

LANDSCAPE DESIGN STATEMENT



Former Shredded Wheat Factory - South Site

Phase 2 & 3

Broadwater Road, Welwyn Garden City

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01 INTRODUCTION & BACKGROUND

“... by so laying out a Garden City that, as it grows, the free gifts of nature, fresh air, sunlight, breathing room and playing room- shall be still retained in all needed abundance”

Garden Cities of To-morrow, Ebenezer Howard, 1902 edition.

This document has been prepared to support the hybrid planning application being submitted by Metropolitan Thames Valley Housing for Phase 2 (detailed) & Phase 3 (outline) of the development on the south side of the former Shredded Wheat Factory site in Welwyn Garden City, Hertfordshire. The landscape design statement sets out the rationale, design principles, concept and landscape proposals for the public realm, open space, private and semi private amenity spaces for the proposed masterplan.

The landscape design has been influenced by the Broadwater Road West Supplementary Planning Document (SPD) for the site, produced by Welwyn Hatfield Borough Council and the extant consent for the site, which was granted in February 2019 (ref: 2018/0171/MAJ). A landscape design statement, produced by BMD to accompany the previous application, established a series of overarching landscape design objectives, which have evolved to reinforce the industrial heritage and guide the landscape and public realm design for the consented proposals. These design objectives, and the principles underpinning the consented scheme, have informed the evolution of the landscape proposals for this application.

This landscape design statement seeks to capture the holistic design process to present a coherent set of proposals for the open space and public realm, determining the use, function, form and character of the key landscape components and identifying the proposed palette of hard and soft landscape materials within the public realm.

The landscape details are illustrative with further detail to be secured via planning condition for Phase 2 and a Reserved Matters application for Phase 3. The indicative landscape proposals have been developed alongside the Collado Collins Design Code for Phase 3 and Parameter Plans.



- Application Boundary
- Phase 2 (Detailed)
- Phase 3 (Outline)
- Phase 1
- Extant Consent Boundary

1.1 Purpose of the Document

This document has been prepared by Bradley Murphy Design (BMD) on behalf of Metropolitan Thames Valley Housing. BMD was appointed to develop the design of the landscape and public realm for Phases 2 & 3 of the development as part of an iterative process, alongside Collado Collins Architects. This document has been prepared to explain the principles behind the Landscape Masterplan and how the landscape design has evolved from the extant consented scheme.

This report should be read in conjunction with the Design and Access Statement and the design code prepared by Collado Collins Architects and all other reports and drawings submitted as part of the planning application.

1.2 Design Team

Metropolitan Thames Valley Housing is one of the UK's leading providers of affordable housing and care and support services, their approach is to create new, vibrant communities in various locations across the UK.

To ensure delivery of a creative, vibrant community and to deliver the aims and objectives of the scheme, a strong design team is critical. The following consultants have contributed to the preparation of the planning application:

Applicant - Metropolitan Thames Valley Housing
 Architects - Collado Collins Architects
 Landscape Architect, Ecology, TVIA - Bradley Murphy Design
 Transport - Entran
 Climate Change ES chapter -Greengage
 Structural Engineering- Curtins
 Fire Engineering - RPS
 Environmental Impact Assessment - Entran
 Drainage Engineering - Curtins
 M&E - Norman bromley
 Health and Safety - Entran
 Heritage Advisor - CityDesigner

1.3 Project Overview

WELWYN GARDEN CITY

The site is located within Welwyn Garden City, a town within the Borough of Welwyn Hatfield in Hertfordshire. Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920's and is unique in being both a garden city and a new town. It exemplifies the physical, social and cultural planning ideals of the periods in which it was built.

The former Shredded Wheat Factory was designed by Louis de Soissons; this building was ground breaking and represented the best of early 20th century modern architecture.

The starting point for the landscape design of the extant consent was to understand how the principles underpinning the garden city movement could be applied here as an integral part of the masterplan concept as well as responding to the historic context of the site and listed built form still occupying the northern part of the former factory site.

Analysis of the concepts, models and garden city principles have been key in influencing the design approach for a new 21st Century interpretation of a garden city.

GARDEN CITY MOVEMENT

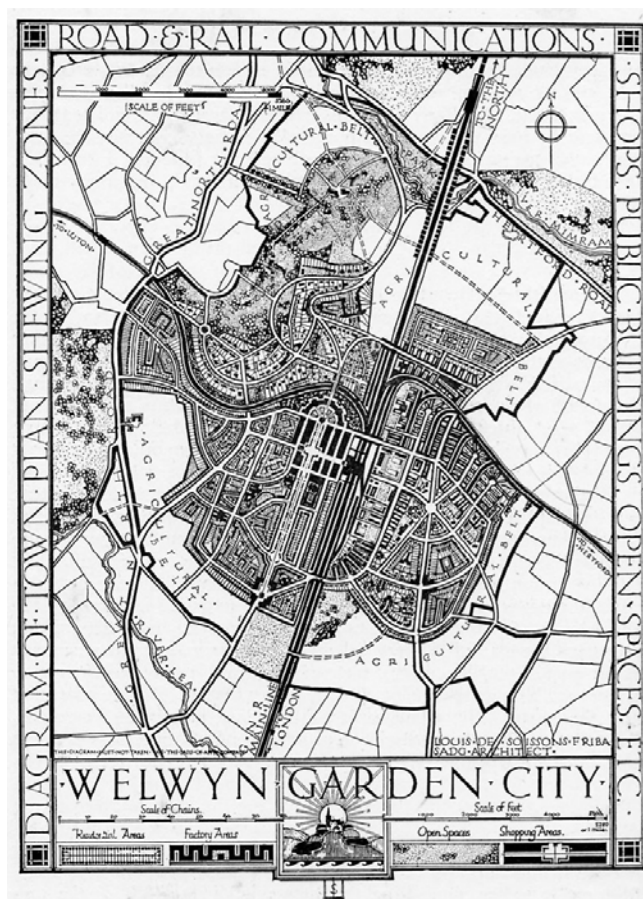
Sir Ebenezer Howard was a founder of the garden city movement, known for his publication *Garden Cities of Tomorrow* (1898), the description of a utopian city in which people live harmoniously together with nature. The publication resulted in the realisation of several Garden Cities in Great Britain at the beginning of the 20th century.

Howard thought people should live in places that combine the best aspects of both town and country. Howard believed that such Garden Cities were the perfect blend of city and nature and that a new civilisation could be found by marrying the town and the country.

The garden city model would make efficient use of land but would also be of a scale whereby all land uses would be within walking distances, thus delivering the 'sustainable' development that we are still seeking to deliver in the 21st century.

GENERAL TOWN PLAN OF WELWYN GARDEN CITY

Louis de Soissons' 1921 plan of Welwyn Garden City. The former Shredded Wheat Factory site was located in a zone allocated for industry to the south east of the railway station and town centre.



GARDEN CITY PRINCIPLES

At the heart of the Garden City ideal is the development of holistically planned new settlements which enhance the natural environment and provide high-quality affordable housing and locally accessible jobs in beautiful, healthy and sociable communities. Garden cities were founded on a series of principles developed by Ebenezer Howard which remain relevant today. These Garden City Principles are designed as an indivisible and interlocking framework for the delivery of high quality places.

Land value capture for the benefit of the community

A fair distribution to the community of the profits that result from new development, founded on land value capture and the control of core utilities.

Strong vision, leadership and community engagement

If Garden Cities are to be successful, they need strong political support and leadership, with a clear vision and firm commitment.

The long-term stewardship of assets

A suitable body will need to be established to manage the assets of the Garden City in the long term. This management body can take a variety of forms, and the most suitable approach should emerge through the design and delivery process.

Mixed-tenure homes and housing types that are genuinely affordable for everyone

The majority of homes in a new Garden City must be 'affordable' for ordinary people.

A strategic approach

Ebenezer Howard saw the development of Garden Cities as part of a wider strategic approach to meeting the nation's housing needs. This was based on networks of new settlements well connected by public transport.

A robust range of employment opportunities, with a variety of jobs within easy commuting distance of homes

Provide a full range of employment opportunities, with the aim of no less than one job per new household. While the changing nature of work means that the achievement of perfect employment self-sufficiency is impossible, the aim should be to reduce the need to travel to work.

Development which enhances the natural environment

A net gain to biodiversity is secured through master plans which link generous private and community gardens with wider public green and blue space and ultimately with strategic networks of green infrastructure and habitat creation.

Strong local cultural, recreational and shopping facilities in walkable neighbourhoods

This means, for example, shaping design with the needs of children's play, teenage interests and the aspirations of elderly in mind. Creating shared spaces for social interaction and space for both formal and informal artistic activities, as well as sport and leisure activities.

Integrated and accessible transport systems

Walking, cycling and public transport should be the most attractive and prioritised forms of transport in the garden city. This means ensuring a comprehensive and safe network of footpaths and cycleways throughout the development, and public transport nodes within a short walking distance of all homes.

Beautifully and imaginatively designed homes with gardens, combining the very best of town and country living to create healthy homes in vibrant communities

Aspiring to the very best domestic and commercial architecture with sensitivity to local vernacular design and materials. A strong emphasis should be placed on homes with gardens and space for both allotments, community gardens and orchards to provide for healthy local food.

Source: Town and Country Planning Association

1.4 Design Objectives

The design objectives for the landscape strategy of the consented development, including Phase 1 currently under construction, were informed both by the Garden City Principles and the Local Authority's vision for the Broadwater Road site. These design objectives have underpinned the further design development, masterplanning and landscape design of the revised proposals for Phases 2 & 3.

The brief for the public realm and landscape strategy has evolved as part of the masterplanning process and centres around a modern interpretation of the Garden City Principles. Specific objectives for the design of the public realm include the aspiration:

1

...To establish a strong sense of place



Responding to the industrial heritage context and setting of the listed built form to capture creatively and culturally the unique history and heritage of Welwyn Garden City that make the place special and unique.

2

...To create beautiful and imaginative landscape spaces



The public realm and landscape must be user friendly, beautiful, elegant and have a timeless quality that promotes a true sense of place.

3

...To increase biodiversity and sustainability



The landscape design proposals should provide new strategic networks of green infrastructure and habitat creation which results in a net gain to biodiversity and a landscape sustained through the subtle integration of sustainable urban drainage systems, energy conservation and microclimate enhancement.

4

...To establish a series of connected and integrated routes



A safe and accessible development, containing clear and legible pedestrian and cycle routes which establishes wider connections between Peartree ward in the east and Welwyn Garden City town centre in the west.

5

...To create a multifunctional environment and high-quality landscape setting



Inclusive flexible spaces with an appropriate mix of uses and activities from day to night.

6

...To deliver the social, recreational and cultural facilities and services the community needs



Access to open spaces and opportunities for play and recreation can make an important contribution to the health and well-being of communities, therefore the landscape proposals should provide open space for both children's play and older youth groups.

02 ASSESSMENT OF THE SITE CONTEXT

Identifying the site's unique historical, geographical, cultural and social context provides an understanding as to what gives the place an identity. Emphasising these elements with integrity and honesty is what fosters a 'sense of place'.

This section of the report explores the local context of the former Shredded Wheat Factory site as well as an overview of its history, physical characteristics, urban grain, townscape character and planning policy context. To ensure the physical, social and economic integration of the development proposal, the areas immediately adjacent to the site, together with the wider surroundings, have been the subject of our assessment.

The site is approximately 2.37ha in size and is located within the wider Former Shredded Wheat Factory site, adjacent to Broadwater Road in the industrial zone of Welwyn Garden City. The former factory site is bound on all four sides: Bridge Road East B195 lies to the north, Broadwater Road A1000 to the east, Phase 1 to the south with Otto Road beyond that and distribution centre to the west, beyond which is the east coast mainline. It is strategically located centrally within Welwyn Garden City, on key transport routes and within walking distance of the town centre and railway station.

GROUND FIGURE MODEL

The plan opposite illustrates the urban grain and public open space within and surrounding the site in the present day



- Application Boundary
- Phase 2 (Detailed)
- Phase 3 (Outline)
- Phase 1
- Extant Consent Boundary

2.1 Historical Context

Welwyn Garden City was Ebenezer Howard's second Garden City after Letchworth, where he appointed the architect Louis de Soissons to interpret the garden city concept into a masterplan for the town. One of the elements (zones) of the garden city was a factory belt to attract non polluting industries where the quality of the conditions for the workforce would be a key consideration. After 10 years of existence Welwyn had a population of 10,000, with well-established residential, industrial and commercial zones.

The area to the east of the railway line was recognised as the best site for industry, due to its level nature.

One of the first manufacturing industries to locate to the town was Shredded Wheat which opened in May 1924 on the Broadwater Road site. The American company considered the garden city image would be ideal for the production of their 'health' food and the new modern factory provided excellent amenities and working conditions, including a recreation ground.

The Shredded Wheat Factory finally ceased production in January 2008, after 73 years in Welwyn Garden City. It brought to an end one of the most closely identified aspects of the Garden City.



