development.
- The Informal seating steps and ramp provide both a link to the podium level and act as a viewing platform towards the Production Hall.
- Informal pop-up events such as; cinema, theatre and open air shows such as classic car shows.



Main pedestrian thoroughfare



Sculptural Element



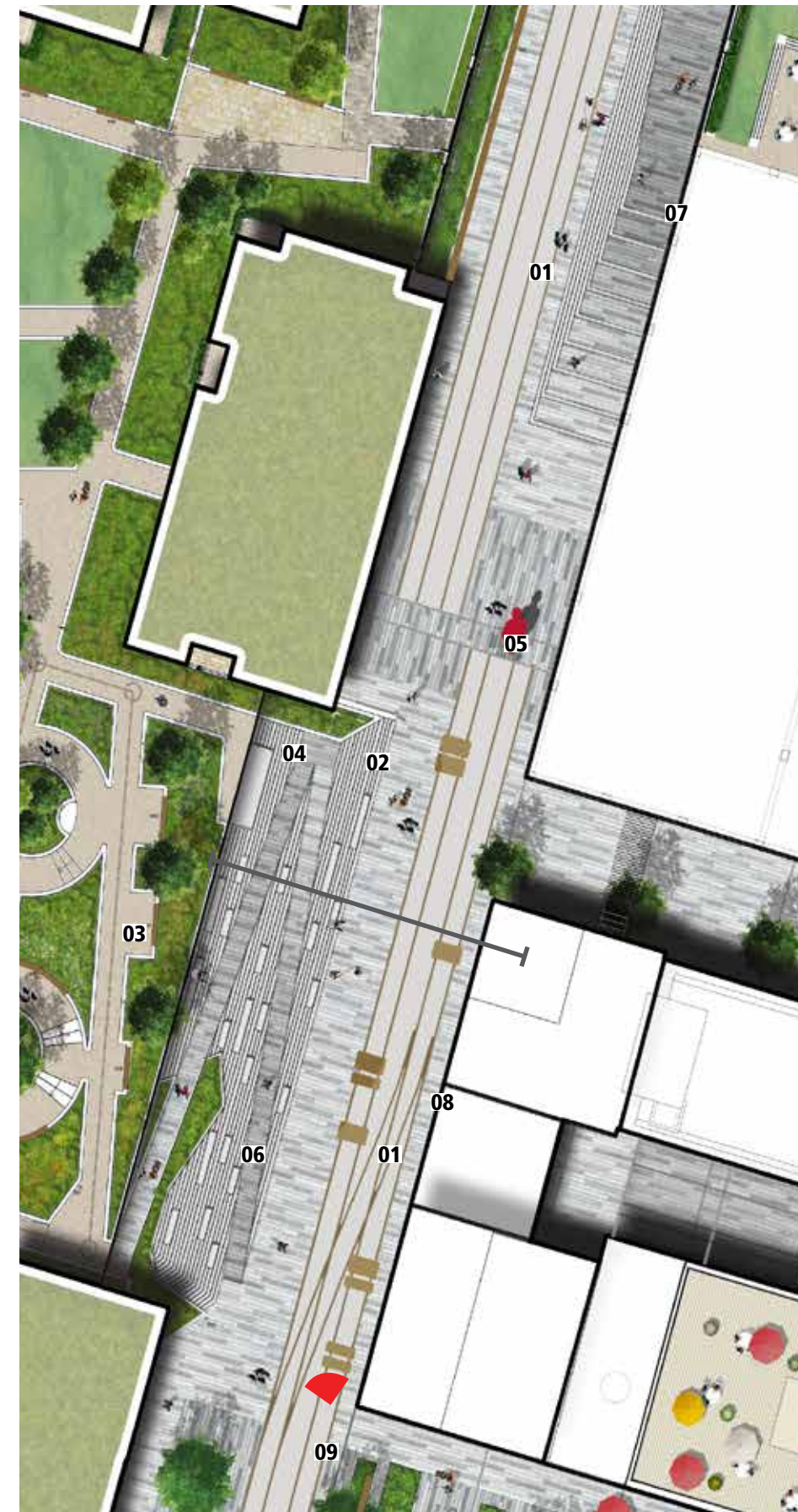
Landscape elements directing pedestrian movement



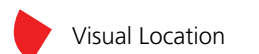
Feature Ramp and steps to access the podium level



Retained Railway Tracks (precedent image)



- 01** Retained Railway Tracks
- 02** Feature Steps
- 03** Sensory Garden
- 04** Viewing Platform
- 05** Sculpture Location
- 06** Seating Steps
- 07** Access to the Production Hall
- 08** Access to the Silo's
- 09** Goodman Square



Visual Location



Section Location



REISS WALK

Features

- Linear ramped walkway with integrated seating areas provided to stop and rest.
- Elevated vantage point offers views across to Goodman Square and the existing Silos
- At ground level (Reiss Walk) planting beds announce the gardens above and are integrated in the feature steps and ramps.

Features

- Retained railway tracks preserve the history of the site whilst creating an additional wayfinding element at ground level.
- Seating and raised beds can utilise the railway tracks to add further flexibility to the space.



Tree line to soften the edge of the podium and frame views into the Sensory Garden



Viewing terrace and informal seating steps



Feature steps and ramps to provide access to the Hunter Gardens at podium level



Long platform benches provide flexible, social seating areas.



Sculpture to provide a focal point



Retained Railway Tracks with integrated seating and lighting



Directional paving leads people along the thoroughfare

6.3 Green Space

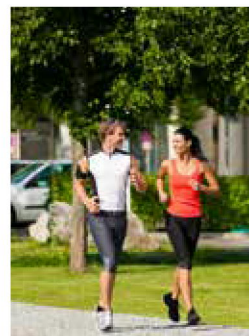
**THE WEAVE**

Illustrative visual of the pedestrian footpath route through the centre of the green public open space, overlooked by the residential buildings which create a visual link to the Silos and listed buildings.

THE WEAVE

A key part of the scheme is the creation of green landscape spaces that integrate seamlessly with the public spaces and buildings throughout the scheme

- Function**
- Forms a green route connecting the more civic spaces at the heart of the development with the wider residential areas.
 - Landscape mounds up in places to meet podium level gardens, utilising mounding and defensive planting to ensure separation whilst screening the residential parking at ground level.
 - Designed as a multi functional space combining open areas of native and ornamental shrub and tree species.
- Activities**
- Opportunity for integrated play throughout the Weave, utilising changes in level to create play as you go features at set intervals through the space.
 - Designated areas for formal play at key points.
 - A main pedestrian path meanders through the Weave providing an attractive route for pedestrians.



Footpath links



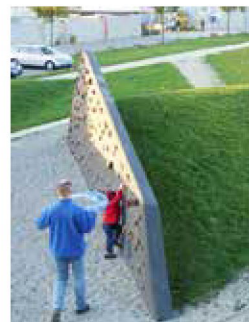
Green usable
Open space



Linear



Informal Play Space



Formal Play Space



Integrated green edges



Biodiversity



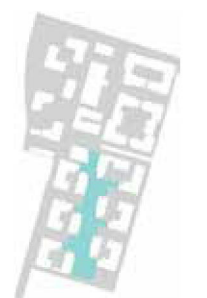
Residential backdrop



- 01 Formal Entrance
- 02 Formal Play Space
- 03 Feature Tree
- 04 Mews Street
- 05 Podium Garden
- 06 Informal Play Space
- 07 Feature Mounding
- 08 Screen Mounding
- 09 Ornamental Planting
- 10 Wildflower Meadow Planting
- 11 Open Green Space
- 12 Private Amenity Space

 Visual Location

 Section Location



THE WEAVE

Features

- The Weave will feature specimen trees, ornamental and fruiting native shrubs and bulb planting to aid wayfinding and define pedestrian routes at different times of the year.

Features

- Integrated play provision
- 3.0m wide central resin bonded path
- Open flexible grassed areas, play space and green routes



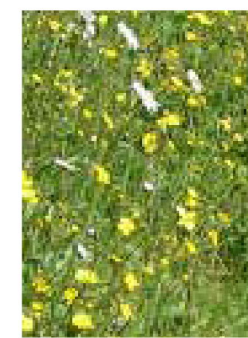
Specimen parkland trees create a naturalised character



Attractive route for walking, jogging or cycling



Informal play elements sit within the edges



Species rich grassland creates a vibrant swathe of planting & offers biodiversity value



Landscape seamlessly mounds up to meet built form



**PODIUM LEVEL
RESIDENTIAL
GARDEN**

Illustrative visual of
block 7 podium level
residential garden,
showing the division
between public and
private space.

RESIDENTIAL GARDENS

- Function**
- A variety of different sized communal gardens for residents, all with distinct characters and styles at both ground and podium level.
 - Sensitively designed public and private interface separating private thresholds from communal spaces through soft landscape
 - Spaces managed as semi private for residents surrounding each garden
 - Private terraces and gardens with access to the communal garden via the core blocks
- Activities**
- A private space for residents to overlook and utilise
 - Areas of seating for contemplation, privacy and relaxing
 - Incidental play provision subtly incorporated into the gardens
 - Subtly incorporated growing spaces for residents to use



Communal residential gardens for each block



Incidental play



Edible garden growing spaces



Contemplation seating areas



Public / private interfaces defined through planting



Raised lawn garden area



- | | | |
|----------------------------|-------------------------------|---------------------------------|
| 01 Raised lawns | 04 Ornamental Planting | 07 Cycle Parking |
| 02 Feature Tree | 05 Play Space | 08 Private Amenity Space |
| 03 Ornamental Trees | 06 Informal Seating | |

 Visual Location

 Section Location



PODIUM LEVEL RESIDENTIAL GARDENS

Features

- Raised growing spaces featuring herb beds and low maintenance fruiting plants
- Integrated informal doorstep play
- Formal smaller scale ornamental tree planting (in planters) will create vertical scale along with a combination of raised lawns and ornamental planting
- Roof terraces and gardens providing amenity space on a variety of levels



Ornamental trees in planters / raised beds



Stone edge/ informal seating & timber benches



Flexible seating area in sun soaked area



Herbaceous / shrub borders



Communal growing space



Amenity grass raised lawn areas



Sculptural features / incidental play

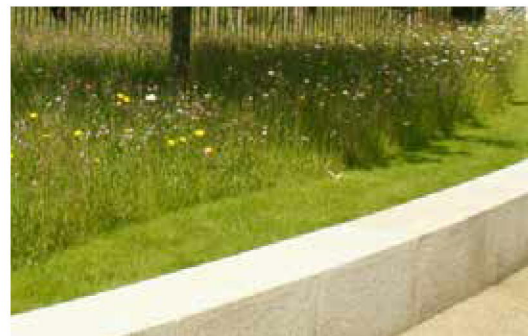


SENSORY GARDEN

Illustrative visual of the sensory garden, providing a variety of spaces that are framed by raised beds of ornamental planting providing individual and combined sensory experiences.

