

LG3

**Land East of Talbot Way,
Letchworth**

Landscape Sketchbook

May 2019



**THE
ENVIRONMENT
PARTNERSHIP**

LG3 - Land East of Talbot Way, Letchworth

Site Appraisal - Context



- Site boundary
- Public Rights of Way
 - - - Footpath
 - . . . Long distance path (Icknield Way)
 - . . . Sustrans route 12
 - - - Letchworth Greenway
 - Commercial area
 - ↔ Site access
 - 📍 Bus Stop
 - ✳️ View point

SITE ANALYSIS DIAGRAM

Site Appraisal - Site Photos



Looking towards the northern boundary of the site which is defined by a timber post and wire fence. PRow 026 runs alongside the fence and is outside of the site. The roofs of the Maltings and Rickyard are partially visible beyond the vegetation.



Looking towards the western boundary of the site. An unmanaged hedgerow separates the site from the allotment gardens. The hedge is gappy and species poor (dominated by bramble).



Looking towards the southern boundary of the site. Recent woodland planting provides visual and physical separation between the site and the industrial units on Blackhorse Road.



Looking along the eastern boundary in a south easterly direction, towards the industrial units. The pylons and overhead power line are visible with distant hills forming the horizon.

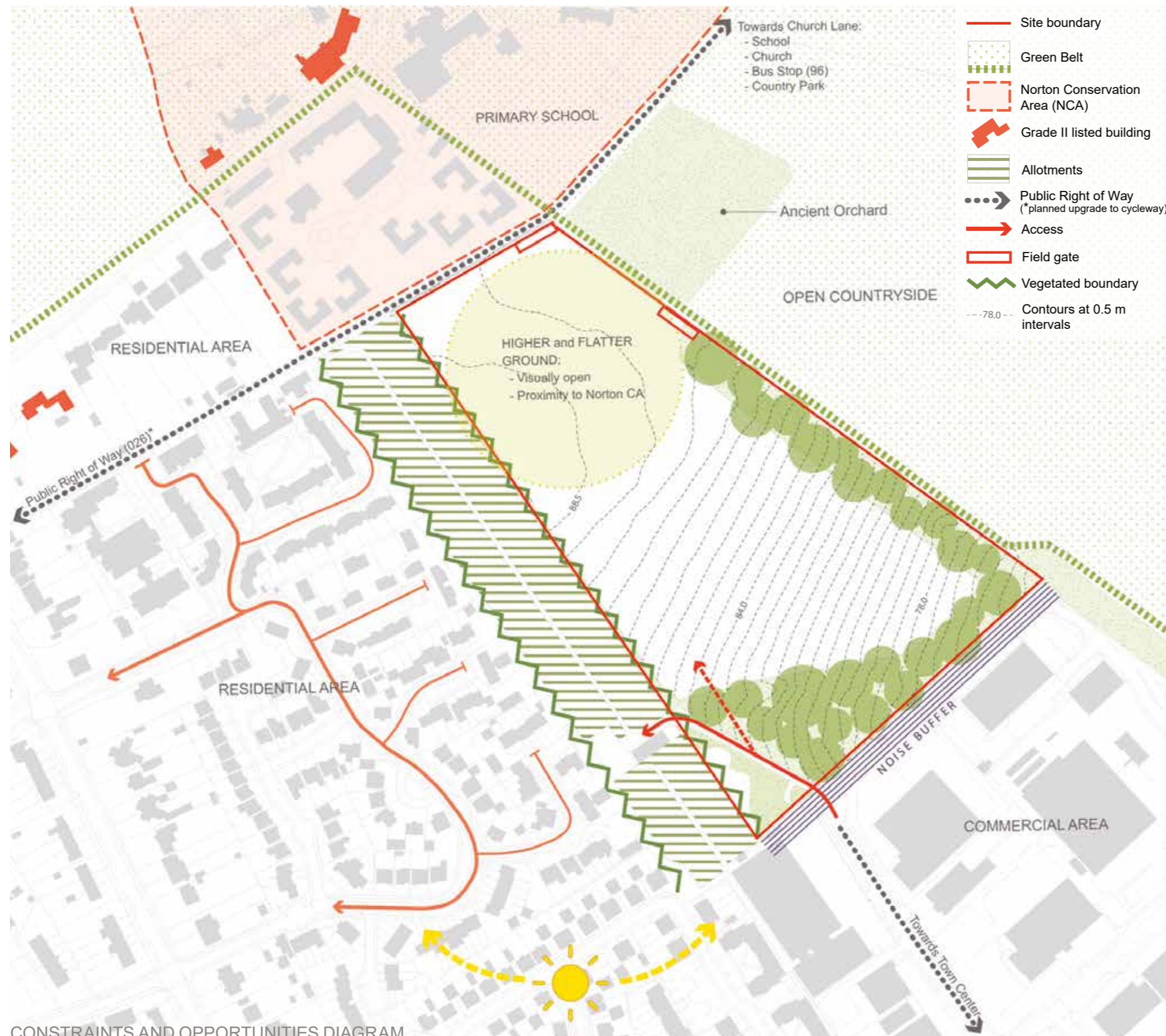


Looking west across the site. Residential development at Talbot Way is visible beyond the site boundary and the allotments. Archaeological investigation is underway in the foreground.



