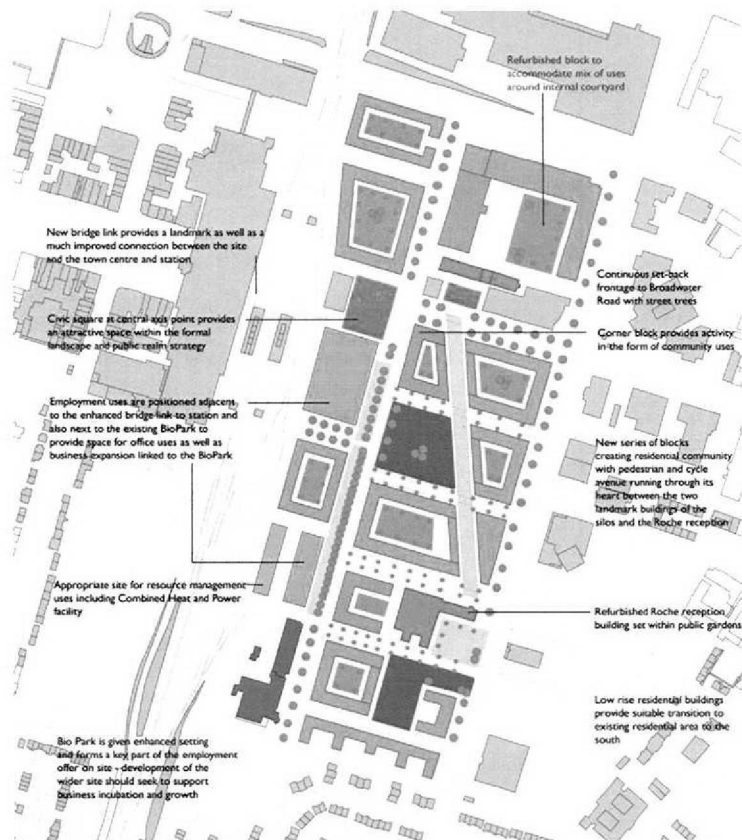


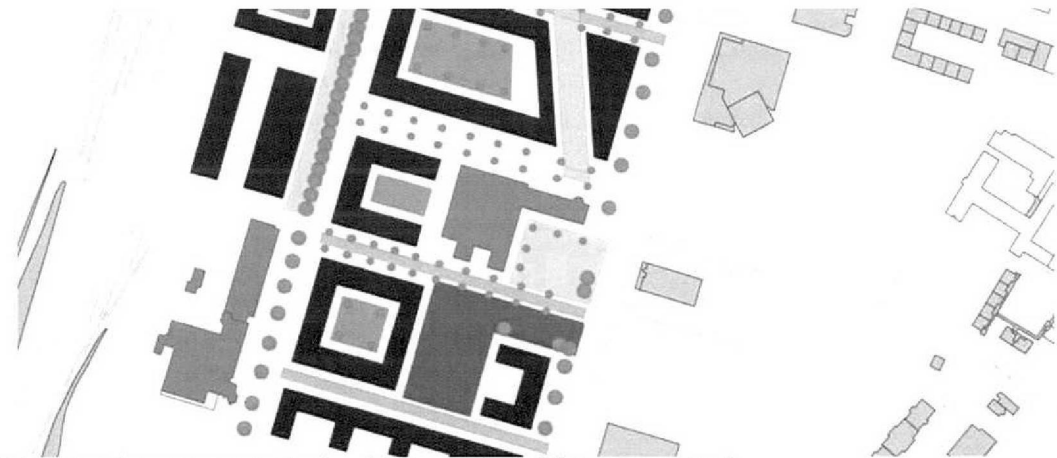


View of site looking east from Broadwater Road



New Broadwater Road West Masterplan

The surroundings can be categorised as follows; to the west side of Broadwater Road opposite the proposed development is an area earmarked for regeneration with mixed use development. The land is mostly cleared, except for the Shredded Wheat factory and silos to the north of the site and the former Roche reception building, directly opposite. The Roche building is Grade II listed and forms an important element within the Broadwater Road West development, being defined as one of two landmark buildings within the development. Although our site sits outside the development area, we have considered it important that our building compliments this 1938 modernist building, drawing upon the language of contemporary industrial buildings to generate its form.



