

SITE CONTEXT

LOCATION

The site comprises a triangle plot located to the west of Hatfield town centre which is currently occupied by the Ramada (Comet) Hatfield Hotel.

SUSTAINABILITY

The site is located in a highly accessible location between St Albans Road West (A1057) and Comet Way (A1001). The site lies approximately 1km from Junction 3 of the A1(M). Public transport links include an extensive local bus network (including Uno university buses) and train services from Hatfield Station (2km from the site) to destinations including Cambridge, Peterborough and central London.

The site is immediately adjacent to the De Havilland Campus of the University of Hertfordshire and a 15 minute walk from the University's other main campus at College Lane.

AMENITY

The boundaries towards the south and west of the site benefit from substantial natural screening provided by mature trees. New trees will be planted to provide additional screening and self-containment.

A comprehensive new landscaping scheme will be implemented across the site to improve views towards the site. An oasis of greenery will help break up the built form, soften the street scape and bring visual relief to the site's main aspect.

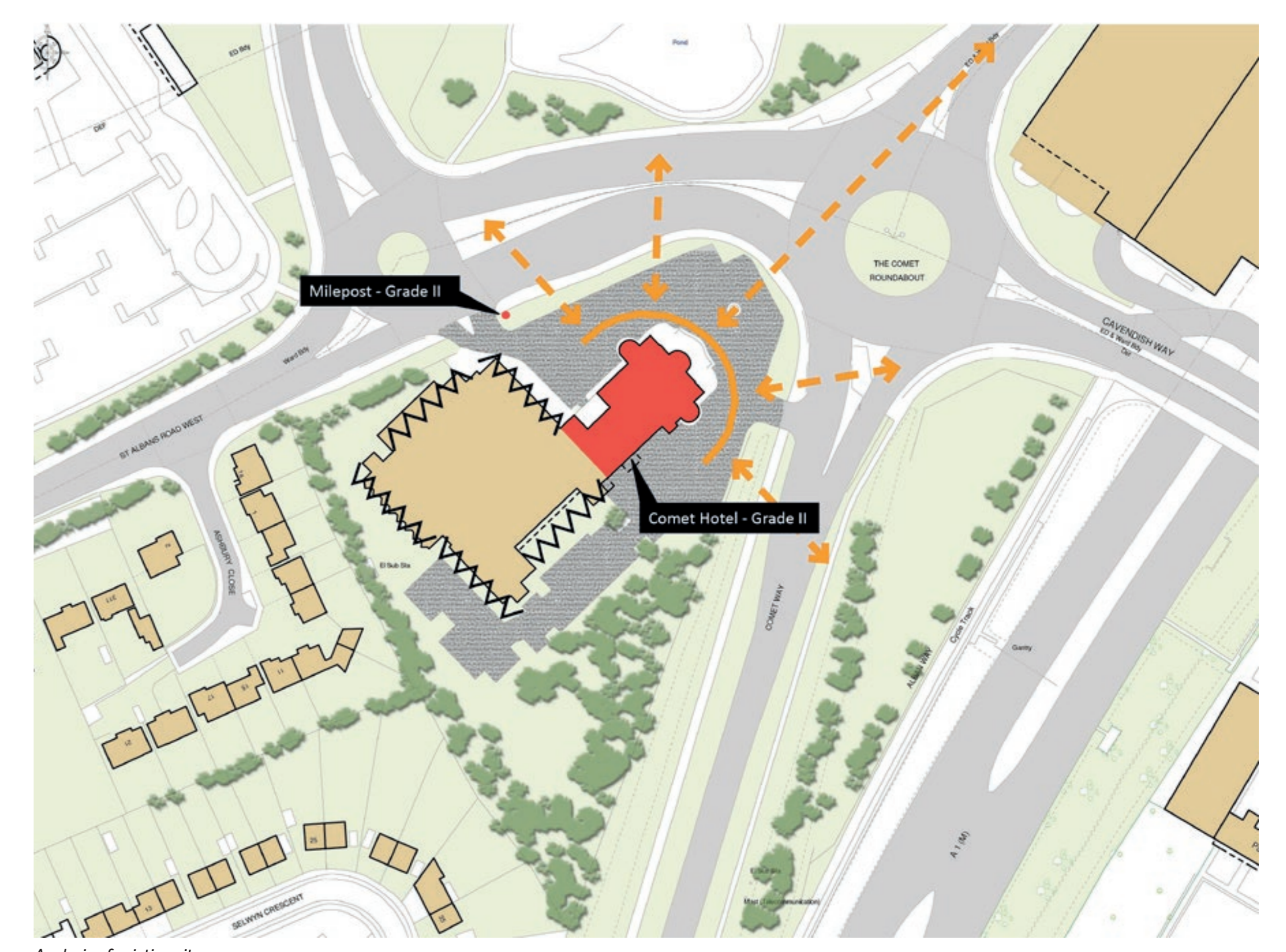
ACCESS

The development would utilise the existing vehicular access to the site. The proposals would reduce in vehicular movements due to the reduction in hotel size and the implementation of a Green Travel Plan for student users.



AIMS FOR THE SITE

- Sustainable location
- Create a viable future for the listed Comet Building
- Restore & enhance the historic environment
- Create high quality student accommodation
- Respect for neighbouring uses

