

# GARDEN SQUARE

## LETCHWORTH

PUBLIC CONSULTATION EVENT



Proposals for the strategic master planning of Garden Square Centre, Letchworth, for a new redevelopment to provide a mixed-use development including retail, leisure and residential development, and a much-improved public realm and landscaping along Commerce Way and other associated routes through the site.

# HELLO & WELCOME!

## PURPOSE OF CONSULTATION AND NEXT STEPS

Thank you for coming along and sharing your feedback, we are currently carrying out a Community Consultation in respect of our proposals for the strategic master planning of Garden Square Centre. These include the partial demolition and redevelopment of parts of the existing centre to deliver a mix of residential and commercial uses on the site.

The proposals will include new apartments on the site as well as the provision of replacement retail and other commercial uses, in addition to the creation of new residential amenity and open spaces including improved public realm and landscaped routes through the site.

## HOW TO PROVIDE FEEDBACK AND FIND OUT MORE

Please provide your feedback either by completing one of the questionnaires or online using the details below.



### Website

There is a dedicated and bespoke website; [www.gardensquareconsultation.com](http://www.gardensquareconsultation.com) where you can browse our plans and view information documents relating to our proposals. An online feedback form can also be completed on the website.



### Speak to Us

Our project team is available Monday-Friday 9 am – 5 pm to discuss the proposals and respond to any queries you may have.

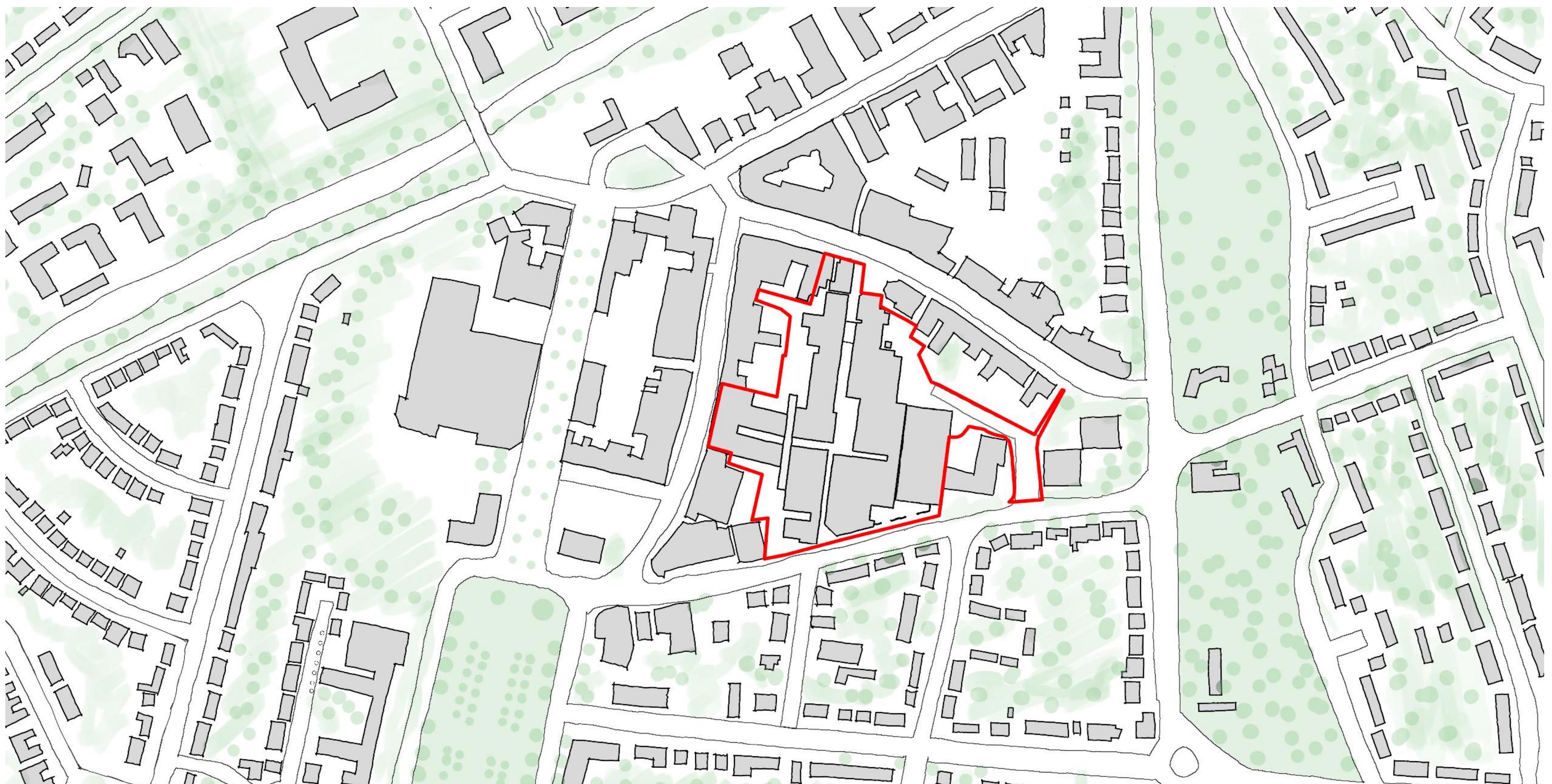
Call: 01462 757019

Email: [info@gardensquareconsultation.com](mailto:info@gardensquareconsultation.com)

