



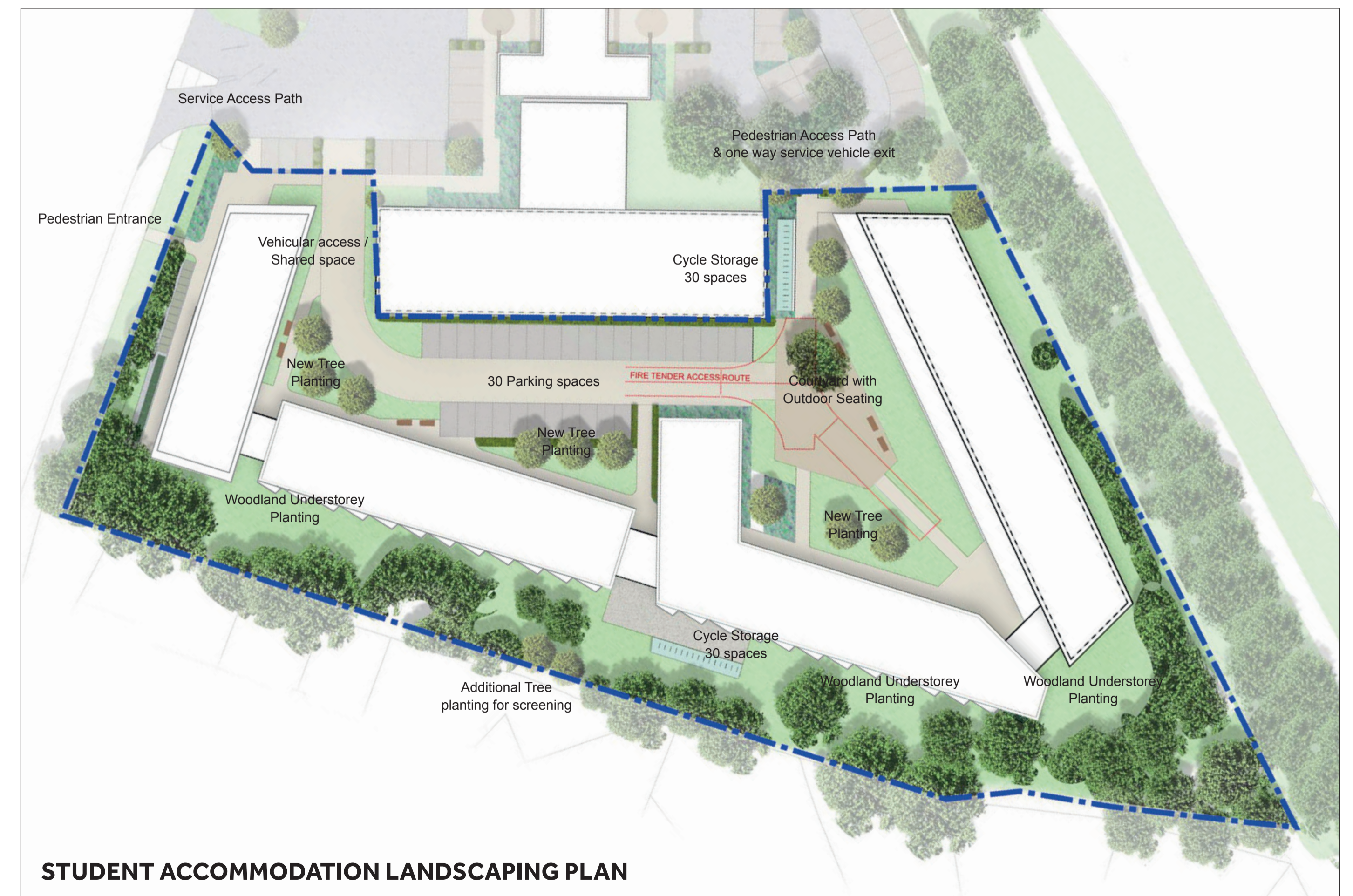
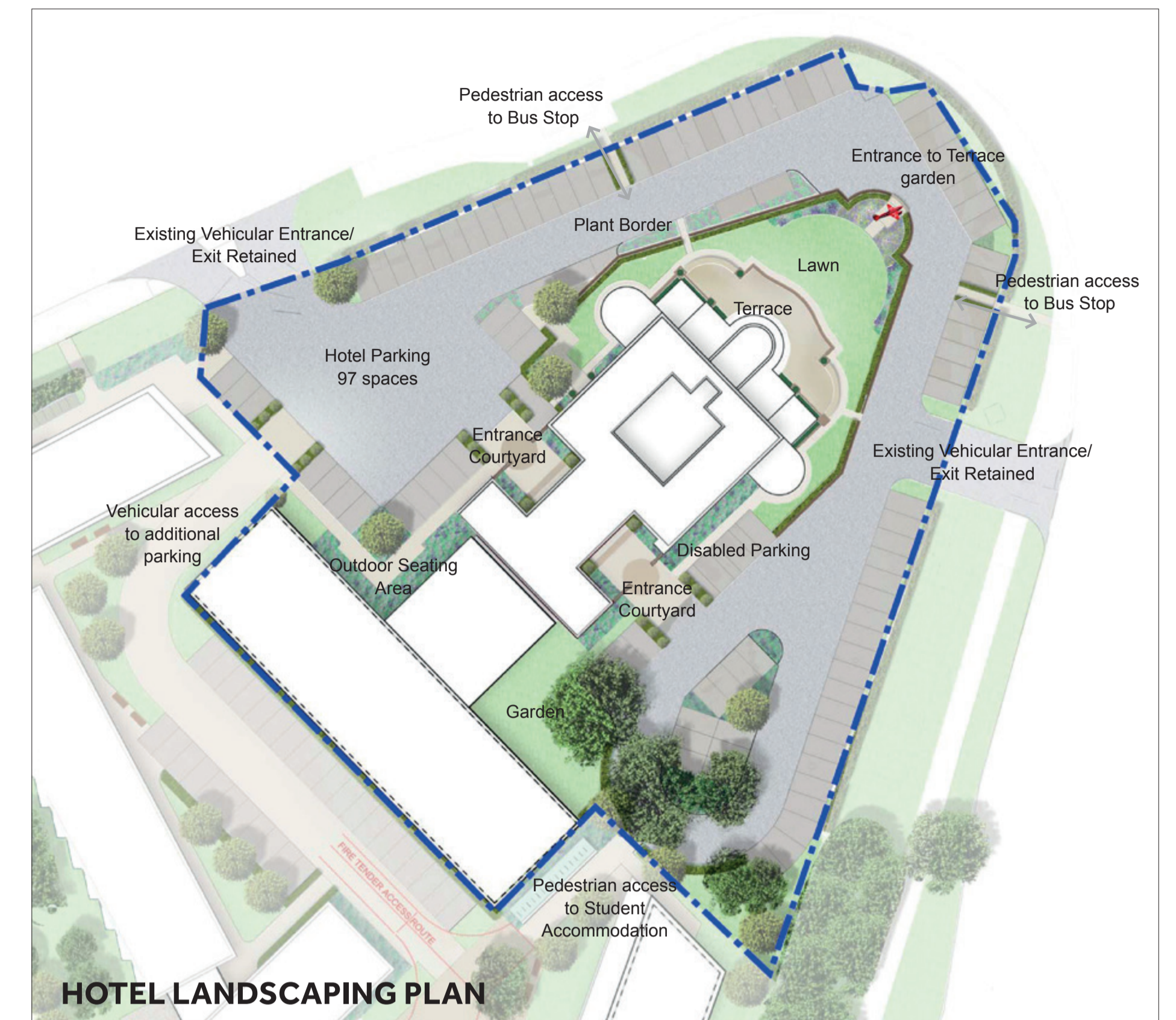
OUR PROPOSALS



