

## Welcome to our exhibition on the proposals for Creswick

The Creswick development is an urban extension to Welwyn Garden City which enhances its existing links into the countryside.

The 30 hectare site provides:

- Up to 330 homes
- A civic square & cafe
- A new cricket pavilion and pitches
- Enhanced public access to the countryside
- Safe walking and cycling routes
- 30% Affordable Homes

Built upon the architectural and planning traditions of the world's second Garden City and Old Hatfield, Creswick is designed to endure.

Gascoyne Estates aspire to it becoming an exemplar development, both maintaining and building upon standards set down by our prior development work in Old Hatfield and Mill Green, and becoming a stepping stone to our work at future sites.



Creswick has been promoted through the Welwyn Hatfield Local Plan, and the principle of its development has been considered sound by the Planning Inspector.

This consultation intends to gather your views in advance of a planning application being submitted.

The scheme has not changed substantially since it was first consulted upon in 2017. It is designed as a sensitive and high-quality extension of the Garden City, creating a new community and increasing access to the countryside.

Gascoyne's commitment to quality is shared by Places for People, who also adopt a long term role in the places they build.

Together, Gascoyne and Places for People will ensure the delivery of much needed market and affordable housing in a beautiful, sustainable and coherent way.





CRESWICK



## Who are we?



Gascoyne Places is the development arm of Gascoyne Estates. Gascoyne Estates has managed Hatfield House and the surrounding Park and estate for over 400 years. Whilst our values are shaped by our history, we are looking forward to shaping the future with a responsible approach to development.

We are a committed local landowner and stakeholder with a long-term view. We are especially committed to creating new neighbourhoods in developments which provide high quality environments in which to live, work and thrive.

Gascoyne Places has been an active participant in the Local Plan process and has conducted extensive technical work to ensure the suitability of our sites.

Though our name is different, our ethos and values remain unchanged. You will see the Gascoyne Places brand applied to all future publications, design guidance and planning applications.

Further information on Gascoyne Places can be found at: [www.gascoyneplaces.org](http://www.gascoyneplaces.org)



Places for People is a leading affordable homes-led placemaker that believes places work when they work for everyone.

We design homes, places and communities for the long term that are sustainable economically, socially and environmentally.

We take a commercial approach to delivering social value and making a difference.

The Places for People Group's award-winning placemaking, property investment, development and management companies own or manage more than 219,616 homes, operates over 100 leisure facilities and will deliver circa 6,000 affordable homes over the next 10 years through its partnership with Homes England.



## Design Development

Building typologies at Creswick are derived from Hertfordshire vernacular. As you walk through the development it will feel familiar to you, with cues taken from Welwyn Garden City, Hertford, Old Hatfield and more.

The design is deeply rooted in Hertfordshire and will create a true sense of place. The houses here are not standard house types, but individually crafted designs which respond to each other, their location and setting.

More than this, the site has been thoroughly considered from a practical standpoint - from car charging infrastructure and pavements to refuse collections and parking, Creswick will be an easy place to live.

In so doing, we aspire to create a place of beauty in which people of all ages can put down roots and make the most of Hertfordshire life.





## Topography and traces on the ground

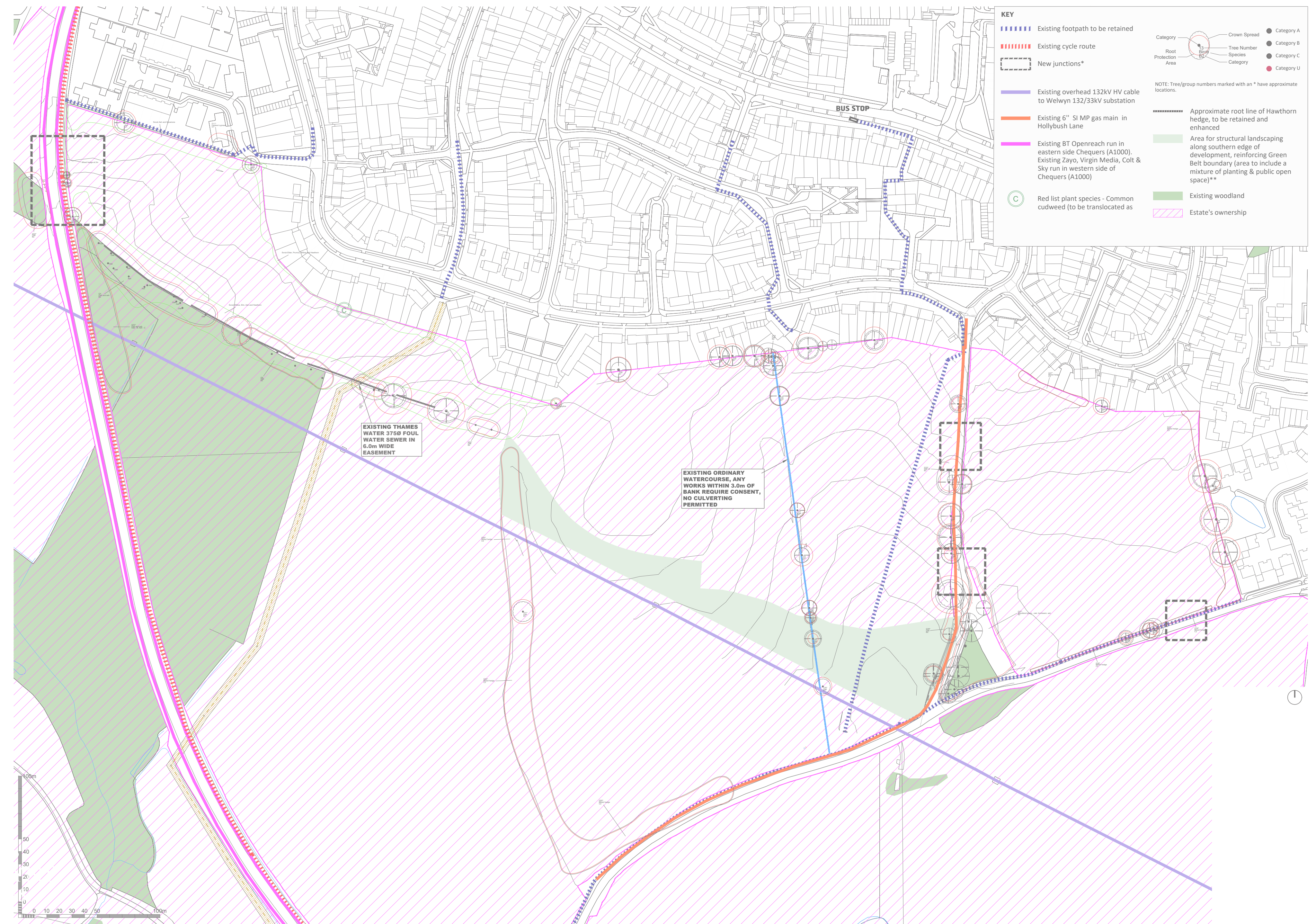
The masterplan is defined by the features on the land which have been created by centuries of careful management by the Estate.