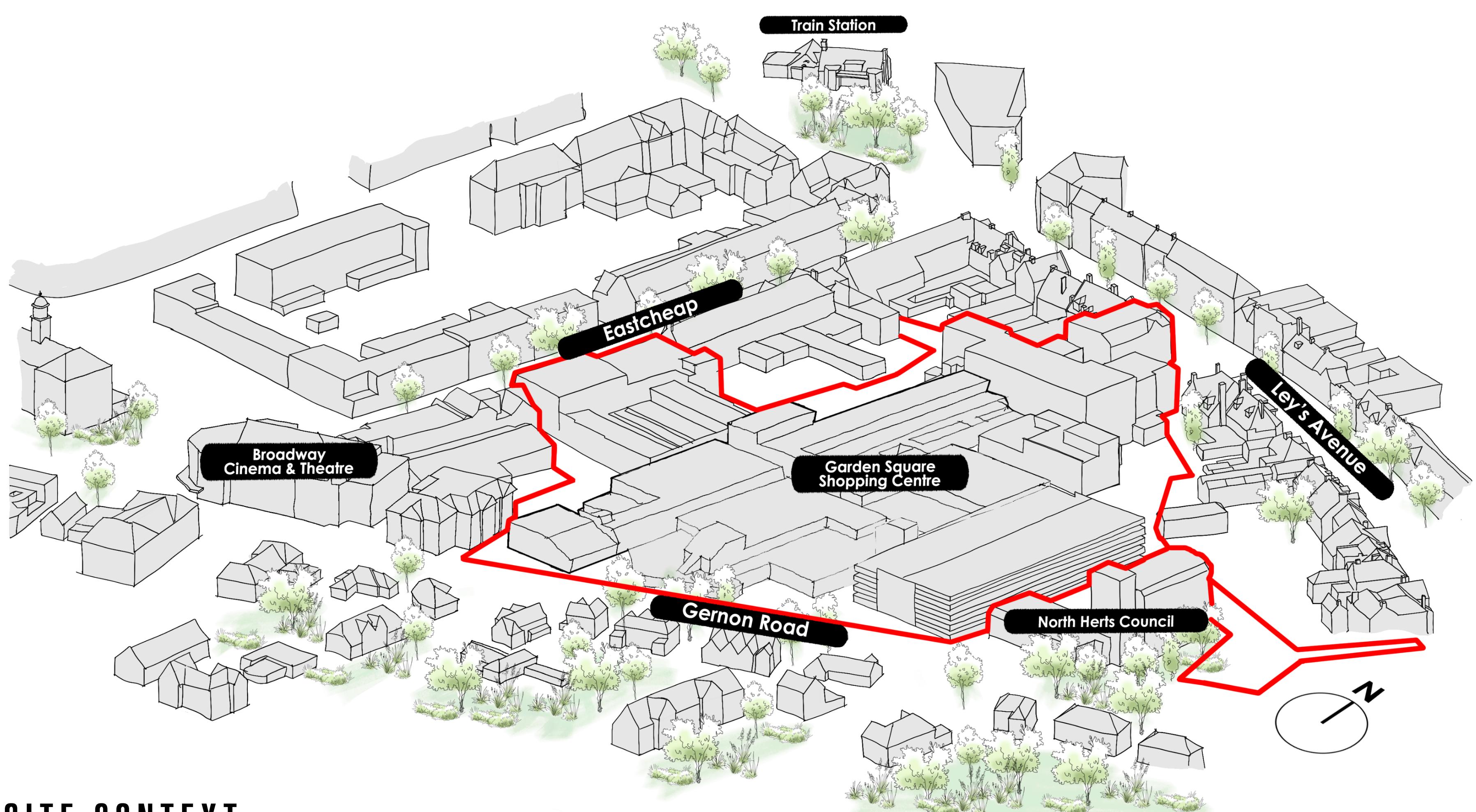
The feedback period will open Thursday 11<sup>th</sup> December 2025 to Thursday 8<sup>th</sup> January 2026

# SITE LOCATION AND CONTEXT

The subject site is located within Letchworth Garden City town centre at the heart of the retail core and North-East from the historical geographical centre. The site is home to the Garden Square Shopping Centre, which houses a wide mix of retail units. The centre is connected at the North and West sides to two main retail streets and bordered to the South with a residential street and the multi-storey carpark to the East.



