

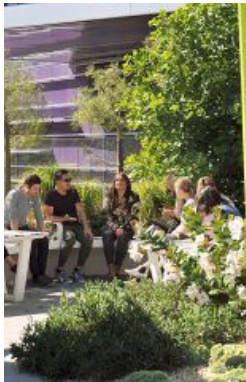
## ROOFTOP COMMUNAL GARDENS

### Function

- A variety of different sized roof garden for residents,
- 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
- Timber Pergolas with soft landscape offer dappled shade and opportunity for elevating climbers visible from the street below

### Activities

- A private space for residents to overlook and utilise
- Variety of seating options for contemplation, privacy and relaxing
- Private outdoor dining opportunities with communal picnic tables
- Raised Allotment beds for communal use to “grow your own”
- Small trees incorporated in planters where possible, add to vertical landscape



Communal residential gardens for each block



Seating areas



Edible garden growing spaces



Public / private interfaces defined through planting



Timber Pergolas



Outdoor dining



**01** Timber pergola with climbers

**02** Ornamental planting

**03** Ornamental Trees / large shrubs

**04** Timber sun beds

**05** Raised timber platform seating

**06** Timber Picnic tables

**07** Timber decking

**08** Concrete paving

 Section Location





## PODIUM LEVEL RESIDENTIAL GARDENS

### Features

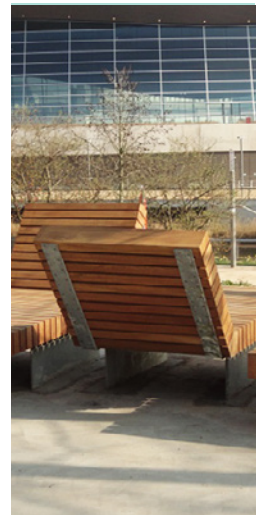
- Raised growing spaces featuring herb beds and low maintenance fruiting plants
- Timber Pergolas offering dabbled shade and structure for climbers to grow against
- Formal smaller ornamental tree / large shrub planting (in planters) will create vertical scale through the gardens and along the edges
- Trailing and climbing planting to edges provide vertical greening of the building softening the facades



Small Ornamental trees  
in planters / raised beds



Climbing plants to  
exposed walls and  
pergolas



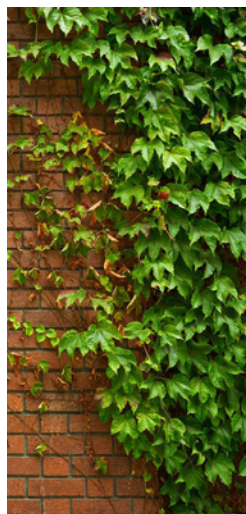
Sun lounger seating in  
sunny locations



Trailing Planting to edges



Communal growing space



Climbing plants



## SENSORY GARDEN

### Function

- The sensory garden located to the south of Goodman Square will provide an important space for the residents of the development and the wider community of Welwyn Garden City
- Sensory planting to engage all ages with striking colour, scent and sound, along with species good to touch in key locations
- Fully publicly accessible space
- Access to residential properties creates an active frontage and natural surveillance

### Activities

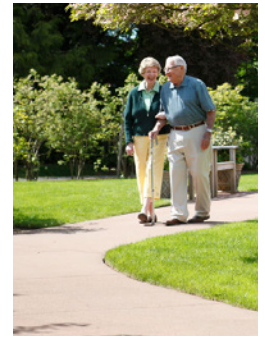
- Informal play facilities
- Inclusive access for all users
- A variety of spaces that provide both individual and combined sensory experiences



