

Architects

From: Architects
Sent: 20 June 2012 15:59
To: 'Lisa Hughes'
Cc: 'lindsey.lucas@hertsc.gov.uk'; 'ar.downs@hatfield-house.co.uk'
Subject: Church Lane, Old Hatfield
Attachments: 837-001 E.pdf; 837-120620-SK01.pdf; 837-SK02.pdf; 837-SK03.pdf

Dear Lisa,

Further to our conversation this afternoon regarding the Church Lane highway issues, we attach drawing no 837_120620-SK01 confirming our proposal.

We believe the HCC boundary shown green on the above drawing, doesn't actually reflect reality, and that the proposed development does not encroach onto highway land on Church Lane as the drawing might suggest. The estate own and have always maintained the boundary hedge and grass bank. As shown by the attached photographs the existing highway is ill defined and ragged. The proposal is thus to formalise the existing tarmac edge, with a new kerb and with a footpath constructed behind this line.

On Church Lane, the existing highway width is to be maintained; presently it varies from 4.3 – 5.3m. Also on Church Lane where there is currently no pavement, and we are proposing a footpath which varies in width from 1.4 – 1.6 m. For context, we attach drawings 837-SK02/SK03 to show the existing narrow pavements on Fore Street and Church Lane which are very often 0.75 – 0.90m wide. Whilst we accept current design standards propose a footpath width of 1.8m and above, this will be difficult to accommodate within the confines of this particular site and would be at odds with footpaths elsewhere in Old Hatfield. Our proposals thus aim to tread a compromise between current standards and site constraints whilst improving accessibility, safety and remaining in keeping with the character of the conservation area.

We confirm that the applicant will be happy to enter into appropriate "stopping up" orders in order to regularise highway matters in respect of this application. We will be happy to meet on site or further discuss the final detail in respect of footpaths etc. in order to ensure all parties are mutually satisfied.

Acoustic Report

We are unclear why environmental health require an acoustic report. Both Church Lane and St Audrey's' car park sites are set well back from the A1000 and the railway link, and there are a number of properties between them and these transport links. The new properties are obviously being built to the highest current standards with regards to construction and insulation, and any concern regarding compliance can be accommodated when the building control commission is made. The estate will in any event have a strong desire to ensure that any new development is not blighted by noise given their long term intentions for the area.

Best regards,

Gavin Murray

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