

7.1. OVERVIEW

Phase 2 comprises blocks 9 and 12 which sit in the centre of the land owned by MTVH. These blocks are bound by the first phase to the South, which is currently under construction and the third phase to the North which has been submitted in outline. A series of small residential roads sit between these blocks, providing access and on street parking. To the East, is the existing Broadwater Road and to the West the new proposed road. Through the middle of these blocks running from North to South is the central Weave linear park.

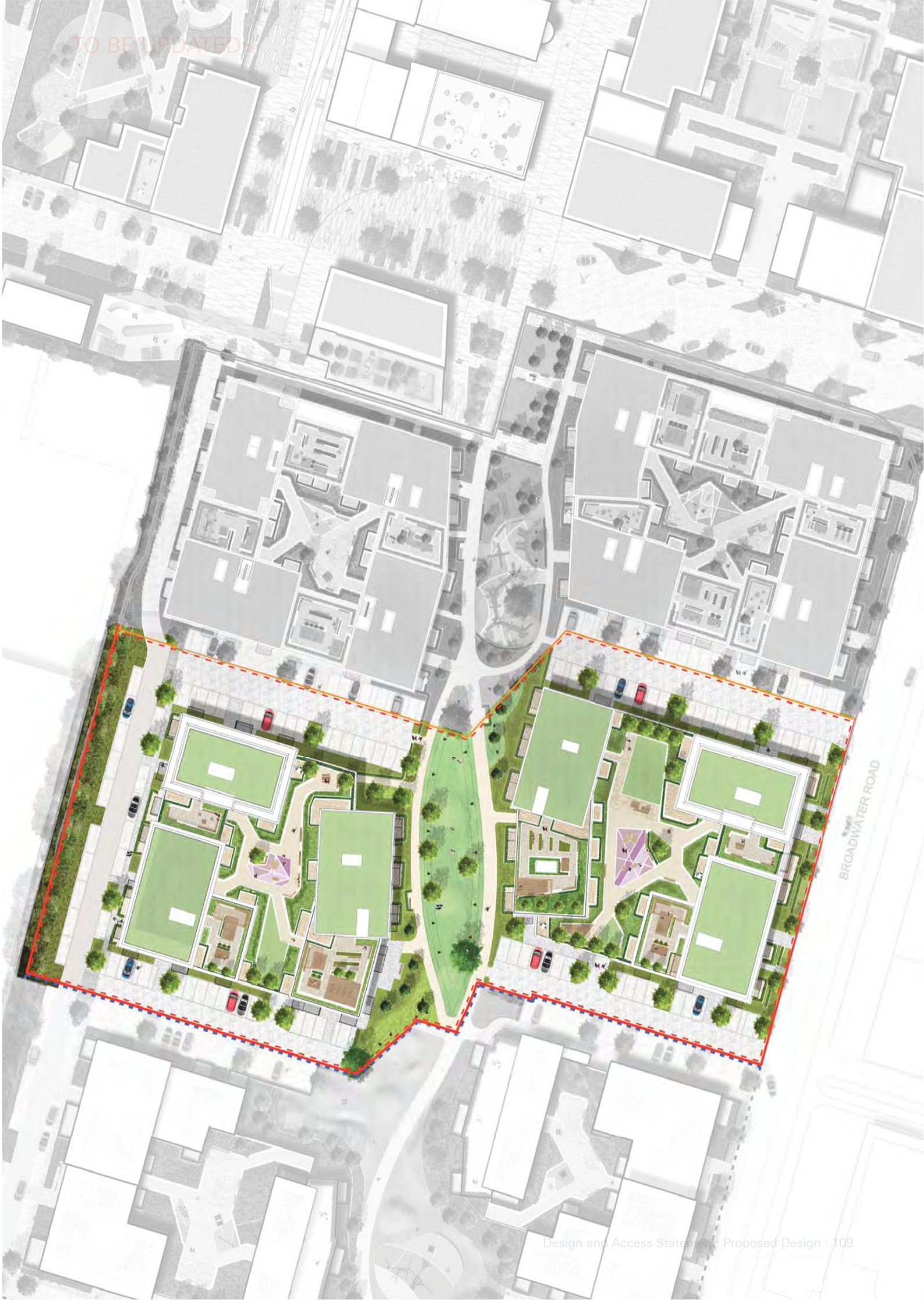
The proposals for Phase 2 are designed to work within the overall masterplan and retain the key principles which were established in the previous approval.

The blocks look to define and activate the edges of the site and the central park. On the outer edges of the site the massing and expression is more formal, whilst a more playful architecture is proposed towards the central park.

Each block contains a central courtyard which sits over a single level of covered parking. This courtyard contains amenity space for the future residents. Breaks in the massing towards the south allow natural light into these spaces.

APARTMENT NUMBERS - Block 9					
1 Bed 1P	1 Bed 2P	2 Bed 3P	2 Bed 4P	3 Bed 5P	TOTAL
No.	No.	No.	No.	No.	No.
0	3	2	4	0	9
2	9	2	10	1	24
1	9	2	11	1	24
1	9	2	11	1	24
1	9	2	11	1	24
1	9	1	11	0	22
1	6	0	10	0	17
1	2	0	7	0	10
1	0	0	4	0	5
0	0	0	3	0	3
9	56	11	82	4	162
5.6%	34.6%	6.8%	50.6%	2.5%	100.0%
65		93		4	162
40.1%		57.4%		2.5%	100.0%

APARTMENT NUMBERS - Block 12					
1 Bed 1P	1 Bed 2P	2 Bed 3P	2 Bed 4P	3 Bed 5P	TOTAL
No.		No.	No.	No.	No.
0	2	0	5	0	7
4	7	0	11	1	23
2	7	2	11	1	23
2	7	2	11	1	23
2	7	2	11	1	23
2	7	1	11	0	21
1	6	0	10	0	17
1	2	0	7	0	10
1	0	0	4	0	5
0	0	0	3	0	3
15	45	7	84	4	155
9.7%	29.0%	4.5%	54.2%	2.6%	100.0%
60		91		4	155
38.7%		58.7%		2.6%	100.0%



7.2. LAYOUT

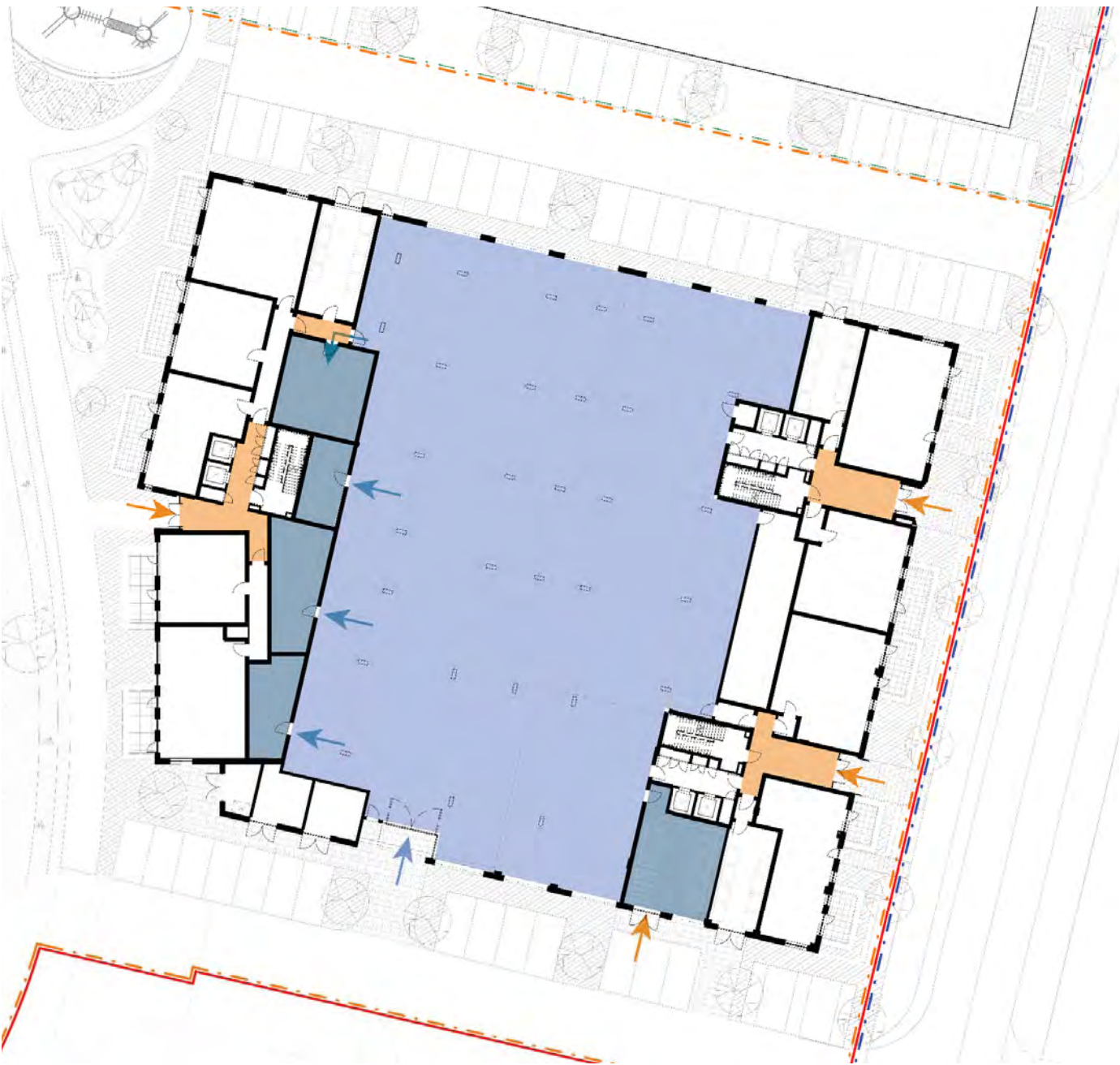
ACCESS

The residential entrances are located along the Eastern and Western edges of the buildings activating the surrounding streets as well as the central weave.

