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3.0 Design Statement

3.1 Use

3.1.1 Land and Building Use

The Business and Social Hub will be a bespoke facility developed for the University of Hertfordshire to accommodate 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. For this purpose, the University aims to secure funding through an LEP funding process.

The building is located in the heart of University's de Havilland Campus between the Law Court building and the Weston Auditorium, adjacent to the main faculty circulation known as "The Street". It will be served by an existing campus service road and it will be accessible from various points around the campus.

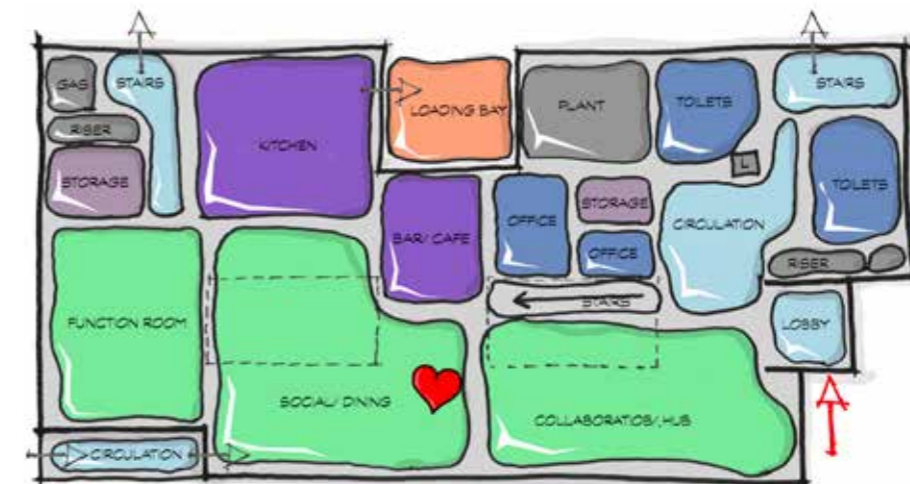
The proposed brief for the Business and Social Hub has been developed in conjunction with the University through a number of meetings with members of the University's Estates Management Team. This has been an iterative process allowing the UoH to feed back at each stage of the design process, from the development of the outline brief through the initial site planning to the emerging architectural concepts. Particular focus has been placed on developing and testing the detailed layout of the building, to ensure that the spaces created will provide functional, flexible and collaborative work/office areas and teaching/learning environments that can adapt to the changing needs of the University. In addition, site visits were arranged to see similar facilities in other educational institutions in the London area.

3.1.2 Key Facilities and Relationships

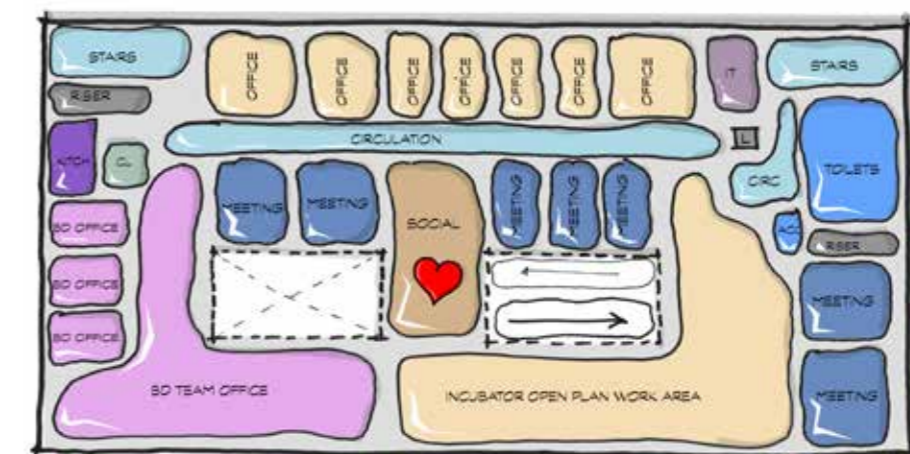
As part of an initial LEP funding process the potential future space needs for the Business and Social Hub building were reviewed, and this identified a minimum target of 1500m² for business incubator and teaching areas. This has been refined through the design and briefing process to reflect the specific curriculum needs and develop a preliminary room by room schedule of accommodation.

This includes a range of office, general teaching and facilities:

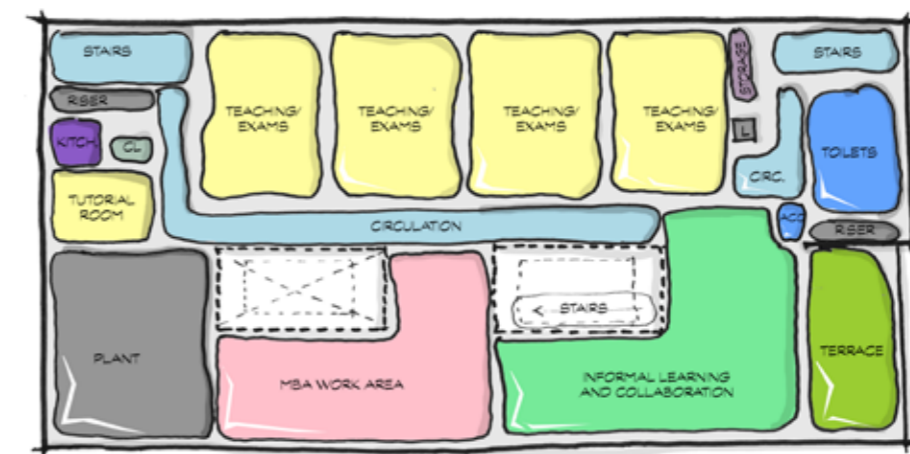
- Flexible open plan and cellular incubator workspace,
- Business development offices,
- Meeting rooms,
- Open plan collaboration / break out / informal learning spaces,
- Teaching / exams spaces / tutorial rooms,
- Postgraduate workspaces.



Ground Floor Adjacencies Diagram



First Floor Adjacencies Diagram



Second Floor Adjacencies Diagram

3.2 Areas and Occupancy

The following section of the report sets out the building area proposed on site and how these quantities have been arrived at.

3.2.1 Site Suitability

The site is adequate to facilitate the proposed facility and can sustain the proposed level of development. In particular, the site can accommodate the building footprint required to deliver the proposed brief, access and delivery areas along with external spaces.

3.2.2 Building Areas

As part of the ongoing design process, a room-by-room schedule of accommodation has been prepared by Bond Bryan. This has been developed from the discussions held with the UoH Estates Team during feasibility design stage and design workshops, and using the experience of similar projects.

However, it should be noted that the detailed curriculum for the Business and Social Hub is still in development. Further work will therefore be required during the following detailed design stages to refine the detailed brief and design to ensure that it accurately reflects the aspirations and requirements of the university and employers. In particular this will include identifying the specific workspace and teaching environments with specialist equipment or facilities as well as the development of social spaces that are in line with the current and future catering university standards and policies

The above calculations have resulted in the following confirmed areas:

Site Area	2853sqm
Building Footprint (GF)	1036.50 sqm

Gross External Floor Area (Excl. Service yard/2nd Floor Terrace/2nd Floor Plant Room):

• Ground Floor	1036.50
• First Floor	997.10
• Second Floor	997.10
• Roof Plant	26.70
TOTAL	3057.50

3.3 Site Layout and Strategy

3.3.1 Site Strategy

The Architectural and Landscape teams worked closely with the UoH to understand the everyday use of the site and the requirements of the new development in order to produce a tailor made solution that will enhance the site and tie in with the rest of the campus. The site strategy and plan tested the layout of the site and the expected provisions and requirements for the new Business and Social Hub, creating active public spaces around the building incorporating the life of the campus within the new development.

Key elements include:

- Creation of a new hard landscaped entrance piazza adjacent to the main entrance, linked to an existing public open space.
- A new hard landscaped public space between the new building and the faculty link known as "The Street".
- Proposed soft landscaped zone between the building and the Weston Auditorium to be used as break out space.
- Concealed goods loading and refuse bay accessed from the campus service road.
- Connectivity to faculty buildings and the Auditorium.
- Provision of access paths from nearby the campus transport bus stop.

Great care was taken in the proposals for all the surrounding areas of the building to create open spaces with distinct character that will become part of the life of the campus and to avoid creating residual "back yard" areas between buildings.



