

FUSION STUDENTS





Planning application submitted September '15

Committee feedback / reasons for refusal:

- Over dominant development
- Detrimental impact on character and setting of listed building
- Overbearing impact on rear residential properties - perception of overlooking
- Poor quality standard of amenity spaces

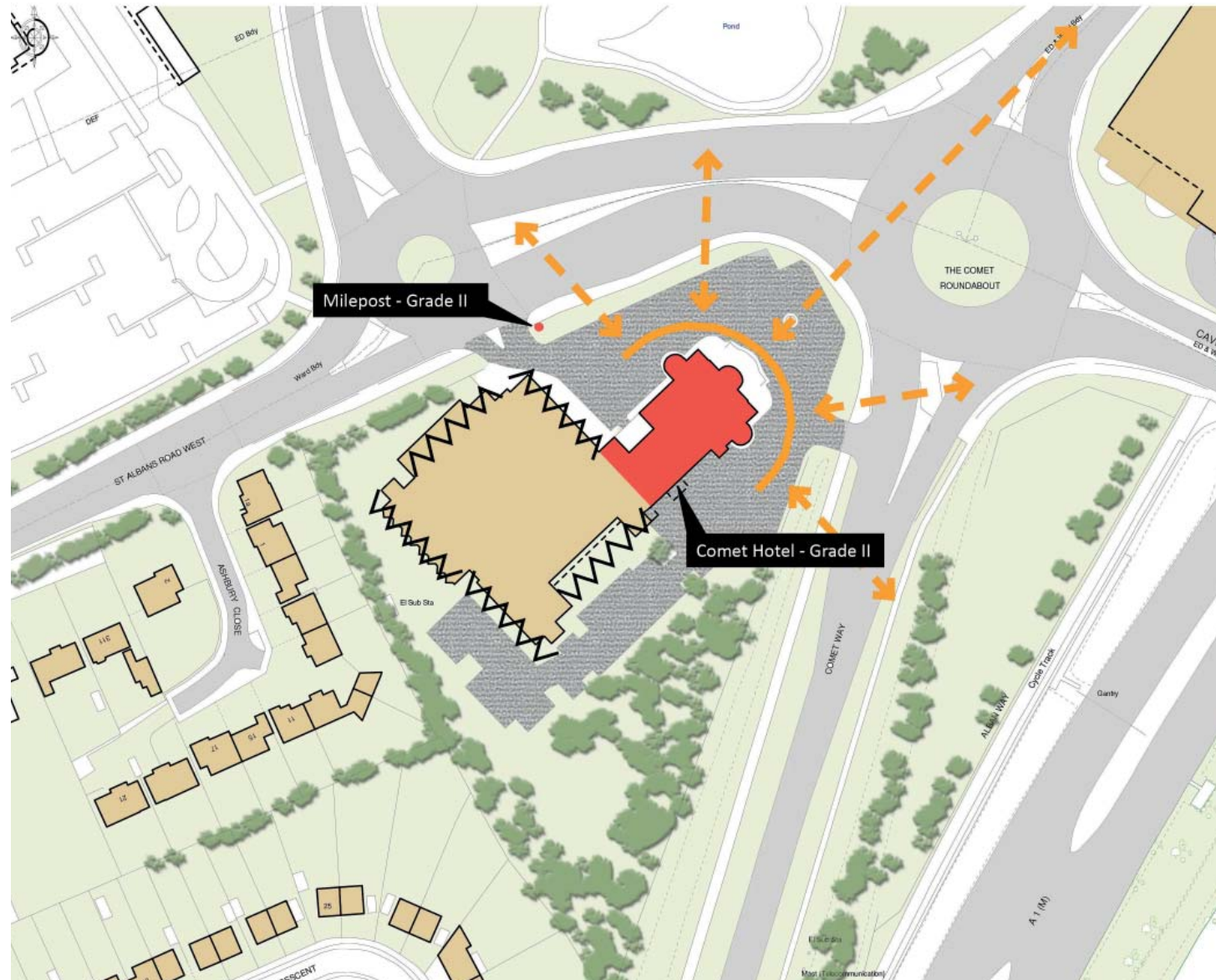
Planning Officer and other feedback:

- Intensity on the site
- Concern over parking numbers
- Concern regarding off-campus student accommodation

