

7.7 PARKING AND CYCLE PROVISION

Parking

On-site parking has been provided within the ground floor and podium level below Block A through a gated entrance controlled by either key fobs / remote transponders or a private code system. The TA shows that surface level car parks will provide a total of 135 car parking spaces and the podium level will provide 48 spaces therefore providing a total of 183 car parking spaces across the site. The podium level car parking spaces will be allocated to residents within Block A noting that the tenure within this block is all private consisting of predominantly 2- and 3-bedroom dwellings where car ownership rates are higher as demonstrated within the TA. Therefore, the occupiers of these dwellings are more likely to own a car and therefore require a parking space. The remaining surface level will be allocated to residents in private dwellings with a proportion of the overall spaces left unallocated for visitors. 1 space will be allocated to a car club to promote sustainable means of transport. As shown on the proposed masterplan, 3 accessible parking bays will be marked as disabled for blue badged holders only, which is commensurate with the number of wheelchair accessible units proposed and conveniently located in relation to these units.

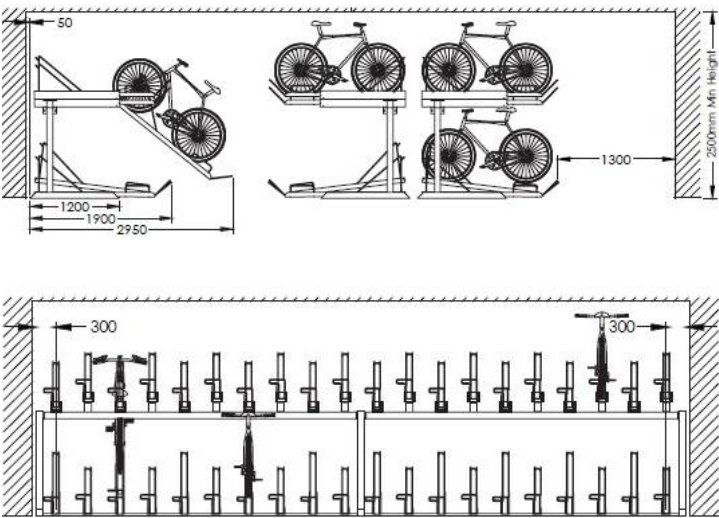
EV Charging

Charging point provision has been provided as confirmed in the Transport Assessment, A percentage of the allocated spaces will be provided with active charging points for electric vehicles.

Cycles

The development provides long stay cycle parking in accordance with the minimum standards outlined within Welwyn Hatfield Borough Council's Supplementary Planning Guidance Parking Standards. It is proposed to provide a total of 316 long-stay, secure cycle spaces for the residential units. Cycle parking is located on the ground floor (or lower ground floor) level in each residential block, or within an overlooked area within the public open space (block B2). In addition, there will be short-stay cycle spaces for all uses which will be located in a communal space adjacent to entrances and will be overlooked for visitors to the site.