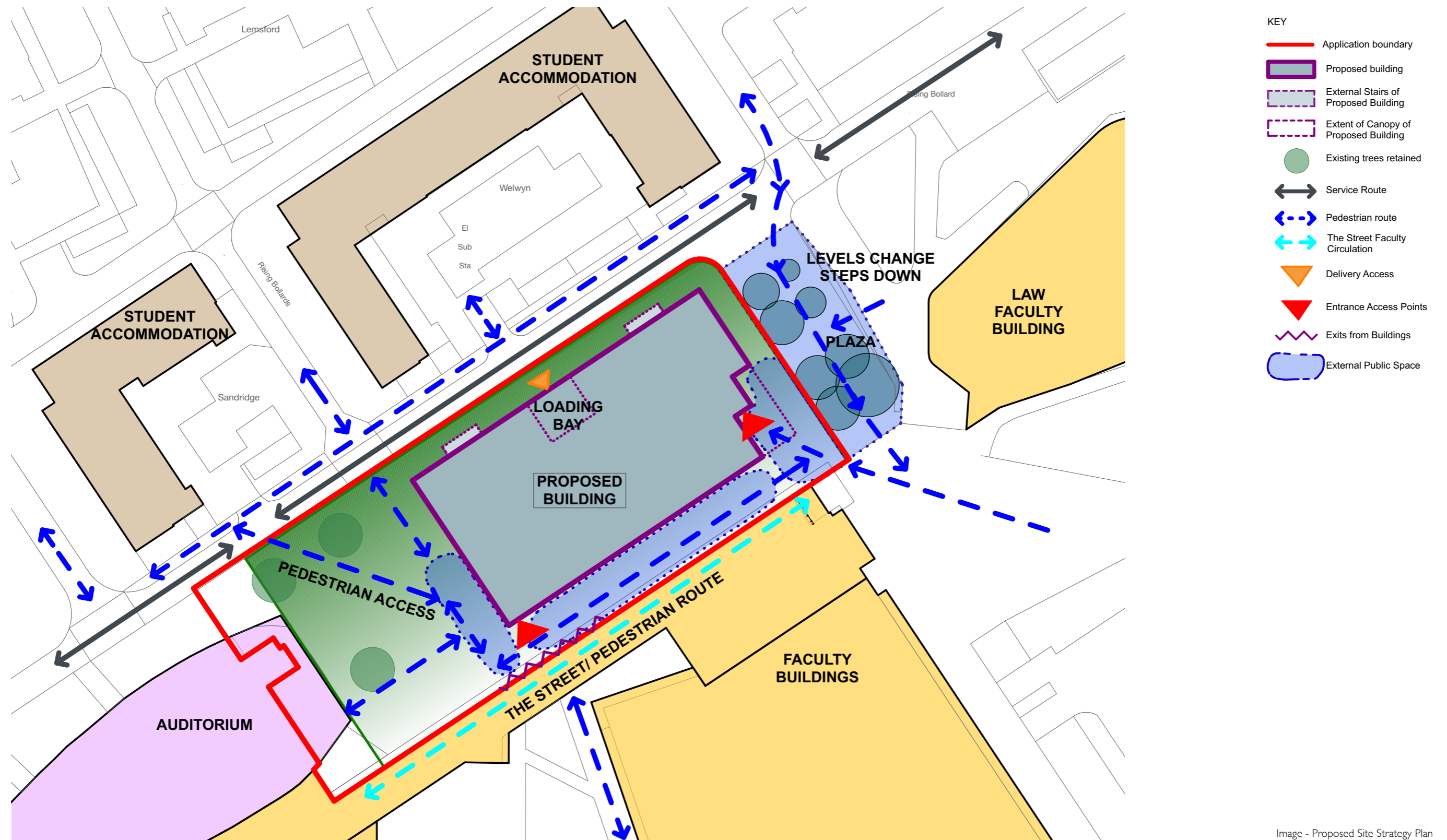


Image - Proposed Site Strategy Plan



3.4 Building Organisation

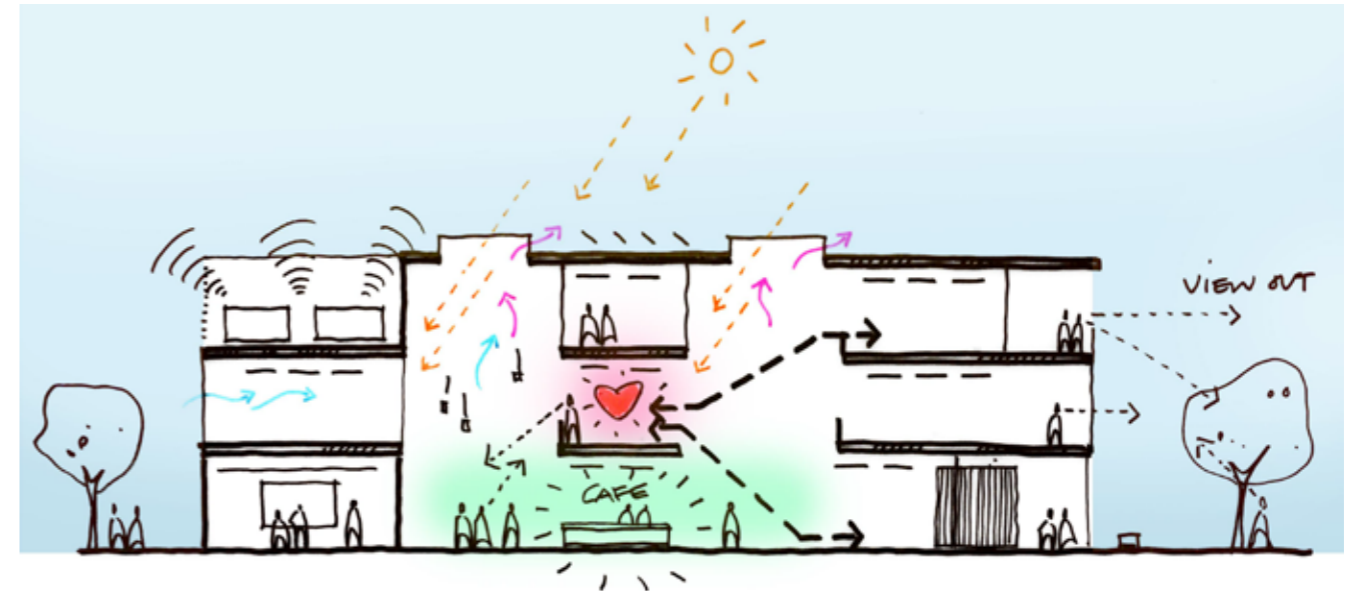
The internal layouts have been designed to meet the specific requirements of the curriculum, with the proposed floor plans developed through an iterative consultation process. The proposed designs are best understood through the floor plans on the following pages, but are driven by a number of concepts:

- Creating a vibrant ground floor; open to all students and visitors, strategically linked with the surrounding campus.
- Creating a flexible arrangement of spaces organised around a middle atrium.
- Using the building's circulation to integrate a variety of interlinking flexible collaboration/breakout areas that offer a variety of different environments; from spaces for large groups or events to areas for individual or small group work.
- Create visual links between the floors.

3.4.1 Layout Concept

The internal layouts have been designed to meet the specific requirements of the curriculum, with the proposed floor plans developed through an iterative consultation process. The proposed designs are best understood through the floor plans on the following pages, but are driven by a number of concepts:

- Create a vibrant ground floor open to all students and visitors strategically linked with the surrounding campus.
- Keeping the social areas away from the student accommodation buildings linking them to the faculty buildings and campus circulation.
- Create a flexible arrangement of spaces around a middle atrium.
- Using the building's circulation to integrate a variety of interlinking flexible collaboration/breakout areas that offer a variety of different environments; from spaces for large groups or events to areas for individual or small group work in order to promote collaboration.
- Create visual links between the floors and experience the building as one collaborative environment.
- Concealing delivery bays and plantroom within the volume of the building to improve noise levels and the visual impact of the equipment to the surrounding campus buildings.



Concept Section



Social Space - Interior view

3.4.2 Ground Floor

Through a covered entrance plaza on the east, visitors will enter the open plan ground floor space experiencing an unobstructed view of the social hub with the collaboration spaces and café/dining areas.

The main feature of the space will be the central circulation stair and atrium leading to the upper levels. Space for an informal reception/information point is to be provided to the right of the entrance.

The main space of the ground floor will form an area that could be utilised for project work and self-study in a relaxed social environment where ideas can be discussed in an informal setting, over lunch or a cup of tea, while a meeting room will be available for private collaborative work or small presentations.

An additional entrance is proposed on the south west corner of the building offering additional access from the faculty buildings and the adjacent Auditorium.

From this entrance visitors will be able to access a multi-purpose function room that can be used independently from the main social space for small events and dining.

The social spaces will be supported by catering facilities and toilets with shower provision as well as lockers and storage.

In addition, loading bay and plant room spaces will be accommodated on the north side of the ground floor directly accessed from the adjacent campus service road.

