

University of Hertfordshire

**M Block Façade,
de Havilland Campus**

Design and Access Statement

June 2012

PLANNING DEPARTMENT
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1.0 Introduction

- 1.1 The University of Hertfordshire is applying to Welwyn Hatfield Borough Council for planning permission for the refurbishment of the M Block façade at de Havilland Campus, University of Hertfordshire.
- 1.2 The proposed refurbishment will match a similar development approved by Welwyn Hatfield Borough Council in May 2010 relating to the refurbishment of the ground floor façade of the R Block.

2.0 Site description

- 2.1 The proposed site is situated on the University's de Havilland Campus, south of the Atrium grouped together with a number of other academic buildings including the N and R Blocks and lying to the west of the Learning Resource Centre (LRC).
- 2.2 As the site is situated well within University property, it will not affect local residents to any significant degree. Users of St Albans Road West and its residents will have limited view of the new façade. Aside from this, the proposed change will only be visible to users of the de Havilland Campus. The intention is therefore that those using the scheme will benefit from improved facilities.

3.0 Development Proposal

- 3.1 The proposed development comprises of the refurbishment of the existing ground floor east façade of the M Block facing the LRC plus the façade of one teaching room on the other side of the M Block.
- 3.2 Currently, the high level windows along this section lie beneath an overhang, limiting the natural daylight causing dark interiors which rely solely on artificial light. Additionally, due to the location of the windows there is no outward aspect from the lecture rooms and offices within the ground floor.
- 3.3 The refurbishment will improve the internal light and lack of outward view by introducing glazed louvre panels behind perforated panels, powder coated aluminium curtain wall system, glazing (6mm clear low-e toughened outer glass, 16mm argon filled cavity, 6mm Optitherm SN toughened inner glass) and aluminium faced insulated louvre panels, behind perforated panels. All new materials will follow the existing building line.
- 3.4 The proposed alterations will not constitute a change in style or form to any significant degree, and all proposed materials are appropriate in style to the rest of the campus.

Amount, Layout, Scale and Use

- 3.5 Due to the minimal level of development proposed there will be no change in amount or scale of development; external layout or landscaping; or use. As such there is no additional provision for any cycle of vehicle parking.

Access

- 3.6 As the proposal does not include any works to the landscaping or external access to the building, access to Block M will remain unchanged. All spaces and points of access are sufficiently sized for disabled users, who will have the same access as able-bodied users.

4.0 Summary & Conclusion

- 4.1 The proposed development will introduce a more homogeneous appearance to the academic buildings at de Havilland, with the proposal being similar to that of the recently refurbished ground floor façade of the R Block. The materials specified have been thoughtfully selected to enhance the campus, providing a pleasant environment for both staff and students and improving the level of internal light and outward view from ground floor of Block M.

WELWYN HATFEILD SUSTAINABILITY CHECKLIST

11 JUN 2012

University of Hertfordshire Block M façade refurbishment.

2012/1195

Policy SD1 of the District Plan expects all applicants to demonstrate that their development will be consistent with the principles of sustainable development. Supplementary Design Guidance for Welwyn Hatfield includes a sustainability checklist which is to be submitted with an application, and which identifies the factors to be addressed in making development sustainable.

The refurbishment of the Block M façade at the de Havilland Campus, Hatfield falls into the category of 'small scale development' (B) - 235 sq. metres of floorspace or less.

A) SITING AND LAND USE

1. Use previously developed land as opposed to a green field site.

The project is a refurbishment of part of an existing building.

2. Avoid the loss of urban open spaces and, designated sites for nature conservation, and damage to the Historic Environment.

Refer to A1.

3. Make use of any derelict, under-used, or vacant land or buildings.

Refer to A1.

4. Encourage a maximum lifespan for the development with the use of durable construction unless there are extenuating circumstances requiring more flexibility.

The façade will be re-clad using solar-controlled glazing, polyester powder coated (PPC) perforated metal panels, 'Reglit' glazing, and glazed doors. This constitutes a durable form of construction that will be appropriate for the life span of the building.