SENSORY GARDEN

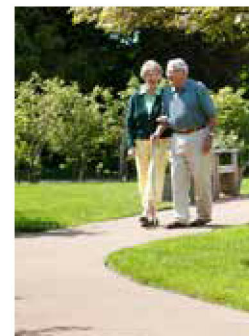
- Function**
- The sensory garden accessed from Reiss Walk and will provide an important space for the residents of the development and the wider community of Welwyn Garden City
 - This space has been designed in consultation with Gardening for Disabled Trust.
 - Gardens will manage the collection of water from the roof for irrigation
 - Fully publicly accessible space
 - Access to residential properties creates an active frontage and natural surveillance
- Activities**
- Informal play facilities
 - Accessible for both, disabled and non-disabled users
 - A variety of spaces that provide both individual and combined sensory experiences



Ornamental planting in raised planters



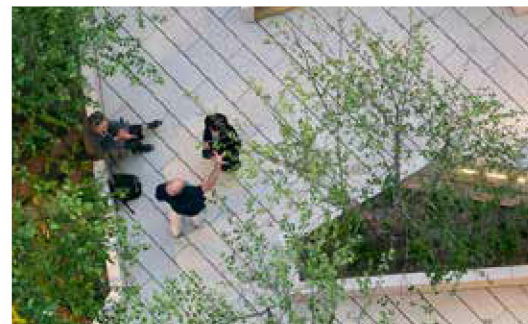
Sensory specific planting



Walking routes planting



Ornamental tree planting



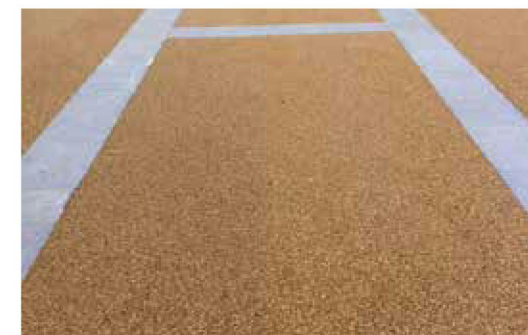
Individual and group seating areas



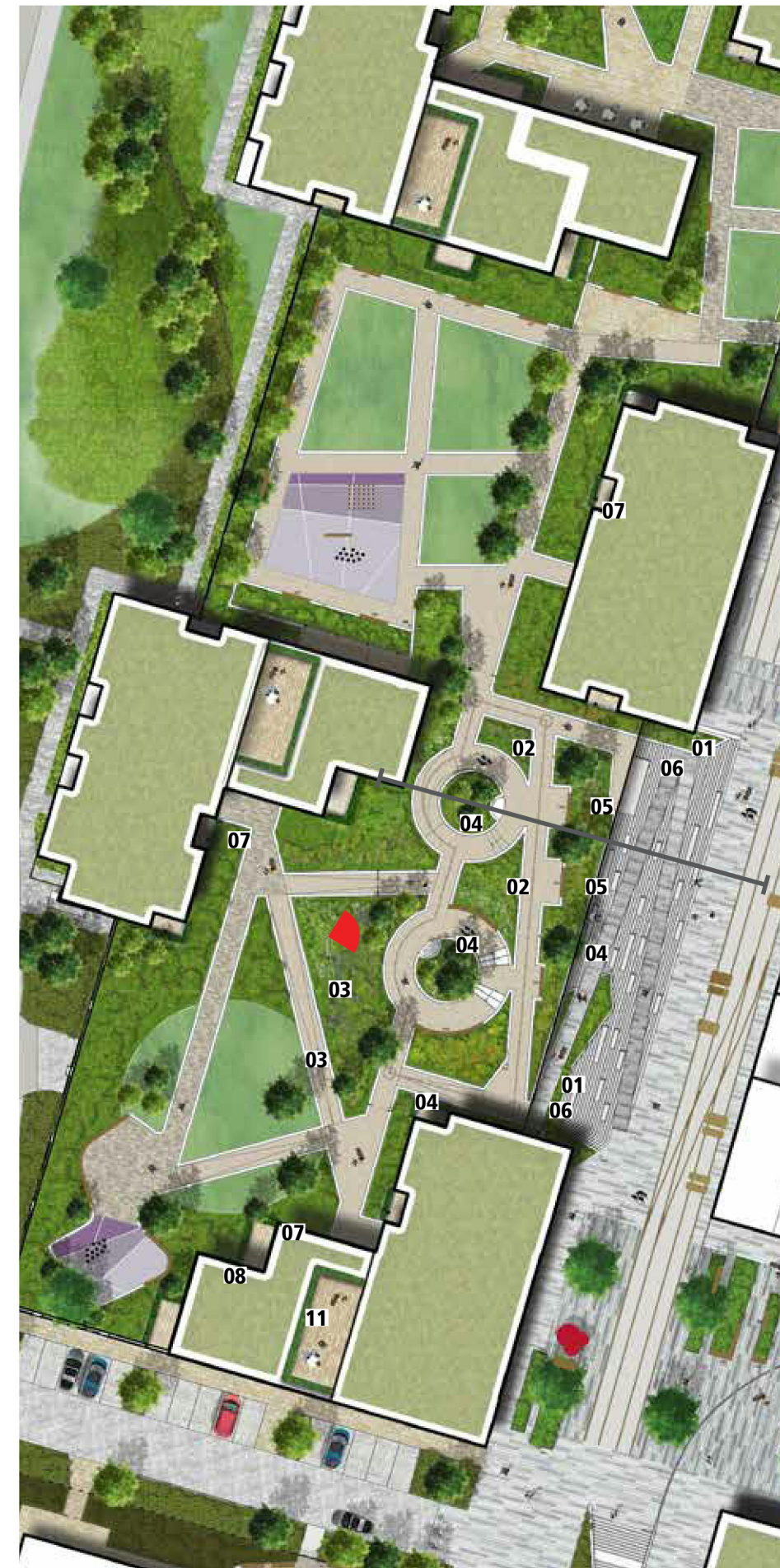
Sound posts



Scented planting



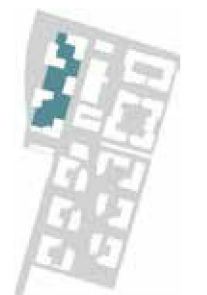
Textured surfaces with navigational lines for easy wayfinding



- 01** Access From Reiss Walk
- 02** Raised Ornamental Beds
- 03** Raised Lawn
- 04** Ornamental Trees
- 05** Seating Area
- 06** Viewing Platform
- 07** Private Amenity Space

 Visual Location

 Section Location



SENSORY GARDEN

Features

- Different sized raised beds, some managed individually others shared
- Interface between private front gardens and public garden space
- Variety of spaces for individual or group seating
- Raised lawns in sun rich locations
- Raised ornamental planting to divide spaces
- Sensory Garden designed with advice from the 'Gardening for Disabled Trust'

Features

- Opportunities for bee friendly plants within the planting beds
- Viewing platform that visually connects with Reiss Walk
- Individual and combined sensory experiences
- Variety of different textured surfacing
- Interactive spaces that include sound and scent stimulants.



Raised lawns &
Ornamental Planting
Areas



Wildlife gains and
productivity



Sensory Garden
Planting



Edible crop from
espalier fruit trees



Vibrant palette of bee
friendly planting



Resin bound gravel
surface treatment

6.4 Streetscapes

ACCESS & MOVEMENT

A core principle of the masterplan has been to significantly improve connectivity between the two sides of the town.

The site should be as permeable as possible, encouraging people to use it as part of their daily lives, restoring its role as a focal point of Welwyn Garden City, just as it was in the 1920's. To enable this, a number of new access points for pedestrians into the scheme from Bridge Road and at various points down Broadwater Road have been included.

The pedestrian bridge from the Howard Centre will be improved in conjunction with Network Rail, upgrading lighting, surfacing and repainting the bridge to make it a more welcoming gateway.

The bridge will arrive into the site at a new raised platform which joins the Louis de Soissons' building at podium level before spilling down into Goodman Square through a widened staircase. Accessibility to the bridge will be improved with the inclusion of a new lift for those who are mobility impaired or for those with pushchairs.

Hyde Way as the main route into the site from the east will be improved in keeping with its gateway status.



ACCESS STRATEGY
A network of interconnected streets and routes through the development connect the two sides of Welwyn Garden City

STREETSCAPE HIERARCHY

The provision of a robust and legible network of streets and routes across the development is an integral component of the landscape strategy. The street network connects the public open spaces across the development and the wider local context.

A hierarchy of streets will be provided for vehicles, pedestrians and cyclists with different streetscapes to help define the character of the development and assist orientation and use.

The majority of residential parking will be hidden under landscaping, in basement and undercroft car parking, so that cars will not clutter the landscaped open spaces. Visitors will be able to park in dedicated bays at the request of a resident.

During the daytime, Hyde Way will be available for dropping off/ picking up from the station before offering longer term parking in the evening for those looking to visit one of the new restaurants in Goodman Square.

There will be plenty of cycling storage for public use, on Hyde Way and near to the station, encouraging sustainable travel.

The following section on Streetscapes explores the hierarchy of streets and routes in the development and describes their function, features, treatment and spatial relationship with the built form and surrounding spaces.



STREETSCAPE HIERARCHY
A strategy diagram illustrating the vehicular streetscape hierarchy within the development

HYDE WAY

- Function**
- Creating a formal entrance to the scheme
 - Combination of car and cycle parking and a formal avenue of trees framing views towards the urban square
 - Shared surface principles
 - Taxi rank / vehicular drop off area
 - Cycleway providing commuter links with Welwyn Garden City railway station
- Activities**
- Vehicle, pedestrian and cyclist movement
 - Public parking
 - Residential entrances to the east
 - Retail / commercial activity to the west, animating the streetscene



Key movement vista



Taxi rank / parking



Shared surface treatment



Formal entrance into development



Cycle parking



Angled car parking under trees



Vehicular access and deliveries

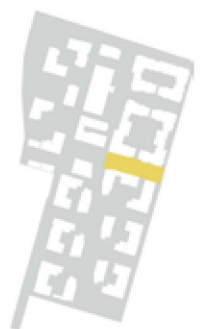


- 01** Public Art
02 Angled parking
03 Taxi rank / drop-off

- 04** Cycle stand
05 Street trees
06 Ornamental planting

- 07** Goodman Square
08 Access to Residential Parking

 Section Location



HYDE WAY

Features

- Angled car parking
- Boulevard of trees creating a green gateway into the development
- Routes denoted through the use of materials (size, colour and texture)
- Cycle stands for parking
- Defensible planting to the building edge
- Vertical landscapes and visual relationship with podium level gardens



cycle / pedestrian route
to Goodman Square



Cycle stands
accommodate
commuter needs



Shared surface
treatment



Semi mature street
trees form green
gateway



Defensible planting bed
to building edge



Tall planting creates
sculptural feature &
vertical landscape

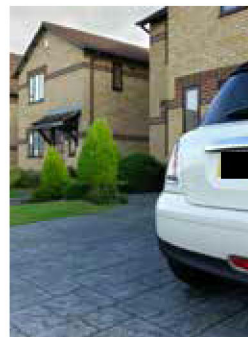
LIND GROVE & RESIDENTIAL MEWS

- Function**
- Providing vehicular and pedestrian access to residential properties and communal podium gardens
 - Shared surface principles
 - Core entrance to buildings
 - Lind Grove frames views of the listed Production Hall's reinstated grand entrance
 - Residential Mews provide seamless pedestrian access to The Weave
 - Strong characterisation of each streetscene with specific street trees

- Activities**
- Vehicle, pedestrian and cyclist movement
 - Private parking
 - Residential movement and activities