*A Car Parking Management Plan forms part of this application submission.*



\*Images courtesy of The Bike Storage Company

FIGS 52 - TYPICAL CYCLE STORAGE RACKS

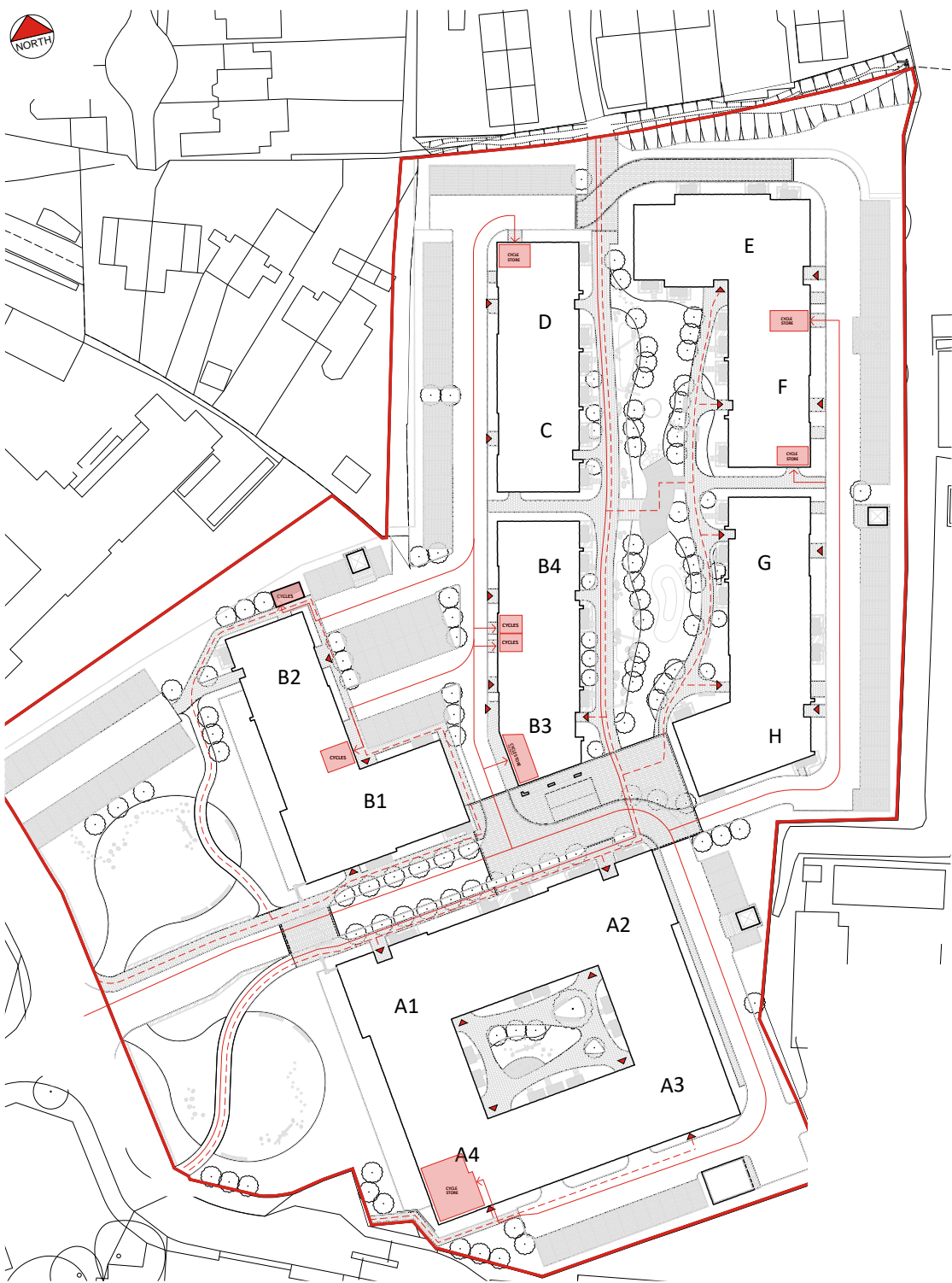


FIG 53 - CYCLE PARKING STRATEGY

7.8 REFUSE STRATEGY

Secure refuse storage has generally been provided within the ground floor accommodation of flat blocks as per WHBC policy requirements. Block A refuse stores can be found within the undercroft (Level -01). All refuse stores can be accessed directly from the street on bin collection day, except for Block A which has been provided with a holding store to the south east corner of the site. A management company will relocate refuse and recycling bins to the holding store for collection.

The design team have endeavoured to ensure that every resident is within 30m of their nearest refuse store and that refuse operators should travel less than 25m to collect 2-wheeled containers or 10m for collection of 4-wheeled containers.