5. Avoid areas of high quality agricultural land and floodplains.

Refer to A1.

5a. Avoid the possible sterilisation of mineral resources identified in the Adopted Minerals Local Plan.

Refer to A1.

B) IMPACT AND FUTURE USE OF THE DEVELOPMENT

Minimisation of Pollution

1. Minimise noise, e.g. building design, use of quieter technology, operating hours and traffic reduction.

The site is enclosed on all sides by existing university land and buildings. The scheme will only be in use during the operational hours of the existing campus buildings. The project will decrease occupancy of the refurbished area, and will not cause an increase in noise levels. No extra parking is provided as part of the project.

2. Minimise light pollution, e.g. design of buildings, and lighting schemes, avoiding use of floodlighting.

The scheme does not include any external lighting.

3. Minimise odours from buildings and plant.

The scheme will use existing plant.

Management of Water Resources

4. Use local sources for the water supply and disposal of waste if possible.

No water supply or disposals required by development.

5. Prevent pollution of ground and surface water and enhance water quality where possible e.g. renew sewers, waterway maintenance, reed beds for waste water treatment.

The scheme does not include any alterations to the external landscape.

6. Protect the hydrology of the site and the surrounding areas e.g. use permeable surfaces for car parks, provide swells, and open water areas, minimise road length, avoid water run-off into water courses.

Refer to B5.

7. Minimise water consumption through the use of water efficient fixtures and fittings, reed bed systems, ponds, rainwater storage and recovery and grey water re-use.

Development does not include installation of water consumption fixtures and fittings.

Energy Efficiency

8. Maximise passive solar gain by considering the siting and microclimate of the individual buildings e.g. making best use of the sun, avoiding overshadowing, size and orientation of windows, use of earth sheltering.

Not applicable.

9. Minimise heat loss and maximise energy efficiency through building design e.g. using sources of renewable energy, solar panels, insulation, using lobbies and conservatories as buffer zones, draught proofing, localised temperature controls, weather-breaking planting.

Not applicable.

10. Reduce green house gas emissions through building design, e.g. use of condensing boilers.

No new plant is required as part of the project. The area, as currently configured, is ventilated naturally.

11. Generate power efficiently from a local source e.g. combined heat and power plant, heat/methane recovery from waste and other forms of renewable energy.

Not applicable.

12. Encourage energy efficient modes of transport e.g. cycling walking and buses.

Refer to A1 and B5.

Waste Management

12a. Follow the Waste Strategy Hierarchy of Minimisation, Re-use, recovery, and disposal as a last resort.

The project has sought to follow the waste strategy hierarchy. The scheme's nature (refer to A1) means that a minimum of building work is required.

13. Maximise facilities on site to help with recycling, including home composting.

Not applicable.

14. Include facilities for separation and storage of different types of waste for collection.

The university's waste and resource management strategy will apply to the new development.

15. Include public facilities for recycling of waste and consider the need for access by various disposal contractors.

Not applicable.

Habitats and Species

16. Ensure that there will be no overall net loss of biodiversity i.e. the quantity and variety of species.

Refer to A1.

16a. Contribute to the priorities and targets set out in the Local BAP (Biodiversity Action Plan).

Refer to A1.

17. Protect designated sites and other sites/features of nature conservation importance, including SSSIs, and County Wildlife Sites.

The proposed development will have no impact upon sites of features of natural importance requiring conservation. Refer to A1 and B5.

18. Conserve protected species where found.

Not applicable – refer to A1 and B5.

19. Make positive provision to nature conservation e.g. nature reserves, naturally shaped watercourses, native planting to encourage wildlife, or other wildlife- friendly landscape features.

The project presents no opportunities for such provision – refer to A1 and B5.

20. Provide for the ongoing management of habitats where applicable.

Not applicable.

21. Ensure that waste products do not harm wildlife.

The operation of the proposed development will be carried out in accordance with the University of Hertfordshire's waste strategy. As such, waste products from the development will not harm wildlife.