Ornamental planting in raised planters



Sensory specific planting



Walking routes



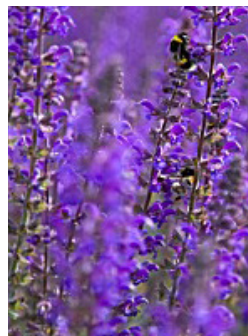
Ornamental tree planting



Individual and group seating areas



play features



Scented planting



Textured surfaces



**01** Access From Goodman Square

**02** Raised Ornamental Beds

**03** Sensory ornamental planting

**04** Ornamental Trees

**05** Seating Area

**06** Incidental Play features

**07** Feature trees

**08** Existing Pedestrian Bridge

**H** Section Location

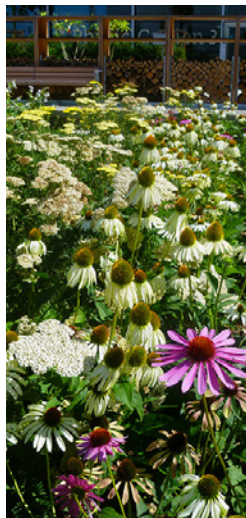




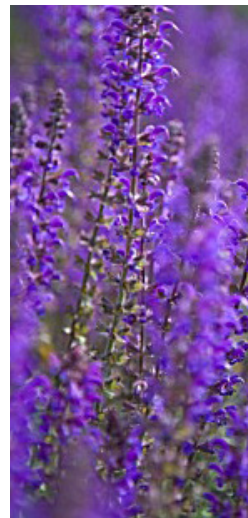
## SENSORY GARDEN

### Features

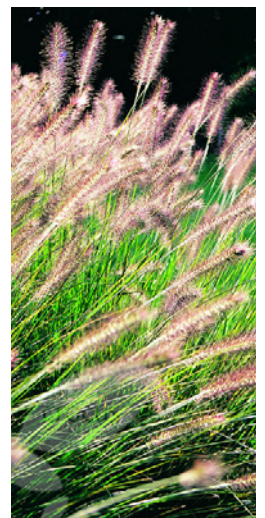
- Opportunities for bee friendly plants within the planting beds
- Variety of spaces for individual or group seating
- Raised ornamental planting to divide spaces
- Interactive spaces that include sound and scent stimulants.