SITE CONTEXT



- Sustainable location
- Hotel: Retain and improve
- Enhance the historic environment
- Create high quality student accommodation
- Respect for neighbouring uses



NEW APPROACH



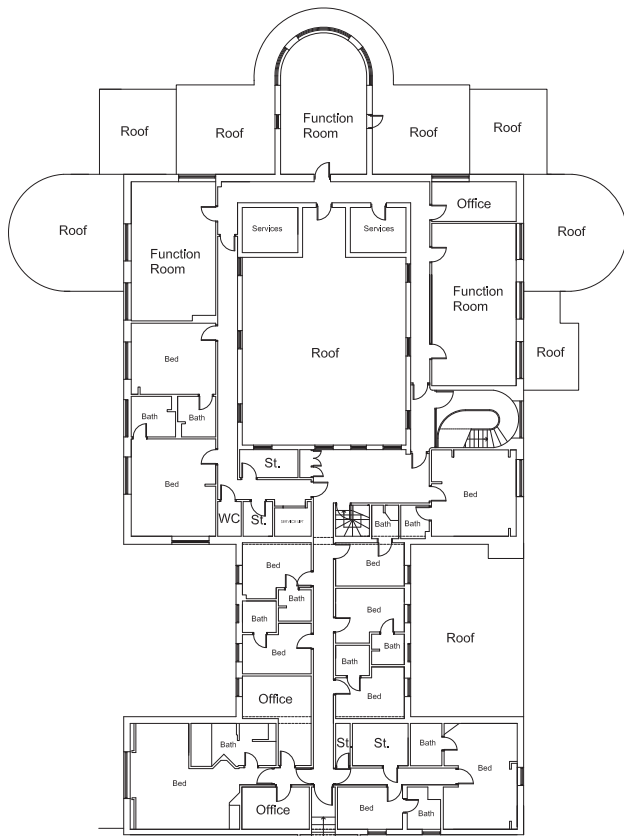
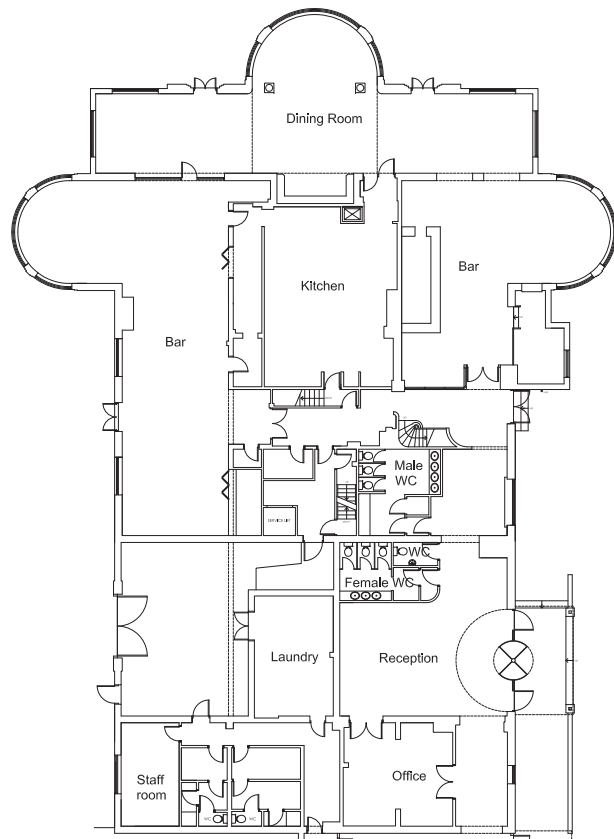
- Reduced bed numbers
- Reduced massing and heights

