

Condition 19 (Balcony screens)

CONDITION

No development above ground level (excluding works of demolition) shall take place until details of the balcony screens for flats 04, 10, 12 and 16 on the approved floor plans have been submitted to and approved in writing by the local planning authority. The details must include:

- a) A plan to an identified scale showing the location and extent of the balcony screen; and
- b) Elevations to an identified scale showing the height and appearance of the balcony screens.

The approved details must be implemented prior to first occupation of each of the above flats and retained permanently thereafter.

RESPONSE

To protect the living conditions of future occupiers in terms of privacy, we have provided full height curved metal aluminium cladding panels that match the same cladding on the sixth floor and the green render.

This panel ensures privacy as depicted in our enlarged plan and 3D view. We have also attached the first floor plan and the related elevation 5 to an identified scale showing the location, extent of the balcony screen, the height and appearance of the balcony/screens.

Attached drawings under appendices demonstrate that condition has been complied with.

Drawings	Title	Rev	Date
HAT-RDB-XX-O1-DR-A-0201	First Floor Plan	R11	30 August 2022
HAT-RDB-XX-EL-DR-A-0402	External Elevations	R03	12 August 2022

REASON

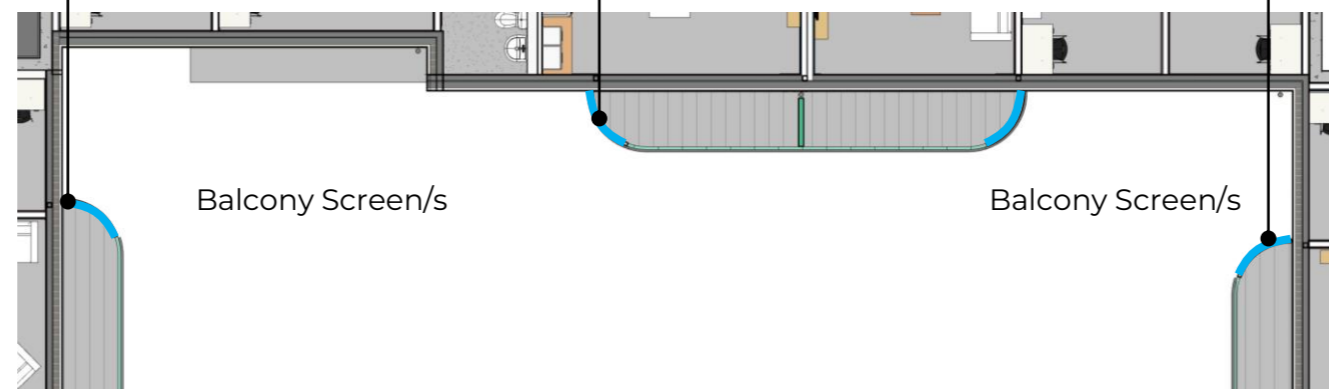
To protect the living conditions of future occupiers in terms of privacy, in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005, Policy SADM 11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.

BALCONY SCREEN/S

Elevation depicting appearance/height.



Plan depicting locations and extents





INDICATE LOCATIONS OF FLOOR
GALLES TO ALLOW FOR FUTURE
FLEXIBILITY TO INSTALL SHOWERS AT
LEVEL FOR THE FIRST FLOOR ONLY

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No part of this drawing may be reproduced without the written consent of New Ways.