"There are two men in my life,
To one I am a mother,
To the other I'm a wife,
And I give them both the best
With natural Shredded Wheat"

The popular lyrics from the 1970' Shredded Wheat television advertising campaign

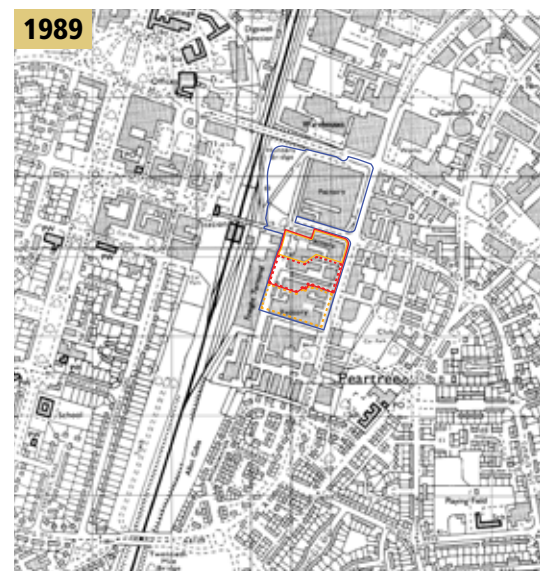
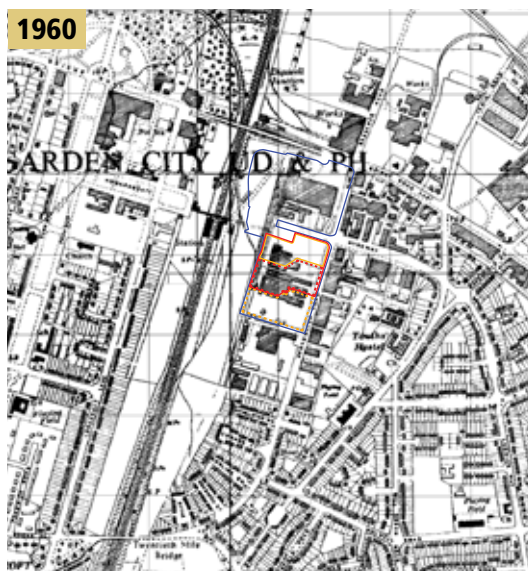
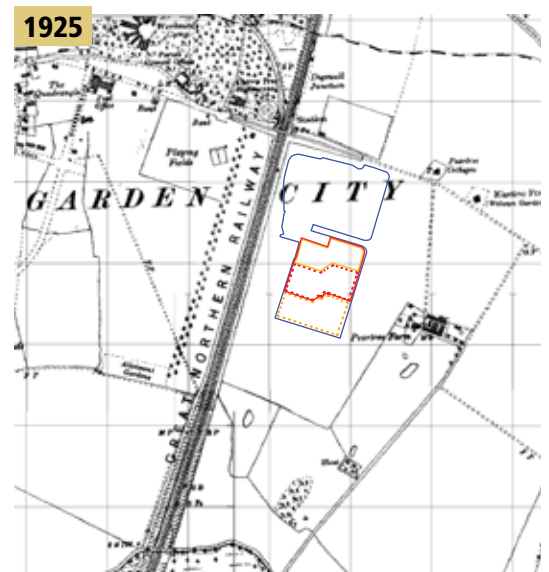
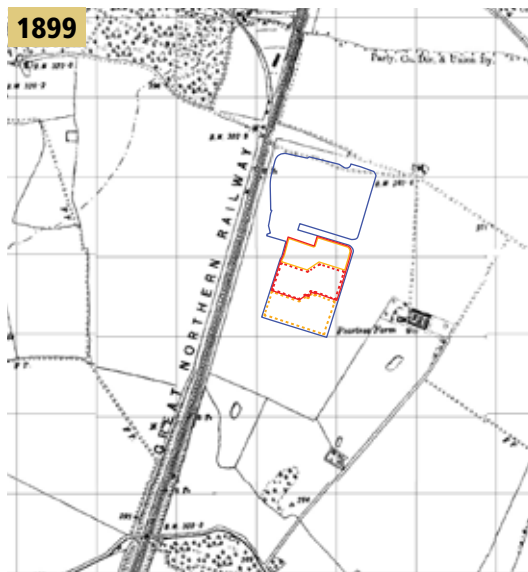
HISTORIC GROWTH

A map regression dating back to 1899 shows that prior to the development of Welwyn Garden City, the site and surrounding land in and around Welwyn Garden City was open farmland (1899). The Former Shredded Wheat Factory site was situated to the east of the Great North Railway line and to the west of Pear Tree Farm.

By 1925 the map shows the early development of Welwyn Garden City primarily focused in the centre of town (Bridge Road and the Parkway).

The 1960's Welwyn Garden City was fully established featuring a town centre, residential areas and industry. The Shredded Wheat Factory site formed part of the industrial zone between the railway and Peartree ward.

The 1989 map illustrates further built form and a reduction in the balance of open space in Welwyn.



MAP REGRESSION

Through historic mapping it is possible to build an understanding of the growth of Welwyn Garden City and the relationship between built form and public open space.

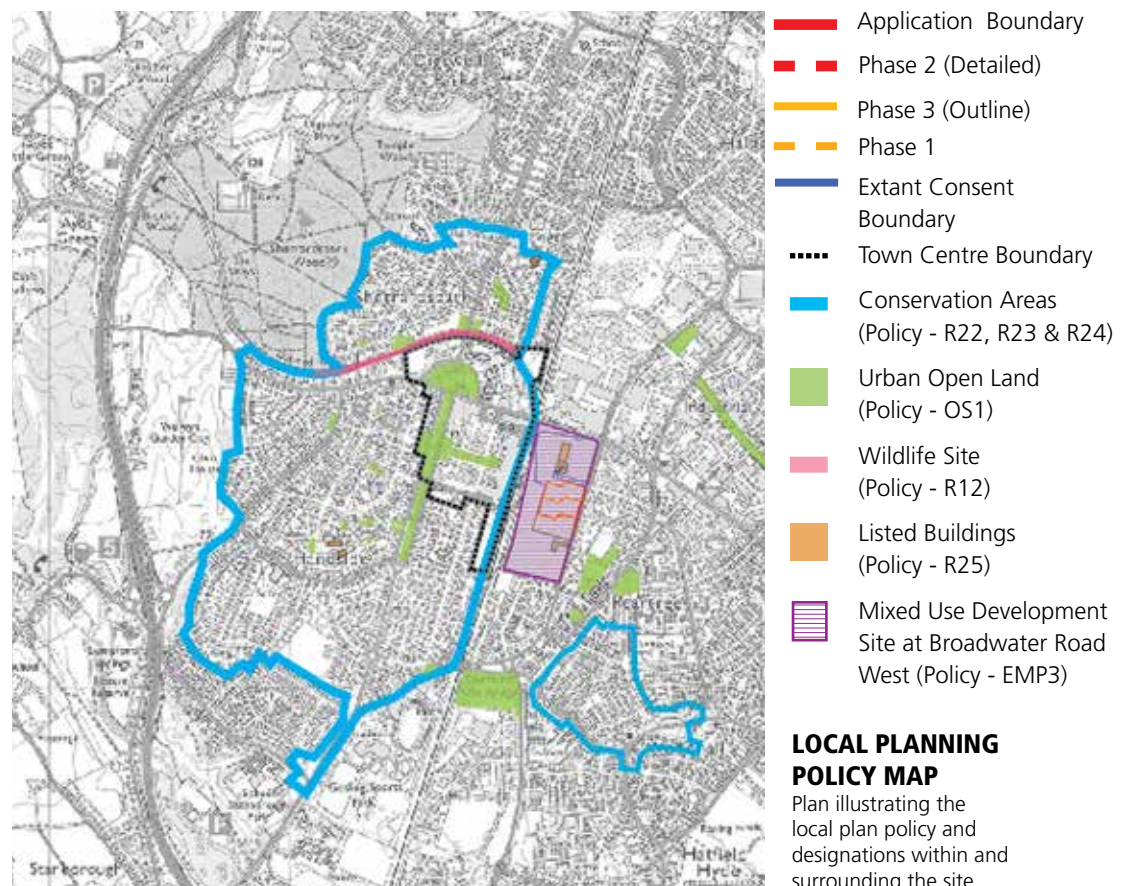
2.2 Policy Context

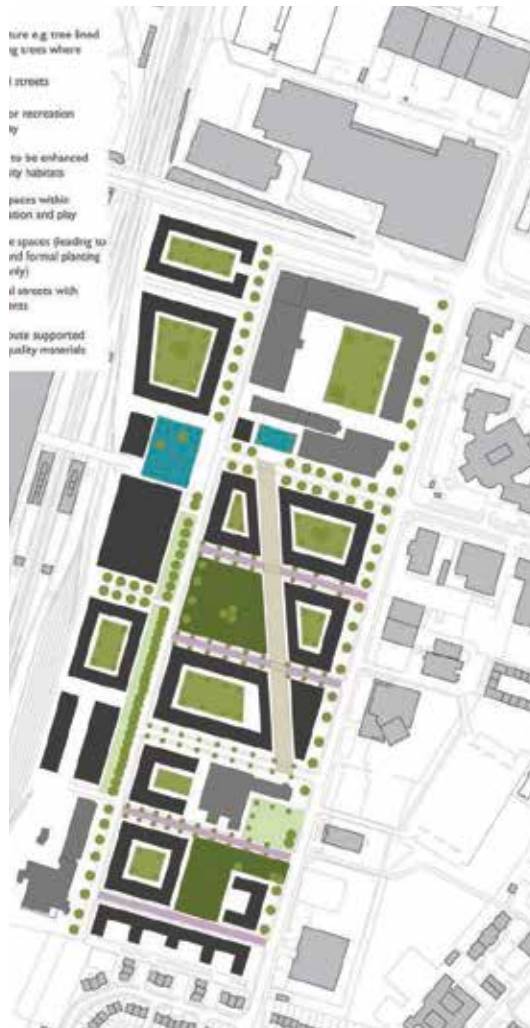
This landscape design statement is specifically focused on the public realm, open space and private amenity space within the proposed mixed use masterplan for land off Broadwater Road, Welwyn Garden City. This section of the document outlines planning policy and guidance relevant to the site and relating to landscape, play and public open space. For a comprehensive review of the planning policy context please refer to the Town Planning Statement, produced by Savillis which supports the planning application. For landscape and townscape planning policy please refer to Appendix 11.2 - Planning Policy supporting Chapter 11 - Townscape and Visual Amenity of the Environmental Statement

Hybrid planning application comprising: Full planning application for 317 dwellings (Class C3) with associated access, parking, landscaping and other supporting infrastructure; and Outline planning application for up to 404 dwellings (Class C3) with all matters reserved except access.

The development of the landscape masterplan has been guided by the following planning policy and guidance documents:-

- Local Plan Saved Policies of the Welwyn Hatfield District Plan adopted 2005
- Broadwater Road West, Supplementary Planning Document, Welwyn Hatfield Borough Council, 2008
- Welwyn and Hatfield Borough Council, Draft Local Plan Proposed Submission, August 2016
- Welwyn Hatfield Borough Green Infrastructure Plan, March 2011
- Welwyn Hatfield Borough Assessment of Open Spaces, June 2009





POLICY FRAMEWORK

The Site, as part of the wider former Shredded Wheat Factory site, has been identified in the District Plan under Policy EMP3 - Mixed use development at Broadwater Road West. It is identified as an opportunity area of planned regeneration for a mixed use development. A Supplementary Planning Document (SPD) outlines the Council's vision for the future of Broadwater Road and sets out a development framework and design guidance to steer the redevelopment of the site.

LANDSCAPE AND PUBLIC REALM

Plan from the SPD illustrating the Local Authority's landscape framework and strategy for the site

Open Space -

The Local Planning Authority set out in the SPD how a well landscaped open space and planting, intrinsic to the character of Welwyn Garden City, should be a key feature of the development.

The open space provision should be in accordance with the requirements set out in Policy OS3 - Play Space and Informal Open Space Provision in New Residential Development.

The policy states "Substantial new residential development (of 0.4 hectares or above) will be expected to make a contribution to the provision of children's play space and informal open space, where the increased demands generated by the new households cannot be met by current levels of provision."

Open space and play provision is considered in further detail in section 6.5 Play of this document.

Public Realm -

Further design guidance is provided with regard to the quality of the public realm in the SPD where it states "The spaces between the buildings on site should be considered as integral and equally important to the overall design concept in line with Policy D8 of the District Plan".

The SPD outlines the key features the landscape design of Broadwater Road should include:-

- Tree lined avenues
- High quality public green space
- Multi-functional community parks
- Attractive play spaces for young people of different ages
- Consistent approach to hard landscaping
- Active frontages
- Well lit public space: and
- Use of materials to define public and private space.

2.3 Land Use

The land use pattern for Welwyn Garden City still reflects Louis de Soissons' original 1921 masterplan; a town defined clearly by land use zones set nearly a Century ago. The town's shopping core remains in the same location, albeit much larger in size with many additions, not least the Howard Centre built in the 1990s. The industrial work zone remains in its original location although this has expanded considerably in size and is now more reliant on the road infrastructure than the railway. The Shire Park Business Area to the North East of the town has introduced office and business land use due to the decline in industrial activities. The Times Square development off Bessemer Road (Chase New Homes) has been built on the former Xerox complex and comprises a 541 unit residential development scheme with the first phase complete. As a result of the industrial, commercial and office uses surrounding Broadwater Road and Bridge Road, Peartree residential area has become increasingly distanced, both physically and psychologically from the town's core, located on the opposite side of the railway lines. Due to the decline in industry in this part of Welwyn Garden City and the increase in demand for housing, the Application Site and the former Shredded Wheat Factory site has been identified as an area suitable for mixed use development, by the Broadwater Road Supplementary Planning Document (2008), to assist in bridging the east and west sides of the town.

Land use within and surrounding the former factory site is predominately industrial, although much of the land to the east of Broadwater Road is now to be redeveloped. The 1920s listed buildings associated with the Shredded Wheat Factory occupy part of the land to the north of Hyde Way, with the remainder of the former factory site now cleared of built form. The former factory site has a strong industrial character however, construction has commenced on Phase 1 of the consented residential development, directly to the south of the Phase 2 & 3 site area.

The land use within and immediately surrounding the Application Site is currently in a state of change, with full planning permission being granted in February 2019 to redevelop the former Shredded Wheat Factory site to accommodate up to 1,340 homes (ref:6/2018/0171/MAJ).



DEFINED LAND USES

The residential areas around the Town Centre date back to the original Welwyn Garden City masterplan



DERELICT INDUSTRY

The industrial use around Broadwater Road is in decline and buildings although prominent have become derelict over the last decade



- | | | | |
|---|--|---|---|
| — Application Boundary | — Extant Consent Boundary | ■ Offices | ■ Religion |
| - - - Phase 2 (Detailed) | — Railway Line | ■ Retail | ■ Leisure |
| - - - Phase 3 (Outline) | ••••• Town Centre Boundary | ■ Commercial | ■ Education |
| - - - Phase 1 | ■ Residential | ■ Industrial | |

2.4 Open Space Context

A spatial analysis of the public open space and green space provision within Welwyn Garden City has identified a concentration of public open space located within the town centre along Howardsgate, and Parkway; areas of formal lawns, seating, boulevards of trees and framed views are key features of these spaces alongside the more informal open space at the Campus. Within the industrial and business park areas to the east of the town the amount of public open space is restricted to landscaped verges and some street tree planting. Within Peartree and Handside wards, residential development is centred around small pockets of public open space and wide tree lined verges.

Whilst there is a high proportion of public open green space within Welwyn Garden City, desk top analysis and study visits have indicated an underuse of areas such as Parkway by the public, who seem to prefer the more intimate and towncentric Howardsgate or the more flexible open space of Campus.

The focus of existing public open space around the town centre adjacent to the site provides the opportunity to link the east and west of Welwyn Garden City through the use of quality green spaces. As stated in the SPD “the provision of well landscaped open space and planting is intrinsic to the character of Welwyn Garden City and should be a key feature of this development”.



EXISTING PUBLIC OPEN SPACE IN WELWYN

The central area of Welwyn Garden City is defined by large tracts of formal lawns, boulevards of trees, water features and ornamental planting along Parkway, Howardsgate and the Campus





OPEN SPACE CONTEXT

Plan illustrating the current public open space and green space provision within Welwyn Garden City.

- | | | |
|---|--|--|
| — Application Boundary | — Extant Consent Boundary | ■ Public open space |
| - - - Phase 2 (Detailed) | - - - - Town Centre Boundary | ■ Allotments |
| — Phase 3 (Outline) | — Railway Line | — — — Tree boulevards |
| - - - Phase 1 | ■ Built form | |

- 01. The Campus
- 02. Parkway
- 03. Howardsgate
- 04. Wigsmores North
- 05. Allotments
- 06. Gosling Sports Park
- 07. Chequers Parkland

2.5 Townscape Character

The Townscape and Visual Impact Assessment (TVIA), which accompanies the planning application, divides the townscape surrounding the site into fourteen different character areas which display subtly different characteristics - influenced by historical development, predominant land uses and architectural character. The site falls within an area defined as 'Broadwater Road industrial area', which is characterised as an industrial zone, around Broadwater Road and Bridge Road, which once formed part of the original masterplan for Welwyn Garden City. The area features some of the oldest industrial development within Welwyn Garden City, most notably the former Shredded Wheat Factory (Grade II listed). Below is a brief summary of the townscape character area of the site and key areas in the immediate vicinity.



