Re-Imagining The Garden City

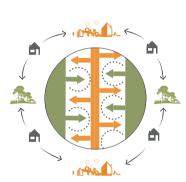
The Close Connection

In the spirit of the original Garden City our proposed masterplan hopes to plant the seed for the social interaction that creates a healthy and socially sustainable community where people care for one another and for the landscape. The vision is to create a framework which incentivises future residents towards an environmental and social way of

A neighbourhood or village should offer room for diversity, where the individual can live life in safety and in close connection neighbourhood which closes in on itself and becomes introverted, but a place which naturally fits into the environment and context contributing to the life that already exists in to grow together over time. the area and inviting it in.

a wide range of housing types and activities and programs for residents of all ages, incomes and states of health. The scheme re residents can stay and be the co-creator of a rich social life for all, coming together to create a binding, pleasurable and incentitact with nature. ve driven community.

Recognising the human needs for community and sense of belonging, the masterplan is developed from the inside out; from the smallest residential scale to the larger ham-



Landscape & town intertwined

As humans we are concerned with our immediate surroundings - that our children are thriving, that we feel safe and that we have a sense of belonging. These key considerations were addressed by Unwin and Parker in the development of the original vision for the Garden City and are expressed

The Social Connection



Terraced (50 units/ha)

Apartments (100 units/ha)

Each plot within a hamlet would be subject to a simple plot passport. This will set out Plot based Masterplanning what can be built on the plot and what it We are intrigued by the word 'plot', that can can be used for. It will include the position refer to an allotment or to a site to build a and height of the home, parking arrangehouse. The dual meaning of the word goes

back to the very origins of villages and towns

as structures of agricultural plots incorporated into the structure of a settlement. Our masterplan seeks to replicate this process. The idea is to create a plot structure across
This plot-based approach is not predicated the whole site and to allow the neighbour- on self-build, but is appropriate for all forms hood to grow within this frame. The struc- of housing development such that some ture of the masterplan is based on a series plots would be developed by individuals, via of hamlets laid out along an avenue with densities rising towards the avenue and de-scale developers and housing associations creasing towards the edge of the site. Each and yet more could involve a volume house hamlet will have a different character, both builder. This would include 40% of the plots in terms of its materials and design and also that would be delivered as social housing. the form and species of planting. Each ham- All plots would be required to work within let is made up of three fields and these are the plot structure and follow the plot passfurther divided into plots that will initially be used for food production. The paths be-

tween the fields will be lined with fruit trees
The development will be coordinated by and will eventually become streets. A grid is based on multiples of 6m with the standard plot dimension as 12m wide by for laying-out the initial grid, for putting in 24m deep. Fields will be two to four plots deep and three fields will form a hamlet. As the development advances it will do so at this would be recouped from plot sales. The four different densities: Detached (25 units/ha) Semi-detached (35 units/ha)

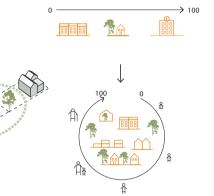


Landscape as the Catalyst

with the landscape. We do not propose a Landscape is a key catalyst for the masterplan and has informed all strategic design decisions. The vision is to create a framework based on the landscape (existing & in which it is situated, participating in and new) which will allow a strong community

Each hamlet has an individual identity un-The proposed framework will create an in- derlined by the strong character of the local clusive neighbourhood, which consists of landscape. At the centre of each hamlet is a communal garden (common) based on an agroforestry system with a focus on urban food production. This acknowledges the imaspires to a holistic living arrangement, whe-portance - for children especially - of access to high-quality open and green space – for exploring, play, physical activity and con-

A wild landscape surrounds the masterplan providing shelter from noise and wind whilst enhancing the sense of enclosure and biodiversity. The new parkway takes advantage of the existing hedgerows and connects the let scale, ensuring that local unity is always site to Letchworth Garden City, providing different activities along the way.

