

Growing Letchworth

Embedding resilience within the Garden City

Capturing value for the good of the community

This masterplan proposes an alternative to the traditional developer-led housing delivery model, more in line with the original Garden City principles of place-making, ownership and land value capture. Here the Letchworth Heritage Foundation (LHF) would act as the master developer of the site as a way to ensure that true value and longevity are embedded within the development. Public spaces and landscape amenities are prioritized from the beginning of the development and safeguarded in perpetuity. This will allow the development to provide the unique public spaces which will make the development a desirable place to live, thus creating value for the houses from the outset i.e. a higher revenue can be made from the sale of the houses if the place is a desirable place to live from the start. By avoiding the developer model, the profit usually made by developers is allowed to be fed back in to the LHF.



The landscape-led masterplan puts priority on creating green and productive public and shared spaces for its inhabitants. The landscape infrastructure of swales, coppice and productive orchards draws on already established green routes through the site, creating an active and recognizable place from the outset.

Urban agricultural schemes localise food supply and provide a biodiverse setting while also creating opportunities for neighbours to interact and form social networks through gardening and harvesting. Managed coppice for the production of biochar to build soils and sequester carbon, as well as timber for craft which can be used in the construction of the houses on site. Local agricultural tenancies and sale of food production on site provides revenue for the LHF to support initial investments.

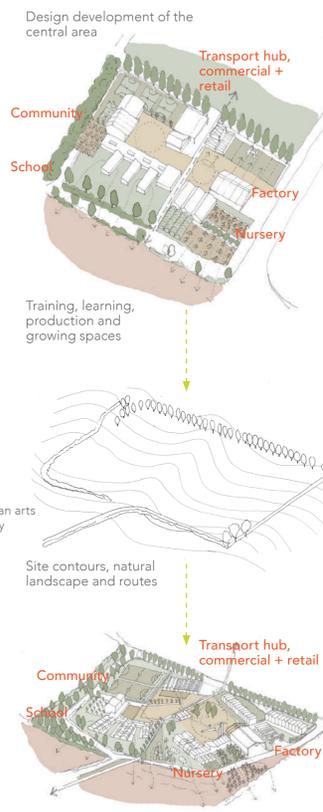


View of the site on approach



1 View of the central area

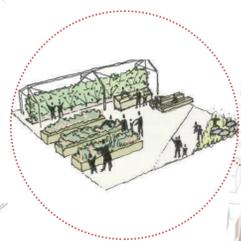
A productive yard



A communal space for the whole city



Varied and characterful streets
- A range of housing types
- Homes for different needs
- Individual expression and character



Intensive food growing
- high value produce, herbs
- espalier fruit trees, soft fruit
- close to home
- accessible
- market spaces



2 Neighbourhood streets, parking hubs and linear park



3 Agricultural edge, urban growing and local cafe

1-2 years



3-4 years



4-8 years



- Capturing Value: The initial investments by LHF create a return in the long term to provide funding for stewardship services.
- A community scale energy generation scheme will be installed from the outset removing reliance on the grid and, over the longer term, selling energy back to the grid.
- All communal spaces provided in the scheme will provide an ongoing source of income for the LHF which will help to fund the landscape education/ stewardship centre.
- The initial investment of the factory has long term return in promoting local employment, boosting the local economy
- The factory building and viewing tower, create recognisable focal points to the town.
- Income generated for LHF through future flexibles in response to local demand: market hall/gym/ climbing centre/ soft play space.



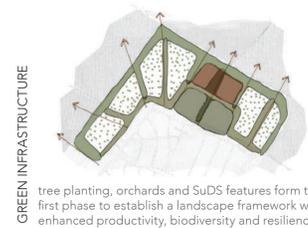
- New income generated for LHF, both from the rent of the homes and the ongoing income from different assets on site, funds a stewardship/ landscape education centre on site
- This will create a draw for the new rural/ sub-rural centre to the new part of the town creating a link between the two areas.
- This links to a tenet of the original garden city principles regarding "pro-municipal" work by the community.
- "Sweat equity" will offer an incentive for locals to work in the area and pay a discounted rate in return.
- Green spaces reach full potential when the community who uses them also takes on a stewardship role. The upkeep and training related to the landscape will be carried out by a management team funded by resident contributions to the LHF



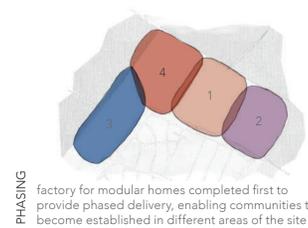
- Health and healthy living was one of the driving aspirations behind the original Garden City principles - "Health of the country, comfort of the town".
- The development promotes health and wellbeing at three different scales.
 - At the level of the home, each house will be made with healthy materials (timber) and designed using passivhaus principles which ensure a level of natural ventilation, daylight and thermal comfort
 - At a neighbourhood level, a feeling of neighbourliness is fostered by allowing for social interaction and impromptu meeting spaces
 - At the scale of the entire community, direct access to landscape and recreational areas to facilitate daily exercise and improved mental health by access to green natural spaces.



- Locally grown food creates a healthier attitude towards food and food production through communal work and education.
- Improved health through encouraging active lifestyles, social interaction and a connection with nature.
- Reducing the reliance on private cars via shared neighbourhood parking hubs with vehicle charging points and car share
- Co-located with other everyday services eg: bike storage, composting, refuse and online delivery/grocery pick up, creates a space for everyday encounters
- Subsidised charging stations will promote the use of electric cars, reducing the development's impact on the environment and improving air quality.
- PV's on the canopy support electric car charging and surplus energy sold back to the grid generating revenue for LHF



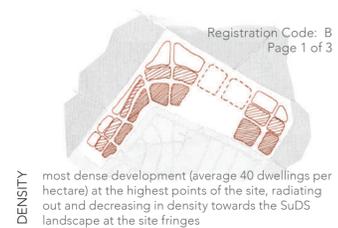
tree planting, orchards and SuDS features form the first phase to establish a landscape framework with enhanced productivity, biodiversity and resilience



factory for modular homes completed first to provide phased delivery, enabling communities to become established in different areas of the site



central access route for buses and cars limits vehicular through routes within residential streets existing greenways connected with new network of pedestrian and cycle routes



most dense development (average 40 dwellings per hectare) at the highest points of the site, radiating out and decreasing in density towards the SuDS landscape at the site fringes