Looking out from the site to the north east towards open countryside. A field track runs parallel with the eastern boundary of the site, separated from it by the recent woodland planting.

Constraints and Opportunities



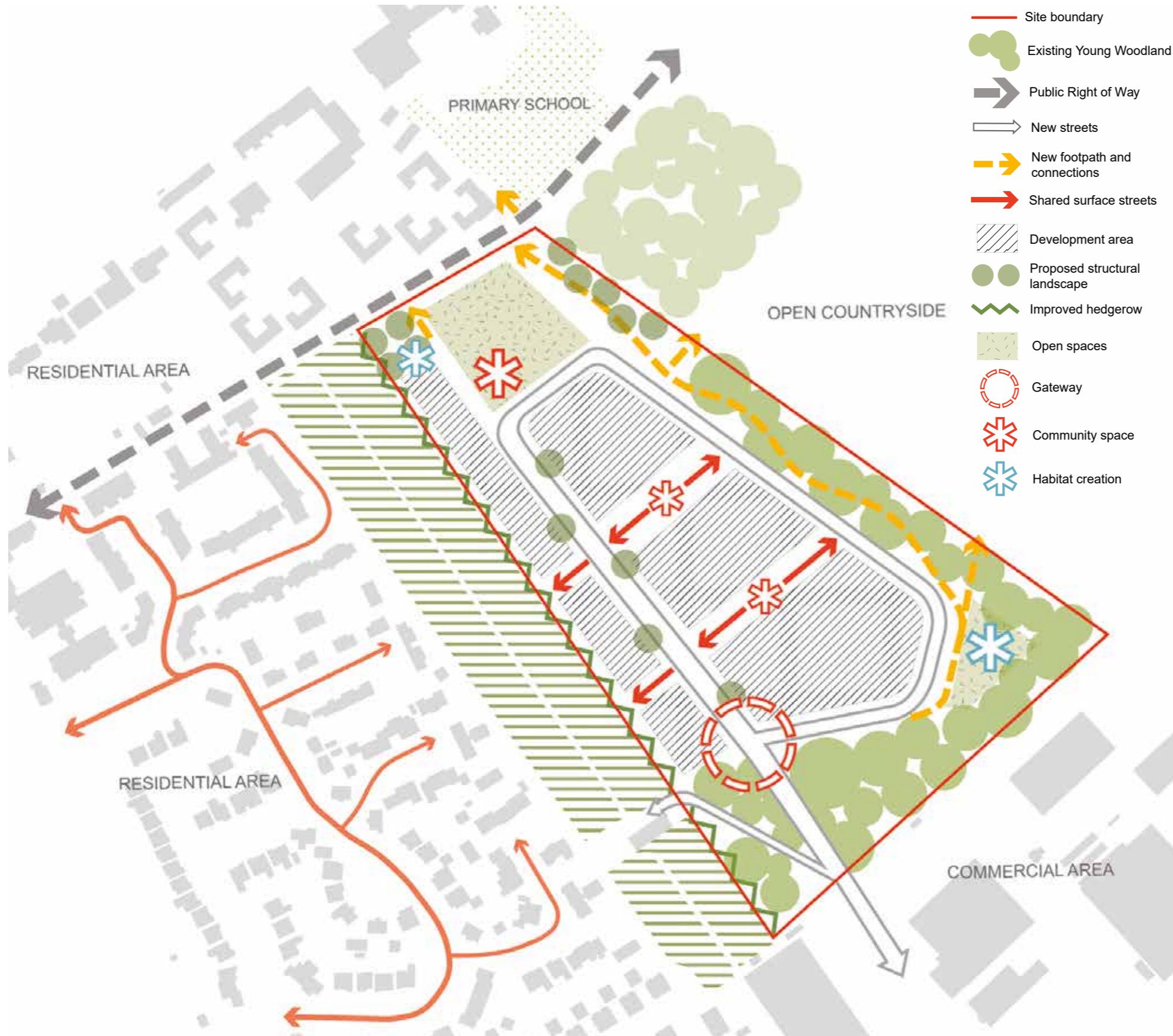
SITE CONSTRAINTS

- Poor connectivity with adjacent residential area
- Main approach is through industrial and commercial land uses
- Site lies adjacent to the Green Belt and has the potential to affect views to and from the open countryside
- Site is in proximity to Norton and has the potential to affect the setting of the Conservation Area and Grade II Listed Buildings
- No direct connection with existing adjacent allotments
- The site has a consistent slope from NW to SE, with a total level change of circa 13m
- Views out of the site are largely screened by recent woodland planting and unmanaged hedgerows

