



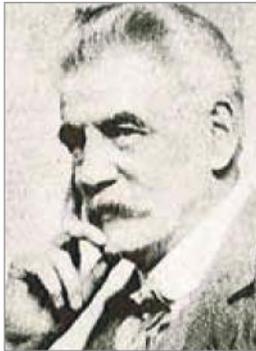


Welwyn Garden City

6.0 Design Evolution

A Framework for Broadnook Garden Suburb

(I) The Essence of the Garden Suburb



Barry Parker

Garden suburbs and villages became much more prevalent than the garden cities because they were easier to establish at the smaller scale and more commercially attractive. Nonetheless the character of these widespread developments was clearly inspired by the Garden City Movement and the layouts and architecture influenced by **Barry Parker** and **Raymond Unwin's** pioneering work at **Letchworth, Welwyn and Hampstead**.

Key characteristics include;

- a well planned structure with efficient definition of blocks for development and routes for movement
- relatively large development blocks with substantial enclosed areas of green space for gardens, allotments or recreation
- a spacious layout of appealing groups of houses and gardens, set in attractive roads with open space and amenities, adapting and working with existing landscape features where possible rather than imposing an entirely man-made character
- an attractive, health-giving and useful landscape remained integral to the purpose and character of garden suburbs. The spaces, both private and public, formed an integrated matrix with the buildings. The key was the enhancement of the buildings with their own gardens, street trees and a variety of communal open spaces reminiscent of **Bedford Park, Port Sunlight and Bournville**

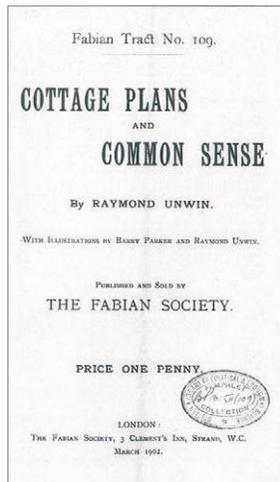
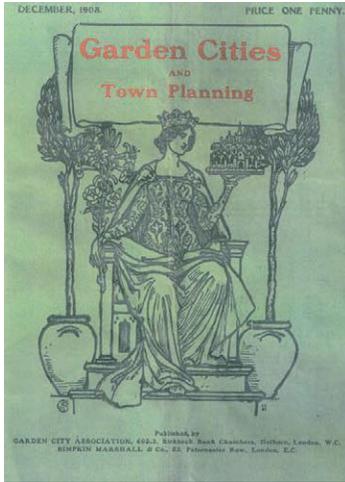


Raymond Unwin

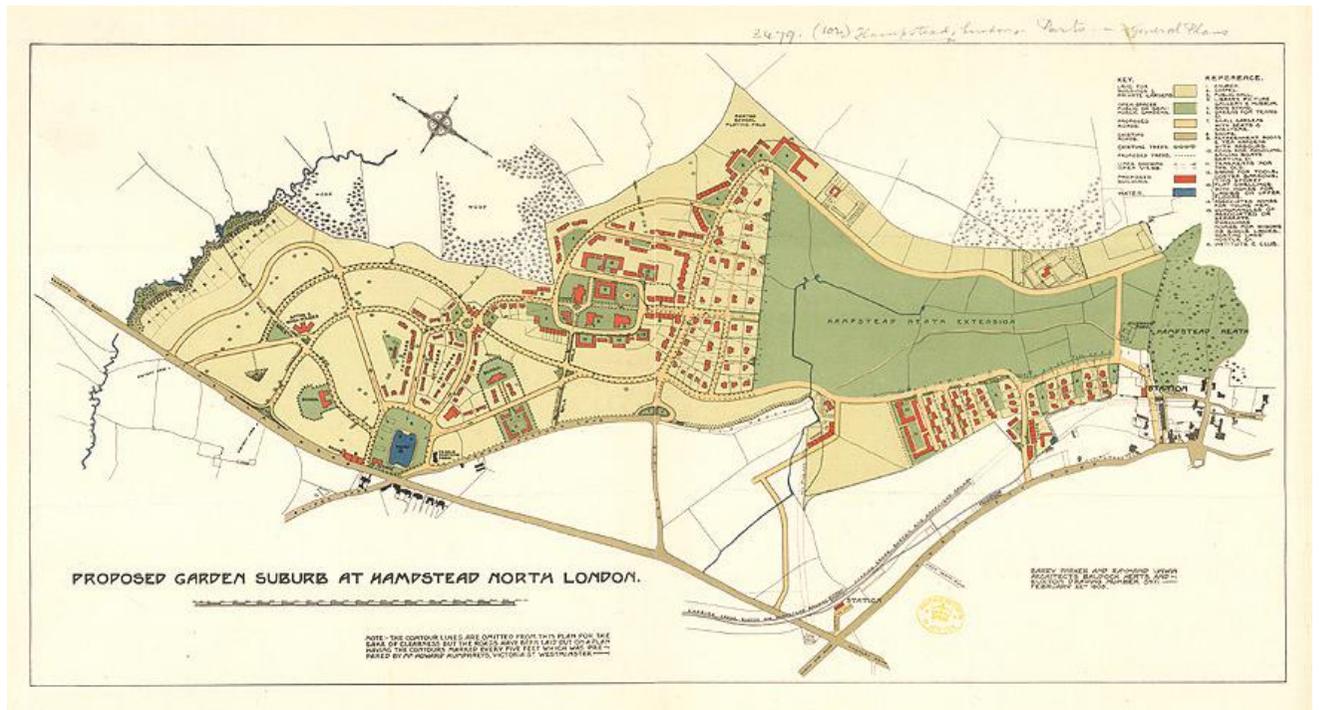
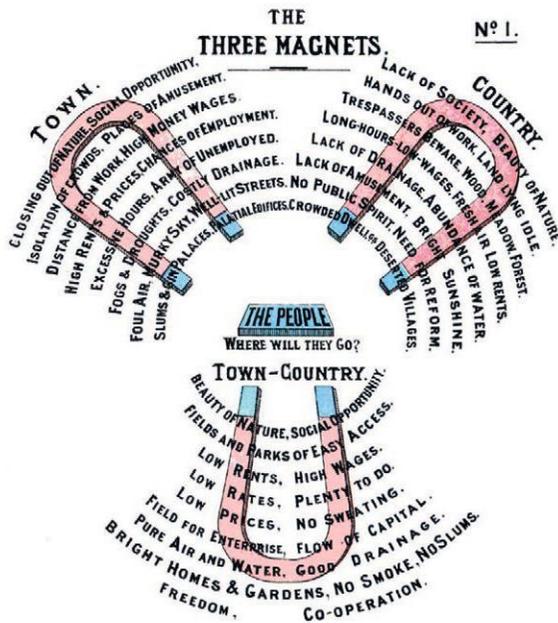
- many garden suburbs included and enjoyed sporting facilities as part of the open, green and spacious environment. Tennis courts, bowling greens, playing fields and golf courses were integrated or close by. This was very much an emphasis of the key “town-country magnet” championed by Ebenezer Howard. The setting and landscape – established or created – is as important to the concept as the buildings and the two are indivisible
- trees and hedges are defining elements of garden suburbs. The quality, layout and design of landscape, trees and green space in all its forms are inseparable from the vision, planning and execution of the suburb. Trees and landscaping provide a complementary setting to the built form. Howard’s intention, now being carried forward at Broadnook, was that dwellings and nature should be in such close relationship;

“Human society and the beauty of nature are meant to be enjoyed together... Town and country must be married and out of this joyous union will spring a new hope, a new life, a new civilisation...”