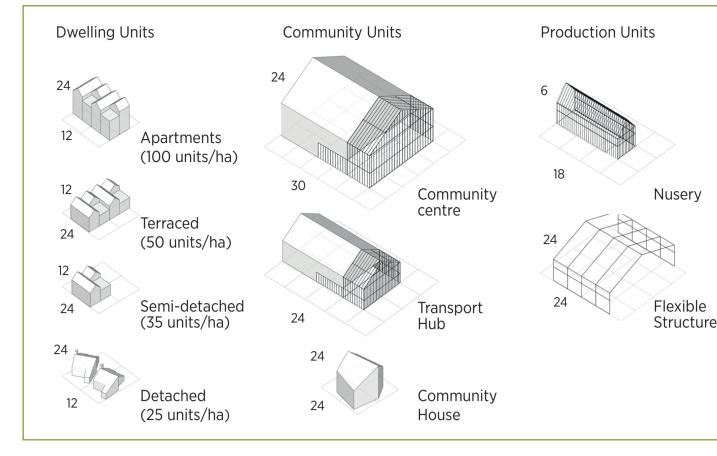


A community for the whole life

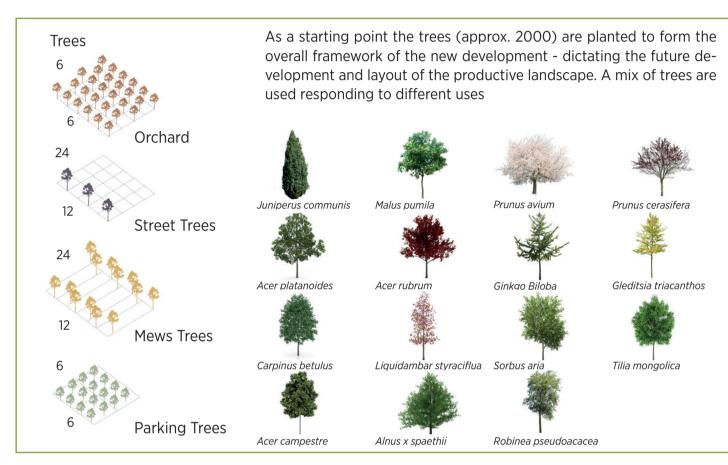
The modern take on the hamlet is developed with short walking and cycling distances in mind. Human scale informs the building volumes, with a focus on the edge zones and well defined private and public spaces, which are arranged to give the hamlet a distinct neighbourhood character whilst maintaining immediate contact with the landscape and the wider community. This permeability also allows life to take place in the zones between the hamlets, whilst remaining close to both the landscape and the community.

The hamlets are grouped together to create clear connections with multiple overlapping zones for interaction in the public space. The masterplan consists of several of these areas, which knit together the neighbourhoods and encourage a strong sense of community, with each one forming a potential social cluster. It is the careful development of these spaces that provides the basis for a strong sense of ownership, security and initiative and thus vibrant neigh-





The Framework - Elements



The Framework - The New Trees 3m 2.5m 1.5m

Streetsection Greenway

rowing a neighbourhood structure & Delivery model

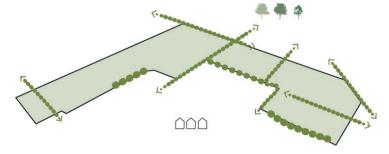
Step 02 - Site is divided up in rational development

into standard plots of 12m wide by 24m deep.

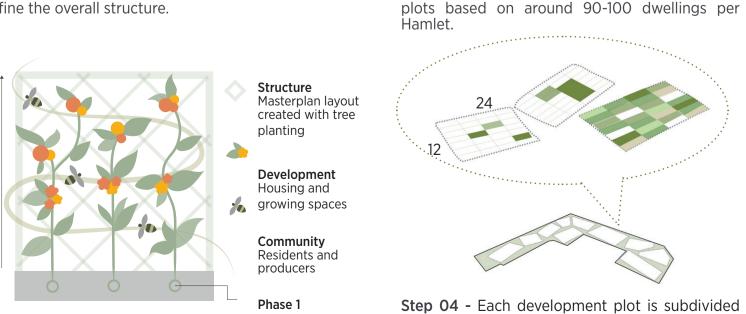
ments and future use.

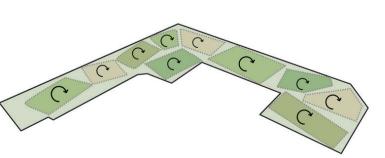
custom build. Others would involve small

a master builder. This could be the Letchworth Trust or a private master developer. The master developer would be responsible services and roads, planting the trees and managing the agricultural use. The cost of freehold would be retained and passed on to a community trust which would become responsible for the long term management of the area and the control of future devel-

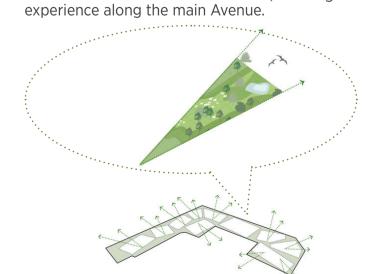


Step 01 - The Greenway and existing hedgerows define the overall structure.





Step 03 - The development plots are rotated to give each Hamlet an individual character, creating a varied



Step 05 - The central productive landscape in each Hamlet creates view corridors ensuring close connection with the surrounding landscape for local residents and the wider community along the