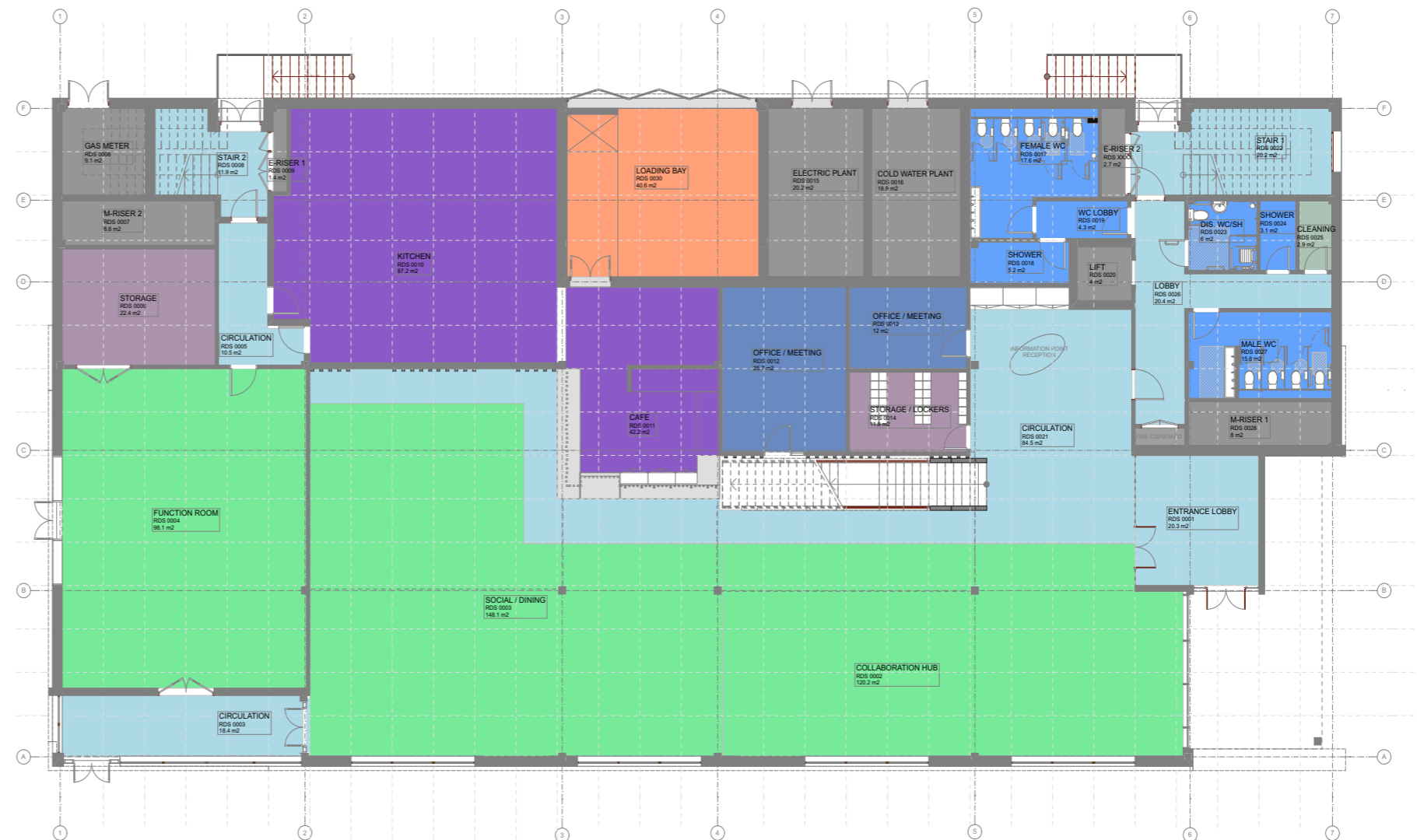


Image - Ground Floor Plan (not to scale)



3.4.3 First Floor

The central feature staircase leads visitors to the First Floor on a space that acts as a landing between the two atrium voids. This space becomes the "heart" of the building where all users can meet while moving through the building. Centrally located, overlooking the social space below, is the place where undergraduate and post graduate students can meet the young entrepreneurs of the incubator floor.

The Business Incubator workspaces stretch on either side of the atrium voids. A series of meeting rooms line up on one side of the atrium while on the opposite side the floor will have an open plan approach with hotdesking, and meeting pods offering a dynamic environment to work meet and develop new ideas.

In addition to this open plan space the UoH have requested the provision of individual office spaces for startup companies and professionals that require a more private working environment. The Business Development Department will also have a dedicated space on this floor adjacent to the Incubator workspaces offering mentoring and support to the young professionals.

WCs, kitchenette, IT and the necessary support spaces will be provided on this floor in order to create a functional and flexible office floor.

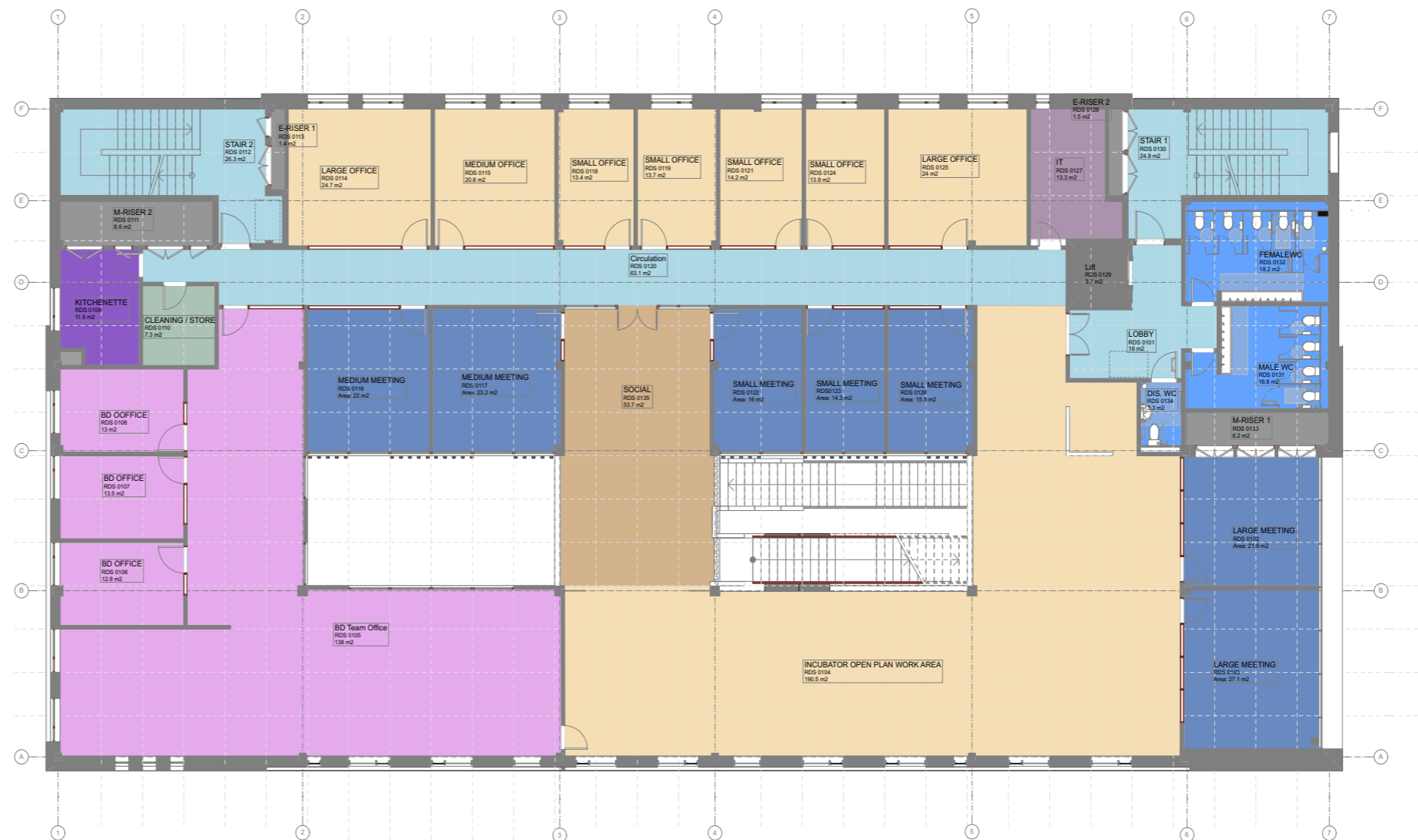


Image - First Floor Plan (not to scale)



3.4.4 Second Floor

Continuing up the second linear flight of the central feature stair, the visitor arrives on the Second Floor in an open plan, multifunctional space that will form another informal collaboration space that can act as a break out space for the teaching spaces on this floor:

Four teaching rooms along the north side of the building will offer individual spaces, to be used separately by different faculties of the University, or linked together with movable partitions into one large room to accommodate large seminars or exams.

A post graduate workspace is also accommodated on this floor with the possibility of expansion by utilising the adjacent collaboration space or the teaching rooms.

A large part of this floor (90sqm) is taken up by plantroom space. It was the intention of the University and the design team to try and conceal as much plant as possible within the volume of the building to minimise and control the noise and visual impact of air handling equipment.

The multifunctional collaboration space opens up to a terrace overlooking a public plaza and the Law Court building to the east side of the building.

This terrace will offer a covered outdoor space on the second floor as an ideal break out space for the teaching spaces, thereby, animating the main elevation of the new development.

