

## DESIGN & ACCESS STATEMENT

Dated 15th NOVEMBER 2018  
12 Harpsfield Broadway Hatfield AL10 9TF

### 1.0 SITE DESCRIPTION

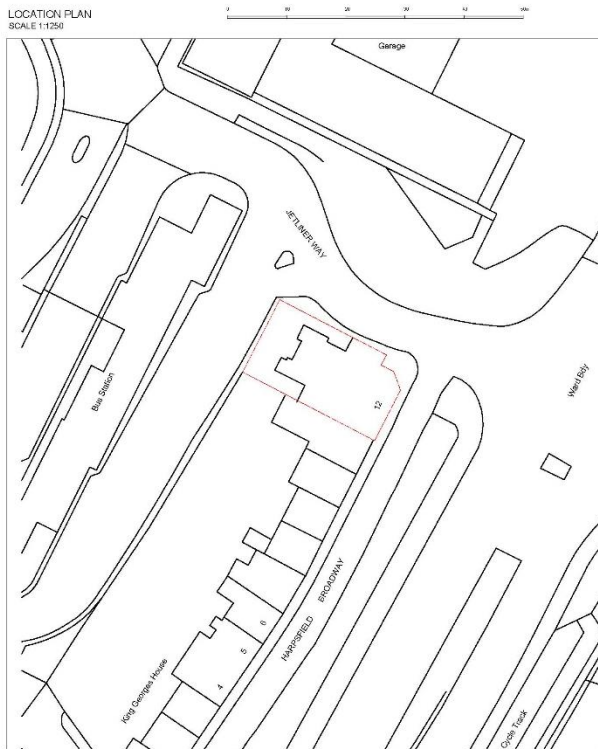


Figure 1. Location

The application site is 12 Harpsfield Broadway which is a ground-floor restaurant and bar located towards the end of a parade of shops (with residential accommodation / storage space above) facing east onto Harpsfield Broadway. The restaurant occupies a corner plot between Harpsfield Broadway and Jetliner Way. The adjacent premises to the south is an estate agent and to the north is a smaller, single storey unit, set back from the main row of shops, which is also an estate agent.

Harpsfield Broadway runs parallel to Comet Way, on the opposite side of the road from The Galleria complex and car-park. Immediately to the rear (west) of the application site is a bus interchange and hotel. Further to the west are modern blocks of flats.



Figure 2. Existing Site

## 2.0 PROPOSAL

- Mixed use development comprising of 8 student residential units (incorporating 21 study bedrooms), 169 sq.m of a4 commercial space(existing) with the associated on-site parking, pedestrian access, refuse and cycle storage

It is considered that the building is suitable for conversion and the proposed works would provide a good standard of living accommodation and cause no harm to neighbours' living conditions. The conversion would also cause no harm the appearance of the site and that of the wider area. This proposal is therefore in accordance with relevant policies and guidelines.

## 2.0 RELEVANT PLANNING HISTORY

6/2017/2288/FULL	Change of use from Office (B1 (a)) to a Dwellinghouse (C3) to include the creation of 4 dwellings.	Withdrawn
6/2017/0746/PN11	Prior approval for the change of use from Office (B1 (a)) to a Dwellinghouse (C3) to include the creation of 4 dwellings.	Prior Approval Required and Refused
S6/2013/1563/FP	Erection of shisha smoking shelter	Granted
S6/2013/0603/FP	Erection of new mansard roof	Granted

## 3.0 APPEARANCE



### **Roof form & design**

The proposed dwellinghouse would be 11.6m tall (existing house approximately 8.8m). Previously, Erection of new mansard roof was granted (S6/2013/0603/FP). Therefore the proposed roof height and form are considered acceptable based on the height of the roof in relation to the neighbours and the character of a street scene.

*The proposed mansard roof reflects the adjoining terrace and is sympathetic in scale to its environment and to the original property. The roof extension would project approximately 1.8m above the existing parapet and would be set back approximately 600mm from the outside wall of the building on all sides. It is relevant that the visible bulk from public vantage points at ground level would be limited due to the height of the building and the set back. The limited increase in height and bulk would be proportionate to the spacing within the street scene and not appear out of character with other large buildings within the immediate vicinity.*

*(Colin Haigh, Pre planning 6/2018/2036/PA)*

#### 4.0 SCALE

*The proposed additions to the existing building would substantially increase the size of the building, particularly in terms of its depth and bulk. This increase in bulk would be most noticeably from the north of the site because the depth of the building from this perspective would effectively double.*

*It is considered that the proposed increase in the size of the building would not be unacceptable and would not be out of character with the buildings within the immediate area. The reason for this is because a number of neighbouring buildings within the immediate area are of a similar size, height and bulk to that proposed by this application.*

*Overall it is considered that the proposed development has been well designed and that it would adequately respect and relate to the character of the area that surrounds it. As a consequence, the proposed development would be in accordance with Local Plan Policies D1 and D2, Draft Local Plan Policies SAM11 and SP9, and the Council's Supplementary Design Guidance (SDG).*

*(Colin Haigh, Pre planning 6/2018/2036/PA)*

#### 5.0 MATERIAL

The proposed materials it is considered that matching materials to the existing building.

