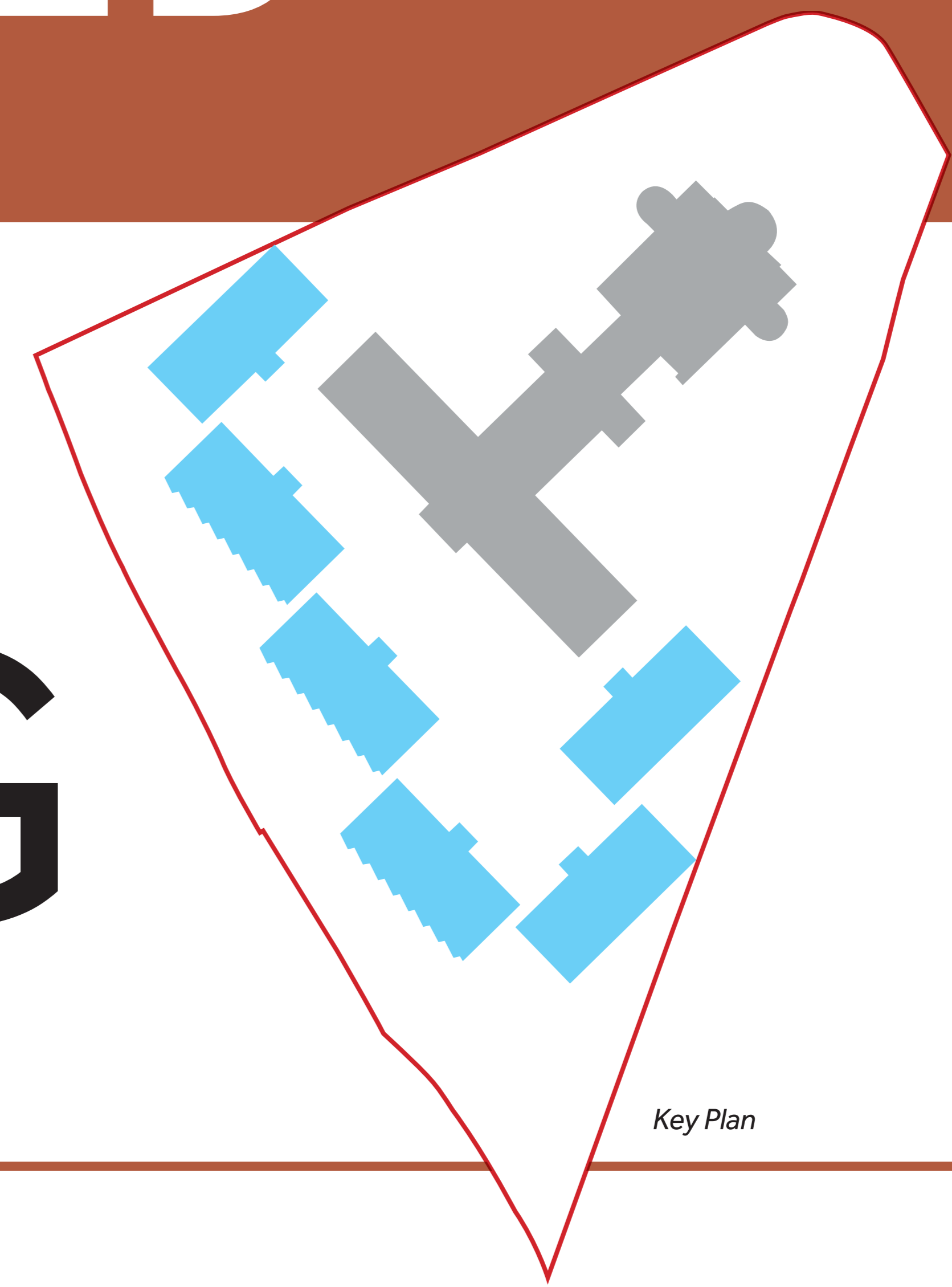


STUDENT LIVING



STUDENTS

The student proposals involve the provision of new high quality student accommodation creating 308 bed spaces (within 272 rooms), as self-contained 1 and 2 bed studios. Associated communal spaces and facilities are provided within The Comet, plus an enhanced outdoor amenity space.

The proposals have been designed in the context of the site's opportunities and constraints:

MASSING:

- The impact of the massing on the site has been reduced by the introduction of separate student 'houses' which place our proposals within the scale of surrounding development.