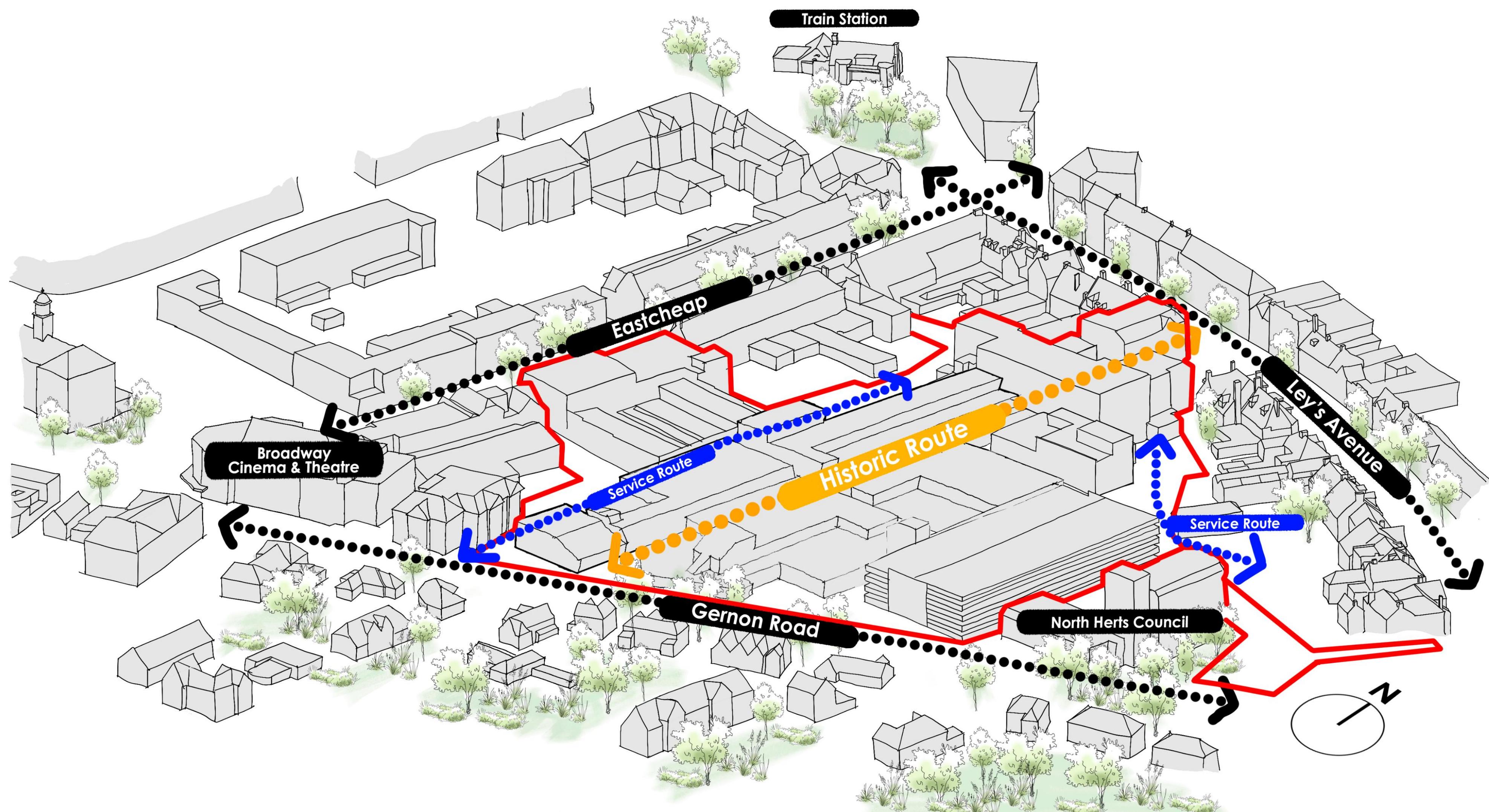
**SITE LOCATION (OUTLINED IN RED)**



**SITE CONTEXT**

# SITE HISTORY

Looking at historical maps the city's original plan included a street which ran through the site where Garden Square Shopping Centre now sits. This has since been eroded with the development of the shopping centre, which has also led to the area being gated and closed at night.



