



- A. Gilston Area Vision
- B. Meeting Aspirational Objectives
- C. Strategic Influences

Vision and
Development Objectives

3

Establishes the overall vision and development objectives for the Gilston Area

VISION AND DEVELOPMENT OBJECTIVES

A. Gilston Area Vision

The vision for the Gilston Area puts people first by creating a physical environment that promotes and sustains community life.

Whilst delivering much needed housing, Gilston Area gives due regard to the tangible human factors that affect the liveability of a place. Nurturing culture, diversity, affordability and providing a high quality of life for both existing and new residents is key to the philosophy of the new place.

The Gilston Area vision is founded on five key principles:

- **Collective Cohesion and Individual Character;**
- **Openness and Accessibility to all;**
- **Supporting Healthy and Sustainable Lifestyles**
- **Harmony with Nature;**
- **Enabling Prosperity and Supporting Innovation.**

The approach to the identification of strategic design principles for the Gilston Area development has evolved through a sensitive and measured response connected to its context and landscape heritage. The existing form, its distinct character and landscape have been the starting point, creating a natural framework for the site that defines boundaries to development, while maintaining key axes and views.

Character areas have developed naturally following an understanding of the site constraints. This has led to the creation of seven distinctive villages surrounding the historic Gilston Park. Each village is separated by and directly facing onto green space. While each village has its own centre and benefits from individual and differentiated character and identity, all are bound together in a single landscape vision.

Designed in the spirit of a 'managed estate', Gilston Area provides substantially increased access to open spaces and amenity for all. Each village is to have its own unique character and will be supported by a local centre providing essential day to day services and facilities.

The Gilston Area development is to be based on the original 'Garden City' principles of equality, good health, quality of life, a sense of community and access to employment, facilities and the countryside. The aim is to apply these principles in a contemporary context to create an enduring but beautiful place.





VISION AND DEVELOPMENT OBJECTIVES

B. Meeting Aspirational Objectives

THE DEVELOPMENT OBJECTIVES FOR THE GILSTON AREA ARE AS FOLLOWS:

- ▶ 10,000 new dwellings arranged in 7 distinct villages, each separated by green space;
- ▶ Enhancements to historic Gilston Park as a centrepiece of the development;
- ▶ Provide a range of housing types, densities and tenures across the villages which respond to the various housing needs in the area;
- ▶ Each village supported by an appropriate range of social infrastructure including education, health and community facilities, etc;
- ▶ Use the site's natural features to sustainably manage water;
- ▶ Create major publically accessible parklands, as well as extensive hard and soft landscaping within the villages. Every house within 300m of open space;
- ▶ To mitigate traffic impact of the development and promote sustainable modes of transport and travel planning;
- ▶ Provide a network of pedestrian, cycle and green linkages to connect the site internally and to wider destinations and facilities;
- ▶ Ensure high quality design and a distinctive character that positively responds to local landscape character;
- ▶ Address the local housing needs of East Herts and support the lasting economic regeneration of Harlow;
- ▶ Sensitively integrate heritage, ecological and landscape assets into the development where possible.



Village 3, frontage to landscape - based upon Illustrative Concept Masterplan

View from Harlow over the Stort Valley of the Illustrative Concept Masterplan



Introduction

Context

Vision & Objectives

Baseline Summary

Spatial Framework

Delivery & Implementation

Next Steps

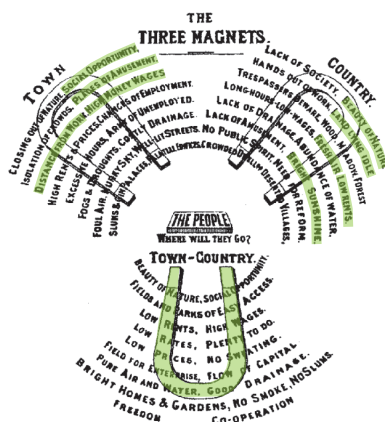
C. Strategic Influences

TOWN-COUNTRY VISION: THE LEGACY OF THE GARDEN CITIES

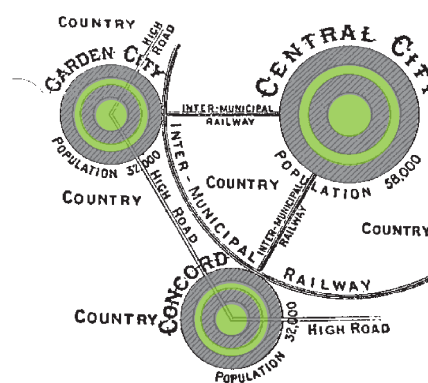
The Garden Cities Movement originated from Ebenezer Howard's 19th-century vision, proposing a network of garden cities combining the advantages of town and country, set in productive open land; in effect a sustainable model for urban development in today's terms.

From this the following points were considered of significance for the Gilston Area:

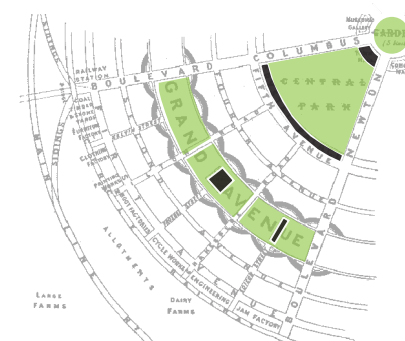
- Value of strong central open space “owned” by the community
- Idea of whole sustainable lifestyle integrated in one place
- Strong frontages to open spaces
- Movement structure
- Potential to support a vision aligned to original objectives of Garden Cities



Ebenezer Howards' town country vision



A network of Garden Cities



Building around a central green focus.
Providing balance between open and
built environment

“A Garden City is a Town designed for healthy living and industry; of a size that makes possible a full measure of social life, but not larger; surrounded by a rural belt; the whole of the land being in public ownership or held in trust for the community.”