Wildlife gains and productivity

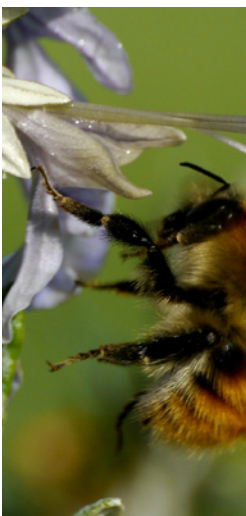


Sensory Garden Planting



Sensory Garden Planting





Vibrant palette of bee friendly planting



Resin bound gravel surface treatment

## 6.4 Streetscapes

### ACCESS & MOVEMENT

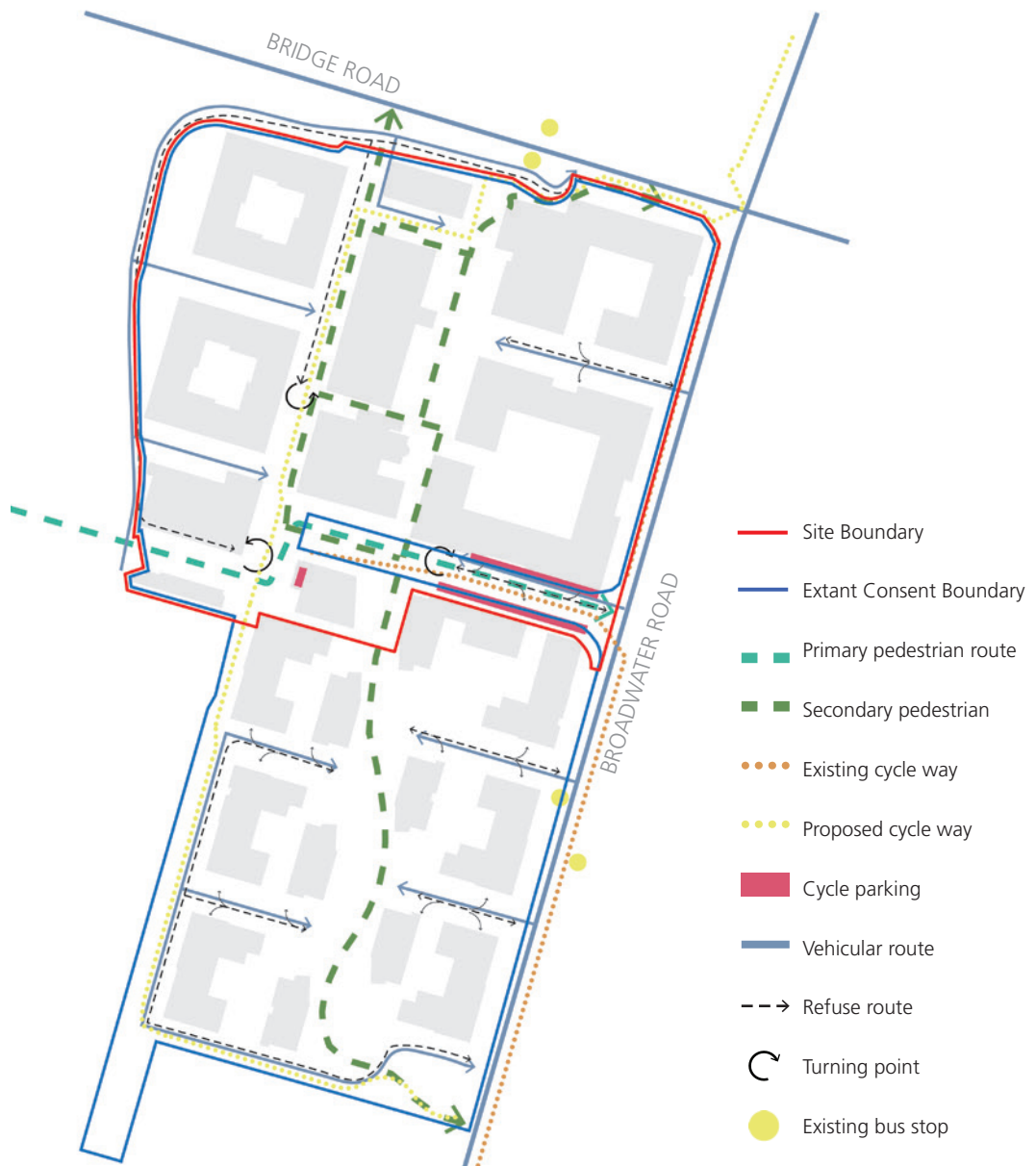
A core principle of the consented scheme was to significantly improve connectivity between the two sides of the town. The updated Wheat Quarter layout has retained that connectivity and introduced further connectivity with the introduction of residential streets along western edge which brings you to Resiss Walk, Production Hall, and the Art Hub.

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 is currently being 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 Goodman Square. 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.



## 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 residential parking will be mostly hidden under landscaping, in basement, 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, Wheat Quarter will be available for dropping off/ picking up, from the station and short stay before offering longer term parking in the evening for those looking to visit one of the new restaurants.

