

HERTFORDSHIRE COUNTY LIBRARY SERVICES, BROADWATER ROAD, HERTFORDSHIRE

FULL PLANNING PERMISSION

NEW TWO STOREY BUILDING AND RELATED WORKS FOR HERTFORDSHIRE COUNTY LIBRARY SERVICES

PLANNING DEPARTMENT
OFFICE COPY

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Contents:

1.0 Introduction	3
2.0 Context	5
3.0 Relevant Planning History	15
4.0 Application Proposals	17
5.0 Appraisal of Scheme	34
6.0 Executive Summary	35

1.0 Introduction

1.1 This statement has been produced to accompany the full planning application for the erection of a new County Library Services building. The proposed site at Broadwater Road is a vacant plot that requires no demolition work.

The current Central Library Services (CLS) building is located at New Barrfield. It is housed in an amalgamation of buildings which were originally designed as a secondary school. These buildings were then wholly converted into premises for Central Library Services and other County Council uses.

1.2 This document incorporates the design and access statement for the Broadwater Road site. It explains the principles and concepts that have been applied to the scheme, as well as explaining the use of the site and access arrangements. It also covers the following design matters:

- Amount of development
- Layout
- Scale
- Landscaping
- Appearance



1.3 The statement demonstrates the steps taken to appraise the context of the development proposed by:

- Assessing the physical characteristics of the area and any relevant planning policies
- Outlining the involvement of others in the proposal
- Evaluating the opportunities and constraints of the site
- Explaining the design of the proposal taking into account the context of the site

1.4 The statement includes an analysis of relevant planning policies as well as the planning history of the site.

1.5 The statement is intended to assist all stakeholders in the planning process in understanding the way in which the application proposals have evolved.

The following drawings are referred to and accompany this application:-

Location Plan: 1957-A-100-PL
Existing Site Layout: 1957-A-101-PL
Existing Site sections: 1957-A-102- PL
Proposed Site Layout: 1957-A-103-PL
Proposed Ground Floor Plan: 1957-A-104-PL
Proposed First Floor Plan: 1957-A-105-PL
Proposed Roof Plan: 1957-A-106-PL
Proposed Elevations: 1957-A-107-PL
Proposed Sections: 1957-A-108-PL
3D Images of existing and proposed inc:
1957-A-109-PL, 1957-A-110-PL, 1957-A-111-PL

Aerial photo-existing

Topographical survey Dwg No:SO6147-1-A & SO6147-2-A

Proposed External Lighting: WGC -CLS-Elec light P145-1353A

Tree Survey Drawing: Ref 611/03 Phase 1 Habitat survey,611/06a & b Tree protection

plan, Tree constraints plan 611/07a & b

Landscaping Proposals: Drawings- DO118-01-F & DO118-02-9.7.10

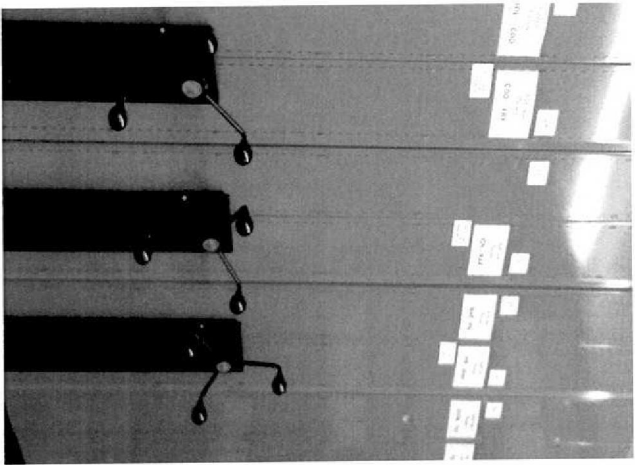
Drainage Strategy Report: Ref ST 2109/FRA-1007

Flood Risk Assessment: Ref. ST. 2109/FRA-1007

Archaeological survey: Ref BRW 1658 2010/48

Transportation Statement: Ref. ST 2109/TA - 1007

Environmental noise survey and assessment Ref: DJB/6422



2.0 Project Context:



Current New Barnfield site is isolated and the ex school buildings are less than ideal for the library function.

