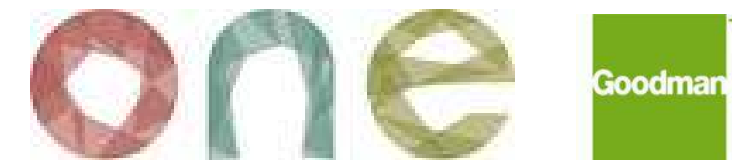




Proposed Private Hospital
For One Healthcare & In Association with Goodman



Hatfield Business Park, Hatfield
Design and Access Statement
April 2015

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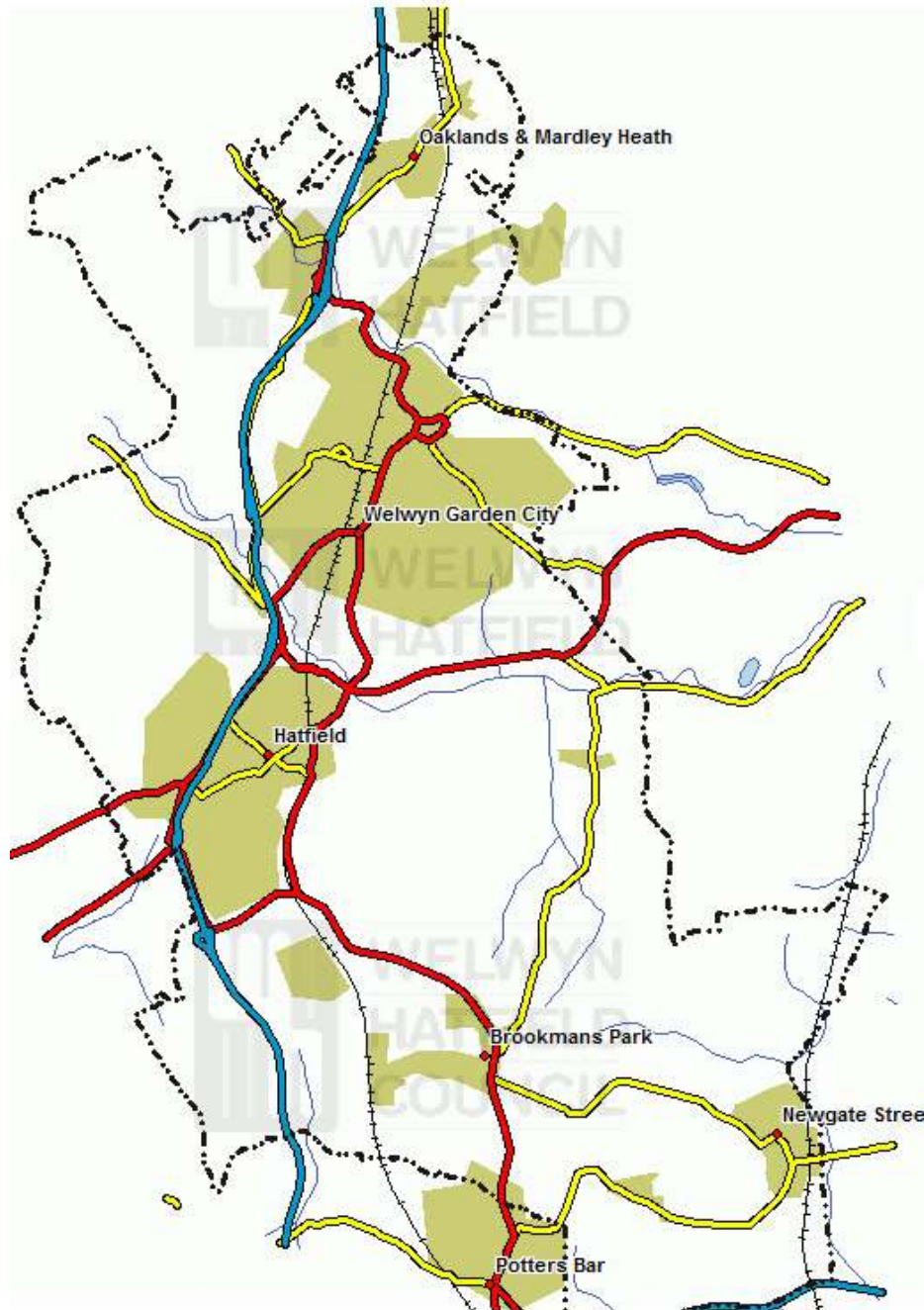
Appearance

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Access

Introduction

The purpose of these documents is to provide insight into the design principles that have informed the development and how access issues have been dealt with.



Welwyn Hatfield Regional Map

The Borough of Welwyn Hatfield is a local government district in southern Hertfordshire, England. It covers the two towns of Welwyn Garden City and Hatfield, along with numerous smaller settlements from Woolmer Green in the north to Little Heath in the south. Each of the towns has a railway station on the East Coast Main Line and they are close to the A1 road. It borders the London Borough of Enfield.