3-DIMENSIONAL ROUTE MAP



1940s HISTORICAL MAP



TODAY'S MAP

# SITE PHOTOS

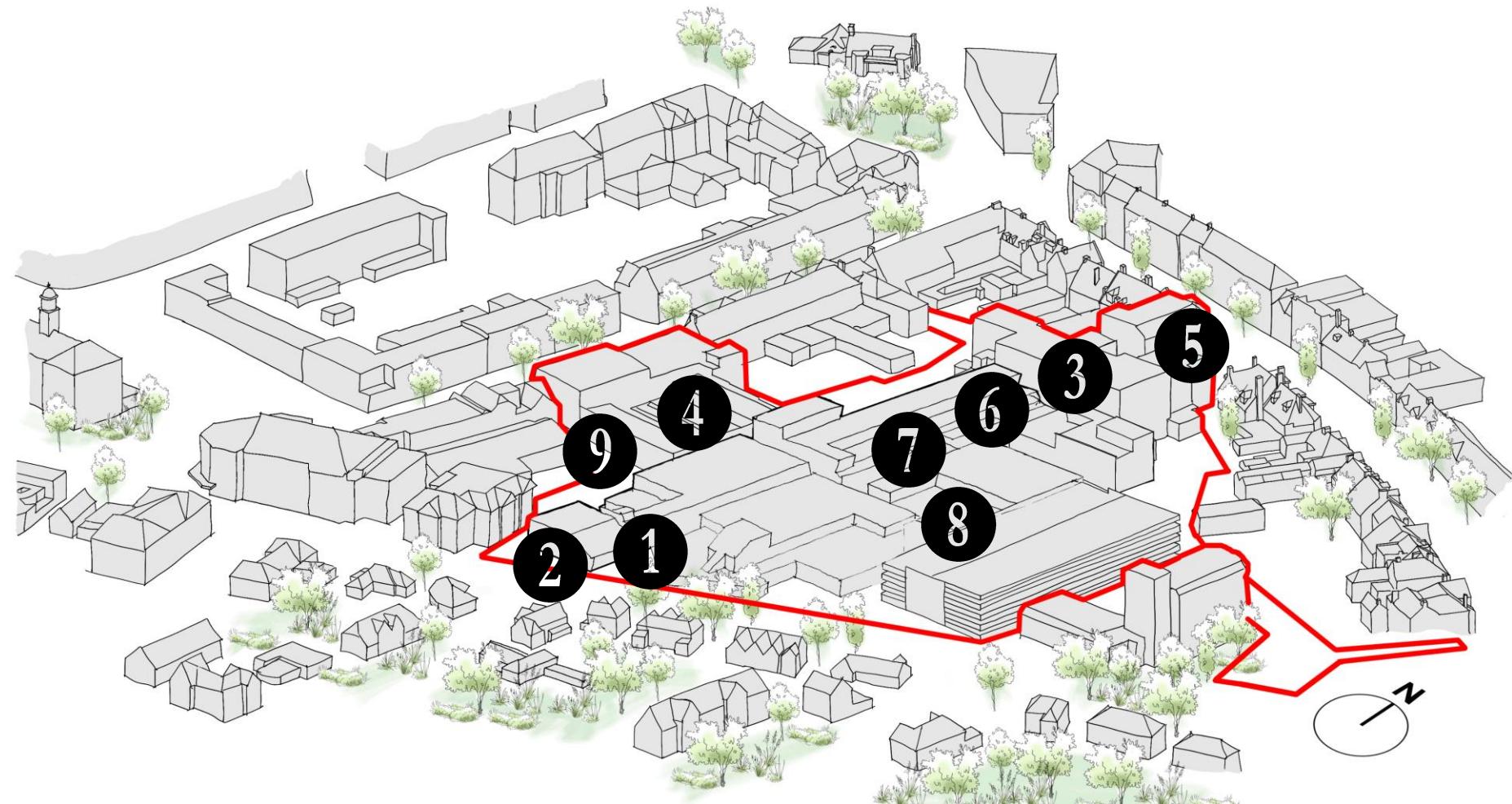


PHOTO KEY



EXISTING PHOTOS OF THE SITE

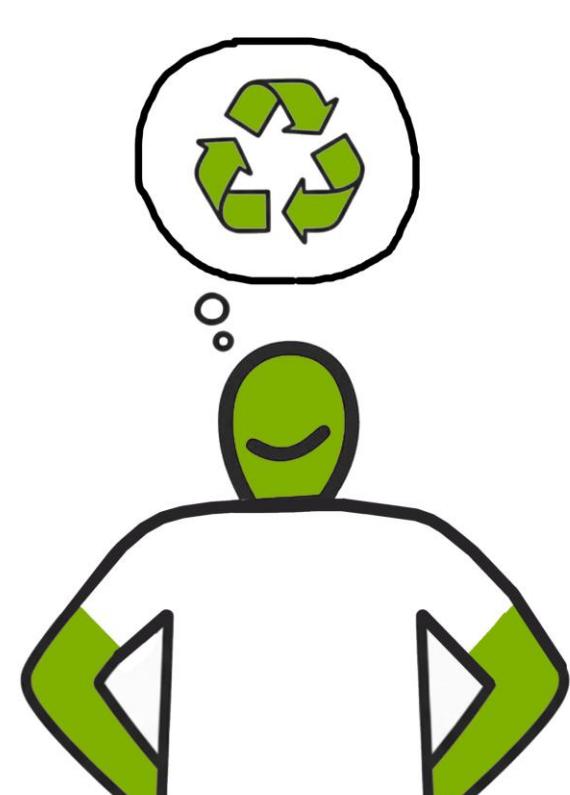
# DESIGN PRINCIPLES

The Strategic Masterplan for the site intends to adhere to the following Design Principles:



## **Build on an Accessible and Connected Place**

- Ensure continued connectivity within the town centre, strengthening existing routes, and where possible improve permeability into the site
- Make use of existing infrastructure and transport connections



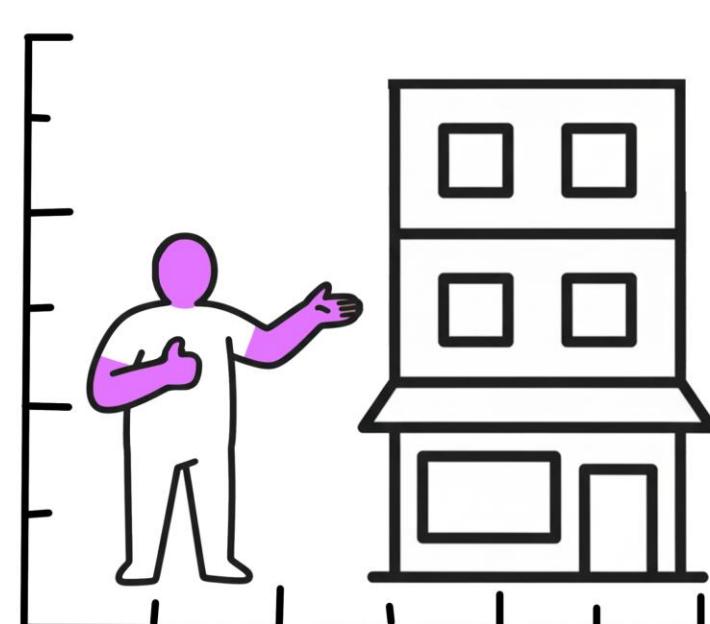
## **Sustainability throughout**

- Prioritise sustainable design decisions, including passive and active measures
- Ensure spatially efficient design of building layouts



## **Positive Amenity and Public Realm**

- Green and blue infrastructure effectively incorporated into public realm and amenity
- Incorporation of Sustainable Drainage Systems (SuDS) into public realm and amenity spaces
- Improve biodiversity in urban environment



## **Appropriate Density**

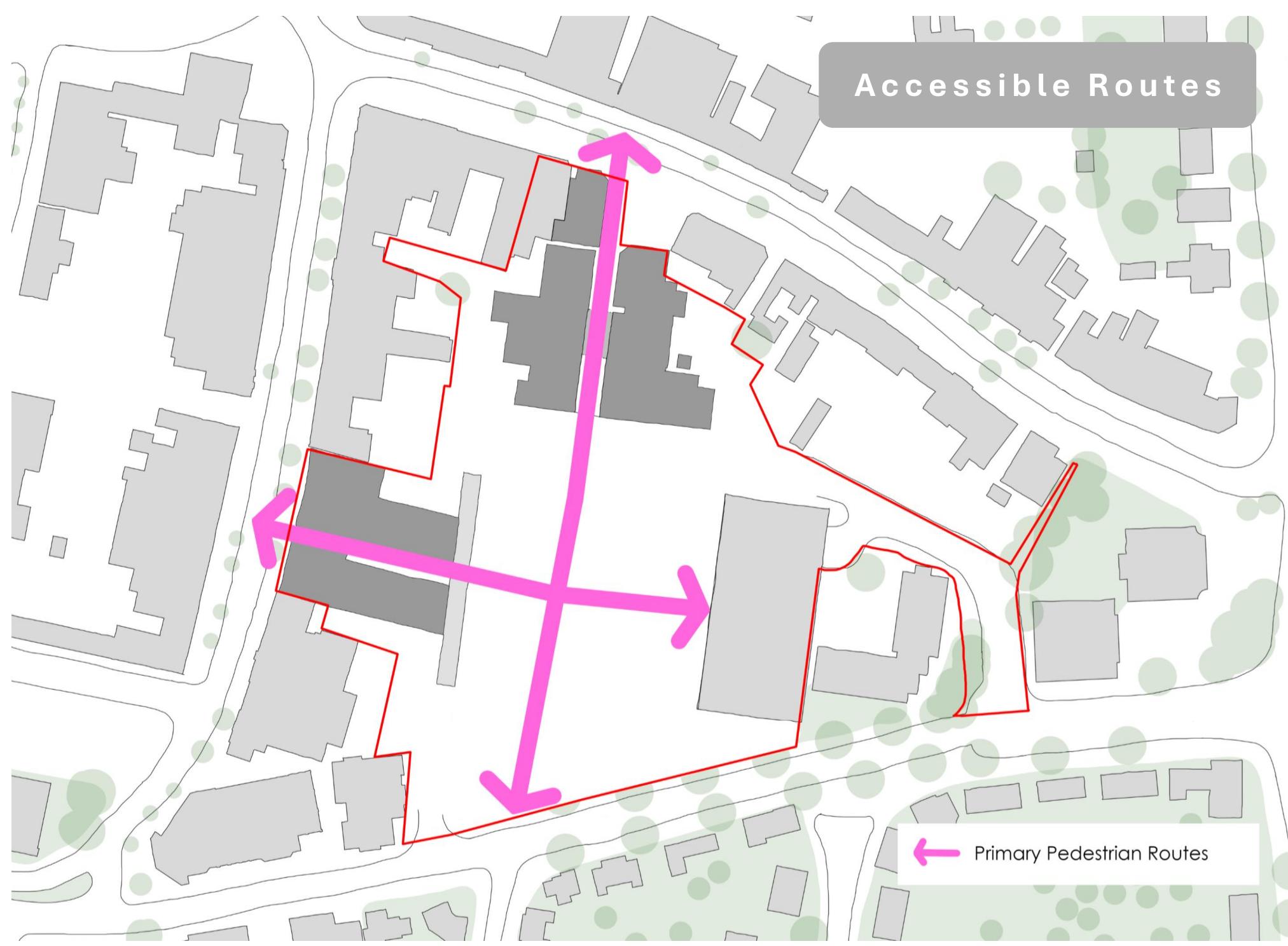
- Density and scale to respond to sensitive areas around the site
- Optimise density across the site to create an economically sustainable development