The mews streets provide access to the ancillary spaces such as parking, plant and cycle and refuse stores which sit at the centre of each block.








Block 12 - Ground Floor



Block 9 - Ground Floor

Key

- | | |
|--|--|
|  Residential access |  Covered parking entrance |
|  Residential entrance |  Covered parking area |
|  Site management office |  Cycle store |
| |  Cycle store entrance |

RESIDENTIAL LAYOUT

The main blocks are based around three separate residential cores, two along the perimeter and one facing the weave. Each core has a separate entrance at ground level, access to the covered parking, and podium gardens.

The units have been arranged to that each unit has a separation distance of at least 18m in one direction.

A mix of unit sizes have been provided. Units have been designed to meet the NDSS, and comply with M4(2)

Accessible dwellings. Further information on the internal layouts of the apartments can be found in the appendix of this document. .



Block 12 - Typical Floor



Block 9 - Typical Floor

Key

Lightest Orange	Studio
Light Orange	1 Bed
Medium Orange	2 Bed
Darkest Orange	3 Bed

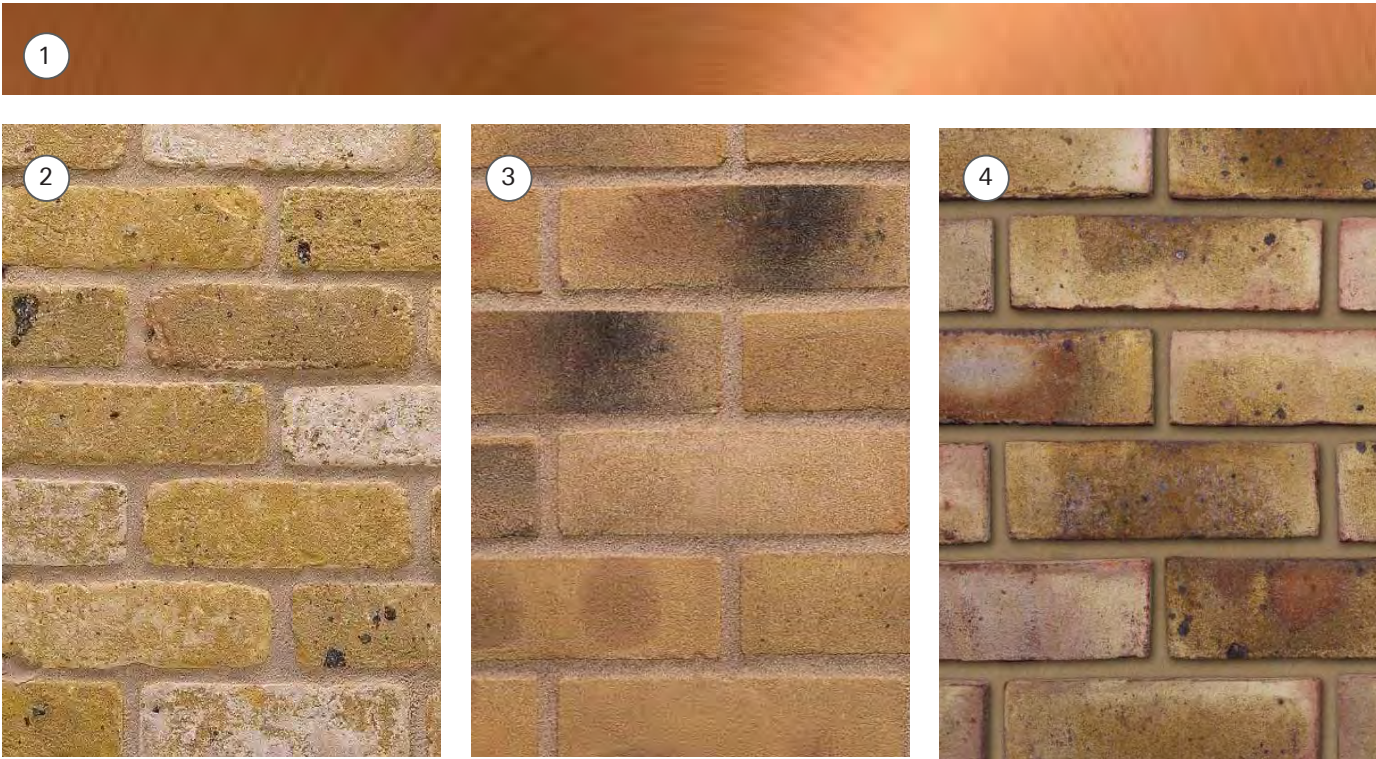
7.3. ARCHITECTURAL EXPRESSION

MATERIAL STRATEGY

Phase 2 is composed of different shades of buff brick. The buff colour references the natural colours of the surrounding areas. The wheat like colour is a reference back to the factory and its former use. The tonal approach allows for expression of the different elements whilst creating a cohesive building.

To contrast with the buff and connect visually to the red brick elements it is proposed to have copper coloured detailing for the window frames, railings etc.

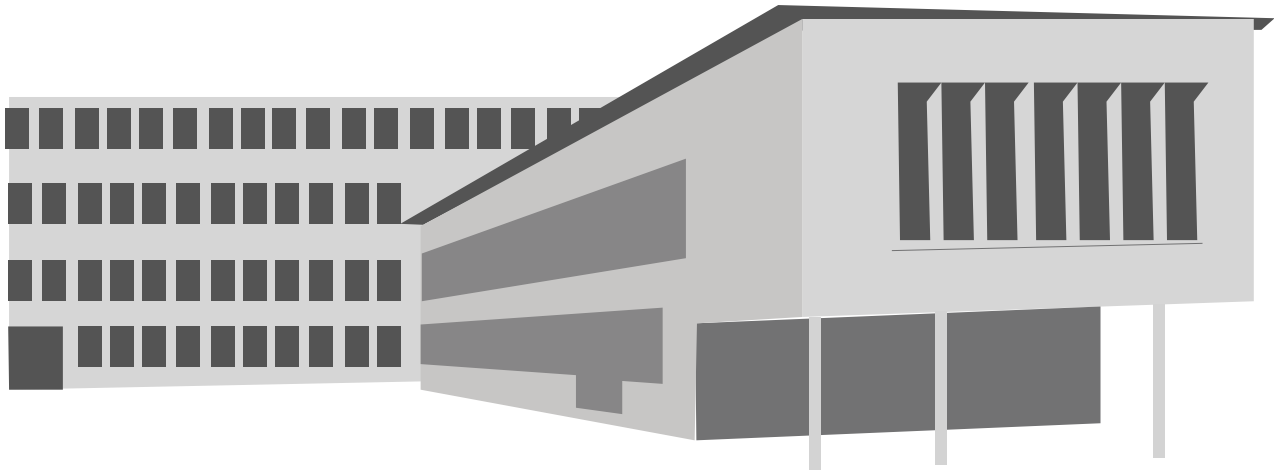
- Key
- ① Copper effect metal detailing
 - ② Pale buff brick
 - ③ Mid buff brick
 - ④ Dark buff brick



REFERENCES

Although the central spine of Welwyn Garden City is clad in mostly red brickwork, the smaller residential streets contain more variation in tones and colours. The proposed buff brick also has a similar tone to stone elements which have been used locally to contrast with red brick.

Elements of the Phase 2 such as the regular pattern of fenestration, entrance design and capping directly reference the vernacular of the listed Roche factory building which sits to the South of Phase 1.



Roche Factory



Hatfield House



Local buff brickwork detailing

ARCHITECTURAL DETAILS

The context study informed a number of architectural features within the Phase 2 elevational strategy. Details from the study have reinterpreted and applied to proposals.

Local Vernacular

Local details such as banding at ground floors, expressed brickwork corners, and individual entrances have been incorporated into the proposed design.

Roche building

The nearby Roche factory building has also driven some design details. The inspiration from this building is most visible in the articulation of Core C within both blocks. Within the block the window patterning, capping and entrance details have drawn direct inspiration from the listed building.

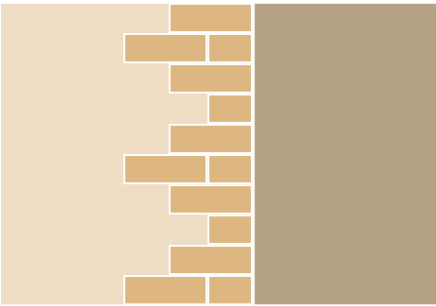
Wheat Sheaves

Within Phase 1 are a number of balconies where the railing design has been inspired by sheaves of wheat. This pattern has also been applied to elements within Phase 2 in order to reinforce this reference and link visually to Phase 1. The balcony design from Phase 1 is replicated within all the balconies for the pavilion buildings in Phase 2. This pattern is applied at ground floor level on elements such as the ventilation panels.

