

Growing Letchworth

Embedding resilience within the Garden City



ROUNDFIELD

Sarah Wigglesworth Architects

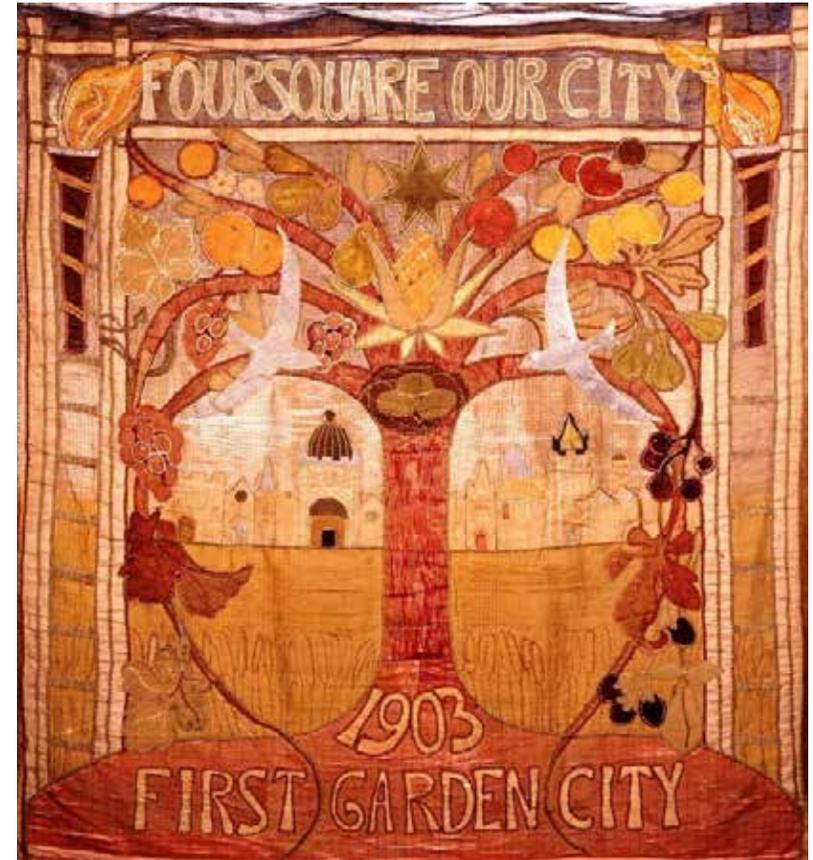
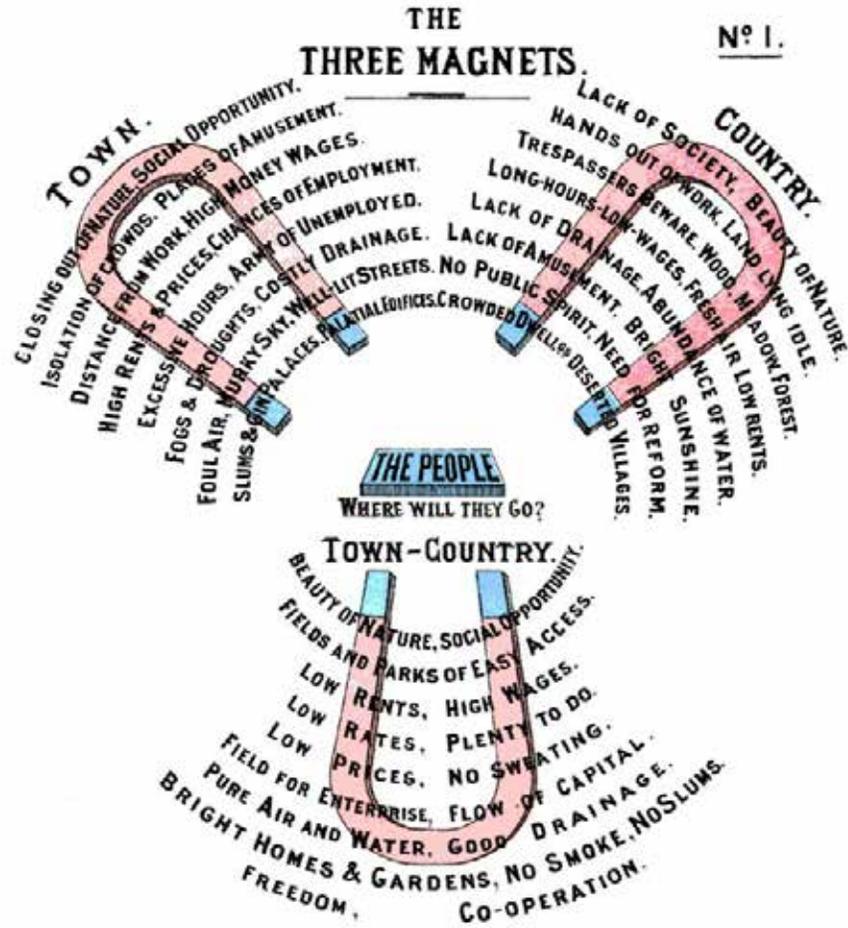