Main diagonal street to new masterplan, Roche reception building and pocket park

The new development is defined by a diagonal street linking the pocket park formed by the Roche building and the ornate staircase of the Roche building, with a new civic square adjacent to the Shredded Wheat factory and railway station. Our site is therefore adjacent to an important landmark within the masterplan.

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No 29 Broadwater Road



Saunders Partnership Building

The east side of Broadwater Road has a collection of mixed use commercial buildings. Directly to the North of the site is N° 29 Broadwater road, a late twentieth century office building, four storeys high with a six storey rear services tower. To the south of the site sits a two storey, glass fronted office building, which is located directly in front of the new pocket park. As Broadwater Road extends further south the buildings reduce in scale to smaller two storey buildings and finally into residential developments. This residential belt wraps around from the south to the east of the site and includes a mix of low density family housing developments, sheltered housing, Peartree Primary School and a youth hostel. There is a public footpath that links Peartree Lane and these residential areas with Broadwater Road that sits just to the south of our site and emerges on Broadwater Road opposite the new pocket park. Up to the twentieth century the area had been agricultural with a farm building standing to the north east of our site. At that time Broadwater Road had not been created and so the main road in the area was Peartree Lane.

The site is an irregular shape with a narrow frontage facing onto Broadwater Road, which currently reads as a missing tooth within the street frontage. Unlike the proposed west side development, buildings to the east of Broadwater Road read as a series individual blocks or villas of varying size and form. Our site covers an area of 1.81 hectares, which includes a perimeter that is surrounded with mature trees and a dry pond or swale to the eastern border. A number of the trees within the site and surrounding the site are the subject of tree preservation orders. For detail appraisal of the various vegetation, flora and fauna within the site please see the accompanying ecology and arboriculture report. Broad Court to the north of the site provides access to the site as well as egress from 29 Broadwater Road and other light industrial units. To the south off Broadwater Road is direct access into the site. For a more detailed appraisal of the vehicular access to the site please refer to the accompanying transport consultants' report.

The site falls gently from west to east by approximately 5 metres. Across much of the width of the site the fall is gradual, but there is a steep drop at the swale to the east of the site. Within the footprint of the building the fall is approximately 1 metre. From north to south of the site, although undulating, the ground is approximately level. The site is clear of buildings and has recently been used as a car park.





Broadwater Road Site, Welwyn Garden City

## **2.4 Social and Economic Considerations**

The CLS is a reference and distribution facility for the whole County. The new site therefore needs to be centrally located within the County, and with easy access to good road links. As a County and community asset it is essential that a new site and a new building for the service should improve the public face of the development and place it in a location that is easily accessed by the general public.

For the regeneration area and the County it provides the magnet of a public facility. For staff it provides a building with a wide choice of transport networks and an attractive place to work.

## **2.5 Planning Policy Context**

For a detailed appraisal of the planning policy context for this project please refer to the Supporting Planning Statement.