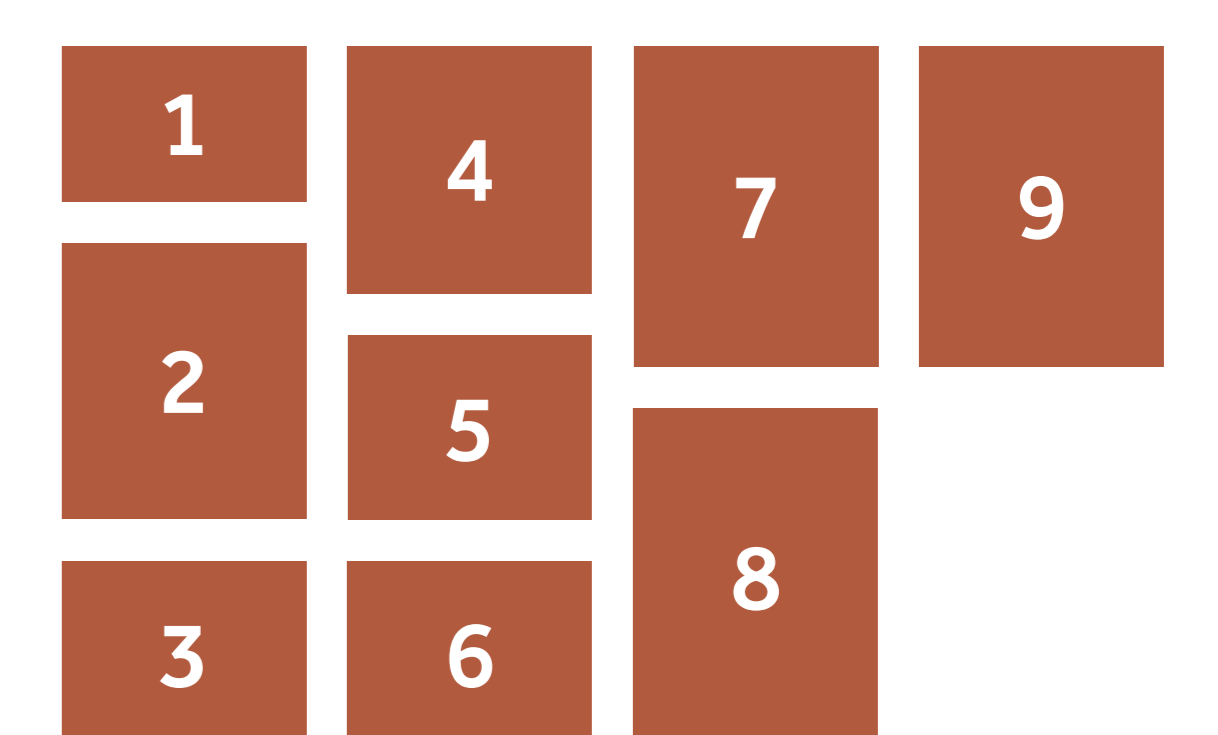
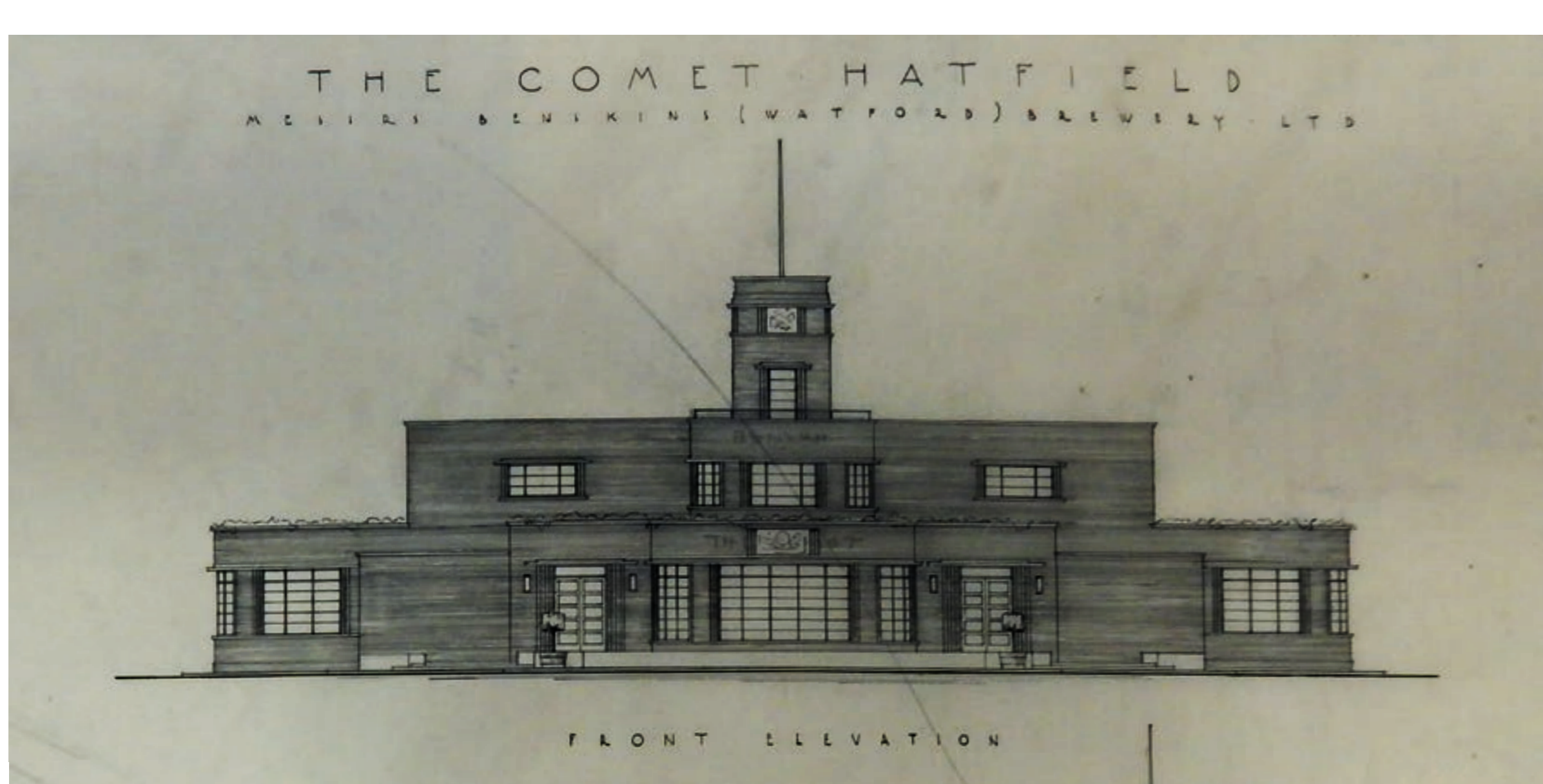
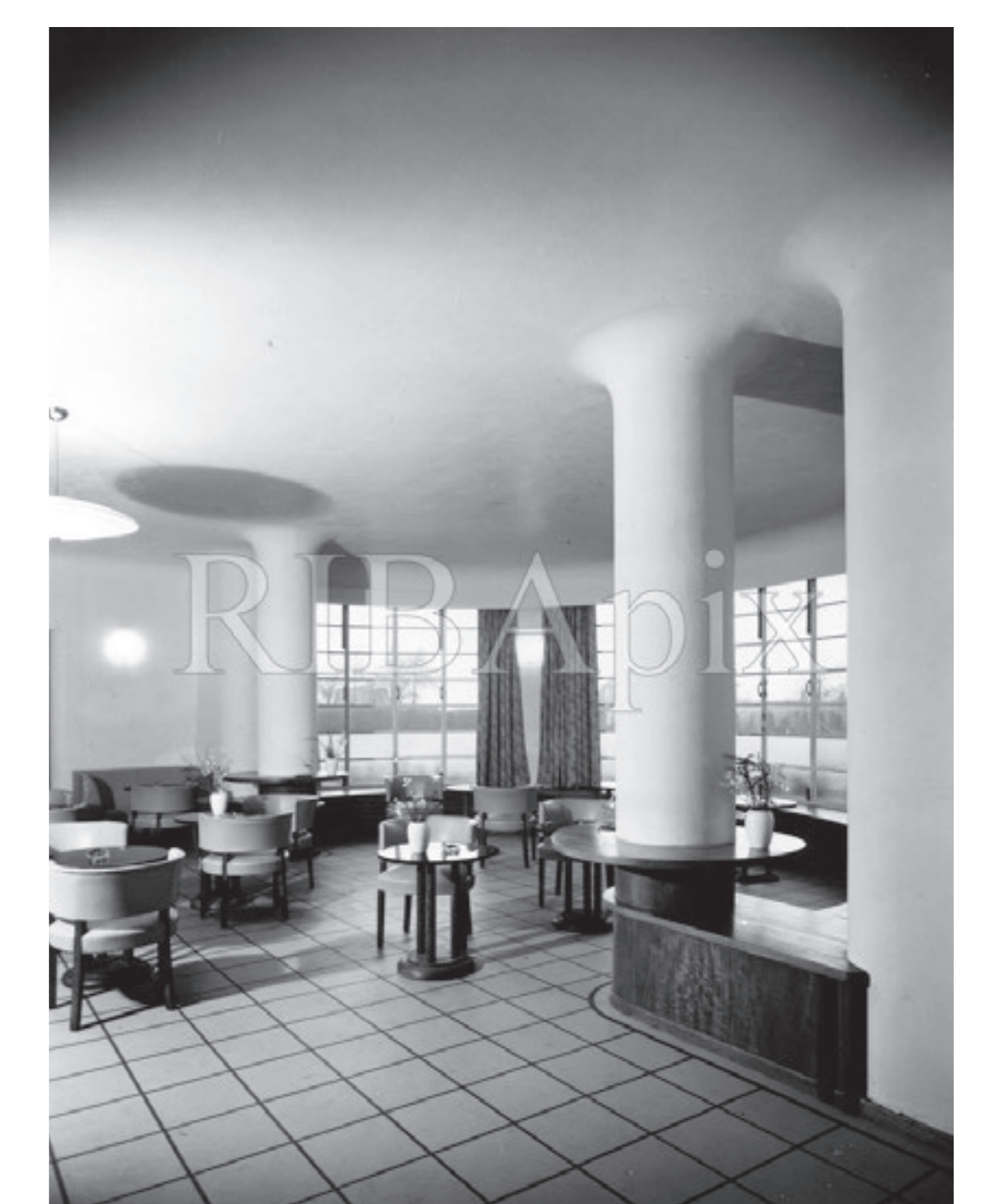
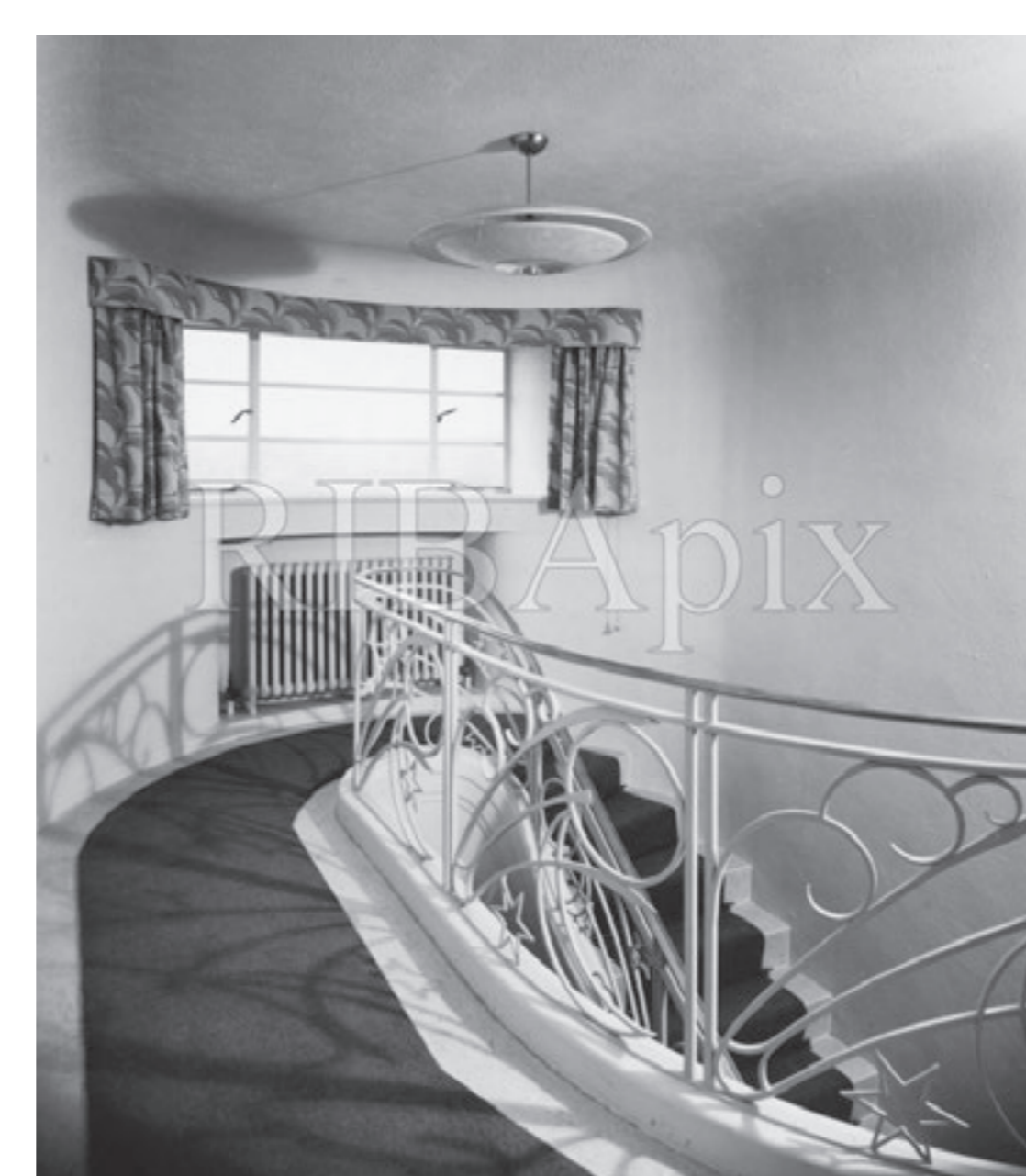


SITE HISTORY

The Comet Hotel is a Grade II listed building, designed by Ernest Brander Musman (1888-1972) and constructed between 1933-1936 for Benskins (Watford) Brewery Ltd.

The original building was built to represent the form of an aeroplane on plan. The building is steel framed with brick and stone dressings, and incorporates geometric shapes and sharp lines which are characteristic of the Art Deco architecture of the period.

The existing hotel comprises the original building along with significant later extensions (1980s/90s) and provides 128 rooms along with conferencing facilities. Little of the original Art Deco interior survives to this day.



1. Comet Exterior 1
2. First Floor Landing
3. Saloon Lounge Bar 1
4. Comet Exterior 2
5. First Floor Sitting Room
6. Saloon Lounge Bar 2
7. Comet Entrance Hall
8. Comet Saloon Lounge 1
9. Comet Saloon Lounge 2