Existing hedgerows, ditches and mature trees are adopted into the plan ensuring the site is built with the landscape in mind.

The site is mostly flat, gently falling away to the south. This means the land has good natural drainage, which will be supplemented by naturalistic drainage features based on sustainable drainage system (SUDS) principles. Existing ditches and footpaths have influence the design of roads and public spaces, incorporating them into the design seamlessly.

The rural character of Hollybush Lane is retained in the design by careful consideration of how it will be used by walkers, cyclists and motorised traffic.

Creswick takes cues for its design and street pattern from the tradition of Ebenezer Howard and the early phases of Welwyn Garden City. We are proud to present a scheme which truly does accord with Garden City principles, and provide an attractive soft edge to the historic town.





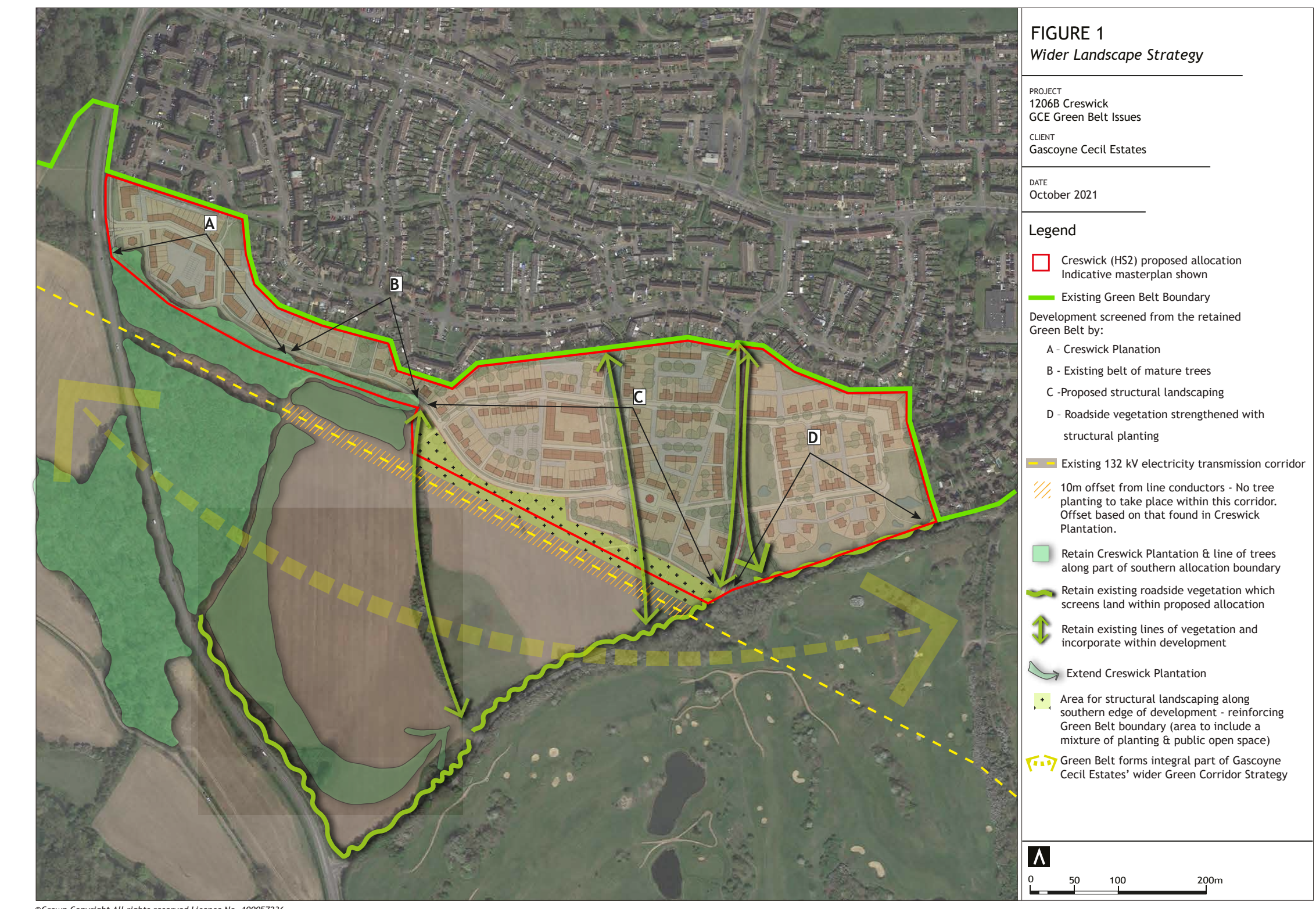
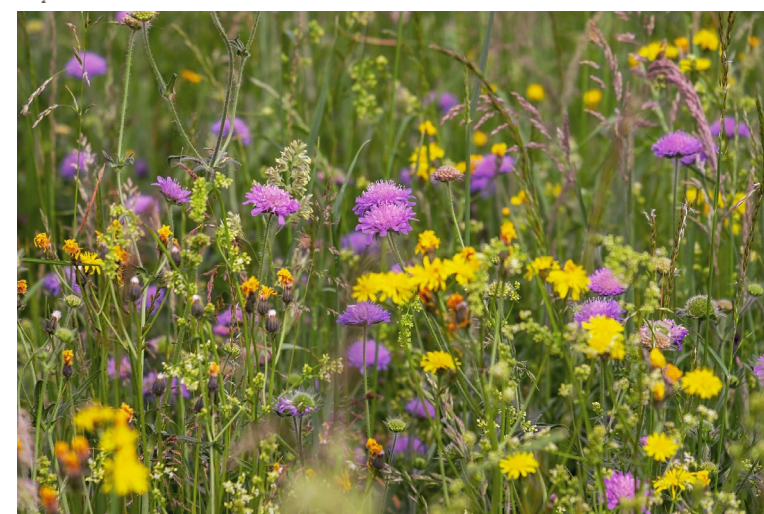
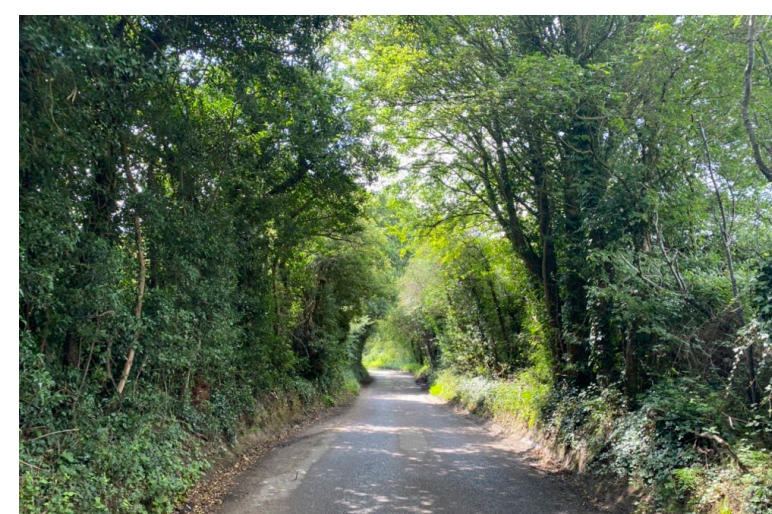
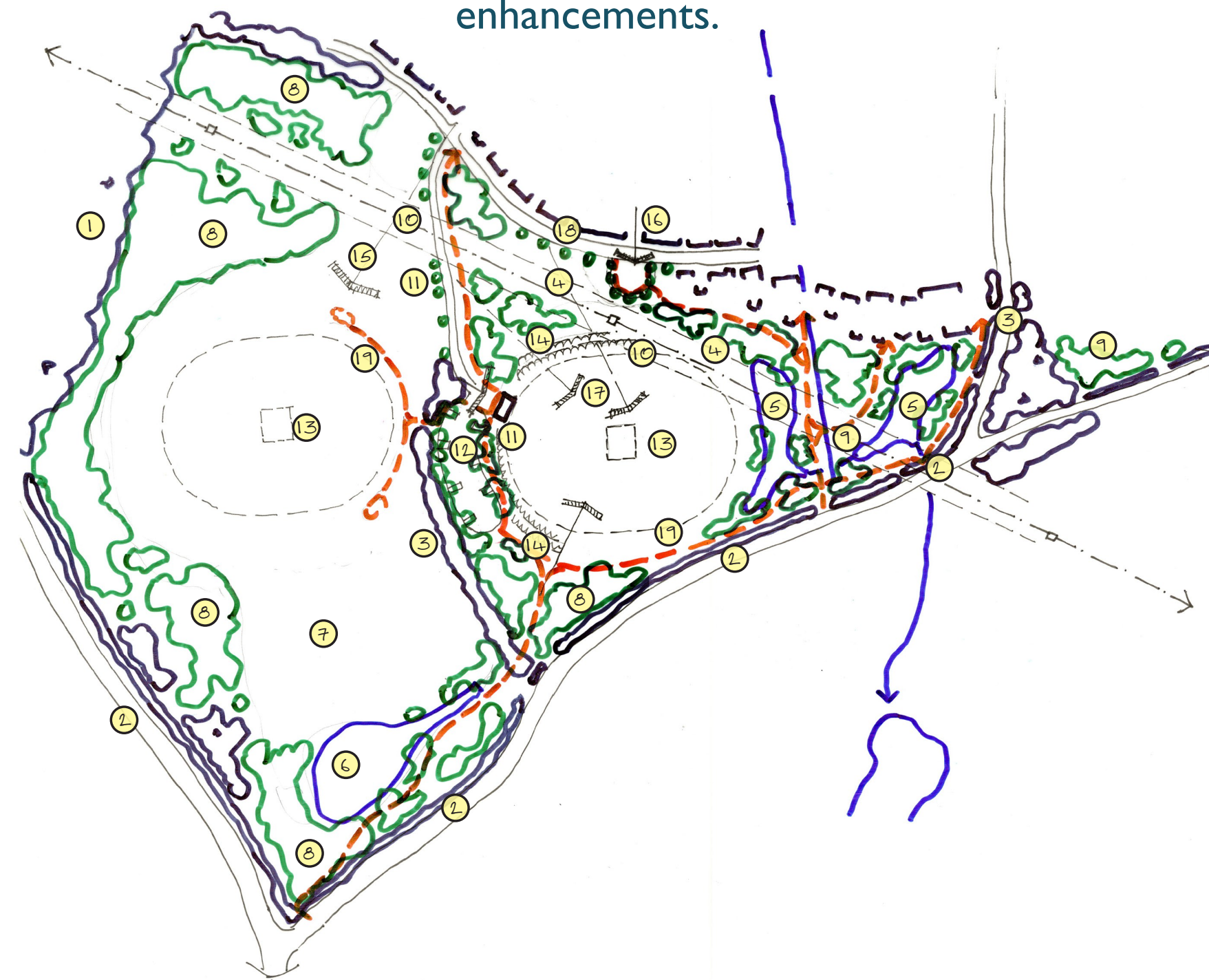
## Ecology and Landscape