Broadwater Road Industrial Area (Includes The Site) (03)

- Heritage industrial buildings, some of which listed, with small pockets of office and commercial use along Broadwater Road, whereas north of Bridge Road features a large proportion of more recent commercial, storage and distribution warehouses;
- a large proportion of brownfield land and derelict industrial buildings in state of change, as a result of the decline in industrial activities over the last century, which is evident on the Application Site and the wider former Shredded Wheat Factory site;
- large scale industrial activity, notably the modern BioPark facility immediately to the south of the Application Site, off Broadwater Road;
- main arterial roads Broadwater Road and Bridge Road bisect the area and create a visual, physical and noise detractor and large expanses of hardstanding associated with car parking and storage for commercial units off Bessemer Road; and
- whilst new businesses, commercial and office developments are present amongst the industrial uses, the large vacant plots and derelict industrial buildings retain the strongest influence as a post-industrial townscape.



Peartree Modern Business & Industrial Park (04)

- piecemeal development varying in use and scale, giving a fragmented, discordant character;
- large expanses of hardstanding associated with car parking for the office blocks;
- a notable building within this area is no. 29 Broadwater Road, which comprises a five storey angular modern office block; and
- main arterial roads (Broadwater Road and Bridge Road) lie on the LTCA boundary and create a visual / physical barrier and noise detractor.



Peartree Residential Area (05)

- one and a half to two storey, red brick residential housing with a diverse mix of ages, styles and types;
- a significant number of more modern 1980s properties present on Peartree Lane, whilst in other areas infill has occurred, replacing the original 1920s residential built form;
- residential built form is arranged as short terraces aligned with the roads with the occasional detached dwelling; and
- compared to the western residential areas within Welwyn Garden City the housing within Peartree is of a much higher density with less open space and street planting.



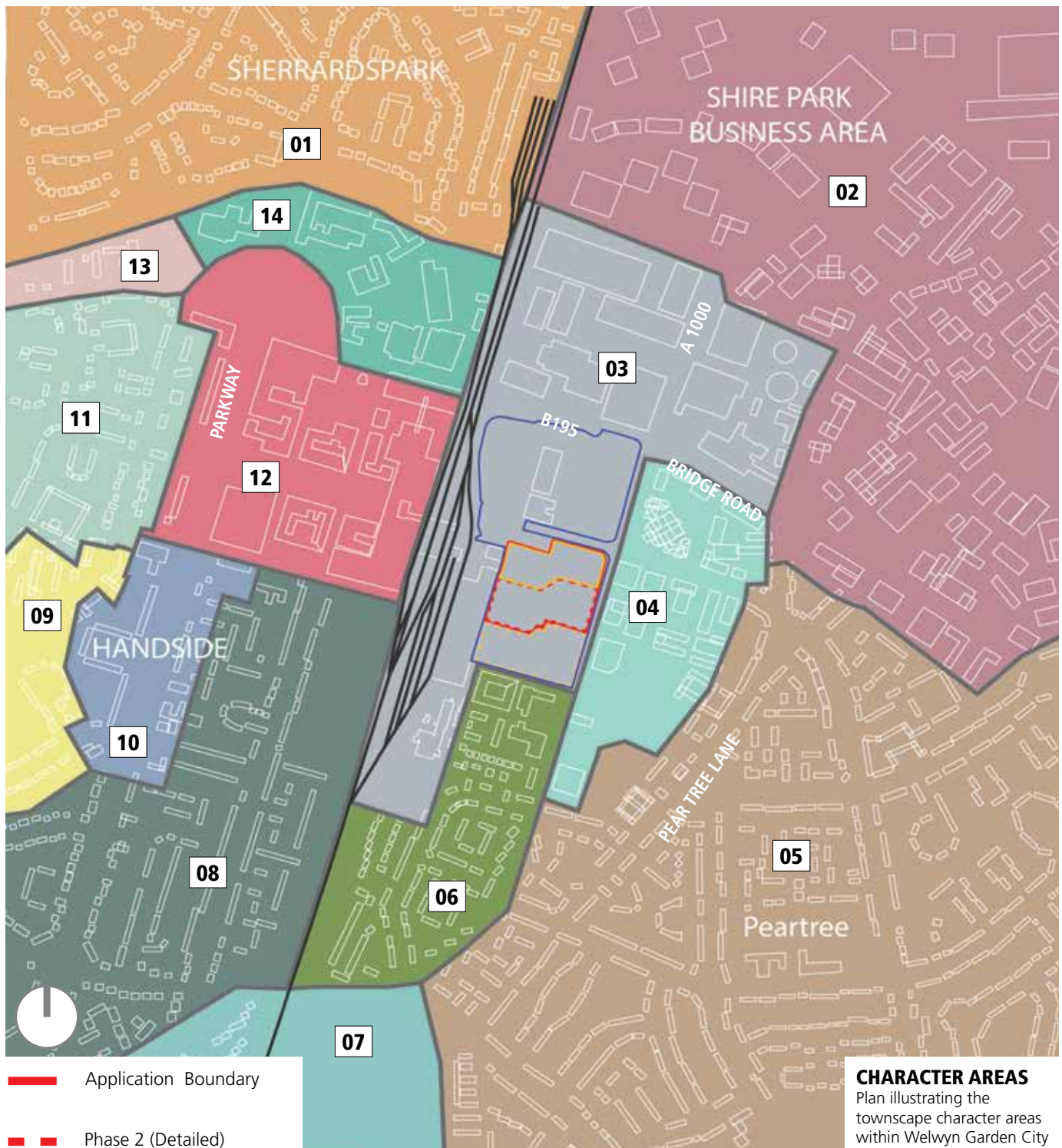
Broadwater Crescent Residential Area (06)

- predominantly two storey, red brick, semi-detached and terraced houses;
- the former Roche Products Factory site, now a 21st Century residential development (The Mirage) featuring four storey apartments and three storey terraces;
- the offices of the Roche Products Factory (Grade II listed), designed by Otto R. Salvisberg in the 1940s, retained as part of the Mirage development;
- Broadwater Crescent is lined with street trees which, combined with the built form within the LTCA, provide a sense of enclosure to the area; and
- due to the close proximity of neighbouring industrial buildings, such as the BioPark building, there is a visual industrial presence on the skyline.



Parkway Retail Area (12)

- the main commercial centre of Welwyn Garden City and the Northern extent of Parkway;
- defined by the large open green spaces, long vistas and a neo-Georgian department store building;
- an Eastern arm of Parkway branches off to form Howardsgate, a central open space framed by tall Poplars at the end of which is the modern Howard Centre;
- the Howard Centre (a shopping centre developed in the 1990s) and car park forms a prominent visual mass on the LTCA's eastern boundary; and
- many of the original houses within the character area have been converted to either offices or surgeries.



Application Boundary

Phase 2 (Detailed)

Phase 3 (Outline)

Phase 1

Extant Consent Boundary

Character Areas

Railway Line

- 01. Sherrards Park
- 02. Shire Park Business Area
- 03. Broadwater Road Industrial Area
- 04. Peartree Modern Business & Industrial Park
- 05. Peartree Residential Area
- 06. Broadwater Crescent Residential Area
- 07. Chequers Parkland

- 08. Longcroft Lane Area
- 09. Barleycroft Road
- 10. Parkway Residential Area
- 11. Handside Lane Area
- 12. Parkway Retail Area
- 13. Brockswood Lane Area
- 14. The Campus

03 ANALYSIS & EVALUATION

“The key to the problem how to restore the people to the land — that beautiful land of ours, with its canopy of sky, the air that blows upon it, the sun that warms it, the rain and dew that moisten it — the very embodiment of Divine love for man — is indeed a Master-Key.”

The Garden City Concept by Ebenezer Howard

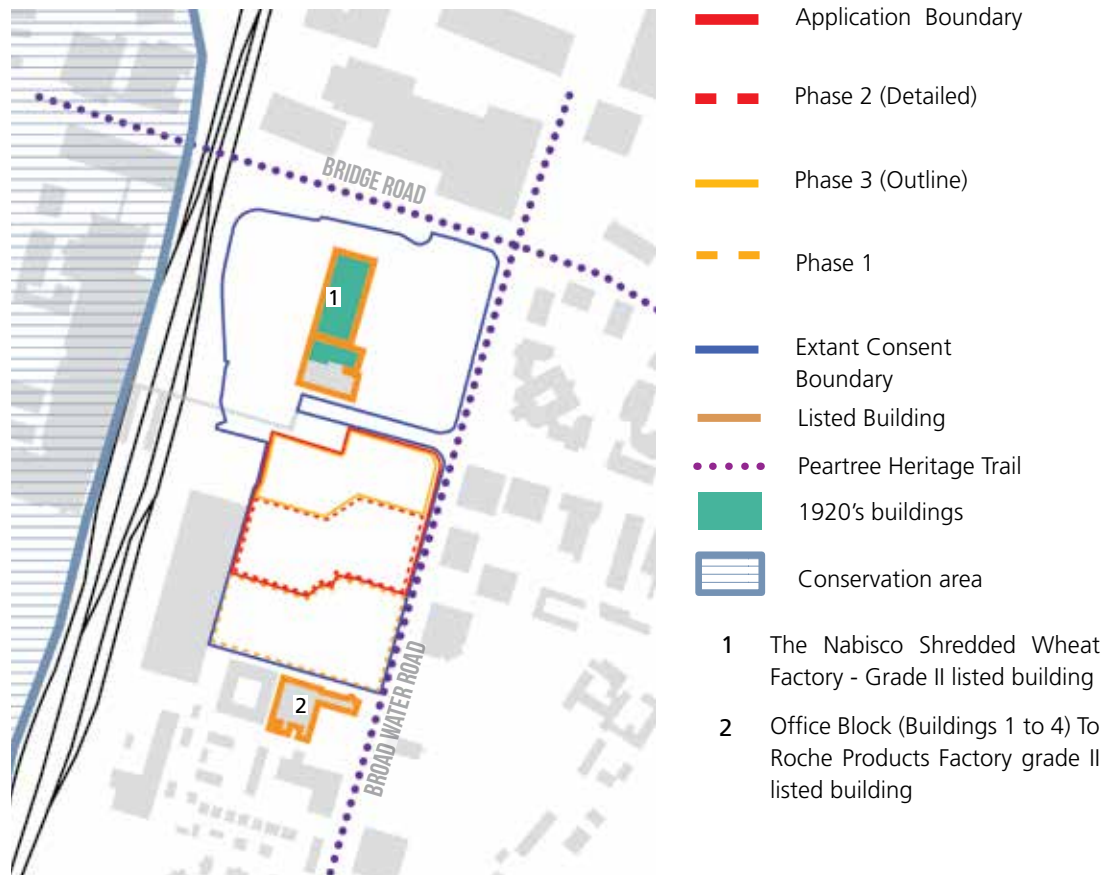
Analysis of the site and context was undertaken to inform the wider extant consented scheme including Phase 1 currently under construction, which allowed an understanding of its characteristics and assets. This analysis has been revisited to further consider these aspects in the context of the revised proposals for Phase 2 & 3 of the site. The site analysis findings can be interpreted as either constraints or opportunities and have helped shape the overall masterplanning process, ensuring that the layout is derived from the site and that any design solutions maximise the site's potential.

The site is located to the east of Welwyn Garden City town centre on land previously used for Industrial activities. It occupies a central position, to the east of the A1(M) motorway and main railway line bound by Broadwater Road, Bridge Road and Hyde Way. The wider site of the former factory is rectangular in plan and the topography is mainly flat. The wider site once comprised of former industrial buildings which have now been demolished with the remaining 1920s listed parts of the Shredded Wheat Factory and silos remaining sitting to the north of the site. The former factory and silos are designated as grade II listed buildings.



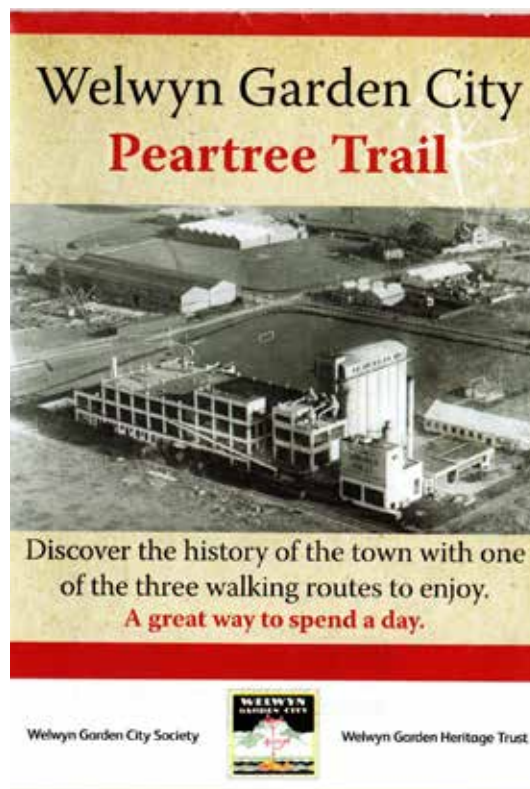
3.1 Site Analysis

HERITAGE



HERITAGE ASSETS

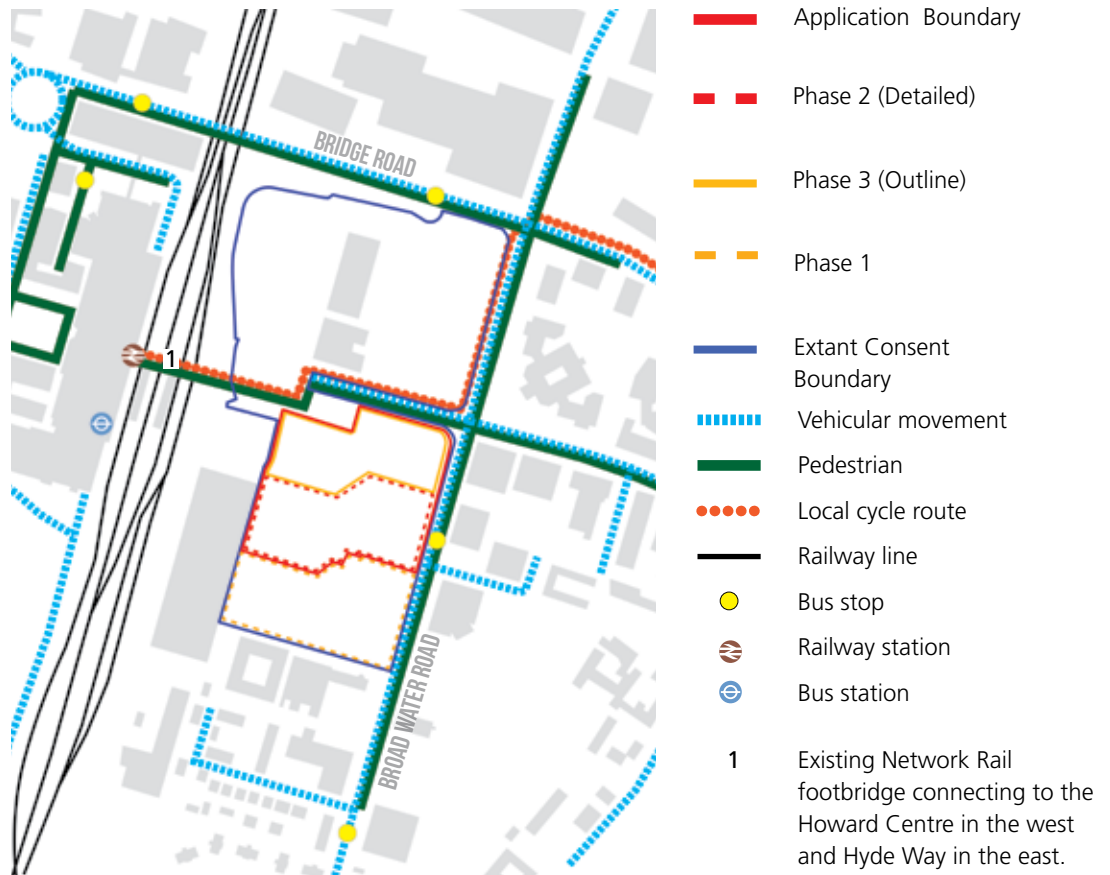
The original part of the Factory complex, designed by Louis de Soissons and built between 1924-1926 remains largely as built – including the main factory, boilerhouse, and first 18 wheat elevators (silos). Architecturally this element of the complex is regarded as being of the highest significance.



