

Mr. David Elmore,
Principal Major Development Management Officer
Welwyn Hatfield Borough Council,
Council Offices,
The Campus,
Welwyn Garden City,
AL8 6AE

09/11/2022

Ref: 012150 - DES-Volkswagen Hatfield

RE: Planning Approval: **6/2020/3222/MAJ**
Location: Former Volkswagen Van Centre Comet Way Hatfield AL10 9TF
Development: Demolition of existing buildings and construction of new building comprising 118 residential apartments, layout of parking areas, landscaping, electricity substation and ancillary development
Non Material Amendment

Issued via: Planning Portal

Dear David,

We are writing to you with regard the above noted development which was approved on 24 March 2022 and on behalf of New Ways Ltd as main contractor for these works.

We herewith request to submit a planning submission for non-material amendments to previously approved permission that in the main complies with the original approved submission but addresses important design development changes to the design that reflect that addressed herein.

The documents included herewith, make reference specifically to what those changes require and in a before and after type comparison format. The building is not constructed so none of these changes have been implemented.

In support of this application, we have included the following documents all of which are submitted on the planning portal (limiting file size to 10mB)

Document Name	Title	Date	Revision
HAT-NMA-Report-Part 1*	Non-material Amendments Report	04-11-2022	00
HAT-NMA-Report-Part 2*		04-11-2022	00
HAT-NMA-Report-Part 3*		04-11-2022	00
Existing Approved Drawings by Bryant and Moore Architecture			
These are available under permission <u>6/2020/3222/MAJ</u>			
Document Name	Title	Date	Revision
19_386_PL08_P_GF plan_100	Proposed Ground Floor Plan	Nov 2020	-
19_386_PL09_P_1F plan_100	Proposed 1 st Floor Plan	Nov 2020	-
19_386_PL10_P_2F plan_100	Proposed 2 nd Floor Plan	Nov 2020	-
19_386_PL11_P_3F plan_100	Proposed 3 rd Floor Plan	Nov 2020	-
19_386_PL12_P_4F plan_100	Proposed 4 th Floor Plan	Nov 2020	-
19_386_PL13_P_5F plan_100	Proposed 5 th Floor Plan	Nov 2020	-
19_386_PL14_P_6F plan_100	Proposed 6 th Floor Plan	Nov 2020	-
19_386_PL16_P_Elevations 1_100	Proposed Elevations 1	Nov 2020	-
19_386_PL17_P_Elevations 2_100	Proposed Elevations 2	Nov 2020	-
19_386_PL18_P_Elevations 3_100	Proposed Elevations 3	Nov 2020	-
19_386_PL19_P_Elevations 4_100	Proposed Elevations 4	Nov 2020	-
Existing Approved Drawings by Briarwood Landscape Architecture			
These are available under permission <u>6/2020/3222/MAJ</u>			
BLA021-005	Main Roof Garden 0 Landscape Strategy	Nov 2020	-
BLA021-005	Sixth** Floor Roof Gardens- Landscape Strategy	Nov 2020	-
BLA021-006	Seventh**Floor Roof Gardens- Landscape Strategy	Nov 2020	-

* The report is split for file sizes purposes for lodgement on the planning portal, but they are intended to be read in sequence.

** The original planning landscaping drawings describes Architectural 6th Floor as 7th floor. This is in reality just a naming convention. However, we use the original architects naming convention (i.e., Ground, 1st, 2nd, 3rd, 4th, 5th, and 6th floors).

These are the proposed drawings for this application:

Proposed Revised Drawings Subject to this application			
Document Name	Title	Date	Revision
HAT-RDB-XX-00-DR-A-NMA-0200	AMENDED FLOOR PLANS- GROUND FLOOR	14-10-22	R01
HAT-RDB-XX-01-DR-A-NMA-0201	AMENDED FLOOR PLANS- FIRST FLOOR	14-10-22	R01
HAT-RDB-XX-01-DR-A-NMA-0202	AMENDED FLOOR PLANS- SECOND FLOOR	14-10-22	R01
HAT-RDB-XX-01-DR-A-NMA-0203	AMENDED FLOOR PLANS- THIRD FLOOR	14-10-22	R01
HAT-RDB-XX-01-DR-A-NMA-0204	AMENDED FLOOR PLANS- FOURTH FLOOR	14-10-22	R01
HAT-RDB-XX-01-DR-A-NMA-0205	AMENDED FLOOR PLANS- FIFTH FLOOR	14-10-22	R01
HAT-RDB-XX-01-DR-A-NMA-0206	AMENDED FLOOR PLANS- SIXTH FLOOR	14-10-22	R01
HAT-RDB-XX-EL-DR-A-NMA-0400	AMENDED ELEVATIONS (COMET WAY)	14-10-22	R01
HAT-RDB-XX-EL-DR-A-NMA-0401	AMENDED ELEVATIONS (GOLDSMITH WAY)	14-10-22	R01
HAT-RDB-XX-EL-DR-A-NMA-0402	AMENDED ELEVATIONS (NORTHEAST)	14-10-22	R01
HAT-RDB-XX-EL-DR-A-NMA-0403	AMENDED ELEVATIONS (JETLINER WAY)	14-10-22	-
HAT-RDB-XX-ST-DR-A-NMA-0002	AMENDED SITE PLAN- ROOF	14-10-22	-
HAT-RDB-XX-05-DR-A-LND-0205	AMENDED LANDSCAPE- FIFTH FLOOR	14-10-22	-
HAT-RDB-XX-05-DR-A-LND-0206	AMENDED LANDSCAPE- SIXTH FLOOR	14-10-22	-