#### 6.0 AMENITY

The proposed design have been carefully considered in order not to create overlooking and loss of privacy issues to neighbouring properties.

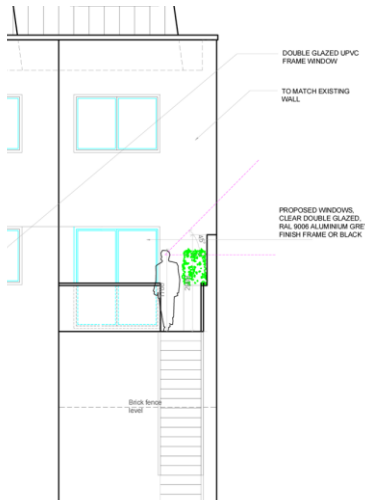


Figure 3. Boundary wall treatment

The south-west facing windows will be of obscured glazing and fixed shut up to 1.7m to prevent overlooking into the back of Harpsfield Broadway. The proposed 1<sup>st</sup> floor terrace to the south-west boundary will have a 2m high boundary wall ensuring no overlooking with neighbours.

The communal terrace of a useable size and shape are to provide for the dwellings. The provide amenity area is exceeded by the property's communal terrace satisfying Planning and Design Guide. Also, the private balcony has provided.

Total 30 sq. m communal amenity area.



**Daylight**



Figure 4. Daylight-Proposed

## 8.0 LAYOUT

The proposed accommodation would be as follows:

	TYPE	AREA
UNIT A	4Bed/ 4P	87sqm
UNIT B	2Bed/ 2P	46sqm
UNIT C	2Bed/2P	47sqm
UNIT D	4Bed/ 4P	87sqm
UNIT E	2Bed/ 2P	46sqm
UNIT F	2Bed/2P	47sqm
UNIT G	3Bed/ 3P	64sqm
UNIT H	2Bed/ 2P	52sqm
Gymnasium		18sqm
Communal Amenity		28sqm
Communal Loungae		54sqm

Figure 5. Proposed internal unit area and type

- 5 × 2 bed cluster units (where 2 bedrooms have ensuite bathrooms and kitchen).
- 2 × 4 bed cluster units (where 4 bedrooms have ensuite bathrooms and shared kitchen and living room facilities).
- 1 × 3 bed cluster units (where 3 bedrooms have ensuite bathrooms and shared kitchen and living room facilities).



Figure 6. Proposed internal layout

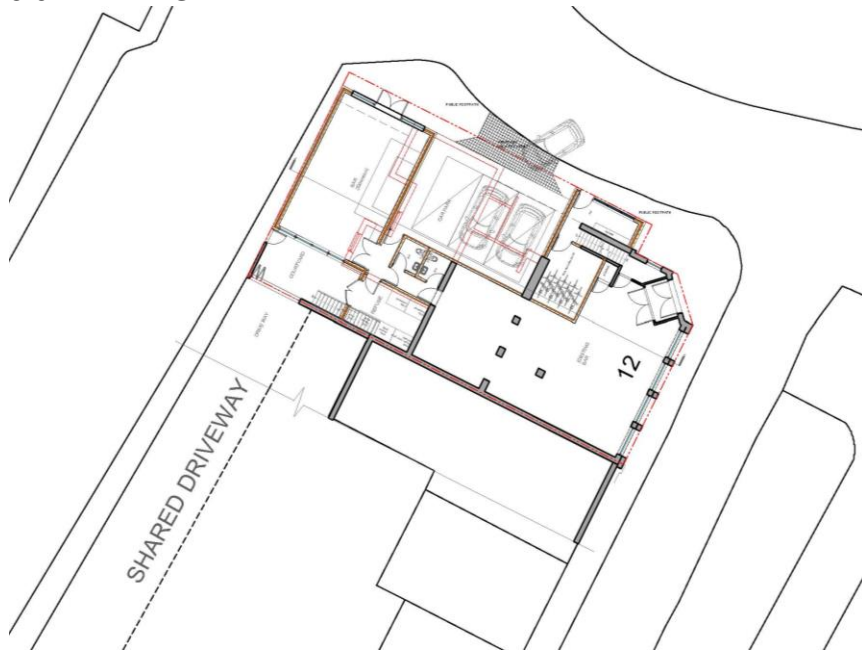
## **Internal dimensions**

Technical housing standards (2015) states that single and double room sizes should measure 8sqm and 12sqm respectively. The accommodation would have bedrooms and floorspace that duly comply with these minimum space standards. The internal layout of the proposed accommodation would measure of a good size and be generally well lit and with adequate room sizes, which would lead to a good quality of living space for occupiers.