Distinctive Entrances

The prevalence of individual, distinctive entrances is one local details picked up in the context study. In reference to this, the three cores in each building have individual entrance details. Details of these can be seen in the following pages.

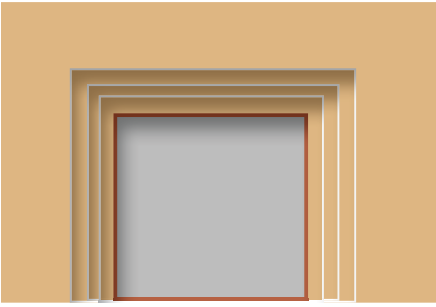
Expressed corner details proposed on some of the corners of the pavilion buildings.



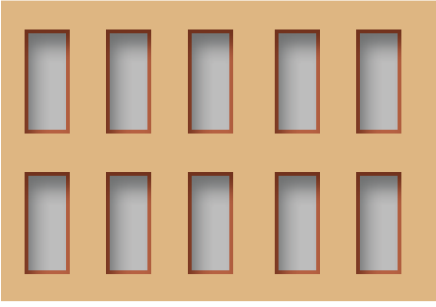
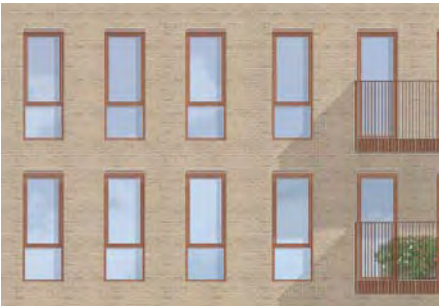
Change in brickwork between ground and first floor level proposed in some locations.



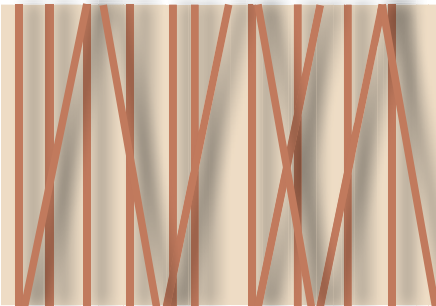
Individual entrance details for each core.



Regular window arrangements inspired by the Roche Building.



Wheat pattern applied to balcony railings and grid patterns.

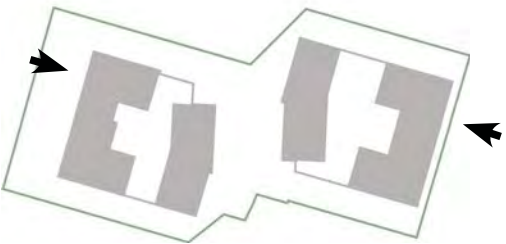


PERIMETER BLOCK A EXPRESSION

The most northern section of the perimeter contains the Core A within blocks 9 and 12. This is the tallest element of the scheme.

The verticality of the tallest element has been expressed through the vertical stacking of fenestration. This is broken up on the upper levels through slight variations, such as the swapping of balcony locations and contrasting inset details. The very top floor has been recessed and expressed in a contrasting material.

Where the massing steps down, this has also been detailed in darker brickwork emphasising the physical recess and creating a separating between the tall element of block A and the massing of block B to the South.



Bay detail - stepped element



Bay detail - top floors



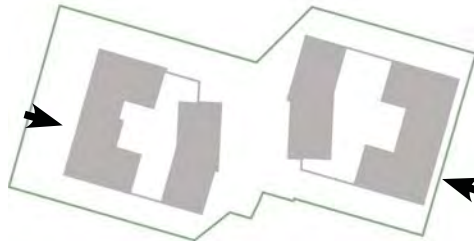
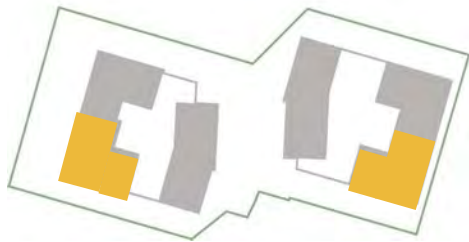
Bay detail - entrance

PERIMETER BLOCK B EXPRESSION

The Southern element of the Perimeter blocks contains Core C. The architecture for this block has been heavily inspired by the Listed Roche Factory to the South.

This block is constructed is a single material with a regular pattern of fenestration. The regularity of this block is broken only by the way that the balconies flip around corners at intervals. The balcony strategy adds variation and breaks up the verticality of the building.

The contrasting parapet and entrance detailing proposed in concrete are also inspired by the detailing within the Roche building.



Bay detail - window pattern



Bay detail - entrance

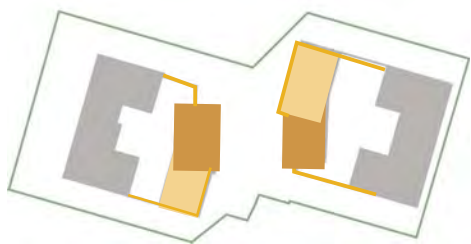
PAVILION BLOCK C EXPRESSION

The pavilion blocks face onto the central weave. They are linked to the perimeter blocks through the expressed base at first floor level.

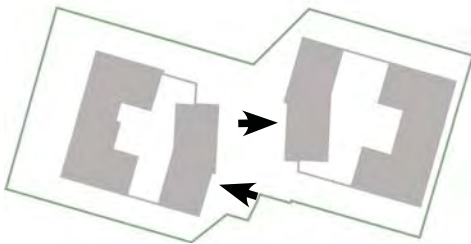
The angled element breaks away from the base and is expressed in the darker buff brickwork. The mix of materials breaks up the elevations facing the weave into smaller components.

Unlike the perimeter blocks these are not mirror images of each other and so the variation between the two blocks adds to the character of the weave.

Balconies with weave patterning, staggered windows and expressed corners create informal facades that suit the park setting and draw from local design features. The balcony design proposed is the same as those facing the weave within Phase 1, creating a visual connection between the two blocks. This pattern can be found elsewhere in the buildings such as on the north and south facades at ground level where it provides a decorative ventilation solution to the ancillary spaces such as the cycle stores.



ENTRANCE STUDY - CORE C



Bay detail - dark buff brick element



Bay detail - light buff brick element



Bay detail - entrance

OUTER ELEVATIONS

The outer elevations face outward from the site. On block 9 this forms the elevation to Broadwater Road and on block 12 this elevation facades the railway. The composition is formal and restrained.



Elevation Block 9 Broadwater Road

WEAVE ELEVATIONS

The internal elevations of both phase 2 blocks face onto the weave park which runs through the scheme. The elevations are have less formal window arrangements and are broken into two elements through contrasting brickwork.



Elevation Block 9 The Weave

KEY VIEW

The image adjacent shows how the second phase of development sits within the first and third phase when seen along Broadwater Road.

To the far left of the image is Phase 1 which comprises of a light buff and ref brick element. Beyond that is Phase 2, which is predominantly in a mid buff brick. The red brick gateway feature marks the end of the South Side site and the location of Hydeway.