The development will be accompanied with a considered landscape scheme to consolidate and complement the residential layout and urban design. This will focus on well-defined frontages to dwellings with street trees and incidental planting and pocket greens incorporated wherever possible. The scheme will also include appropriately located play areas which will be integrated into the landscape structure.

All of the open space will remain in the ownership of Gascoyne Estates, and will be managed accordingly.

Landscaped areas within the development will be maintained by the management company.

To the south of the residential development substantial tree planting will reinforce the existing neighbouring plantation and the tree-lined hedgerows that define the southern site boundary and the existing field boundaries. The landscape scheme will consolidate the Green Belt edge and provide filtered and framed views across the area of open space with cricket pitches. A network of informal routes will improve access and relate to areas of new drainage and water features which will contribute to delivering clear biodiversity enhancements.



A suite of ecological surveys have been conducted on site to date, including:

- Preliminary ecological appraisals of the site
- Further habitat condition assessments
- Reptile presence/absence surveys
  - Badger walkover surveys
  - Breeding bird surveys
  - Bat activity surveys
- Great crested newt presence/absence and DNA surveys on an off-site pond.

The results of these surveys have found that the site supports localised areas of suitability for breeding birds and bats, which are almost entirely restricted to the site boundary habitats. These are all largely planned for retention as part of the development scheme. The dominance of arable crop and poor-quality grassland on site gives the land a limited biodiversity value at present, but this offers great potential for enhancement as part of the development scheme. Landscape plans will seek to improve the suitability of the site for a wide range of local wildlife, by creating wildlife-friendly SUDS ponds, planting native wildflowers, hedgerows, and native wooded habitats. Mitigation measures will ensure that protected species are not harmed during works and are maintained on site, post development.



## Roads and Connectivity

The site will be accessed via four new access points onto the local highway network, which include:

### AI000 Chequers

The AI000 Chequers access includes the provision of a new ghost island right turn priority junction. The access will promote and prioritise walking and cycling through the provision of a new Copenhagen style crossing across the access.

### Ascots Lane

The Ascots Lane access will provide a new priority junction. The access arrangements include the provision of a footway which will connect with the existing footway on Ascots Lane and footpath towards Bennett Close.

### Hollybush Lane

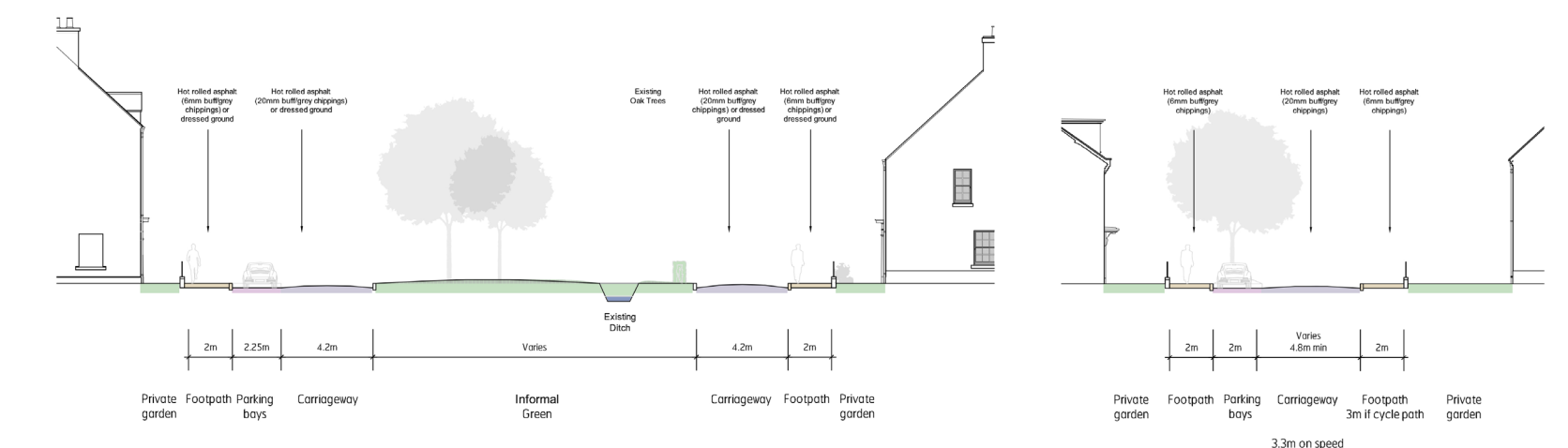
The two Hollybush Lane accesses will form new crossroads onto the lane. The accesses will be designed to encourage and support pedestrian connections across Hollybush Lane and through the site.