Hatfield Business Park Aerial Photo

Proposed application site highlighted in red.

The Park has impressive infrastructure connections and is easily accessible from the A1(M) at both junctions 3 and 4, just 6 miles North of the M25. Access to the rail network is 5 minutes away by bus, which then provides access to central London within 30 minutes. The Park is a central interchange for the bus network and regular connections are provided to all the major conurbations within Hertfordshire.

Hatfield Business Park is one of the most significant employment areas in the East of England, and provides a diverse range of employment for over 14,000 people. Existing occupiers include Everything Everywhere, Eisai, Affiniti Waker, Ocado, Royal Mail, DHL, Booker and Computacenter.

Development Context: Site Location



Development Context: Street Views



Development Context: Street Views



Development Context: Street Views



Hatfield Business Park Aerial Photo in the Year 2000



Hatfield Business Park Aerial Photo in the Year 2015



Former Engineering
Facility

Former Runway

Former Production Space

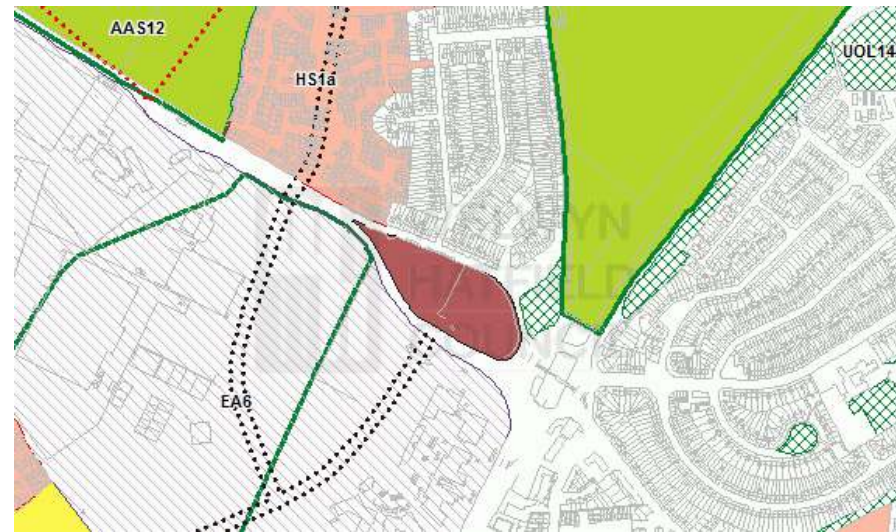
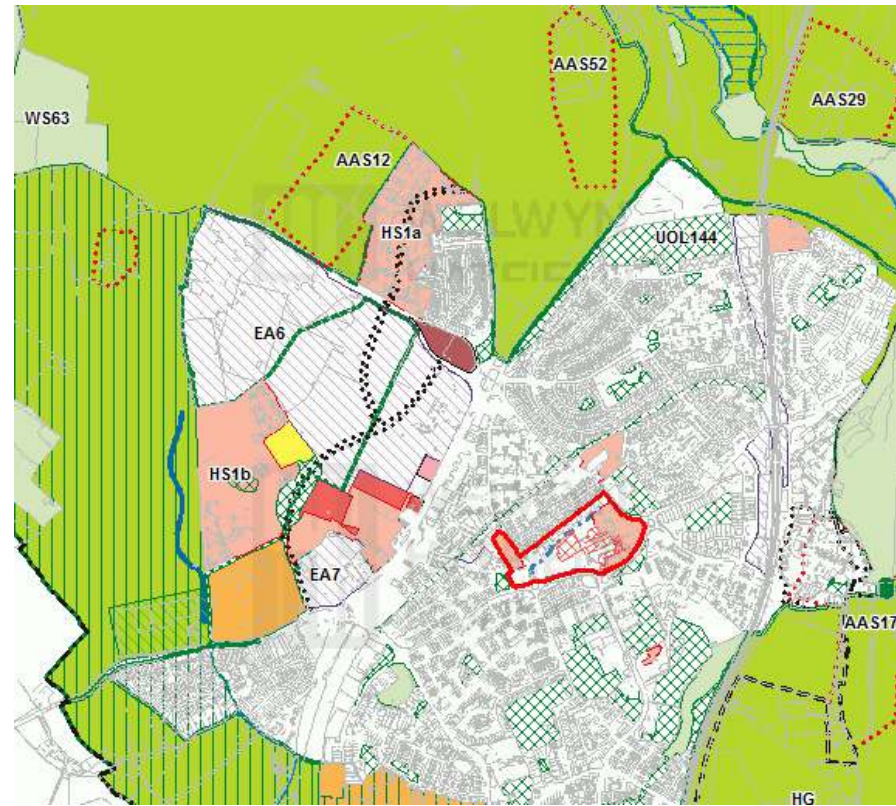