## 2.6 Evaluation of the Site Opportunities and Constraints

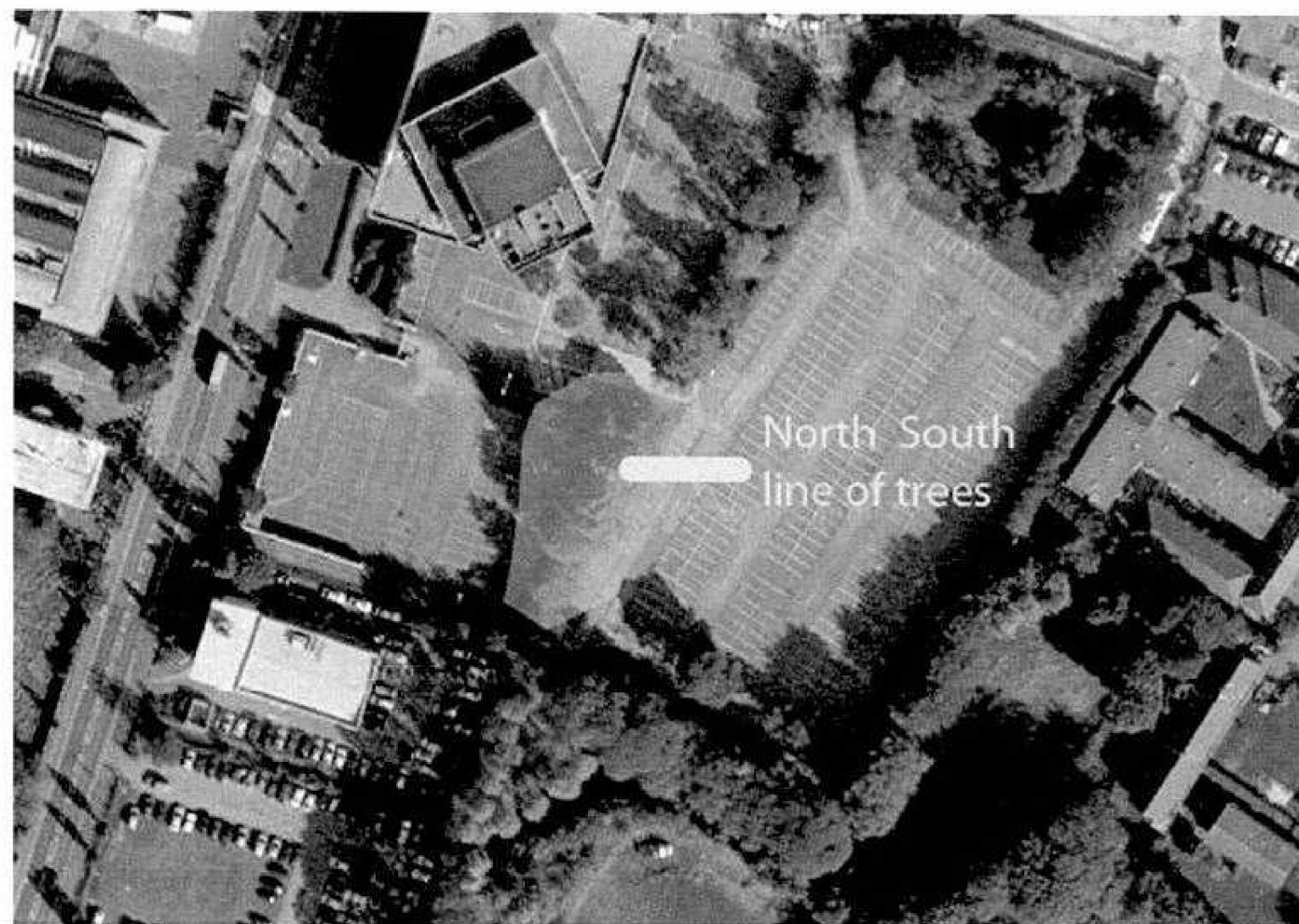
There are a number of interesting opportunities and constraints related to this site.

**Building Line:** There is an implied building line along Broadwater Road. This line is currently acknowledged by our site in the form of a boundary brick wall, but the wall is insubstantial and leaves the viewer with the feeling that our site is a missing tooth. We are very keen to remove this anomaly and bring any new building into this building line.

**Trees:** There are a number of trees with TPO orders on the site we have been careful to agree a strategy for their future, through our arboriculture consultant, with Welwyn and Hatfield's tree officer. A number of the trees are in poor condition and through our report we outline how we would propose to deal with these trees individually. The site is bisected by a row of trees running north to south through the site. In order that a new building is able to push up to the building line of Broadwater Road we will need to remove these trees, albeit in poor condition.

**Residential, retail and workplace amenity:** We also see our public building contributing to the general level of amenity within the area. Although it is not a branch library it will include a reading room and the current building hosts public readings and events. The primary strength of this location is the ability to create a central reference library in a town centre location surrounded by a mixed use environment, with a high percentage of residential.

**New Broadwater Road West master plan:** We feel our site can potentially reinforce and improve on the current masterplan, by creating a public building to compliment the Roche building, which we understand is to become an ecclesiastical building. The diagonal street that forms the central axis to the master plan has a very strong north end, and civic space, with the formal presence of the grain silos and the adjacency to the railway station. But the southern end is weaker with the diagonal finishing on the beautiful, but diminutive glazed staircase to the Roche building. A public building on our site, which compliments and reinforces the Roche building, could begin to offer a little more gravitas to the southern end of the development.