Houses near Norton Common





1-2 years



3-4 years



4-8 years



Connecting with existing green routes
in and around the site

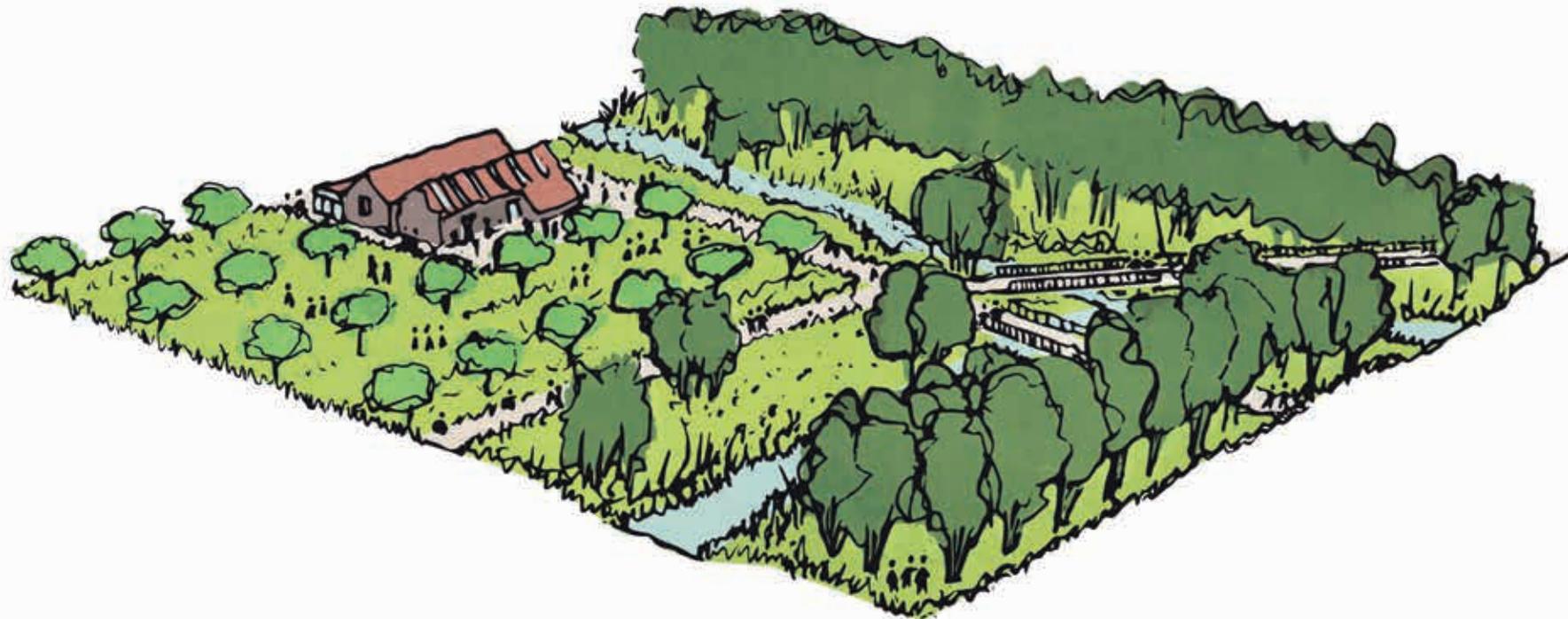
Establishing the green infrastructure
at the outset