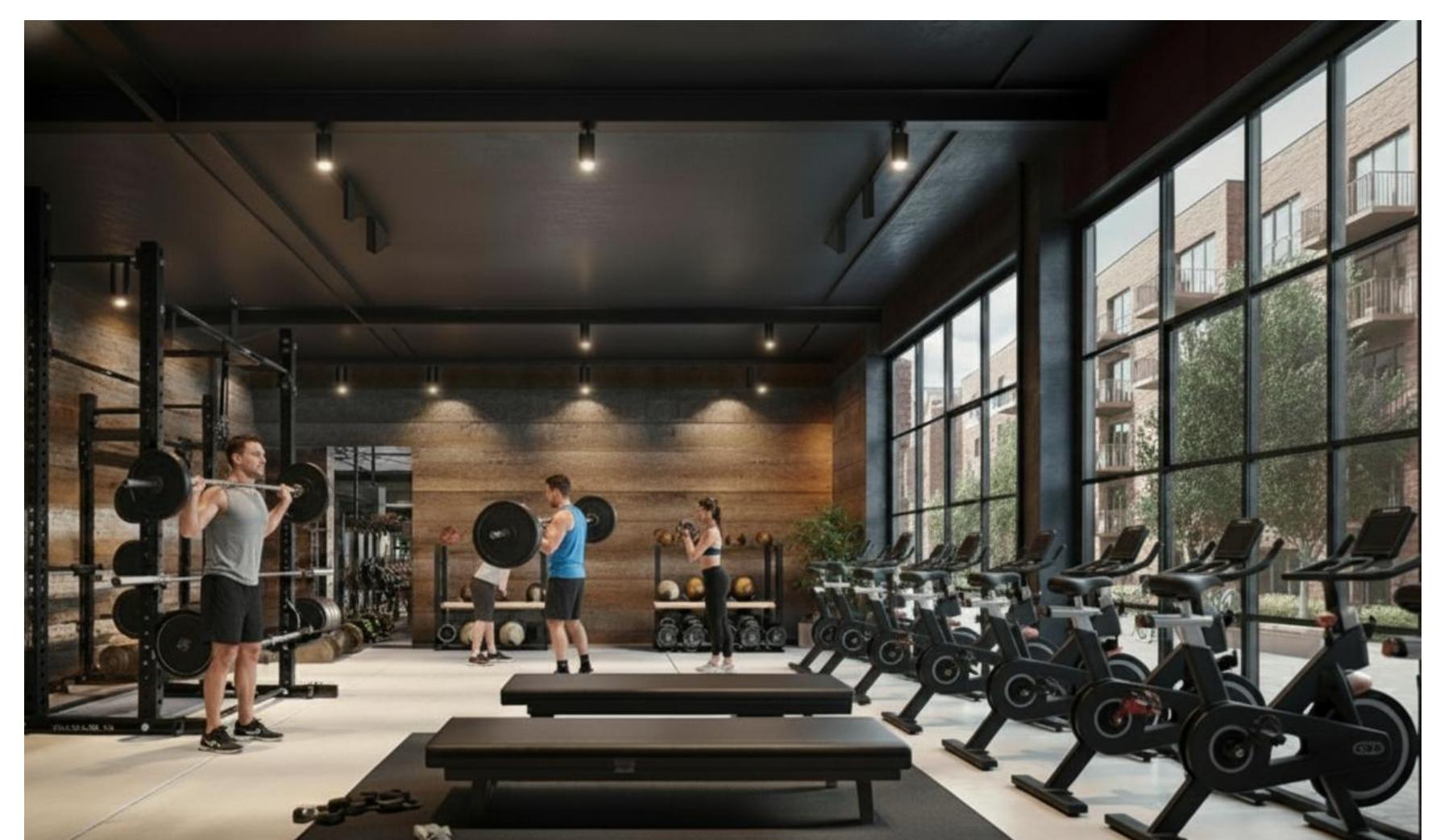
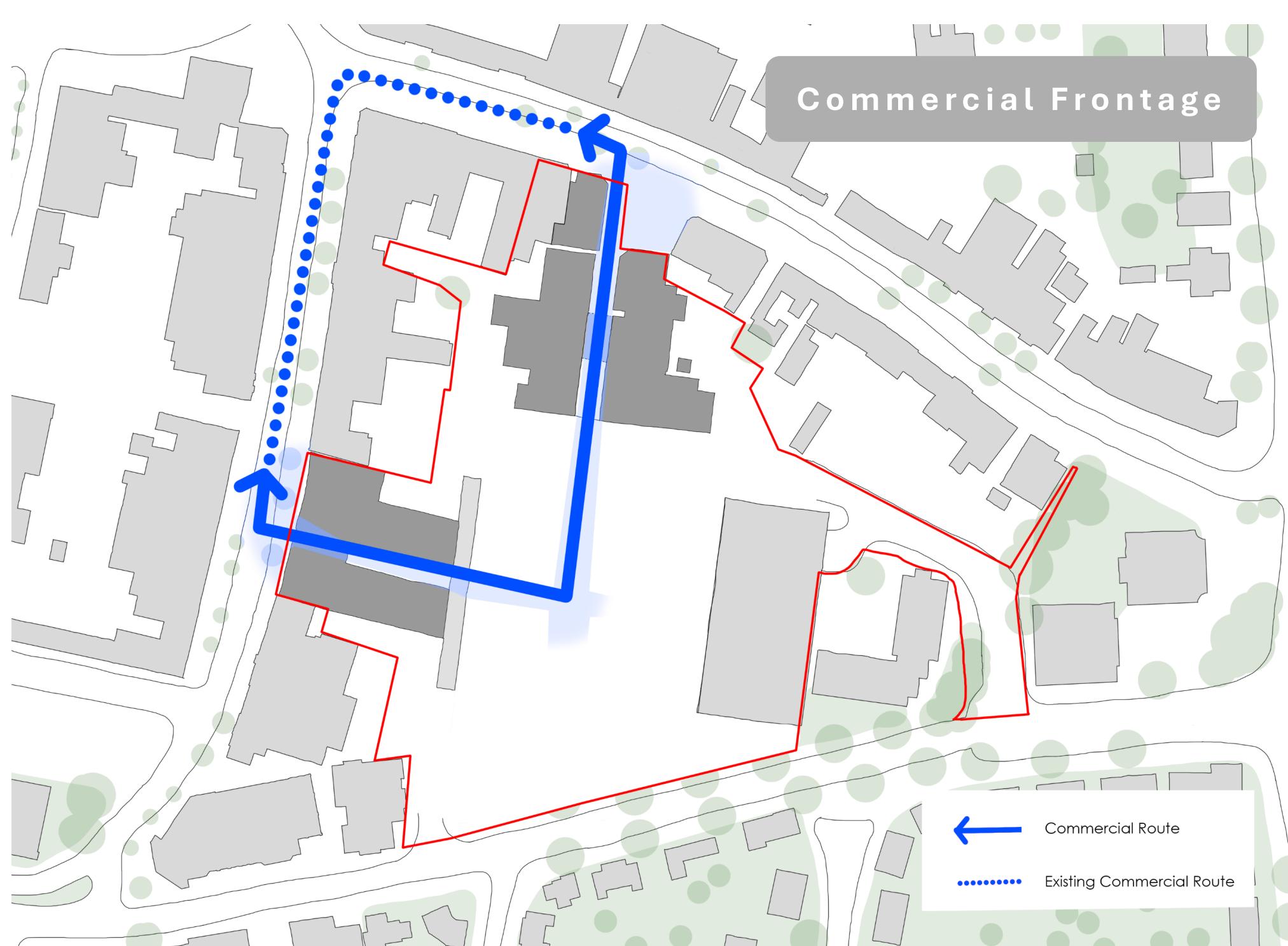
## **Vibrancy**