MASTERPLAN

The proposed scheme has evolved during the course of extensive ongoing pre-application negotiations with Welwyn Hatfield Borough Council. The proposed development would provide a high quality development including the refurbishment and restoration of the Grade II Listed hotel building and well-designed student accommodation. The student element would meet demand for student accommodation whilst focusing provision to mature and overseas students. A sensitive pallet of materials will be used to ensure the new buildings would not compete or detract from the listed building.

The proposals would include a comprehensive new landscaping scheme within the site and along site boundaries which will significantly improve views towards the site.





PROPOSALS: STUDENT

The student proposals involve the provision of new high quality student accommodation creating 363 bed spaces (within 290 rooms), with associated communal spaces, facilities and outdoor amenity space.

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

HEIGHT

Three different height blocks are proposed. Along the rear of the site which adjoins neighbouring residential development, three storey blocks are proposed which is an increase of one storey from the existing extension, but comparative in size to the ridge of neighbouring dwellings.

The north and southern boundaries of the site adjoin major roads and can therefore accommodate additional height. The top floors of these blocks will be glazed and stepped back to reduce massing.

AMENITY

Bedrooms to the rear of the site will have 'oblique' windows to ensure there are no direct views towards the neighbouring properties. In addition boundary planting will be strengthened to provide additional screening.

VIEWS

The mass of the blocks will be broken up by glazed circulation spaces between blocks which will allow light through the site, and visual relief to the elevations.

No car parking will be provided for students in order to promote sustainable modes of transport, this will be secured through the implementation of a Green Travel Plan. Secure cycle parking will be provided for residents.