Local lanes and SUDS



Local lanes and SUDS



Intensive urban agriculture



Intensive urban agriculture

Supporting behaviour change towards walking and cycling

Making journeys fun and easy

Returning the public realm to people

Reconnecting people with nature for wellbeing and health







Connecting lanes and SUDS



Local lanes and SUDS



Nudging modal shifts in
transport choice

Shared commercial space



A landscape infrastructure of native planting, coppice and orchards is introduced to the site from the outset to instill a sense of place before a new community is introduced

The main network of roads are established to allow for construction traffic to and from the development plots, avoiding the disruption of the existing residents nearby

The factory and landscape education centre are introduced to create a unique sense of place from the outset

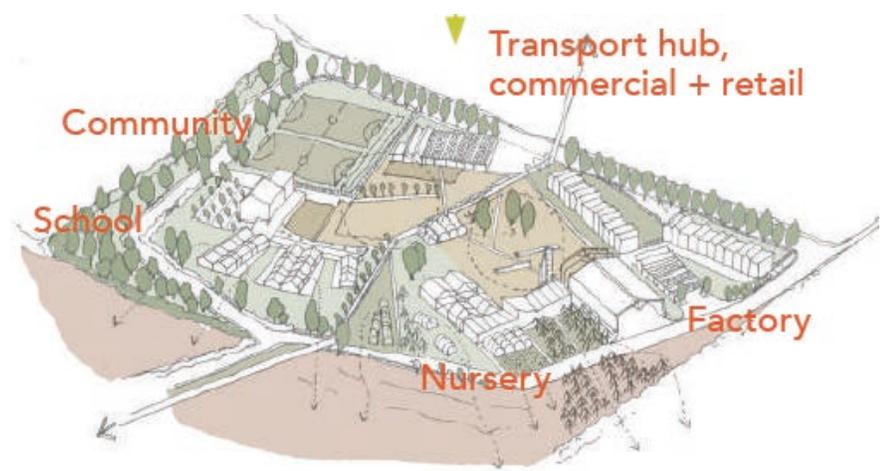
A SuDS drainage network is introduced

Community energy networks are installed underneath the linear parks to provide revenue back to the Letchworth Heritage Foundation in the future

Embedded, landscape-led masterplanning
Spatial manifestation of localism











A commercial hub





Site land use diagram

| | | | |
|---|--------------------|---|--|
|  | Commercial |  | Courtyard Community housing 2/ 3 bed flats or maisonettes |
|  | School |  | Terraced housing 2/ 3 bed houses |
|  | Community |  | Garden Cluster housing 2/ 3/ 4 bed houses |
|  | Self-build housing |  | Semi-Detached and Individual housing - 3/ 4 bed houses |

Growing letchworth - target 900 homes Area (m2)

| | |
|---------------------------|----------------------|
| Total site area | 45ha |
| Total building area | 85,555m ² |
| Total building footprints | 17,725m ² |