Ebenezer Howard

GIBBERD: BUILDING ON A VISIONARY LEGACY

Harlow was regarded as an exemplar of modern architecture and town planning. Developed by architect Sir Frederick Gibberd, the town was developed on landscape principles that sought to bring together aspects of town and country.

This approach helped shape the principles for the Gilston Area as described below:

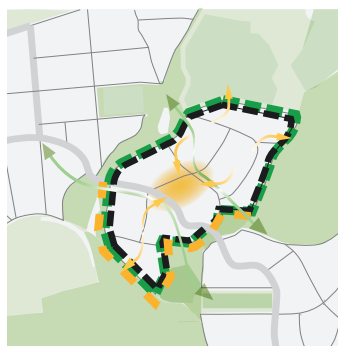
- Compact Development - A place of attractive, self-sufficient, walkable neighbourhoods.
- Integrating Natural and Historic Environments - A place shaped by its landscape and natural setting.
- Role of Green Wedges - A green place giving pedestrians easy access to well-connected open spaces, areas of nature conservation importance and the countryside.
- Housing Quality - A place that is built to the highest standards of contemporary design and performance.
- Well- Defined Urban Spaces - A place with attractive and distinctive neighbourhoods.
- Introverted to Extroverted Frontage - In contrast to parts of Harlow, the Gilston Area will have positive frontage onto the shared landscape spaces.



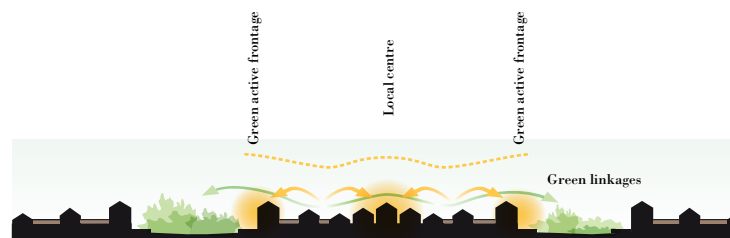
Gibberd's Original Vision was to provide direct access to Landscape by creating green wedges or links through the town. He wanted to provide easy access to well connected open spaces.



Not all parts of the town reflect the original vision. At places, the surrounding housing, rather than fronting onto the open green, turns away from it thus creating spaces that are not directly over looked or addressed.



Gilston Area aims to build on the idea of green wedges but activates them with direct and open frontage providing overlooking and definition to the surrounding green.



THE ENGLISH LANDSCAPE

TRADITION

The concept takes inspiration from the heritage of the site: the Gilston Area, and the English landscape tradition.

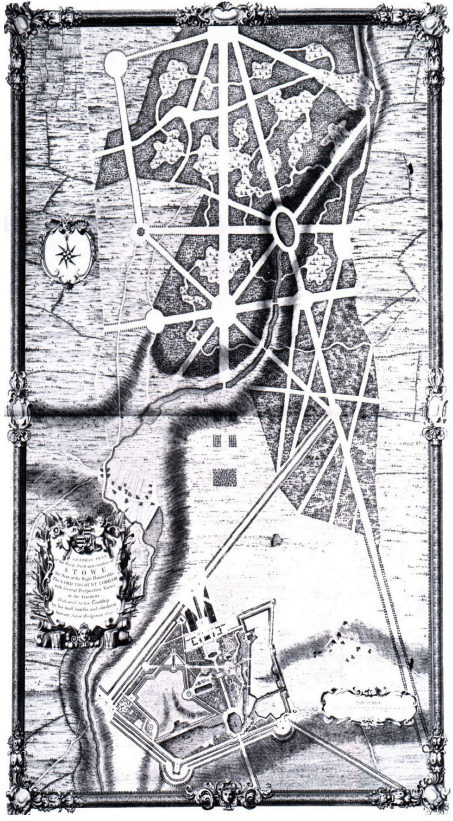
This tradition - careful orientation of building and landscape with grand avenues, houses and parkland, offset by informal variation, and interlinked with agricultural production - is recognised worldwide.

Treating the site as one total landscape or experience, with the full integration of built and landscape form, is significantly different from the idea of a conventional urban extension, which often turns its back on the wider landscape. Central to the Gilston Area approach is maximising frontages in relation to landscape.

The Gilston Area develops this idea, offering extensive access to open space, and at the same time restoring and recovering historic landscape routes and elements overlaid on the old order, a new interpretation.



Landscape axis, Norton Common



Formal layout and strategic axis, Stowe

VILLAGE LIFE

Fundamental to the success of the proposed development is the creation of a strong sense of place as a natural extension of a historic landscape and wider district character. To inform its character, existing spatial and functional typologies of many villages in and around Hertfordshire have been studied and scales compared.

Successful local villages offer amenity and services to their surrounding local communities. Depending on the scale of local demand, they often also include a range of pubs and café/restaurants, providing places for people to meet and socialise.

In addition to commercial uses, local communities are brought together and defined by the cultural and public services available to them. These include schools, doctor's surgeries and meeting places for faith and other community groups.



Standon



Aldbury



Hunsdon



Much Hadham



Braughing



Ardeley