8. PHASE 3 (OUTLINE)

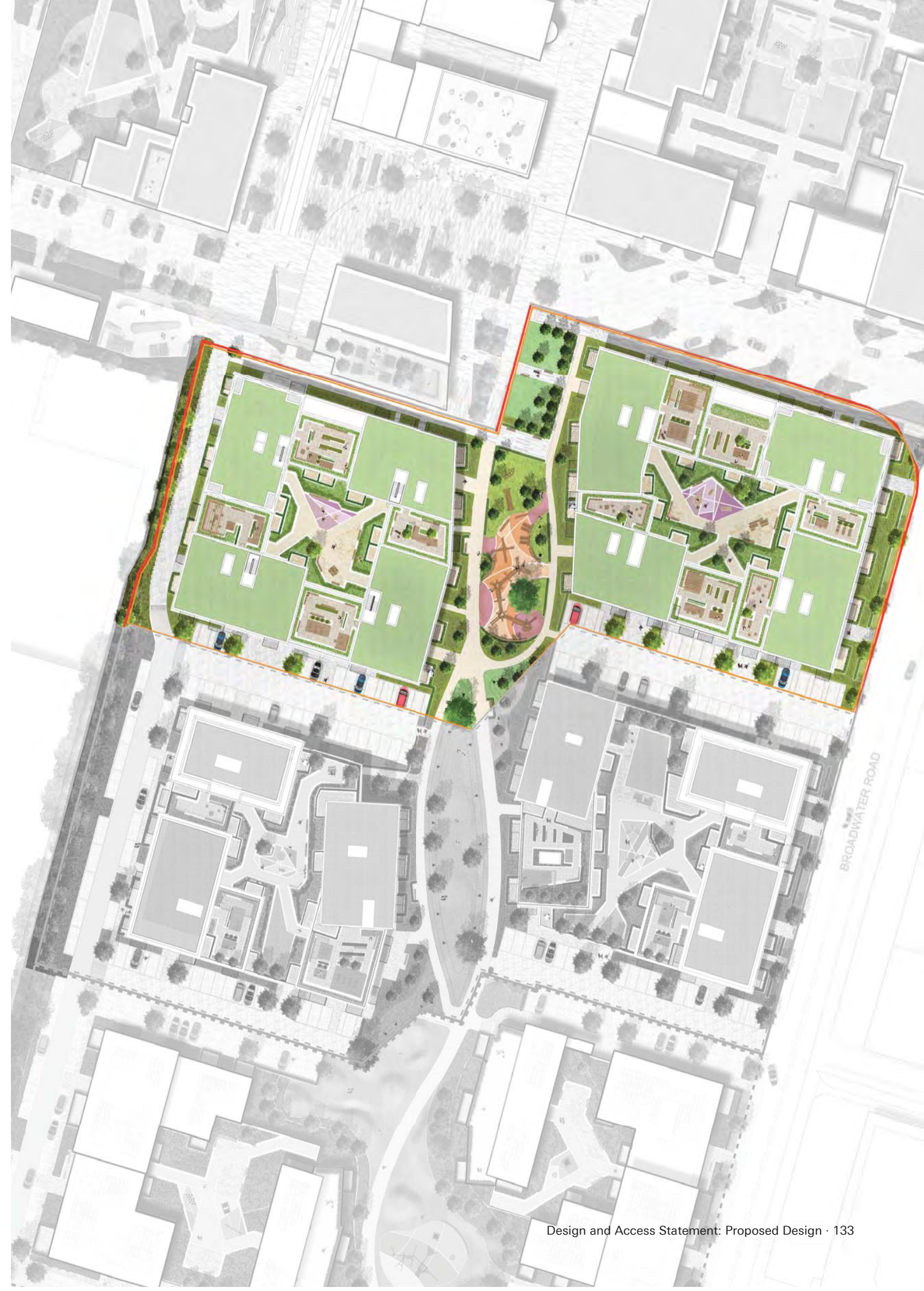
WGC SOUTH SIDE



8.1. OVERVIEW

The third phase of the South Side site comprises of the two most northern blocks which abut the Wheat Quarter site directly to the North- blocks 8 and 13. This phase has been submitted in outline.

The following pages contain illustrative information on the blocks contained within this phase. Additional information can be found within the associated Design Code that accompanies this application.



8.2. INDICATIVE LAYOUT

ACCESS

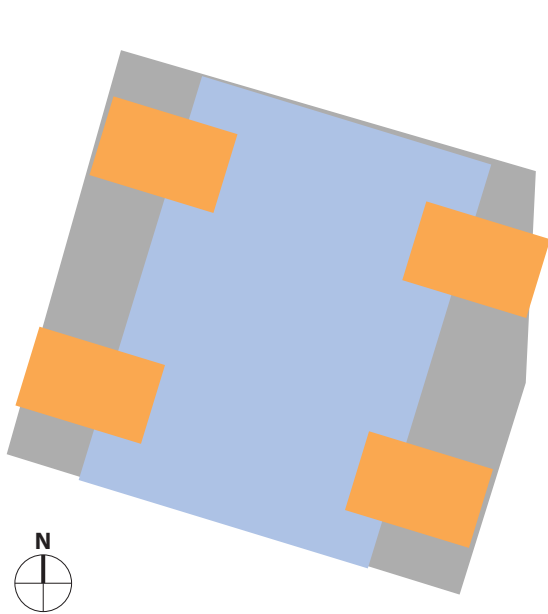
As blocks 8 and 13 have been submitted in outline. The access strategy is enshrined in the parameter plans submitted. Like blocks 9 and 12, residential access is from the outeredges or the weave which works to activate these spaces.

Phase 3 will contain two levels of undercroft parking will be accessed from the South. Cycle stores will also be accommodated within the buildings.

Key

Residential entrance

Covered parking area



Phase 3 Strategy Diagram

RESIDENTIAL ARRANGEMENT

Due to the shape of the proposed massing there is likely to be a residential core within each inner corner. Breaks within the massing will allow for additional dual aspect units and access to roof terraces.

Indicative floors plans have informed the visual illustrative information that has accompanied this application.

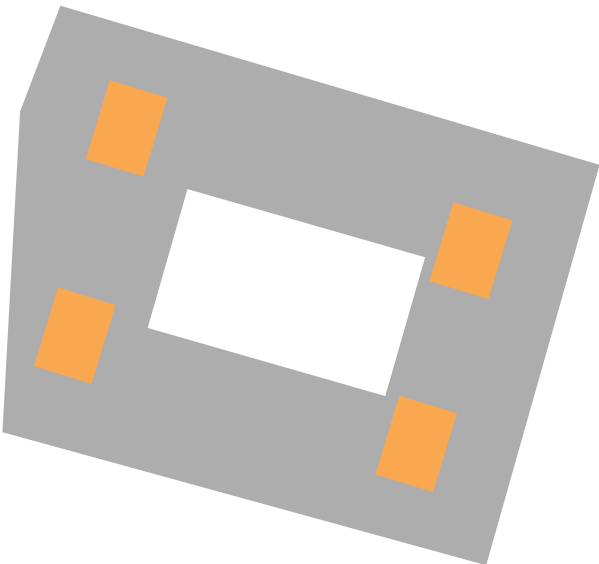
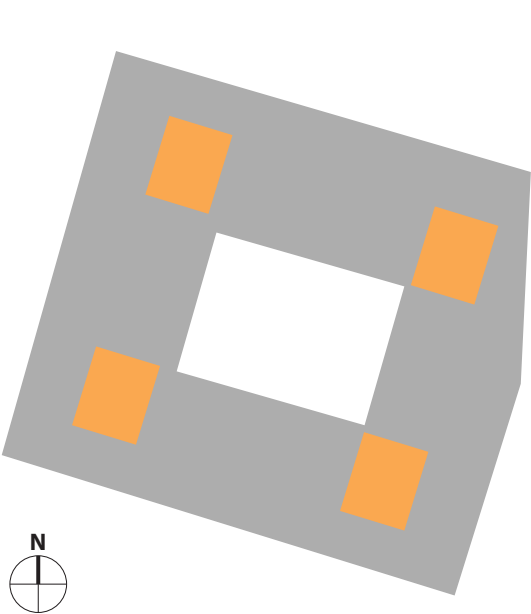
Key

Core A

Core B

Core C

Core D



8.3. EXTERNAL AMENITY

The overall amenity strategy allows for a central courtyard, and potential for a series roof terraces.

- Central courtyard
- Roof Terrace
- Green/brown roof with plant



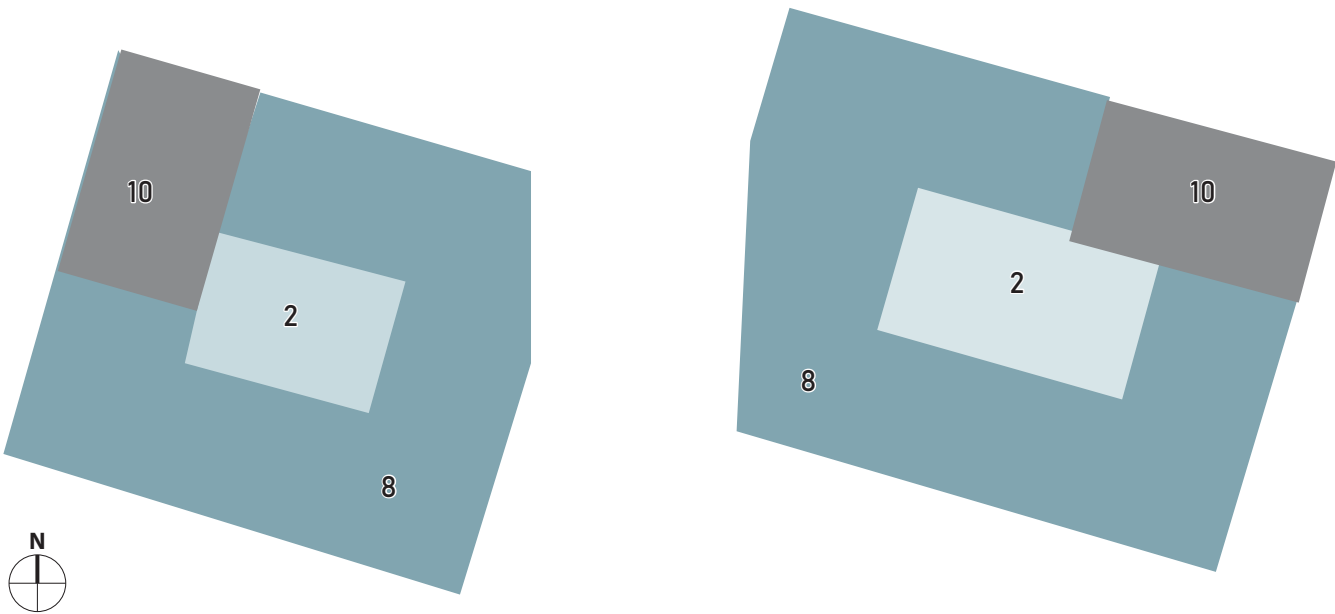
Phase 3 Strategy Diagram

8.4. SCALE AND MASSING

The parameter plans included in the outline application show the maximum heights for the blocks within Phase 3.

On both blocks the parameters allow for a taller element on the outer corners of the site forms the wayfinding gateways into the site. The remaining mass will likely need to be broken down further to create dual aspect units, terraces and allow light into the central amenity space.