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



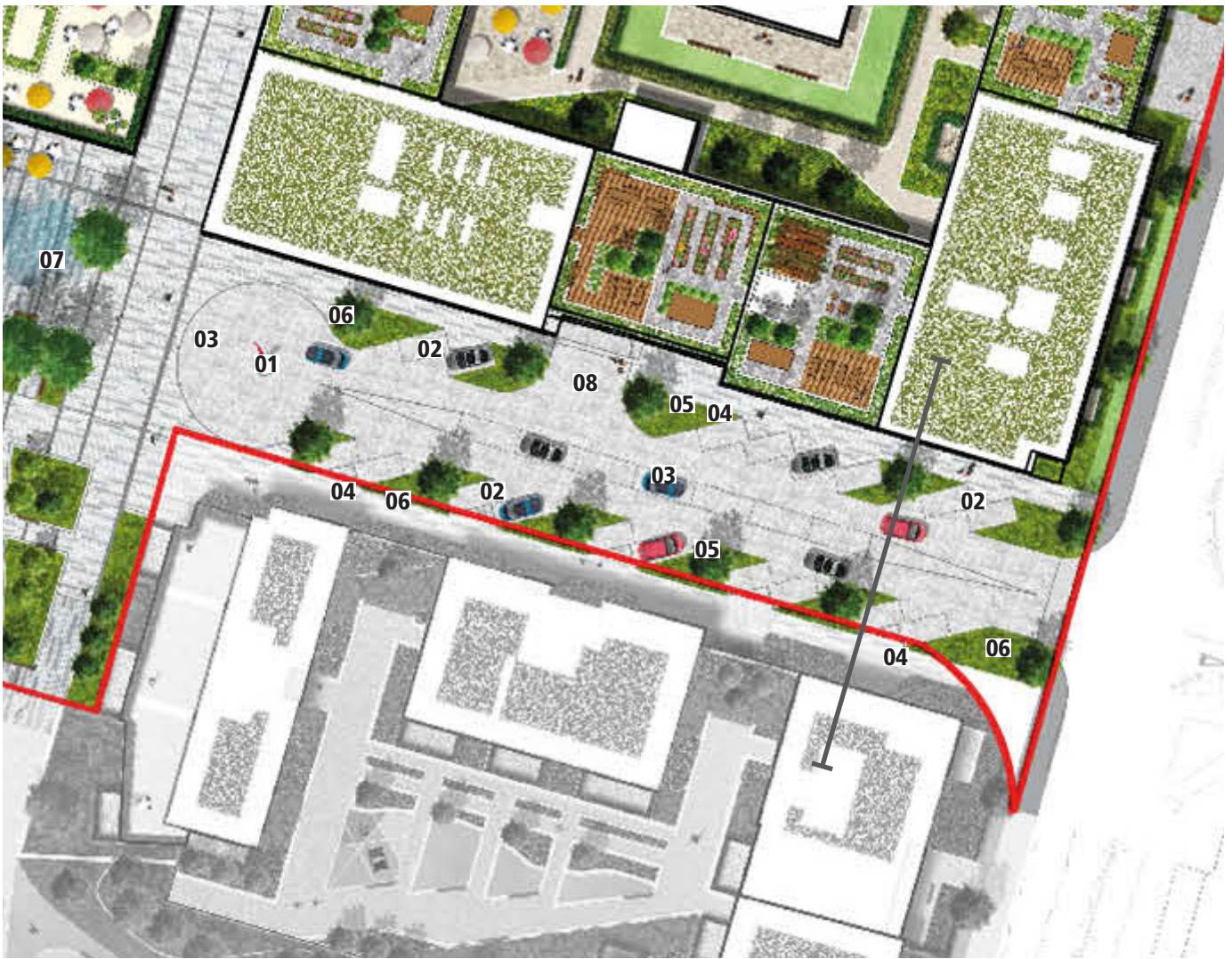
Formal entrance into development



Cycle parking



Angled car parking under trees



- |                                |                               |   |
|--------------------------------|-------------------------------|---|
| <b>01</b> Public Art           | <b>04</b> Cycle stands        | <b>07</b> Goodman Square                |
| <b>02</b> Angled parking       | <b>05</b> Street trees        | <b>08</b> Access to Residential Parking |
| <b>03</b> Taxi rank / drop-off | <b>06</b> Ornamental planting |   |