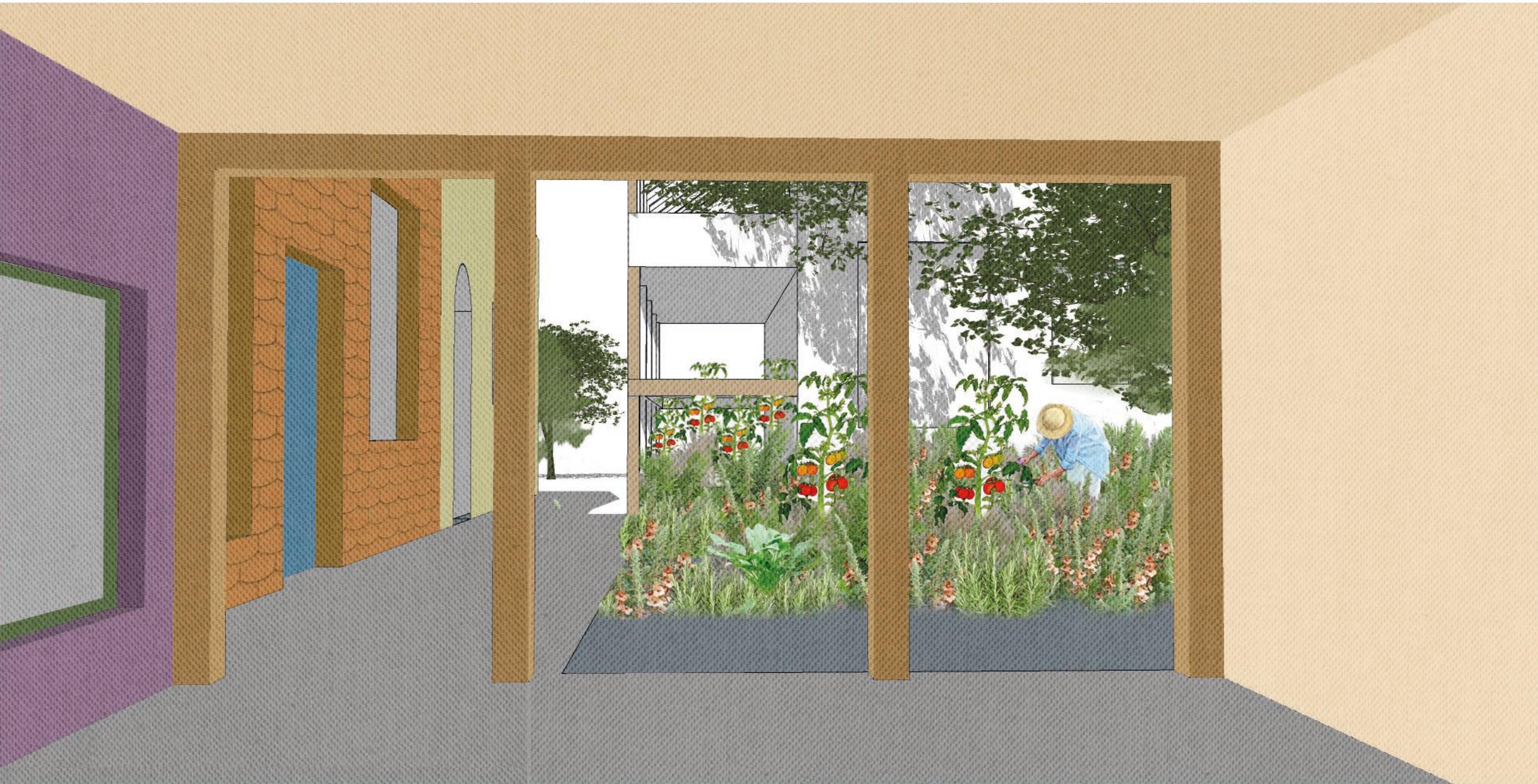
Residential

| | |
|--|------------------------|
| Range of homes 1b,1p - 3b,5p or 4b,6p | 50 - 110m ² |
| 2 bed flats (450 homes - 50%) | 27,450m ² |
| 3 bed starter home (360 homes - 40%) | 29,880m ² |
| 4 bed large family home (90 homes - 10%) | 9,900m ² |

| | |
|------------------------------------|----------------------------|
| Total residential allowance | 67,230m² |
| Total residential footprint | 26,892m² |