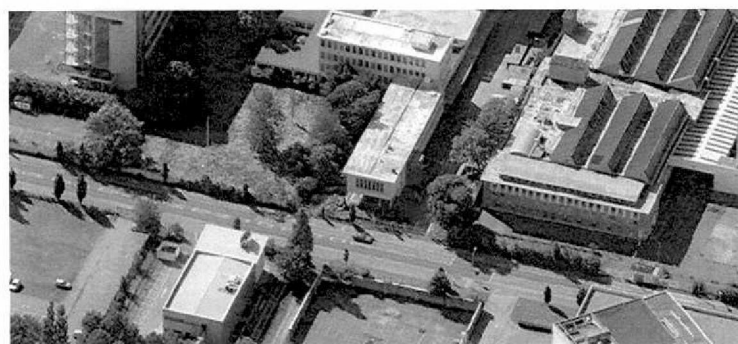


TPO trees that bisect the site





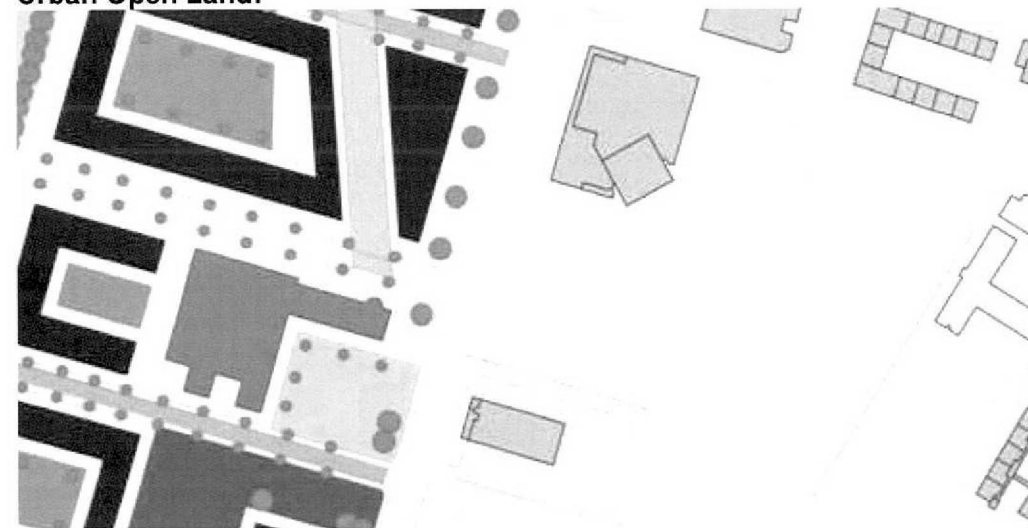
**Roche reception building:** 1938-40 by Otto R Salvisberg of Zurich in association with C Stanley Brown, with later additions. The original factory buildings lie in axis with but behind and to the left of the original administration block whose entrance is on its short end. The construction is of reinforced concrete and the factory buildings are steel framed; external surfaces are rendered in an off-white colour. The administration block is 2-storeyed with the bronze entrance doors set well back behind pilotis and with 7 narrow, deeply set vertical windows in the wall above. To the right, the principal staircase in a glazed door, the only feature to break the austere white cubic form of the group of buildings. The factory buildings 4-storeyed with single-storeyed spurs. Metal casement windows Georgian in proportion but closely set in long horizontal bands and the general horizontality of the building is further emphasized by the widely projecting flat roof.



**Roche Reception Building:** Our site is opposite this exceptional example of modernist architecture and we are keen that our new building compliments and benefits from its adjacency. The building is simply linear, Bauhaus box, expressing the idea of form follows function in the simplest, industrial technology of it's time. Overall the building uses a simple geometric form with repetitive window details to create a horizontal form that thrusts out toward our site.

**Street Presence:** There are two points at which our site can contribute to streetscape of Broadwater Road. Firstly there is the 'missing tooth' on the east of the road, but also as an axial presence to the adjacent new vehicular access into and out of the Broadwater West development.

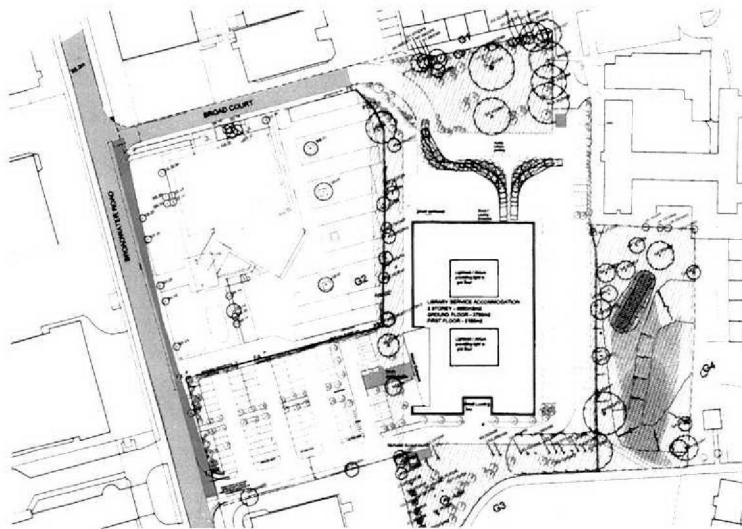
#### Urban Open Land:



