

Toolbank
Gypsy Moth Avenue
Hatfield Business Park
Hatfield
AL10 9BS

PLANNING DESIGN ACCESS STATEMENT: - PROPOSED WINDOWS AND ADDITIONAL OFFICE SPACE

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1.0 INTRODUCTION

1.1 General

This Planning, Design & Access Statement has been prepared on behalf of our client, Dormole Limited who occupy a B8 warehouse unit on the Hatfield Business Park, trading as Toolbank a storage and distribution centre.

- 1.2 Toolbank have occupied the building from new, constructed circa 2013/2014 and over this period have expanded, where more offices space is required to facilitate their growth in business.

1.3 Proposed Works

The installation of an additional fire exit door and window at ground floor level and a further bank of windows at first floor level to the southwest elevation (office block end), to accommodate the increase of first floor office space. The top deck of the extended offices will be utilized as further mezzanine storage area at second floor level.

- 1.4 The application will also include additional car parking spaces for the increase of office staff without detriment to the existing. The site plan highlights the additions, which is all contained within the demise boundary of the site.

- 1.5 The existing entrance pair of swing gates will be reused and reconfigured in a running track to become sliding in operation instead of the current 180° swing to each leaf.

2.0 THE EXISTING SITE

2.1 Extent

The Toolbank plot is situated in the northern part of Hatfield Business Park, bounded by Gypsy Moth Avenue to the east, a shared access road to the south, the Uno Bus Garage to the west with Hatfield Avenue beyond to the north.

2.2 Access

The site is served by a vehicular access point from the shared access road, leading from Gypsy Moth Avenue, which was established as part of the master plan, Business Park Layout.

Existing pedestrian and cycle access to the site is from adjacent footpath and cycle ways constructed along Gypsy Moth Avenue.

2.3 Transport

There is an established bus service within the business park served by eight local routes, with bus stops immediately outside the site on Gypsy Moth Avenue, providing easy access via the pedestrian links.

The bus providers offer regular services to Hatfield Railway Station, from which provides regular service south into London and north to Northampton, Peterborough, Birmingham and beyond.

3.0 THE BUILDING

3.1 Use

The building was constructed circa 2013 / 2014 as a Class B8 storage and distribution unit, with associated offices and has internal mezzanine floors, together with vehicle and pedestrian access, servicing, staff and visitor parking. This includes a large hard-standing front yard in front of the warehouse, giving room for artic lorries and smaller vehicles to deliver and turn within the demised boundary. Access for service vehicles is from the shared access road, which leads from Gypsy Moth Avenue.

3.2 Amount GIA Existing

The building provides the existing gross internal areas of:

Warehouse Building	35,000 ft ² .	3,252.0 m ² .
Two Storey Offices	3,500 ft ² .	325.0 m ² .
Mezzanine Floor Level 1	1,1625 ft ² .	1,080.0 m ² .
Mezzanine Floor Level 2	1,1625 ft ² .	1,080.0 m ² .
Total EXISTING	61,750 ft².	5,737.0 m².

3.3 Amount GIA Proposed

The proposed addition will provide two new mezzanine floors, including the protected fire exit stair, which will serve as the escape route from the new second floor mezzanine and the extended first-floor offices will be:

Total EXISTING (as above)	61,750 ft ² .	5,737.0 m ² .
Mezz Floor Office Level 1	1,437 ft ² .	133.5 m ² .
Mezz Floor Storage Level 2	1,437 ft ² .	133.5 m ² .
Total PROPOSED	64,624 ft².	6,004.0 m².

3.4 Layout

The building has been sited with the service yard furthest from the residential property on Hatfield Avenue, with the building itself forming a visual and acoustic buffer. This siting also provides the necessary operational requirements for Toolbank in terms of service vehicle circulation, parking and manoeuvring.

To the front of the office element is located the staff and visitor parking and cycle parking area.

- 3.5 Scale
The footprint of the building measures approximately 89.0m long x 40.5m wide and 10m to underside of internal haunch with a further 3.5m approximately to the ridge. The scale and proportion of the building has been designed to accommodate the particular requirements of Toolbank storage and distribution operation.