General Principles of the Application:

The principles of the changes are described in the attached report and on drawings. Usually, the change is highlighted by blue dashed line and a number/ letter located adjacent with the reason for the change described in text. By and large those changes fall into a set of categories as follows:

- A. Providing compliance with the latest fire safety regulations. Particularly materials to form the construction of façade and ensuring compliance with A2 requirements for buildings 18m and taller. This is in particular in relation to the new fire safety regulations made under Article 24 of the Regulatory Reform (Fire Safety) Order 2005 which controls the façade material types.
- B. Providing compliance with security. Avoiding having concealed spaces or breach points in the access points particularly on the ground floor and making sure there are no places, persons will feel at risk from anti-social behaviour.
- C. Providing compliance with general safety particularly in relation to the roof terrace.
- D. Providing suitable space for MEP services particularly on the ground floor of the premises.
- E. Addressing, existing buried electrical cables and services in the ground which we cannot build over. This application is based on the knowledge we have of existing scanned underground cable services, and this helps to determine the suitable location for landscaping.
- F. Satisfying the requirements for the retention of a UKPN substation is the same position as is currently located on site which changes the original car parking entrance.

To expand on the above the following should be noted:

1. The Facades

In general, the façades are in principle the same as those submitted for approval. We have added a sloped roof enclosure to the fire escape off the roof terrace as fire escape routes are required to be covered when used for a fire escape stairs, preventing snow build up blocking these stairs. One other minor element is that we would like to change the terrace protection guarding to a more robust vertical metal guarding. In the previous application this is in glass, however there is a strong potential for breakage accidentally or deliberately by anti-social activity and once the glass breaks there is a definite breach point for a person to fall from the building. It is a health and safety risk for the building.

On the roof level, there are a number of photo voltaic installations shown on the original planning application roof. Having carried out multiple SAP assessment energy performance calculations, the use of PV on the roof is not sufficient to serve the building needs as there was less than half of the required roof surface needed that would have been required to serve the building. Thus, we are omitting the PV for the purposes that is not practical nor efficient and instead we are proposing for individual apartment basement whole unit ventilation system MVHR (mechanical ventilation with heat recovery)

2. The Ground Floor / Site Level Plan

On the ground floor, the exterior roads and car parking outside the footprint of the building is mainly the same defining the positions of the electrical vehicle charging points. These charging points are sited well away from the building again to satisfy fire safety regulations.

In addition, we have rationalized the security arrangements on the ground floor to allow for point of vehicular access, but multiple points of fire egress. The car parking, cycle entrances and pedestrians' accesses are all passively monitored from the apartment windows over as well as by the management. Minor dead-end spaces we have eliminated to avoid space where anti-social activity can happen concealed from public view. The arrangement of the plantroom stores, bin stores, are adjusted on the ground floor so that no bin store connects to any lobby of the building. This again is based on fire strategy to avoid the risk of fire breaching an escape route. We have also provided for secure cycle spaces all passively monitored via entrances to the building and not concealed to avoid the risk of theft.

There is a requirement for this building to have a new electrical sub station which is kept in the same location as the existing substation, and this is sited inside the location of the building footprint. There is an additional sub station also shown on the drawings.

3. The Terraces

Terraces are very important spaces and the original palette of landscape plants we have kept as per the original drawings within reason prepared by Briarwood Landscape Architecture. There is a very serious safety concern having the planters placed right beside the roof balustrades and there is too much of a temptation for any person to deliberately climb over the guarding. The risk has been eliminated from the new proposal by reorganising the landscaping to push the planters away from the edge. All decking on the roof we are proposing in A2 rated aluminium type again for fire safety reasons. Tall trees are not permitted on top of the roof surface because of the weight which causes stress loads on the roof structure in particular as root balls tend to absorb more water. We are limited to 0.5 kN/m² dead load on the roof. This means in prefer the use of the plants and shrubs per the original design intent but not the trees. New trees are places on ground level as best practical to avoid the positions of key underground services we have found by survey scan.

4. The Interior Layouts

In terms of the interior apartment layouts, these are very minor in nature, and by and large these are based on fire safety. Any changes are marked in blue dotted line. We have eliminated winder type stairs in lieu or straight stair flights for building regulation compliance. The stair cores areas are developed to ensure we have sufficient space for building compliance requirements such as services risers for mechanical and electrical services, AOVs (automatic opening vents) for compliance with fire safety for buildings over 18m and for the fire fighting lifts to be lobby protected in accordance with Part B of the regulations.

We trust that you understand the changes are necessary for building regulation compliance, security and safety reasons, as well as satisfying the requirements of UKPN networks, but from high level we have kept to the best of our ability the original design intent.

We trust this is in order.

Yours sincerely,



Barry Reynolds

Director

For and on behalf of Redbrooks Specialist Design and Build Ltd.

c.c.	Sophie Schofield/ Matt Schofield	New Ways Ltd.
	David Gleeson/ Kathryn Eames	Accordus Ltd.
	Rolland Velho/ Kevin Smith/ Francis Jackson	Redbrooks