HEIGHT:

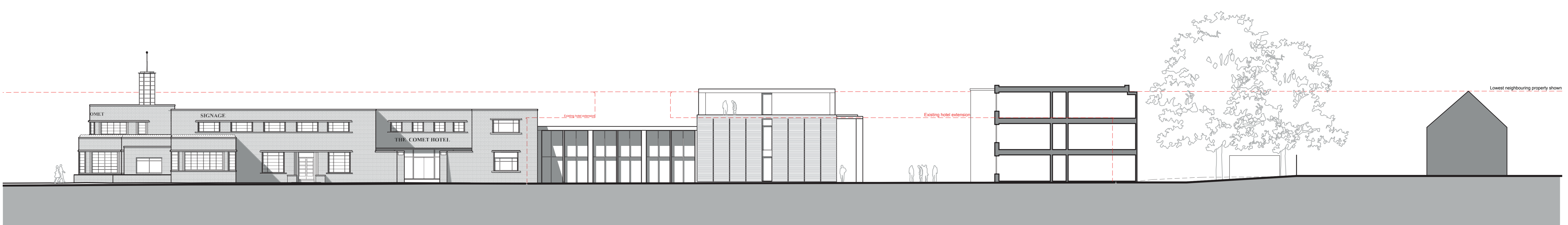
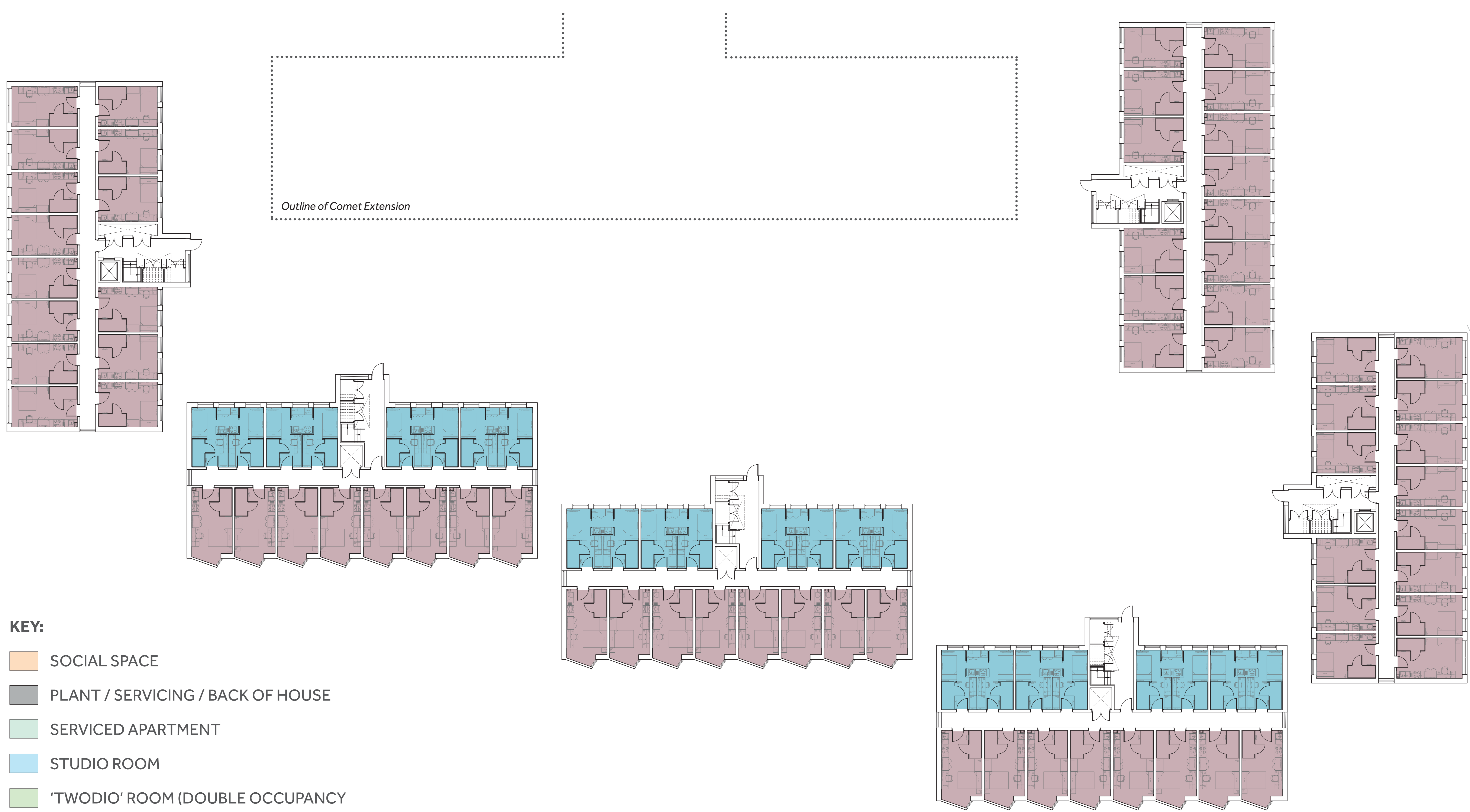
- The three blocks to the rear are proposed at 3 storeys, comparative in height to the ridge of neighbouring properties.
- The blocks adjoining major roads to the northern and southern boundaries can accommodate additional height.
- The block to St Albans Way is proposed at 4 storeys.
- The two blocks facing Comet way are proposed at 4 storeys, a reduction from the previously proposed 5 storey block.
- The fourth storeys utilise a differing material to reduce impact.