The site will sit on the corner of a pocket park formed by the L shape of the adjacent Roche building. Given that the site is also at the end of the central diagonal street through the new Broadwater West development and on axis with a lateral access street into the development, we feel our site could potentially compliment and reinforce the new urban structure.



**Access Limitations:** We have compiled a full Transport Assessment to accompany this document, however in summary; we have two points of entry into the site which we have worked with to allow us to create through traffic early in the morning, late in the afternoon and to accommodate delivery and distribution of books.



Previous planning proposal by previous owner of site

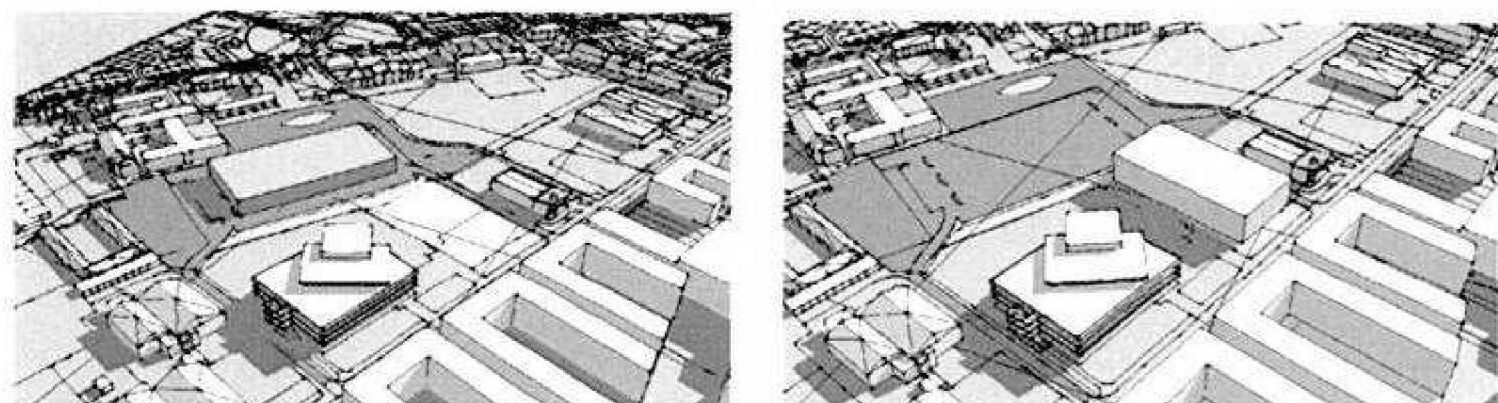
### 3.0 Relevant Planning History

A planning application for the redevelopment of the site for 20 B1 business units with associated access roads and landscaping was approved by Welwyn Hatfield Council on 6<sup>th</sup> June 2007.