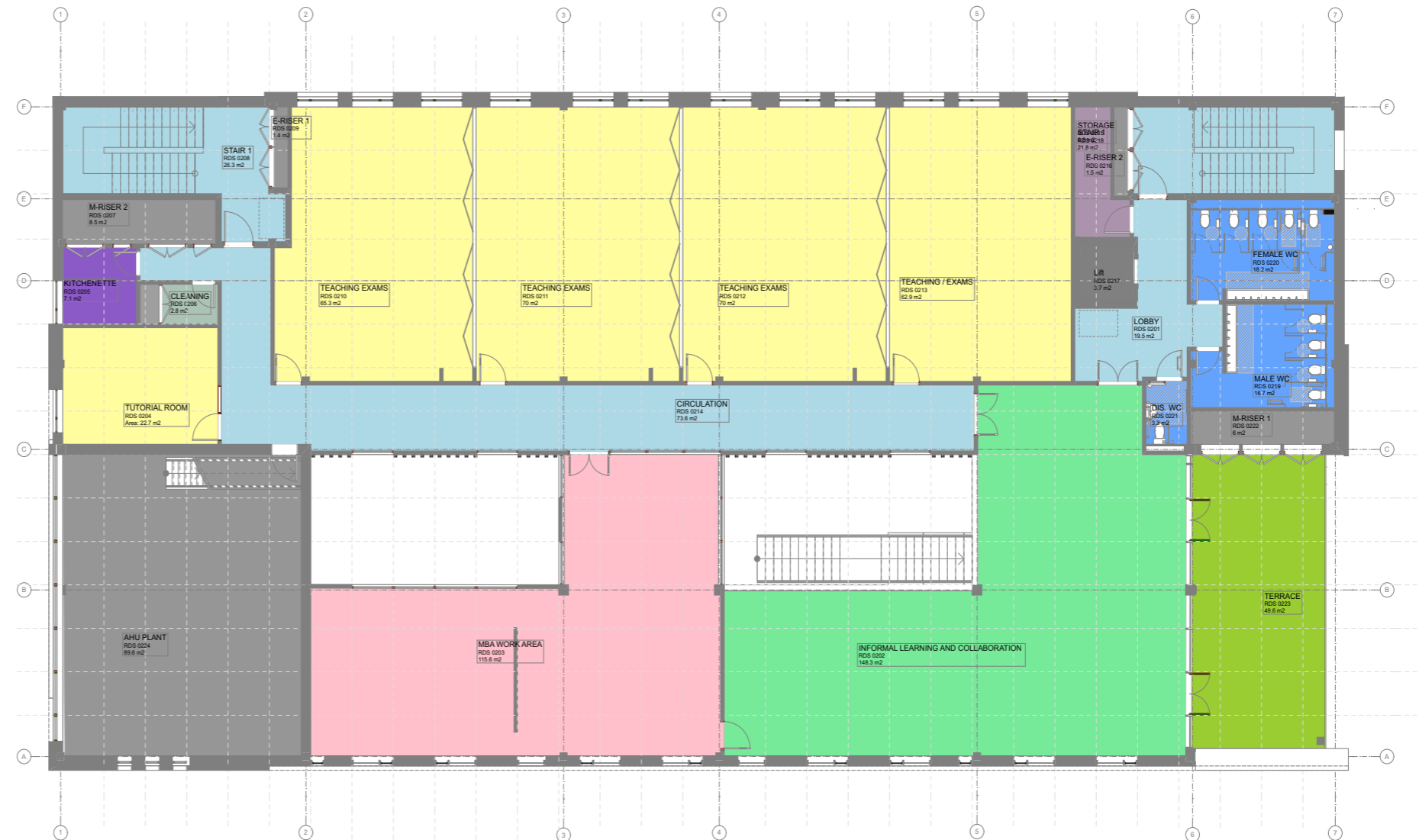


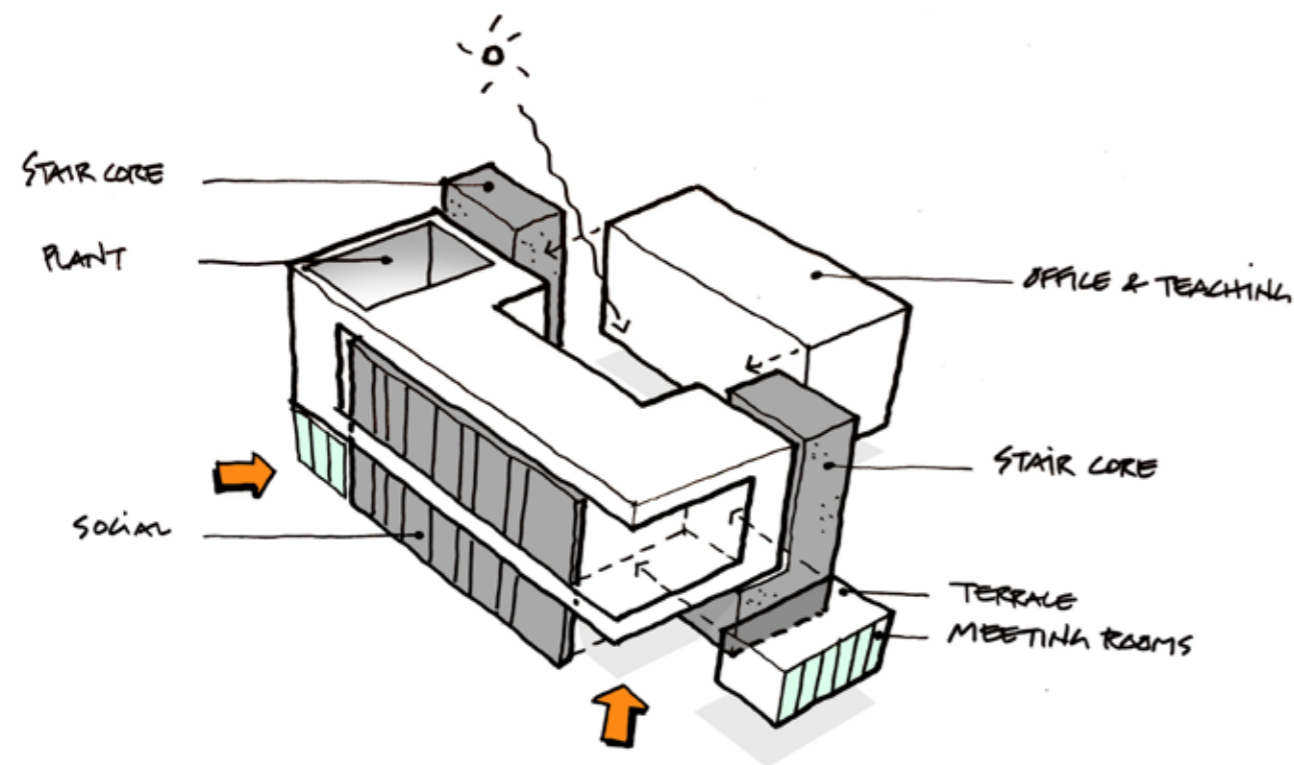
Image - Second Floor Plan (not to scale)



3.5 Massing

The simple rectangular shape of the building, following the orthogonal shape of the site, creates a rigid form that completes the urban block and produces functional, flexible spaces enabling fast, cost effective construction. The front and back of house areas of the building are expressed on the external elevations with the use of two types of cladding. On the east main elevation - signaling the main entrance - the ground floor is cut back to create an external covered arrival plaza drawing the visitors in from the key pedestrian routes of the surrounding campus.

The second floor terrace forms another cut out on the volume on the upper part of the building while the first floor glazed meeting rooms are expressed on the exterior as a transparent glazed cube above the main entrance. The rear entrance is expressed at ground floor by the creation of a glazed corner creating the impression of a floating volume on top.



View from the South-East



View from the North - West



3.6 Appearance

3.6.1 Existing Building Material Palette

The design concept works with simple forms, using a limited palette of contemporary materials, drawing inspiration from the adjacent buildings of the campus.

It was the design intent from early on to work with the material palette of the existing buildings on site rather than introduce new materials and compete with the existing building fabric, while creating at the same time a building with architectural integrity and strong presence.

The existing buildings around the site are buildings with a strong architectural identity and materials. To the west of the site, one of the landmark buildings of the campus is the Weston Auditorium, a silver-grey zinc clad building with a characteristic shape that resembles an "armadillo".

On the east side the Law Court building is an organic building in plan, that is clad in staggered white panels with large areas of black frame curtain wall glazing. To the south "The Street" is a fully glazed anthracite frame glazed walkway. The student accommodation to the north are buff brick faced buildings with grey aluminium eaves.