### Pedestrian Connections

The site will promote and safeguard the provision of several new pedestrian connections between the site and Boundary Lane /Golden Dell. These connections will provide direct routes between the site and existing residents and for access to local shops, services and bus stops.

### Parking

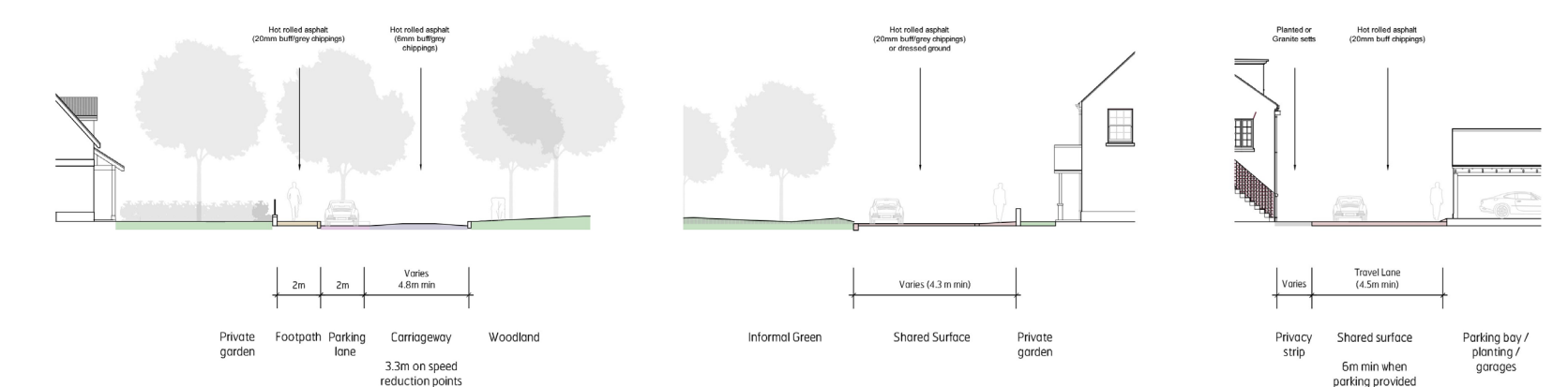
The proposal will provide parking for all units as well as the provision of additional visitor parking spaces across the site. In addition, the development will include electric vehicle charging provision across the site and cycle parking for all units. A car club will be created to encourage new residents - and the wider community - to reduce private car ownership and alleviate concerns over parking.



Downs Place

Neighbourhood Street

	Road Typical Width	Road Surface	Footway Width	Footway Surface	Priority strips	kerbs
Downs Place (over-submerged)	4.2m Parallel parking bays 2.25m	Hot rolled asphalt 120mm bull/gray (chippings) or de-sicc'd gravel	2m	Hot rolled asphalt 120mm bull/gray (chippings) or de-sicc'd gravel	Planned, Granite Setts, Pavlof	Conservation kerbs with 100mm upstand
Neighbourhood Street	Varies - 4.8m in most (3.3m on speed reduction points)	Hot rolled asphalt 120mm bull/gray (chippings)	2m 1.5m at cycle road	Hot rolled asphalt 120mm bull/gray (chippings)	Planned, Granite Setts, Pavlof	Conservation kerbs with 100mm upstand