- Create an improved sense of place for the heart of Letchworth town Centre and provide residents a great place to live

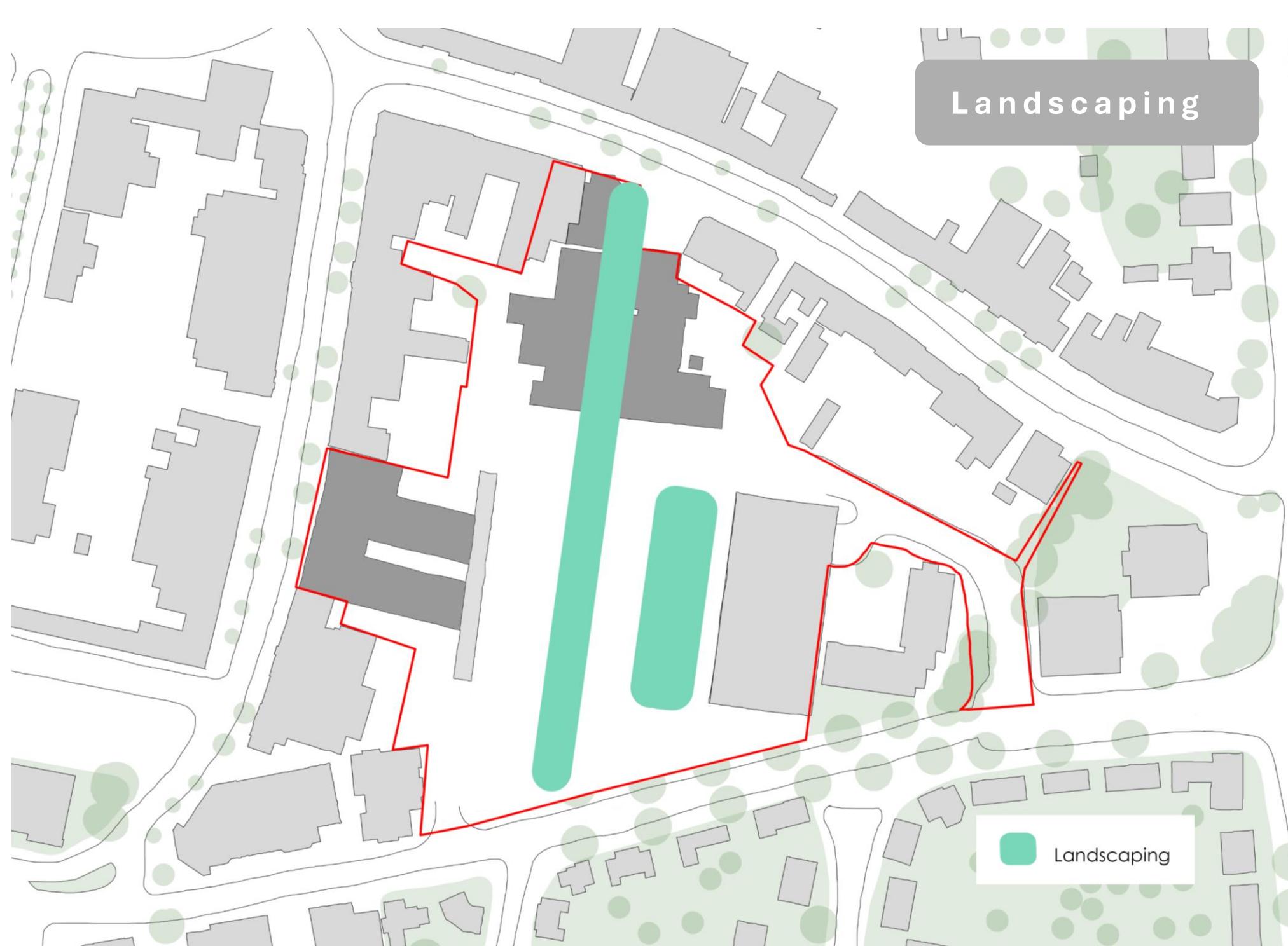