 Section Location

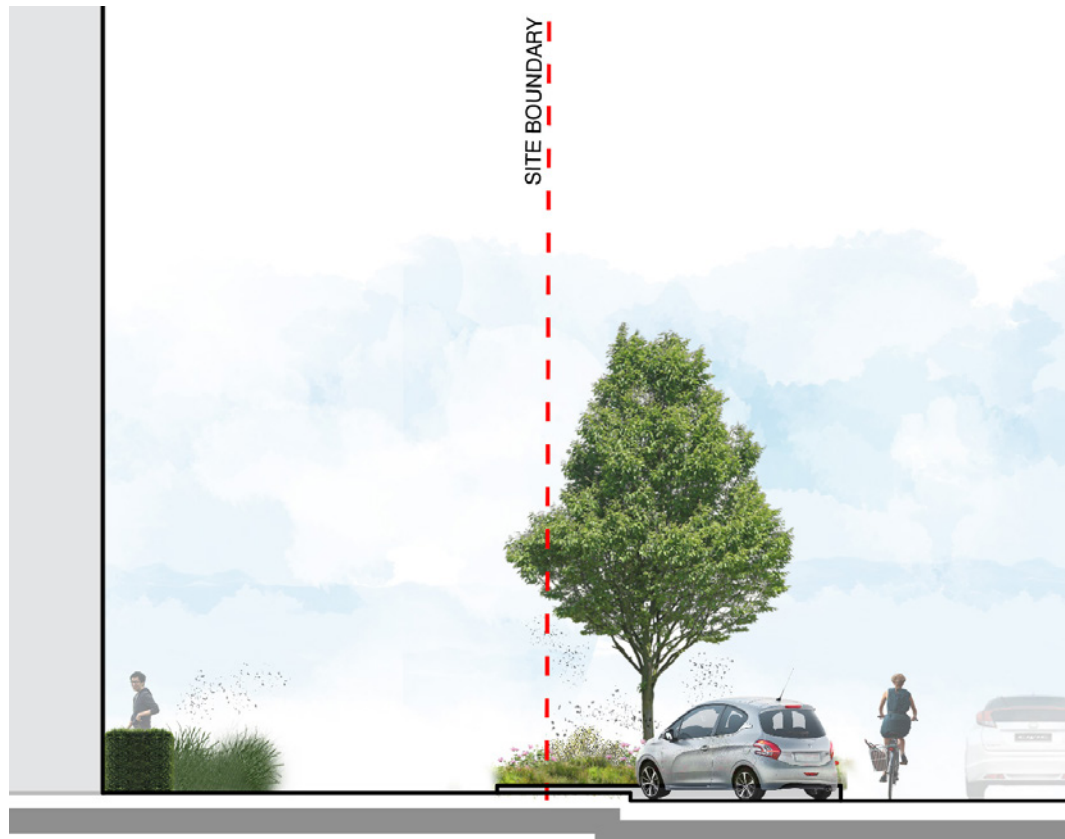




## HYDE WAY

## 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



Ornamental planting between parking bays

## RESIDENTIAL STREETS

### Function

- Providing vehicular and pedestrian access to residential properties and communal podium gardens
- Shared surface principles
- Core entrance to buildings
- Trees and planting frames views of the listed Production Hall's reinstated grand entrance
- Strong characterisation of each streetscene with single species of street trees

### Activities

- Vehicle, pedestrian and cyclist movement
- Commercial parking
- Residential movement and activities