Campbell Drive

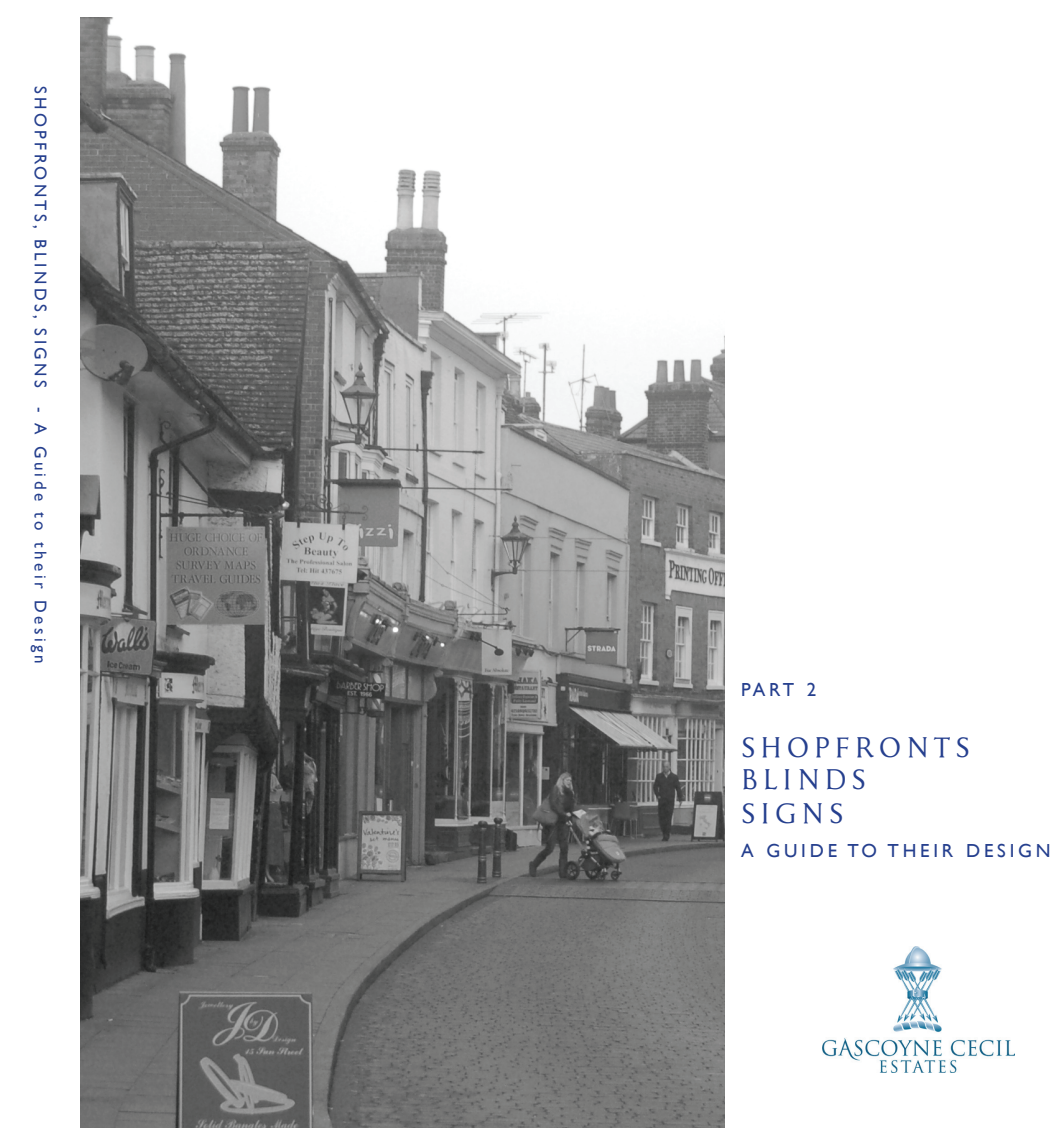
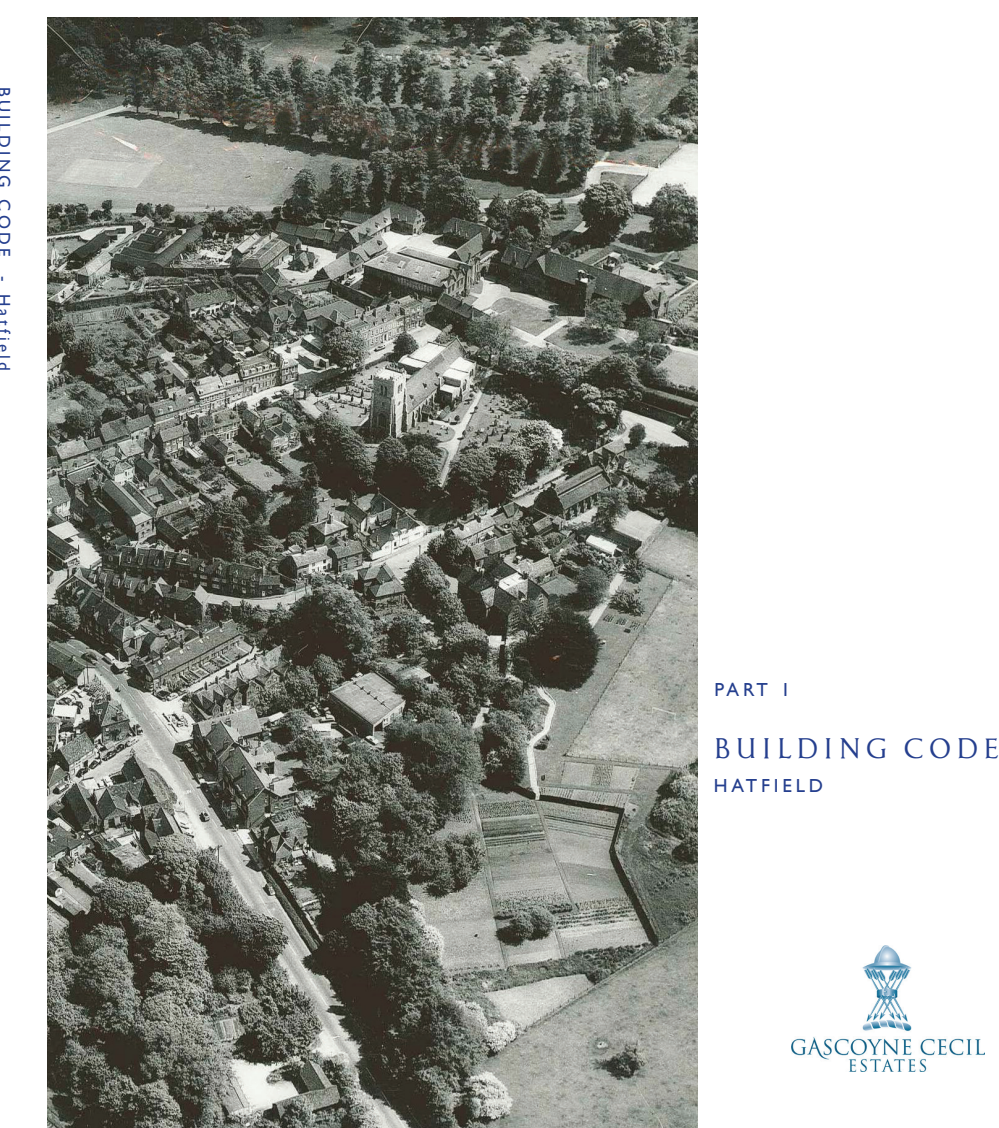