To the north of the site features the former Shredded Wheat Factory, grade II listed. The Heritage Statement which accompanies this planning application found the 1924 -1926 parts of the listed building to be of highest significance, architecturally, and historically. Much of the original 1920's production hall was hidden behind the later buildings, including the 1930's manufacturing hall and the 1950's administrative offices along Bridge Road. In support of the application for the extant consent, an opportunity was set out, to reveal the most significant elements of the listed building complex, by removing the lesser significant parts (now complete) and careful adaptation of the original factory buildings.

For further information on Heritage refer to the Heritage Report

ACCESS & MOVEMENT



CONNECTIONS

The East Coast Mainline railway forms a physical barrier between the east and west of Welwyn. A footbridge provides a connection, linking the town to the site through former industrial land.

The development of the extant consent site provides the opportunity to improve this route, with phase 2 & 3 connecting into this from the south



The site is part of the Broadwater Road industrial area (TCA 03) on the eastern side of the railway lines. The extant site represents a gateway to the heart of Welwyn Garden City, particularly for those residents who live adjacent to the who cross the existing 'Hyde Way' footbridge to access shops within the Howard Centre or the railway station.

There is a significant opportunity to improve pedestrian and cycle connections between the north and south of the town through phase 1 currently under construction and on through phase 2 & 3, providing established, safe, convenient attractive routes through the site.



LANDSCAPE & OPEN SPACE



Application Boundary

Phase 2 (Detailed)

Phase 3 (Outline)

Phase 1

Extant Consent Boundary

Existing trees

Existing open space

1 Linear group of existing trees on extant consent western boundary containing various species, offering screening from railway.

2 Existing street tree planting along Broadwater Road featuring Fastigiata Oaks



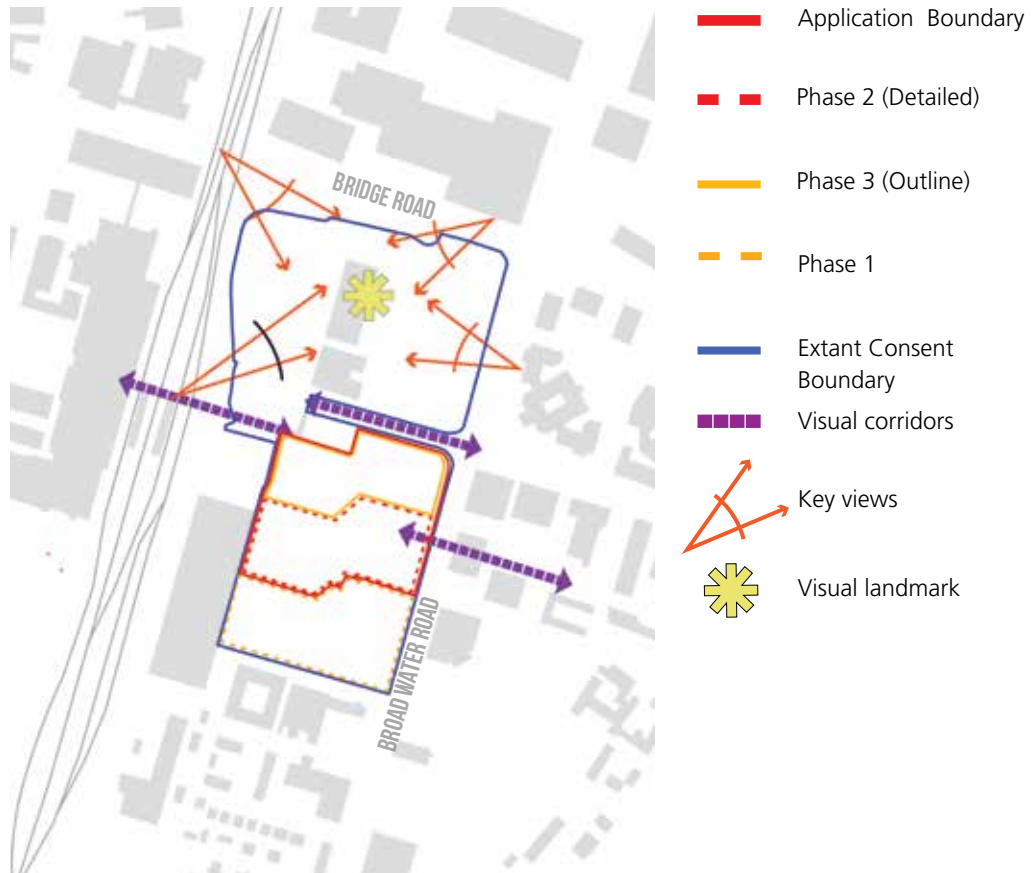
An Arboricultural Implications Assessment (AIA) which assesses the quality of the existing trees on site has been undertaken. The majority of the trees are located on the western boundary and are classified as grade B and C, defined as trees of moderate - low quality and value. There are a small number of grade A trees of high quality and value and these are located on Broadwater Road. Trees of high quality and value will be retained and incorporated as part of the development proposals wherever possible. For further information on the existing arboriculture refer to the Arboricultural Implications Assessment.

LANDSCAPE ASSETS

The site features a small proportion of existing trees ranging in size, age and species. The trees provide an existing landscape structure along Broadwater Road (above) and along the site's western boundary which borders the railway line (opposite).



VIEWS



VISUAL LINKS

The East Coast Mainline railway forms a physical barrier between the east and west sides of Welwyn. An existing footbridge provides a connection linking these east and west sides of the town, running through the former industrial character of the site along Hyde Way. Development of the site provides an opportunity to significantly improve connectivity and view from the south



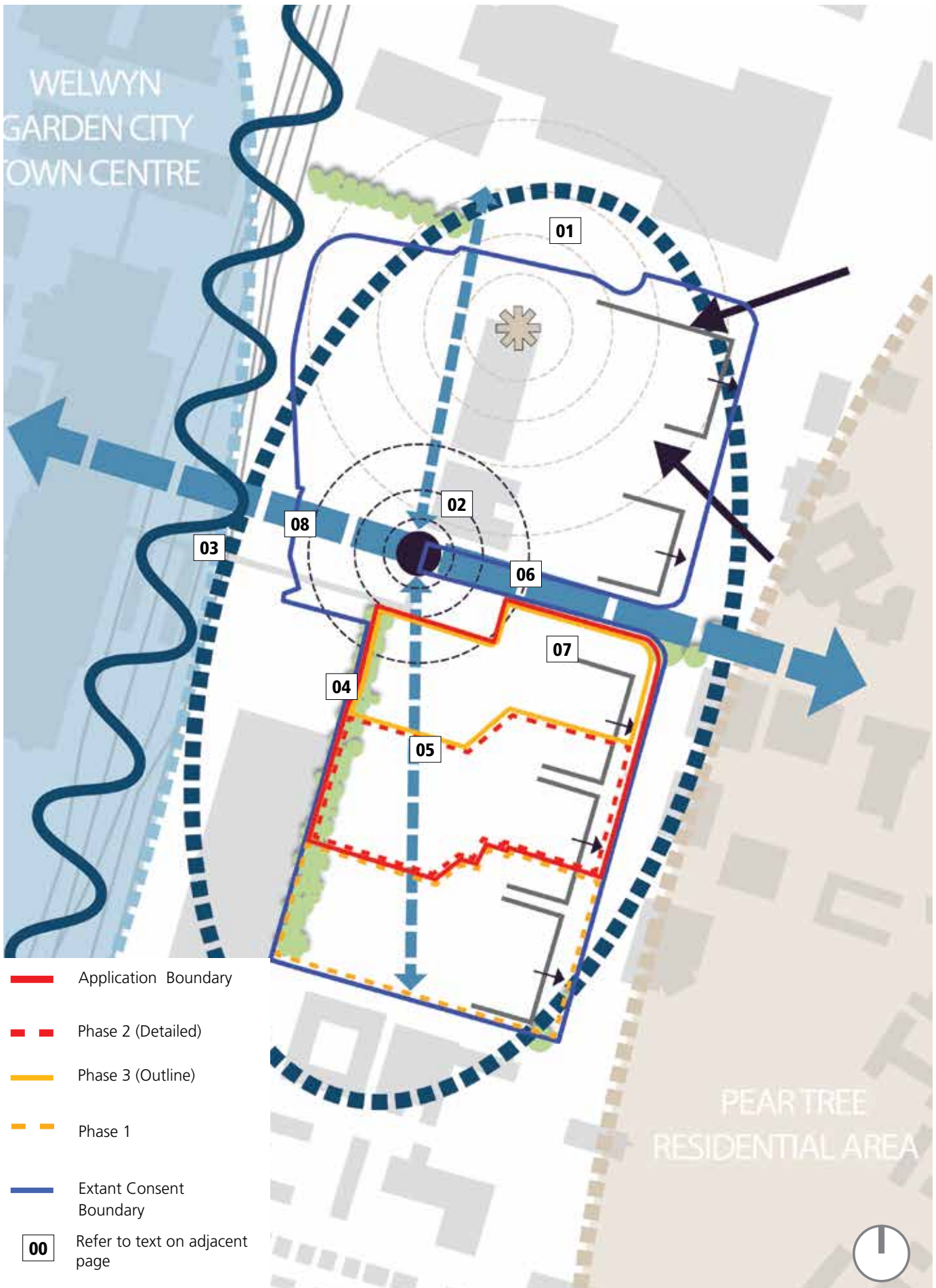
Visually the site is disconnected from the town centre by the Howard Shopping Centre. There are localised views through the site from the existing access route along Hyde Way that links Broadwater Road with the Howard Centre, including elevated views from the Network Rail bridge. The listed factory including the 1920's Silos and Production Hall provide a strong visual landmark in views from the north, south, east and west. In consultation with Historic England (formerly English Heritage) and Welwyn Hatfield Borough Council, a number of specific views have been reviewed as part of the design process to inform the height and massing of

the built form. These include localised views from within the town centre, platforms of the railway station, along Broadwater Road and Bridge Road, as well as long distance views from Hatfield House. A detailed description of these views and the likely effects of development upon them is provided within the Townscape & Visual Amenity chapter of the Environmental Statement.

3.2 Constraints and Opportunities

Conceptual design is based on the coming together of needs; both human and site needs. Each offers unique design opportunities and constraints. Realising opportunities and resolving constraints is the beginning of conceptual design.

01. The site is strategically located between Welwyn Garden City town centre and Peartree ward. The redevelopment of the site provides the opportunity to regenerate former industrial land by providing an inclusive mixed use development.
02. The listed part of the 1920's (Louis de Soissons designed) Shredded Wheat Factory lies to the north of the site and was, until recently, screened by lesser significant built form. The opportunity to improve the setting of the listed building by providing an appropriate public realm setting for a more public appreciation of their architectural quality.
03. The east coast mainline railway, located to the west of the site, currently forms a physical, visual and sound barrier.
04. Existing vegetation, featuring trees and shrub, currently borders the site's west boundary. An opportunity exists to retain, enhance and strengthen the existing landscape resource to further alleviate the presence of the railway and create a strong green edge for the public and wildlife to enjoy.
05. The development of the site provides the opportunity to create a north/south footpath/ cycle link through the site and to improve permeability further through the creation of new east west links.
06. The existing and proposed connections through the site, identified in the analysis, converge at a central point at the end of Hyde Way. An opportunity presents itself to create connecting piece of public space through the site connecting to the heart of the extant consent development.
07. The lack of built form along the site's eastern boundary currently creates a weak, inactive urban edge. The development of the site provides the opportunity to introduce built form along Broadwater Road which will create an active, positive frontage with buildings orientated out onto the road.
08. The site also represents a gateway to the heart of Welwyn Garden City, particularly for those residents to the south who cross the existing footbridge to access the shops within the Howard Centre or the railway station. There is a significant opportunity to improve how this area integrates with the rest of the town.



04 DESIGN AMBITION

“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

The development proposal offers an opportunity to maximise the benefits of creating a vibrant new community at the heart of the scheme helping to redefine the former Shredded Wheat Factory site and provide much needed housing and additional open space.

The landscape proposals continue to be underpinned by a coherent vision that draws upon the principles and qualities of the existing garden city and the Site's location, heritage, character and the wider setting of Welwyn Garden City. This vision formed the basis of the extant consent scheme, Phase 1 and has been carried through to inform the current landscape masterplan.

