

Design & Access Statement

Site address:

12 Harpsfield Broadway
Hatfield
Hertfordshire
AL10 9TF

Date:

July 2020

Applicant:

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SAM is acting on behalf of the owner of the site Mr Mak

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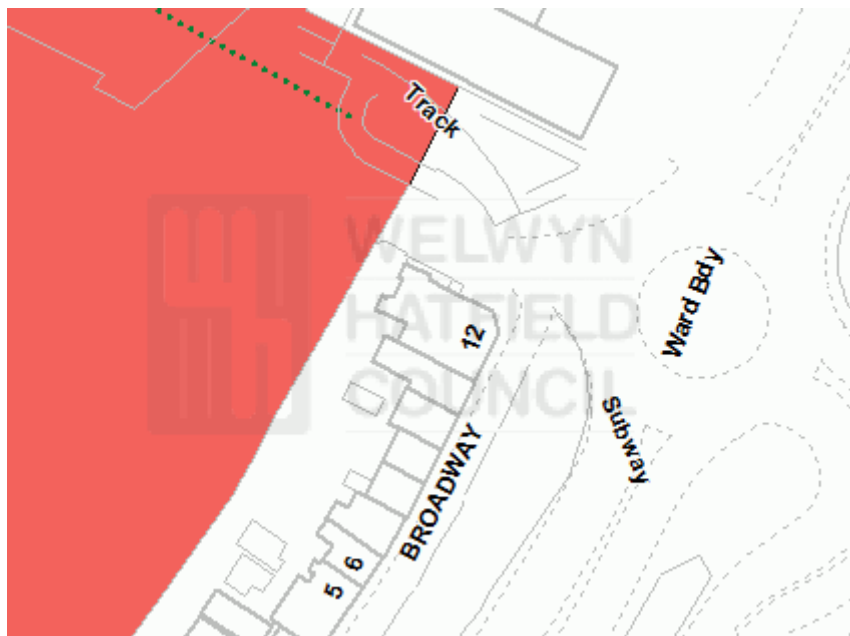
1.0 Introduction:

- 1.1 The Design and Access Statement is prepared to accompany a planning application submitted to Welwyn Garden City LPA for the re-development of the site to create six (6) new residential flats and change the use of the ground floor from an A3 restaurant to an A4 pub house (drinking establishment).

2.0 Site Location:

- 2.1 The application site is 12 Harpsfield Broadway which is a ground-floor restaurant and bar located towards the end of a parade of shops (with residential accommodation/storage space above) facing east onto Harpsfield Broadway. The restaurant occupies a corner plot between Harpsfield Broadway and Jetliner Way. The adjacent premises to the south of an estate agent and to the north is a smaller, single storey unit, set back from the main row of shops, which is also an estate agent.
- 2.2 Harpsfield Broadway runs parallel to Comet Way, on the opposite side of the road from The Galleria complex and car-park. Immediately to the rear (west) of the application site is a bus interchange and hotel. Further to the west are modern blocks of flats.

Site plan



3.0 Relevant planning history:

- 3.1 Reference – 6/2018/3182/FULL
Description of development – Mixed-use development comprising of 8 student residential units (incorporating 21 study bedrooms), 169 sqm of a4 commercial space(existing) with the associated on-site parking, pedestrian access, refuse and cycle storage
Decision outcome – Refused, 03/04/2019

3.2 Reference - 6/2018/0233/PN11
Description of development - Prior approval for the change of use from office (B1) (a) to dwellinghouse to include the creation of 4 dwellings
Decision outcome - Refused 04/04/2018

3.3 Reference - S6/2013/0603/FP
Description of Development – Erection of new mansard roof
Decision outcome - Granted 14/05/2013

4.0 Proposal:

4.1 The development seeks to extend off the rear of the site via a part four, part single storey extension and erection of a mansard roof extension to facilitate the creation of six (6) new residential dwellings formed of 2 x studio and 4 x 2b4p units. The ground floor shall be changed from a A3 restaurant to a A4 drink establishment and three (3) parking vehicle parking spaces, cycle and refuse storage internally.

4.2 The existing 2 x 4 bedroom HMO units on the first and second floors shall remain unchanged but their existing terrace access shall be removed.