- Cars restricted to front of site
- Enhanced outdoor spaces

- Increased distances at rear boundary
- Smaller and stepped blocks bridge scale



THE COMET



Existing Plans

Proposed Plans

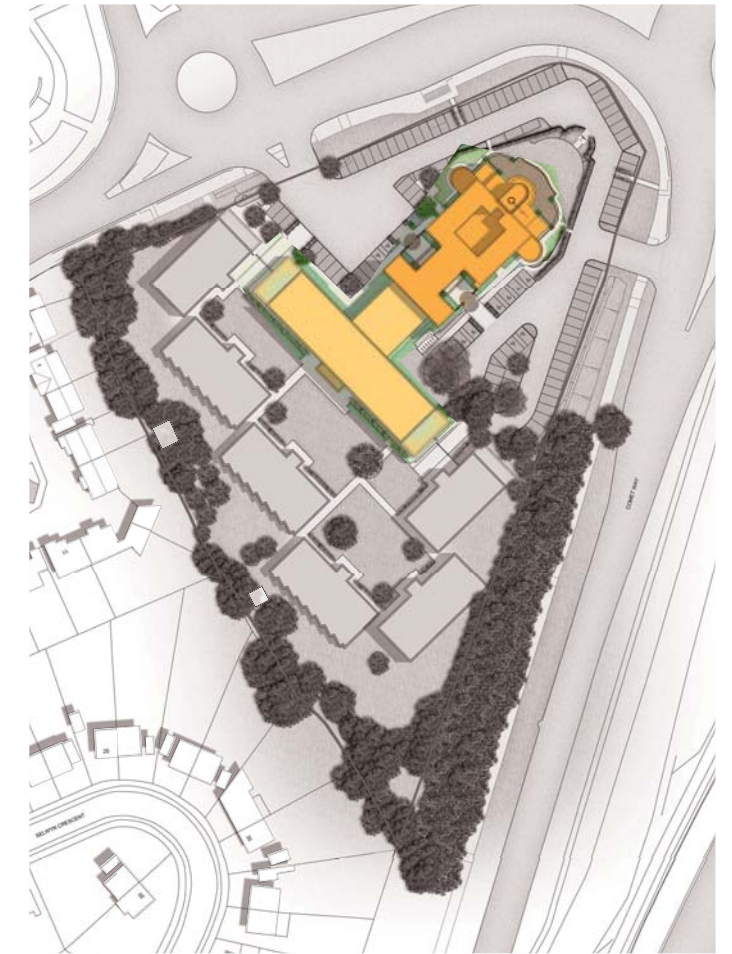
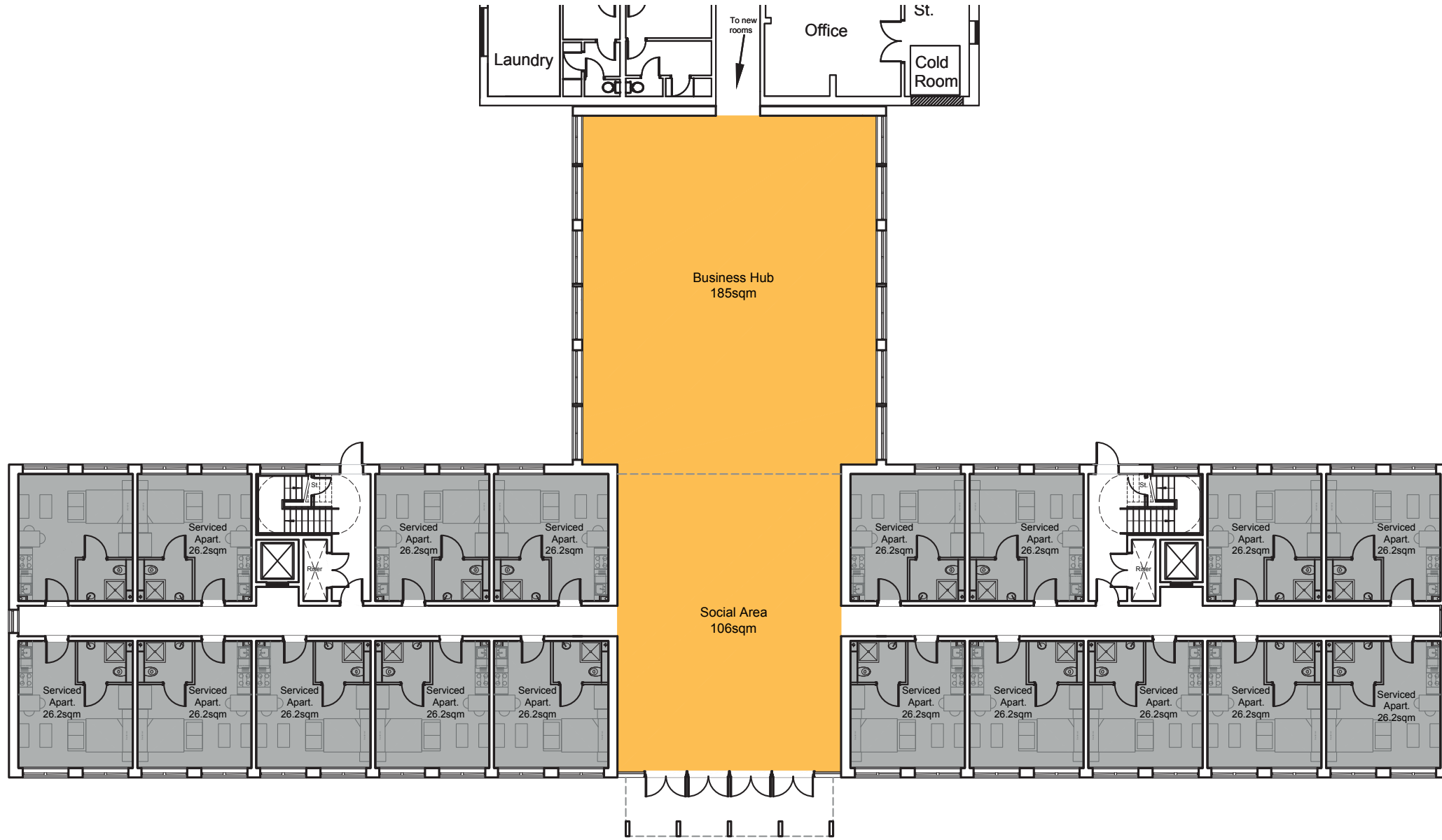
- Grade II listed building constructed 1933-1936
- Characteristics of Art Deco period
- Plan to represent form of aeroplane