The vision has four main strands:

HERITAGE

- Sensitive design that reflects the importance of the retained 1920's listed buildings to the north of the site

BEAUTIFUL SPACES

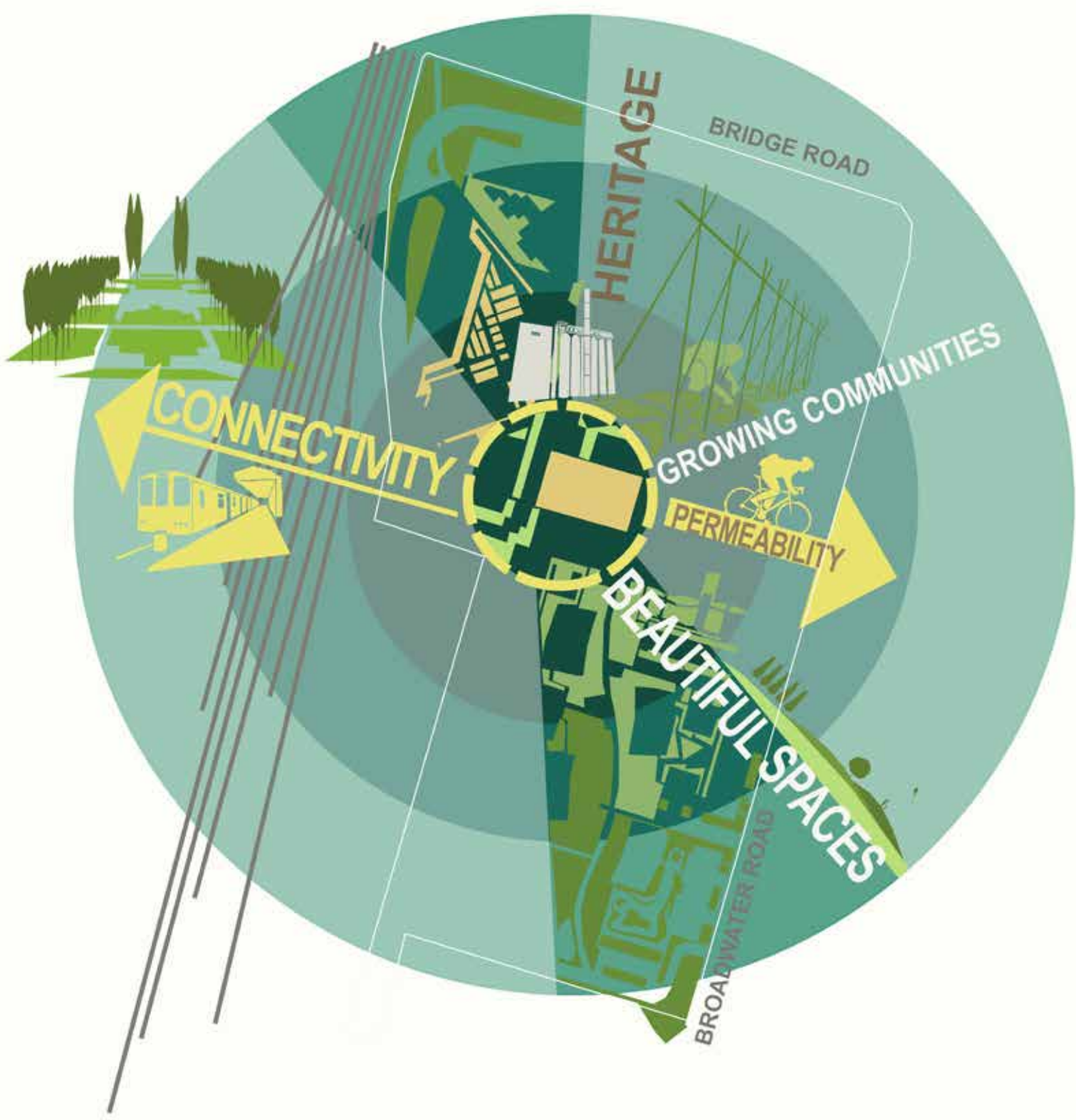
- Landscape and open space integral to characterising the development
- Creation of public open spaces offering green routes in to the development

SUSTAINABLE COMMUNITIES

- Fostering a sense of community to allow residents to integrate and support one another to create an inclusive mixed use community

CONNECTIVITY

- Introduction of a new north-south pedestrian link providing a new connection for existing southern residents to the new wheat quarter and town centre



4.1 Design Principles

The South Side presents an opportunity to create new areas of high quality amenity space and public realm as an integral part of a mixed use development.

- Recognise and respond to the character and heritage of Welwyn Garden City, the Shredded Wheat Factory and listed buildings.
- Embrace and reinterpret Ebenezer Howard and Louis de Soissons' core Garden City principles established at Welwyn Garden City
- Balance the needs of private and public vehicles, cyclists and pedestrians.
- Improve the connectivity to both the east and west of Welwyn Garden City.
- Integrate site more effectively with the surrounding areas including Welwyn Garden City town centre and Peartree ward.
- Create activity, interest and multi-functional external spaces for a variety of age groups during both day and night.
- Balance the needs of different users ensuring a balance between public and private amenity space.
- Respond to the requirements of planning policy and supplementary guidance in terms of design quality, play provision, sustainability, climate change and green infrastructure.
- Provide high quality open space and landscape, reflecting the garden city principles and the interrelationship with the built form.
- Ensure buildings, public realm and private/ community amenity space are strategically located in the right place, responding to their wider surroundings, use and context.
- Ensure places and spaces are designed for all to use and promote community, inclusion and cohesion.

“High quality parks and public spaces are an essential feature of successful neighbourhoods where people want to live, work, play and invest. They are vital to people’s health and the local economy.”

Manifesto for Better Public Space, CABE Space, 2004



05 LANDSCAPE PROPOSALS

“Parks and gardens, orchards and woods, are being planted in the midst of the busy life of the people, so that they may be enjoyed in the fullest measure....”

Ebenezer Howard, To-Morrow: A Peaceful Path to Real Reform, 1898

The design principles that drove the design process on the extant consented scheme have been crucial in underpinning the masterplanning exercise that has taken place to support this fresh application for Phase 2 & 3.

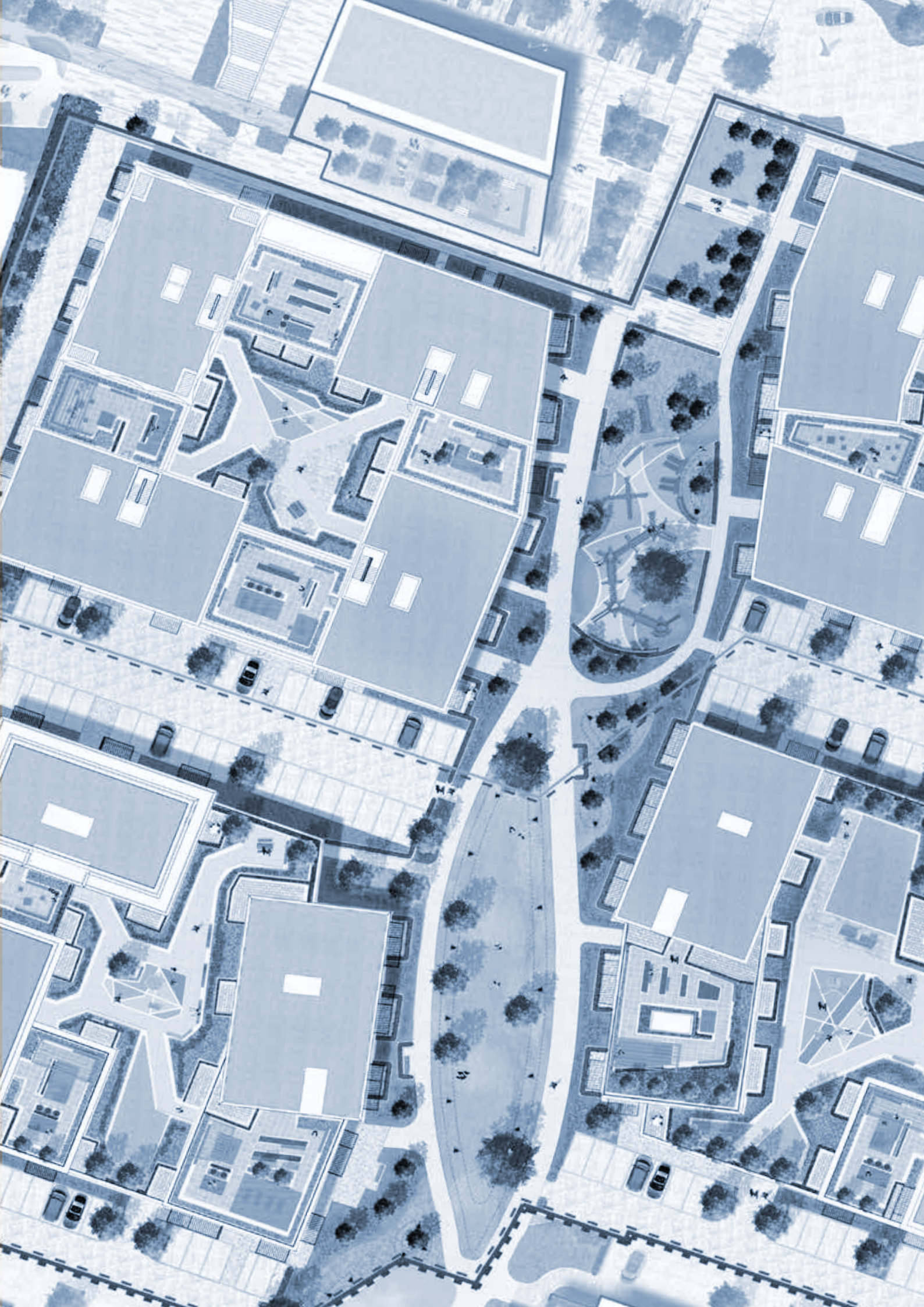
The landscape strategy has evolved as part of this iterative process and continues to work as a unifying element across the wider masterplan. The proposed scheme ties together the built form through the creation of a network of open green space and green infrastructure that sits at various levels throughout the development.

The landscape masterplan comprises four main types of landscape and open space:

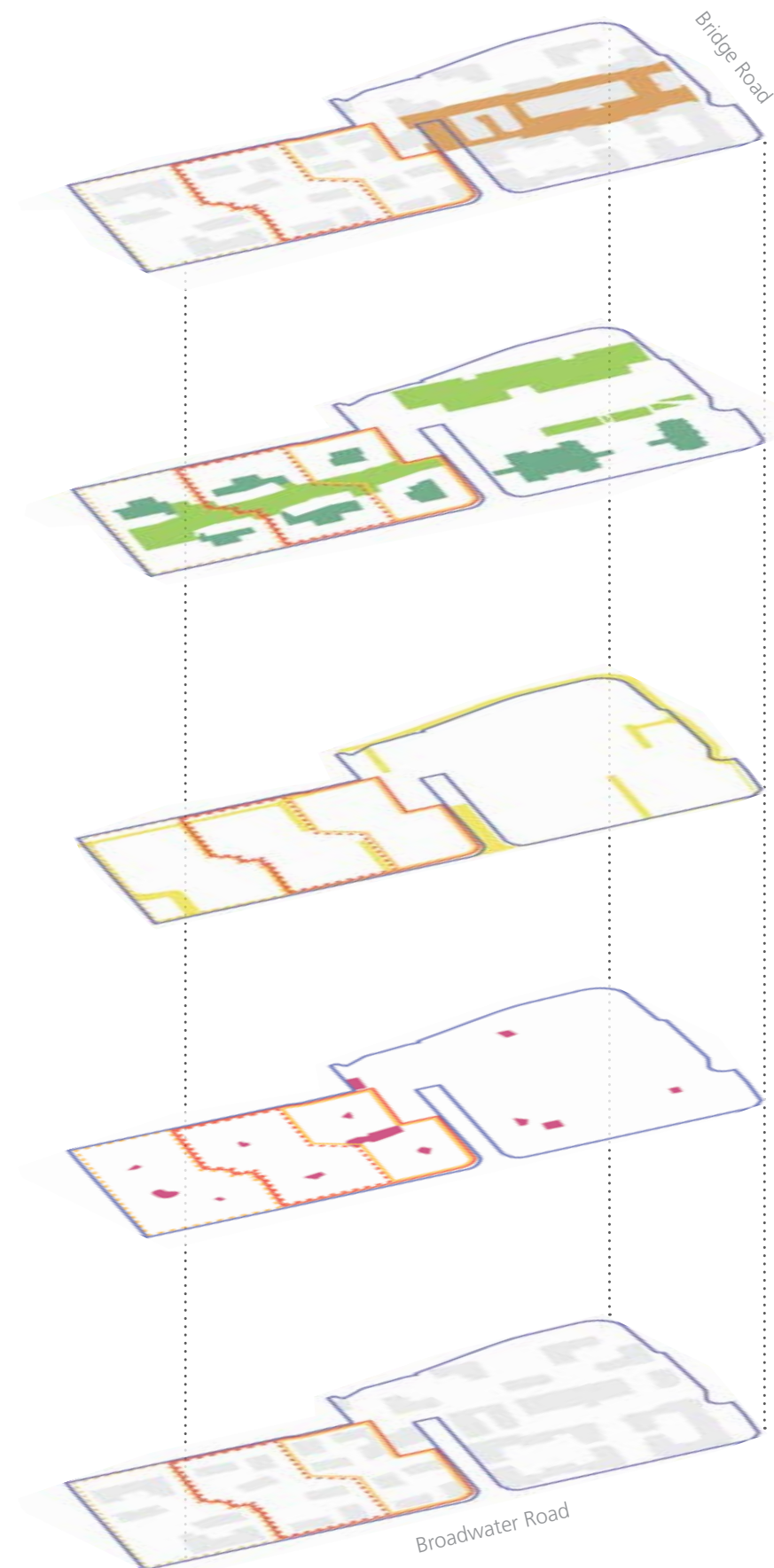
- Public Realm
- Green Spaces
- Streetscapes
- Play

These areas have been established to develop a hierarchy of public realm and open spaces across the development, responding to the place, use, function and built form.

Within each landscape typology is a series of landscape components which are explored in further detail in Chapter 6 Landscape Components.



5.1 Concept



LANDSCAPE FRAMEWORK

The landscape framework has been a starting point for the overall masterplan. It is made up of four main landscape typologies that have influenced and responded to the place, use, function and built form of the extant consented scheme and the evolved masterplan for the South Side

PUBLIC REALM

Goodman Square (North Side)
 Louis de Soissons' Gardens (North Side)
 Reiss Walk (North Side)

**GREEN SPACES**

The Weave
 Podium Level Residential Gardens
 Roof Gardens
 Sensory Garden (North Side)
 Green Edge Infrastructure

**STREETSCAPE**

Hyde Way (North Side)
 Residential Streets
 Broadwater Road

**PLAY**

Informal Play Areas
 Integrated Doorstep Play Areas
 Play on the way
 Formal Play Areas

**BUILT FORM**

Courtyard Blocks
 Podium Buildings
 Pavilion Buildings
 Feature Building
 Civic Building
 Listed Buildings



5.2 Design Evolution

Whilst Phase 2 & 3 has evolved since the approval of the previous extant consented scheme, the fundamental design principles remain. The proposed development will create a place that is multifaceted, with mixed uses for residential, business, entertainment, recreation and leisure. The landscape is an integral part of the scheme, ensuring that the journey through the site is welcoming and that each character area presents a safe and pleasant environment connected to the wider setting of Welwyn Garden City.

DESIGN CHANGES BETWEEN PROPOSED & CONSENTED SCHEME

As part of the design evolution for Phase 2 & 3, several changes have been made to the scheme in response to a new brief and review of the scheme as a whole.

These include: changes to the building layout due to the uplift in unit numbers changes to the treatment of some of the podium areas and the introduction of several communal roof top gardens.

1. Update to the play space within the phase 3 outline area (indicatively shown) to include outdoor exercise equipment for adults.
2. Introduction of multiple rooftop gardens, to maximise amenity space



5.3 Landscape Masterplan

The key to delivering a successful masterplan is having an inspired and holistic approach that includes landscape systems, people and place making at its heart.

01



The Weave

A central open space that connects the more civic public realm to the wider residential development.

07



Broadwater Road

Forms the interface with the wider townscape context to the east.

02



Podium level residential gardens

Offer a variety of recreational space for residents.

08



Informal Play Area

Located throughout the Sensory Garden, providing incidental play experiences for all ages.