22. Encourage use of timber from sustainably managed sources.

Timber used in the works is to be certified by FSC.

Community Provision and Equity

23. Involve the local community in the development of proposals.

Not applicable.

23a. Contribute to the provision of education facilities where appropriate.

Not applicable.

24. Provide affordable housing, or commuted payment for affordable/ social housing where appropriate.

Not applicable.

25. Provide appropriate health and childcare facilities where appropriate to satisfy local demand.

Not applicable.

26. Improve leisure and recreational facilities e.g. recreation grounds, playing fields, children's play areas.

Not applicable.

27. Make positive provision for open spaces e.g. provide parks, village greens, and commuted sums for future maintenance.

Not applicable.

28. Improve and maintain access to existing open space.

Not applicable.

29. Improve community, cultural and social facilities e.g. community centres, public art.

Not applicable.

Accessibility

30. Improve or enable convenient access to employment centres, shops, recreation and community facilities

Not applicable.

31. Maximise access for the pedestrian/cyclist to & within the development & give priority to footpaths and cycle ways over private transport methods

There is no scope for such provision – refer to A1 and B5.

32. Improve access to buildings for everyone (wheelchair users, people with young children and disabled people).

The scheme will comply fully with statutory requirements set out in the Disability Discrimination Act 1995.

33. Give public transport priority over private transport modes

Not applicable.

34. Improve facilities and conditions for cycling especially safety aspects e.g. secure covered cycle storage, cycle paths, signals and lanes.

Not applicable.

35. Meet the requirements for the preparation and implementation of a Green Transport Plan.

Not applicable

36. Minimize car parking e.g. appropriate levels/standards of parking, car free neighbourhoods, park and ride.

Not applicable – refer to A1 and B5.

Contribution to the Economy

37. Increase job opportunities for local people e.g. training courses, inward investment, and small business units.

There is no change in staff or job opportunities through the development.

38. Demonstrate how the proposal will add to the generation of income in the local area.

Not applicable.

39. Promote socially and environmentally responsible business practice e.g. waste minimization, office recycling, energy saving schemes and noise reduction.

The development will be subject to the University of Hertfordshire's policies and initiatives.

40. Add to diversity of the local economy

The development should benefit the local economy. Improved facilities will enhance the quality of the teaching and learning experience at the university, attracting more staff and students.

Health and Safety

41. Minimise opportunities for crime through the layout of buildings and spaces e.g. natural surveillance of paths overlooking of paths, appropriate landscaping and mixed uses.

New fenestration will increase opportunities for surveillance f areas adjacent to the scheme.

42. Segregate vehicles from all other modes of transport wherever possible.

Not applicable.

43. Store potentially hazardous materials safely.

Provision will be made for the secure storage of potentially hazardous materials.

C) CONSTRUCTION PERIOD

Energy Efficiency

1. Demonstrate how the energy costs of developing the site will be minimised in terms of extraction, manufacture, transport, use and disposal in construction e.g. minimise changes in site levels during construction, avoid use of aluminium.

Not applicable.

Minimisation of Pollution

2. Include a site investigation to identify areas of soil contamination and take correct measures for decontamination.

Not applicable – refer to A1.

3. Minimise noise levels and light pollution during the building processes e.g. use of quieter technology, restriction of operating hours and traffic reduction.

Detailed construction plans have been finalised. A 'considered constructor' scheme is presently proposed for the development.

4. Minimise air and dust pollution during construction.

Refer to C3.

5. Prevent pollution of ground and surface water.

Refer to C3.

6. Minimise odours from buildings and plant.

Refer to C3.

Waste Management

7. Identify the volumes and type of waste generated during development through construction and occupation and take measures to minimise, reuse and recycle waste.

Not applicable.

8. Encourage the use of renewable, recycled, recyclable and durable products e.g. building materials, salvage material for re-use/ recycling, use demolition materials for hardcore and aggregate.

Recyclable materials will be used wherever possible.