2.1 Design Brief

Towards the end of 2009 it became apparent that Central Library Services (CLS) current site was becoming increasingly unsuitable as a long term home for the service. Alongside the site being earmarked for redevelopment, the current site hinders public access to the main Central Resources Library (CRL) and Schools' Library Services (SLS). Our brief from Hertfordshire County Council has been to improve on the visibility, image and facilities that CLS has, and especially to improve accessibility to the facilities by the general public.

It has been a long term desire for the service to occupy a site that is more central to one of Hertfordshire's major conurbations, and consequently, to the public transport infrastructure. It is also important to locate a new building in such a way as to improve the visibility of the service to the people of Hertfordshire. Finally the location should be distinct from one of the Branch Libraries as the building is a County facility, rather than one associated with an individual town, and should not be confused with the local branch library facility.

The functions accommodated by the new building will remain broadly the same as the existing. The building is a book warehouse and central hub to the County Library Service. It connects mobile, branch and national library services with its own extensive reference collection. CLS also processes all new books for the library service, individual specialist books, large scale acquisitions of popular fiction and distribution of central government initiatives such as Book Start. The building replicates these functions within its Schools' Library Service (SLS), supplying books to a majority of schools in the County. It is therefore important that the building has good access to the County road and rail network. The building has two to three deliveries a week from articulated lorries, and various daily deliveries and issues to the branch libraries. Allied with this was the need to create a simple economic building. The current political and fiscal climate means that all public buildings must secure best value, and all public facilities used to their best advantage. These facilities are accommodated in four sections; Technical Support Services (TSS), Schools' Library Services (SLS), Mobile Library Services (MLS) and the Central Resources Library (CRL).

2.2 Establishing a team and design process

The County Council already possesses a strong property team through a collection of its in-house facilities and property partners. It was therefore able at a very early point to establish the team and process at an early point that would allow for the project to advance on a broad front, identifying the brief and potential barriers to development. The team and roles that have been established are:

HCC Property: Lead sponsor.

Central Library Services: End user client and lead in defining the brief for the building.

Mace Project Management: Property partner and lead project and programme consultant

Lambert Smith Hampton: Property partner with expertise in identification of suitable sites and the acquisition of land

Vincent and Gorbng: Planning consultants with extensive experience of working within Hertfordshire

Mace Architecture and Engineering: Property partner with expertise in Architecture, Interiors, structural, civil, mechanical, and electrical engineering, BREEM consultancy, low carbon consultancy and CDM.

Neil Tully Associates: Landscape architects

Catherine Bickmore Associates: Environmental and arboriculture consultant
Stomor: Transport and drainage consultants.



Existing New Barnfield Central Resources Library

Having appointed this team the County Council has developed the application by drawing upon their expertise, meeting on a regular fortnightly basis and reviewing the designs developed at key stages through presentations and consultations with key stakeholders. The proposals have evolved from discussions and input from the project team. Vincent & Gorbng Planning consultants applied for pre application planning advice in January 2010. A pre-application meeting was subsequently held with planning officers at the County Development Unit on 12th May 2010 to discuss the principles of the Hertfordshire County Library Services proposals and building form. Consultations have been held with the Environment Agency regarding a Flood Risk assessment and drainage disposal strategy for the site. A letter confirming proposals are acceptable was received by Stomor Ltd on the 1st July 2010.

2.3 The Site and its context

Having decided that the library needed to relocate Lambert Smith Hampton looked at various sites within the County that were available either for sale or were already in the possession of the County Council. As outlined above, the key criteria were to retain the good links to the County road network while improving on the visibility, image and facilities available to the service. A number of sites in Hatfield and Welwyn Garden City including the HCC controlled Mount Pleasant site were evaluated but only Broadwater Road offered sufficient space, access to public transport and public visibility. The site allows easy access to the A1M and A414 and consequently good access to the County as a whole. The site on Broadwater Road has good road links and with the redevelopment of the area between Broadwater Road and the railway, it also offers the potential of adding a public building to the edge of what will be an expansion of the town centre. We have therefore looked to develop this site as it gives us the ability to retain its good transport links and improve the visibility, image and facilities for the public. The Broadwater Road site is also at the opposite side of town to the main branch library, allowing a distinct identity for the two facilities.



The potential sites: A Mount Pleasant Lane, Hatfield. B Broadwater Road, WGC.



Broadwater Road Site, WGC



View from the site looking west along Broadwater Rd and at the Grade II Listed Roche building now awaiting refurbishment.