- Key
- | | |
|-----------|----------|
| 10 floors | 5 floors |
| 9 floors | 4 floors |
| 8 floors | 3 floors |
| 7 floors | 2 floors |
| 6 floors | 1 floor |



Phase 3 Strategy Diagram

8.5. INDICATIVE ARCHITECTURAL EXPRESSION

MATERIAL STRATEGY

As Phase 3 sits closest to the city centre it is envisaged that the materiality of these buildings will form a direct visual link back. Therefore tones of red brickwork are proposed for blocks 8 and 13.

Local buildings and contemporary residential developments have informed the indicative information within this section.

- Key
- 1

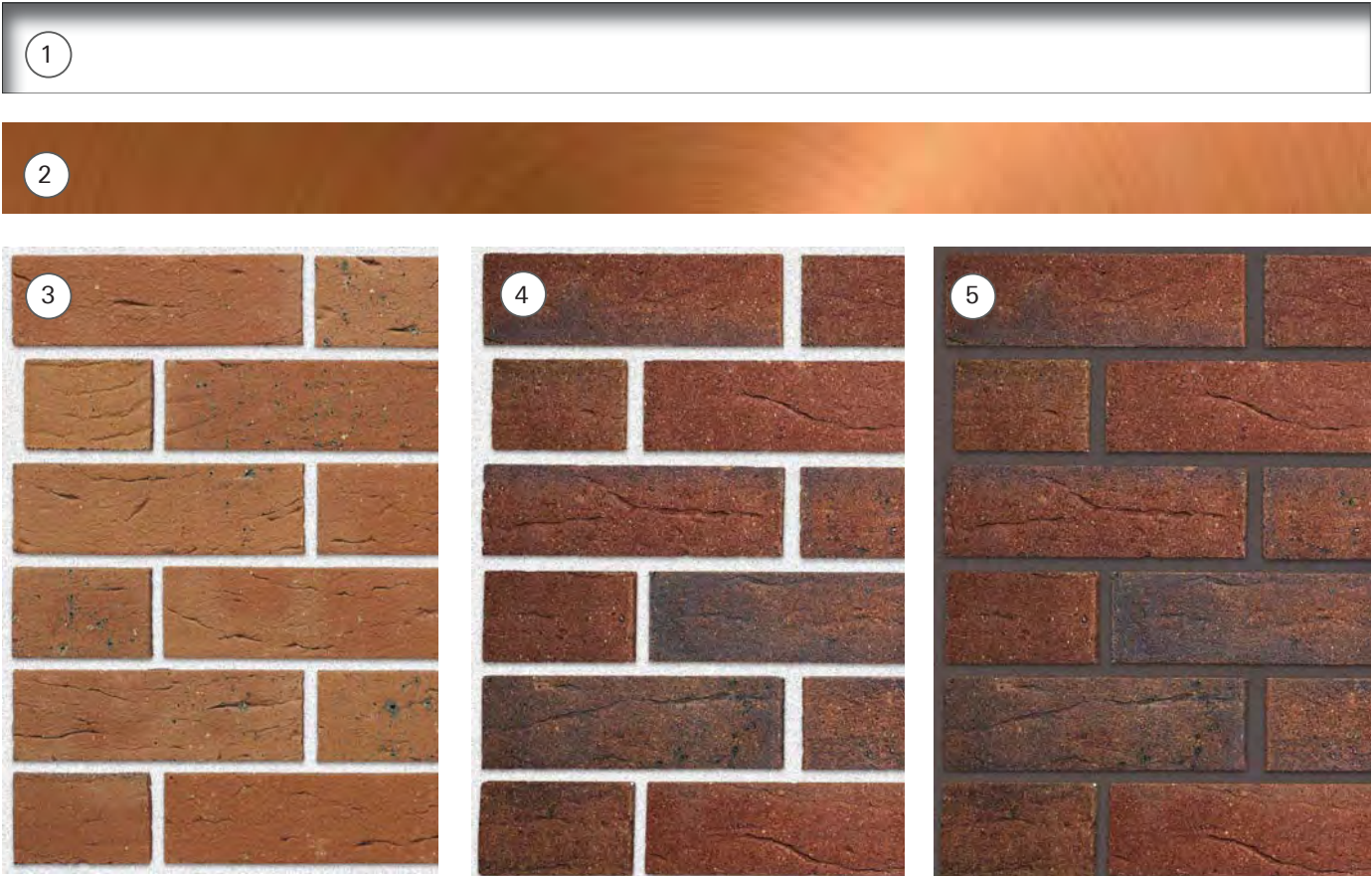
Copper effect metal detailing
- 2

White detailing
- 3

Bright red brick
- 4

Dark red brick
- 5

Dark red brick with dark mortar



REFERENCES



Residential Development - Keybridge House

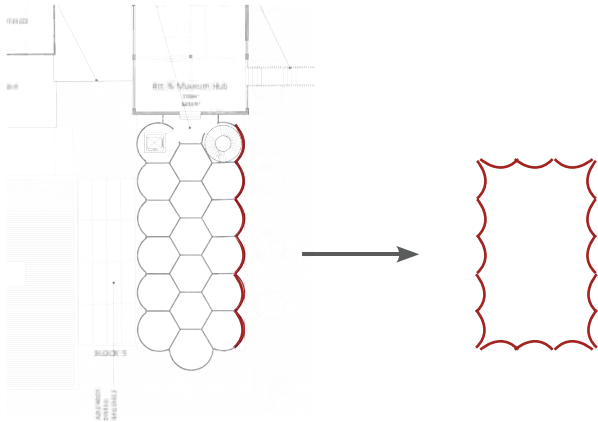


Welwyn Garden City Parkway

SCULPTING THE GATEWAYS

The tallest element of each block is to have a feature design to aid wayfinding and express the tallest elements of the buildings.

One approach to this is shown within the indicative scheme with a two storey fluted / scalloped feature. This approach directly references the form of the Silos within the Shredded Wheat Factory.



Concept diagram



View showing proportions of existing silos



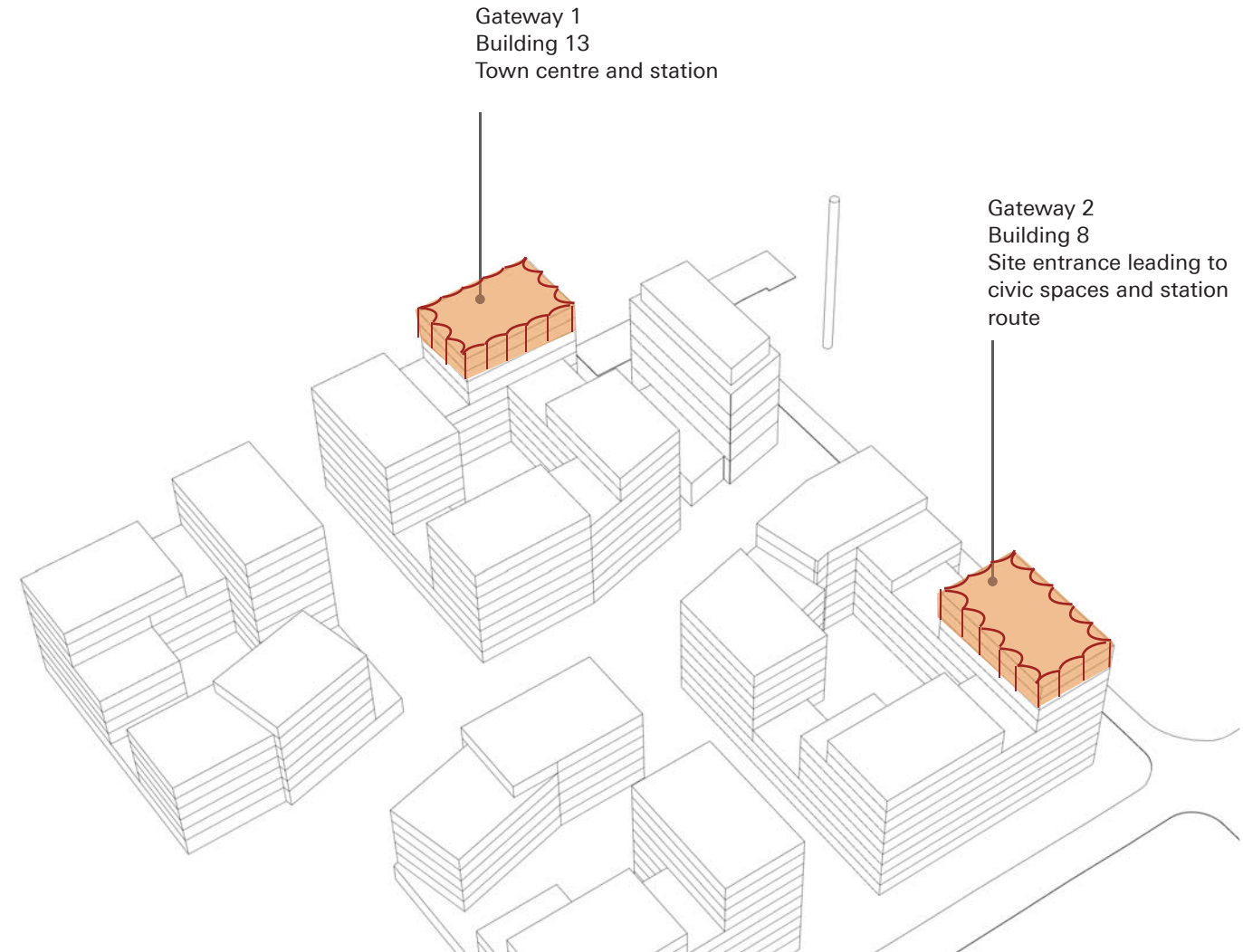
View showing curvature of existing silos



Design precedent - Drägerwerk House 72 Elevation



Design precedent - Drägerwerk House 72 Angled view



Visual of proposed top element

9. ACCESS

WGC SOUTH SIDE



9.1. SUMMARY OF ACCESS AND MOVEMENT STRATEGY

ACCESSIBILITY PRINCIPLES

This development proposal aims to ensure that all users will have equal and convenient access to buildings and spaces.