4.0 LANDSCAPING

- 4.1 Hard Landscaping
The existing hard landscaping is insitu concrete to the service yard, block pavers to the staff parking bays and circulation aisles, with concrete pavers to the pedestrian footpaths.
- 4.2 Soft Landscaping
The site has been established with soft landscaped borders of shrubs and trees with planted young sapling trees forming dividing island borders around the vehicle parking bars.
- 4.3 Proposed Landscaping
It is proposed to utilise the soft landscaped boarder between the service yard and the staff car parking area to form the additional 9No parking bays to accommodate the new office extension.
- 4.4 Inclusive Access
Accessible DDA compliant parking is provided adjacent to the main offices. Along with the cycle bike rack bay will not be altered and shall remain as existing.

5.0 APPEARANCE

- 5.1 Elevations
The building now well established has external wall treatments, typical to this industrial warehouse design. The elevations comprises a selected palette of materials, including horizontally spanning composite cladding and vertically and horizontally spanning built up cladding. These have been composed to create a clearly articulated rhythm of subtly varying textures and neutral colours, with the dark grey of the eaves, glazing frames, service doors and canopy over used to provide an accent.
- 5.2 Cladding Panels
The different cladding types have been used to subtly distinguish between the different internal functions within the building. The main office frontage is clad with micro-rib profile composite cladding, whereas the distribution area is treated with trapezoidal profile vertically spanning built up cladding. The deep band of half round profile horizontally spanning built up cladding which runs continuously below the eaves of the building, serves to unify these building elements.
- 5.3 Cladding glazing
The approach to the design of the main office elevation has created a high quality business park environment look, achieved by the use of a full height glazed bay clearly emphasising the prominent entrance area, reinforced by the entrance canopy. This arrangement has provided a focal point clearly visible from the approach to the building.

Generous areas of glazing is provided to the office areas, maximising the amount of natural daylight and offering a good internal environment. These are arranged as a regular series of openings, providing clean, simple articulation to this facade. Due to their aspect, all of the windows are provided with horizontal brise-soleil to shade the glazing and reduce solar gain, and in doing so, provide further articulation to these facades.

5.4 Proposed Windows

It is proposed to form new office accommodation at first floor level extending along from the established first floor offices to the front of the building. It is intended at first floor to install new matching windows of the same type, size, and colour into the cladding fenestration to the south west elevation, which will include matching horizontal brise-soleil canopies above the new windows.

- 5.5 At ground floor level there will be a new steel fire exit door serving the proposed first floor office extension and will provide an escape from the second floor mezzanine area. In addition a further single window forming a new office is to be introduced as indicated on the plans. All materials to match the existing in size, colour and materials.

6.0 SUPPLIED INFORMATION

- 6.1 The supplied information is drawing based with documents that record the existing and proposed plans and elevations. As follows

DWG 6314 - 01	Lewis Berkeley Limited	Location Site Plan
DWG 6314 - 02	Lewis Berkeley Limited	Existing Parking Site Plan
DWG 6314 - 03	Lewis Berkeley Limited	Proposed Parking Site Plan
DWG 6314 - 04	Lewis Berkeley Limited	Existing Floor Plans
DWG 6314 - 05	Lewis Berkeley Limited	Proposed Floor Plans
DWG 6314 - 06	Lewis Berkeley Limited	Existing and Proposed Floor Plans
DWG 6314 - 07	Lewis Berkeley Limited	Existing and Proposed Elevations
PDAS	Lewis Berkeley Limited	Planning Design and Access Statement

7.0 SUMMARY

7.1 Business Expansion

It's encouraging that in these difficult times the part of the industry, which Toolbank serve and apply their trade is buoyant. The growth in their business has developed, where they have an opportunity to expand within the confines of their existing building and site demise and in doing so will provide much needed employment to the Hatfield area and beyond.

7.2 Proposed Works

The proposed works will not be detrimental to the building, the additions of windows and door to the southwest elevation, will match with the existing materials and the site has the capacity for the extra vehicle parking being proposed.

7.3 Entrance Gates

The alteration of the entrance gates from a pair of swing operation to a pair of sliding operation, will better suit the manoeuvre of vehicles through the entrance access. The existing gates will be reused and reconfigured maintaining the external view.

We would look to Welwyn Hatfield Borough Council to view this proposal as a positive addition. The proposed elevational alterations naturally blend in with the existing, maintaining the lines and features of the original design. The external views will maintain a continuity to the streetscape and is not detrimental to the business park as a whole.

End of planning Statement.