Landscape characterise streets



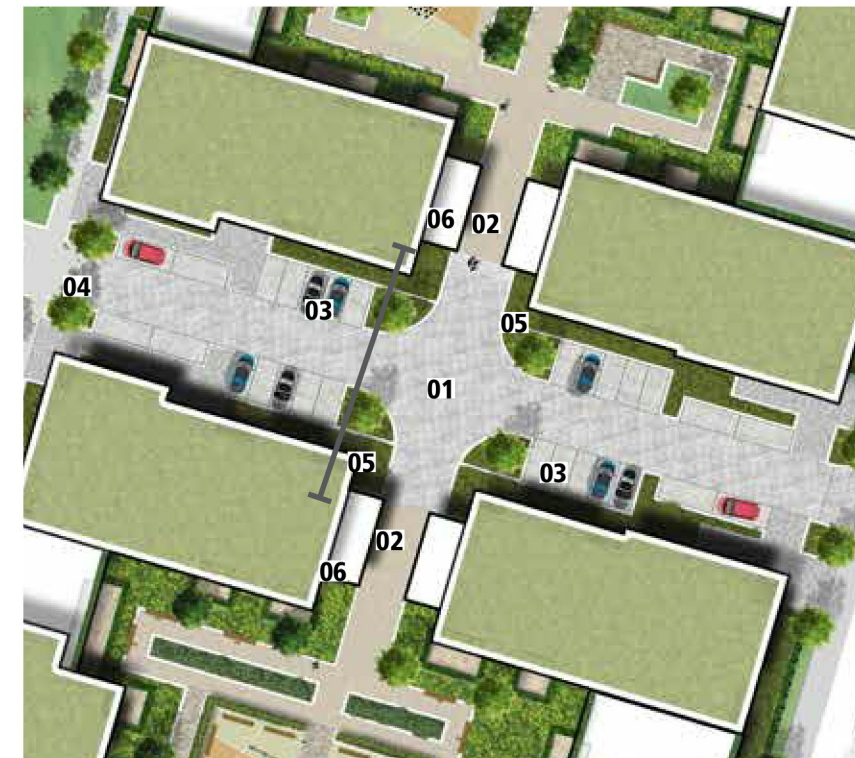
Private driveways



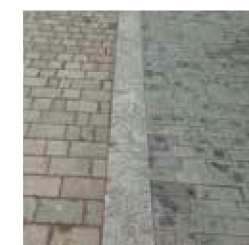
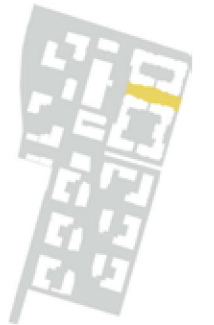
Shared surface treatment



Framed views



- 01** Shared surface
- 02** Access to semi-private gardens
- 03** Residential parking
- 04** Framed view of listed building
- 05** Ornamental planting
- 06** Residential cycle parking
-  Section Location



Shared surface treatment



Residential frontages & driveways



Terraced landscaping & access to podium gardens



Tree types to characterise each mews garden

BROADWATER ROAD

- Function**
- A robust green frontage to the development
 - Interface with wider context and Peartree estate
 - Residential frontages and access via the building cores
 - Cycleway linking with wider cycle routes
- Activities**
- Vehicle, pedestrian and cyclist movement of residents and wider community
 - Access to residential properties via core entrance points
- Features**
- Climbers used to soften built form
 - Fastigate and columnar trees to complement and supplement existing
 - Consistent green edge breaks up elevation to street
 - Formal hedgerows at street level create pedestrian scale green edge



Avenue of fastigate trees



Pedestrian/ cycleway



Green streetscene



Residential frontages



Vertical landscapes



Raised tables



- 01** Pedestrian and cycleway
- 02** Fastigate street trees
- 03** Raised table
- 04** Green Roofs
- 05** Private front gardens
- 06** Core access to residential block
-  Section Location



Evergreen hedges to roof gardens



Self clinging climbers soften the built form



Fastigate trees create formal & vertical rhythm



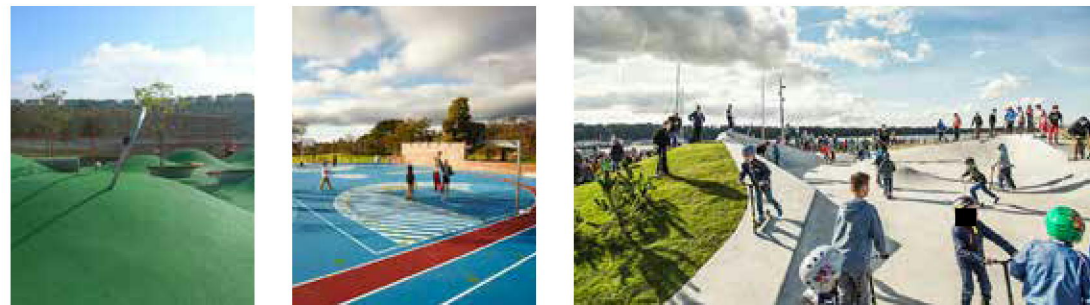
pedestrian / cycleway

6.5 Play

The intention is that the majority of public realm spaces accommodate a form of children's play as a legitimate activity.

The spatial analysis of the site and Welwyn Garden City carried out as part of the assessment of the site context identified a lack of children's play facilities within the town centre and close to the site. Open space and play provision within the site has been considered in the context of local need and in accordance with Policy OS3 of the District Plan.

The proposals for the site provide a range of high quality play spaces for a variety of different age groups within the scheme's public realm, green open space and podium gardens.



PLAY STRATEGY

The plan opposite illustrates the key components of the play strategy and their locations within the development.



SKATEPARK/ WHEEL PARK

The skate park is located at the western entrance to the development to the south of the footbridge. At present the space is shown nominally; the detailed design of this space will be brought forward in consultation with youth groups and Welwyn Hatfield Borough Council.



LEAP

The LEAP is proposed in the Weave and provides a public play space aimed at children who are beginning to go out and play independently close to where they live.



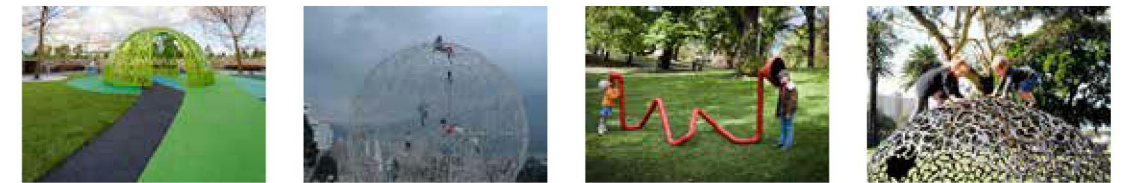
LAP

A LAP is strategically located where the Weave joins Goodman Square and is an area of public open space specifically designed for very young children. Another LAP is located within the Community Centre courtyard offering a safe, secure play space for young children.



INTERACTIVE SCULPTURAL PLAY

These elements are proposed in the public realm at key nodes and provide both a sculptural form to add visual interest and offering potential for interaction by children.



INTEGRATED DOORSTEP PLAY

Doorstep play is proposed within the podium gardens for use by residents only. Intended for children up to the age of 6.



INFORMAL PLAY

Informal play is proposed within areas of the Weave and some podium gardens, for use by both residents and the public. Intended for children of any age.



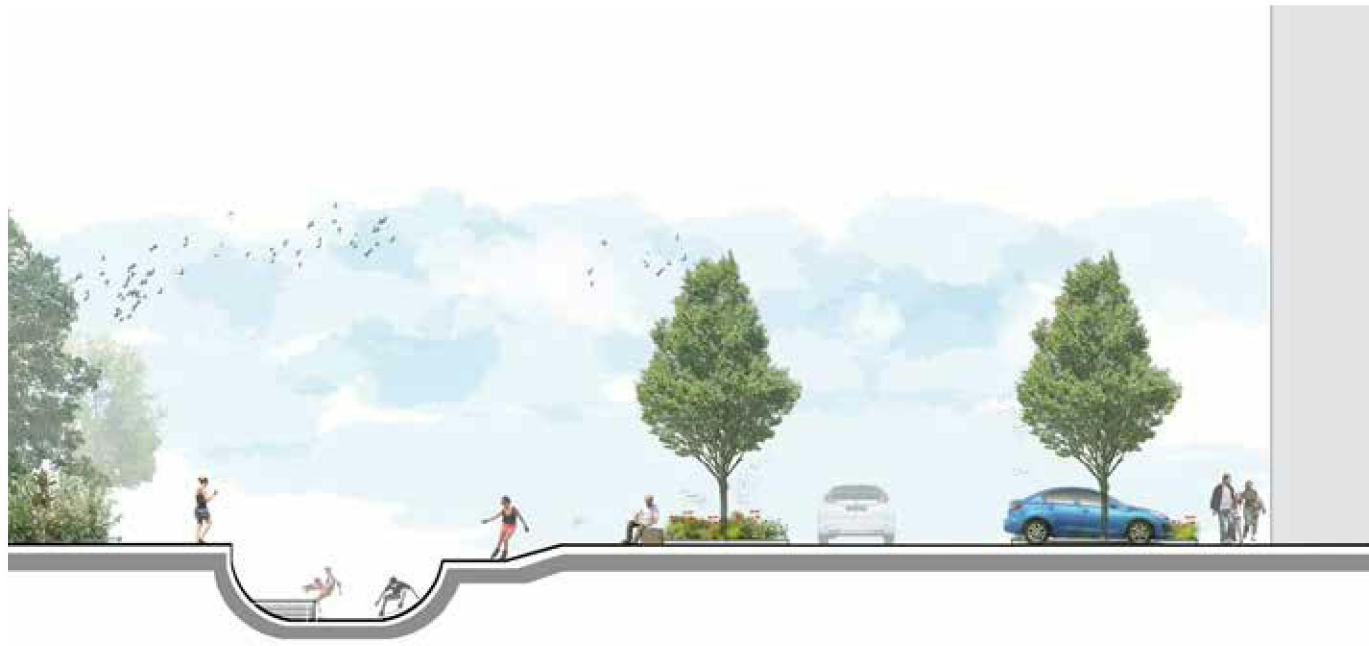
SKATE PARK/ WHEEL PARK

Function

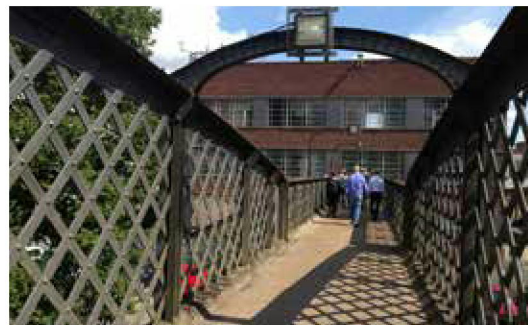
- Play provision for older children and adults alike
- Place for young adults to socialise and interact
- Visual interest and activity for passers by both at ground level and on the elevated footbridge
- Natural surveillance from elevated footbridge and community centre via glazed elevation

Activities

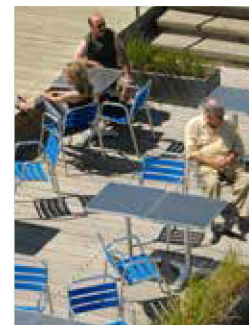
- Pedestrian movement
- Showcasing tricks and skills of skateboarders, BMX riders and inline skaters
- Integrating the community across the demographic