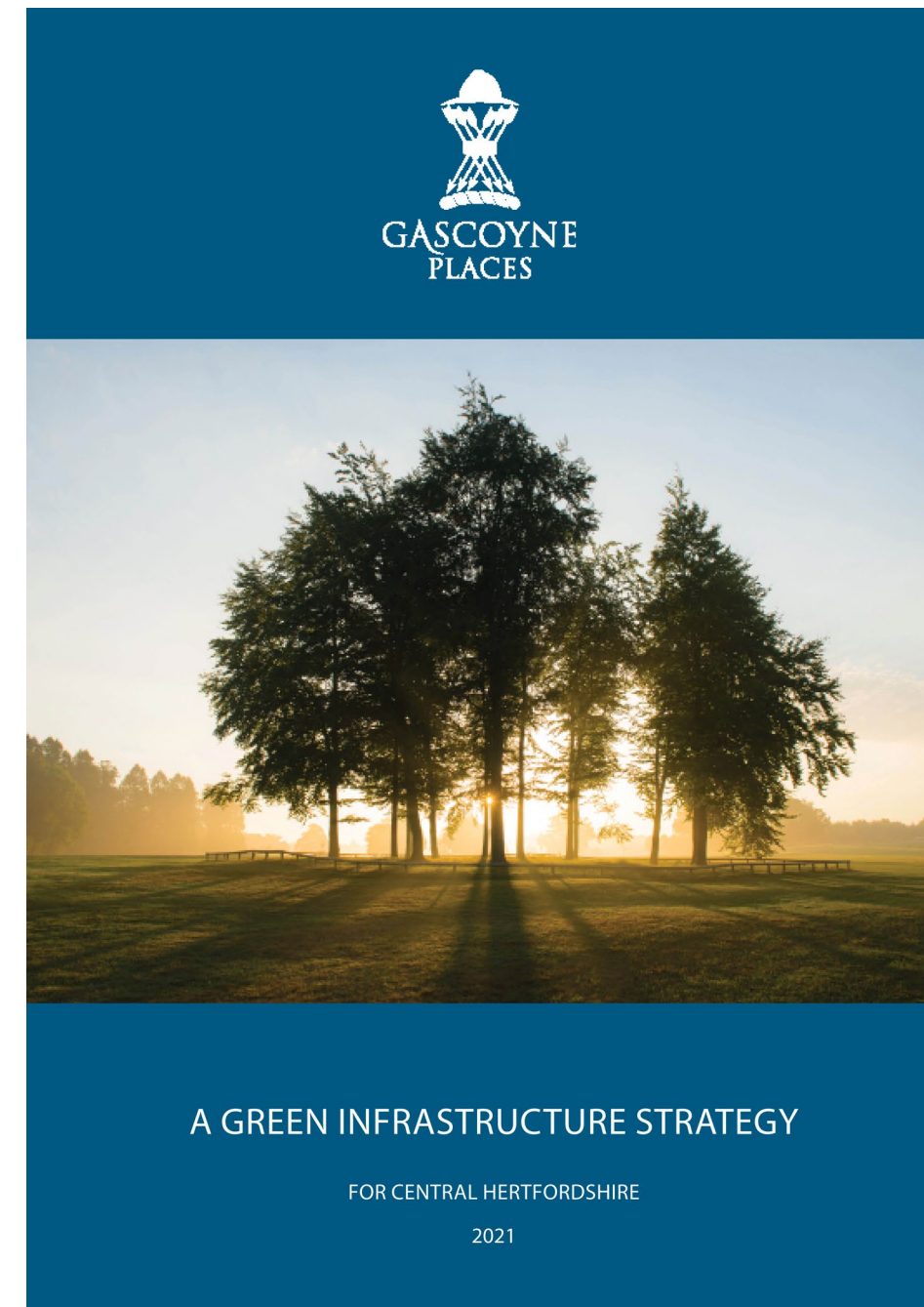
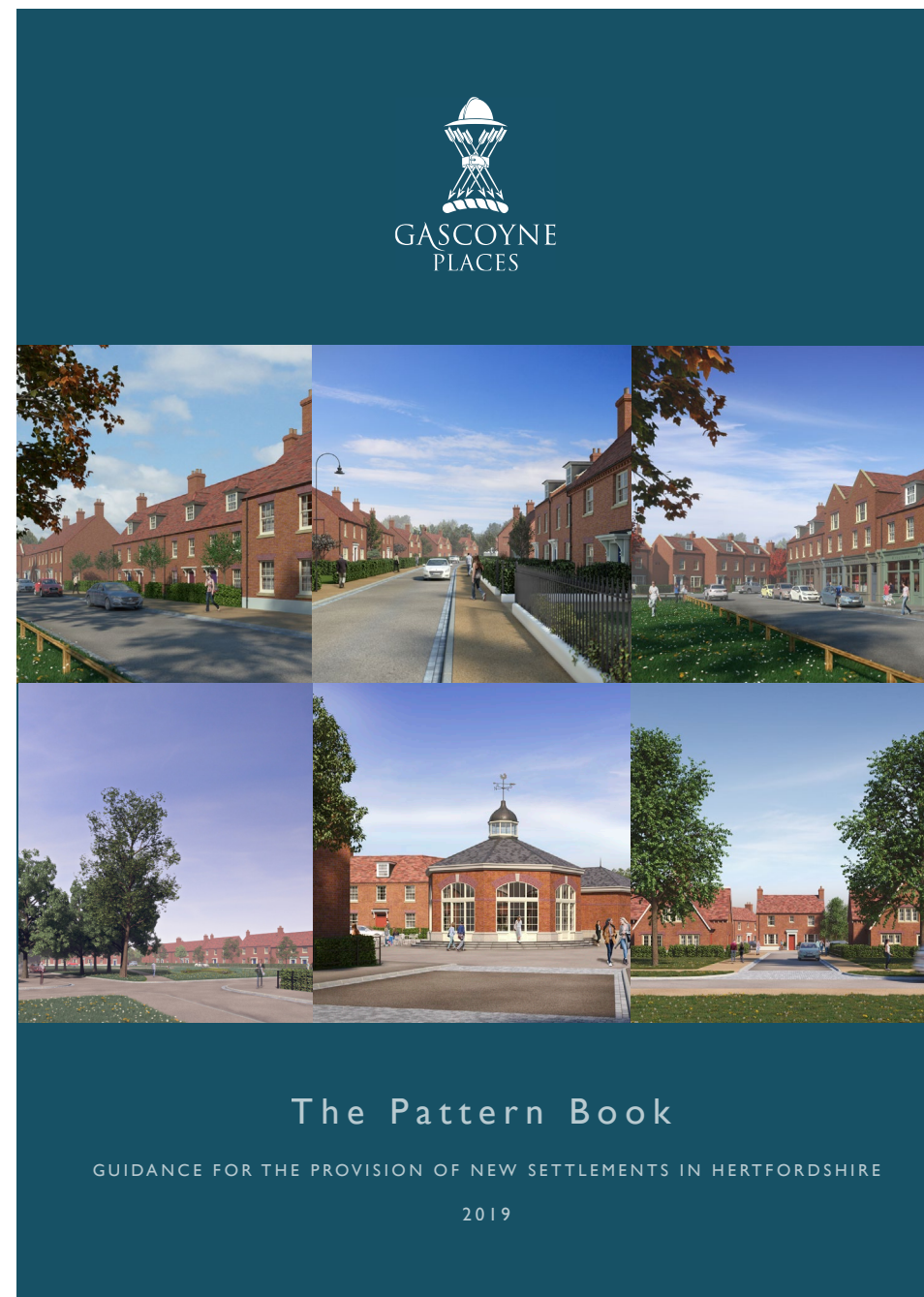
Shared Surface