Auditorium Building

Zinc Cladding / Render



Law Faculty Building

White Cladding Panels / Black Glazing



The Street

Anthracite Aluminium Frame Glazing



3.6.2 Elevational Strategy and Key Materials

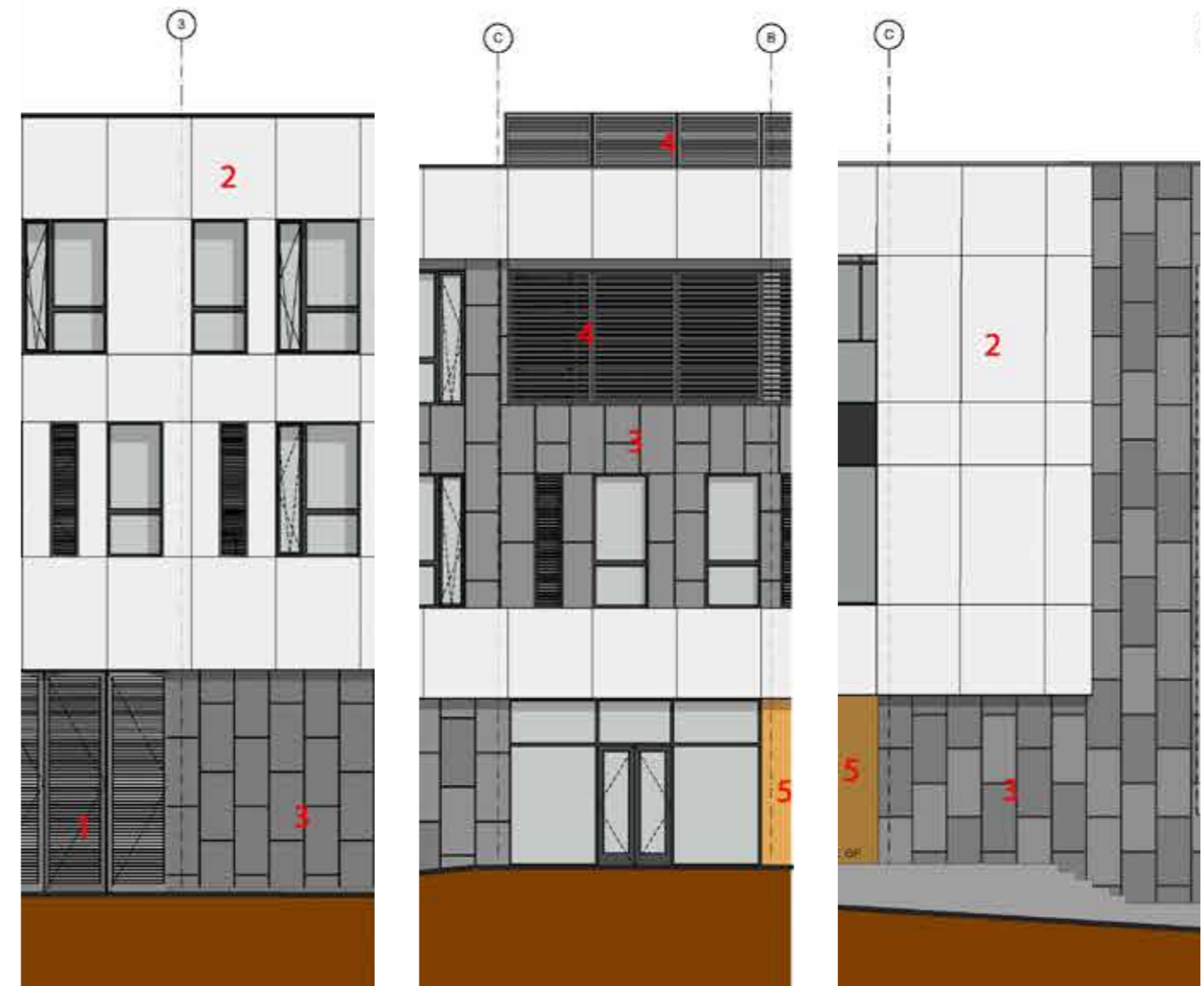
The elevational strategy for the new hub is critical to meet the University's objective of creating a high quality facility that will attract students and reflect the dynamism of the new entrepreneurial student hub. The proposed architectural language and materials is best described by the drawings attached to this report, but in summary they have been driven by the desire to create a simple but distinctive contemporary building that reflects the underlying design concepts and building use. Due to its central location the building does not have a front and rear façade. All elevations are equally important as they are visible and approached from different points of the campus, and faces the buildings with strong architectural character.

Key elevational strategies therefore include:

- A limited palette of robust, low maintenance materials with colours that reflect and complement the existing buildings and the approved design guidance.
- Continuous use of the materials, wrapping around the building to strengthen the massing concept and in keeping with the central location within the campus.
- A vertical emphasis to the rhythm of the facades.
- A clearly defined entrance through the use of the building form, materials and use of large areas of glazing to provide street level activity, showcasing the social character of the building.
- Carefully positioning and screening of building services and plant to ensure this is not visually intrusive.

Two types of panels are to be used externally. A grey, smaller scale composite cladding panel, with a tone differentiation covers most of the ground floor and escape stair cores on the north elevation, while uniform white larger scale metal insulated panels clad the exterior of front of house zones and work spaces on the upper floors on all facades. The difference in colour, size, and finish between the two types of cladding create a contrasting composition, breaking down the mass of the block. Powder coated anthracite frame windows and curtain walls, louvers, secure ventilators alternate with the cladding panels in a vertical linear configuration around the facades, creating a variable composition and adding further detail to the elevations. Colour and graphics will signpost the entrances giving a fresh dynamic look to the new building.

Internally the materials will create a contemporary "industrial" aesthetic with exposed soffits structure and services. Durable surfaces, materials and the introduction of colour and graphics will ensure easy maintenance and a fresh look to the spaces. Double height timber feature slats will create a warm look to the social spaces while providing acoustic control through the atrium voids. Skylights at the top of the atrium voids will shed natural light into the internal workspaces and circulation.



1. Metal Mesh screens



2. Metal Cladding Panels



3. Composite Cladding Panels



4. Louvered Screen



5. Entrance Feature Panel

Images - Partial Elevations - Proposed Materials



3.6.3 Build Quality and Maintenance

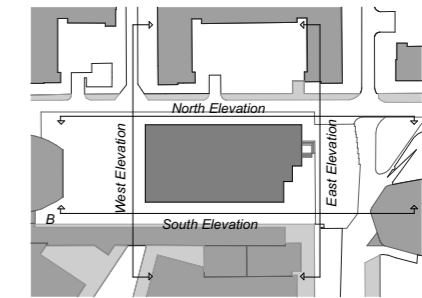
- Facility Maintenance requirements have been considered in the design. Materials have been specified that are robust and easy to clean.
- Cleaner's stores have been incorporated for ease of access.
- Externally robust materials, that have been tried and tested, are specified to ensure that they withstand wear and tear and minor vandalism.
- Materials specified are easy to maintain, as they are durable but also cost effective and easy to replace if necessary.
- The materials specified will weather well and not attract dirt or be easily damaged.
- Daylight levels have been modelled to ensure that, where practicable, there is sufficient daylight within the building.
- The artificial lighting system will be designed to provide consistent, adequate lighting levels within all the teaching, working and social spaces.
- The thermal climate has been modelled. The building has been designed to ensure that natural or assisted ventilation will be sufficient to adequately ventilate the key spaces.
- Each internal partition will be acoustically rated to ensure that ambient noise is within guidance levels for the intended use of each area of the building.
- The air quality will be modelled to confirm where natural ventilation is adequate and where mechanical ventilation is essential. CO2 sensors will be provided to each teaching space.



View from North West



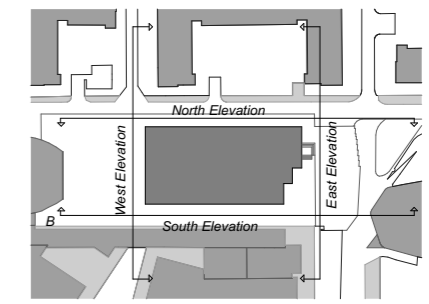
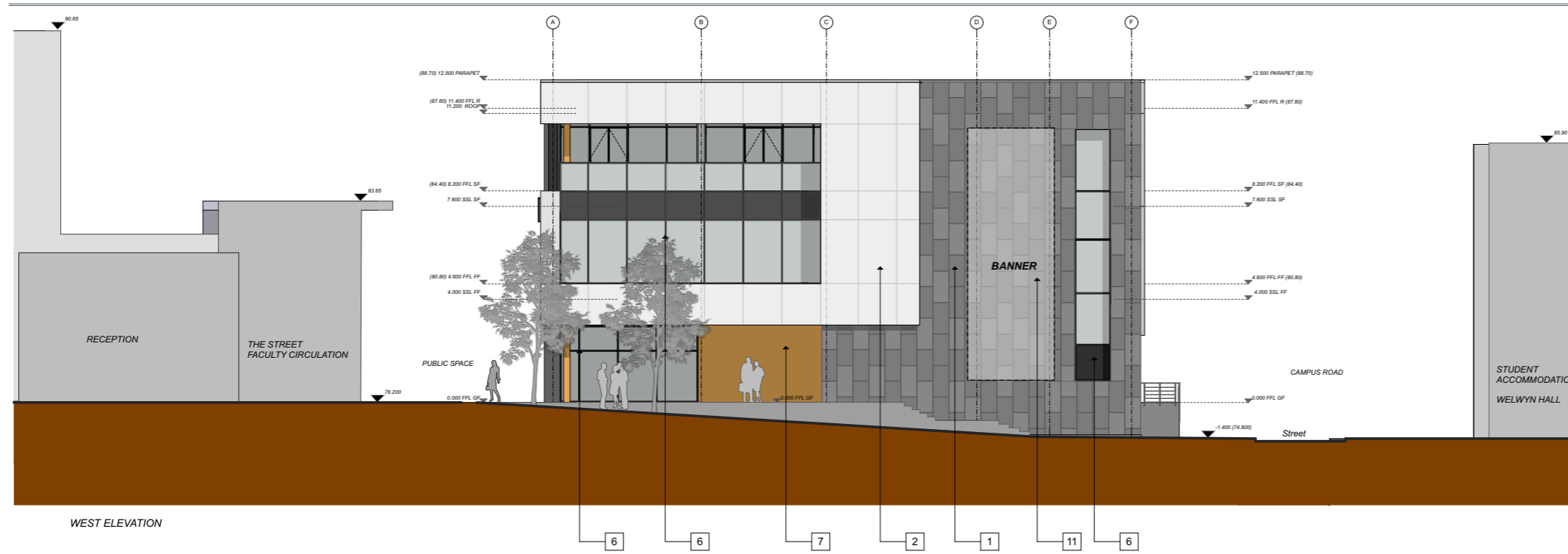
View from South West