Skate park



Natural surveillance from elevated footbridge

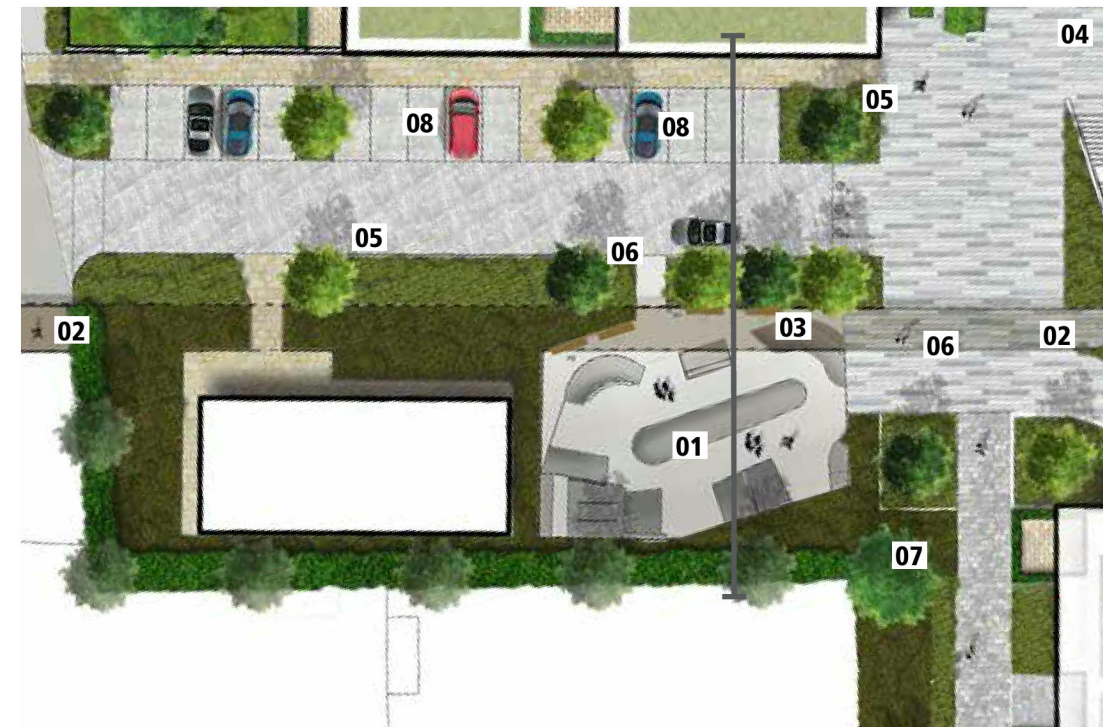


Seating area for parents whilst children play

SKATE PARK

Features

- Smooth concrete skate facility
- Opportunity for community involvement in design post planning
- Visual links with Community Centre & elevated existing footbridge providing natural surveillance
- Seating area to rest & watch action



01 Skate park

02 Existing elevated footbridge

03 Seating area

04 Goodman Square

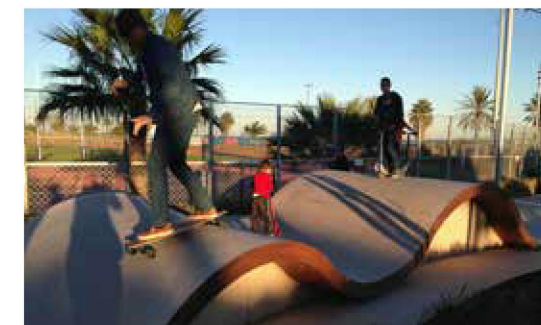
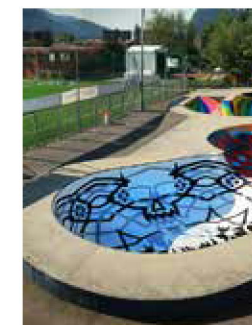
05 Street tree avenue

06 Ornamental planting

07 Boundary planting & trees

08 Residential parking

Section Location



07 PLANTING STRATEGY

“A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.”

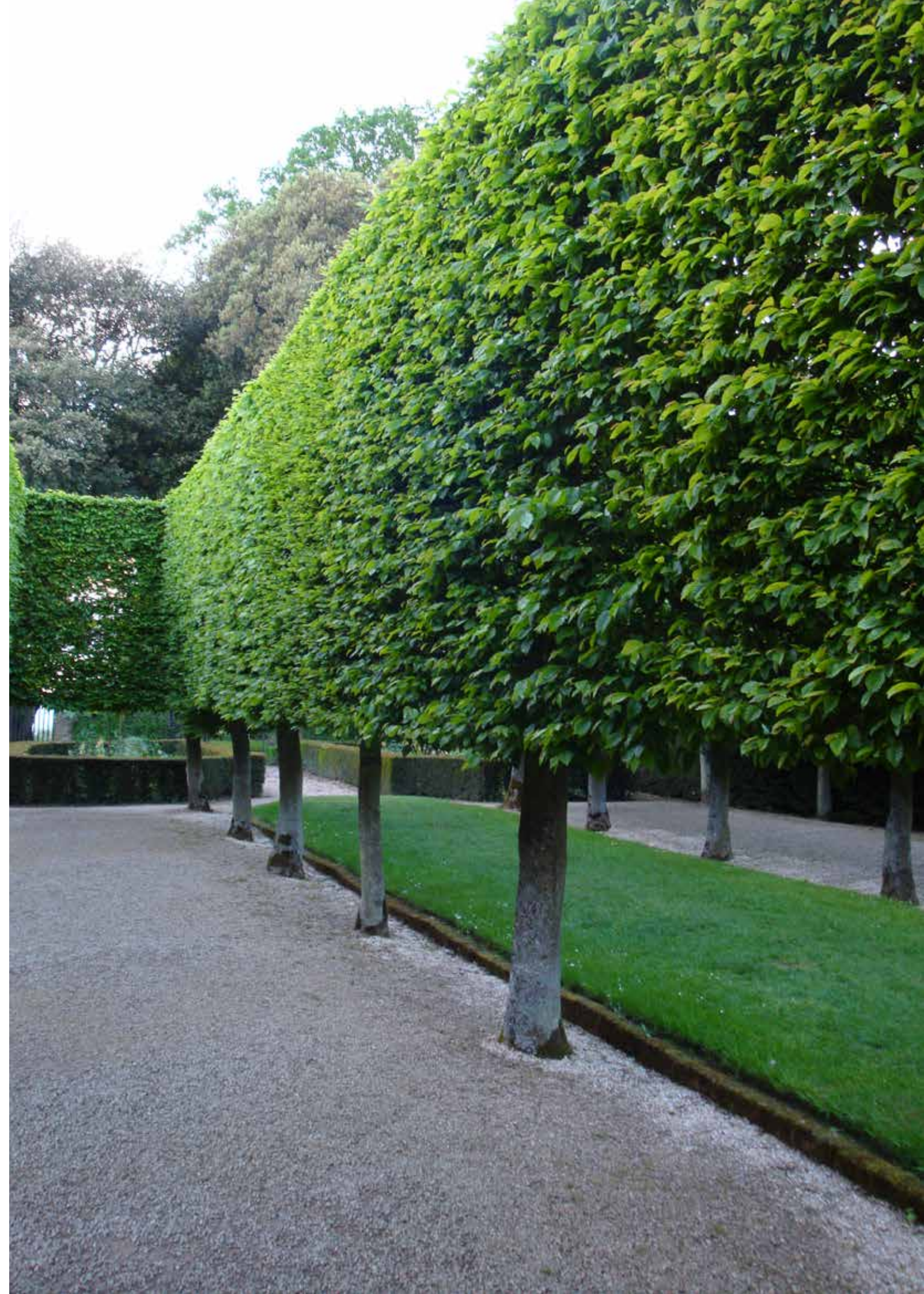
National Planning Policy Framework, 2012

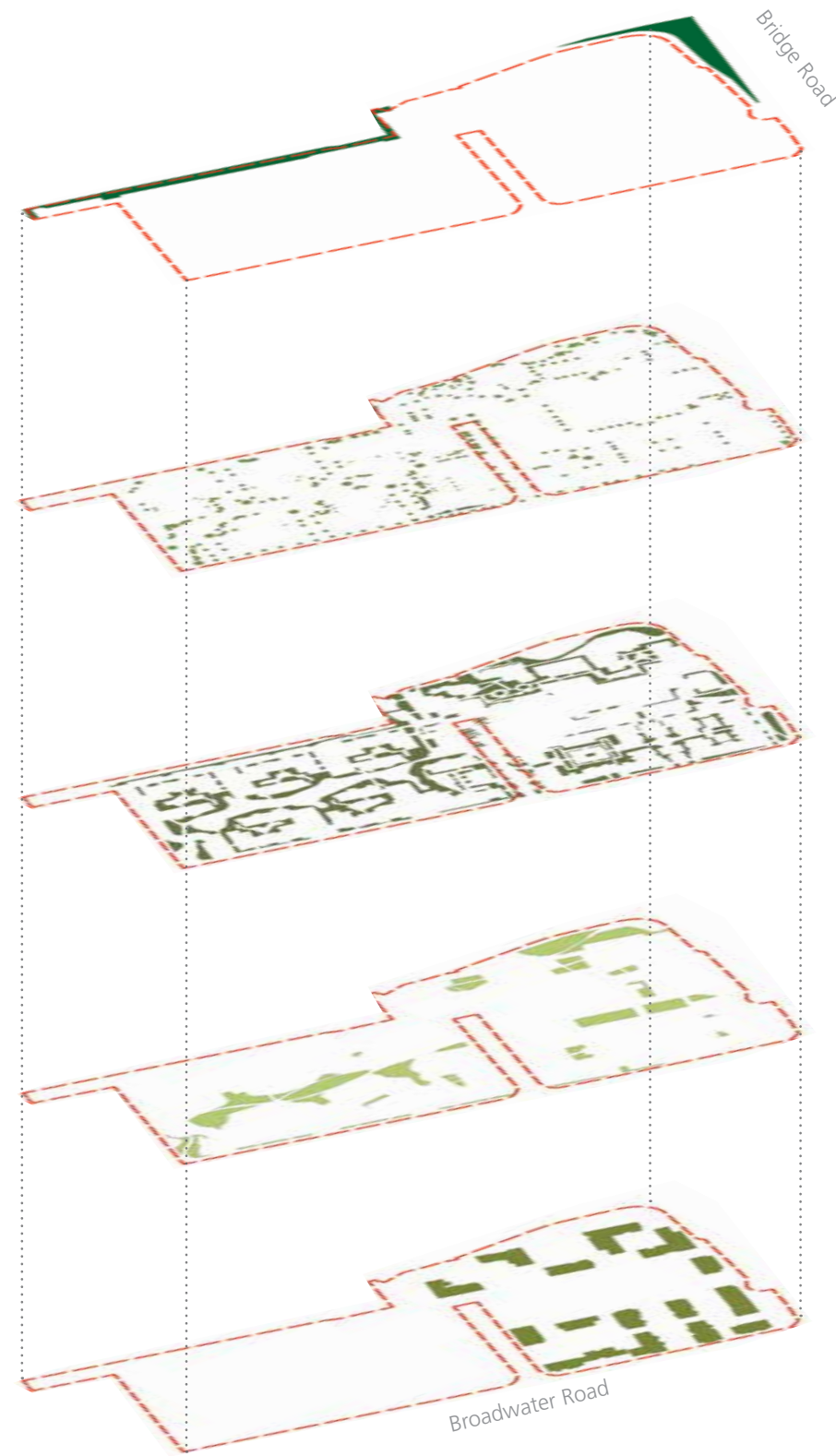
The landscape proposals for Broadwater Road will introduce a rich mosaic and variety of green spaces as part of the planting strategy, delivering a high quality landscape setting to support sustainable settlement growth.

The planting strategy will create a connected multifunctional and multilayered habitat mosaic which embraces the site's existing landscape, ecological and historical assets.