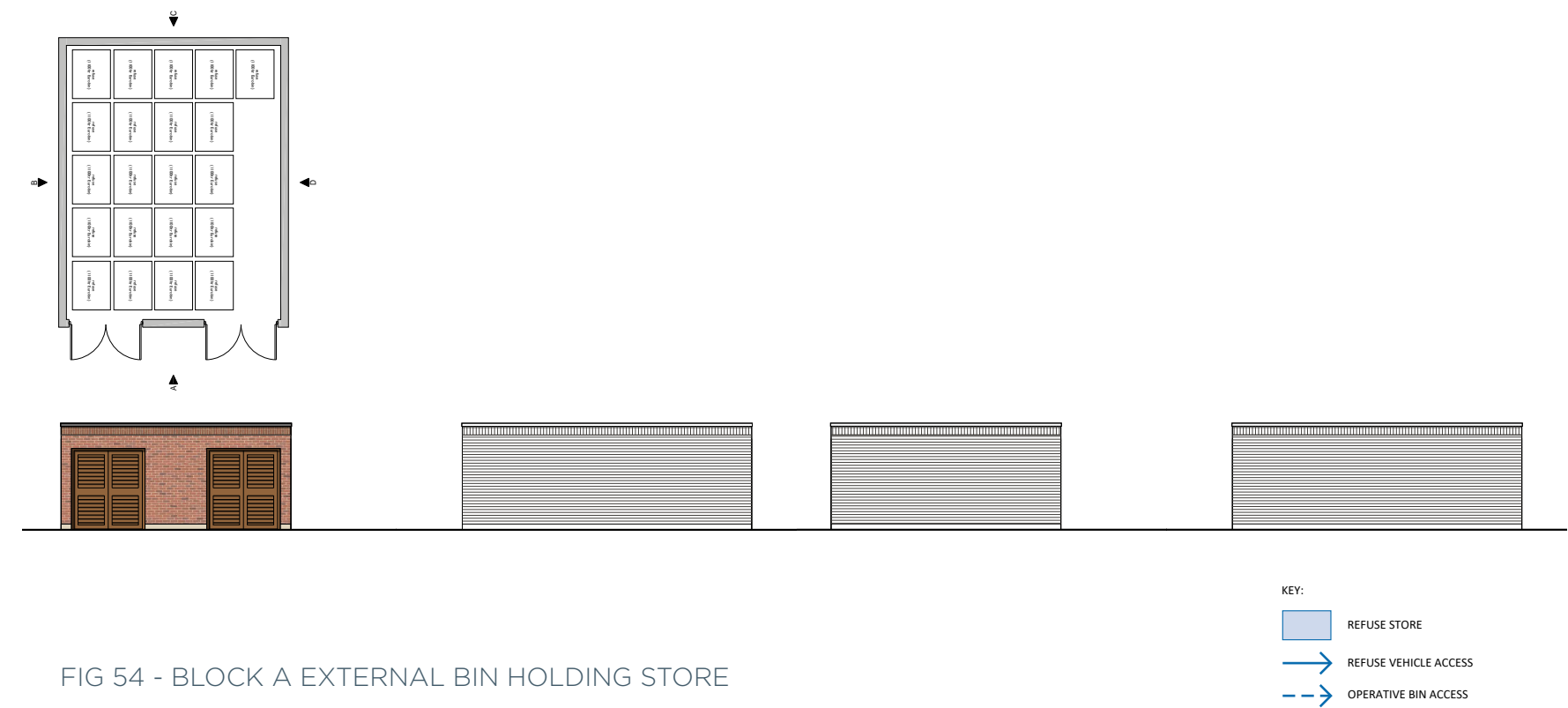


FIG 54 - BLOCK A EXTERNAL BIN HOLDING STORE

Ardent drawing number 2002770-002I demonstrates that an 11m WHBC refuse collection vehicle can service the site internally. The swept path analysis has been undertaken to show that the vehicle can enter the site from College Way and manoeuvre within 10m of all bin stores and/or bin collection locations and exit onto College Way in a forward gear without conflict.

A full breakdown of the residential waste generation can be found within the Waste Management Plan, prepared by Ardent.

**A Waste Management Plan forms part of this application submission.**

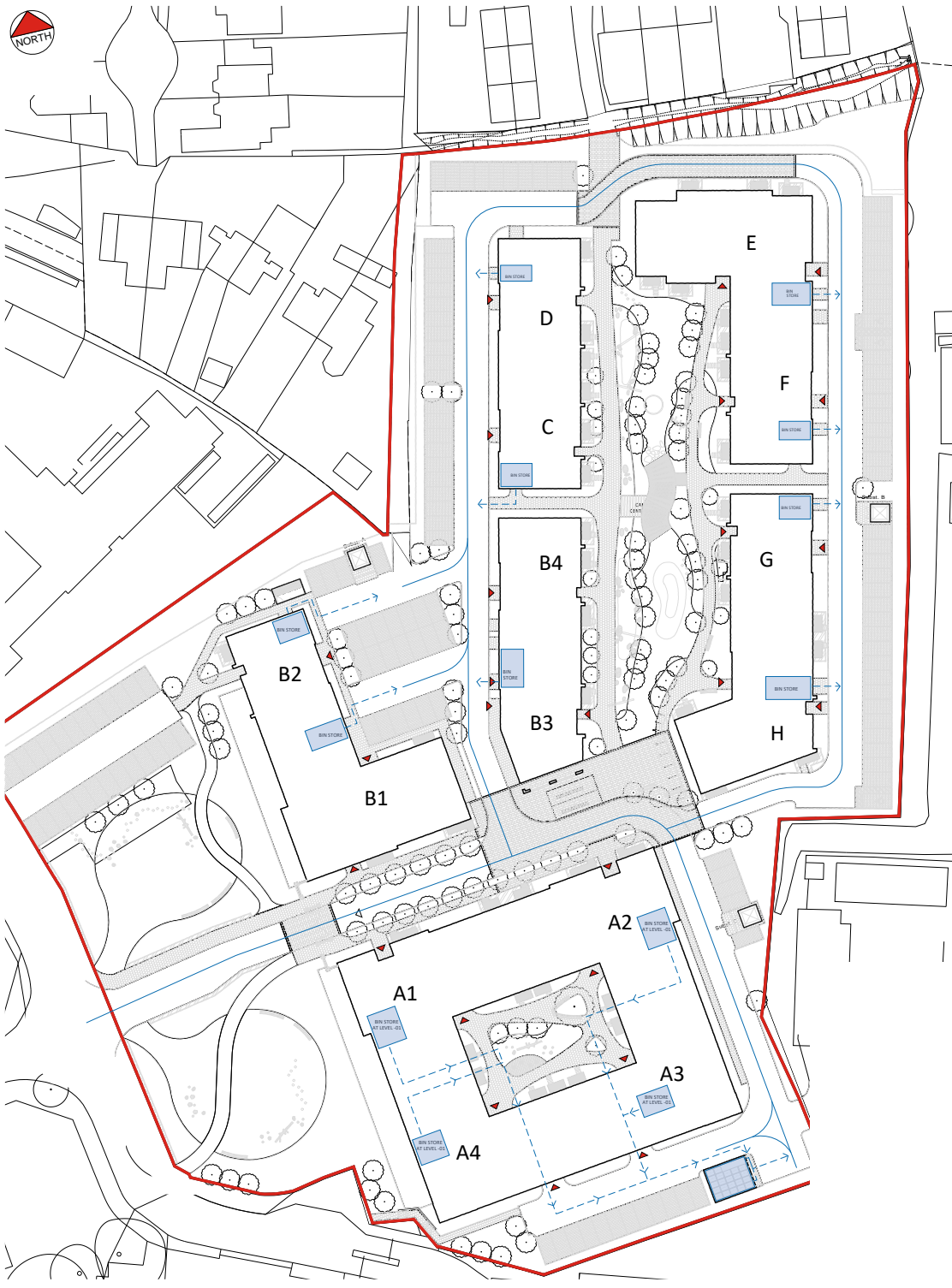


FIG 55 - REFUSE STRATEGY



# 8.0 Summary

The proposed development presents an opportunity for the provision of new housing within the wider setting of Welwyn Garden City. It will create a new and varied residential choice with enhanced amenity spaces for the new community while improving public access across through site and extension of the existing wider pedestrian network.