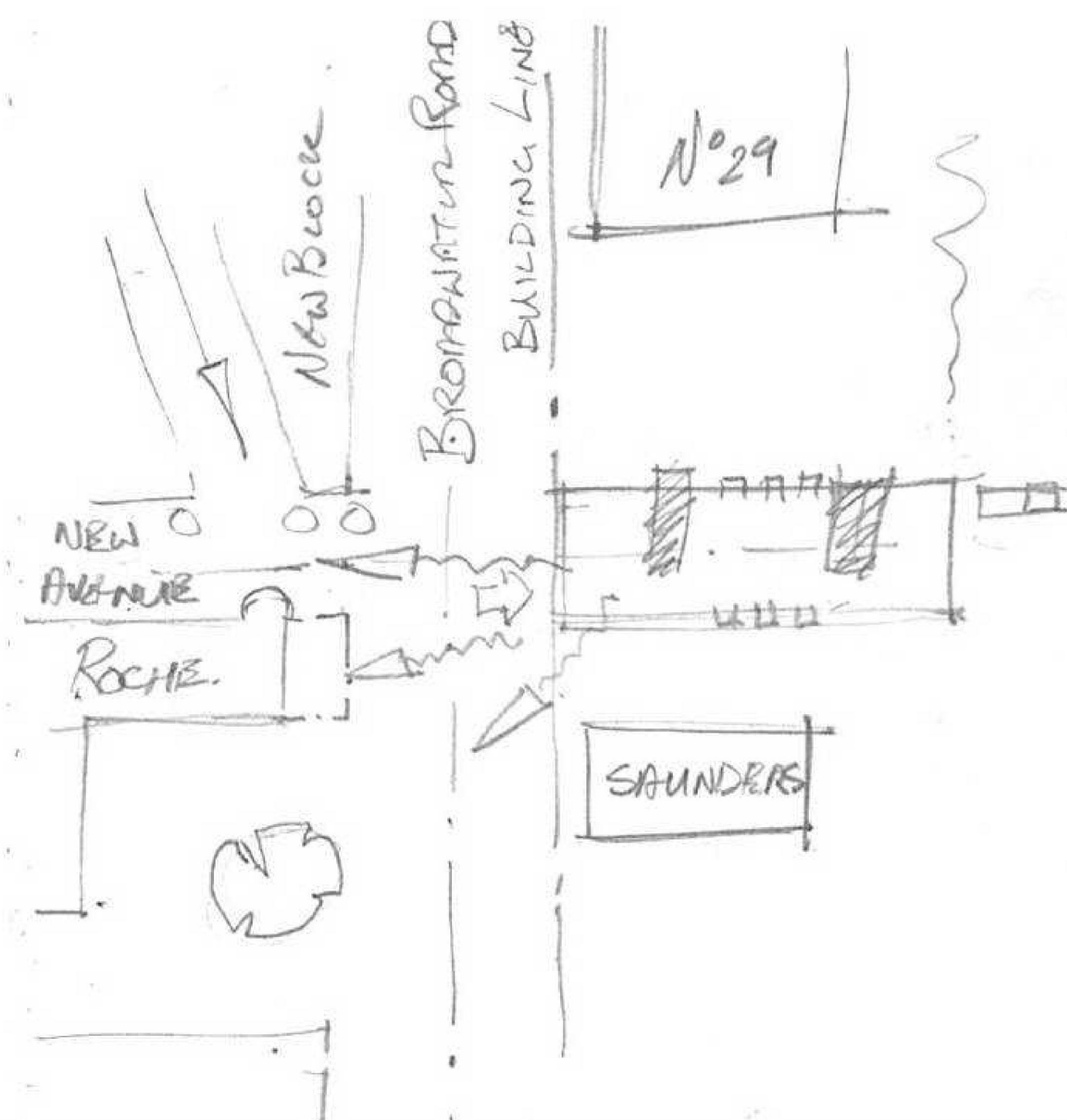
The permitted development comprised in total 5,834 square metres of built development and 1239 car parking spaces.

Further details are contained in the Supporting Planning Statement.





Early massing options illustrating a 2 storey block to the rear of the site and a three storey block on the Broadwater Road building line.



Sketch showing the general principles for the site layout, views from building, building line and links to the pocket park

## 4.0 Application Proposals

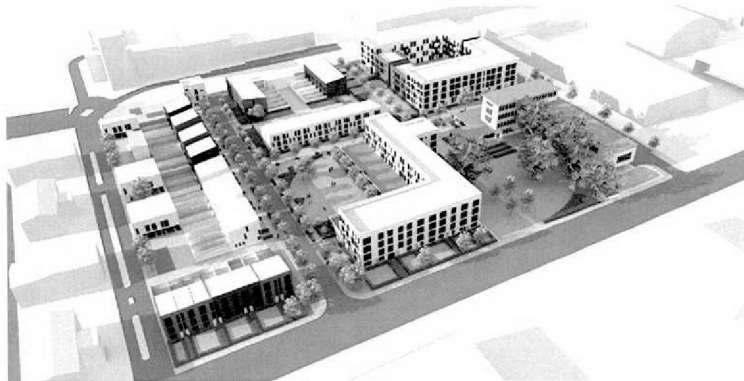
### Massing and location within the site

We began the process of considering our proposal by looking first of all at the proposed massing and location for the building, alongside a review of the basic functions of the building and their adjacencies.

Our initial approaches looked at placing the building toward the front and rear of the site, but it very quickly became apparent that a public building of this order wanted to be on the building line of Broadwater Road in a location that would make it easily accessed and seen by the general public. This approach also allows for the development of the rear of the site as a separate function, less public than the library, at some point in the future.