5.0 Planning Policy Context:

5.1 Planning Policy:

The following relevant policies apply:

1. National Planning Policy Framework, 2019 (NPPF)
2. Welwyn Hatfield District Plan (April 2005)
3. Emerging Local Plan (2016)
4. Supplementary Design Guidance

6.0 Background History of site:

6.1 The site was previously refused under planning reference 6/2018/3182/FULL for the following development on site for a mixed-use development comprising of 8 student residential units (incorporating 21 study bedrooms), 169 sqm of A4 commercial space (existing) with the associated on-site parking, pedestrian access, refuse and cycle storage. The development was refused for three (3) reasons below,

(1) The positioning of communal areas and amenity space, would harm the amenity and living conditions of future occupiers of residential units within the proposed development to an unacceptable degree. Accordingly, the proposal is of a poor quality design contrary to Policy D1 of the Welwyn Hatfield District Plan 2005, Policy SADM11 of the Emerging Local Plan 2016 and would fail to accord with the Council's Supplementary Design Guidance and the National Planning Policy Framework 2019.

(2) Insufficient information has been provided as part of this application to enable the Local Planning Authority to fully assess the noise implications of the proposed development. Accordingly, it has not been possible to assess whether the proposed development would comply with Policy R19 of the Welwyn Hatfield District Plan and the National Planning Policy Framework 2019.

(3) The proposed development would provide insufficient parking provision, with the result that it would be contrary to Policy M14 of the Welwyn Hatfield District Plan 2005, Supplementary Planning Guidance 2004 (Statement of Council Policy), Interim Policy for Car Parking Standards and Garage Sized 2014 (Statement of Council Policy) and National Planning Policy Framework 2019

7.0 Massing and character:

- 7.1 The proposed massing to the rear and roof of the site would be less than the refused application under reference 6/2018/3182/FULL. It is important to note none of the refusals for 6/2018/3182/FULL were on account of the massing and impact on the design of the host or adjoining terrace. The proposed scheme seeks to maintain a separation distance from the adjacent terrace through the formation of a first floor communal access terrace.
- 7.2 The creation of a mansard roof would mirror that of the adjacent and attached terrace and thereby reinforce an existing character feature and appropriately terminate the flat roof.
- 7.3 The massing would add massing to the building. It is considered that the proposed increase in the size of the building would not be unacceptable and would not be out of character with the buildings within the immediate area. The reason for this is because a number of neighbouring buildings within the immediate area are of a similar size, height and bulk to that proposed by this application.
- 7.4 Overall it is considered that the proposed development has been well designed and that it would adequately respect and relate to the character of the area that surrounds it. As a consequence, the proposed development would be in accordance with Local Plan Policies D1 and D2, Draft Local Plan Policies SAM11 and SP9, and the Council's Supplementary Design Guidance (SDG).

8.0 Principle of change from A3 to A4

- 8.1 The change from a A3 restaurant to a A4 drinking establishment would retain an A-Class use in the location with an active frontage. The cumulative floorspace would marginally increase in scale and footprint but provide a greater operational flexibility with the internal space. The retention of an A-class use and active frontage are considered to have no material harm or difference to the existing A3 use on-site.

9.0 Dwelling Mix:

- 9.1 The proposed six (6) units formed of 2 x studio and 4 x 2b4p units all meet the Technical Housing Standards – Nationally Described Space Standard providing reasonable and required standards of accommodation. The proposal complies with the internal floorspace guidance and therefore acceptable.
- 9.2 Each proposed unit would have access to private amenity space and the majority of units are dual aspect. The units would be accessed via the rear of the site and all units would have good levels of outlook and levels of light. As such, the standard of accommodation is considered to be acceptable.

10.0 Transport/refuse:

- 10.1 Three (3) formal car parking spaces would be located on-site and (7) cycle spaces. The location has car parking facilities and the NPPF expects development to have a greater reliance on sustainable transport options.

11.0 Residential amenity impact:

- 11.1 The proposed design has been carefully considered in order not to create overlooking and loss of privacy issues to neighbouring properties. A reason for the previous refusal of reference 6/2018/3182/FULL, was “the positioning of communal areas and amenity space, would harm the amenity and living conditions of future occupiers of residential units within the proposed development to an unacceptable degree”. As such, the proposed terraces have been located facing northward towards the road thereby reducing any impact to neighbouring amenity.
- 11.2 The addition dwelling flats would, of itself, result in no unreasonable harm to the existing residential units and their respective amenity levels. A noise report could be pre-conditioned if there are concerns regarding noise transfers between commercial and residential.

12.0 Conclusion:

- 12.1 The development would provide much needed residential units in a sustainable location with facilities and services in the near proximity. The development meets the overarching criteria of adopted National and Local planning policy.