The mosaic supplements existing tree species with a variety of new native and ornamental tree planting. Species rich grassland and amenity grassland provide recreational space and offer gains in biodiversity. Native and ornamental shrub planting is introduced across a sculpted ground plane and through vertical and stepped green landscapes.

These soft landscape components combine to create a net gain in vegetation, successfully balancing the needs of wildlife through habitat creation and providing a long term landscape and ecological resource for residents and the wider community.





PLANTING STRATEGY

The diagram illustrates the existing and proposed landscape planting layers for Broadwater Road. The masterplan establishes a rich mosaic of planting types across the site

EXISTING VEGETATION



TREE AND NATIVE STRUCTURAL PLANTING



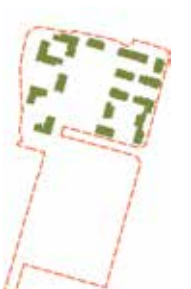
ORNAMENTAL PLANTING, HEDGEROW, ALLOTMENTS & VERTICAL LANDSCAPES



GRASSLANDS



GREEN AND BROWN ROOFS



The planting and provision of green and open space in the landscape masterplan is a fundamental feature of the development. The planting proposed within the development reflects the function and use of the spaces and the micro climatic conditions. The landscape elements within the landscape components will play an important role in helping to define and reinforce the character of the different areas. Listed below are the broad categories of planting typologies within the development including planting types, habitats and landscape component areas. For further details of the proposed planting including species, mixes, sizes and form please refer to chapter 10 Material Palette, section 10.1 Soft Landscape.

1 EXISTING VEGETATION

A spine of existing trees forming the western boundary of the site and a line of Lime trees to the northern boundary are to be retained as part of the proposals. These form a framework to be supplemented with new native planting creating a matrix of structural native planting across the site.



2 TREE PLANTING

Avenues, boulevards and lines of new tree planting throughout the development combine: specimen feature trees, smaller ornamental species, fruiting espalier trees and native trees. Trees have been chosen for their form, colour and potential contribution to the characterisation of different streetscapes and recreational space.



3 SHRUB PLANTING

Ornamental and native shrub planting combine structural shrub planting, grassy perennials, shade tolerant planting and formal evergreen and deciduous hedgerows to: create an attractive green setting to the podium level gardens, provide punctuation and colour to the formal squares, separate and define private and publicly accessible space within the Weave and define and characterise front gardens and street edges.



4 VERTICAL LANDSCAPES

Vertical landscapes form an integral part of the soft landscape and combine formal evergreen and deciduous hedgerows, climbers and living green walls along with shrub planting on stepped and sculpted ground planes. Hedgerows and climbers combine to create a sustainable multilayered landscape creating a consistent green edge to streetscapes at both upper and lower levels, whilst climbing plants are used as accents to soften elements of built form. Living green walls have been used to define feature built form at the western entrance to the site.



5 GRASSLANDS

Species rich grassland offers a biodiversity benefit and is introduced within the Weave and also features within the swale forming part of the SuDS strategy. Species rich grassland will sit alongside amenity grassed areas offering important recreational space. The combined grasslands provide attenuation and create a strong green setting to the Weave and formal gardens to the north.



6 GREEN AND BROWN ROOFS

A range of extensive and intensive green and brown roofs are proposed across the scheme. Podium level gardens and roof terraces act as intensive green roofs and provide living usable amenity landscapes at upper levels. Extensive green and brown roofs will include lightweight sedum or grass roofs to a variety of finished roof levels. These will be inaccessible for residents but contribute to biodiversity gain and provide additional attenuation for rainwater.



08 PUBLIC ART STRATEGY

“Public art fosters civic pride, creates a sense of fun, makes a place more memorable, stimulates new ideas and contributes to environmental renewal and economic and social development. Through increased involvement in the design process, artists are making a vital difference to the quality of the built environment across the region, and helping to create a ‘new’ heritage.”

Sue Kay, Executive Director, Culture South West

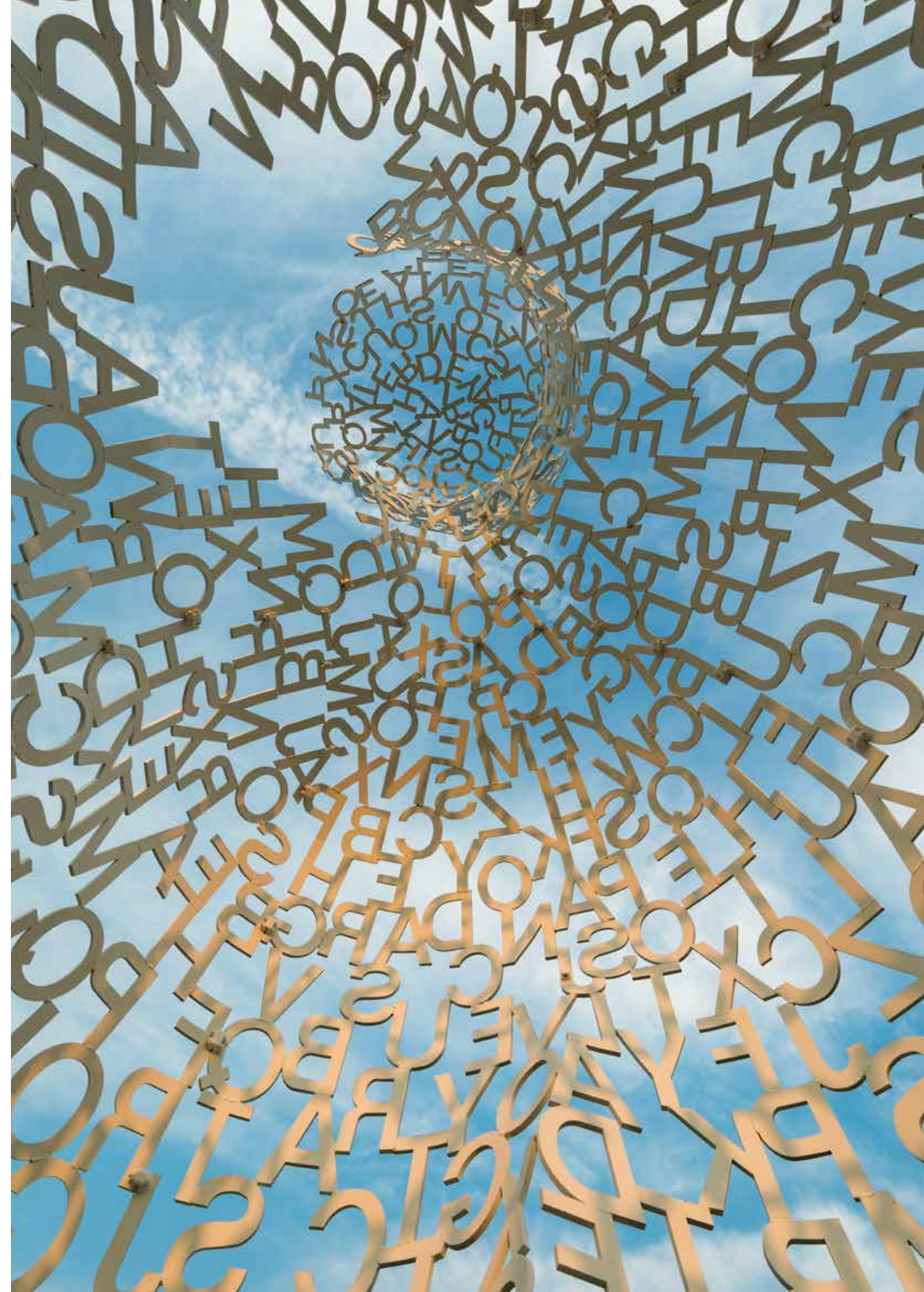
Public art can contribute to the development in a number of ways:

- Helps to create a strong identity and sense of place
- Aids orientation, navigation and way finding
- Create attractive and interesting public areas

The involvement of artists and crafts people in the design process can assist in anchoring a development within the site and reinforcing the place. There are many examples where the work of artists and crafts people has influenced, added value and quality to a project.

Artists will draw on the inspiration of the site and context, colours and history as well as involving the community to create bespoke and relevant pieces of artwork to be loved and appreciated.

Public art is an important component of the new scheme, the public art strategy has been developed alongside the landscape strategy and masterplan and will bring forward a set of unique art pieces sited within the public space for the community to enjoy alongside the art proposed for the existing buildings. See ‘The Shredded Wheat Factory, Frameless Art Hub Vision’ for more details on internal art strategy.



Public art is a key mechanism for creating “a sense of place”, providing a vehicle for statements about a site’s historical, geographical and social identity.

The landscape masterplan and public art strategy plan below identifies potential key locations for art works and the form, style and design these could take. The public art opportunities, either incorporated into the landscape or strategically placed sculptures are located at key gateways / nodes along pedestrian arrival routes, on key vistas, adding to the wayfinding strategy.

There are opportunities to interweave art and landscape by working across disciplines, including liaising with fabricators throughout the design process. This could include play equipment, street furniture, surface materials and structures and boundaries.

The exact scope and detail of the public art proposals / strategy will be explored further post planning in agreement with the Local Authority, key stakeholders and the local community.



PUBLIC ART STRATEGY

The plan opposite illustrates the identified key locations for public art within the development

KEY SCULPTURAL PIECES

Key sculptural pieces are proposed at key nodes and vistas throughout the public realm, acting as visual wayfinding elements and iconic landmarks within the development. The sculptural pieces form and function should respond to the space, identity, character and history of the site as part of a ‘public art brief’.



WATER FEATURE

Goodman Square has several low water fountains which can be controlled for different events and times which will form an interactive art element.



SCULPTURAL WAYFINDER PAVING

A linear thread of public art is proposed to run along Reiss Walk from Goodman Square which allows for a wayfinding paving element within the development which guides the users, responding to the ‘place’ and setting a narrative for the space. As an example, this element might reference the place names and history of the individuals behind them.



EXISTING RAILWAY TRACKS

Along Reiss Walk will be both retained and proposed railway tracks which will add to both the wayfinding and link to the heritage of the site. These can be utilised with seating and raised planters to add additional interest at street level.



09 MATERIAL PALETTE

“well designed lighting,
street furniture, careful
detailing and attractive
planting can improve the
quality of public space”

Building for Life, 2008 edition, CABE

The following section provides an overview of the material palette for the public realm and open spaces. The material palette identifies a range of robust materials for hard landscapes, soft landscapes and street furniture. The palette has been developed to reflect the local distinctiveness / vernacular of Welwyn Garden City, taking cues from the historical qualities and industrial past.

It is important to note that whilst the Landscape Design Statement and Landscape General Arrangement Drawings specify a range of landscape materials it is envisaged the final detail of surfacing, planting and street furniture will be agreed as part of the planning process.

A separate aspirational lighting strategy for the development has been undertaken by GIA Equation which accompanies this planning application.



9.1 Soft Landscape

The soft planting palette has been developed to respond to the high standard already set within Welwyn Garden City. The soft landscape elements play an important aesthetic role helping to define and reinforce the character of the area.

The soft landscaping across the site has been selected to provide interest and vibrancy to the development; meet the specific site conditions; optimise wildlife benefit and potential habitat creation; respond to the built form and architecture; provide sustainability and climatic control measures and create a source of food production.

The palette of soft landscape will include (but not restricted to) the following species outlined in the subsequent pages. Please refer to Planting Plan drawings for a more comprehensive planting schedule.