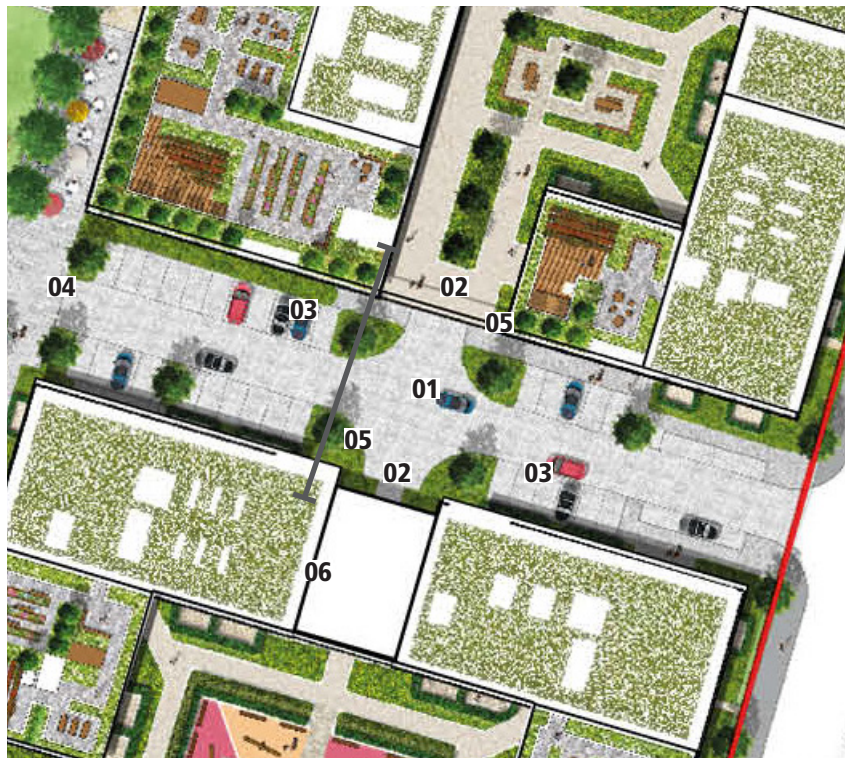
Soft landscape streets



Shared surface treatment

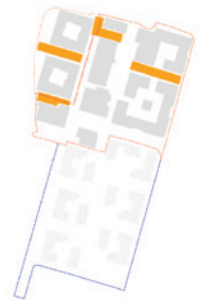


Framed views



- 01** Shared surface
- 02** Access to semi-private gardens
- 03** Commercial parking
- 04** Framed view of listed building
- 05** Ornamental planting

 Section Location



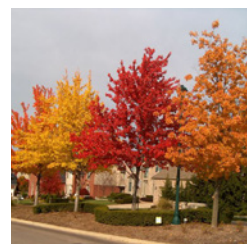
Shared surface  
treatment



Residential frontages &  
parking



Ornamental Planting



Tree types to  
characterise each street



## 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



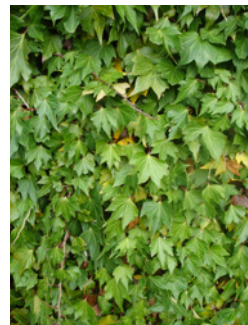
Pedestrian/ cycleway



Green streetscene



Residential frontages



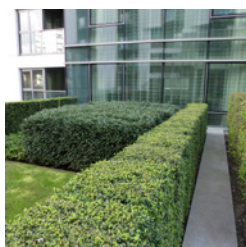
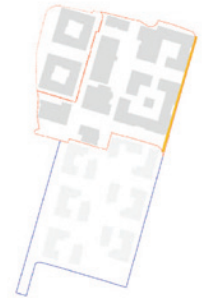
Vertical landscapes



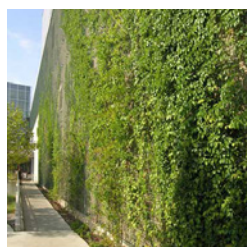
Raised tables



- 01** Pedestrian and cycleway
- 02** Fastigiate 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



Fastigiate 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 extant consent provides range of high quality play spaces within the scheme's public realm, green open space and podium gardens. The updated Wheat Quarter Layout has retained this approach with doorstep play provided within each residential block, "play on the way" through the sensory garden, interactive sculptures and informal play spaces.