We were conscious that at this location the building would have buildings to its west and north that were in the order of three and four storeys high. We therefore initially looked at massing the building as a three storey building, but this created an awkward split in the accommodation for the main reference library, placing it on both the ground and first floor. At the same time it created a building with a vertical emphasis beginning to dominate rather than compliment the Roche building. By limiting the building to two storeys it allowed the new building to be a linear, ground scraping form, mirroring and complimenting the Roche building.

The consequence of this decision has been that the tree line that bisects the site will need removing. We are keen that the site generally retains the mature trees within its curtilage and recognise the trees as an important asset for the site. The trees that screen the site from the north, east and south are an important characteristic of the site, screening the offices and new mixed use areas from the residential areas beyond. However the footprint of our final building makes it impossible to retain this internal set of trees, so proposals are included to replant with suitable species.



New Roche building development

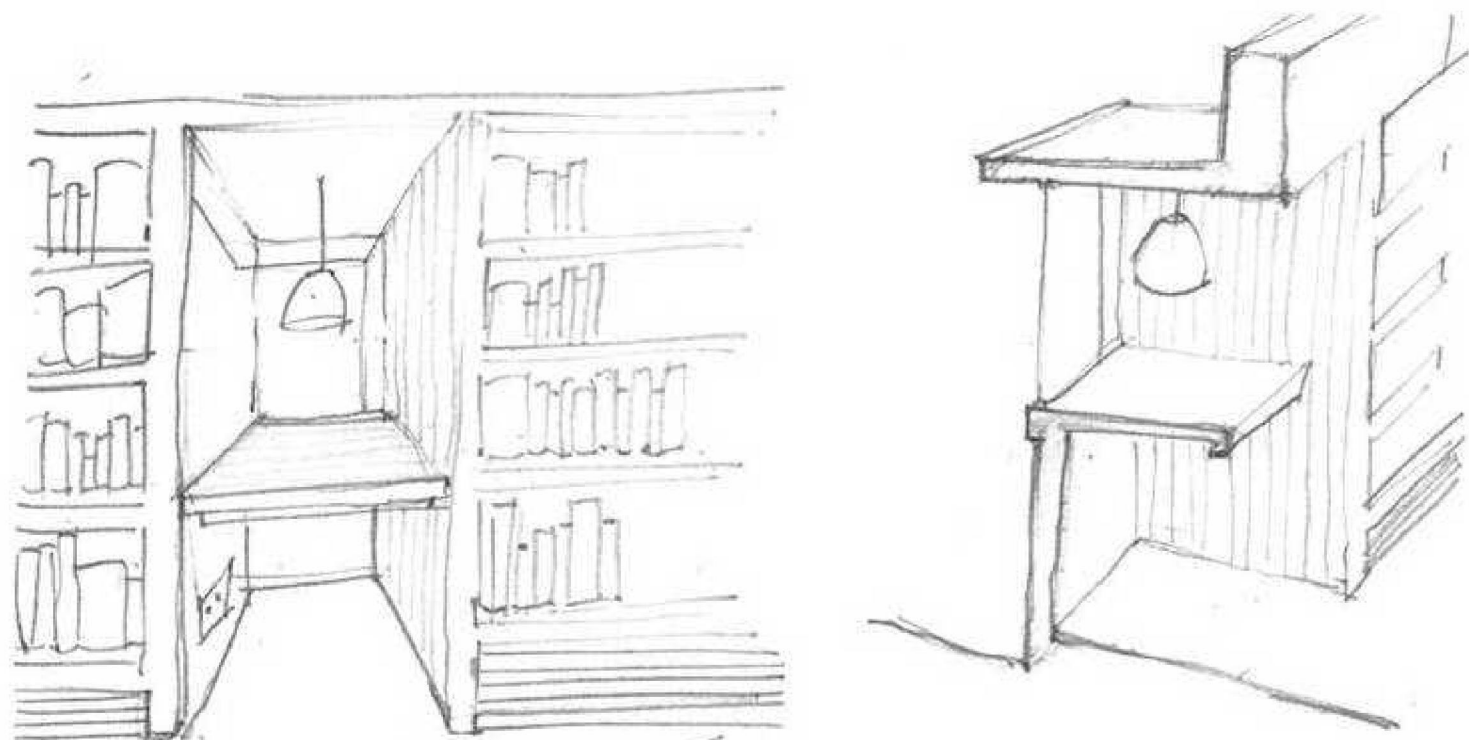


Master plan for Broadwater Road West development and the Shredded Wheat Factory

### Broadwater Road West development

Our report has used Welwyn Hatfield Council's own master plan, as outlined on its web site, however we are aware that the exact detail of the areas planning is currently being developed through other planning applications, which are outside our site and brief. These designs have so far maintained a major link from a civic space adjacent to the station and shredded wheat factory, the avenue on axis with our site and the pocket park adjacent to the Roche building. If these elements are maintained we feel the rationale for our location and planning will still apply.