03



Formal Play Area

Adventure style integrated natural play located in the linear park.

09



Integrated Doorstep Play

Within each podium will be an element of doorstep interactive play.

04



Residential Streets

Provides access to the residential development with tree and ornamental planting

10



Raised Allotment beds

Raised timber beds located on roof gardens

05



Communal Roof Gardens

Roof terraces providing elevated communal recreation space for residents, overlooking the surrounding development

11



Green Edge Infrastructure

Utilises existing vegetation as a backdrop and supplements this with new native tree & shrub planting.

06



Green / Brown Roofs

Contribute to biodiversity enhancements, reduce heat island effect and reduce surface water runoff

12



Goodman Square Interface

Formal raised lawn with tree planting to the south of Goodman Square



06 LANDSCAPE COMPONENTS

‘The end venture to now
set before the people...
that they should forthwith
gird themselves to the task
of building up clusters of
beautiful home-towns’

Ebenezer Howard, To-Morrow: A Peaceful Path to Real Reform, 1898

Public space is all around us, a vital part of everyday life: the streets we pass through on the way to school or work, the places where children play, or where we encounter nature and wildlife. In research carried out for CABI, 85 per cent of people surveyed felt that the quality of public space and the built environment has a direct impact on their lives and on the way they feel. A high-quality public environment can have a significant impact on the economic life of urban centres big or small, and is therefore an essential part of any successful regeneration strategy.

The landscape strategy for the new application follows the design ambition set down in the original extant consented scheme and currently being implemented at Phase 1. This strategy delivers a high quality public open space network of residential streets, semi private gardens and public landscape spaces. The hierarchy and distribution of open space has been developed with reference to the Supplementary Planning Document (SPD) and following a review of the contextual analysis carried out relating to movement, existing open space, visual context and townscape character.



6.1 Open Space Hierarchy

The design of the landscape will create a high quality public realm offering residents, workers and visitors a variety of spaces and routes to enjoy.

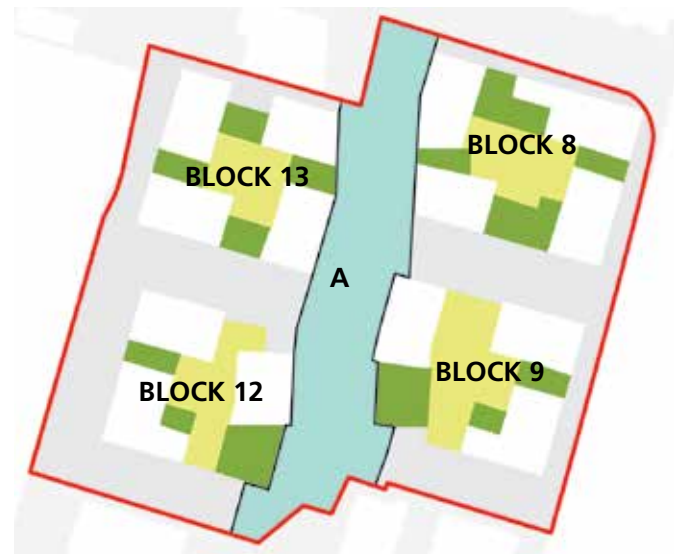
The open space has been divided between publicly accessible open space, semi-private spaces and communal gardens. The publicly accessible open space is located across the development and includes formal linear park as well as less formal green routes and streetscapes. A series of semi private spaces and communal gardens can be found at podium & roof level, providing additional open space for residents. Private terraces and gardens are located at both ground floor and podium level and give added amenity space.

PROPOSED OPEN SPACE

Designated public Open Space Areas:

A. The Weave (3966m²)

- Phase 2 & 3 Application Boundary
- Public
- Semi-private (Podium)
- Semi-private (Roof Terrace)



OPEN SPACE HIERARCHY

The plan opposite illustrates the public realm and open spaces and identifies the hierarchy of public, semi-private and private spaces across the development.

PUBLIC OPEN SPACE

The spaces between the buildings are considered fundamental to the overall development making. These will comprise both formal and informal areas of green space and urban realm.



SEMI-PRIVATE OPEN SPACE

Semi-private spaces include the podium gardens and communal roof terraces which are designed to be managed as communal gardens for residents facing on to each garden. Access to the public will be restricted through secure measures.



PRIVATE OPEN SPACE

These include the residential gardens at both ground floor and podium level, which will be for private use by the residents.



PROPOSED OPEN SPACE

OPEN SPACE HIERARCHY

The tables opposite illustrate the public realm and open spaces for the proposed scheme

PROPOSED SCHEME	BLOCKS				
OPEN SPACE TYPE	BLOCK 8	BLOCK 9	BLOCK 12	BLOCK 13	TOTAL:
PUBLIC (THE WEAVE) (M ²):	3966				3966
PODIUM LEVEL (M ²):	661	1050	663	520	2894
ROOF TERRACES (M ²):	846	568	493	594	2501
TOTAL SHARED EXTERNAL (M²):	1507	1618	1156	1114	5395
TOTAL EXTERNAL (M²):	1507	1618	1156	1114	9361

6.2 Green Space

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.
- Utilising mounding and defensive planting to ensure separation whilst screening the residential parking at ground level.
- Designed as a multi functional space combining open grass areas, ornamental shrub and tree planting

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 including outdoor exercise equipment
- 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



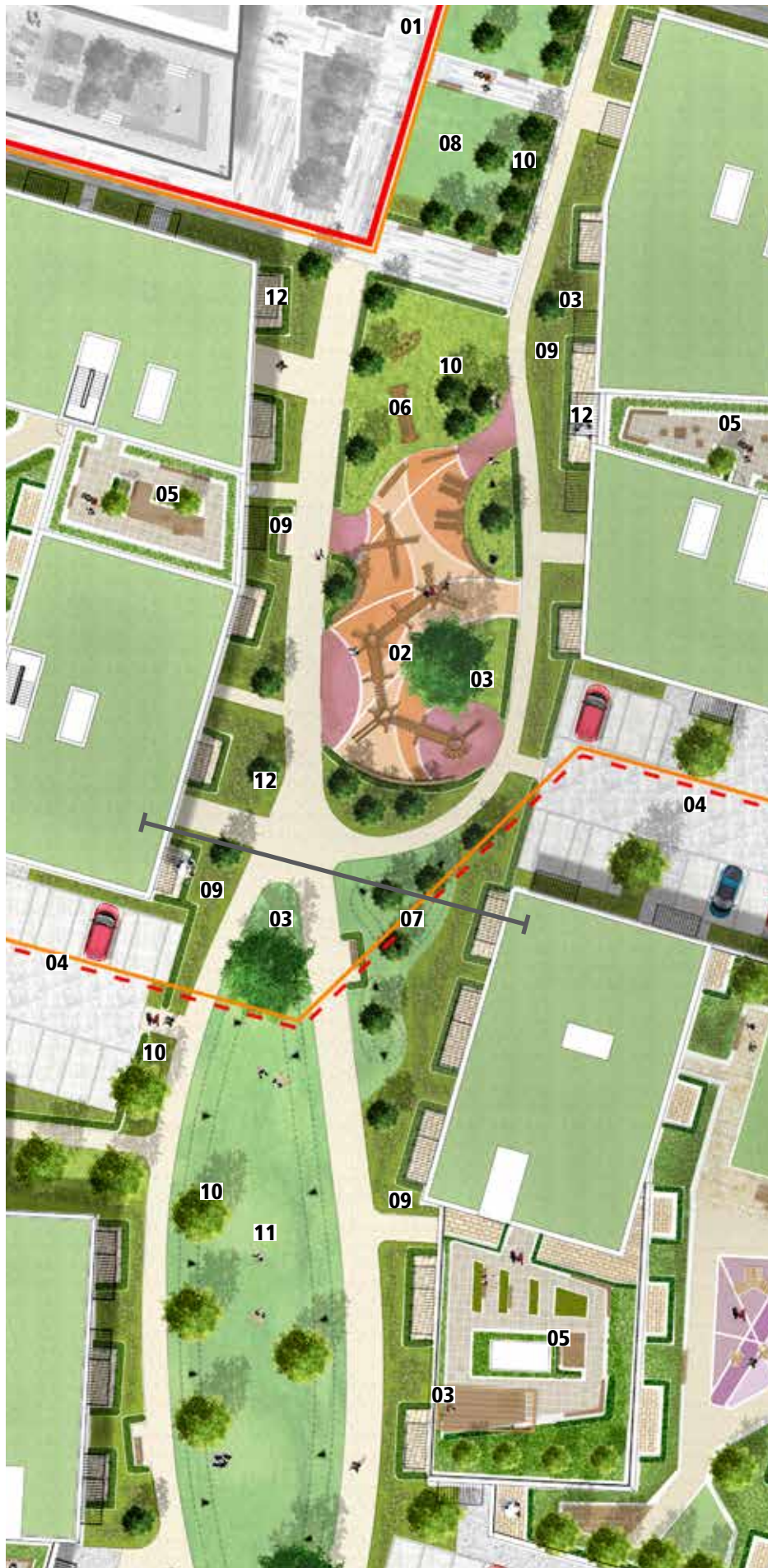
Integrated green edges




Biodiversity



Residential backdrop



- 01** Formal Entrance
- 02** Formal Play Space
- 03** Feature Tree
- 04** Residential Street
- 05** Roof Top Garden
- 06** Informal Play Space
- 07** Feature Mounding
- 08** Formal Raised Lawn
- 09** Ornamental Planting
- 10** Tree 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.



Informal play elements



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



Specimen parkland trees create a naturalised character



Attractive route for walking, jogging or cycling

Features

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



RESIDENTIAL GARDENS

Function

- A variety of different sized communal gardens for residents, all with distinction in character and style at 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 communal space for residents to overlook and utilise
- Areas of seating for contemplation, privacy and relaxing
- Incidental play provision subtly incorporated into the gardens



Communal residential gardens for each block



Incidental play



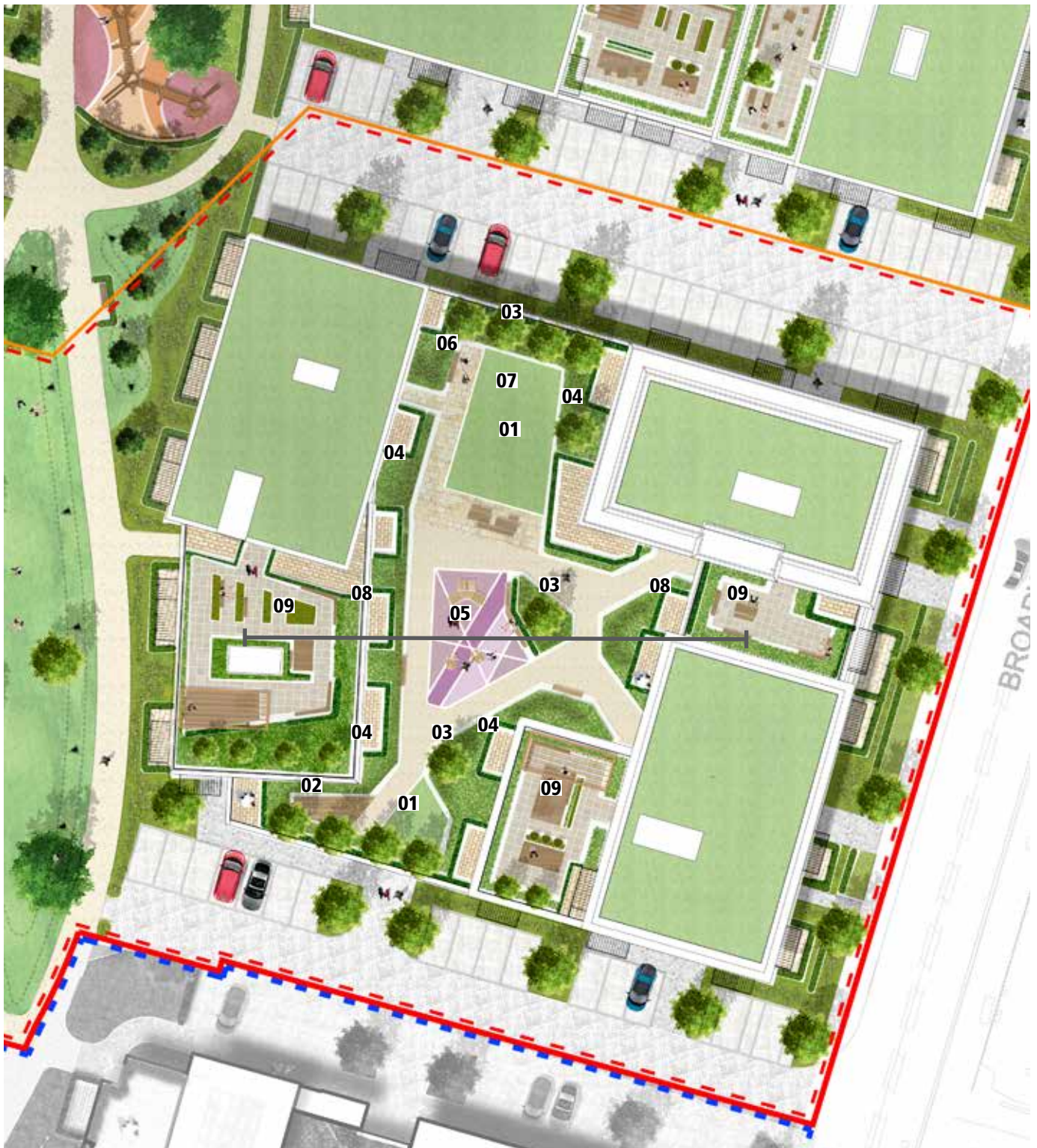
Contemplation seating areas



Public / private interfaces defined through planting



Raised lawn garden area



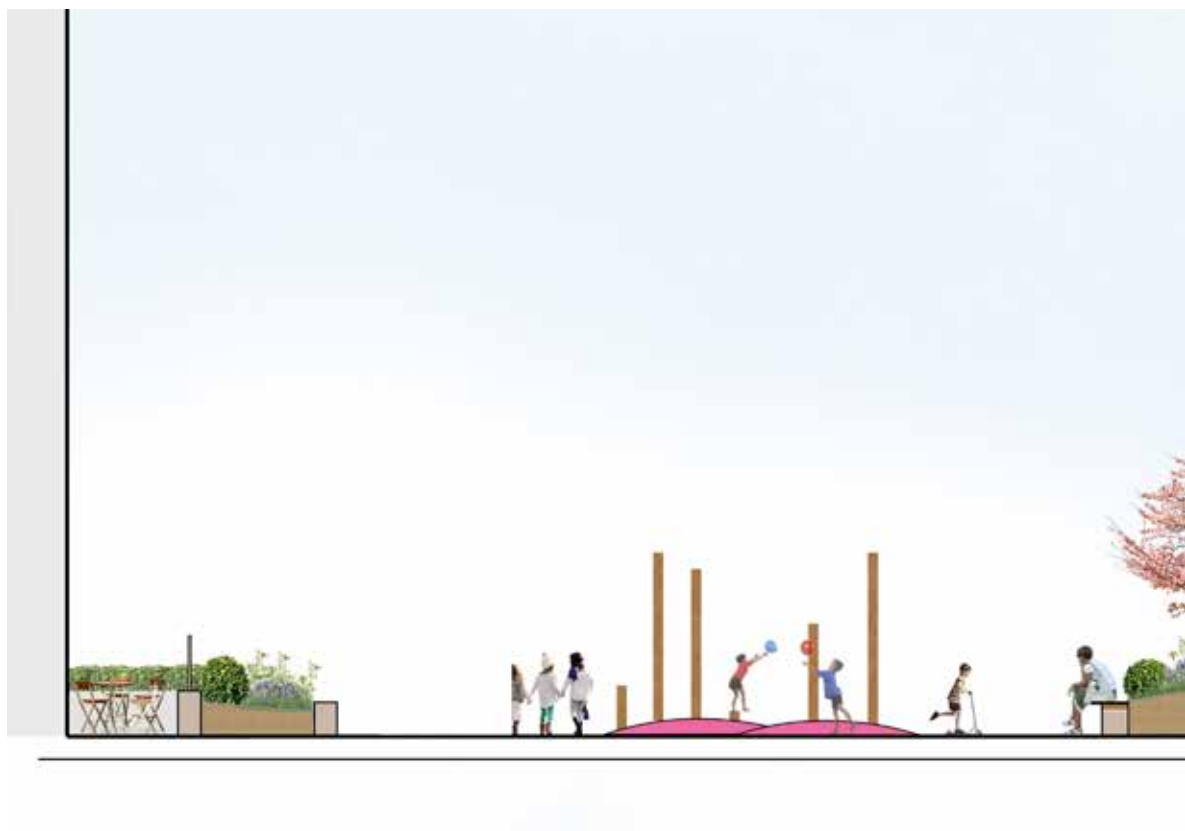
- | | | |
|-----------------------------------|-------------------------------|---------------------------------|
| 01 Raised lawns | 04 Ornamental Planting | 07 Table And Chairs |
| 02 Raised seating platform | 05 Play Space | 08 Private Amenity Space |
| 03 Ornamental Trees | 06 Informal Seating | 09 Roof Top Gardens |