Parks and gardens, orchards and woods, are being planted in the midst of the busy life of the people, so that they may be enjoyed in the fullest measure”



Of the twenty or so garden suburbs founded between 1901 and 1914 one of the most famous and prestigious is Henrietta Barnett's Hampstead Garden Suburb established in 1905 to a preliminary plan by Raymond Unwin. Sir Edwin Lutyens was brought in as a consultant to add prestige and was responsible for the design of the formal centrepiece of Central Square.





Hampstead Garden Suburb has stood the test of time so far as environmental tests are concerned and today has Conservation Area status. The London Borough of Barnet's role in safeguarding its character is enhanced and complemented by the role and function of the **Hampstead Garden Suburb Trust** established in 1907;

“to do all things possible to maintain and preserve the present character and amenities of Hampstead Garden Suburb”

The Borough of Barnet's Conservation Area Appraisal and Design Guidance for Hampstead emphasise that;

“The suburb today is a unique area characterised by the inter-relationship of the following;

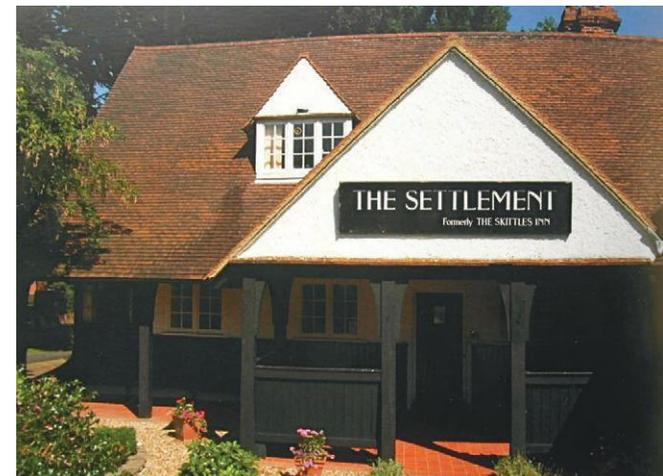
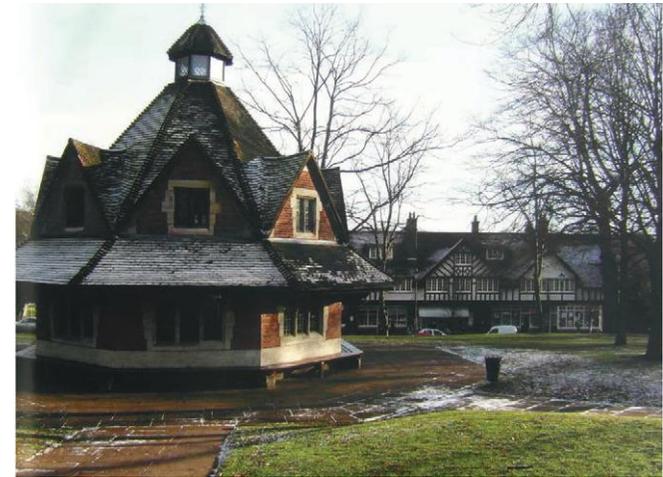
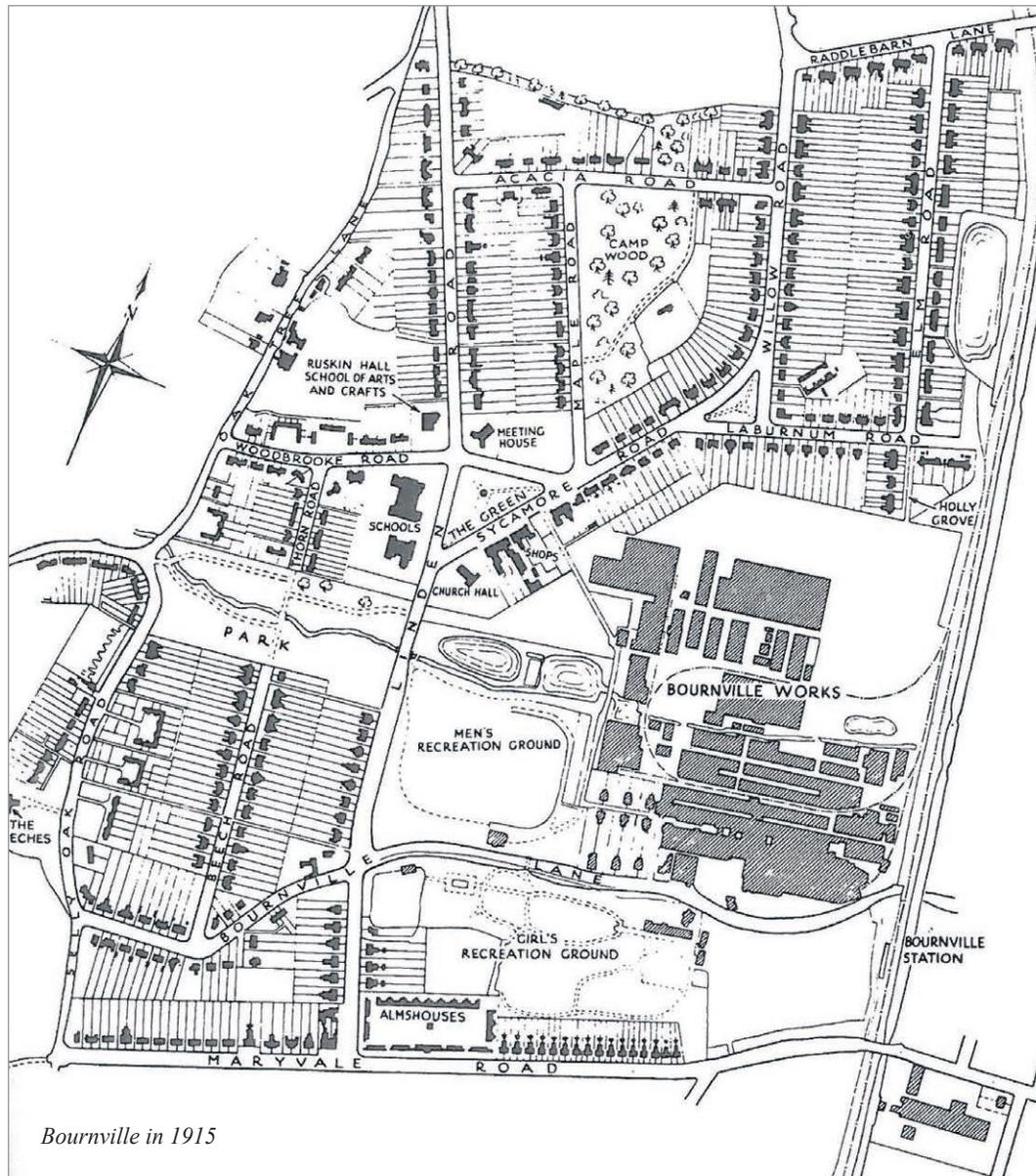
- *high quality building materials and traditional craftsmanship;*
- *rich planting and landscape, retaining original trees and landscape features;*
- *ingenious grouping of buildings which reinforce a sense of community;*
- *houses designed to harmonise with each other and often grouped around greens, squares, walks and closes;*
- *restrained use of materials including red, purple and brown stock brick; roughcast, sometimes unpainted, otherwise white or cream; handmade red clay plain tiles;*
- *architectural features such as large or elaborate chimneys, dormer windows and bays designed to add variety and visual interest;*
- *hedged boundaries rather than walls and fences”*