LARGE FEATURE TREES

Species Name	Common Name	Form	Girth
Acer platanoides 'Emerald Queen'	Norway Maple	2m clear stem	30-35cm
Liquidambar styraciflua	Sweet Gum	2m clear stem	30-35cm
Platanus x hispanica	London Plane	2m clear stem	30-35cm
Quercus robur	Common Oak	2m clear stem	30-35cm
Tilia x europaea 'Pallida'	King's Lime	2m clear stem	30-35cm



Platanus x hispanica



Tilia x europaea 'Pallida'



Liquidambar styraciflua



Acer platanoides 'Emerald Queen'

Large feature trees will be located within key public realm areas including but not limited to Reiss Walk, Hyde Way, Goodman Square and Louis de Soisson Garden to create immediate green vertical elements to the spaces.

PLEACHED TREES

Species Name	Common Name	Form	Girth
Carpinus betulus	Hornbeam	Pleached	20-25cm

The pleached tress are used on podium garden areas to provide a linear vertical green element, reinforcing the podium edge and helping to provide shelter to exposed edges. The trees are also employed as a formal focal feature to one of the podium gardens, defining the space while filter views for privacy.



Carpinus betulus



Carpinus betulus



Carpinus betulus



Carpinus betulus

STREET TREES

Species Name	Common Name	Form	Girth
Acer campestre 'Elsrijk'	Field Maple	2m clear stem	20-25cm
Acer rubrum 'Armstrong'	Red Maple	2m clear stem	20-25cm
Carpinus betulus 'Frans Fontaine'	Hornbeam	2m clear stem	20-25cm
Corylus colurna	Turkish Hazel	2m clear stem	20-25cm
Pyrus calleryana 'Chanticleer'	Flowering Pear	2m clear stem	20-25cm
Quercus robur fastigiata	Cypress Oak	2m clear stem	20-25cm



Carpinus betulus 'Frans Fontaine'



Acer rubrum 'Armstrong'



Acer campestre 'Elsrijk'



Pyrus calleryana 'Chanticleer'

Street trees are located along the streetscapes and provide a vertical green element into the streetscene, planted in an avenue or boulevard formation. Street trees have been selected for their fastigiate, compact, and vertical form to accommodate the long term growth and viability in the street location.

ORNAMENTAL AND BOUNDARY

Species Name	Common Name	Form	Girth
Acer campestre 'Elsrijk'	Field Maple	1.75-2m clear stem	12-14cm
Amelanchier lamarckii	Juneberry	Multi-stem	12-14cm
Betula utilis jacquemontii	White barked Himalayan Birch	1.75-2m clear stem	12-14cm
Cercidiphyllum japonicum	Katsura Tree	Multi-stem	12-14cm
Crataegus x prunifolia	Plum-leaf thorn	1.75-2m clear stem	12-14cm
Malus 'Evereste'	Crab Apple	1.75-2m clear stem	12-14cm
Malus 'Rudolph'	Crab Apple	1.75-2m clear stem	12-14cm
Prunus sargentii	Sargent Cherry	1.75-2m clear stem	12-14cm
Prunus serrula	Tibetan Cherry	1.75-2m clear stem	12-14cm
Prunus 'Taihaku'	Great White Cherry	1.75-2m clear stem	12-14cm
Pyrus calleryana 'Chanticleer'	Flowering Pear	1.75-2m clear stem	12-14cm



Betula Utilis var. jacquemontii



Malus 'Rudolph'



Prunus sargentii



Malus 'Evereste'

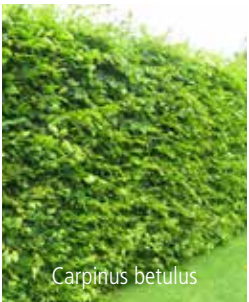
These trees characterise the informal public open spaces and podium gardens. They are generally lower in scale, responding to the predominance of pedestrians in these spaces. They have been chosen for their form, structure, colour and scent at different times of the year.

HEDGEROWS

Species Name	Common Name
Carpinus betulus	Hornbeam
Escallonia 'Apple Blossom'	Escallonia
Euonymus japonicus 'Jean Hughes'	Japanese Spindle
Ilex crenata 'Convexa'	Box-leaved Holly
Lonicera nitida	Box Honeysuckle



Lonicera nitida



Carpinus betulus

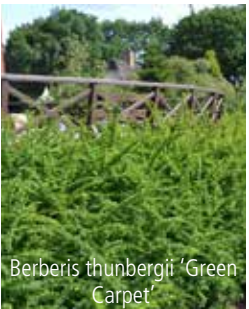
Hedgerows are used formally throughout the development to soften the built form edges, provide a visual screen, form a linear green element and define spaces. Smaller hedgerows are also included in the private roof gardens creating a consistent green edge and improving privacy to the private amenity space.

AMENITY SHRUB PLANTING

Species Name	Common Name
Berberis thunbergii 'Green Carpet'	Japanese Barberry
Cotoneaster 'Coral Beauty'	Swedish Cotoneaster
Lonicera nitida 'Maigrün'	Box Honeysuckle
Symphoricarpos x chenaultii 'Hancock'	Snowberry



Lonicera nitida 'Maigrün'



Berberis thunbergii 'Green Carpet'

ORNAMENTAL SHRUB PLANTING

ORNAMENTAL SHRUBS 1:

Species Name	Common Name
Cornus alba 'Elegantissima'	Red-barked dogwood 'Elegantissima'
Choisya ternata 'Aztec pearl'	Mexican orange blossom
Euonymus fortunei 'Emerald Gaiety'	Spindle 'Emerald Gaiety'
Prunus laurocerasus 'Otto Luyken'	Cherry laurel 'Otto Luyken'
Spiraea japonica 'Anthony Waterer'	Japanese spirea 'Anthony Waterer'
Viburnum Davidii	David viburnum



Viburnum Davidii



Spiraea japonica 'Anthony Waterer'



Cornus alba 'Elegantissima'



Hebe 'Mrs Winder'

Detailed shrub selection will ensure groundcover species and those of a more compact nature are located nearer to the front of planting beds, with those of a more upright form located further to the rear. Amenity shrub planting consists of tough resilient species which will be utilised in high attrition areas, providing a dense and neat edge to native planting areas, where located next to footpaths and roads.

CLIMBERS

Species Name	Common Name
Clematis montana grandiflora	White anemone clematis
Hydrangea petiolaris	Hydrangea
jasminum nudiflorum	Winter jasmine
Parthenocissus quinquefolia	Virginia creeper
Wisteria sinensis	Chinese wisteria



Parthenocissus quinquefolia

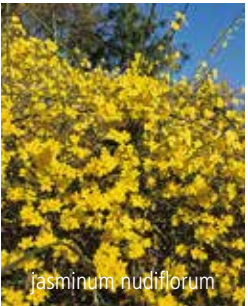


Clematis montana grandiflora

A range of climbers will be used on building facades to soften the built form throughout the development. Care will be taken to specify appropriate species and a robust management strategy to ensure longevity of the planting.



Wisteria sinensis



jasminum nudiflorum

SHADE TOLERANT ORNAMENTAL PLANTING

SHADE TOLERANT PLANTING 1:

Species Name	Common Name
Astelia 'Silver Shadow'	Silver Spear
Carex morrowii 'Ice Dance'	Japanese Sedge
Brunnera macrophylla 'Jack Frost'	Siberian Bugloss
Dryopteris erythrosora	Japanese Rosy Buckler
Epimedium x youngianum 'Niveum'	Barrenwort
Euphorbia amygdaloides Mrs Robb's Bonnet	robbae
Hosta 'Francee'	Plantain Lilly
Luzula nivea	Snowy Wood-rush
Tellima grandiflora	Fringe Cups



Hosta 'Francee'



Matteuccia struthiopteris

SHADE TOLERANT PLANTING 2:

Species Name	Common Name
Asplenium scolopendrium	Hart's Tongue Fern
Astrantia major	Masterwort
Bergenia cordifolia	Elephant's Ears
Carex oshimensis 'Evergold'	Japanese Sedge
Carex pendula	Pendulous Sedge
Euphorbia polychroma	Cushion Spurge
Epimedium x perralchicum 'Fröhnleiten'	Barrenwort
Matteuccia struthiopteris	Ostrich Fern
Liriope muscari 'Big Blue'	Lily-turf
Luzula sylvatica 'Aurea'	Golden Great Wood-rush



Asplenium scolopendrium



Astelia 'Silver Shadow'

A shade tolerant mix is proposed between buildings and within podium gardens where the built form reduces the sunlight. By specifying shade tolerant species in these locations an all year round planting interest is maintained.

ORNAMENTAL PLANTING

Ornamental mix 1

Species Name	Common Name
Anemanthele lessoniana	New Zealand wind grass
Centranthus ruber coccineus	Red valerian
Hebe 'Autumn Glory'	Shrubby Veronica
Geranium macrorrhizum 'Ingwersen's Variety'	Balkan Cranesbill
Abelia x grandiflora 'Francis Mason'	Abelia
Pennisetum alopecuroides 'Hameln'	Chinese fountain grass

Ornamental mix 2

Species Name	Common Name
Calamagrostis x acutiflora 'Karl Foerster'	Feather reed-grass
Sesleria autumnalis	Autumn Moor Grass
Sedum 'Herbstfreude'	Stonecrop
Veronicastrum virginicum 'Fascination'	Culver's root
Echinops bannaticus 'Taplow Blue'	Globe Thistle
Allium 'Purple Sensation'	Giant Onion

Ornamental mix 3

Species Name	Common Name
Calamagrostis brachytricha	Korean Feather Grass
Bergenia purpurascens	Purple Elephant's Ears
Lavandula angustifolia	English lavender
Sedum 'herbstfreude'	Stonecrop
Sisyrinchium striatum 'Aunt May'	Pale yellow-eyed grass
Miscanthus sinensis 'Morning Light'	Eulalia
Pericaria amplexicaulis 'Firetail'	Mountain Fleece

Ornamental mix 4

Species Name	Common Name
Bergenia Purpurascens	Purple bergenia
Crocsmia × crocosmiiflora 'Emily Mckenzie'	Montbretia
Euphorbia polychroma	Cushion Spurge
Liriope muscari 'Big Blue'	Lily-turf
Carex oshimensis 'Evergold'	Japanese Sedge
Sesleria autumnalis	Autumn Moor Grass
Luzula nivea	Snowy Wood-rush



FEATURE PLANTING

Feature mix 1: Bee friendly

Species Name	Common Name
Abelia x grandiflora 'Francis Mason'	Abelia
Salvia nemorosa 'Caradonna'	Balkan Clary
Aster 'Little Carlow'	Blue Wood Aster
Achillea 'Moonshine'	Yarrow
Helianthus 'Lemon Queen'	Perennial Sunflower
Astrantia major 'Buckland'	Masterwort
Sedum 'Herbstfreude'	Stonecrop

Feature mix 2: Production Hall Frontage

Species Name	Common Name
Ilex crenata 'Convexa'	Box-leaved Holly
Kniphofia 'Tawny King'	Red-hot poker
Anemanthele lessoniana	New Zealand wind grass
Euphorbia griffithii 'Fireglow'	Spurge
Geum Mrs J Bradshaw	Avens
Miscanthus sinensis 'Kleine Silberspinne'	Eulalia
Nandina domestica 'Fire Power'	Heavenly Bamboo
Rudbeckia fulgida var. sullivantii 'Goldsturm'	Black Eyed Susan

Feature mix 3:

Species Name	Common Name
Stipa gigantea	Golden oats
Verbena bonariensis	Argentinian vervain
Allium giganteum	Giant onion

Feature mix 4: Herbs

Species Name	Common Name
Allium schoenoprasum	Chives
Anethum graveolens	Dill
Fragaria vesca	Wild Strawberry
Mentha spicata	Spearmint
Origanum vulgare 'Aureum'	Golden oregano
Rosmarinus officinalis 'Prostratus'	Rosemary
Salvia officinalis 'Purpurascens'	Purple sage
Thymus vulgaris	Common thyme



The feature planting mixes contain perennials, grasses and herb species enclosed and defined by evergreen plants which provide all year round interest.