 Section Location

PODIUM LEVEL RESIDENTIAL GARDENS

Features

- 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
- Communal gardens providing amenity space for residents of each block
- Residential terraces face on to the communal garden separated by buffer ornamental planting providing some privacy.



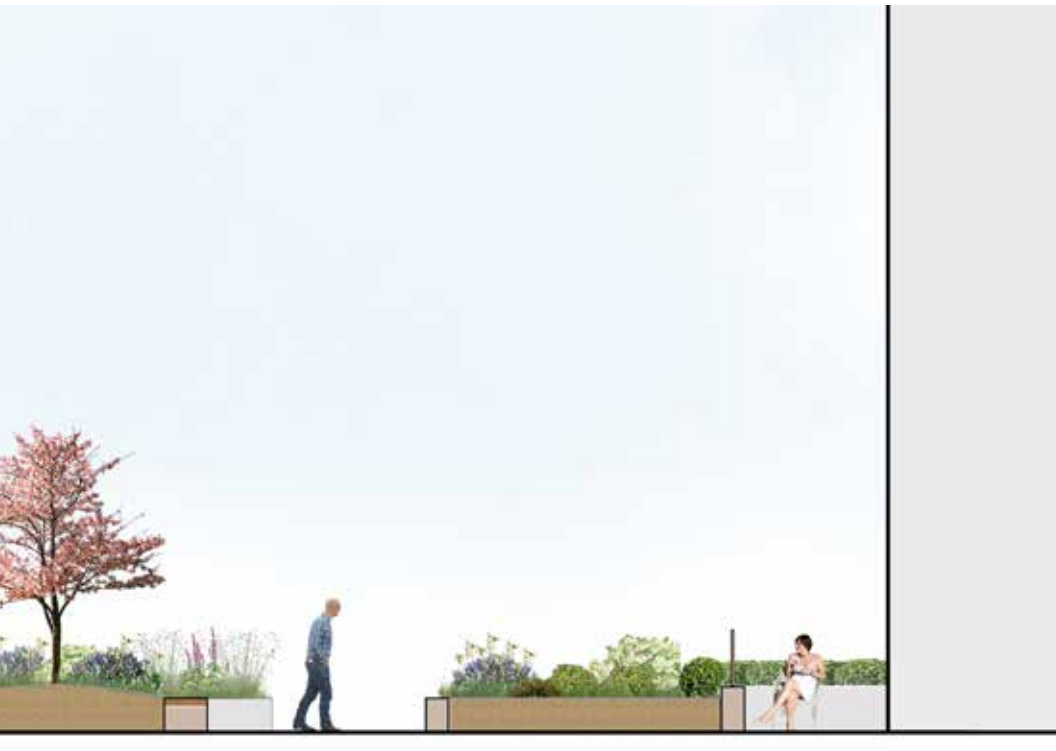
Ornamental trees in
planters / raised beds



Stone edge/
informal seating &
timber benches



Flexible seating area in
sun soaked area



Herbaceous / shrub
borders



Amenity grass
raised lawn areas



Sculptural features /
incidental play

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
- 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 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



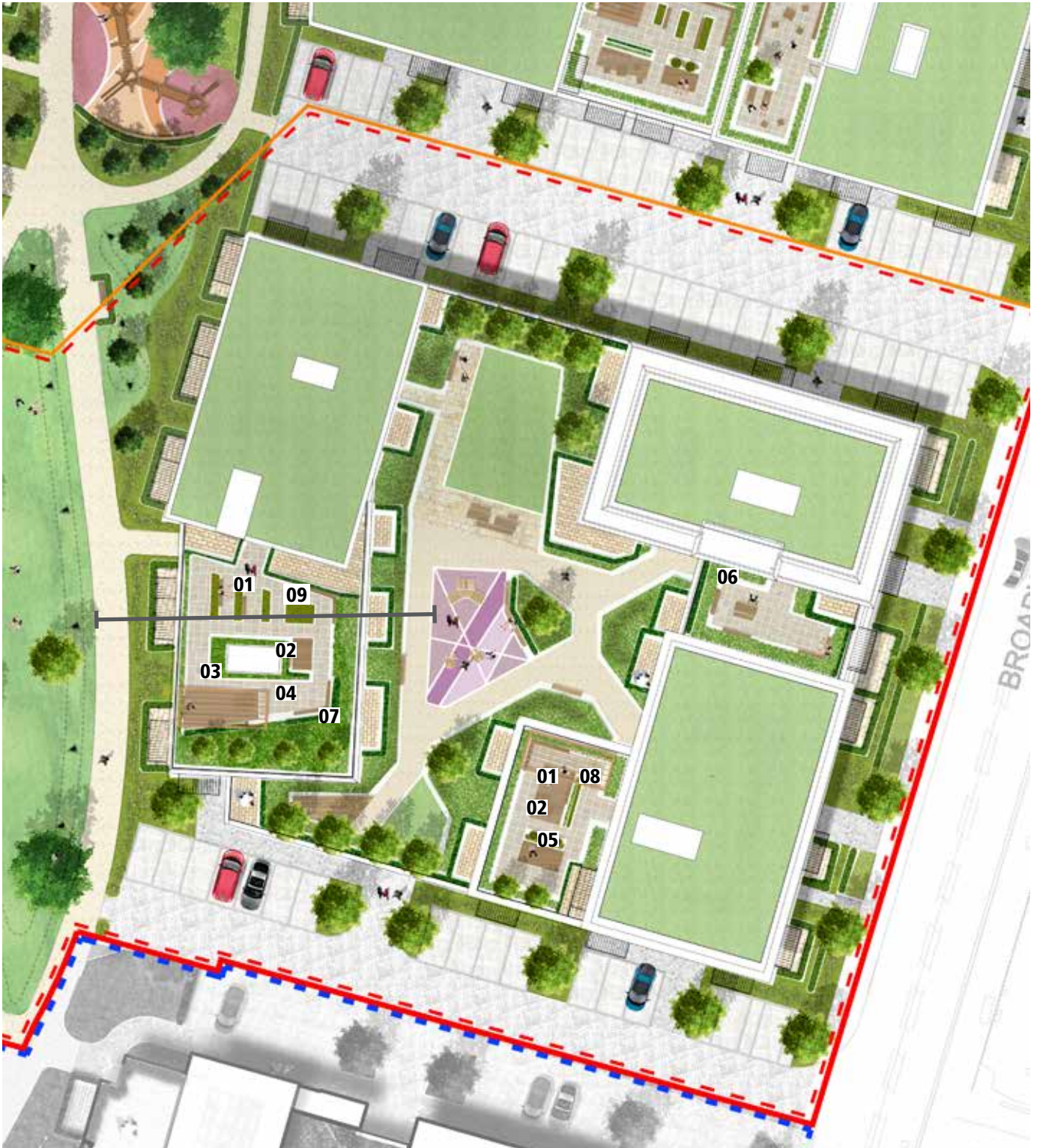
Public / private interfaces defined through planting



Timber Pergolas



Outdoor dining



- | | | |
|---|--|---------------------------------|
| 01 Timber pergola with climbers | 04 Timber sun beds | 07 Timber decking |
| 02 Ornamental planting | 05 Raised timber platform seating | 08 Concrete paving |
| 03 Ornamental Trees / large shrubs | 06 Timber Picnic tables | 09 Raised Allotment beds |

 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



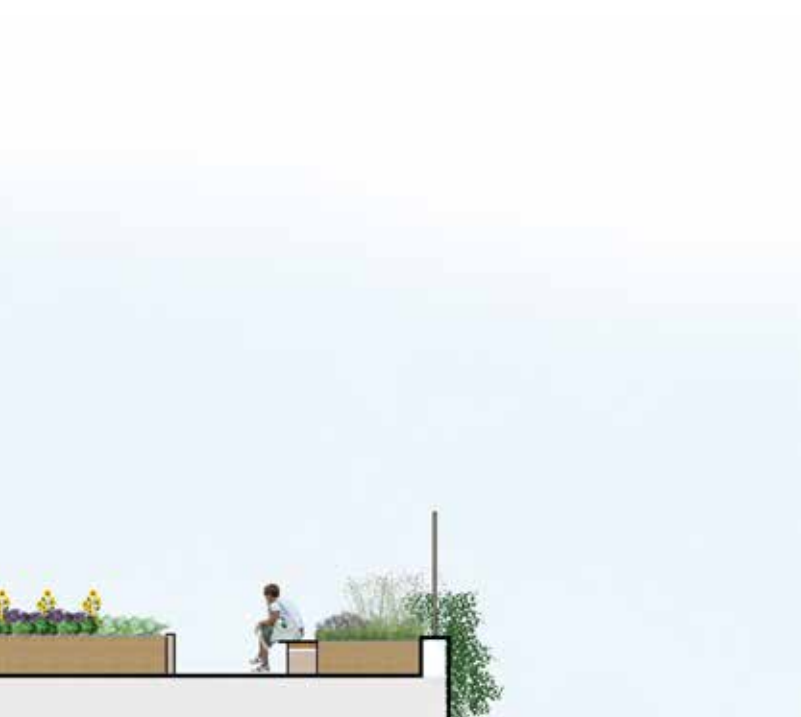
Small Ornamental trees in planters / raised beds



Climbing plants to exposed walls and pergolas



Sun lounger seating in sunny locations



Trailing Planting to edges



Communal growing space



Climbing plants

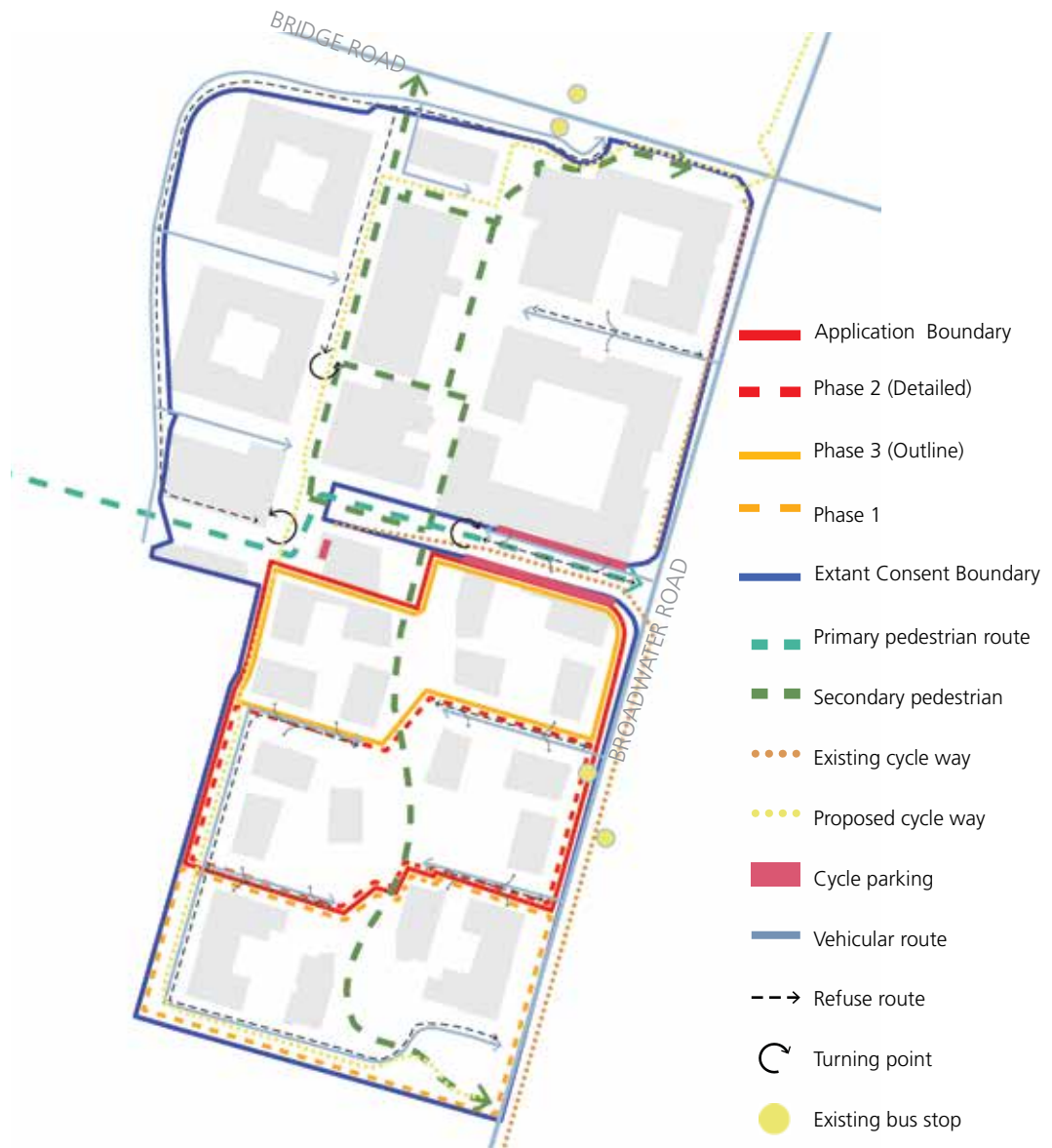
6.3 Streetscapes

ACCESS & MOVEMENT

A core principle of the consented scheme was to significantly improve connectivity between the two sides of the town. The updated Phase 2 & 3 layout has retained that connectivity.

