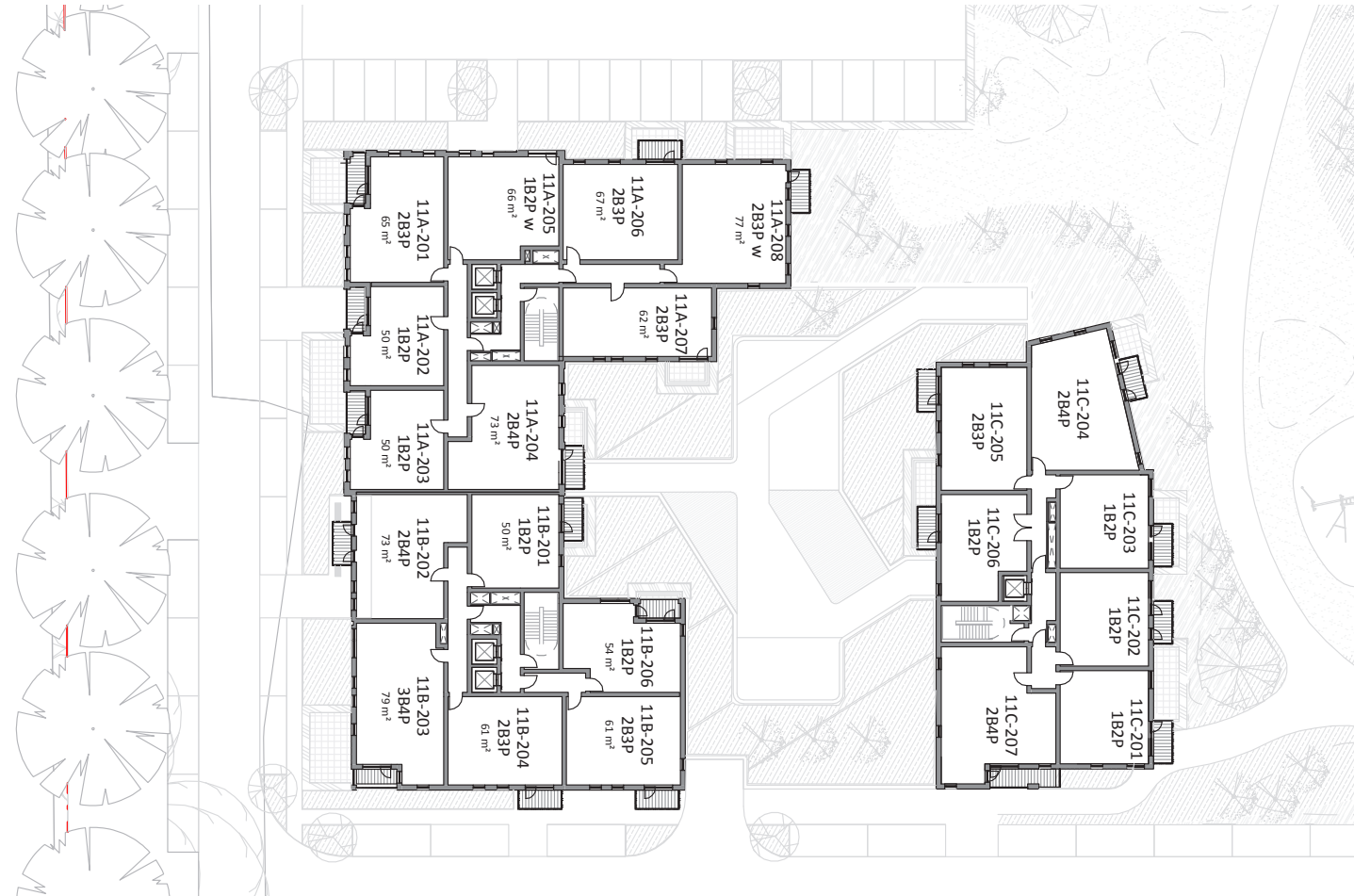


Proposed Design



Proposed Design

Materials and Detailing

Blocks 8 to 13 will feature brick-clad façades with metal window frames and railings, and simple details. The colour tones will range from light to dark within a palette of earthy hues. Lighter-toned bricks will accentuate the corner elements on the outer edges and the lower elements along the Weave. Darker, red bricks will accord with the colour and texture of most residential buildings in Welwyn.