A selection of ornamental mixes have been compiled to respond to the different landscape component areas responding to the character, function and use. The mixes provide a diverse species selection varying in colour, form and texture adding a rich palette of planting to the development.

NATIVE SHRUB PLANTING MIX

Species Name	Common Name
Cornus sanguinea	Dogwood
Corylus avellana	Hazel
Crataegus monogyna	Hawthorn
Cytisus scoparius	Broom
Daphne laureola	Spurge Laurel
Euonymus europaeus	Spindle
Hypericum androsaemum	Tutsan
Ilex aquifolium	Holly
Ligustrum vulgare	Privet
Prunus spinosa	Blackthorn
Rosa canina	Dog Rose
Sambucus nigra	Elder
Viburnum lantana	Wayfaring Tree
Viburnum opulus	Guelder Rose



Daphne laureola



Prunus spinosa



Sambucus nigra



Rosa canina



Ilex aquifolium



Ligustrum vulgare



Crataegus monogyna



Mentha aquatica



Juncus effusus



Caltha palustris

NATIVE MIXED SPECIES HEDGE

Species Name	Common Name
Corylus avellana	Hazel
Crataegus monogyna	Hawthorn
Ilex aquifolium	Holly
Ligustrum vulgare	Privet
Prunus spinosa	Blackthorn

MARGINAL /AQUATIC PLANTING

Species Name	Common Name
Butomus umbellatus	Flowering Rush
Caltha palustris	Marsh Marigold
Carex acutiformis	Pond Sedge
Elecharis palustris	Common Spike Rush
Filipendula ulmaria	Meadowsweet
Iris pseudacorus	Flag Iris
Juncus effusus	Soft Rush
Juncus inflexus	Hard Rush
Lythrum salicaria	Purple Loosetrife
Mentha aquatica	Water Mint
Schoenoplectus lacustris	Comon Club-Rush
Veronic beccabunga	Brooklime

A selection of exclusively native species have been chosen in the above planting mixes to enhance biodiversity along with providing structure and screening within and to the boundaries of the development. Species have been chosen to provide seasonal interest by the virtue of their flowers, berries, form, texture and autumn /winter colour.



9.2 Hard Landscape

The surface materials respond to the range of materials, colours and qualities found in the proposed architecture and within the hard landscape associated with the surrounding areas. A palette of surface materials is proposed to define a legible hierarchy of surfaces from main public realm areas through to informal pathways.

High quality natural stone paving units and flags are prioritised within the main public realm areas such as Goodman Square. Material choice will be based on the function and use of the space, its durability,

associated maintenance and visual appearance. The desire is to provide a hard landscape of quality, longevity and low maintenance.

Subtle variations in the paving palettes will help differentiate pedestrian and vehicular priorities.



HARD LANDSCAPE STRATEGY

The plan opposite illustrates the hierarchy of hard landscape within the development

NATURAL STONE PAVING



Area: Goodman Square
Type: Granite linear planks
Size: 200mm width x Random lengths
Colour: Mixed greys



Area: Road entrances
Type: Granite setts
Size: 100x100x100mm
Colour: Silver grey

CONCRETE PAVING



Area: Louis De Soissons
Type: Concrete flags
Size: 900x300mm
Colour: Mid grey



Area: Reiss Walk
Type: Concrete blocks
Size: 300x100mm, 200x100mm
Colour: Mixed greys



Area: Public realm & Residential block entrances
Type: Concrete flags
Size: 200x200mm, 200x300mm
Colour: Mid grey



Area: Residential roads
Type: Concrete blocks
Size: 120x160mm, 160x160mm, 240x160mm
Colour: Mixed grey



Area: Podium gardens
Type: Concrete flags
Size: 600x600mm
Colour: Buff



Area: Private amenity
Type: Concrete Flags
Size: 400x400mm
Colour: Natural

RESIN BONDED GRAVEL



Area: Podium gardens
Type: Addastone resin bonded gravel
Size: 6mm aggregate size
Colour: Buff



TOP DRESSED ASPHALT



Area: The Weave
Type: Asphalt surface dressed with gravel chips in resin
Colour: Buff



PLAY SURFACING



Area: Playspace in the Weave and podium gardens
Type: Wetpour surface
Colour: Range



ASPHALT



Area: Network Rail access road & footpath
Colour: Black



9.3 Street Furniture

SEATING



Area: ?
Type: Wall mounted timber bench



Area: ?
Type: Bench seating
Timber with aluminium frame



Area: ?
Type: Bench seating
Timber topped granite bench with back & arm rest



Area: Skate park
Type: Block benches
Precast smooth granite grey concrete

PLANTERS



Area: Goodman Square
Type: corten steel raised planters



Area: Podium gardens
Type: powder coated steel raised planter

CONCRETE



Area: Skatepark
Type: Smooth finish concrete



BOLLARDS



Area: Hyde Way
Type: Rising bollard



Area: Site wide
Type: Bollard powder coated steel



Area: Site wide
Type: Powder coated steel cycle rack

BINS



Area: Site wide
Type: Steel and timber littler bin

10 SUSTAINABILITY & CLIMATE CHANGE

“sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.”

National Planning Policy Framework, 2012

A core Garden City principle – and indeed a key part of the design vision for the Broadwater Road development – is sustainability.

Sustainability targets and objectives have been set for the proposed development based on the applicant's aspirations and a review of the National Planning Policy Framework (NPPF) and local planning policy. The principles of sustainability are integrated throughout the landscape and open spaces and will be considered at every stage of the project from design through to construction and future management.

These principles include:

- Working with the local community within and surrounding the development and other key stakeholders to ensure there is a long term plan with regards to the development's future

needs.

- The development's long term management and maintenance is considered from the outset and throughout the design process
- Creating flexible spaces that take account of future impacts of climate change through consideration of planting, surface materials, drainage and furniture.
- The creation of safe, convenient off road pedestrian and cycle routes that connect to Peartree through to the town centre.
- The implementation of a water management strategy and sustainable drainage systems.

Key landscape sustainability measures that have been incorporated as part of the design are outlined in the following section.



1 PEDESTRIAN AND CYCLE LINKS

- Provision of new cycle and pedestrian routes throughout the development's public open spaces
- New pedestrian routes will provide wider connections between the town centre and Peartree residential area
- Cycle provision at key access thresholds into the development both east and west.



2 SURFACE WATER MANAGEMENT

- A fully integrated water management and SuDS strategy creating opportunities for ecological habitats.
- Green and brown roofs on buildings within the development infiltrate, store and control the run off of rainwater whilst assisting in urban cooling.
- Water management is a key part of the proposals, with opportunities for water capture from roofs to be re-used for irrigation and grey water recycling across the scheme.



3 PUBLIC TRANSPORT

- The site's strategic location opposite the Welwyn Garden City railway station and bus station provides sustainable transport connections for new residents
- Provision would be made to integrate into the wider footpath network to create safe walking routes and discourage the use of private cars for short journeys.
- The retention and offer of enhancement of the Network Rail bridge provides a convenient pedestrian link between the development and the railway, bus station and town centre.
- The proposals also provide charging points for electric vehicles and secure bicycle storage for both the public and for residents.



4 MATERIALS

- Aim to use locally sourced materials where practicable
- Examine the potential for retaining and reusing site materials
- Specify durable, hard wearing, long lasting materials to maximise the longevity of the development
- Specify Forest Stewardship (FSC) certified timber
- Seek to install energy efficient lighting



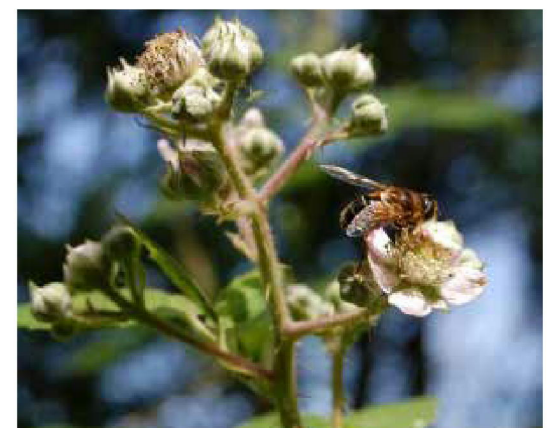
5 COMMUNITY

- A self-sustained mixed use development
- Regeneration of a neglected and derelict space within the heart of the city, breathing new life into Welwyn Garden City and improving the wellbeing of its residents..
- 'Community' focused development providing a range of outdoor facilities including allotments, gardens, play spaces and urban spaces for community focused events.
- The play areas and skate park will provide opportunities for young people to exercise in a fun setting, promoting healthy living.



6 BIODIVERSITY

- Seek to retain and enhance existing biodiversity assets on site
- Habitat creation and enhancement in an urban area.
- Implementation of a matrix of native planting including native tree and shrub, wildflower grassland and hedgerows.
- Improve the urban biodiversity through the selection of plants known to benefit the local fauna including nectar, pollen and fruit producing plants.
- Planting proposals have been chosen for their suitability in an urban environment.
- The use of green and brown roofs and green 'living walls' are an integral part of the design and will provide additional ecological benefit across the site.



11

MANAGEMENT & MAINTENANCE

“Good-quality landscape is highly cost effective. It is a relatively low-cost part of any development scheme and pays dividends in added sales values, increased rates of sales and positive customer perceptions.”

Profitable Places, Landscape Institute, 2014

The establishment and future success of the landscape is largely dependent on the standard and frequency of the subsequent maintenance and management it receives.

The development will be controlled by a management company, funded by a service charge levied on the entire scheme. The company will control, service and maintain all of the communal areas, including open spaces, car parks and common parts as well as maintaining external envelopes of the buildings. This is to ensure that the entire scheme is maintained to a very high standard, reflecting the quality of the architecture and the landscaping.

Key objectives for maintenance and management include:

- To facilitate an efficient and sustainable landscape management and maintenance regime through the lifetime of the development;
- To provide a safe, high quality external environment for all site users;
- To maintain a robust and visually appealing landscape setting;
- To ensure that the landscape develops in a

manner commensurate with the original design intentions;

- To ensure the successful establishment and continued growth through to maturity of the trees and other planting identified on the Landscape Proposals;

A successful maintenance plan comprises two components; establishment maintenance for the first 5 years, followed by ongoing maintenance.

Establishment Maintenance;

To ensure the successful establishment of trees and planting, operations stated on the following pages are necessary for a minimum of 12 months after Practical Completion. After Final Completion has been certified, the appointed Landscape Contractor /Estate Management Company will be required to carry out these operations for a minimum period of 4 years.

Ongoing Maintenance & Management;

It is recommended that the Estate Management Company will undertake the following relevant operations listed as well those listed in the Estate Management Strategy' document.