These factors and features are common garden suburb characteristics and repeated for example, at the Cadbury family's **Bournville village** begun in 1895 with the relocation of the chocolate factory. Bournville has an ornamental layout with both formal and informal lines and generous open spaces and parks.

The initial layout was drawn up by the Quaker surveyor A.P. Walker in 1894, responding to various existing features including roads, woodland and mature trees. Again the provision of private and public open space and their arrangement was as important as the buildings and the environmental considerations were matched by a commitment to social and economic priorities. The Cadburys had a strong influence on the way of life especially through the range of amenities, the cottages and their layout and gardens. Various educational and religious institutions were built around a large green and shops and recreational facilities provided to give the residents more control. The "Tenants' Village Council" was founded "*to promote the Social, Educational and Recreative Life of the village*". Bournville was also an experiment in housing reform and provided comfortable living spaces in an attractive setting with good sized gardens. Moreover since it was not built exclusively for Cadbury's own employees it was handed over to an independent body for administrative and management purposes – the **Bournville Village Trust**.

Layout, spaciousness, facilities, homes and jobs, self-contained governance – all of these aspects are important considerations for the Broadnook proposal.





An analysis of the Garden Suburb

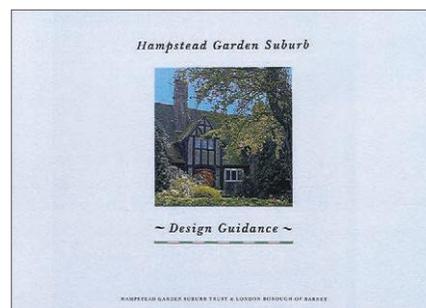
Hampstead Garden Suburb and **Bournville** have been assessed in some detail in order to more readily understand their layout, design form and principles.

In each case the garden suburb character derives from a sense of overall harmony and a logical, ordered arrangement. Symmetry and geometry play a full part in creating a pleasant, verdant environment. Coherent groups of homes and buildings are arranged rationally with space for trees (to the front and the back) and hedges to create pleasingly green streets.

Hampstead Garden Suburb has a stronger geometry and a greater variety of formal green spaces within its structure whilst Bournville has a more organic form and a stronger sense of hierarchy.

Critically both places use the manipulation of open space and topography with pre-existing landscape features in order to create variety and hierarchy. The classic “Garden Suburb Green Street” is found in both places (very prominently now given the maturity of the trees) but often as a framework or backdrop for further interesting and varied arrangements. This variety of character includes;

- **Green within the ‘block’**
- **Green ‘triangles’ along main movement routes**
- **Green on the edge of the block**
- **Green boundaries**
- **Green facilities within the block**





BOURNVILLE

Macro Scale



Micro Scale



Landscape



- WOODLAND
- PARKLAND
- VILLAGE GREEN
- SPORTS
- RESIDENTIAL SQUARE
- ALLOTMENTS

HAMPSTEAD GARDEN SUBURB



- WOODLAND
- PARKLAND
- VILLAGE GREEN
- SPORTS
- RESIDENTIAL SQUARE
- CIVIL SPACE
- ALLOTMENTS
- PRIVATE OPEN SPACE

BOURNVILLE

Streetscape



In Bournville there are three distinct street types reflecting the use of vegetation within the streetscape. Boulevard type streets which include formal avenue tree planting with grass verge and a pavement on both sides: residential streets that have more informal trees planted on the pavement edge and streets where occasionally existing trees are retained within the pavement edge and front gardens.

- BOULEVARD (TYPE A)
- STREET (TYPE B)
- STREET (TYPE C - EXTENSIVE VEGETATION WITHIN FRONT GARDENS)

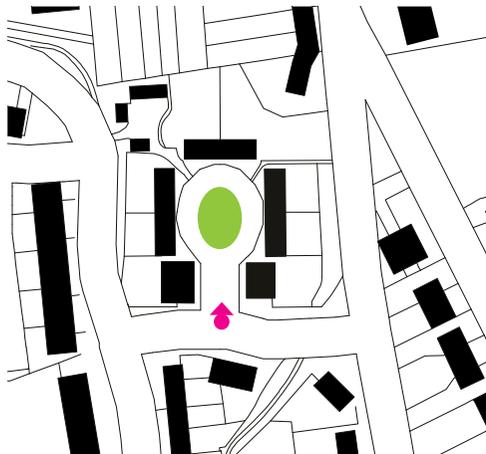
HAMPSTEAD GARDEN SUBURB



In Hampstead Garden Suburb the principal streets include a pavement on both sides and more informally planted trees within the grass verge. The most common street types in Hampstead are streets and lanes with trees planted on the pavement edge and extensive vegetation within front gardens.