- NOTE:**
This drawing is to be used in conjunction with:
- NAT-RDB-XX-01-OR-A-001 Proposed Structural Floor Plan Sheet 01
 - NAT-RDB-XX-01-OR-A-002 Proposed Structural Floor Plan Sheet 02
 - NAT-RDB-XX-01-OR-A-003 Proposed Structural Floor Plan Sheet 03
 - NAT-RDB-XX-01-OR-A-004 Proposed Structural Floor Plan Sheet 04
 - NAT-RDB-XX-01-OR-A-005 Proposed Structural Floor Plan Sheet 05
 - NAT-RDB-XX-01-OR-A-006 Proposed Structural Floor Plan Sheet 06
 - NAT-RDB-XX-01-OR-A-007 Proposed Structural Floor Plan Sheet 07
 - NAT-RDB-XX-01-OR-A-008 Proposed Structural Floor Plan Sheet 08
 - NAT-RDB-XX-01-OR-A-009 Proposed Structural Floor Plan Sheet 09
 - NAT-RDB-XX-01-OR-A-010 Proposed Structural Floor Plan Sheet 10
 - NAT-RDB-XX-01-OR-A-011 Proposed Structural Floor Plan Sheet 11
 - NAT-RDB-XX-01-OR-A-012 Proposed Structural Floor Plan Sheet 12
 - NAT-RDB-XX-01-OR-A-013 Proposed Structural Floor Plan Sheet 13
 - NAT-RDB-XX-01-OR-A-014 Proposed Structural Floor Plan Sheet 14
 - NAT-RDB-XX-01-OR-A-015 Proposed Structural Floor Plan Sheet 15
 - NAT-RDB-XX-01-OR-A-016 Proposed Structural Floor Plan Sheet 16
 - NAT-RDB-XX-01-OR-A-017 Proposed Structural Floor Plan Sheet 17
 - NAT-RDB-XX-01-OR-A-018 Proposed Structural Floor Plan Sheet 18
 - NAT-RDB-XX-01-OR-A-019 Proposed Structural Floor Plan Sheet 19
 - NAT-RDB-XX-01-OR-A-020 Proposed Structural Floor Plan Sheet 20
 - NAT-RDB-XX-01-OR-A-021 Proposed Structural Floor Plan Sheet 21
 - NAT-RDB-XX-01-OR-A-022 Proposed Structural Floor Plan Sheet 22
 - NAT-RDB-XX-01-OR-A-023 Proposed Structural Floor Plan Sheet 23
 - NAT-RDB-XX-01-OR-A-024 Proposed Structural Floor Plan Sheet 24
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 - NAT-RDB-XX-01-OR-A-038 Proposed Structural Floor Plan Sheet 38
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 - NAT-RDB-XX-01-OR-A-043 Proposed Structural Floor Plan Sheet 43
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 - NAT-RDB-XX-01-OR-A-070 Proposed Structural Floor Plan Sheet 70
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 - NAT-RDB-XX-01-OR-A-072 Proposed Structural Floor Plan Sheet 72
 - NAT-RDB-XX-01-OR-A-073 Proposed Structural Floor Plan Sheet 73
 - NAT-RDB-XX-01-OR-A-074 Proposed Structural Floor Plan Sheet 74
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 - NAT-RDB-XX-01-OR-A-099 Proposed Structural Floor Plan Sheet 99
 - NAT-RDB-XX-01-OR-A-100 Proposed Structural Floor Plan Sheet 100

REV	DATE	DESCRIPTION
001	12/01/22	ISSUED FOR PERMIT
002	12/15/22	REVISED FOR COMMENTS
003	12/20/22	REVISED FOR COMMENTS
004	12/25/22	REVISED FOR COMMENTS
005	12/30/22	REVISED FOR COMMENTS
006	01/05/23	REVISED FOR COMMENTS
007	01/10/23	REVISED FOR COMMENTS
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098	04/15/24	REVISED FOR COMMENTS
099	04/20/24	REVISED FOR COMMENTS
100	04/25/24	REVISED FOR COMMENTS



Project Status
Issue 1

Client
New Ways

Project Name & Address
COMET WAY, HATFIELD, AL9 5VY

Building Type
RESIDENTIAL DEVELOPMENT

Drawing Title
PROPOSED FIRST FLOOR GA PLAN

Drawn By
JLB

Checked By
JLB

Approved By
R.V.

Scale
1:100

Date
23/04/2022

Sheet No.
01 of 01

Scale
Orig. Sheet Size/Rev.
0.45 R011

FOR APPROVAL

First Floor Plan



ELEVATION 5
1:100



ELEVATION 6
1:100

External Elevations

FOR APPROVAL

Do not use for printing. 10% of drawings are for the client's reference. The drawing is to be used in conjunction with all relevant documents and shall be subject to the discretion of the architect.

NOTE
This drawing is to be used in conjunction with:

- HAT-RDB-XX-05-ORA-6201 Proposed Ground Floor Plan
- HAT-RDB-XX-05-ORA-6201 Proposed First Floor Plan
- HAT-RDB-XX-05-ORA-6201 Proposed Second Floor Plan
- HAT-RDB-XX-05-ORA-6201 Proposed Third Floor Plan
- HAT-RDB-XX-04-ORA-2304 Proposed Fourth Floor Plan
- HAT-RDB-XX-04-ORA-2304 Proposed Fifth Floor Plan
- HAT-RDB-XX-04-ORA-2304 Proposed Sixth Floor Plan
- HAT-RDB-XX-04-ORA-2304 Proposed Roof Plan
- HAT-RDB-XX-05-ORA-6201 Proposed Section A-A
- HAT-RDB-XX-05-ORA-6201 Proposed Section B-B
- HAT-RDB-XX-05-ORA-6201 Detail Section A-A
- HAT-RDB-XX-05-ORA-6201 Detail Section A-A
- HAT-RDB-XX-05-ORA-6201 Detail Section A-A
- HAT-RDB-XX-05-ORA-6201 Detail Section A-A
- HAT-RDB-XX-05-ORA-6201 Detail Section A-A