PARKING:

- The student accommodation will be car free, enforceable via a contractual clause in the tenancy agreement.
- This will promote sustainable modes of transport, which will be secured through the implementation of a Green Travel Plan.
- Free bike rentals and secure cycle parking will be provided for residents.

RESPECT FOR NEIGHBOURING USES:

- All proposed blocks have been moved away from the rear boundary to combat any overbearing impact, running broadly along the same footprint as the existing hotel building.
- The reorientation of the blocks reduces the tension between the two sites.
- Oblique directional windows are maintained, to safeguard privacy and avoid overlooking.
- Communal social areas are contained at the front of the site to reduce noise impact.
- Due to level changes and the flat roof design, the three storey blocks are comparable in height to the ridges of neighbouring properties.





THE COMET HATFIELD

Consultation Feedback Form

Today we are consulting with the local community before submitting our revised planning application to Welwyn Hatfield Borough Council for the redevelopment of The Comet Hotel. This would provide a state of the art aparthotel and new, high quality, student accommodation.

Please speak to the team about the proposals and fill out this feedback form. If you would like to get in touch following today's event please contact **Alder King Planning Consultants, Pembroke House, 15 Pembroke Road, Bristol BS8 3BA** or email jappleton@alderking.com

Comments should be received by Friday 26th August 2016:

1. Do you welcome these revised proposals for the regeneration of the Grade II listed Comet Hotel?

Yes No Unsure (please tick the box of your choice)

cont'd over/...



THE COMET HATFIELD

2. Do you have any comments on the design of the development (quality, layout, landscaping or parking proposals)?

No. Appears to have taken account of comments.

but... please re-install the hedges alongside the car park boundary removed some years ago.

3. The student accommodation will be car-free with students prohibited from keeping a car in the Borough. This restriction is enforceable via their contract and works well on existing Fusion Students schemes. Do you welcome this?

Yes No Unsure (please tick the box of your choice)

We would object strongly if this was not so.

4. Do you view the revised proposals as an improvement over the previous scheme that is currently subject to a Planning Appeal?

Yes No Unsure (please tick the box of your choice))

5. Any other comments?

No

Thank you. Your feedback is appreciated.



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cont'd over/...



THE COMET HATFIELD

2. Do you have any comments on the design of the development (quality, layout, landscaping or parking proposals)?

.....
..... beautiful!!!!
.....
..... Don't stop
.....
.....

3. The student accommodation will be car-free with students prohibited from keeping a car in the Borough. This restriction is enforceable via their contract and works well on existing Fusion Students schemes. Do you welcome this?

Yes No Unsure (please tick the box of your choice)

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cont'd over/...



THE COMET HATFIELD

2. Do you have any comments on the design of the development (quality, layout, landscaping or parking proposals)?

Hotel extension is a great improvement on the current building

Like the hedge round the ~~site~~ site boundary - should be about 3-4 feet high

3. The student accommodation will be car-free with students prohibited from keeping a car in the Borough. This restriction is enforceable via their contract and works well on existing Fusion Students schemes. Do you welcome this?

Yes No Unsure (please tick the box of your choice)

4. Do you view the revised proposals as an improvement over the previous scheme that is currently subject to a Planning Appeal?

Yes No Unsure (please tick the box of your choice))

5. Any other comments?

Service apartments is a really good idea, instead of a conventional hotel, of which there are several in the area

Generally a good plan!!

Thank you. Your feedback is appreciated.