

Mark Peacock
Principal Development Management Officer
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Turnberry

Our ref: Peacock 17.08.18 UH-SSSC
Your ref: -

17th August 2018

Dear Mark

Full Planning Application for the Erection of Three Storey Business and Social Building, Associated Drainage, Landscaping and Ancillary Works at University of Hertfordshire, de Havilland Campus, Hatfield

On behalf of the University of Hertfordshire, I write to formally submit a Full Planning Application to Welwyn Hatfield Borough Council (WHBC) for the erection of a new three storey Business and Social Building at the University of Hertfordshire's de Havilland Campus. This submission follows our positive pre-application meeting on 31st July 2017.

As you know, WHBC granted planning permission for a single storey (double height) Social Club on the application site in 2017 (ref: 6/2017/0585/FULL). Post planning permission, a review was undertaken by the University to explore options to ensure the most efficient use of the site is made which has led to current re-design. Incorporating social uses within the centre of the campus remains a driver for the project, however rather than a building with a purely social function, the revised design includes social and café spaces, offices and workspaces for the Business Development Department and Business Incubator as well as teaching, informal learning and collaboration spaces for undergraduate and postgraduate students. A key aspiration for the building is to create a facility which actively promotes opportunities for socialising, collaboration and interaction between its users.

The building is proposed to be used predominantly by the existing University of Hertfordshire campus population, however first floor offices will have the option of being lettable to small start-ups (student startups or external). These offices will have access to, and support of, meeting rooms and associated ancillary spaces.

The application site is located within the centre of the de Havilland Campus and is currently an area of maintained grass mounds with eight ornamental trees to the north and a low, well-maintained hedge to the south. To allow for development the existing trees will be removed, however six new trees will be planted between the proposed new building and the Weston Auditorium to compensate for this loss. As per the previously approved scheme, the trees to be removed are not significant specimens within the landscape context of the campus and have negligible ecological value.

As the building is predominantly catering for the existing University population, no additional parking is proposed, and the new building will be served by existing parking on site.

The application comprises the following:

- Completed Application Form and Certificates
- Design and Access Statement (prepared by Bond Bryan Architects)
- Noise Impact Assessment (Prepared by Sharpes Redmore)
- Drainage Strategy incl. Dwg. UHER-CON-00-GF-DR-C-1000 P1
- Drainage Plan
- Planning Drawings:
 - Location Plan Dwg. UHER-BBA-00-XX-DR-L-1001 P01
 - Existing Site Plan Dwg. UHER-BBA-00-XX-DR-L-1002 P02
 - Proposed Site Plan Dwg. UHER-BBA-00-XX-DR-L-1003 P04
 - Proposed Landscape Plan Dwg. UHER-BBA-00-XX-DR-L-1004 P01
 - Proposed Block Plan Dwg. UHER-BBA-00-XX-DR-L-1005 P01
 - Proposed Soft Landscape Dwg. UHER-BBA-00-XX-DR-L-8002 P01
 - Tree Removal Plan Dwg. UHER-BBA-00-XX-DR-L-6201 P01
 - Proposed Ground Flood Plan Dwg. UHER-BBA-00-GF-DR-A-2001 P05

- Proposed First Floor Plan Dwg. UHER-BBA-00-01-DR-A-2001 P05
- Proposed Second Floor Plan Dwg. UHER-BBA-00-02-DR-A-2001 P06
- Proposed Roof Plan Dwg. UHER-BBA-00-RF-DR-A-2001 P04
- Proposed East / West Elevations Dwg. UHER-BBA-00-ZZ-DR-A-3001 P05
- Proposed North / South Elevations Dwg. UHER-BBA-00-ZZ-DR-A-3002 P05
- Proposed Site Elevations Dwg. UHER-BBA-00-ZZ-DR-A-3003 P03
- Proposed GA Sections Dwg. UHER-BBA-00-ZZ-DR-A-4001 P03
- Proposed Site Sections Dwg. UHER-BBA-00-ZZ-DR-A-4002 P02

The statutory planning application fee has been calculated a ased on a Gross External Area of 3057m². This fee will be paid by cheque.

I trust the enclosed information is sufficient to support the full planning, however if you require any further information please do not hesitate to contact me.

Yours sincerely

Stephanie Gray