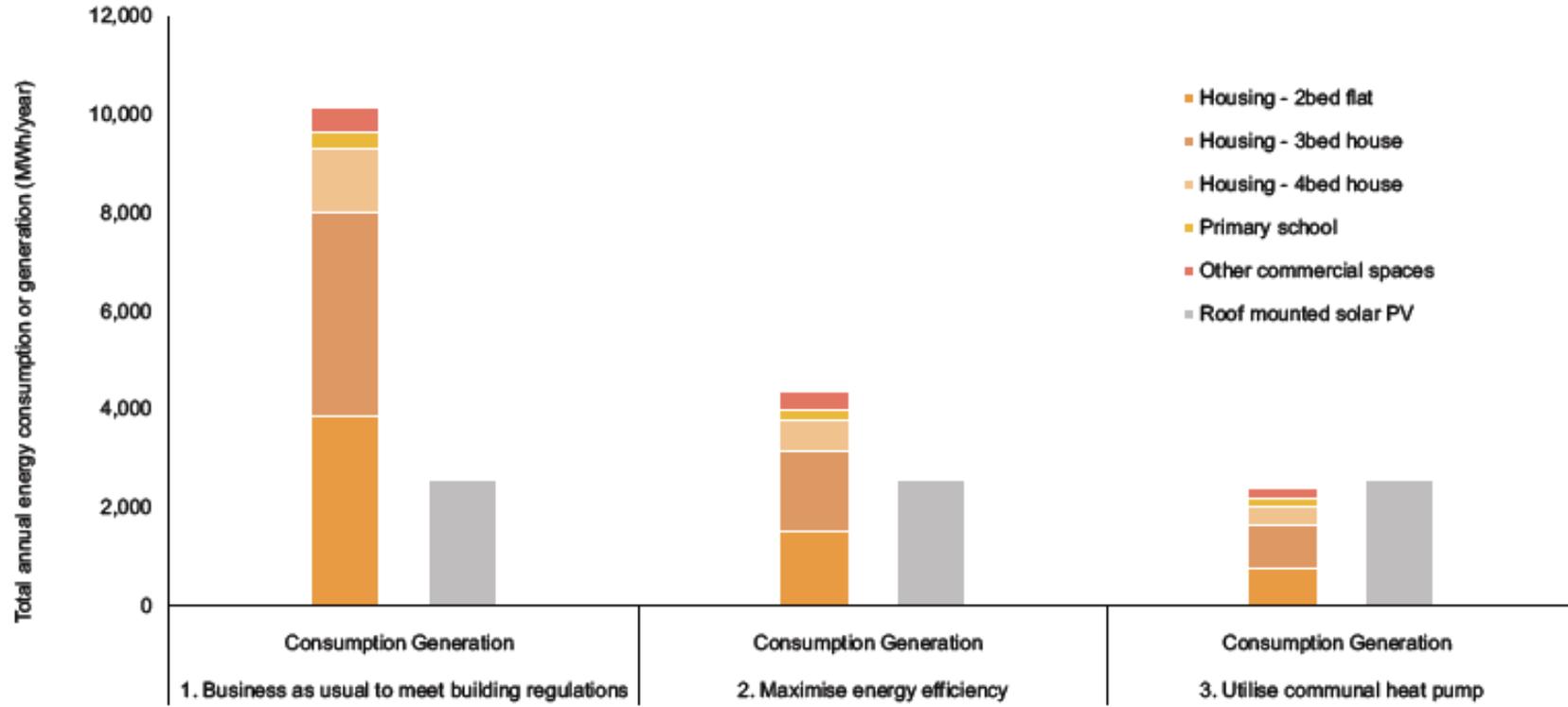
Infrastructure & Amenities

| | |
|-------------------------------------|----------------------|
| 2FE primary school | 2,300m ² |
| Community landscape training centre | 1500m ² |
| Sheltered market space/ factory | 1125m ² |
| Plant nursery/food hall | 700m ² |
| Commercial space | 900m ² |
| Workspace/commercial | 1000m ² |
| Community spaces | 600m ² |
| | |
| Parking shelters | 10,200m ² |