- PRINCIPAL STREET (TYPE A)
- STREET (TYPE B)
- LANE (TYPE C - EXTENSIVE VEGETATION WITHIN FRONT GARDENS)

BOURNVILLE

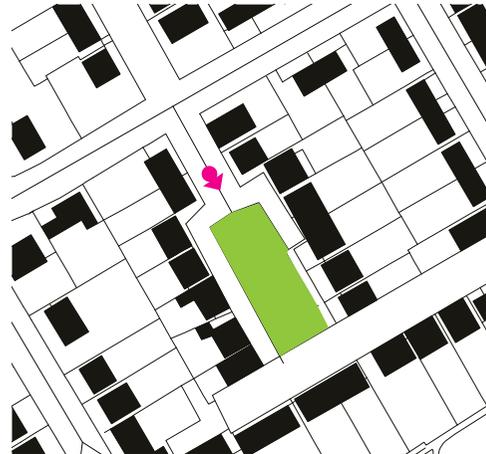


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AXONOMETRIC VIEW

BASE PLAN @ 1:2000

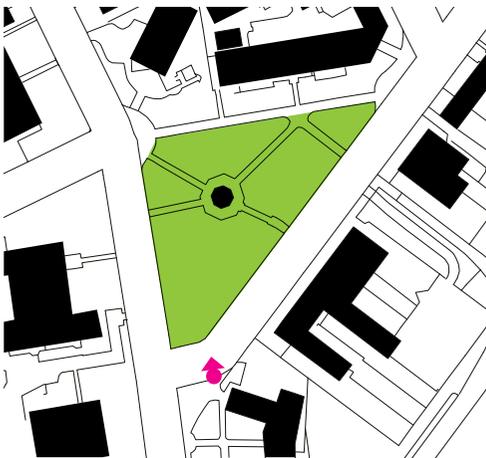
HAMPSTEAD GARDEN SUBURB



GREEN WITHIN THE BLOCK

- Both Bournville and Hampstead Garden Suburbs use green space as a device to punch into a development block to create variation in character, and retain existing vegetation.
- Some of the open spaces would not easily provide spaces for bin collection and may, therefore, need management arrangement in place.
- Hampstead Garden Suburb uses more geometric and formal green squares within the block, whereas Bournville has less geometric and more informal green square arrangement within the block.

BOURNVILLE

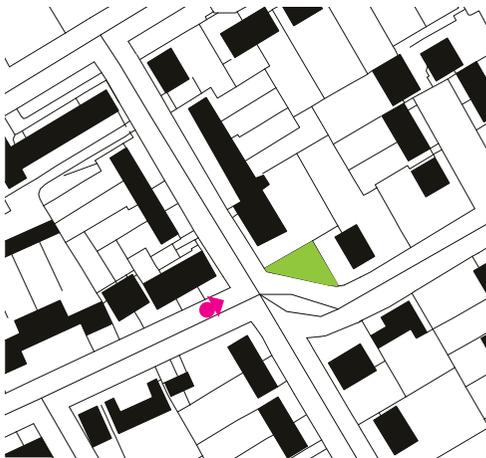
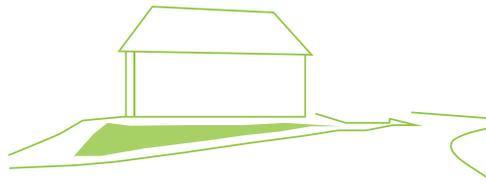


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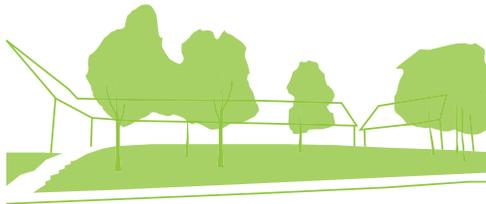
HAMPSTEAD GARDEN SUBURB



“GREEN TRIANGLES” ALONGSIDE MOVEMENT ROUTES

- Green spaces, small and large, at key road junctions/ changes of arrangement that reinforce the role and presence of “landscape” in the urban structure.
- “Green triangles” act as community focal points.

BOURNVILLE

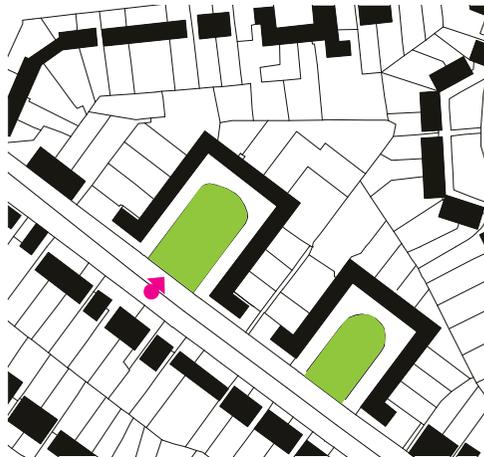
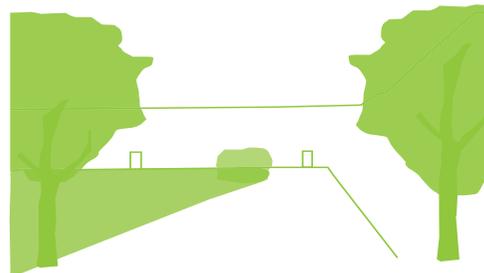


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AXONOMETRIC VIEW

BASE PLAN @ 1:2000

HAMPSTEAD GARDEN SUBURB



GREEN ON THE EDGE OF THE BLOCK

- These spaces often vary in scale, but retain the same principles - development blocks are set back from the road to create overlooked communal open space
- Green spaces immediately adjacent to the block, often enclosed by hedges, or kept open.
- Properties set close to and around the green space, and require management arrangements to allow for bin collection.

BOURNVILLE

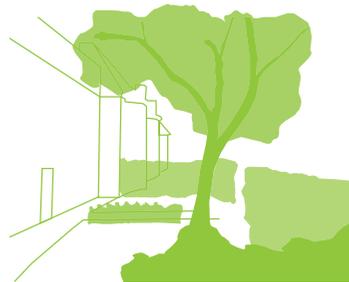


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AXONOMETRIC VIEW

BASE PLAN @ 1:2000

HAMPSTEAD GARDEN SUBURB



GREEN BOUNDARIES

- In both Bournville and Hampstead Garden Suburbs careful attention is paid to front gardens. Design of individual buildings and well maintained front gardens create variety and a strong sense of character to the streetscape.
- Consistency of front boundary treatment; either using the same species to create a more formal boundary, or mixed species (but with the same management regime in place) for a less formal appearance (often found within lanes).

BOURNVILLE

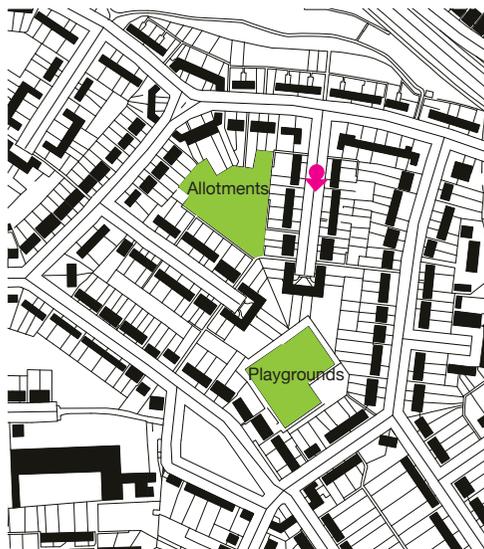


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BASE PLAN @ 1:4000

HAMPSTEAD GARDEN SUBURB



GREEN FACILITIES WITHIN THE BLOCK

- Larger street blocks can be found in both Garden Suburbs which provide opportunities for large gardens, woodland, allotments, recreation and wildlife.
- In Hampstead large urban blocks are accessible through lanes that are less urban in character, and also have interconnected footpaths that have significant resident use, and create a sense of small, highly social community environments.