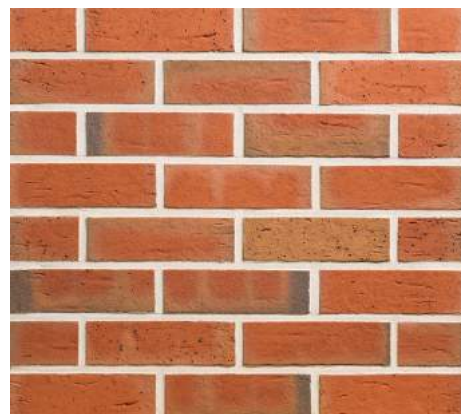
Smooth brick textures on the outer edge elements will complement the regular fenestration and formal character. In contrast, rough-textured brick façades along the Weave will combine with the landscape layout and planting to provide a parkland environment. External balconies overlooking the landscape will feature a special railing design.

Coated metal railings will be mounted on all balconies and accessible roof terrace edges, whereas foldable fall protection systems will be installed on the upper roof levels, where only maintenance access will be allowed.

Generously glazed entrance lobbies will be located along the Weave, providing further security and markers for orientation.



Light colour, rough texture: Wivenhoe blend by NR Taylor or similar



Red brick: Charlbury red multi by TBS or similar



Precedents: Materials and detailing of typical Welwyn residential buildings.

Proposed Design



Typical architectural details of blocks 8 to 13.







7. Delivery

7.1. Proposed Phasing

Phasing Plan

The proposed redevelopment of both the North and South site at Broadwater Road is proposed to be delivered in three Phases.

Phase 1:

Seeks to provide the beating heart to the scheme as well as a mix of Affordable and Market residential by means of introducing the following core elements to the North & South site

- Upgraded and refurbished **Pedestrian bridge** with a new public stair & lift to provide DDA compliant access to the station and the town centre of Welwyn Garden City.
- The public realm and Highway designs for **Goodman Square and Hyde Way** effectively providing a new front door to the eastern parts of the city and a key pedestrian route.
- **Block 1;** The Louis de Soissons Civic Building where the ambition is to open this in time for the WGC Centenary. This will provide Healthcare, Community, Office and cafe restaurant space.
- **Block 2A&B;** 114 Residential units and associated parking
- **Block 4;** Renovated former Production hall with Nursery, Leisure, office and Conference facilities.
- **Block 5;** Renovated former Grain, Boiler House, Silos and Garages to host the Art & Museum Hub, Energy Centre, Cafe and restaurant spaces.
- **Block 6E;** 28 Residential units and associated parking.
- **Block 8;** 131 Residential units and associated podium amenity and parking
- **Block 11;** 101 Residential and Assisted Living units and associated podium amenity and parking

Phase 2:

Provides the central spine to the South site in form of the Weave naturalistic park. Four more residential and assisted living blocks are provided as part of the second Phase of works.

- **Eco Habitat** as buffer to Block 3 to the railway and Bridge Road
- Block 2C; 35 Residential units and associated podium amenity and parking
- Block 3; 114 Residential units and associated podium amenity and parking
- **The Weave** central spine park to the South site
- **Block 10;** 107 Residential units and associated podium amenity and parking
- **Block 12;** 101 Residential units and associated podium amenity and parking
- **Block 13;** 98 Residential units and associated podium amenity and parking

Phase 3:

Seeks to provide the beating heart to the site as well as a mix of Affordable and Market residential by means of introducing the following core elements to the North & South site

- **Mews** vehicular and pedestrian link on axis of the original Production hall entrance.
- **Block 6;** 239 Residential units and associated parking
- **Block 7;** 281 Residential units and associated parking
- **Block 9;** 105 Residential units and associated podium amenity and parking

KEY:

Phase 1



Phase 2



Phase 3





Bridge Road

Block 3

Block 6E

Block 6

Block 2C

Block 4

Block 7

Block 2

Block 5

Goodman Square

Pedestrian Bridge

Block 1

Hyde Way

Block 8

Block 13

The Weave

Block 9

Block 12

Broadwater Road

Block 10

Block 11

Otto Road

8. Appendix

8.1. Area Schedules

8.2. Living Well Centre Brief

8.3. Frameless Art Hub Vision

ColladoCollinsArchitects