SITE OPPORTUNITIES

- Boundary vegetation provides screening and enclosure
- Site is in close proximity to Norton Village, including the church and primary school
- Adjacent to open countryside with occasional long distance views out
- There is a network of local Public Rights of Way, including the Letchworth Greenway and the Icknield Way
- Existing vegetation screens views of commercial and industrial land uses to the south
- Vehicular access can be readily accommodated from Flint Road, although some recent tree planting would need to be removed to accommodate the road; minor alterations to the allotment access may be required
- The highest ground is in the northern part of the site and it is also the flattest area. This provides an opportunity for recreational open space; the necessary groundwork to create a level kick about space would be minimal. Open space would provide a buffer between the Conservation Area and the site
- Easy pedestrian access to PRoW 026 and potentially the Primary School
- Habitat creation - SUDS features such as a wetland basin could be located in the lowest (SE) corner of the site; improving biodiversity and attenuating surface run off
- Habitat creation - improve species diversity within the allotment boundary hedgerow and improve its long term management; diversify the grassland with wildflowers and species to attract pollinators
- Encouraging active lifestyles - 8 minute walk to bus stops on Norton Road; 30 minute walk to Letchworth town centre; easy access to Sustrans Route 12
- Links to PRoW and connections to Radwell Meadows Country Park (with picnic and play area) and Ivel Springs Local Nature Reserve
- Proximity to Norton Allotment, managed by North Hertfordshire District Council, which are rent out to local residents to grow fruit and vegetables for their own use and also to do beekeeping in order to collect honey and other products.

Development Framework



DEVELOPMENT FRAMEWORK DIAGRAM

DEVELOPMENT PRINCIPLES

- Acknowledge and reflect the garden city design principles
- Protect Norton Conservation Area with a generous landscape buffer in the northern part of the site
- Strengthen the green belt boundary with supplementary woodland planting
- Provide a range of house types including maisonettes, terraced, semi-detached and detached homes.
- Provide 40% affordable units
- Maximum height of buildings to be guided by landscape and visual assessment
- Lower height and lower density housing to be located in the north and east of the site
- Higher density, terraced housing to be within the centre of the site with smaller gardens
- Create a clear, simple hierarchy of streets with a primary tree-lined street and narrower secondary streets where pedestrians have priority
- Site layout to work with the contours
- Utilise higher, flatter ground for recreational open space
- Utilise lower ground for sustainable drainage feature
- Create an attractive green gateway into the site; ensure tree loss is kept to a minimum where new vehicular access is formed
- Connect with PRoW 026 (along northern edge of site)
- Create community spaces designed to encourage social interaction
- Provide natural play for younger children
- Improve on-site biodiversity through habitat creation
- Improve the species diversity and management of existing hedgerows
- Ensure long term management of recently planted woodland



Garden City Principles - KEY WORDS

Sketch Scheme



- 01 Proposed orchard
- 02 Open space
- 03 Connection to PRoW 026
- 04 Buffer planting to green belt
- 05 Connection to the open countryside
- 06 Potential allotment access
- 07 Secondary street
- 08 Existing managed woodland
- 09 Natural play area
- 10 Garden street
- 11 Primary street with avenue trees
- 12 Improved boundary hedgerow
- 13 Pocket park
- 14 Footpath through woodland edge
- 15 Green gateway
- 16 Vehicular access to allotments
- 17 Open space with SUDS feature
- 18 Vehicular access to development
- 19 Maisonettes

SKETCH SCHEME - 125 UNITS

LG3 - Land East of Talbot Way, Letchworth - May 2019

Precedent Images - Streets



Western Riverside, Bath



The Avenue, Saffron Walden



Siskiyou Green Street, Portland, Oregon



Trapèze, Boulogne-Billancourt, Paris



Kidbrooke Village, Greenwich



The Avenue, Saffron Walden

Precedent Images - Streets



Accordia, Cambridge



Woodside Square, Muswell Hill



Westholm, Letchworth



Great Kneighton, Cambridge



Sollershott East, Letchworth

Precedent Images - Open Space



Open space (Derwenthorpe, York)



Look out point (Drentsche Aa, Drenthe)



Kickabout space



Wildflower planting (Marston Thrift, York)



Natural play (Ladywell Fields, London)



Shared open space (Great Kneighton, Cambridge)

Precedent Images - Pocket Parks and Garden Streets



Communal garden, Woodside Square, Muswell Hill



Public green space, Seven Acres, Cambridge



Community event



Pocket park, Barton Park, Oxford



Community gardening (Mobile Garden City, Queen Elizabeth Olympic Park)



Herb garden

Precedent Images - Woodland Edge and Sustainable Drainage



Attenuation basin and wetland planting



Natural open space & woodland edge planting



Planted swale

Precedent Images - Natural Play



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