NO	12/22	REVISIONS
NO	12/22	REVISIONS
NO	12/22	REVISIONS
NO	12/22	REVISIONS

Project Status
Phase 1

Client
New Ways
Modern, sustainable building
1000 Central Park, Central Park, Sutton SM1 3AH

Redbrooks
1000 Central Park, Central Park, Sutton SM1 3AH

Project Name & Address
WILKINSONFIELD
COMET WAY, HATFIELD, AL10 9TF

Building Type
RESIDENTIAL DEVELOPMENT

Drawing Title
EXTERNAL ELEVATIONS SHEET 3

Created By	JLB	Date	28.04.2022
Checked By	JLB	Date	28.04.2022
Approved By	R.V	Date	28.04.2022

Drawing Number
HAT-RDB-XX-EL-ORA-6402

Sheet No.	01	of	01	Scale	1:100	Orig. Sheet Size	A3	Rev.	003
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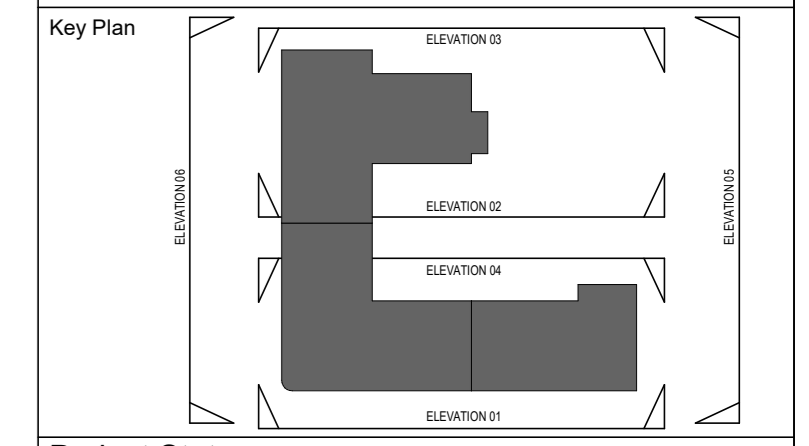


INDICATES LOCATIONS OF FLOOR GULLIES TO ALLOW FOR FUTURE FLEXIBILITY TO INSTALL SHOWERS AT LEVEL FOR THE FIRST FLOOR ONLY

Do not scale from drawings. Verify all dimensions on site prior to construction. This drawing is to be read in conjunction with all relevant documents and drawings. Report all discrepancies to Redbrooks immediately. No unauthorized use, disclosure, storage or copying.