**PLAY STRATEGY**

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





### 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.



### 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.



### INFORMAL PLAY

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



### LEAP

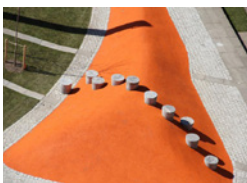
The LEAP is proposed in the Weave (South Side) and provides a public play space aimed at children who are beginning to go out and play independently close to where they live.



### LAP

A LAP is strategically located where the Weave (South Side) joins Goodman Square and is an area of public open space specifically designed for very young children.







# 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 extant consented scheme proposes a broader connected and multilayered planting strategy to support sustainable growth. The Wheat Quarter north plays its part in introducing a rich mosaic of planting and a variety of green space to deliver a high quality landscape setting.

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

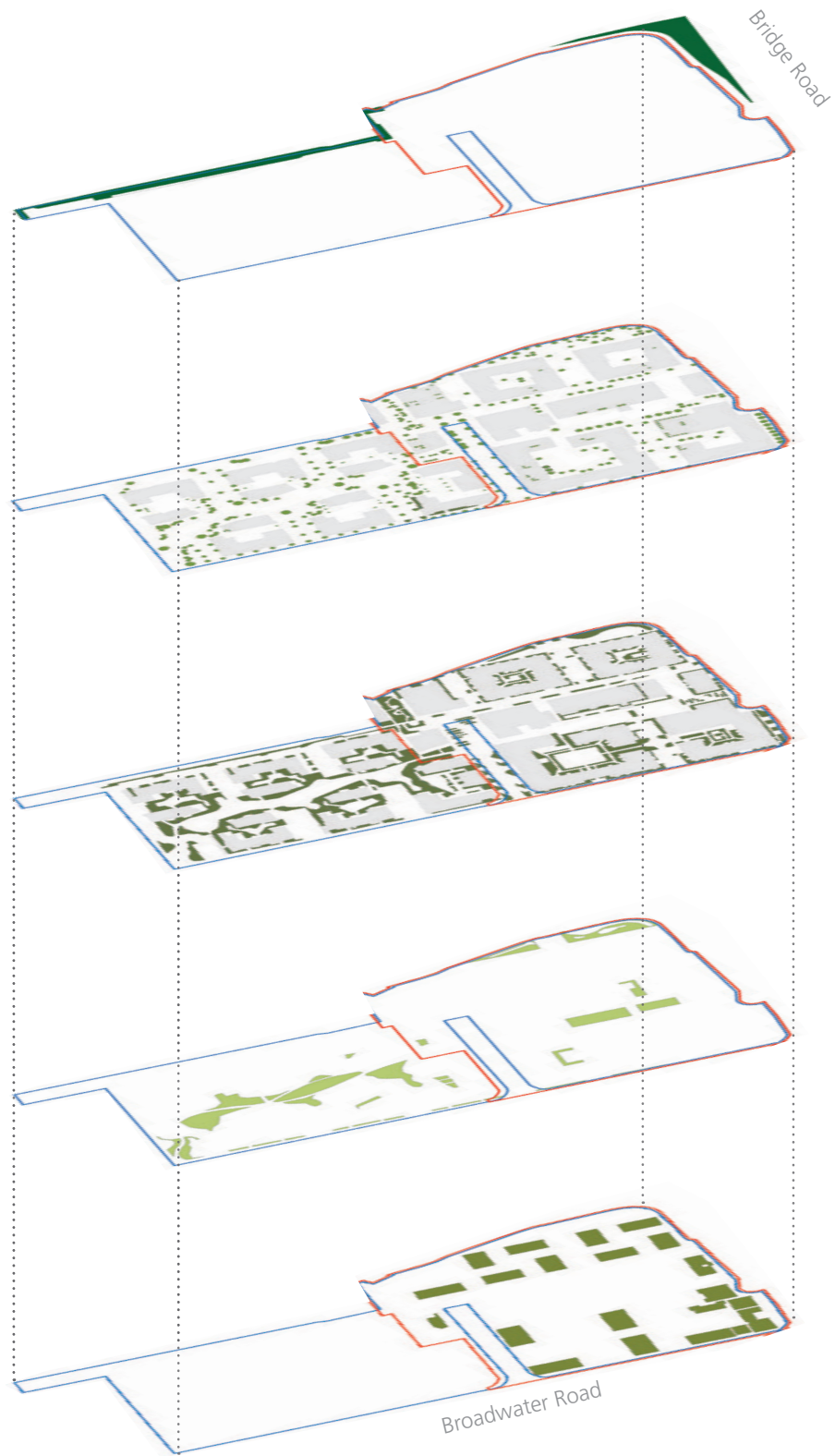
The mosaic supplements existing tree species with a variety of new native and ornamental tree planting. Species rich grassland and amenity grassland provide recreational space and offer gains in biodiversity. Native and ornamental shrub planting is introduced across a sculpted ground plane and through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