Materials

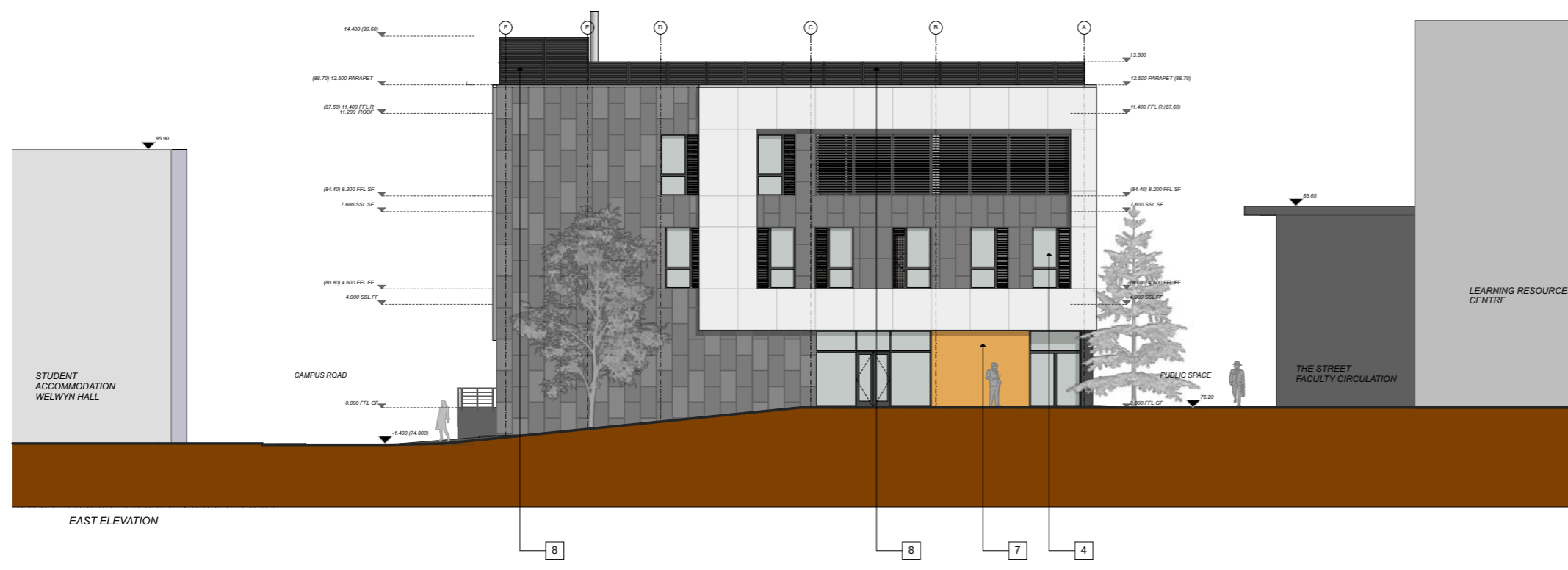
1. Composite cladding panels - Colour: Grey
2. Colour coated metal panel - Colour: White
3. PPC aluminium frame windows - Frame colour: Dark grey
4. PPC aluminium frame windows with secure ventilators - Colour Dark grey
5. PPC aluminium panel to match window frames
6. PPC aluminium frame curtain wall - Frame colour: Dark Grey
7. Feature cladding with colour / graphics
8. PPC aluminium louvered screens - Colour: Grey to match cladding
9. PPC metal mesh gates - Colour: Grey to match cladding
10. PPC aluminium doors with louvered vents
11. Provision for removable banner





Materials

1. Composite cladding panels - Colour: Grey
2. Colour coated metal panel - Colour: White
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10. PPC aluminium doors with louvered vents
11. Provision for removable banner



3.7 Landscape Design

3.7.1 Design Principles

The design principles in selecting the materials palette and developing the landscape layout around proposed Business & Social Hub were to set it sensitively and coherently within existing grounds of the campus. The proposed landscape intends to allow the extension of the internal social space outdoors, assisting with social and business uses of the Hub and making them integral elements of the space.

On the east side of the site, adjacent to the existing plaza, land gradients have been used as an opportunity to create feature access steps combined with low level seating walls to allow and encourage social use of the space. The aim is to create a link to the adjacent public space, well connected with the surroundings and strengthen the main access route from south-east which is to be level access. This part of the site will have a more “urban” look with hard landscaping creating ample space in front of the front entrance.

The west part of the site retains of a more informal character with a Part M compliant slope pedestrian path weaving through grassed, land formed area with planting. This level access formalizes an already used informal pedestrian route, exercised by students arriving to the campus by transport currently short cuts diagonally through this part of the site. Planting will be organised to discourage shortcuts and frame views and movement through the space. Part of the grassed area adjacent to the building will be designed to allow emergency access and servicing.

The area to the south between “The Street” and the new building will be treated as an extension the entrance plaza and it aims to create a uniform open space linked with the Street, and the rear entrance at the south west corner of the building. Wrapping around the west elevation it will also offer a hardstanding breakout space for the function room.

To the north landscaping proposals include the creation of a sidewalk to match the existing ones along the service road allowing access to the Service bay and exit from the fire stairs. Areas for simple hedge planting will be arranged along parts of the façade.

3.7.2 Tree Removal and Replacement

It is proposed that all existing trees will be removed. Five (5) trees fall within the building footprint and three (3) are located in the area between the proposed building and Weston Auditorium which is planned to be used for site logistics and deliveries. Following consultation, the landscape team advised that tree protection measures may not provide adequate protection for the trees within a tight site and it became apparent that retaining them would complicate the construction process.

It is proposed to plant 6 trees between the new building and the Weston Auditorium to compensate for the loss of planting. The selected planting aims to create a space coherent with the existing landscape of the campus and create a uniform landscape approach.



Proposed Landscaping - West Part of Site



Proposed Landscaping - East Part of Site



3.7.3 Materials Palette

Key external hard landscaping & elements materials are proposed to be:

- Low level concrete seating benches – to take up levels change, provide feature element and to satisfy social use facilities.
- Concrete Access Steps forming primary access route and frontage feature to match with existing steps in adjacent plaza.
- Lower areas up to steps/ low level seating wall, directly adjacent to existing plaza – sett paving to match existing material
- Primary type of paving slab/ block paving in shades of grey at irregular intervals in paving transition zone
- Pedestrian paths to the west of the proposed building providing access from north- west to south-west entrance and connecting to Weston Auditorium with resin bond gravel footpath with aggregate in natural colours.
- Sidewalk and delivery access – tertiary type of paving: slab paving in natural colours in staggered laying pattern to match adjacent existing paving (Phot. 6).
- Reinforced grass to form part of maintenance vehicle access route. Using checker block type or similar, of varying width, creates a laying pattern that allows smoother transition to grassed area and acts as an element of design (Phot.7).
- Pebbles in shades of grey to building margin adjacent to planting bed to assist with drainage.
- Door barriers
- St. Steel Handrails to external steps where required by Part M building regulations.

3.7.4 Planting

Planting will successfully contribute in creating a social and leisure space by providing structure to landscape and shade while enhancing biodiversity. The species choice has been dictated by the wider site context with an intention to align with existing pine tree planting. Indicative selection of species are presented in the images on this page.

The majority of soft landscape is proposed to be grassed sustaining the contemporary character of the site and providing sufficient open break out space to accommodate outdoor events partially maintaining the current character of the site.

Proposed evergreen hedge planting to the north facade of the building mirrors formal line of planting on the other side of the road. It also adds ecological value to proposed planting of the site.

On the west proposed perennial planting comprises of evergreen and ground cover ferns, sedges and other herbaceous perennials suitable for existing site conditions. This intends to enhance pedestrian route and underline building edge without compromising visibility.