Lanes

	Road Typical Width	Road Surface	Footway Width	Footway Surface	Priority strips	kerbs
Completed Drive	4.8m 1.5m wide on speed-reduction points	Hot rolled asphalt 120mm bull/gray (chippings)	2m	Hot rolled asphalt 120mm bull/gray (chippings)	Planned, Granite Setts, Pavlof	Conservation kerbs with 100mm upstand
Shared Surface (over-submerged)	Varies - 4.3m	Hot rolled asphalt 120mm bull/gray (chippings) or de-sicc'd gravel	N/A Shared surface	Hot rolled asphalt 120mm bull/gray (chippings)	Planned, Granite Setts, Pavlof	Conservation kerbs 100mm high, granite setts
Lanes	4.3m 1.5m wide on speed-reduction points	Hot rolled asphalt 120mm bull/gray (chippings)	N/A Shared surface	Hot rolled asphalt 120mm bull/gray (chippings)	Planned, Granite Setts, Pavlof	Conservation kerbs 100mm high, granite setts



## Design Principles and Character



Anyone who has seen Gascoyne's previous work in Old Hatfield or at Mill Green will recognise the design language being used at Creswick.

The scheme is governed by The Pattern Book which explains in detail the precedents and design philosophy. The Hatfield Building Code stipulates the use of quality materials and workmanship. These publications are available to read in detail at [www.gascoyneplaces.org](http://www.gascoyneplaces.org).

We strive to bring the best features of traditional living, and bring them into the twenty-first century. All of the properties constructed at Creswick will be thoroughly modern homes, with the charm and character of our favourite towns across the county.

The scheme will be truly diverse, with units available from one bedroom flats to five bedroom houses. Critically, approximately 100 affordable homes will be made available to the local community.

Sustainability is also at the core of the proposals at Creswick. All homes will be fossil fuel free and net-zero ready, heated with renewable technologies. They will be thermally efficient and become net-zero over time as the energy grid continues to decarbonise.







The 30 hectare site provides:

- Up to 340 homes
- A civic square & cafe
- A new cricket pavilion and pitches
- Enhanced public access to the countryside
- Safe walking and cycling routes
- 30% Affordable Homes

**Thank you for taking the time to review our exhibition, we would greatly appreciate your comments using the feedback questionnaire.**

