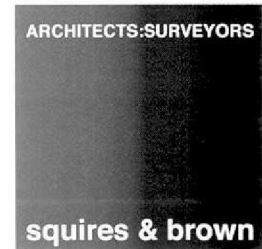
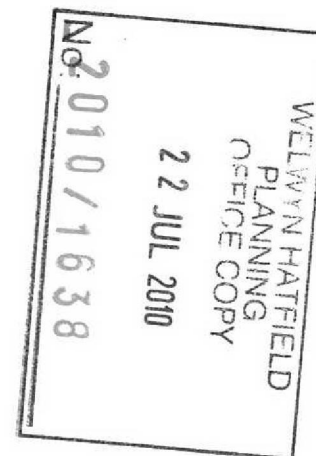


Design & Access Statement

Stamp House

Queenswood School
Shepherd's Way
Brookmans Park
Hatfield
AL9 6NS



INTRODUCTION

This document has been prepared by Squires and Brown Architects to support the full planning application for external alterations to the existing building called Stamp House.

LOCATION AND SITE DESCRIPTION

The Queenswood School site adjoins the B157 Shepherd's Way and extends west to the A1000 Great North Road and is located between Hatfield and Potters Bar. Stamp House is located within the heart of the campus, adjacent to the main driveway between the Chapel, Main School and Theatre.

The building is three storeys high with the top storey set within the roof space under a steeply pitched clay plain tiled roof. The external walls are constructed from soft red brickwork with feature brickwork window cills and flat arched window headers. The gables and large dormers incorporate feature black painted timberwork with render infill panels. The windows are a mixture of replacement upvc double glazing & metal framed single glazing all with small panes and finished in white. To the east is a single storey flat roofed extension. The buildings appearance is unremarkable.

PLANNING CONTEXT

The proposals for Stamp House are located within the defined 'Major Developed Site' boundary, within the Green Belt. As the proposals do not add any footprint to the site, they will have no impact on the Green Belt.

Stamp House is not Listed, nor is it located within a Conservation Area. The proposals are, however, sympathetic to the character and appearance of the building. Aside from a number of new doors, the proposals also allow for the removal of an external fire escape, thereby removing external clutter from the building. The proposals follow the School's long tradition of seeking to ensure that all changes to existing buildings are of high quality and complement the design characteristics of the site.

Accordingly, the proposals raise no planning issues of any significance.

PROPOSED USE

The existing second floor boarding accommodation will be expanded onto the first floor with ancillary staff accommodation and other facilities (house room, bathrooms etc) provided throughout the building. The proposed external alterations are restricted to those required to accommodate the changes to the internal layout. The principle change being the introduction of a new external entrance into the house mistresses accommodation.

APPEARANCE AND LANDSCAPING

The overall external appearance and character of the building will fundamentally remain unchanged. The altered windows and doors will replicate the existing arrangements and will preserve the character of the building. The new entrance door to the west gable is deliberately understated so as not to detract from the main building entrance to the south elevation.

The rear north elevation of the building (facing the chapel) will be enhanced by the removal of the external metal fire escape staircase. The staircase removal has been possible by reviewing and updating the current fire strategy.

The proposed external alterations are identified on Squires and Brown elevation drawing no. A-01-010.

The proposed works incorporate a limited amount of external works which focus around the formation of 2no. car parking spaces, enclosing the adjacent garden area to the west to create a private house garden and creating a new informal rear courtyard garden to the rear (north) for the enjoyment of the pupils and boarders.

The proposed landscaping works are identified on Squires and Brown elevation drawing no. A-10-003

ACCESS

The external alterations are designed to meet the requirements of the Building Regulation Approved Document M Sections 1 and 2 (where applicable).

EXTERNAL PHOTOGRAPHS OF THE BUILDING



West Elevation



South Elevation



North Elevation



East Elevation



Garden to West



Single storey extension



Rear area to become courtyard



West garden (to become private)