



SALISBURY SQUARE

Welcome to the first edition of the Salisbury Square Development Newsletter. Each edition will provide updates and information concerning the construction activities to bring the scheme to fruition.

Salisbury Square has remained the elusive missing piece of the Old Hatfield vision. An unsuccessful public space, the square lacks activity, which is partly due to the poor design of its public areas and buildings which surround them.

In 2013, a re-development scheme for the square was approved. Unfortunately, the scheme did not ultimately prove to be viable.

Informed by the Old Hatfield Charrette, public exhibitions and workshops, a revised scheme was submitted for planning approval in 2021.

December 2022 saw the unanimous approval by Welwyn Hatfield Council for the demolition of the existing 1970s shopping parade, and the creation of a new mixed use retail and commercial development, in addition to new homes, parking and enhanced public realm.

The properties will be available to rent from Gascoyne Estates once complete.



CGI: View from Hatfield Railway Station



CGI: View from Salisbury Sq Car Park



CGI: View from York House



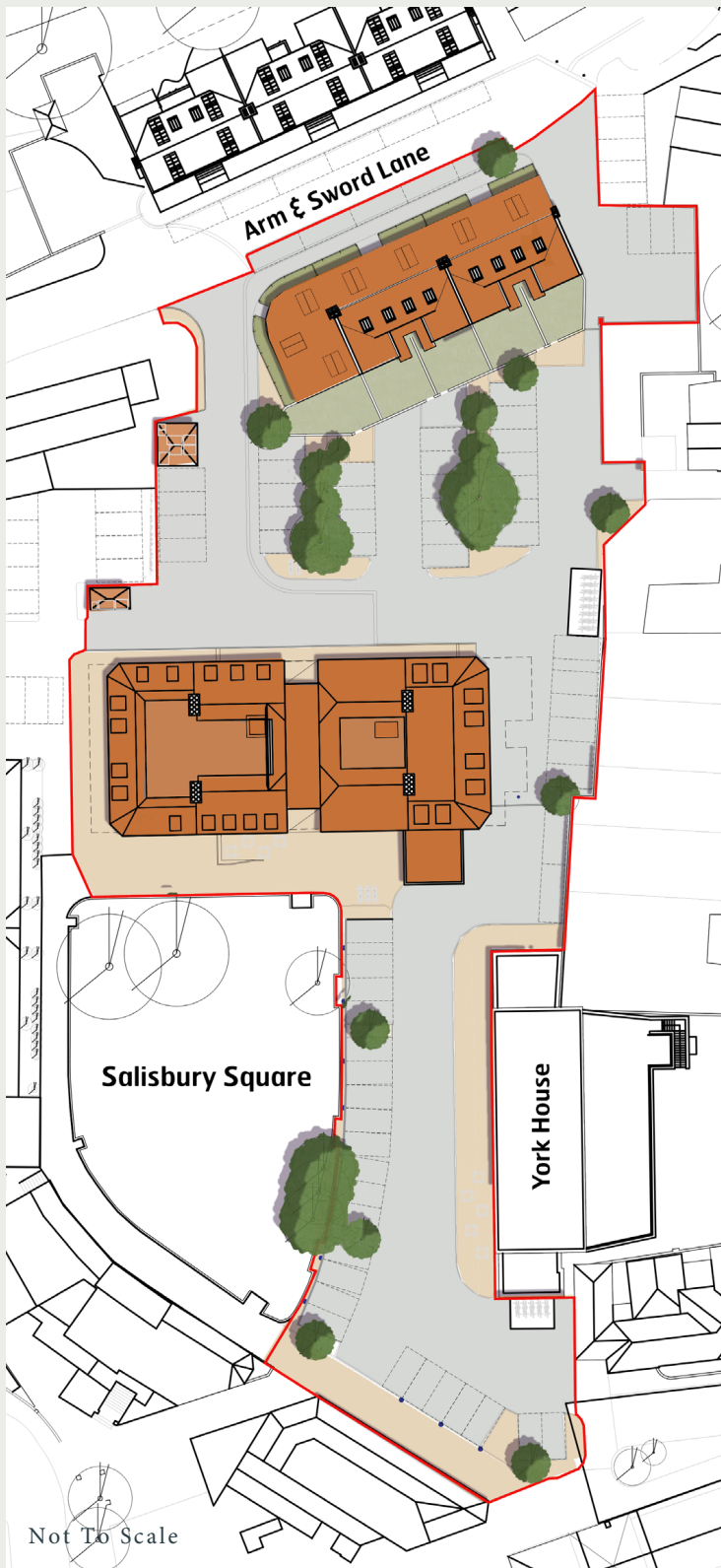
CGI: View from Arm & Sword Lane



Summary of Development

The plan below depicts the orientation of the new development, whilst the plan overleaf represents the current site.

The block to the north will feature a new terrace of five homes to complete and mirror existing townhouses on Arm and Sword Lane. Immediately to the south of the houses, will see a number of car parking spaces retained. These spaces will include provision for electric vehicle charging.



The block shown in the centre of the plan, will see a replacement of the 1970s parade, with a new building, providing a mix of retail and commercial accommodation suitable for modern requirements. This building will also provide three new apartments.

The smaller raised bed, directly opposite York House will be removed to make way for new shared use space. The area will be designed to encourage multiple uses, such as markets and events whilst remaining suitable to accommodate vehicle parking.

The memorial bench dedicated to the late Mr Pradhaban will be retained and incorporated into the new scheme.

Construction

We are in the process of appointing a construction contractor to build the development. It is of the utmost importance that the contractor shares Gascoyne's values and understands our community.

We hope to appoint the preferred contractor over the summer, and work together with the goal of commencing on site early next year.

Further information will be provided in future newsletters and we will be hosting engagement events and provide regular updates on how the works are progressing.

Parking

Hatfield Park Estate will soon own and manage Salisbury Square, Batterdale A and B, and The Broadway car parks within Old Hatfield. We will continue to work with Welwyn Hatfield Council to manage and control these car parks until the new development is complete.

For permit holders, we understand that this will cause a degree of uncertainty, and we will endeavour to maintain parking provision. Existing Salisbury Square permit holders are requested to contact parking@hatfield-house.co.uk