- Notes**
- This drawing is to be read in conjunction with:
- HAT-RDB-XX-01-DR-A-0101 Proposed Structural First Floor Plan Sheet 01
 - HAT-RDB-XX-01-DR-A-0102 Proposed Structural First Floor Plan Sheet 02
 - HAT-RDB-XX-01-DR-A-0103 Proposed Structural First Floor Plan Sheet 03
 - HAT-RDB-XX-02-DR-A-0104 Proposed Structural Second Floor Plan Sheet 01
 - HAT-RDB-XX-02-DR-A-0105 Proposed Structural Second Floor Plan Sheet 02
 - HAT-RDB-XX-02-DR-A-0106 Proposed Structural Second Floor Plan Sheet 03
 - HAT-RDB-XX-03-DR-A-0107 Proposed Structural Third Floor Plan Sheet 01
 - HAT-RDB-XX-03-DR-A-0108 Proposed Structural Third Floor Plan Sheet 02
 - HAT-RDB-XX-03-DR-A-0109 Proposed Structural Third Floor Plan Sheet 03
 - HAT-RDB-XX-04-DR-A-0110 Proposed Structural Fourth Floor Plan Sheet 01
 - HAT-RDB-XX-04-DR-A-0111 Proposed Structural Fourth Floor Plan Sheet 02
 - HAT-RDB-XX-05-DR-A-0112 Proposed Structural Fifth Floor Plan Sheet 01
 - HAT-RDB-XX-05-DR-A-0113 Proposed Structural Fifth Floor Plan Sheet 02
 - HAT-RDB-XX-06-DR-A-0114 Proposed Structural Sixth Floor Plan Sheet 01
 - HAT-RDB-XX-06-DR-A-0115 Proposed Structural Sixth Floor Plan Sheet 02
 - HAT-RDB-XX-01-DR-A-2013 Proposed Partition Setting Out Level 01 Sheet 01
 - HAT-RDB-XX-01-DR-A-2014 Proposed Partition Setting Out Level 01 Sheet 02
 - HAT-RDB-XX-01-DR-A-2015 Proposed Partition Setting Out Level 01 Sheet 03
 - HAT-RDB-XX-01-DR-A-2016 Proposed Partition Setting Out Level 02 Sheet 01
 - HAT-RDB-XX-01-DR-A-2017 Proposed Partition Setting Out Level 02 Sheet 02
 - HAT-RDB-XX-01-DR-A-2018 Proposed Partition Setting Out Level 02 Sheet 03
 - HAT-RDB-XX-01-DR-A-2019 Proposed Partition Setting Out Level 03 Sheet 01
 - HAT-RDB-XX-01-DR-A-2020 Proposed Partition Setting Out Level 03 Sheet 02
 - HAT-RDB-XX-01-DR-A-2021 Proposed Partition Setting Out Level 03 Sheet 03
 - HAT-RDB-XX-01-DR-A-2022 Proposed Partition Setting Out Level 04 Sheet 01
 - HAT-RDB-XX-01-DR-A-2023 Proposed Partition Setting Out Level 04 Sheet 02
 - HAT-RDB-XX-01-DR-A-2024 Proposed Partition Setting Out Level 04 Sheet 03
 - HAT-RDB-XX-01-DR-A-2025 Proposed Partition Setting Out Level 05 Sheet 01
 - HAT-RDB-XX-01-DR-A-2026 Proposed Partition Setting Out Level 05 Sheet 02
 - HAT-RDB-XX-01-DR-A-2028 Proposed Partition Setting Out Level 05 Sheet 01
 - HAT-RDB-XX-01-DR-A-2029 Proposed Partition Setting Out Level 06 Sheet 02
 - HAT-RDB-XX-00-DR-A-0300 Proposed Ground Floor Ceiling Plan
 - HAT-RDB-XX-00-DR-A-0301 Proposed First Floor Ceiling Plan
 - HAT-RDB-XX-00-DR-A-0302 Proposed Second Floor Ceiling Plan
 - HAT-RDB-XX-00-DR-A-0303 Proposed Third Floor Ceiling Plan
 - HAT-RDB-XX-00-DR-A-0304 Proposed Fourth Floor Ceiling Plan
 - HAT-RDB-XX-00-DR-A-0305 Proposed Fifth Floor Ceiling Plan
 - HAT-RDB-XX-00-DR-A-0306 Proposed Sixth Floor Ceiling Plan
 - HAT-RDB-XX-EL-DR-A-0400 External Elevations Sheet 01
 - HAT-RDB-XX-EL-DR-A-0401 External Elevations Sheet 02
 - HAT-RDB-XX-EL-DR-A-0402 External Elevations Sheet 03
 - HAT-RDB-XX-SE-DR-A-0500 Proposed Section A-A
 - HAT-RDB-XX-SE-DR-A-0501 Proposed Section B-B

Rev	Date	Description
R011	30/09/22	FLOOR GULLIES ADDED
R010	12/08/22	ISSUED FOR APPROVAL
R009	15/07/22	ISSUED FOR INFORMATION
R008	01/07/22	ISSUED FOR INFORMATION
R007	10/06/22	ISSUED FOR INFORMATION
R006	06/05/22	ISSUED FOR INFORMATION
R005	27/05/22	ISSUED FOR INFORMATION
R004	23/05/22	ISSUED FOR INFORMATION
R003	13/05/22	ISSUED FOR COMMENT & COORDINATION
R002	06/05/22	ISSUED FOR COMMENT & COORDINATION
R001	29/04/22	TRIP LAYOUTS ISSUED FOR INFORMATION



Project Status
RIBA 4

Client



Project Name & Address
VOLKSWAGEN HATFIELD
COMET WAY, HATFIELD, AL10 9TF

Building Type
RESIDENTIAL DEVELOPMENT

Drawing Title
PROPOSED FIRST FLOOR GA PLAN

Drawn By	J.B	Date	28.04.2022
Checked By	J.B	Date	29.04.2022
Approved By	R.V	Date	29.04.2022
Drawing Number	HAT-RDB-XX-01-DR-A-0201		
Sheet No.	01	Scale	Orig. Sheet Size
01	of 01	1:100	@ A0 R011

FOR APPROVAL

Do not scale from drawings. Verify all dimensions on site prior to construction. This drawing is to be read in conjunction with all relevant documents and drawings. Report all discrepancies to Redbrooks immediately. No unauthorised use, disclosure, storage or copying.