Interestingly many of these features are not found in a classic 'urbanism' approach which usually separates perimeter blocks from open space. These features, which by association create and in turn are generated by the distances between buildings, are considered to be key principles in defining Garden Suburb character



The environmental virtues of Hampstead and Bournville are matched by social and economic advantages. The combined principles can be described, as they have been for example by Warwick District Council in its own promotional work on garden suburb and villages, as;

- **a comprehensive and well-planned approach**

a well thought out structure with efficient definition of 'blocks' for development and routes for movement;

providing homes, jobs and community facilities in an integrated layout with a distinctly pleasant green and leafy environment.

- **well-managed tree-lined landscaped streets**

green, tree-lined streets help create safe and convenient places to walk and cycle;

these streets and public spaces benefit from appropriate planting and are maintained to high standards by establishing management programmes that ensure they are preserved in the long-term.

- **larger and green development blocks**

larger overall street blocks benefit from enhanced enclosed areas which provide opportunities for larger gardens, allotments, biodiversity and wildlife and passive recreation as well as a setting for mature landscape and more impressive trees;

the larger block provides a more defensive - outward looking layout and a good level of security.

- **jobs and facilities to enable self-sufficiency and self-containment**

- **the home**

each home is carefully designed and detailed;

as at Hampstead and Bournville the attractive character is created from harmonious groups of well-considered bespoke house types;

within the overall framework individual groups of homes create variety and character.

- **relationship between town and country**

again, the Ebenezer Howard Vision to create a clear and harmonious relationship between town and country;

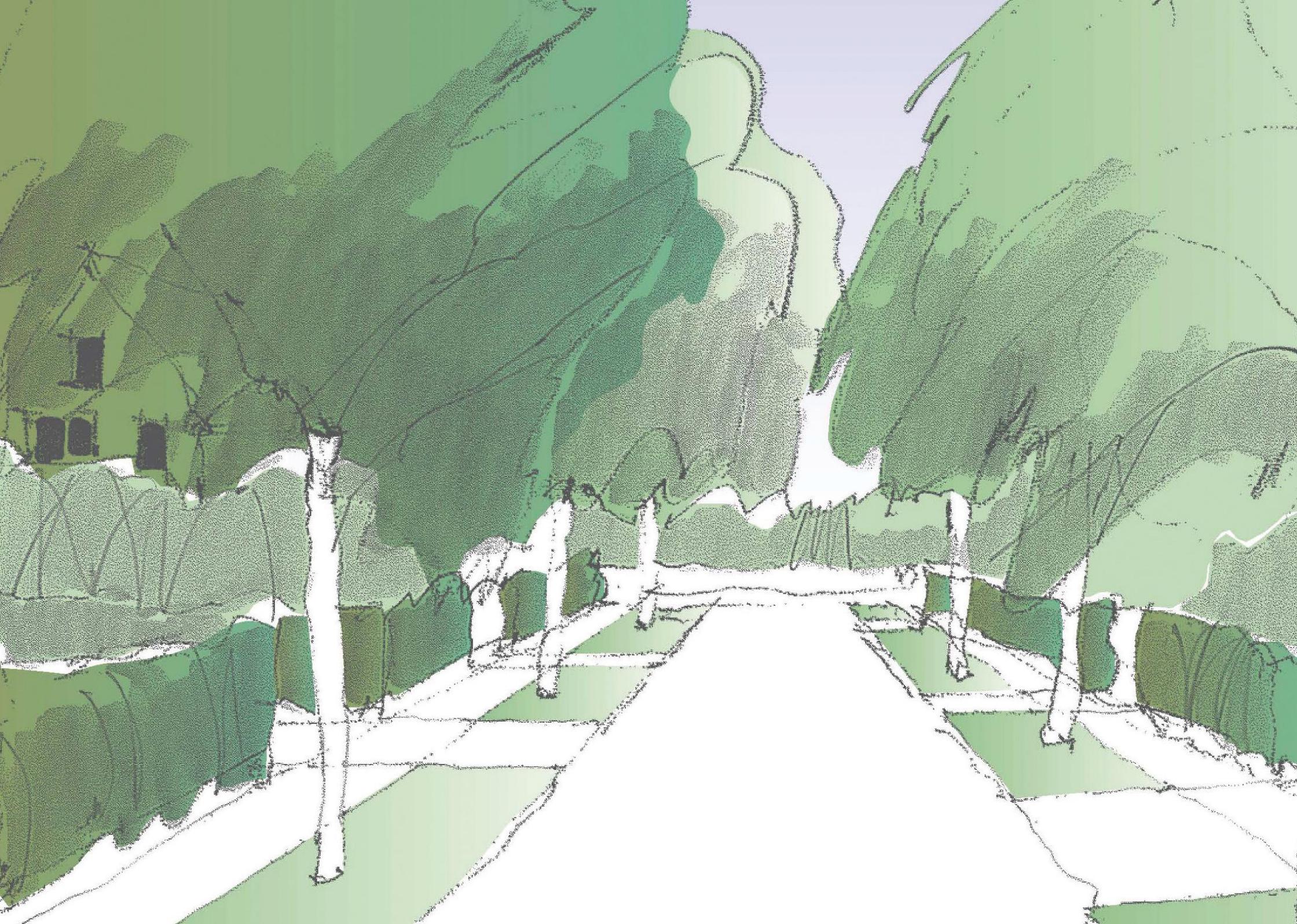
the visual and physical perception of countryside and easy access to the wider rights-of-way network is a primary objective.