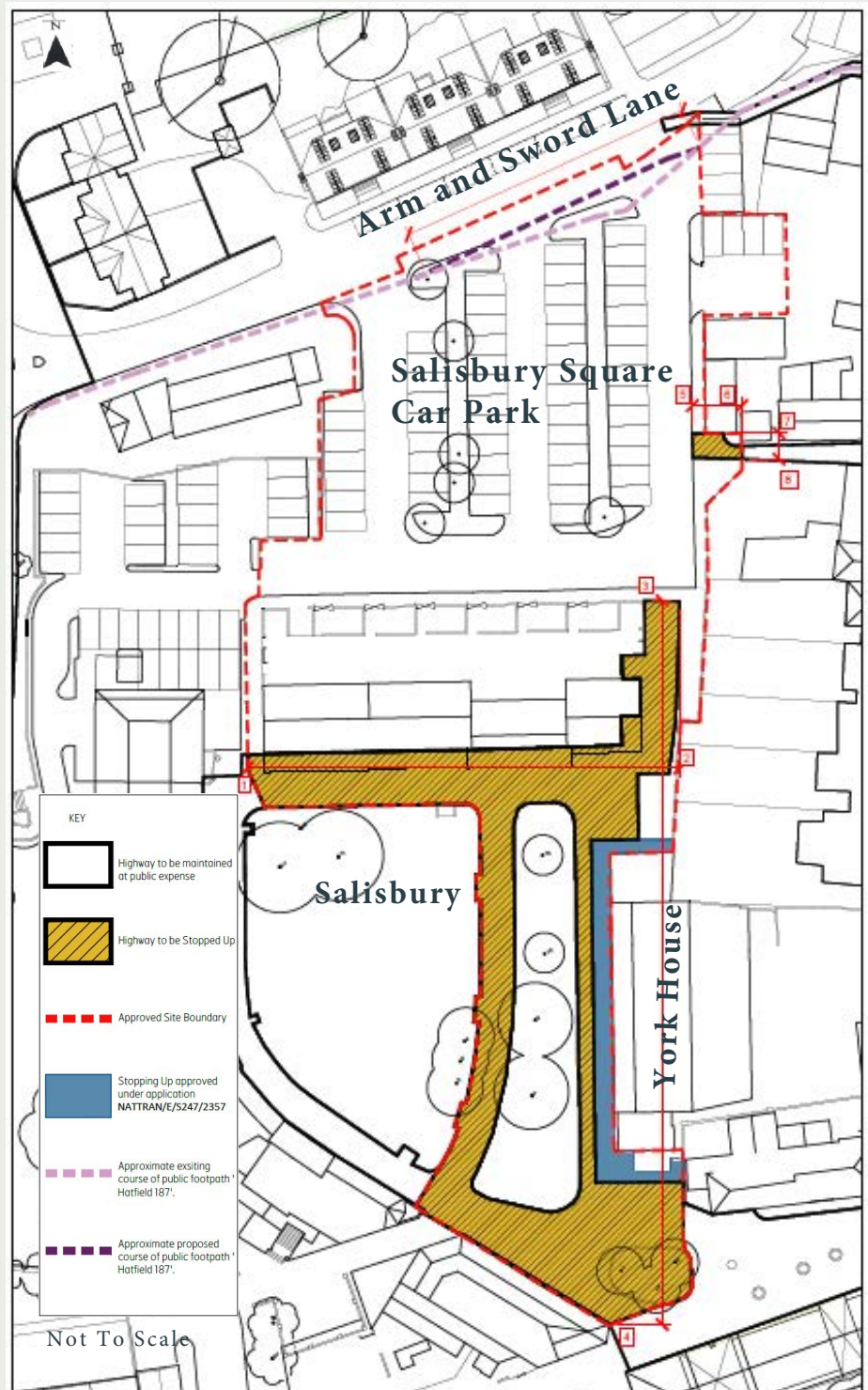
Stopping up and Highway Diversion

The Stopping Up Order application that has been made will facilitate the improvements to the public realm within the existing Square. The Order relates to the Stopping Up of highway rights so that the surface will no longer be maintained by the County Council and instead will be maintained by Hatfield Park Estate. For the avoidance of doubt, this is not an application to permanently close the pavement or to restrict access to businesses or homes. Similar orders were implemented at York House and Church Lane

Included within the Stopping Up Order is the slight diversion of the footpath which runs along Arm and Sword Lane.

The re-development of this area will see a new pavement installed and the public right of way diverted to follow this new pedestrian route.

The plan shown details the areas to be stopped up, the area which has previously been stopped up and the location of the public footpath.





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Demolition

The first phase of works will see the demolition of the existing shopping parade. We are pleased to confirm we have appointed C Jackson and Sons, who have undertaken many demolition projects in the region.

Together, we are in the process of working on a detailed programme of works. We are mindful of the sensitivities of the site, and mitigating disruption to local businesses and residents is of our utmost priority.

In the coming months, we will be hosting a 'Meet the Builder' event, whereby offering residents and businesses an opportunity to chat directly with the contractors and to understand the details of the proposed works.

C. JACKSON & SONS
DEMOLITION & DISMANTLING CONTRACTORS



January 2023: View from Salisbury Square

Newsletters will be circulated each quarter with the next edition to be distributed this Summer. Greater detail on the short term impact and programme of the demolition works will be provided.