Lonicera nitida Hedge



Polystichum polyblepharum



Carex oshimensis 'Evergold'



Pachysandra terminalis



Bergenia cordifolia 'Purpurea'



Brunnera macrophylla 'Jack Frost'



Liriope muscari



Heuchera 'Green Spice'



Feature concrete steps & seating



Sett paving to match existing



High quality Slab/ Block paving



Proposed Concrete Slab Paving



Transition zone - 2 types of paving



Type of reinforcement to grass



Pebbles to Building margin



Resinbound gravel in natural colours



Landformed & grassed outdoor space



Euonymus fortunei 'Emerald Gaiety'



Blechnum spicant



Pinus sylvestris / Scots Pine



3.8 Sustainability

3.8.1 Sustainable Building Design

In order to deliver an environmentally responsible building, an approach is being proposed based on low energy design principles. In summary, this approach involves reduction of energy demand through effective building form and orientation, good envelope design and proficient use of services. As part of the design development a BREEAM pre-assessment is under way to help refine the proposals. However core to the design concept are a number of key sustainable features:

- Enhanced building fabric and insulation to increase air tightness and envelope performance beyond current Building Regulations requirements.
- Optimised draught lobby design to ensure cold draughts are reduced to a minimum.
- Good room volume to external surface area ratio resulting from the compact building form, to minimize heat losses and thermal bridging through the envelope.
- Optimised glazing specification to create an effective ratio between thermal performance in Winter, solar reflectance in Summer, and daylight transmittance to reduce lighting demand.
- Use of high thermal mass for night time cooling, to help moderate internal temperature and reduce the demand for cooling.
- Incorporation of low or zero carbon (LZC) on-site renewable technologies to achieve a reduction in operational CO2 emissions over a typical year.
- Provision of secured louvered ventilators to provide natural ventilation and encourage occupants to adapt their local comfort conditions during the Summer conditions.
- Use of the Atrium void to enhance displacement ventilation and extract hot air from the skylights.
- Use of heat recovery in the mechanical ventilation system during Winter, to recover heat that would otherwise be extracted from the building.
- Use of energy efficient lighting and controls, including daylight and motion sensors.
- Use of optimised heating system flow and return hot water temperatures to maximise heat generating efficiency and to minimise distribution losses.
- Use of variable speed pumps and fans to promote lower operating costs and to help match energy usage with energy demand.
- Zoning of mechanical ventilation systems linked to combined CO2 and temperature sensors, to provide demand driven ventilation to help to reduce energy consumption.
- Use of P/V panels on the roof.
- Minimise/separate/recycle waste during construction and operation.

A preliminary thermal model has already been set up and initial feedback has been incorporated in the design. This model will be updated during detail design stage.

3.8.2 Drainage Strategy - SUDS

The site of the proposed social hub is currently a landscaped and grassed area within the University of Hertfordshire's De Havilland campus. Below ground drainage will be incorporated to serve the new development and mitigate its offsite impacts. Environment Agency mapping shows that the site is located in Flood Zone 1 and is outside the areas identified to be at risk of surface water flooding; therefore a flood risk assessment is not required for the site.

There is no existing drainage to the site and any rainfall which is unable to soak into the ground will runoff to the adjacent roads and pathways where it will enter the below ground drainage. Without mitigation the construction of the building and hard standing would increase the runoff of surface water and thereby the downstream flood risk. Surface water discharge rates will be restricted in accordance with the guidance contained in the 'SUDS Design Guidance for Hertfordshire' and the surface water system will be designed to allow no offsite flow for all storm events up to the 1 in 100 + 40% storm, this will ensure that the offsite impact of the building is reduced.

The discharge rate will be restricted by the provision of a Hydrobrake vortex flow control and attenuation in the form of below ground tanks. Water will be discharged to the existing private drainage network serving the university campus, which in turn discharges to the Thames Water Public Sewers.

Foul flows will be generated from the kitchens and toilets from the social areas, a new connection will be made to the adjacent drainage from the university campus, which in turn discharges to the Thames Water Public Sewers.



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4.0

Access

- 4.1 Vehicular and Pedestrian Access
 - 4.1.1 Pedestrian Approach
 - 4.1.2 Cycle Route and Storage
 - 4.1.3 Vehicular Access
 - 4.1.4 Servicing and Deliveries
 - 4.1.5 Emergency Access
- 4.2 Approach to Inclusive Access
- 4.3 Building Access
- 4.4 Internal Circulation
- 4.5 Accessible WC Provision
- 4.6 Accessible Parking Provision

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4.0 Access

4.1 Vehicular and Pedestrian Access

4.1.1 Pedestrian Approach

It is envisaged that the key pedestrian approach will be from the south east; between the Law Court building and the beginning of 'The Street' linking to Mosquito Way and the main car park of the campus. A secondary pedestrian approach will be from the north west linking to a campus bus stop. It is expected that this route can become a busy one during certain times of the day. As set out in section 3.5 the form of the building is designed to draw pedestrians from both of these directions and entrances are strategically located to allow students to use the social ground floor and link it with the surrounding campus buildings. The landscaping will support this by creating a hard landscaped arrival plaza under the overhang created by the building form to the east and a path through a landscaped garden to the west.

4.1.2 Cycle Routes and Storage

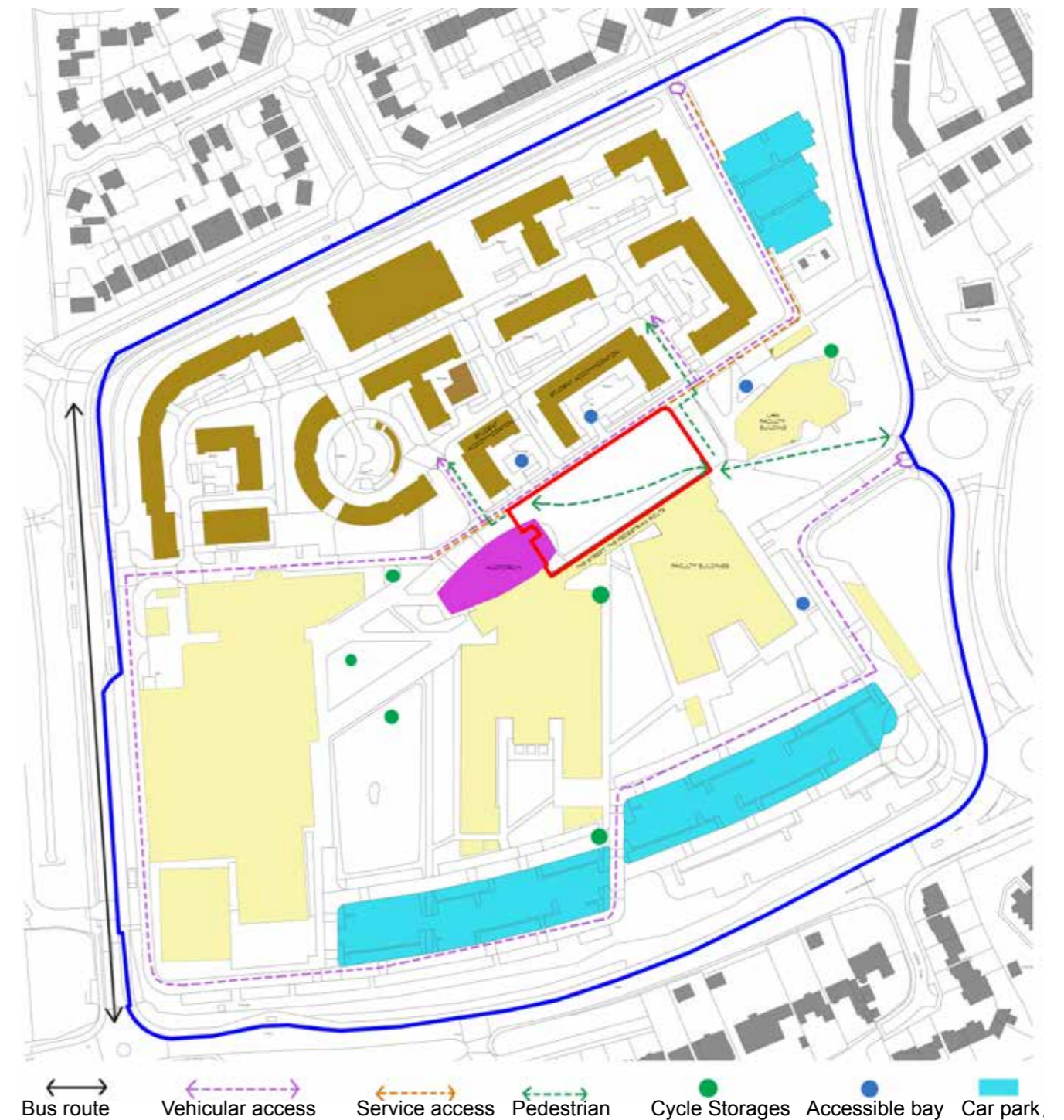
There are already established cycle storage areas in the vicinity within the University campus that can be extended if required to support additional cycle storage requirements. These storage areas are secure and have the necessary surveillance facilities so it was decided to use these rather than introducing new areas that would take up public space in the new site.

4.1.3 Vehicular Access

The general policy of the UoH is for all vehicles arriving on campus to use the existing car parking spaces on site to achieve vehicle / pedestrian separation and vehicle control. The building will be predominantly used by students and staff already using the existing car parks therefore no additional car parking is provided on site.