- **a walkable neighbourhood with excellent public transport whilst accommodating the car**

the balance to be struck must be based on creating attractive and safe streets for pedestrians and vehicles; to design streets appropriate to their function and to maintain safe vehicle speeds;

some contemporary housing is criticised because of a lack of parking provision. A contemporary garden suburb can set out to strike the right balance between landscape and parking

- **a return to traditional values and homeowners' priorities**

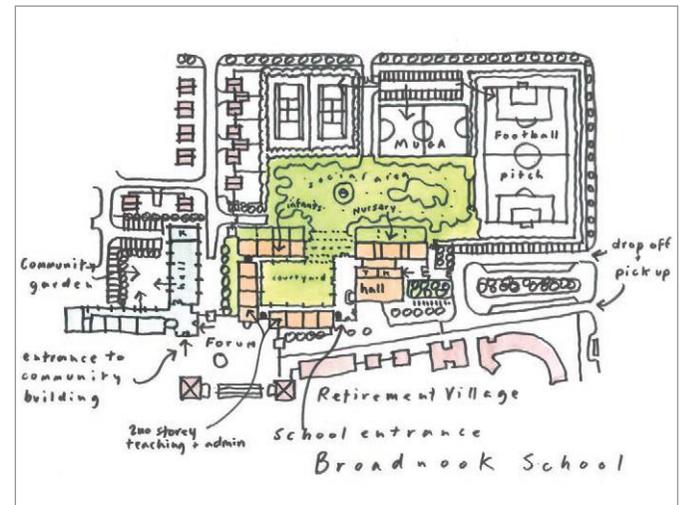
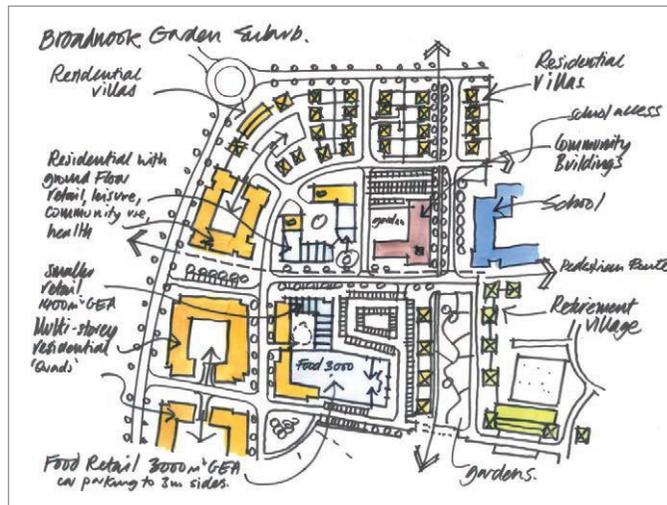
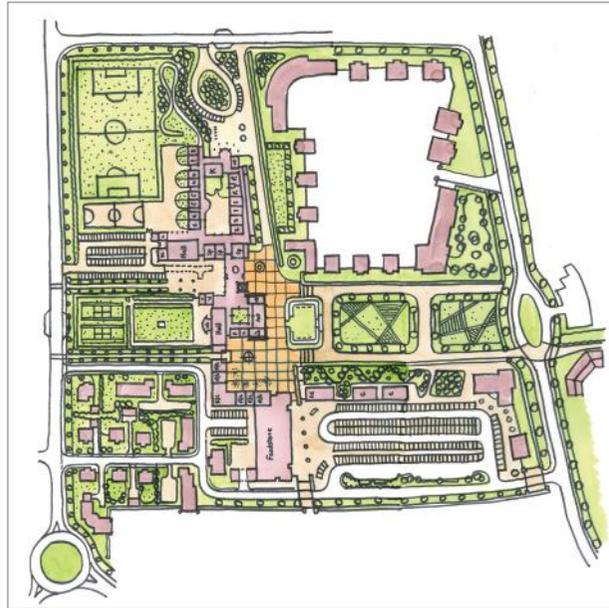




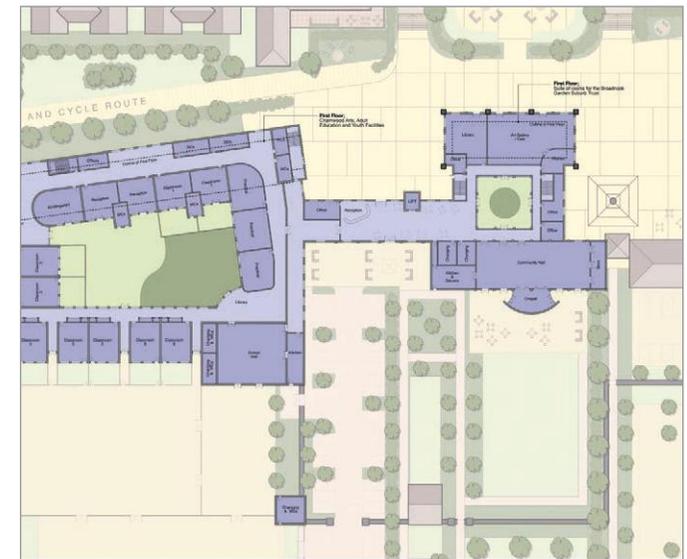
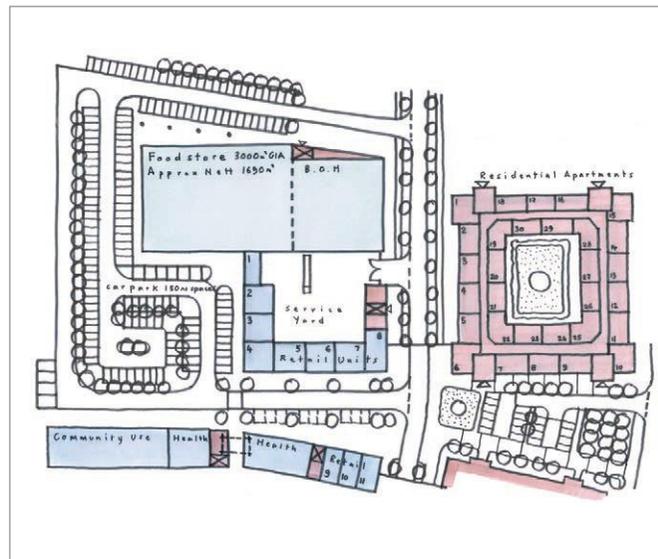
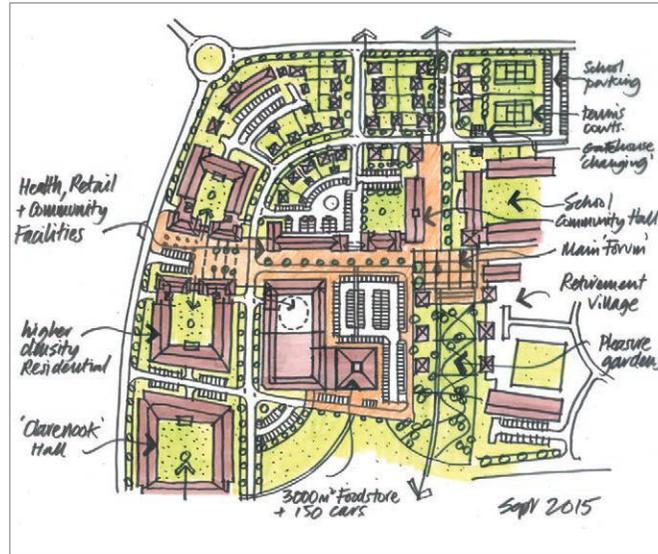
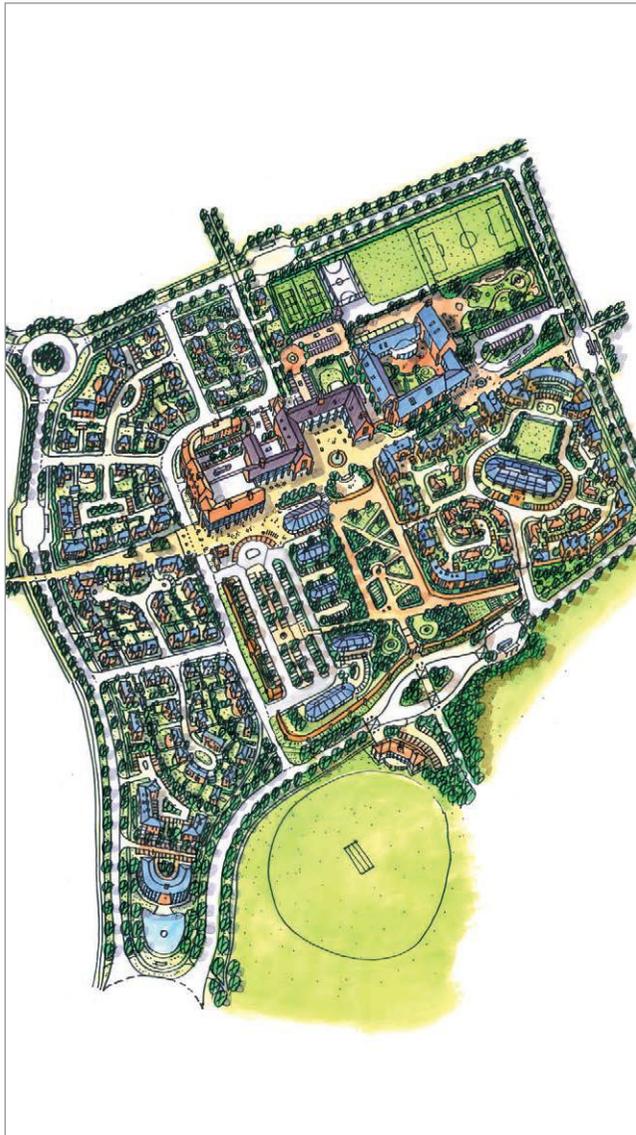
Examples of the Design Evolution Process