The design of the scheme has been based on the creation of pedestrian and cycle-friendly routes and spaces around which the built form encloses, minimising the perceived presence of cars, whether parked or moving through the site.

The development proposals have been carefully considered since early conception to sit within and respect the principles of the of the Garden City and its heritage.

The dwellings provided are in the form of 1-3 bedroom apartments across a range of tenures including affordable rented and shared ownership offerings.

The proposed materials and architectural embellishment not only reflect the character of the area but it enhances interest, forms navigational cues and encourages active travel through and to wider Welwyn Garden City destinations in a sustainable manor.

In conclude, the development proposes:

- 317 dwellings;
- 30% affordable housing provision;
- 1980sqm of play space;
- A combination of 1, 2 and 3 bedroom apartments designed to M4(2)/(3) and NDSS standards;
- Building heights of maximum 6 storeys;
- Vehicular linkage from The Campus;

- Formalised pedestrian and cycle links through the site, with improved connections between residential areas and the town centre/local facilities;
- Varied, landscaped spaces of public, semi-private and private typologies including spaces for occasional rest;
- Adequate parking provision throughout the site; and
- Optimised views and built form that responds to well-landscaped central spaces and green corridors throughout.

The design of the layout has been carefully considered to create a new, sustainable, residential environment that will accord with the principles of high quality design and good practice as well as the established principles of the Garden City.

***We are pleased to submit these proposals to Welwyn Hatfield Borough Council for their consideration.***









# Appendices

## A1 BLOCK GENERAL ARRANGEMENT
















Block positions and arrangement within the site have been developed through detailed study of the site's constraints and opportunities. This includes the early development of a landscape strategy for the scheme to provide a public amenity space adjacent to the pedestrian/cycle route through the development.

As blocks are orientated to address public approach from the town centre, they are also sited to provide an active frontage to the car-free central Green Spine. As the layout has been developed to accommodate car parking to the perimeter of the site, accesses from this side into each block has also been provided.

Cycle and refuse stores have been incorporated at ground floor, together with a through access that connects the accesses on either side of the block to the central vertical circulation. Apartment layouts on the upper floors then stack, repeating typologies for the remaining floors over. There is no accommodation in the roof forms of any block.