This is achieved by adopting the over arching principles of inclusive design set out in the National Planning Policy Framework and in the Welwyn Hatfield District Plan, in particular the District Wide Policy D9: Access and Design for People with Disabilities, allowing access for disabled people, children in prams and pushchairs and those who are temporarily disabled through accident or injury.

The development has been designed to comply with national standards and guidance including Part M of the Building Regulations and BS 8300.

This proposal includes the following inclusive design measures:

- All approach routes on ground level will be via wide paved paths and the entrances will be clearly legible on the frontage of each building.
- Up to 10% of the parking bays will be designated and marked as accessible.
- Designated cycle routes will be provided throughout the Wheat Quarter site; secure bicycle storage facilities will be located at ground level.
- Mixed use buildings will have separate entrances for residential, commercial and public use.
- Each building will have level entrances.
- Entrances will have swing doors. Where revolving doors are used a swing door will also be provided, and where necessary power operation will be used to overcome the 30N door pressure requirement.
- Transitional lighting levels outside building entrances and foyers shall be similar.
- Manifestation will be used for glass screens and doors.
- Floor surfaces will be slip resistant with large wipe-off areas immediately inside the main entrances.
- Lift design and capacities will follow recommendations from the lift consultants and will meet best practice standards.
- Lifts are used throughout the scheme complying with Part M requirements and will have a clear space of 1.5m in front of their entrances.
- The heights of landing and lift controls will be Part M compliant.
- Residential bathrooms are designed to Life time Homes standards, allowing for future adaptations such as handrails and hoists.
- The layout of the bathrooms will allow for ease of access to the bath, WC and wash basin.
- Switches, sockets, ventilation and service controls in residential units will be located at Part M compliant heights.

RELEVANT LEGISLATION AND DESIGN GUIDANCE

- Equality Act 2010;
- National Planning Policies Framework and National Planning Practice Guidance;
- Saved policies of the Welwyn Hatfield District Plan adopted 2005 and supplementary planning guidance;
- Broadwater Road Supplementary Planning Document (BWR SPD);
- Welwyn Hatfield District Plan Review - Supplementary Planning Guidance, Car Parking Standards (Adopted January 2004);
- Part M of Approved Building Control Documents;
- BS 8300;

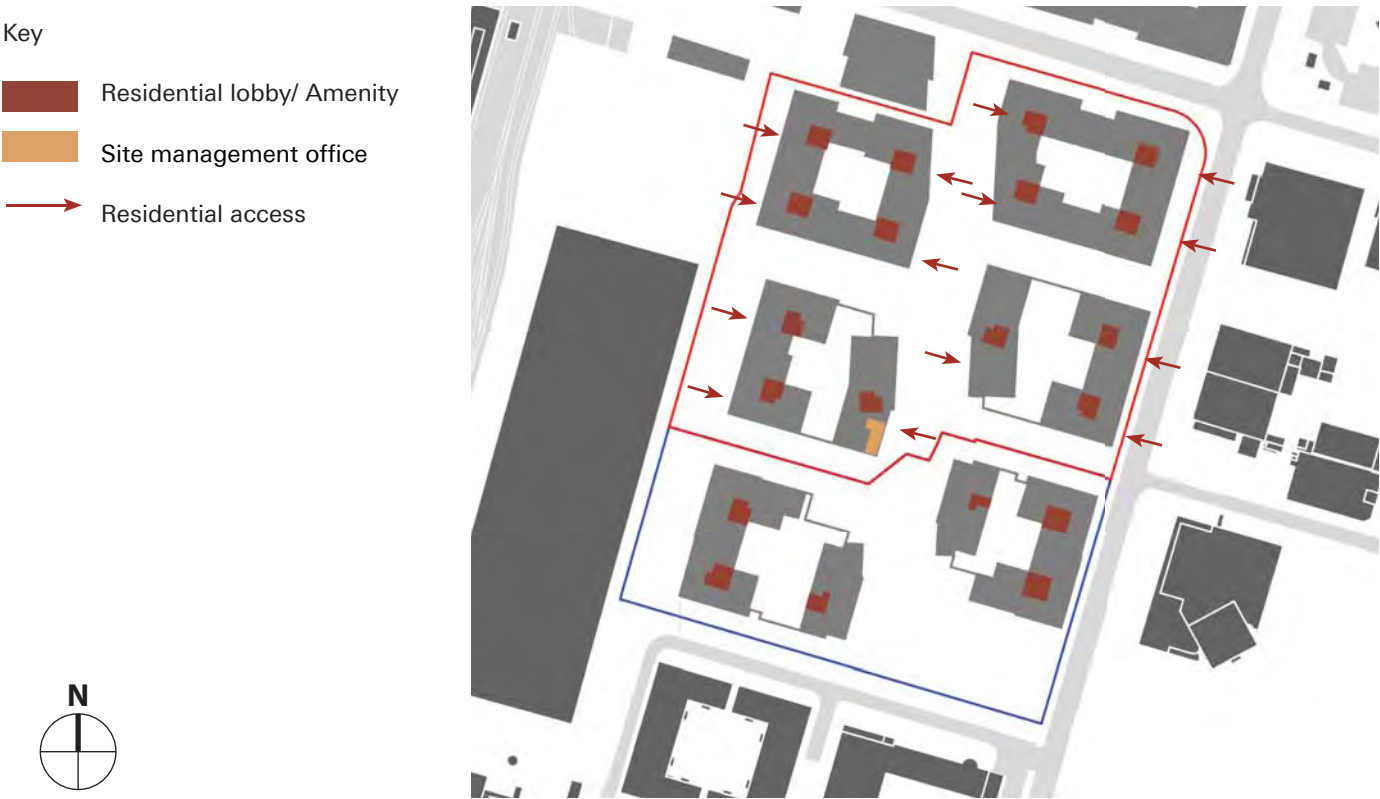
9.2. PEDESTRIANS

The masterplan provides a network of streets and publicly accessible spaces designed to be legible and to allow easy access.

Landscaping of publicly accessible spaces has been designed to provide inclusive access throughout. Pedestrian crossing points along new roads and streets will either provide level access or dropped kerbs. External ramps will be designed to guidelines as set out in Approved Document Part M of the Building Regulations.

The design and access arrangements of the individual blocks, are designed to be fully compliant with guidelines as set out in Approved Document Part M of the Building Regulations.

The main entrances to the residential cores are from either from the outer edges of the site on the adjacent route or the central landscaped weave.



9.3. CYCLISTS

Safe and secure private cycle storage will be provided within each residential block as shown on the diagram below. Residents' cycle stores will generally be located adjacent to entrance lobbies and, as much as possible, with direct access to the peripheral road network and to secure car parking.



9.4. ROAD VEHICLES

Car movements have been limited to the periphery of the South Side site to ensure that as much as possible of the areas used by pedestrians are free from car traffic.