Notes

- NOTE:**
This drawing is to be read in conjunction with:
- HAT-RDB-XX-00-DR-A-0200 Proposed Ground Floor Plan
 - HAT-RDB-XX-01-DR-A-0201 Proposed First Floor Plan
 - HAT-RDB-XX-02-DR-A-0202 Proposed Second Floor Plan
 - HAT-RDB-XX-03-DR-A-0203 Proposed Third Floor Plan
 - HAT-RDB-XX-04-DR-A-0204 Proposed Fourth Floor Plan
 - HAT-RDB-XX-05-DR-A-0205 Proposed Fifth Floor Plan
 - HAT-RDB-XX-06-DR-A-0206 Proposed Sixth Floor Plan
 - HAT-RDB-XX-RF-DR-A-2007 Proposed Roof Plan
 - HAT-RDB-XX-SE-DR-A-0500 Proposed Section A-A
 - HAT-RDB-XX-SE-DR-A-0501 Proposed Section B-B
 - HAT-RDB-XX-SE-DR-A-0600 Detail Sections Sheet 01
 - HAT-RDB-XX-SE-DR-A-0601 Detail Sections Sheet 02
 - HAT-RDB-XX-SE-DR-A-0602 Detail Sections Sheet 03
 - HAT-RDB-XX-SE-DR-A-0603 Detail Sections Sheet 04

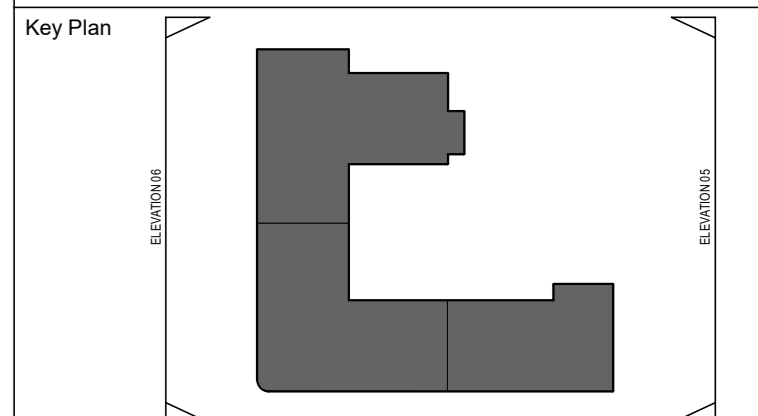


ELEVATION 5
1 : 100



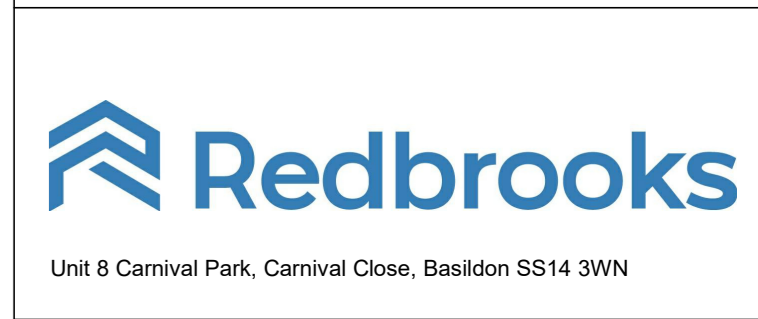
ELEVATION 6
1 : 100

Rev	Date	Description
R03	12.08.22	ISSUED FOR APPROVAL
R02	15.07.22	ISSUED FOR INFORMATION
R01	27.05.22	ISSUED FOR INFORMATION



Project Status
RIBA 4

Client



Project Name & Address
VOLKSWAGEN HATFIELD
COMET WAY, HATFIELD, AL10 9TF

Building Type
RESIDENTIAL DEVELOPMENT

Drawing Title
EXTERNAL ELEVATIONS SHEET 3

Drawn By	J.B	Date	28.04.2022
Checked By	J.B	Date	29.04.2022
Approved By	R.V	Date	29.04.2022

Drawing Number
HAT-RDB-XX-EL-DR-A-0402

Sheet No.	Scale	Orig. Sheet Size	Rev.
01 of 01	1:100	@A0	R03

FOR APPROVAL