# DESIGN STRATEGY



EXAMPLE ACCESSIBLE DETAILING



INDICATIVE COMMUNITY GYMS

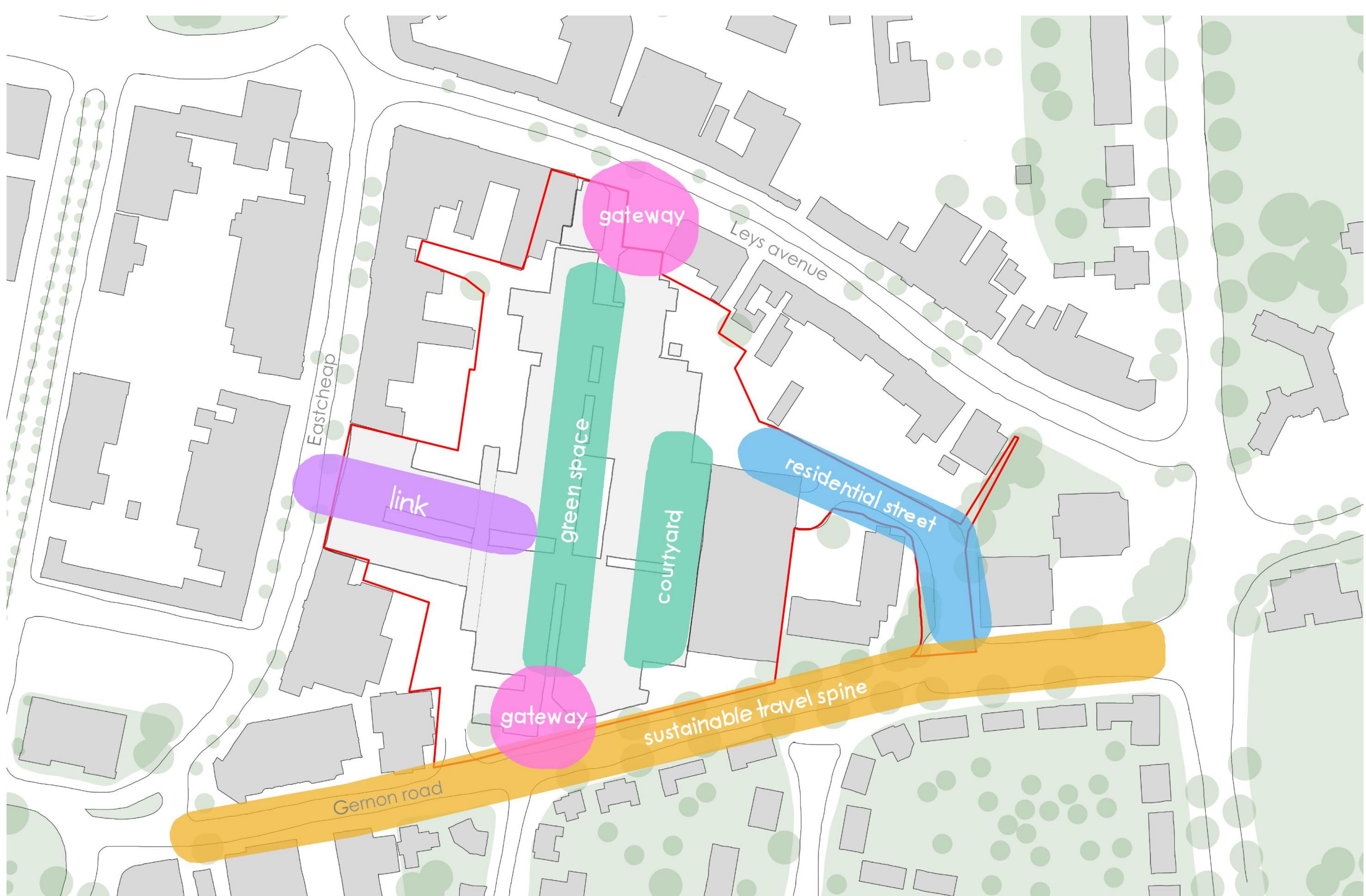
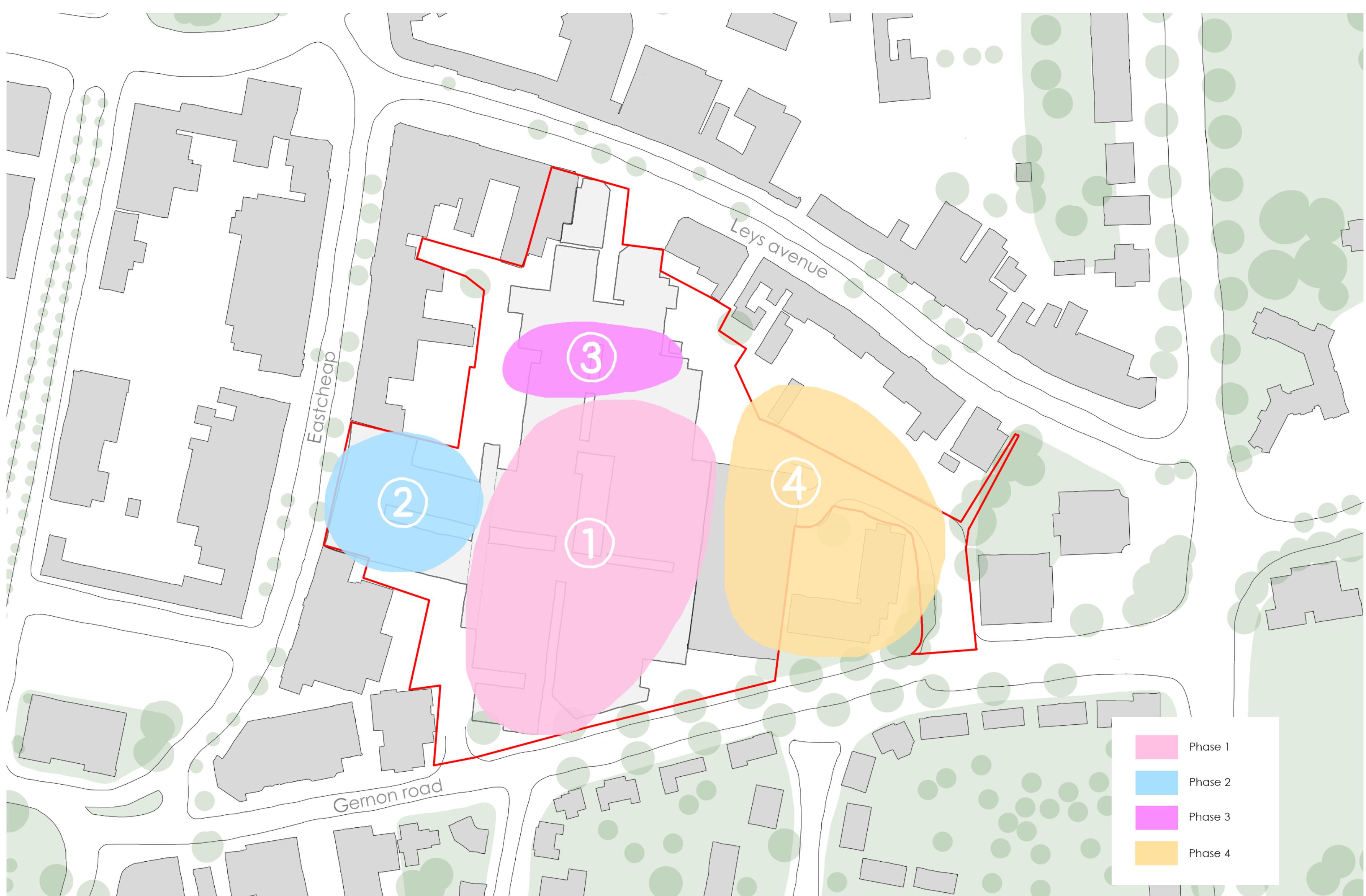