5.1 Lifetime homes (Lifetime homes standards, as published by the Joseph Rowntree foundation 1999)  
The scheme is designed to conform to lifetime home standards weather practical and conforms as follows:

- Approach to dwelling
  - Level access to entrance with appropriate gradient flats
  - Entrance surface to be different from internal surface.
  
- Entrances:
  - Covered entrance to be fully illuminated.
  - The scheme has easy access to the house
  - Entrance doors to dwellings and communal areas to have a clear width of 800mm;
  - Maintain a clear space of 300mm beside door opening on latch side
  - Ironmongery: all keyholes, locks handles etc. to be no higher than 1200mm high including a tonal contrast between all access controls etc.
  - Entrance to communal doors have landing of min.1500X1500
  - Canopy over main entrance to have a cover of 900X1200 depth.
  
- Hallway and Stairs:
  - Width of hallways and stairs will be 900mm
  - Maximum riser to be 170mm and going to be 250mm on the communal stairs.
  - Handrails to be 900mm above each nosing and will extend by 300mm.
  
- Bathrooms
  - Bathrooms to be designed to Part M with a provision for a floor drain.
  - Wall construction for all bathrooms to include 18mm WBP ply to take adaptations for handrails
  - The scheme is designed to allow the future installation of a 'wet room' shower facility.
  - The house have a WC at entrance level
  
- Living Rooms/Dining rooms
  - A 1500mm turning circle or 1700X1400mm turning ellipse is provided in dining and living areas for adequate wheelchair circulation (shown on all floor plans).
  
- Kitchens
  - Clear zone of 1200mm between fronts of units is provided in kitchen
  
- Bedrooms
  - Clear space of 750mm wide space on sides and foot of a double sized bed
  - Clear space of 750mm to one side of bed in a single or second bedroom
  - All switches, sockets and ventilation & service controls will be between 450mm & 1200mm from the floor.
  - Provision for a tracking hoist

## 9.0 PARKING



The cycle and car parking provision shall be provided in accordance with the requirements of the Welwyn Hatfield District Plan Review Supplementary Planning Guidance, Parking Standards 2004, details of which shall be submitted to and agreed in writing by the local planning authority prior to the commencement of the development.

To ensure a satisfactory standard of cycle parking provision in accordance with Policy M6 of the Welwyn Hatfield District Plan 2005

It is proposed to provide cycle parking for 12 cycles which equates to one space for every 2 students and the proposal would include 3 parking spaces of a standard size. (Drawing : 04A-0718-HB)

There are also accessible parking space at the Galleria. The cost is up to £8 for the day. Free after 6pm. £3 all day Sat / Sun

## 10.0 ACCESS

Pedestrian access is directly from Harpsfield Broadway for residents. The entrance to ground and upper floor flats would be from the existing front entrance to the house.

The application site is approximately 130m from bus stops which serve the University campus. Although, the university is approximately 650m which is within walking distance from the proposed site.

## 11.0 SERVICING

### 11.1 Refuse and Recycling (Drawing : 04A-0718-HB)

The residential refuse store is located within the courtyard on lower ground level and, subject to a management plan, will be privately dealt with. Due to the location of the residential bin stores and subject to a management plan all bins will be accessed by buzzing the reception to open the gate / bollards. Eurobins will be provided for Residential Refuse & Recycling.

### 11.2 Mail & Meters

Post boxes and Meters will be located in the ground floor.



## **12.0 SUSTAINABILITY**

### **12.1 Renewable Energy and Resource Efficient Design**

To achieve a 'Best practice' standard in energy performance the following measures will be committed at the building design stage:

- Commitment to meet proposed Building Regulation 2006 standards
- Enhanced insulation to reduce heat loss in building fabric.
- High performance glazing to reduce heat through the glazed areas.
- 50% low energy light fitting in each apartment and 100% in communal areas to reduce energy in use.
- High efficiency condensing boilers to serve all apartments.
- Energy efficient appliances and services to reduce energy consumption and cost.
- Natural ventilation for the residential accommodation.
- Design for air-tightness.
- Private balconies.
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New developments Toolkit.2 (London Energy Partnership, Integrating Renewable Energy) states that the appropriate renewable energy technologies to be considered for this site are photovoltaics, solar hot water, ground source heating/cooling, bio,ass and also urban wind.

Due to location and size of the proposed development and the cost of the PV technology this makes the scheme financially non-viable and therefore there is no proposals to provide this technology.

### **12.2 Air quality**

It is not anticipated that the proposal will have any negative impact on air quality other than the usual kitchen / bathroom extracts, which are standard to any residential development. Combination reduced CO2 emitting boilers are likely to be utilised within the units, which alongside other measures are working towards the Government's target of cutting CO2 emissions by 60% by 2050. It is therefore not considered necessary for an air quality assessment to be undertaken.