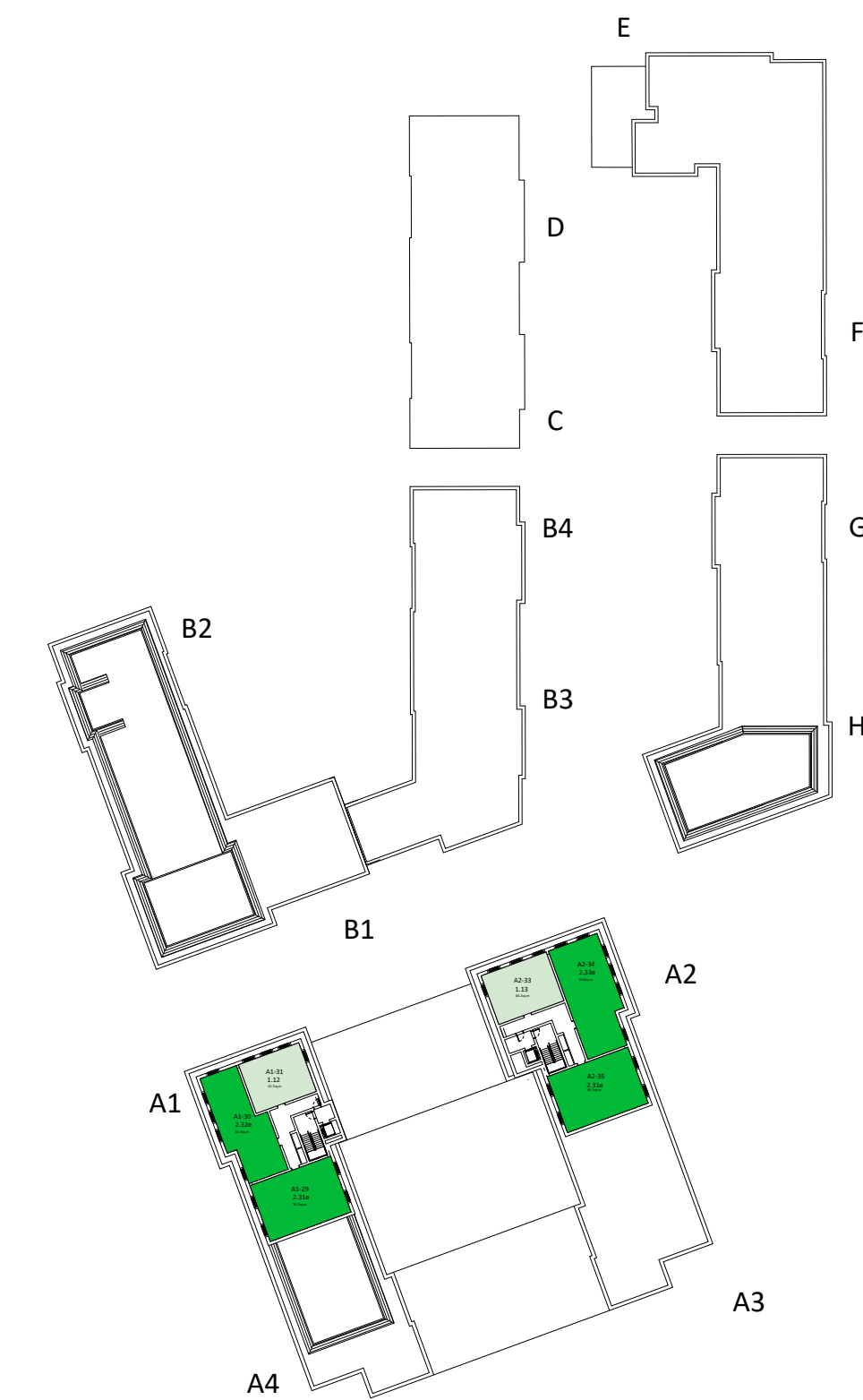
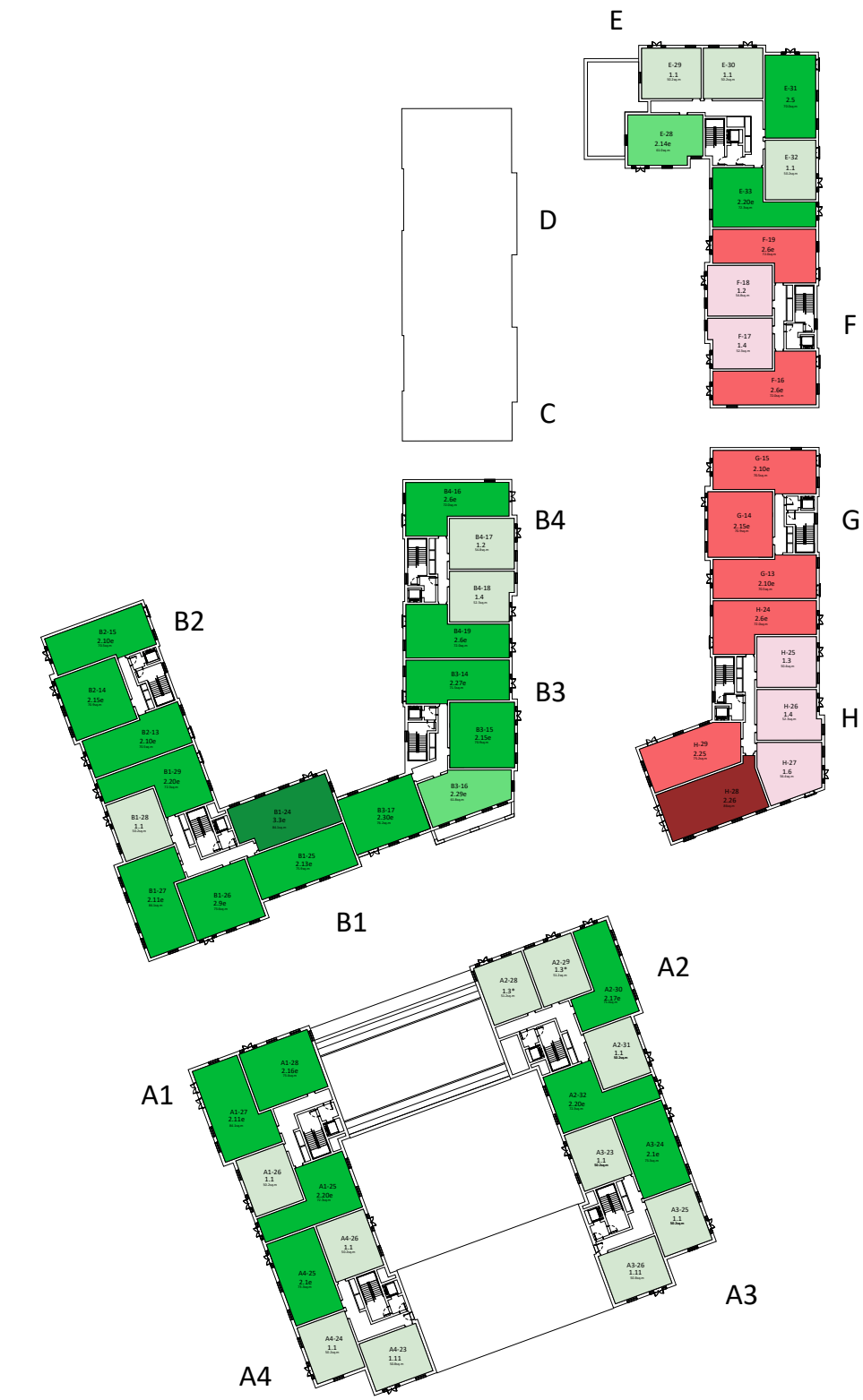
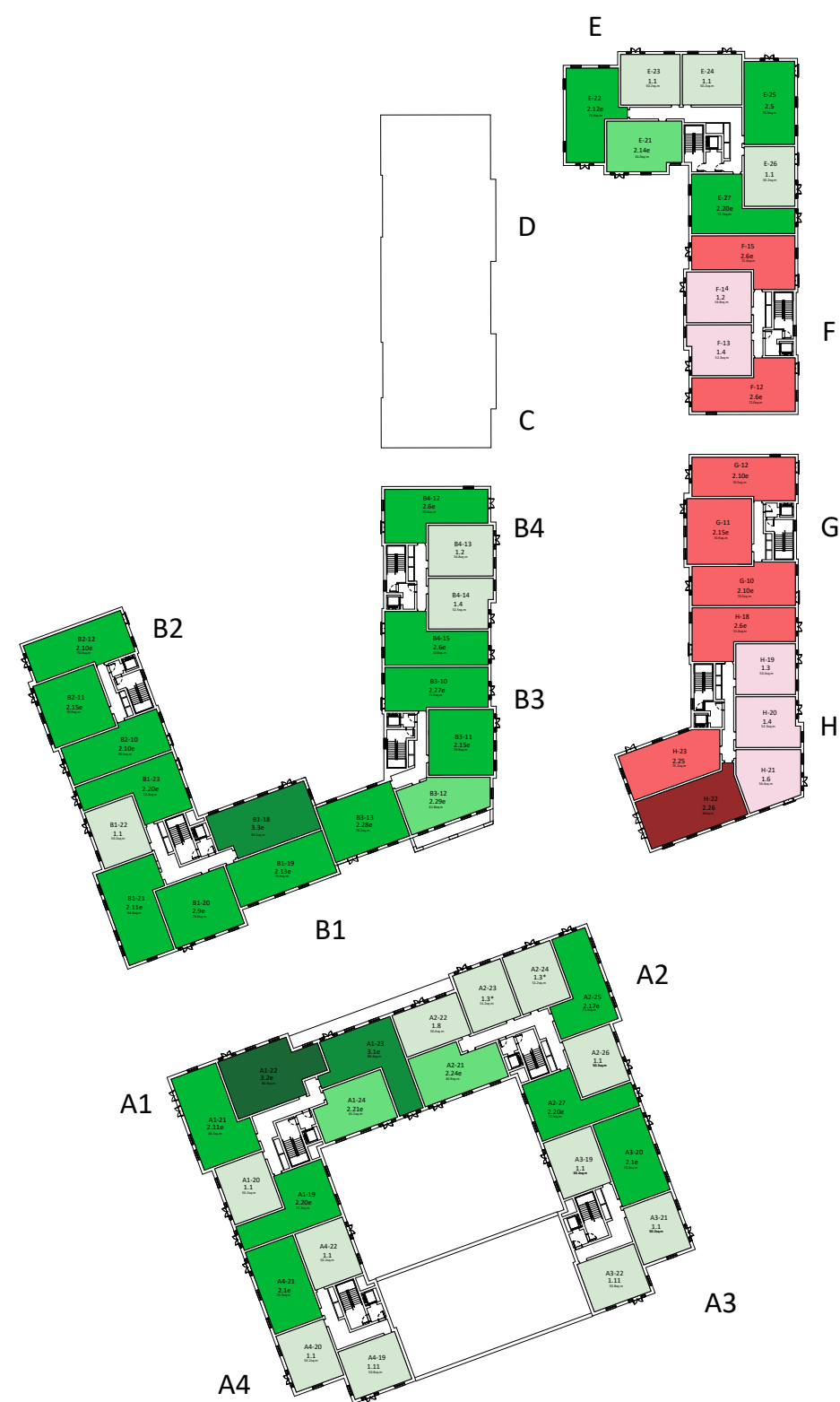
Blocks B1 and B3 have subsequently been adjoined through pre-application consultation with WHBC, forming a better enclosure of the College Way access towards the beginning of the central Green Spine amenity. The stacking plan opposite shows the distribution of tenures within each block.