Hatfield Aerodrome Club Houses and Factory. Aerial Photo in the Year 1935



Club Houses, factory, motorway and airfield. Aerial Photo in the Year 1935

Development Context: Site History



Hatfield Plot 6000

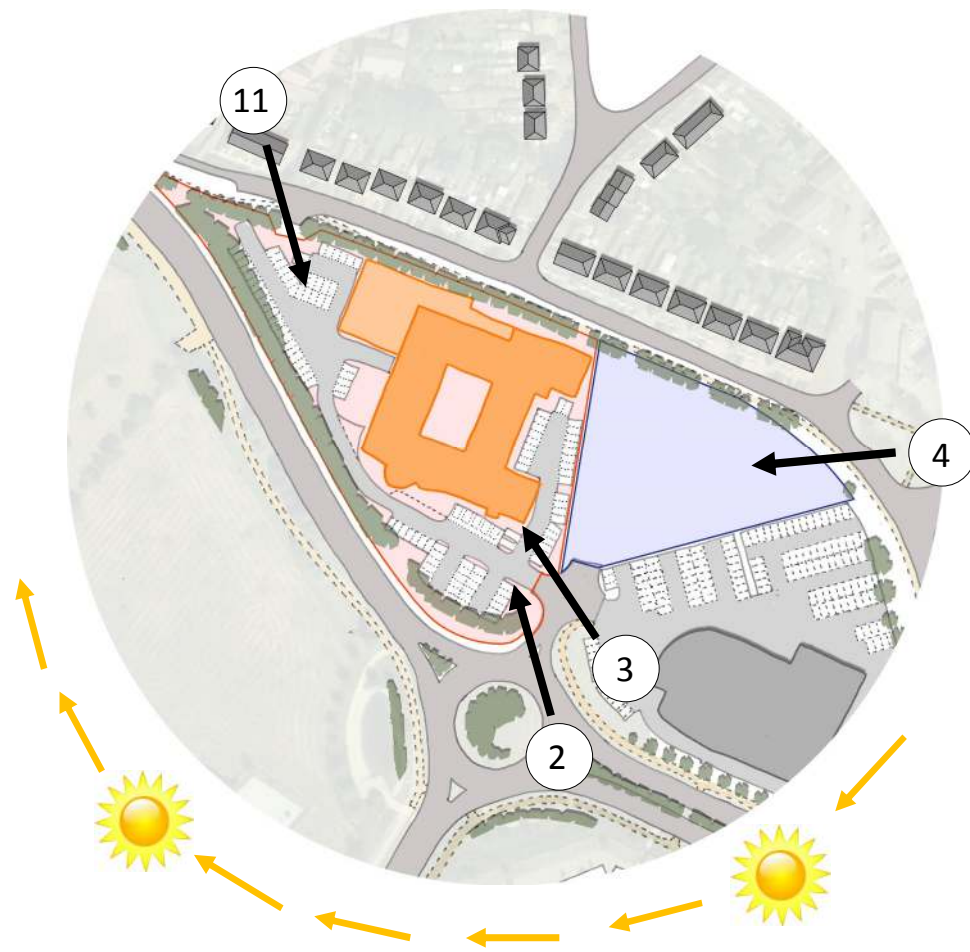
The development of the Hatfield Aerodrome is to be in accordance with the adopted master plan which expands on the objectives, policies and proposals of the District Plan.

Hatfield Business Park is one of the most significant employment areas in the East of England, and provides a diverse range of employment for over 14,000 people. Existing occupiers include Royal Mail, DHL, Booker and Computacenter.

The site is comprised predominantly of species-poor semi-improved grassland, with a small number of trees, principally along the boundaries, and as part of linear tree planting traversing the site. The site is also bounded by a scheme of formal landscaping, in character with that found on the remaining business Park.



Development Context: Development Plan and Planning Policy



Primary Views & Sun path Diagram

The primary views of the site are predominantly located toward the south of the site from the adjoining roundabouts and associated infrastructure.

The views in the diagram are numbered and relate to the 'Street Views' section of this document.

Pedestrian and vehicular access is also from the adjoining roundabouts toward the south-east of the site.

As such the main entrance to the proposed healthcare facility is located to benefit from these existing conditions whilst benefiting from its solar gains due to its orientation .



Development Proximity & Landscaping

Proximity to adjacent housing is approximately 23 meters at its closest point

The structured landscaping (highlighted in green) is comprised of an off-road pedestrian trail which is banked up above the site and lined with large poplar trees and generous hedge lines which act as a natural visual and acoustic buffer.



Housing along Manor Road



Development Context: Site Analysis