11.1 Tree Planting

ESTABLISHMENT MAINTENANCE

- Maintenance of a weed free area around the base of each tree;
 - Watering to ensure moisture levels are maintained appropriate for optimum growth;
 - Application of a slow release fertiliser around the base of all trees to ensure soil fertility is maintained;
 - The removal of any vandalised, unhealthy or dead specimens as soon as possible and replacement with trees of the same size to those adjacent, during the next available planting season;
 - Inspection, adjustment and maintenance of
- anchors, stakes and ties;
 - Removal of any items that have been attached to trees
 - Re-firming of trees after strong winds, frost heave or other disturbances;
 - Pruning to remove dead, dying or diseased wood.
 - Remove suckers and formatively prune if necessary to achieve natural shape, healthy growth and to favour a single leader; and
 - Topping up mulch at the end of the rectification period to achieve a 75mm layer.

ONGOING MAINTENANCE

- The formative pruning of specimens to achieve optimum growth rates and maintain a good shape, clear of any vehicular or pedestrian circulation routes; and
- Top up mulch annually to achieve 75mm layer

Maintenance Operation	Frequency	Time of year when maintenance operation is required or number of operations required											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control around base of each tree	4 x Annually				1		1		1		1		
Re-firming of trees	As required	All Year											
Apply slow release fertiliser to base of tree	Annually			1									
Selective pruning for optimum growth	Annually												
Removal of items attached to trees	As required	All Year											
Pruning (general)	As required												
Replace damaged / vandalised / unhealthy stock	Annually												
Watering of area to ensure moisture levels are appropriate	As required												
Top up mulch	1 x Annually			1									

11.2 Ornamental Shrubs & Herbaceous Planting

ESTABLISHMENT MAINTENANCE

- Control and removal of weeds;
 - Carry out application of a slow release fertiliser to ensure soil fertility is maintained;
 - Pruning of shrubs for floral, foliage and stem colour effect and to remove weak, dead and diseased branches;
 - Pruning of species to ensure correct form; plus to promote flowering/berry production/retention (where appropriate);
 - Remove dead growth and trim herbaceous perennial and ornamental grass plants, avoiding damage to any new shoots that have emerged;
- Remove any failed, vandalised, unhealthy or dead specimens as soon as possible and provide replacements to the same size as those adjacent, during the next available planting season;
 - Watering of plants to ensure moisture levels are maintained appropriate for optimum growth;
 - Removal of litter from all planting beds to maintain site in a tidy condition.
 - Top up mulch annually to achieve a 75mm layer.

ONGOING MAINTENANCE

- Heavy pruning of overgrown shrubs;
 - The selective removal of shrubs and other plants from planting beds to prevent overcrowding and to ensure plants achieve their natural form and growth habit;
- Top up mulch annually to achieve 75mm layer.

Maintenance Operation	Frequency	Time of year when maintenance operation is required or number of operations required											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control and removal	4 x Annually				1		1		1		1		
Apply slow release fertiliser	Annually			1									
Pruning of shrubs & removal of dead growth	Annually												
Selective pruning of shrubs for optimum growth	Annually												
Pruning operations and trimming of herbaceous & ornamental grass species	Annually												
Replace damaged / vandalised / unhealthy stock	Annually												
Watering of areas to ensure moisture levels are appropriate	As required												
Removal of litter from planting beds	As required												
Top up mulch	1 x Annually			1									

11.3 Hedging

ESTABLISHMENT MAINTENANCE

- Control and removal of weeds;
- Carry out soil fertility tests to determine if an application of a slow release fertiliser is required;
- Trimming to maintain neat appearance, encourage bushy growth down to ground level and maintain hedge at desired height;
- Remove any failed, vandalised, unhealthy or dead specimens as soon as possible and provide replacements to the same size as those adjacent, during the next available planting season;
- Watering of plants to ensure moisture levels are

ONGOING MAINTENANCE

- Continuation of establishment maintenance requirements

- maintained appropriate for optimum growth;
- Removal of litter to maintain site in a tidy condition;
- Top up mulch annually to achieve a 75mm layer



11.4 Amenity Grass

ESTABLISHMENT MAINTENANCE

- Regular mowing;
- Trim edges to hard standing, planting beds & tree pit mulch circles;
- Control and removal of aggressive self seeded weeds;
- Application of a slow release fertiliser as necessary to ensure soil fertility is maintained at appropriate levels;
- Watering to ensure moisture levels are maintained appropriate for optimum growth;
- Repair damaged or failed areas by re-seeding and top dressing

ONGOING MAINTENANCE

- Continuation of establishment maintenance requirements.

- Removal of litter to maintain the site in a tidy condition



Maintenance Operation	Frequency	Time of year when maintenance operation is required or number of operations required											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control and removal	4 x Annually				1		1		1		1		
Test soil fertility and is required apply slow release fertiliser.	Annually			1									
Trimming & cutting	1 x Annually									1			
Replace damaged / vandalised / unhealthy stock	Annually												
Watering of areas to ensure moisture levels are appropriate	As required												
Removal of litter	As required												
Top up mulch	1 x Annually			1									

Maintenance Operation	Frequency	Time of year when maintenance operation is required or number of operations required											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mowing of grass areas	As required												
Trim edges to hard standing and tree mulch circles	As required												
Replacement of damaged or worn grass areas by seeding and top dressing	As required												
Application of selective herbicide	1x Annually				1								
Weed removal by hand	As required												
Watering of area to ensure moisture levels are appropriate	As required												
Removal of Litter	At time of each grass cut or maintenance visit												
Application of slow release fertiliser				1						1			

11.5 Species Rich Grassland

ESTABLISHMENT MAINTENANCE

- Regular mowing within the first growing season and removal of arisings;
 - Cutting 2 x annually after first growing season;
 - Cutting regime to vary in different areas by varying time and height of cut to help with habitat creation and encourage species diversity e.g. 1-4 cuts per year with timing to allow seeding of most species to occur before first cut;
 - To protect reptiles, only cut grassland during conditions when reptiles are active and able to move away from machinery (air temperatures above 8 °C). Cut in one direction to encourage movement of reptiles into adjacent suitable
- habitat and avoid trapping reptiles in the path of machinery.

 - Trim edges to hard standing and tree pit mulch circles;
 - Arisings to be used on site to create compost heaps and hibernacula;
 - Watering to ensure moisture levels are maintained appropriate for optimum growth;
 - Repair damaged or failed areas by re-seeding; and
 - Removal of litter to maintain the site in a tidy condition.

ONGOING MAINTENANCE

- Continuation of establishment maintenance requirements

Maintenance Operation	Frequency	Time of year when maintenance operation is required or number of operations required											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mowing in first growing season	As required												
Cutting after first growing season	2 x Annually												
Watering of area to ensure moisture levels are appropriate	As required												
Repair of damaged & failed areas	As required												
Removal of Litter	At time of each maintenance visit												

11.6 Climbers

ESTABLISHMENT MAINTENANCE

- Control and removal of weeds;
 - Carry out application of a slow release fertiliser to ensure soil fertility is maintained;
 - Pruning of climbers to avoid unwanted spreading across features within the building elevation such as windows, ventilation louvres and doors, and to encourage upward growth;
 - Pruning of protruding growth to ensure a neat and tidy form that stays close to the building elevation;
 - Remove dead growth avoiding damage to any new shoots that have emerged;
- Remove any failed, vandalised, unhealthy or dead specimens as soon as possible and provide replacements to the same size as those adjacent, during the next available planting season;
 - Watering of plants to ensure moisture levels are maintained appropriate for optimum growth;
 - Removal of litter to maintain site in a tidy condition.
 - Top up mulch annually to achieve a 75mm layer.

ONGOING MAINTENANCE

- Pruning of protruding growth and to prevent undesired spreading;
- Top up mulch annually to achieve 75mm layer.

Maintenance Operation	Frequency	Time of year when maintenance operation is required or number of operations required											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control and removal	4 x Annually			1			1		1		1		
Apply slow release fertiliser.	Annually			1									
Selective pruning of climbers for optimum/ desired growth	Annually												
Replace damaged / vandalised / unhealthy stock	Annually												
Watering of areas to ensure moisture levels are appropriate	As required												
Removal of litter	As required												
Top up mulch	1 x Annually			1									

11.7 Green Roof

ESTABLISHMENT MAINTENANCE

- Maintenance in line with manufacturer’s guidance
- Application of organic slow release granular fertilizer
- Removal of leaves and debris
- Removal and control of weeds
- Inspection and clearance of outlets and drains
- Inspection and testing of irrigation
- Replace localised failed plant material



ONGOING MAINTENANCE

- Continuation of establishment maintenance requirements

Maintenance Operation	Frequency	Time of year when maintenance operation is required or number of operations required											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control and removal	As required												
Removal of unwanted debris and leave litter	2 x Annually			1							1		
Inspection and clearance of gutter and drains	2 x Annually			1							1		
Replace damaged / vandalised / unhealthy stock	As required												
Application of fertiliser	Annually			1									



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SUMMARY & CONCLUSION

“The advantages of the most energetic and active town life, with all the beauty and delight of the country, may be secured in perfect combination...”

Ebenezer Howard

In this setting of Welwyn Garden City, the quality and contribution of the landscape to a development is fundamental to its success in terms of placemaking. With a new client and a new brief, the underlying garden city principles that drove the design process on the consented scheme have been crucial in underpinning the masterplanning exercise that has taken place to support this fresh planning application.

The landscape strategy has been developed as part of an iterative masterplanning process, ensuring that the landscape and setting characterises the development just as much as the built form. The design has continued to evolve in consultation with the local community and stakeholders to create spaces that can respond to a new set of needs and aspirations, fostering a sense of ownership from both potential residents and those within the wider community.

The site's location, in an area defined by a wide range of ongoing development, offers a unique opportunity to improve and forge new links between Peartree in the east and Handside in the west. The design and layout of the landscape and public realm has carefully considered the movement of pedestrians, cyclists, potential residents and visitors. The resultant series of interconnected flexible green spaces respond to use and movement and help to stitch the new development in to the existing urban fabric.

The heritage context of the site and the importance of the 1920's silos and production hall are still key features of the new masterplan. These re-imagined buildings will create a cultural focal point to the scheme, helping to characterise streets, frame views and provide a setting for a variety of both formal and more industrial style spaces.

Soft landscape combines a range of planting typologies to create a multifunctional habitat mosaic. Planting is introduced in the form of vertical and stepped landscape and through the use of green and brown roofs, creating functional and usable green space at both upper and lower levels. The sensory and community garden offers a destination space for a variety of users and creates a place to explore, experience and learn about food production, scent, colour and texture at the heart of the development.

The scheme proposes a range of both informal and more formally laid out areas of public realm. Reiss Walk retains the original rail lines serving the grain silos and production hall to create a vibrant space with an industrial character. Louis de Soissons' Gardens feature more formally laid out areas of lawn, replicating the original recreation space provided for workers in the 1920's. Goodman Square sits at a pivotal location, creating an important gathering space for visitors and pedestrians bordered by shops, bars and restaurants.

These spaces are complemented by the Weave, facilitating movement north south, and the community and sensory garden accessed via a generous set of steps and ramps from Reiss Walk.

Public art is an important component of the new scheme and a comprehensive art strategy designed to attract both national and international artists is proposed. The public art strategy has been developed alongside the landscape strategy and masterplan and will bring forward a set of unique art pieces sited within the public space for the community to enjoy.

The landscape strategy continues to deliver a bespoke, sustainable and high quality public realm. It has been designed to complement the built form and to provide a long term landscape and ecological resource. A fresh application has provided an opportunity to revisit and hone the design aspirations wrapped up in the consented scheme. Components that were integral to the overall ethos of the development have been retained, and the luxury of revisiting the scheme has allowed the re-imagining of the public spaces, resulting in a more focused and detailed design overall.