EXAMPLE PLANTING & LANDSCAPING



POSSIBLE RETAIL FRONTAGE

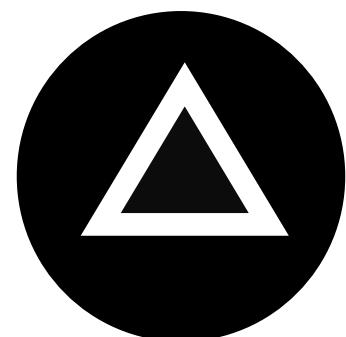
# ILLUSTRATIVE MASTERPLAN



# ILLUSTRATIVE PUBLIC SPACES



# BENEFITTING THE COMMUNITY



## Revitalising the Town Centre

Bringing new life into Garden Square and creating a vibrant, attractive destination at the heart of Letchworth.



## Celebrating Letchworth's Heritage

A design inspired by the Garden City principles; balancing nature, architecture, and community, to create a development that complements the town's unique character.



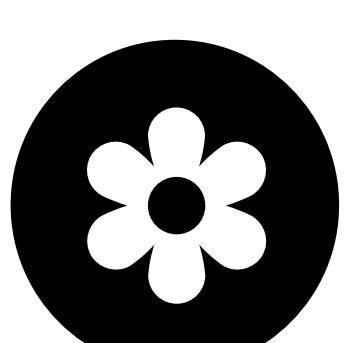
## High-Quality New Homes

Providing well-designed, modern homes in a central and sustainable location, helping meet local housing demand.



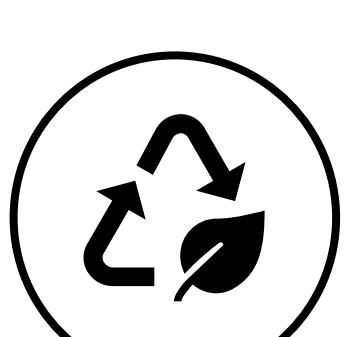
## Improved Retail and Commercial Offer

Introducing new retail and commercial spaces that better reflect current shopping and leisure trends that will support local businesses.



## Enhanced Public Spaces

Creating new public realm and landscaped areas, with a welcoming pedestrian thoroughfare that encourages movement, connection, and social activity.



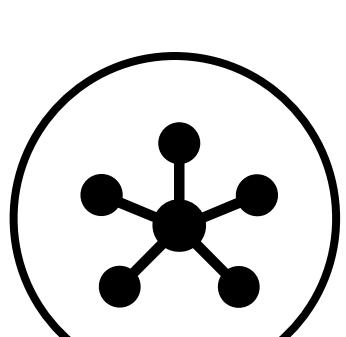
## A More Sustainable Future

Incorporating energy-efficient design, green spaces, and modern building standards to create a development that's environmentally responsible.



## Economic Growth and Local Jobs

Supporting the local economy through construction and long-term employment opportunities within the new shops, cafés, and businesses.



## Better Connectivity

Opening the site to improve pedestrian routes through the town centre, making it easier and more pleasant to move around.



## A Generational Opportunity

Transforming an underperforming site into a high-quality development that will serve the community for decades to come.



## Creating a Sense of Place

Delivering a distinctive, welcoming environment where people can live, shop, and spend time - reinforcing Letchworth's identity as a thriving Garden City.