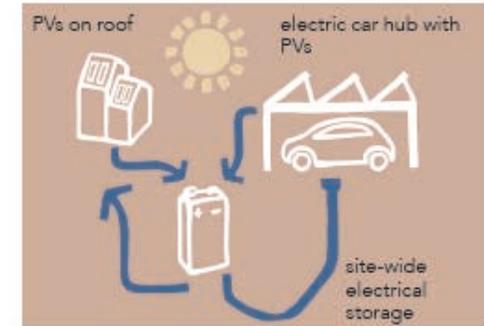


Building fabric efficiency diagram

Consumption vs Generation of energy



RESOURCE EFFICIENCY



Energy efficiency and generation

Shared communal spaces
for leisure and
casual social encounters





Shared spaces

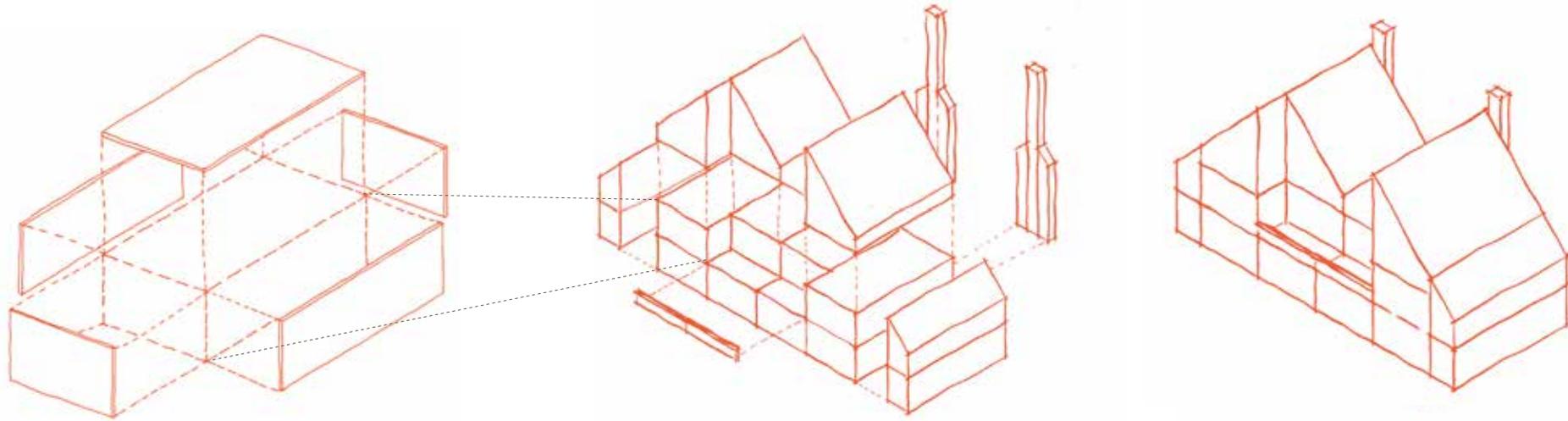


COURTYARD TYPOLOGY STUDY SECTION B-B

Capturing profits to reinvest into community and social infrastructure

Opportunities for growth

Places to meet together, relax and play



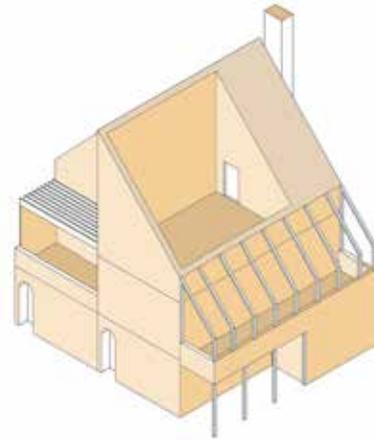
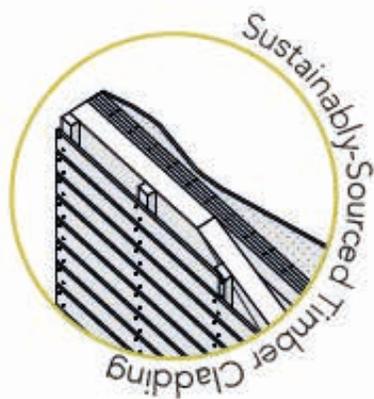
A standard unit is made up of CLT panels made in the on-site factory.

These are assembled into different typologies and configurations.

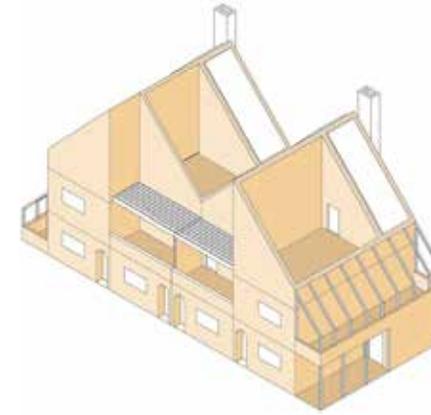
The standard CLT thermal envelope can be added over time with self-built supplementary structures.

