



Design and Access Statement

128-130 Aviation Avenue, Hatfield, AL10 9UE

April 2012

Local Authority: Welwyn Hatfield Borough Council

Date: April 2012

Site Address: 128-130 Aviation Avenue, Hatfield, AL10 9UE

Client: Mr D Shah

Agent: Construct 360 Ltd, 13 Oakdale Ave, Kenton, Harrow, HA3 0UJ

Introduction

- To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval.
- To provide the opportunity for final debate upon any fundamental design and access principles prior to determination and project procurement.
- This statement accompanies an application for the Conversion of the Properties into a HMO with 16 bedrooms.

Existing Context

The Site and Surrounding Context

The application site is located on Aviation Avenue which is a new estate comprising of single family dwellings and self-contained flats.

The existing property is a three storey building comprising of 8 bedrooms. The property benefits from a large rear garden and off street parking bays.

The site area of both properties is 483m² including the front and rear gardens.

The existing front garden has space for four off street vehicle parking spaces and also includes a bin collection area shared with neighbouring properties.

The Proposal

Our proposal is to convert the two properties into a HMO with 16 bedrooms. The conversion of the property will not require any extensive external alterations and will comply with the councils guidelines and policies.

Access

Access the properties will remain as existing. A main door from the side will be retained as the only main entrance.

Bin Store

We propose to keep all bins at the rear of the property away from view from the street scene. On bin collection days we have allocated an area at the front of the property as a collection point.

Each building will have the following:

8 Bedroom HMO		
Type of Waste	Required to Provide	Actually Providing
Waste Storage	800 Litres	1100 Litres
Recycling Storage	400 Litres	480 Litres
Compost	400 Litres	480 Litres

Drying Space

Each building will have a pull out drying line with a length no less than 6m located in the rear garden.

Cycle Storage

We propose to install a timber shed to the rear of the property that will secure 4 cycle spaces. We also propose to install 4 Sheffield bike stands which are semi-secure.

Amenity Space

We propose to offer 56m² to each property of lawn at the rear of the property which does not include the pathway to the cycle storage area.

Room Sizes

All bedrooms, bathrooms and communal rooms meet the minimum space criteria as per Welwyn Hatfield Councils guidelines and policies.

Design

Our design approach to the site is to produce a scheme that is particular to this site; to create a proposal that grows out of the site characteristics and features, allowing the site and its immediate neighbourhood to directly integrate and form part of the development.

The key design criteria which have driven the design approach are:

- Working with the shape and constraints not against them
- Creating internal environments that are light, and pleasant to occupy.
- Respecting the proximity of the neighbours by utilising fast and relatively clean construction materials and methods.
- Creating a design within this economic slowdown.

Taking these design criteria into account we have developed an original design which enhances the site and the surrounding area. Throughout the design process we have used 3D CAD modelling techniques to review and modify the scheme with regard to the surrounding area.

Conclusion

We believe that the proposal fulfils the design criteria we set ourselves at the beginning of the design process, and creates an imaginative response to this site.

Research has shown that there are many factors, other than size that influence choice of housing such as affordability, proximity to friends and relations, a good quality environment and access to public transport.

It is hoped that officers will be able to support the current proposal to improve and regenerate this area to the benefit of existing and future residents alike. If for any reason there are any concerns it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.