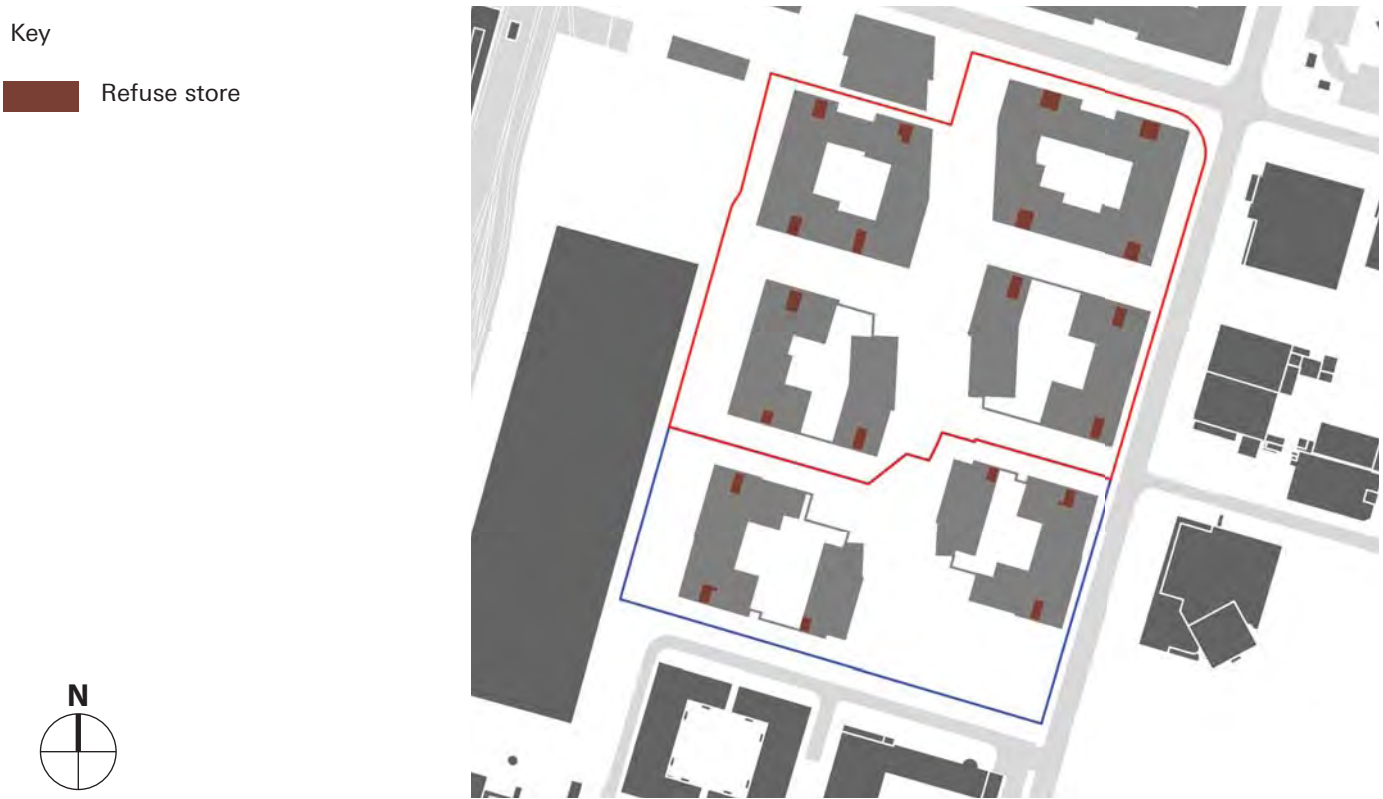
Car parking is largely located within undercroft areas but is supplemented by on-street parking.

Provision of wheelchair accessible car parking spaces has been dictated by the following statutory and other relevant guidance documents:
Welwyn and Hatfield District Plan Review - Supplementary Planning Guidance, Car Parking Standards (Adopted January 2004)



9.5. REFUSE STRATEGY

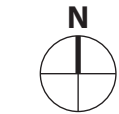
Refuse stores have been indicated on the diagram below for refuse and recycling. As with car movements, it is proposed that refuse and recycling lorry movements are limited to the periphery of the South Side site, with no requirement for vehicles to track across defined public accessible spaces.



9.6. EMERGENCY VEHICLE ACCESS

The proposed system of roads also ensures that there is emergency access to each of the proposed blocks within both Phases of the development.

Key
Access



9.7. SECURE BY DESIGN

Integrated Approach

The scheme has been designed with safety and security in mind in order to create an safe place to live, work and visit.

Activation

The proposed residential offer provides a mix of accommodation types. Alongside the traditional flats for sale, there are private rented apartments (block 7) and the elderly living building (block 6). The variation within the accommodation types on offer will bring a mix of people into the Wheat Quarter site ensuring it is activated throughout the day.

Both the PRS and C2 buildings contain significant amenity spaces. The use of these spaces throughout the day and evenings work to activate these parts of the Wheat Quarter site and improve passive surveillance. The design of both of these blocks allows for concierge space which adds to the sense of security. Due to the extent of the amenity spaces proposed their is likely to be a site manager and other operational staff required throughout the day.

There are also a number of commercial elements within the proposal which provide further activation. These help to ensure that the Wheat Quarter site is active throughout the day.

Public realm

High quality public realm has been proposed along the key route from the station to the east which will help to further activate the Wheat Quarter site. The geometry of the buildings and design of the landscape allows for long views throughout the Wheat Quarter site increasing natural surveillance.

Lighting

Lighting throughout the development is important to reduce both crime and fear of crime. The proposed residential entrances will be lit and there will be even white light throughout the proposed public realm.

Principles

The proposed design aims to provide safe and secure spaces, and is informed by Official Police Security Initiative's Secured By Design (SBD) principles such as:

- ground floor properties have defensible edges defined by low walls and hedges maintaining good visibility of entrances;
- all streets and spaces are over-looked with windows, to promote natural surveillance;
- no blank gable walls;
- all communal entrance doors will incorporate an access control system via an external door entry panel with video/intercom control from individual dwellings;
- car parks and bike stores are all accessed via secure gates, shutters and doors, incorporating CCTV coverage;
- all glazing systems, locks and doors will be specified to SBD and BS standards;
- internal post boxes in communal lobbies will be surveilled by CCTV;
- lifts and staircases with access control and CCTV cameras;
- bin stores with access control are located close to cores.

The scheme was reviewed with the Designing Out Crime Officer on the 5th of October 2020.