4.1.4 Servicing and Deliveries

The wider masterplan strategy is to separate service and delivery access from the key pedestrian and car access. In accordance with this approach, service and delivery and servicing vehicles will utilise an already established service access road along the north of the building with provision for a secure gated loading bay directly off that road. In the loading bay there will also be provision for refuse bins. All will be concealed by a metal mesh gate preventing unauthorised access and keeping a tidy frontage at ground floor.



Site Plan - Access

4.2 Approach to Inclusive Access

The proposals have been designed to meet the requirements of Approved Document M and those elements of the Equality Act 2010 covered by it. As designers we will work with the Approved Inspector to ensure that these regulations are met. However, compliance with the Equality Act will need to be ensured by the service provider. In this case, the University may choose to address some requirements through management solutions as much as they can by design.

Set out below is a brief summary of the design features included within the design.

4.2.1 Building Access and Evacuation

All access points into the building are to be provided with level thresholds and ramped access to Approved Document Part M requirements. The main entrance into the building will provide level access with power assisted doors (subject to the final security arrangements to be agreed with the University). All entrance doors that are fully glazed will incorporate manifestations. There are two escape stairs with refuge points that provide direct access to the outside from the upper floors while alternative means of escape are provided directly to the outside from the ground floor space.

4.2.2 Internal circulation

The building is constructed with level floor plates allowing ease of movement horizontally throughout the building. Vertical circulation for able-bodied and ambulant disabled users will be provided by one general access stair. Additionally two stairs will be used as evacuation. These stairs are designed to standard Approved Document M. A lift will also be provided for users with mobility issues, which is located close to the main feature atrium and stairwell off the main entrance area. All circulation routes are to be marked out in a contrasting colour to the other finishes to meet the requirements of Approved Document M, in order to aid those building users with impaired sight. All internal doors are to provide a minimum clear opening width of 800mm, via one door leaf opening (TBC with the Approved Inspector). All doors to have the requisite vision panels to comply with Approved Document M.

4.2.3 Accessible WC provision

Three unisex accessible WC's are provided in the building, one on each floor. The WC on the ground floor also includes shower provision.

4.2.4 Accessible Parking Provision

Wheelchair accessible parking bays are provided in the existing car parks and various adjacent locations within the campus and drivers with disabilities will be directed to the closest available space upon arrival to the campus.

5.0 Planning Background

- 5.1 National Planning Policy Framework
- 5.2 Welwyn Hatfield District Plan 2005
- 5.3 Emerging Policy - Welwyn Hatfield Draft Local Plan 2016
- 5.4 Summary

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5.0 Planning Background

The relevant planning policy for the proposal consists of the following:

- National Planning Policy Framework (2018)
- Welwyn Hatfield District Plan (2005)
- Emerging Policy - Welwyn Hatfield Draft Local Plan Proposed Submission Document 2016

These together with the UoH Estates Vision 2020 as described in the Introduction of this document set the planning framework for the development.

5.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 24th July 2018 and is now a material consideration in all planning applications setting out the Government's planning policies for England. Paragraph 7 of the NPPF refers to the purpose of the planning system 'to contribute to the achievement of sustainable development'. This is achieved through three objectives – economic, social and environmental (paragraph 8, NPPF 2018).

Paragraph 10 notes 'so that sustainable development is pursued in a positive way, at the heart of the framework there is a presumption in favour of sustainable development'.

Paragraph 11 then confirms that plans and decisions should apply this presumption, which for decision taking means 'approving development proposals that accord with an up-to-date development plan without delay'.

5.2 Welwyn Hatfield District Plan 2005 (saved policies)

The overall strategy of the adopted District Plan is in alignment with NPPF and places a strong emphasis on sustainable development, supporting proposals based on the principles of sustainable development. Key policies relevant to the proposal are summarized below.

The University of Hertfordshire is recognised as a major employer and asset within the region, with paragraph 12.46 of the District Plan stating that the Council wish to encourage the continued success of the university, given its role as a critical resource for the development of a 'knowledge based' economy and its direct contribution to the local economy. Maintaining this role and ensuring that the University remains an attractive institution for both students and staff is of utmost importance and central to continuing to attract inward investment to the region.

The de Havilland Campus is designated under policy EMP 12: University of Hertfordshire.

Policy SD1: Sustainable Development notes that 'development proposals will be permitted where it can be demonstrated that the principles of sustainable development are satisfied and that they accord with the objectives and policies of this plan'.

Policy R3: Energy Efficiency requires developments to 'include measures to maximise energy conservation through the design of buildings, site layout and provision of landscaping'.

Policy D1: Quality of Design notes that the Council will seek new developments to be of 'high quality'. The supporting text states that 'good quality design of new developments should help promote sustainable development, improve and enhance the quality of the existing environment...and attract business.'

Policy D2: Character and Context requires 'development to respect and relate to the character and context of the area in which it is proposed.

5.3 Emerging Policy - Welwyn Hatfield Draft Local Plan - 2016

The Draft Local Plan submitted for examination in May 2017 and is currently going through process and is at an advanced stage. Although it has not yet been adopted the policies in the plan are a material consideration in the determination of planning applications. The thrust of policies relevant to this development are considered to chime with adopted policy. Policy SP21 specifically refers to the University of Hertfordshire and notes:

'The Council will seek to maximise the economic development and community benefits associated with the presence of the University of Hertfordshire in terms of the provision of employment opportunities, investment in the local area, the provision of shared cultural and sports facilities and in enhancing the skills of the population, but will seek to minimise its impact on the surrounding area. The Council will support proposals for the enhancement of the University's campus facilities subject to the following key principles:

- Proposals being consistent with a Masterplan which has been agreed by the Council, working with the University and other key stakeholders, which satisfactorily addresses the impact on the surrounding area in terms of traffic, noise, pollution, car parking and visual appearance;
- Working with the University to develop and implement the approved travel plans and parking strategies to improve the situation on the local road network; Concentrating new student accommodation on campus wherever possible;
- Maintain links between the University, local businesses and the community sector; in terms of economic development, information sharing and learning programmes, to ensure that the University continues to contribute to the local economy and social inclusion in the borough.



5.4 Summary

The new building will enhance the offer of the University for the existing campus population, providing much needed and centrally located social space, as well as incubator and academic facilities. Importantly, the proposal represents a more efficient and sustainable use of the site compared to the previously approved scheme, delivering multiple uses to support the offer of the University.

Careful consideration has been given to the design and siting of the building to ensure that it sits comfortably with its surroundings in terms of scale, massing and materials.

As identified within this statement, some trees will be lost to allow for the development. These are not significant specimens with negligible ecological value and are not considered to be a constraint. Furthermore, the landscaping proposed will compensate for this loss and enhance the open space to the west of the new building, delivering an attractive and useable space for people to enjoy.

Whilst the building is increasing the built footprint on site it is predominantly serving the existing university population. On this basis no additional parking is being proposed as part of the project given the existing supply.

The proposed development is an exciting and significant new facility for the University of Hertfordshire, representing sustainable development and complies with adopted national and local policy and aligns with the University's endorsed 2020 Estate Vision.

6.0 Appendices

6.1 Architecture and Landscape Drawing Register

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6.1 Architecture and Landscape Drawing Register

In support of this application the following drawings are submitted for approval:

ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER	NAME	SCALE	SIZE	STATUS AND REVISION																				
															SITE PLANS														
BBA	00	XX	DR	L	1001	Location Plan	1:1250	A1	P01																				
BBA	00	XX	DR	L	1002	Existing Site Plan	1:200	A1	P02																				
BBA	00	XX	DR	L	1003	Proposed Site Plan	1:200	A1	P04																				
BBA	00	XX	DR	L	1004	Proposed Landscape Plan	1:200	A1	P01																				
BBA	00	XX	DR	L	1005	Proposed Block Plan	1:200	A1	P01																				
															FLOOR PLANS														
BBA	00	GF	DR	A	2001	Ground Floor GA Plan	1:100	A1	P05																				
BBA	00	01	DR	A	2001	First Floor GA Plan	1:100	A1	P05																				
BBA	00	02	DR	A	2001	Second Floor GA Plan	1:100	A1	P06																				
BBA	00	RF	DR	A	2001	Roof GA Plan	1:100	A1	P04																				
															ELEVATIONS														
BBA	00	ZZ	DR	A	3001	GA Elevations EAST / WEST	1:100	A1	P05																				
BBA	00	ZZ	DR	A	3002	GA Elevations NORTH / SOUTH	1:100	A1	P05																				
BBA	00	ZZ	DR	A	3003	Site Elevations	1:200	A1	P03																				
															SECTIONS														
BBA	00	ZZ	DR	A	4001	GA Sections AA / BB	1:100	A1	P03																				
BBA	00	ZZ	DR	A	4002	Site Sections	1:200	A1	P02																				
															LANDSCAPE														
BBA	00	XX	DR	L	6201	Tree Removal Plan	1:200		P01																				
BBA	00	XX	DR	L	8002	Soft Landscape Plan	1:200		P01																				



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