- 1. The Broadnook Centre**
- 2. The Broadnook Enterprise Park and integration with the Broadnook Centre**
- 3. Towards a Development Framework and Parameters**

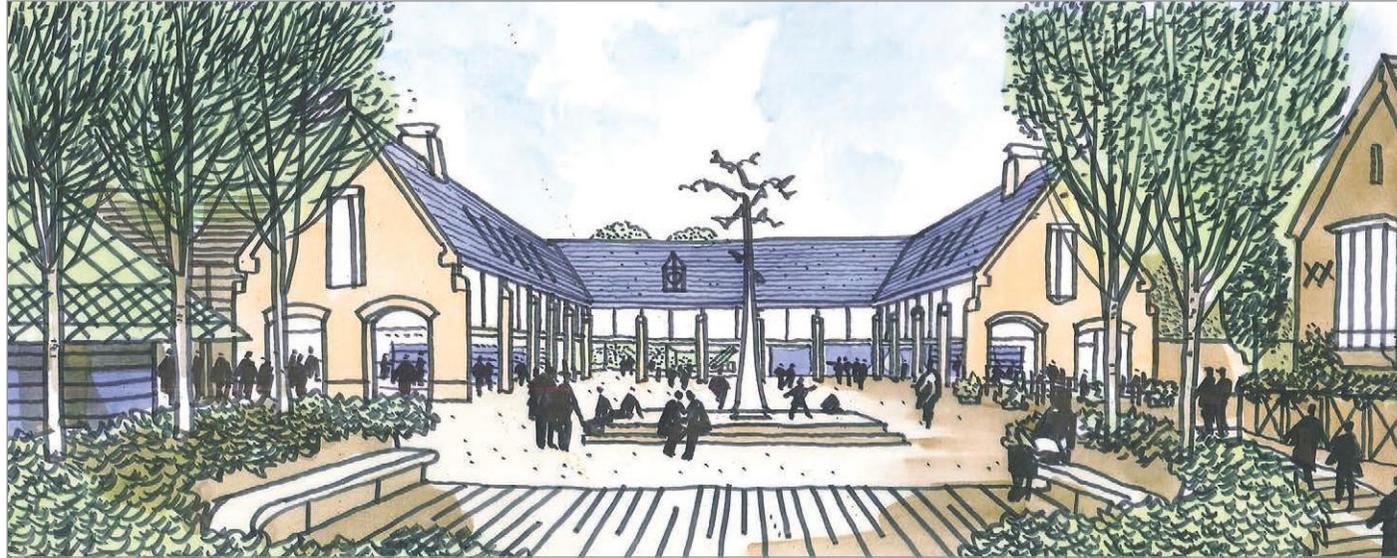
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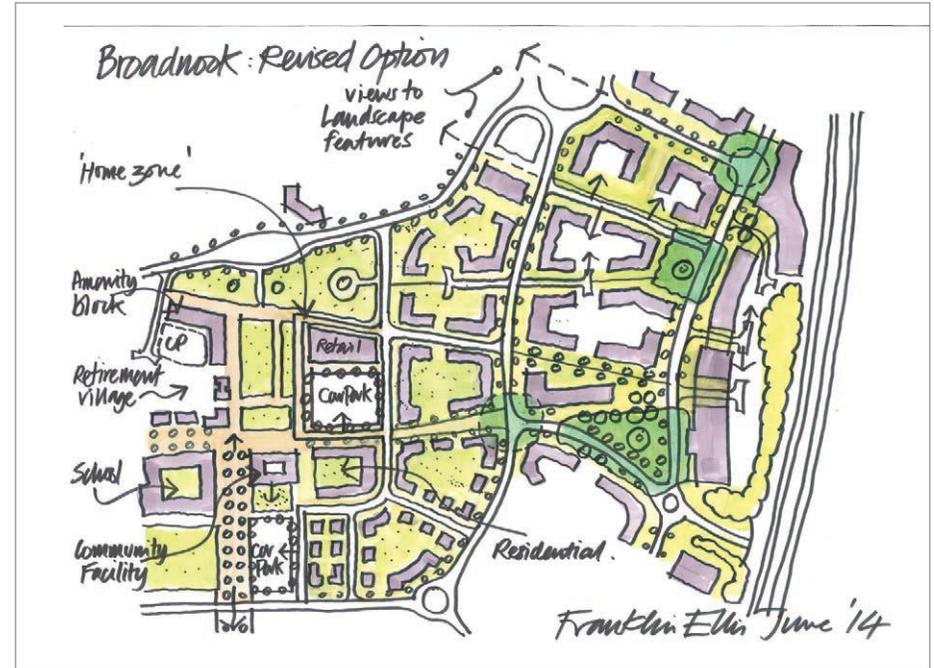
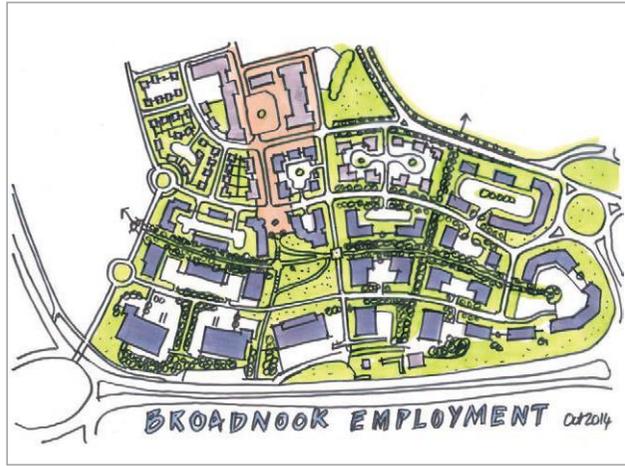
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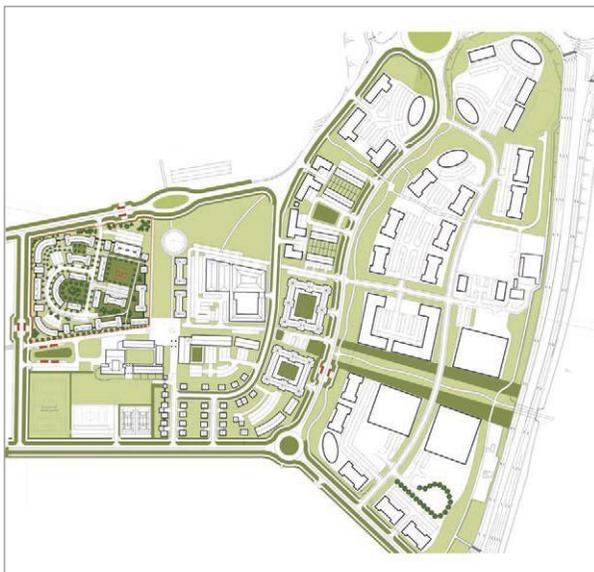
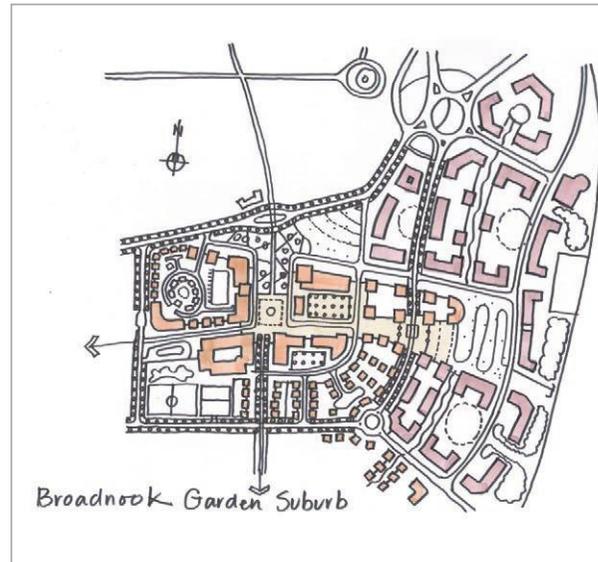