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 various points down Broadwater Road have been included.

The Weave will provide a new pedestrian / cycling only route between the north & south.



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, into the extant consent site and the wider local context.

The residential parking within phase 2 will be at grade under podium gardens reducing the need for on street car parking. Parking arrangement within phase 3 (outline) will be developed as part of a later Reserved Matters Application.

There will be plenty of cycling storage for public use, on Hyde Way just north of the site 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



RESIDENTIAL STREETS

Function

- Providing vehicular and pedestrian access to residential properties and communal podium gardens
- Shared surface principles
- Trees and planting help break up the parking and provide vertical greening
- 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** Parking
- 03** Street Trees
- 04** Ornamental planting
- 05** Podium
- 06** Roof Gardens
-  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** 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

6.4 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 Phase 2 & 3 Layout has retained this approach with a LAP, doorstep play provided within each residential block, and informal play areas along with the introduction of exercise equipment for all ages within The Weave



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.



LAP

A LAP is strategically located toward the northern end of the Weave (Phase 3), an area of public open space specifically designed for very young children.



INFORMAL PLAY

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



EXERCISE EQUIPMENT

Static outdoor gym equipment for all ages, located within the Weave adjacent to the LAP.



LEAP

The LEAP is being provided at the southern end of the Weave (Phase 1) and provides a public play space aimed at children who are beginning to go out and play independently close to where they live.



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.





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

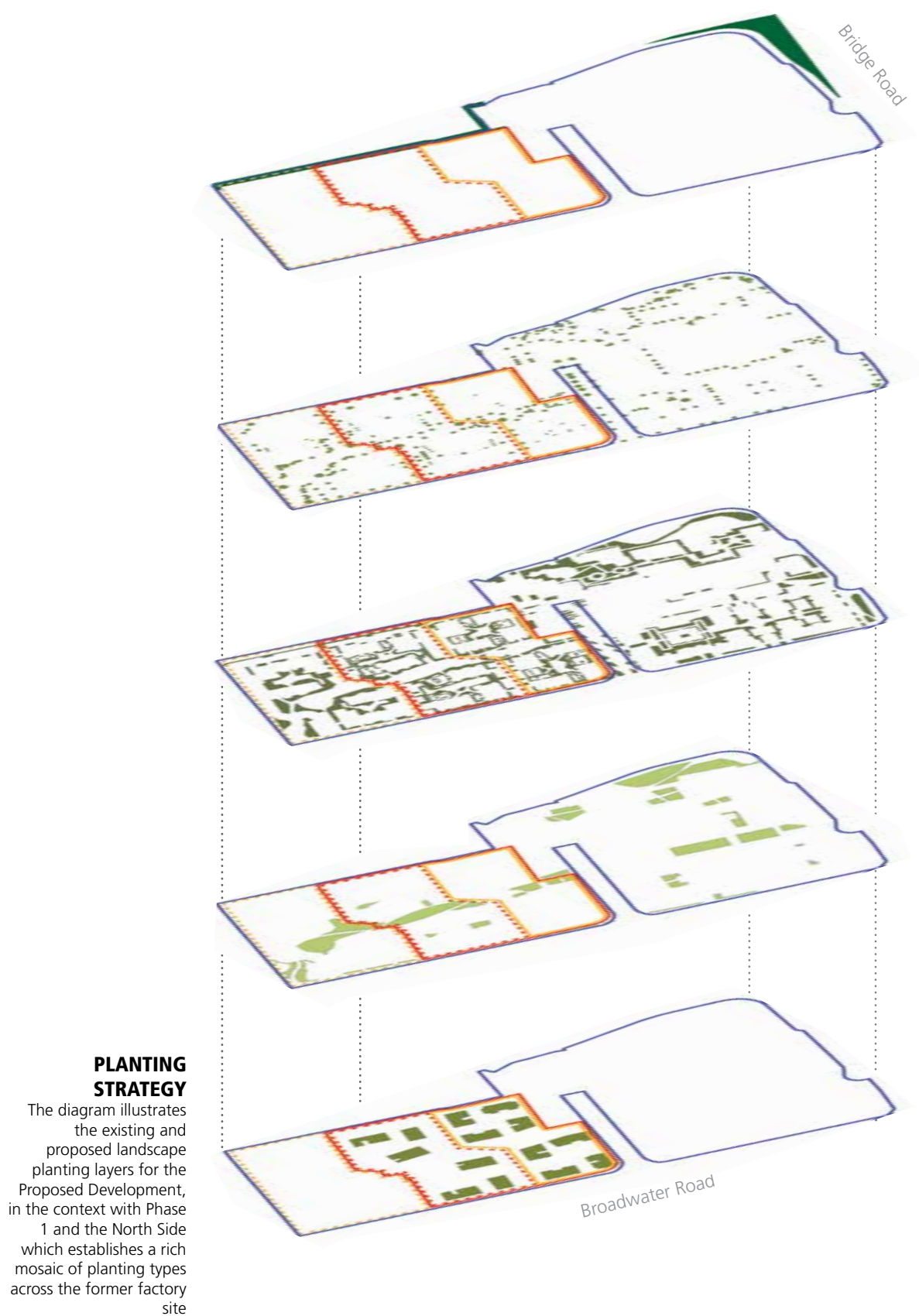
The extant consented scheme proposes a broader connected and multilayered planting strategy to support sustainable growth. The Phase 2 & 3 plays its part in introducing a rich mosaic of planting and a variety of green space to deliver a high quality landscape setting.

The planting strategy will create a connected multifunctional and multilayered habitat mosaic which embraces the site's existing landscape, ecological assets and continuity with Phase 1 and the North Side.

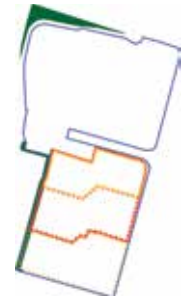
The mosaic supplements existing tree species with a variety of new native and ornamental tree planting. Species rich grassland and amenity grassland provide recreational space and offer gains in biodiversity. Native and ornamental shrub planting is introduced across a sculpted ground plane and through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





EXISTING VEGETATION



TREE AND NATIVE STRUCTURAL PLANTING



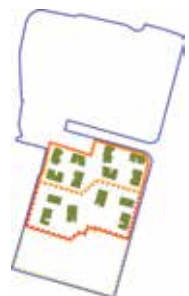
ORNAMENTAL PLANTING, HEDGEROW, ALLOTMENTS & VERTICAL LANDSCAPES



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 Phase 2 & 3 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 8 Material Palette, section 8.1 Soft Landscape.

1 EXISTING VEGETATION

A spine of existing trees forming the western boundary of the site 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 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 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.



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 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.



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



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

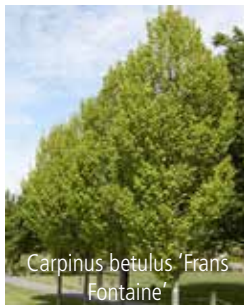
Species Name	Common Name	Form	Girth
<i>Carpinus betulus</i>	Hornbeam	Pleached	20-25cm

The pleached trees 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.



STREET TREES

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



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



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
<i>Carpinus betulus</i>	Hornbeam
<i>Escallonia</i> 'Apple Blossom'	Escallonia
<i>Euonymus japonicus</i> 'Jean Hughes'	Japanese Spindle
<i>Ilex crenata</i> 'Convexa'	Box-leaved Holly
<i>Lonicera nitida</i>	Box Honeysuckle



Lonicera nitida



Carpinus betulus

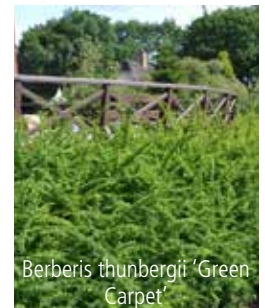
Hedgerows are used formally throughout the development to soften the built form edges, provide a visual screen, form a linear green element and define spaces. Smaller hedgerows are also included in the private roof gardens creating a consistent green edge and improving privacy to the private amenity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

AMENITY SHRUB PLANTING

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



Lonicera nitida 'Maigrün'



Berberis thunbergii 'Green Carpet'

ORNAMENTAL SHRUB PLANTING

ORNAMENTAL SHRUBS 1:

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



Viburnum Davidii



Spiraea japonica 'Anthony Waterer'

ORNAMENTAL SHRUBS 2:

<i>Elaeagnus x ebbingei</i>	Elaeagnus
<i>Hebe</i> 'Mrs Winder'	Shrubby Veronica
<i>Hebe pinguifolia</i> 'Sutherlandii'	Shrubby Veronica
<i>Hebe</i> 'White Gem'	Shrubby Veronica
<i>Olearia x haastii</i>	Daisy Bush
<i>Potentilla fruticosa</i> 'Abbotswood'	Shrubby Cinquefoil



Cornus alba 'Elegantissima'



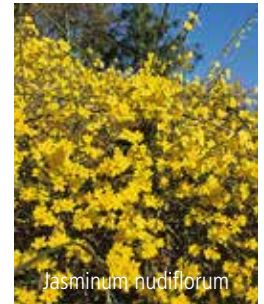
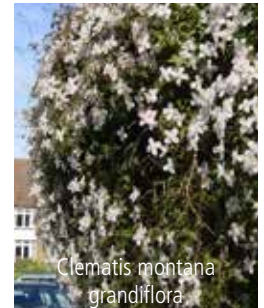
Hebe 'Mrs Winder'

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
<i>Clematis montana grandiflora</i>	White anemone clematis
<i>Hydrangea petiolaris</i>	Hydrangea
<i>Jasminum nudiflorum</i>	Winter jasmine
<i>Parthenocissus quinquefolia</i>	Virginia creeper
<i>Wisteria sinensis</i>	Chinese wisteria

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.



SHADE TOLERANT ORNAMENTAL PLANTING

SHADE TOLERANT PLANTING 1:

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

SHADE TOLERANT PLANTING 2:

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



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
Persicaria amplexicaulis 'Firetail'	Mountain Fleece

Ornamental mix 4

Species Name	Common Name
Bergenia Purpurascens	Purple bergenia
Crocsmia x 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



Anemanthele lessoniana



Calamagrostis x acutiflora 'Karl Foerster'



Hebe 'Autumn Glory'



Allium 'Purple Sensation'



Sisyrinchium striatum 'Aunt May'



Miscanthus sinensis 'Morning Light'



Euphorbia polychroma 'maior'



Carex oshimensis 'evergold'



Liriope muscari 'Big Blue'



Crocsmia x crocosmiiflora 'Emily Mckenzie'

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.

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



Salvia nemorosa
'Caradonna'



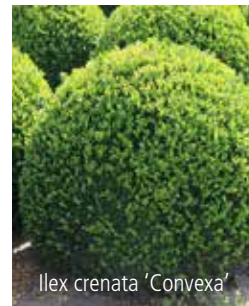
Achillea 'Moonshine'



Thymus vulgaris



Kniphofia 'Tawny King'



Ilex crenata 'Convexa'



Helianthus 'Lemon Queen'



Allium giganteum



Verbena bonariensis



Allium schoenoprasum



Salvia officinalis
'Purpurascens'

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

NATIVE SHRUB PLANTING MIX

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



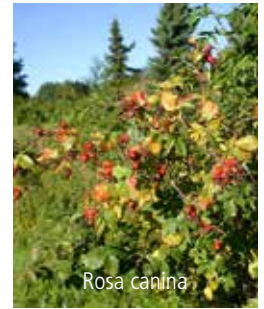
Daphne laureola



Prunus spinosa



Sambucus nigra



Rosa canina



Ilex aquifolium



Ligustrum vulgare

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

CONCRETE PAVING



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 & Roof gardens
Type: Concrete flags
Size: 600x600mm
Colour: Buff / light grey



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

COMPOSITE TIMBER DECKING



Area: Roof Gardens
Type: Composite

PLAY SURFACING



Area: Play spaces
Type: Wetpour surface
Colour: Range

ASPHALT



Area: Broadwater Road footpath
Colour: Black

9.3 Street Furniture

SEATING



Area: Throughout
Type: Wall mounted
timber bench



Area: Throughout
Type: Bench seating
Timber with aluminium
frame



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



Area: Roof Terrace
Type: Picnic Table

PLANTERS & PLATFORMS



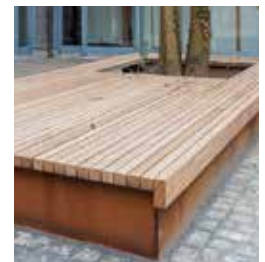
Area: Goodman Square
interface
Type: corten steel
raised planters



Area: Podium gardens
Type: powder coated
steel raised planter



Area: Roof Terrace
Type: Timber



Area: Roof Terrace
Type: Timber Platform

BOLLARDS



Area: Site wide
Type: Bollard powder
coated steel



Area: Site wide
Type: Steel and timber
littler bin

9 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 development of the wider former Shredded Wheat Factory site, 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, Peartree residential area and residential to the south
- 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 current 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 a range of 'allotment style - grow your own' beds on roof terraces, play spaces and urban spaces for community focused events.
- The play areas 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 planting
- 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.



10 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 Metropolitan Thames Valley Housing which 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.

		Time of year when maintenance operation is required or number of operations required											
Maintenance Operation	Frequency	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

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

- Continuation of establishment maintenance requirements

		Time of year when maintenance operation is required or number of operations required											
Maintenance Operation	Frequency	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									

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



ONGOING MAINTENANCE

- Continuation of establishment maintenance requirements.

		Time of year when maintenance operation is required or number of operations required											
Maintenance Operation	Frequency	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 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

		Time of year when maintenance operation is required or number of operations required											
Maintenance Operation	Frequency	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									

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.

		Time of year when maintenance operation is required or number of operations required											
Maintenance Operation	Frequency	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

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. The design principles that drove the design process on the extant consented scheme have been crucial in underpinning the masterplanning exercise that has taken place to support this fresh application for Phases 2 & 3 of the Former Wheat Factory.

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 to 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 design and layout of the landscape 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 and the extant consented scheme.

Soft landscape combines a range of planting typologies to create a multifunctional habitat mosaic. Planting is introduced in the form of vertical landscape and through the use of green and brown roofs, creating functional and usable green space at both upper and lower levels.

The scheme proposes a range of both informal and more formally laid out areas of public realm. The Residential Streets provide connectivity through the site with opportunities for vertical greening and the continuation of The Weave provides north-south connection up to the future Wheat Quarter (North side) as well as public open space with both formal and informal seating and play opportunities. For the residents semi-private podium and roof top gardens provide new opportunities for community, growth, play and relaxation away from the public space.

The landscape strategy continues to deliver a bespoke, sustainable and high quality public realm and series of green infrastructure proposals. It has been designed to complement the new built form and to provide a long term landscape and ecological resource. A fresh application of Phase 2 & 3 has provided an opportunity to revisit and hone the design aspirations wrapped up in the wider scheme. Components that were integral to the overall ethos of the development have been retained, and the luxury of revisiting this part of the site has allowed the re-imagining of the public spaces, resulting in a more focused and detailed design overall.