8a. Promote the use of local materials first, followed by low embodied energy materials, and finally high embodied energy imported materials.

Building materials will be specified to be fit for purpose, and be durable in order to provide a good lifespan and to minimise replacements. Although BREEAM rating is not required on the project, every effort will be made to specify and use products and materials that have a good BRE Green Book Classification.

Habitats and Species

9. Ensure the protection of trees, hedgerows and other plants during construction.

Not applicable.

10. Preserve wildlife habitats on site during construction either in situ or by translocation.

Refer to B5 and C9.

Health and Safety

11. Use clean hazard-free technologies for plant and building operation and maintenance.

Plant, building operation and maintenance issues are to be finalised. The use of clean hazard-free technologies will be encouraged.

12. Store potentially hazardous materials safely.

Operations on site will comply fully with health and safety regulations.

13. Avoid unsafe building materials e.g. asbestos, lead paints, organochlorides.

Refer to C12.

14. Encourage liaison with the local community as part of a 'Considerate Contractor' approach to the construction phase.

The University has ongoing discussion with the local community.

WELWYN HATFEILD BIODIVERSITY CHECKLIST

The refurbishment of the M Block façade at the de Havilland Campus, University of Hertfordshire.

Internationally important sites:

- Is the development within 2km of a Special Area for Conservation (SAC)? **NO**

Nationally important sites.

- Does the proposed development affect, or is it within 500 metres, of a Site of Special Scientific Interest (SSSI)? **NO**

County Wildlife Sites.

- Does the proposed development affect, or is it adjacent to, a county Wildlife Site (WS)? **NO**

Buildings.

Does the proposed development include the demolition, modification, or conversion of buildings and structures of the following types and structures?

- All agricultural buildings (farm houses and barns), particularly of traditional brick or stone with exposed wooden beams. **NO**
- Proposals for the demolition or removal of buildings and structures, especially those with roof voids and gable ends or tile/slate roofs, regardless of location. **NO**
- All buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water. **NO**
- Pre-1960 detached buildings and structures within 200m of woodland and/or water. **NO**
- Pre-1914 buildings within 400m of woodland and/or water. **NO**
- All Listed Buildings. **NO**
- Any works to tunnels, culverts, kilns, ice-houses, chalk mines, and cellars with access to the outside. **NO**
- Any works to bridge structures, aqueducts and viaducts, particularly those over water. **NO**
- Any proposals for the exterior lighting of churches and Listed Buildings or the floodlighting of green space and ménages, within 50 metres of woodland, rivers, lakes, hedgerows and lines of trees, particularly if they connect with woodland and waterbodies. **NO**

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Habitats.

- Is the development proposal in a setting with any of the following features: mature woodland, hedgerows, trees, scrub, grassland, rivers, lakes, marshes, ponds and ditches? **NO**
- Does the development involve the felling of any trees, particularly mature trees with hollows, cracks, crevices and loose bark? **NO**
- Does the development involve the removal of a traditional orchard, scrub, lines of trees, hedgerows and shrubs? **NO**
- Does the development affect, or is it within, 100 metres of a river, stream, ditch, canal, lake or pond? **NO**
- Does the development affect, or is it within, 100 metres of a quarry, gravel or clay pit? **NO**
- Does the development affect, or is it within, 100 metres of allotments or railway land? **NO**
- Does the development affect, or is it adjacent to, an area of rough grassland, scrub or derelict land? **NO**
- Does the development site contain any piles of wood, rubble, woodchip, compost or manure heaps? **NO**

Site Address: M Block, University of Hertfordshire, de Havilland Campus, Mosquito Way, AL10 9EU

Details of person responsible for completing the checklist.

Name: Stephanie Gray

Relationship to proposal: Agent

Declaration: Being familiar with the proposed development and the site in question, the information supplied is correct to the best of my knowledge.

Signed: Stephanie Gray

Date: 8 June 2012

Please return it to the Local Planning Authority with your Planning / Estate Management application.