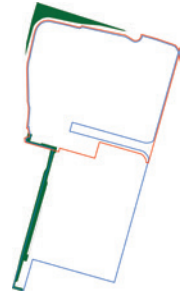


### PLANTING STRATEGY

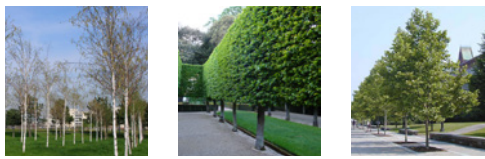
The diagram illustrates the existing and proposed landscape planting layers for the Proposed Development, in the context of the South Side extant consent, which establishes a rich mosaic of planting types across the former factory site



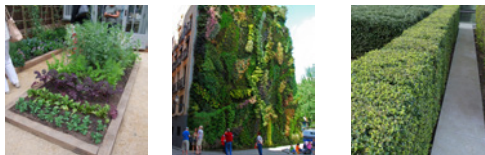
## EXISTING VEGETATION



## TREE AND NATIVE STRUCTURAL PLANTING



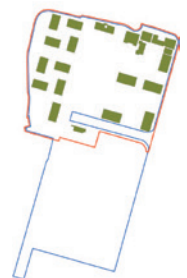
## ORNAMENTAL PLANTING, HEDGEROW, ALLOTMENTS & VERTICAL LANDSCAPES



## GRASSLANDS



## GREEN AND BROWN ROOFS



The planting and provision of green and open space in the landscape masterplan is a fundamental feature of the extant of consent scheme. The planting proposed within the Wheat Quarter 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 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 and characterise front gardens and street edges.



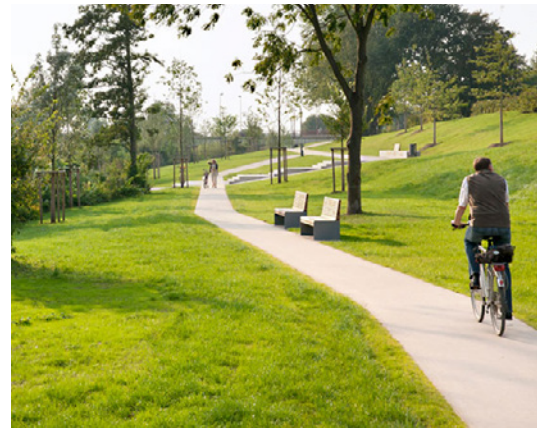
## 4 VERTICAL LANDSCAPES

Vertical landscapes form an integral part of the soft landscape and combine formal evergreen and deciduous hedgerows, climbers along with tree planting on roof gardens. 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.



## 5 GRASSLANDS

Species rich grassland offers a biodiversity benefit and is introduced 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 along the western boundary.



## 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 consented scheme and has been retained as part of the updated strategy for the Wheat Quarter. 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.