Stacking Plans form part of this application submission.

	AFF RENT	S/O	PRIVATE
3B5P			
3B4P			
2B4P			
2B3P			
1B2P			



FIGS 56 - GENERAL ARRANGEMENT PLANS



A2 FLAT TYPOLOGIES

Proposals include a range of 1, 2 and 3 bedroom apartments, including single-occupancy studio apartments. This also includes wheelchair-accessible dwellings within Blocks E, F and G, compliant with Part M4(3) of the Approved Documents. Designs have given due consideration to key criteria including Nationally Described Space Standards which stipulate overall areas of flats as well as sizes of bedrooms and storage arrangements. Storage has been provided in excess of requirements, allowing all flats to accommodate Nilan Compact P Air Source Heat Pump systems on an individual apartment basis.

All upper floor units benefit from private amenity in the form of balcony access. Balconies are accessed from kitchen/ living/dining spaces rather than bedrooms and all balconies measure a minimum 4sqm with a minimum depth of 1.5m.

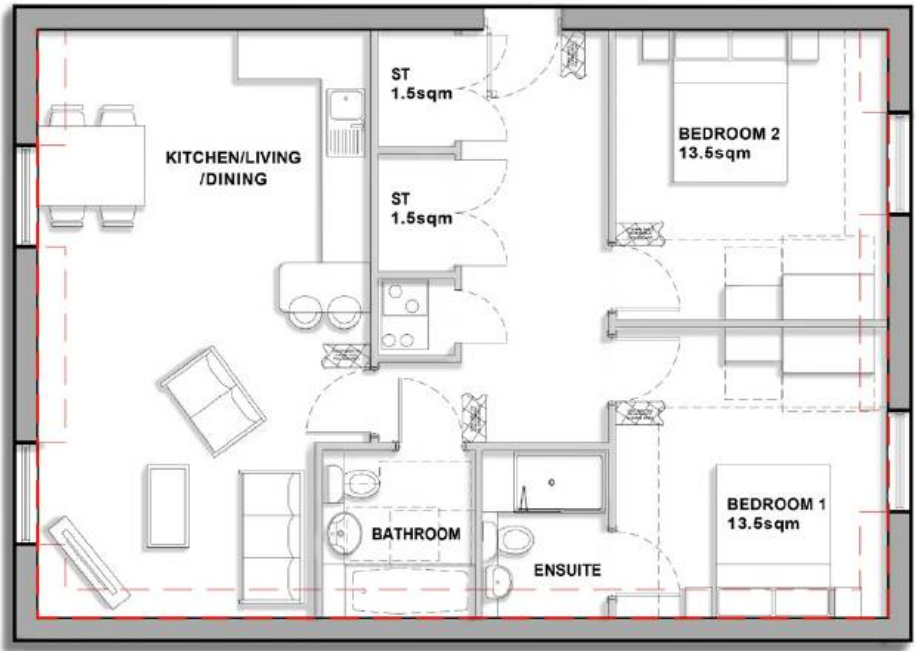
The adjacent diagrams illustrate a range of typical apartments and suggested furniture layouts in accordance with NDSS.

Flat typology drawings and a Schedule of Accommodation form part of this application submission..

BLOCK	1bed		2bed		3bed			GIA (m <sup>2</sup> )	Tenure			Block Total:
	1per	2per	3per	4per	4per	5per	6per		Private	S/O	Aff Rent	
A1-4		53	13	46	3	3		10005	118			118
B1-2		6	1	33	4			3947	43	1		44
B3-4		8	6	21				3080	31	4		35
C		2		7				915		6	3	9
D		4	2	5				771		11		11
E		17	4	12				2548	27	6		33
F		10		9				1528			19	19
G	1	1		13				1291			15	15
H		14	1	10		4		2306			29	29
Unit Total:	1	115	27	156	7	7	0	26391.6	219	28	66	313
		116		183		14			(m2)	70%	30%	
AFF Total:										94		

FIG 57 - SCHEME SCHEDULE OF ACCOMMODATION

TYPICAL MANSARD

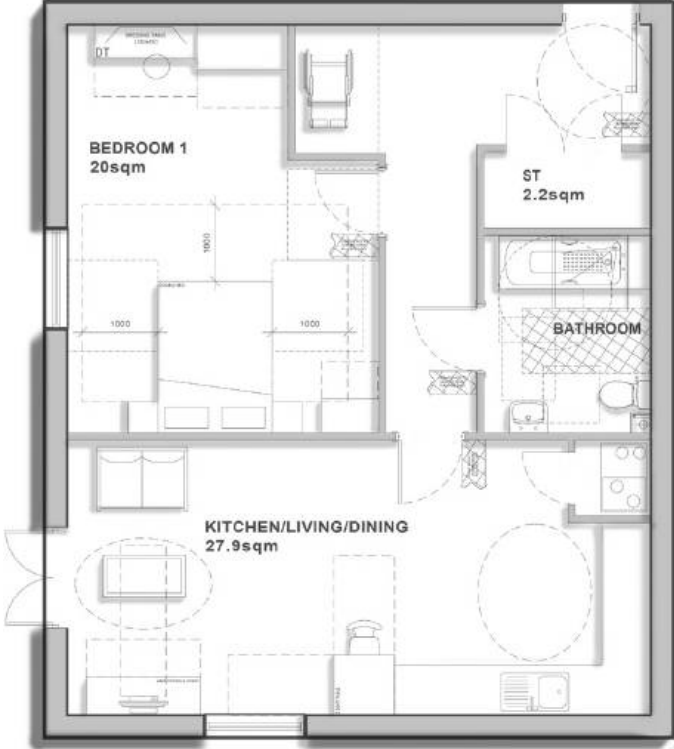


UNIT 2.31e

GIA: 85.7sqm

COMPLIANCE SCHEDULE		
ROOM	REQUIREMENT (m²)	ACHIEVED (m²)
GIA	70.0	85.7
BEDROOM 1	11.5	13.5
BEDROOM 2	11.5	13.5
L/K/D	-	31.9
BATHROOM	-	4.4
STORE	2.0	4.0

TYPICAL ACCESSIBLE



WC1

GIA: 70.1sqm

M4(3)