WGC SOUTH SIDE

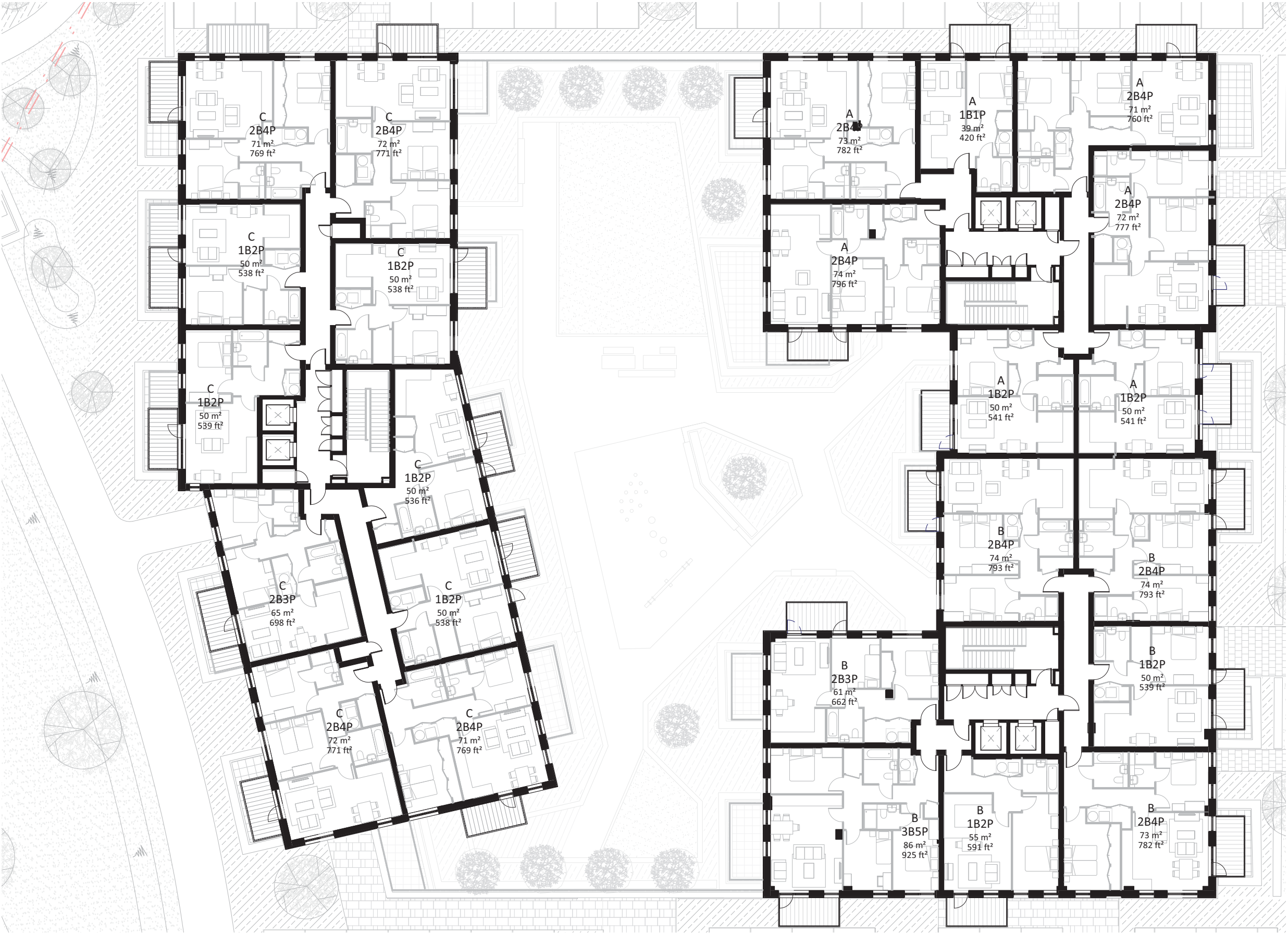


10. APPENDIX FLAT LAYOUTS

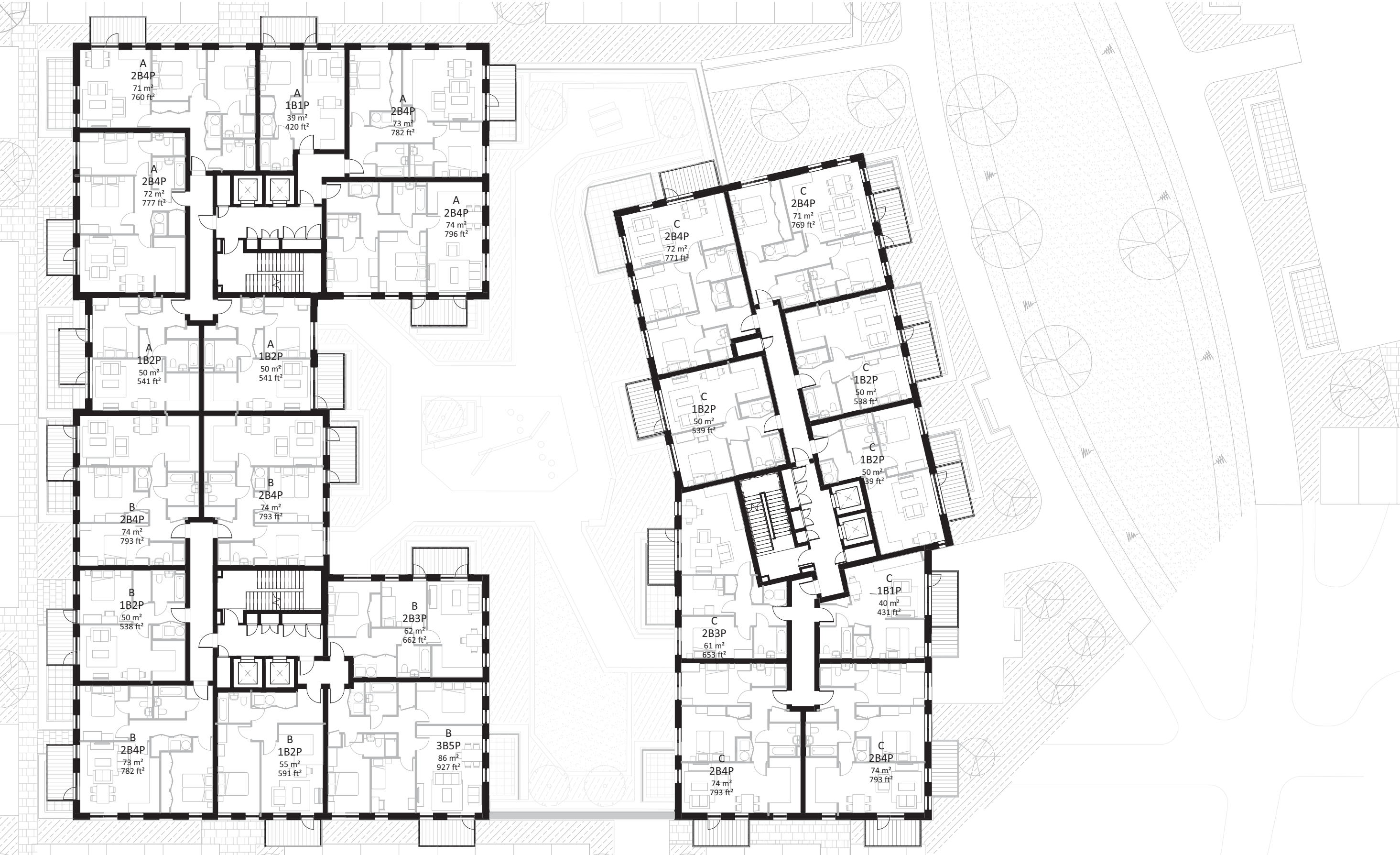
10.1. TYPICAL FLOOR PLAN BLOCK 9

All residential units proposed meet the NDSS and M4(Category 2). Each unit within Phase 2 has access to external amenity space in the form of balcony or terrace.

Typical floor plans for block 9 and 12 have been included in this section along with detailed drawings for typical layouts for each unit type.

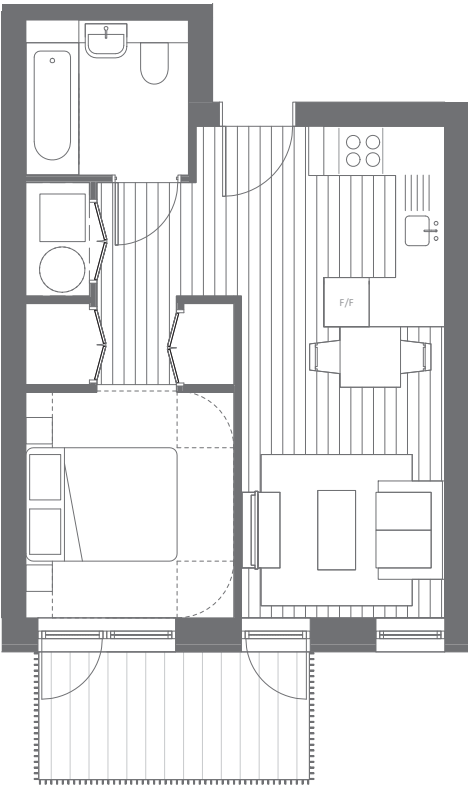


10.2. TYPICAL FLOOR PLAN BLOCK 12



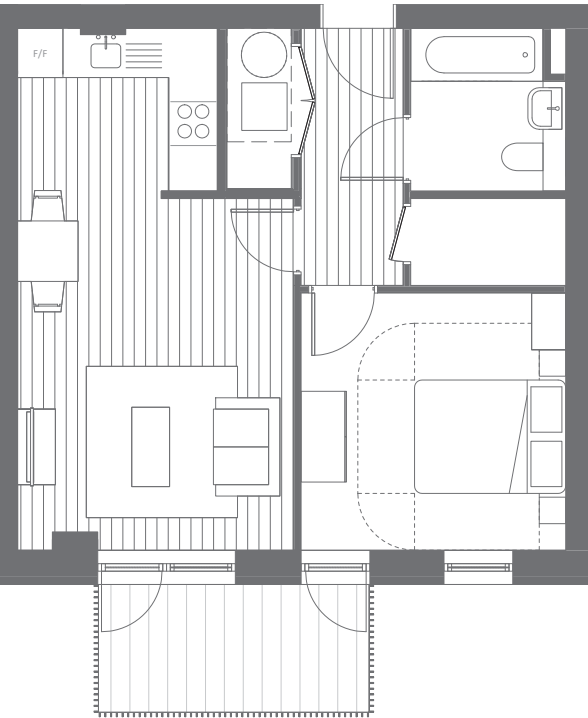
10.3. TYPICAL STUDIO

Minimum area: 39sqm
Bathroom size :2150mm x 2050mm
Storage area: 1sqm



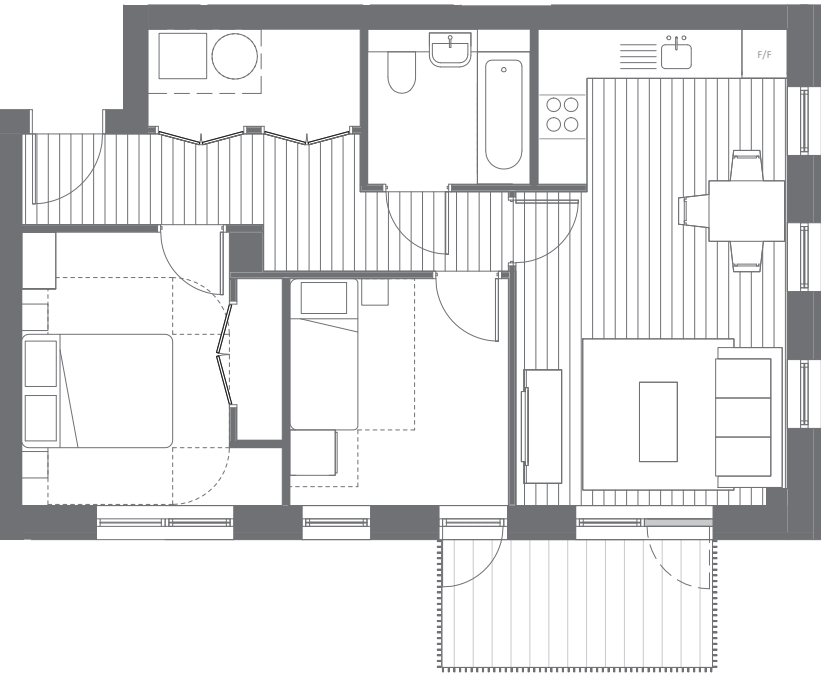
10.4. TYPICAL 1B2P

Minimum area:50sqm
Bathroom size : 2150mm x 2050mm
Storage area: 1.5sqm
Bedroom minimim size : 12sqm
Bedroom minimum width: 2750mm



10.5. TYPICAL 2B3P

Minimum area: 61sqm
Bathroom size : 2150mm x 2050mm
Storage area: 2sqm
Master bedroom minimim size : 12sqm
Master bedroom minimum width: 2750mm
Single bedroom size: 8sqm



10.6. TYPICAL 2B4P

Minimum area: 70 sqm
Bathroom size : 2150mm x 2050mm
Storage area: 2sqm
Master bedroom minimim size : 12sqm
Master bedroom minimum width: 2750mm
Double bedroom minimim size : 12sqm
Double bedroom minimum width: 2550mm



10.7. TYPICAL 3B5P

Minimum area: 86 sqm
Bathroom size : 2150mm x 2050mm
Ensuite provided
Storage area: 2.5 sqm
Master bedroom minimim size : 12sqm
Master bedroom minimum width: 2750mm
Double bedroom minimim size : 12sqm
Double bedroom minimum width: 2550mm
Single bedroom size: 8sqm