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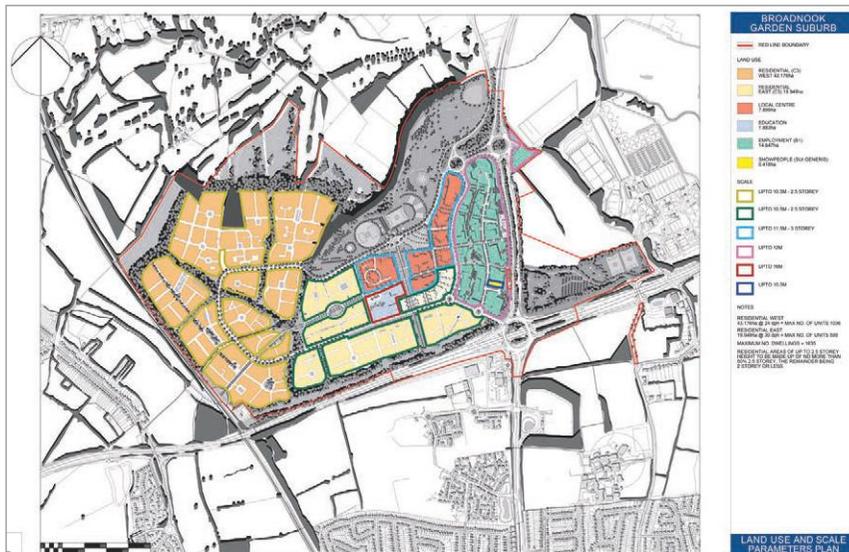
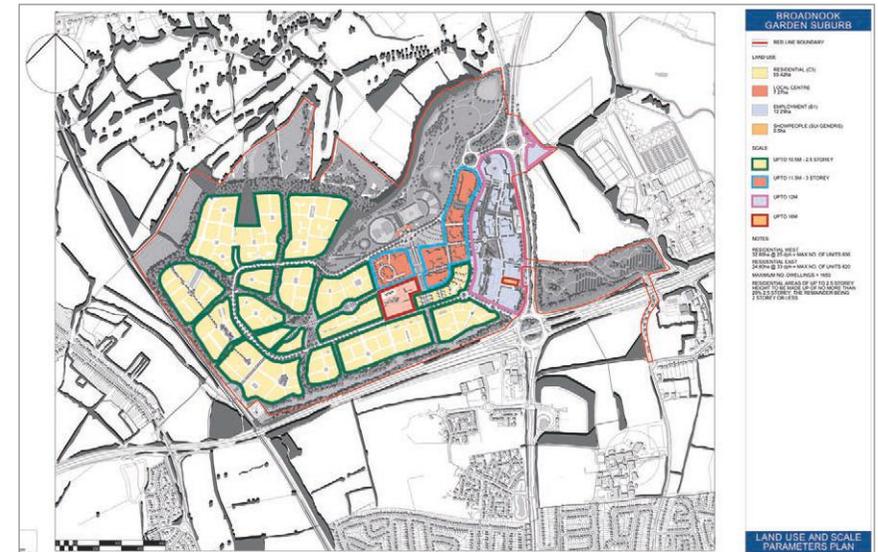
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“Good quality design can make a difference in shaping our built environment and the sustainability of development and our quality of life can be enhanced by more careful thought about the places we create. All new development provides the opportunity to create surroundings that future generations will cherish.”

Charnwood Borough Council 2009