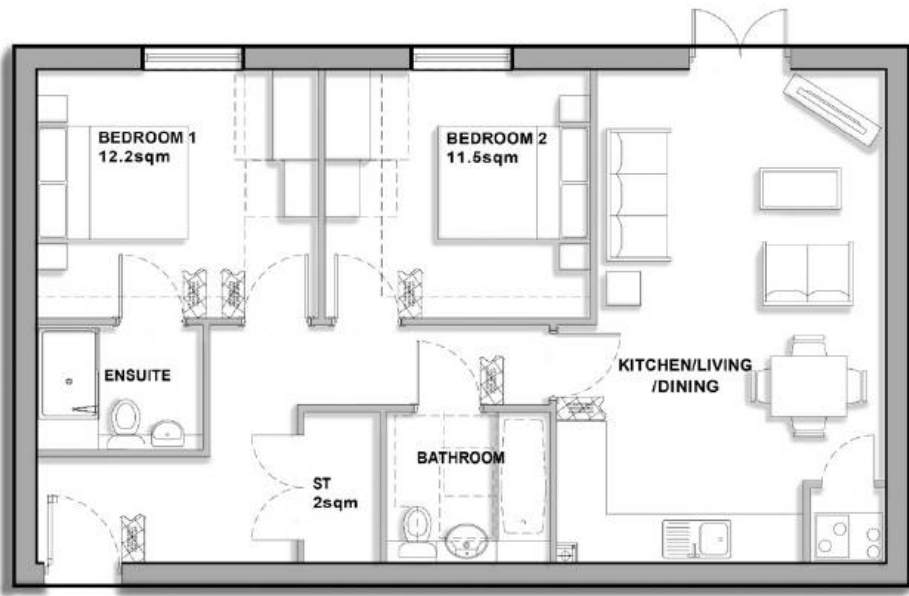
COMPLIANCE SCHEDULE		
ROOM	REQUIREMENT (m²)	ACHIEVED (m²)
GIA	-	70.1
BEDROOM	13.5	20.0
L/K/D	25.0	27.9
BATHROOM	-	5.7
STORE	1.5	3.2

TYPICAL 1 BED



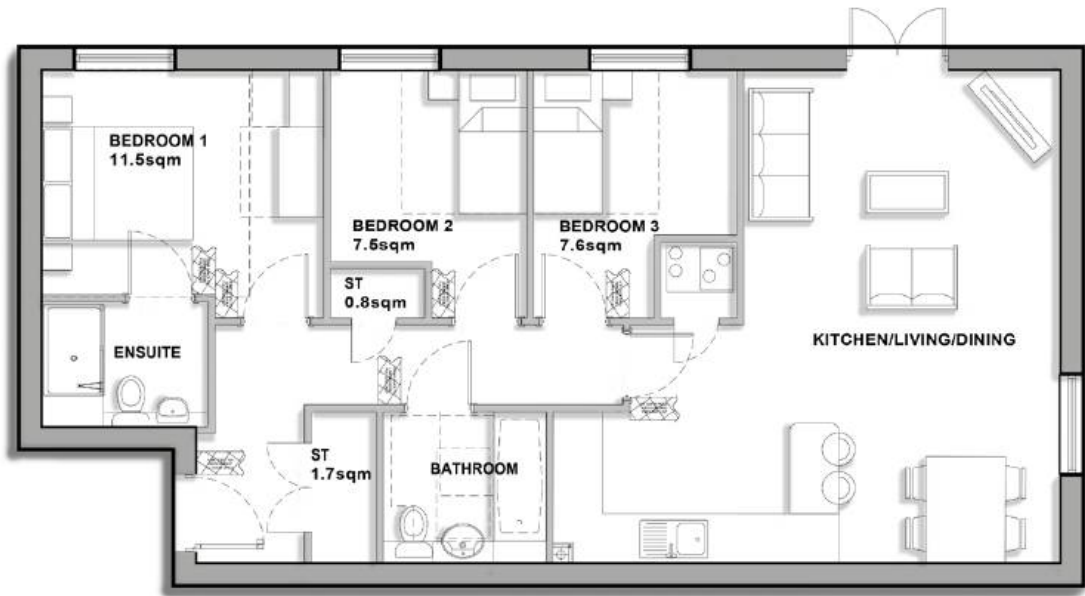
UNIT 1.1  
GIA: 50.2sqm  
M4(2)

TYPICAL 2 BED, 4 PERSON



UNIT 2.1e  
GIA: 73.3sqm  
M4(2)

TYPICAL 3 BED, 4 PERSON



UNIT 3.3e  
GIA: 84.1sqm

COMPLIANCE SCHEDULE		
ROOM	REQUIREMENT (m <sup>2</sup> )	ACHIEVED (m <sup>2</sup> )
GIA	50.0	50.2
BEDROOM	11.5	11.5
L/K/D	-	22.0
BATHROOM	-	4.3
STORE	1.5	2.5

COMPLIANCE SCHEDULE		
ROOM	REQUIREMENT (m <sup>2</sup> )	ACHIEVED (m <sup>2</sup> )
GIA	70.0	73.3
BEDROOM 1	11.5	12.2
BEDROOM 2	11.5	11.5
L/K/D	-	26.6
BATHROOM	-	4.3
STORE	2.0	3.0

COMPLIANCE SCHEDULE		
ROOM	REQUIREMENT (m <sup>2</sup> )	ACHIEVED (m <sup>2</sup> )
GIA	74.0	84.1
BEDROOM 1	11.5	11.5
BEDROOM 2	7.5	7.5
BEDROOM 3	7.5	7.6
L/K/D	-	34.0
BATHROOM	-	4.3
STORE	2.5	3.5

FIGS 58 - TYPICAL FLAT TYPOLOGIES



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