Flexible energy efficient housing

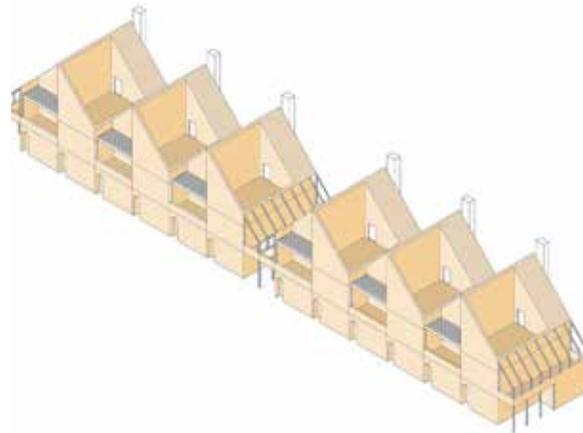
Possible cladding details



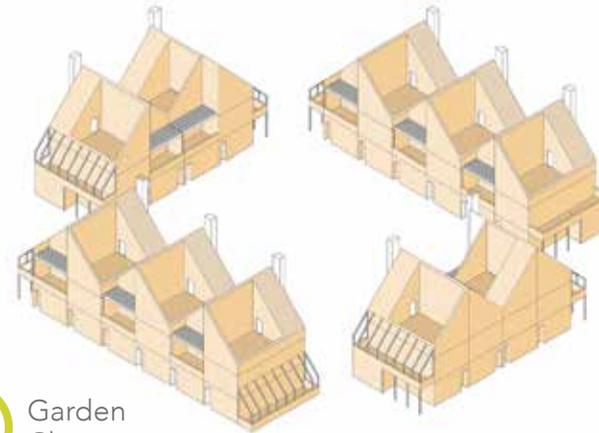
1 Individual Home



2 Semi-Detached Homes



3 Terraced Homes



4 Garden Clusters

Possible interior configurations



Letchworth: A model for the future

- The relevance of Letchworth now and in 100 years
- Retaining value in place through models of stewardship and investment
- Beauty, imaginative design, wellbeing, physical & mental health
- Contact with nature, cultivating food, nutrition and exercise: the local
- Active travel, local services, personal autonomy
- Reducing isolation through human contact
- Strengthening of communities, resilience
- Economic prosperity
- Time and space to feed the soul – meaningful, purposeful activity



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