



- Award Category:** Design Excellence sponsored by Salus
- Project:** Dunham's Courtyard and Arm and Sword Lane Old Hatfield
- Client:** Gascoyne Cecil Estates
- Project Team:** Brooks Murray Architects and Anthony Downs, Phillip Harvey Associates, Geothermal

The Dunham's Courtyard and Arm and Sword Lane developments are the first phases in a public realm project to reinvigorate the character and economy of Old Hatfield's urban core, creating a more permeable town centre with improved pedestrian and vehicular access alongside new residential units to service local shops and businesses.



The site is located within a Conservation Area, the development weaves its way through the arches of a Grade I listed viaduct that crosses the site between the train station and Hatfield Park. The impact of the roofscape upon elevated views from the viaduct, was a key design consideration, as well as views from the public realm at ground level.

The scheme provides fifteen residential dwellings comprising a range of large family houses, smaller two-bedroom mews properties and flats as well as 416

m² of commercial office space.

The properties are designed to reflect Old Hatfield's conservation area criteria, and the Gascoyne Cecil Estate design guides. A limited palette of local materials and architectural detailing was used to reinforce the 'sense of place' including working chimneys, timber windows and cast iron metal railings. A mix of red and heather handmade bricks with black header bricks and light mortar Flemish bond jointing has been used throughout.

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The six town houses and commercial space are heated and cooled by a district heating system which draws heat from a ground source heat pump. As a result, the properties do not rely on gas brought in from elsewhere, but take energy and heat out of the ground.

Judges comments:

“A very careful stitching back of the old town, using traditional building forms has created a significant enhancement to this area. The attention to detail and the mix of uses give hope that this sort of regeneration will continue.”