Proposals

- Sustainable re-use ensuring listed building maintained
- Removal of later additions
- Retaining and replacing original layout
- No structural or layout changes from previous permitted listed building consent



THE COMET EXTENSION



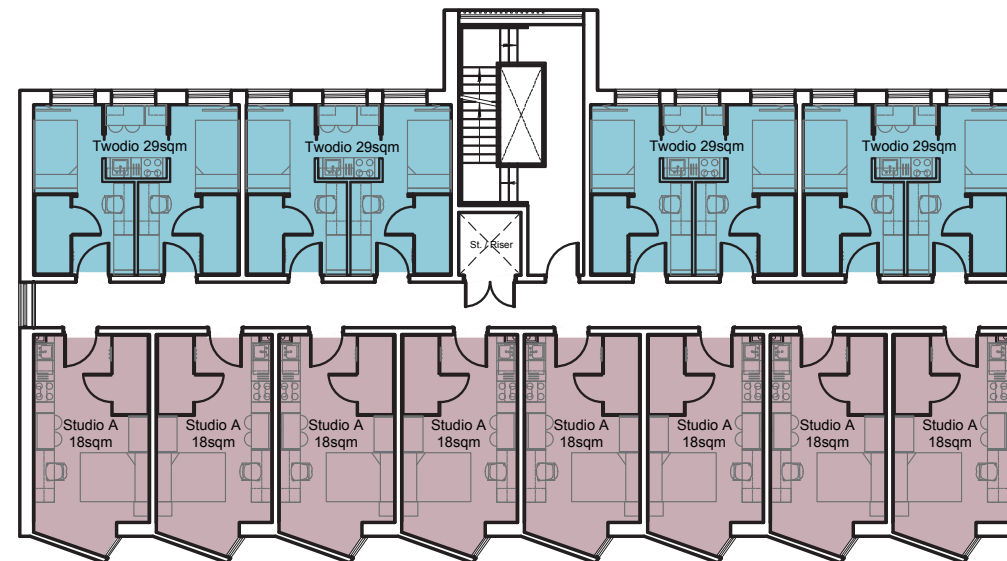
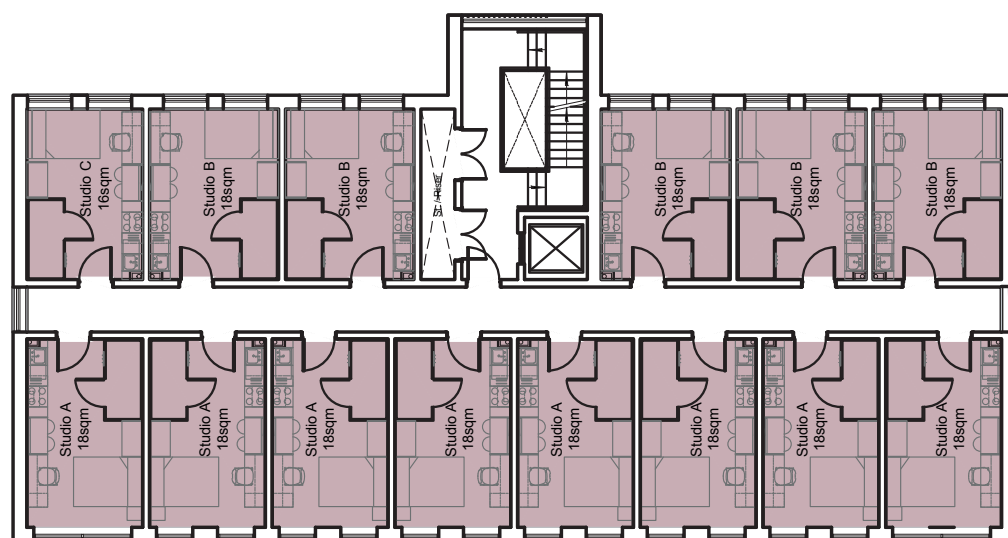
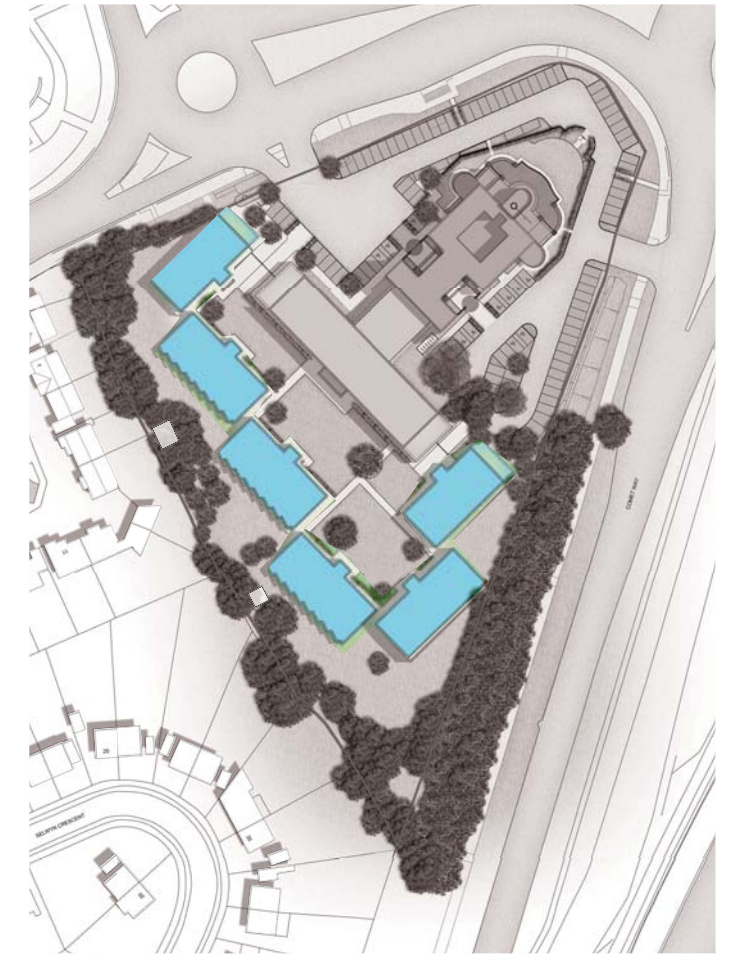
- Serviced Apartments
- Delicate connection to The Comet
- Contrasting architectural language to respect listed Comet
- High quality materials appropriate to context
- Heavily glazed to reflect natural setting and listed building





Proposed and existing view from St. Albans Road

TYPICAL STUDENT BLOCKS



- Individual student 'houses'
- Enhanced outdoor spaces
- Self contained studios and 2 beds
- Directional windows to rear boundary
- Privacy safeguarded, overlooking avoided



SUMMARY What Happens Next?



Sensitive redevelopment creating attractive spaces to live

Public Consultation, Wednesday 17th August 14:00 - 19:00 at The Comet Hotel

Revised planning application submitted by end of August 2016

Local residents will be given further opportunity to comment on the proposals directly to Welwyn Hatfield Borough Council when the application has been submitted. Details of the consultation will be provided by the Local Planning Authority.



APPENDIX 8