Study pods at the perimeter of the CLR



Study pods

### Vehicular access

From the beginning of the process we have been investigating the various options available to us in bringing vehicles onto the site. We have a variety of vehicle types accessing the site, and to accommodate the various types we have maintained both access points. We have two main groups of car users visiting the building: staff cars can park to the east of the site and access the land via Broad Court to the north... Access to the visitor car parking is via the entrance to the south of the site but is separated from the main staff car park and lorry yard via a gate. This gate is only opened in order to enable staff access up to 9.00 and to occasionally allow HGVs to exit the site during the day, or at 5pm to allow staff to leave the main car park. This allows us to make best use of the land to the rear of the building, without having to accommodate large turning circles for the HGVs and also allows us to separate the more industrial vehicles from the staff and especially the library visitors.

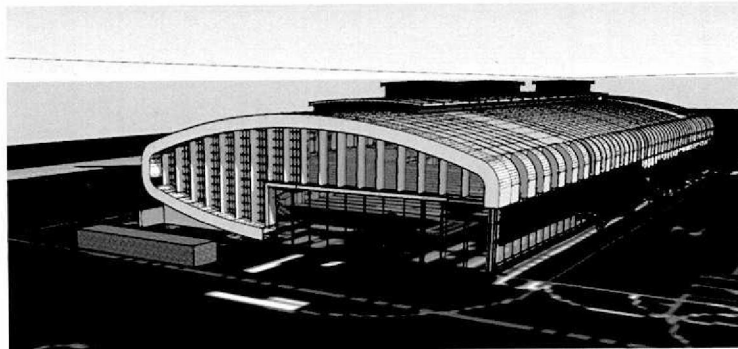
### Accommodation and Use

The proposed building is a new purpose built mixed use facility for Hertfordshire County Council's Library Service. It is intended to be a bespoke building that is capable of adaption at a future date into an alternative use. The building will create accommodation for four primary activities:

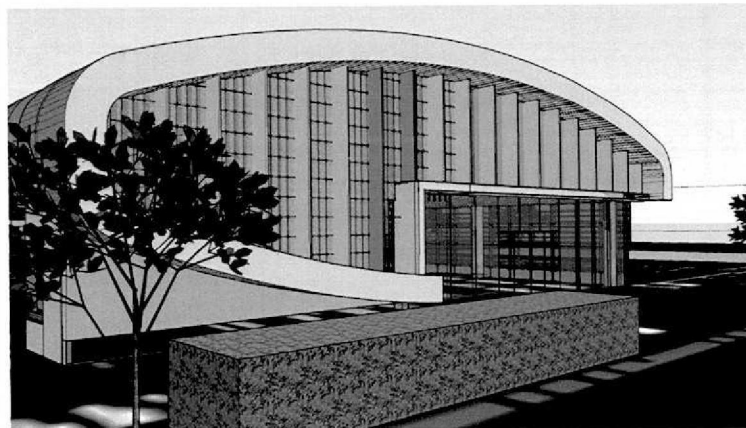
### The Central Resources Library

This is a reference library for the County, fully accessible to the general public. It is situated on, and occupies most of, the ground floor. Its location is in the most publicly accessible part of the building with both shelving and reading rooms easily seen through the full height glazed screen, which wraps around the south west corner of the building. From within the public are able to see through the glazed screen, a panoramic view of the Roche building with the tree lined avenue to its north and pocket park to the south.

The current library accommodates 50,000 visitors each year, given that the library is open six days a week, this represents approximately 175 visitors per day. However given the new library's greater public face; we envisage that this number will increase



Broadwater Road elevation with vertical brise soleil



Detail of vertical brise soleil

to something in the order of 100,000 visitors. Periodically the library holds small events for the public, such as exhibitions or book readings. These events will be held within the main library or the large meeting rooms on the first floor at the front of the building.

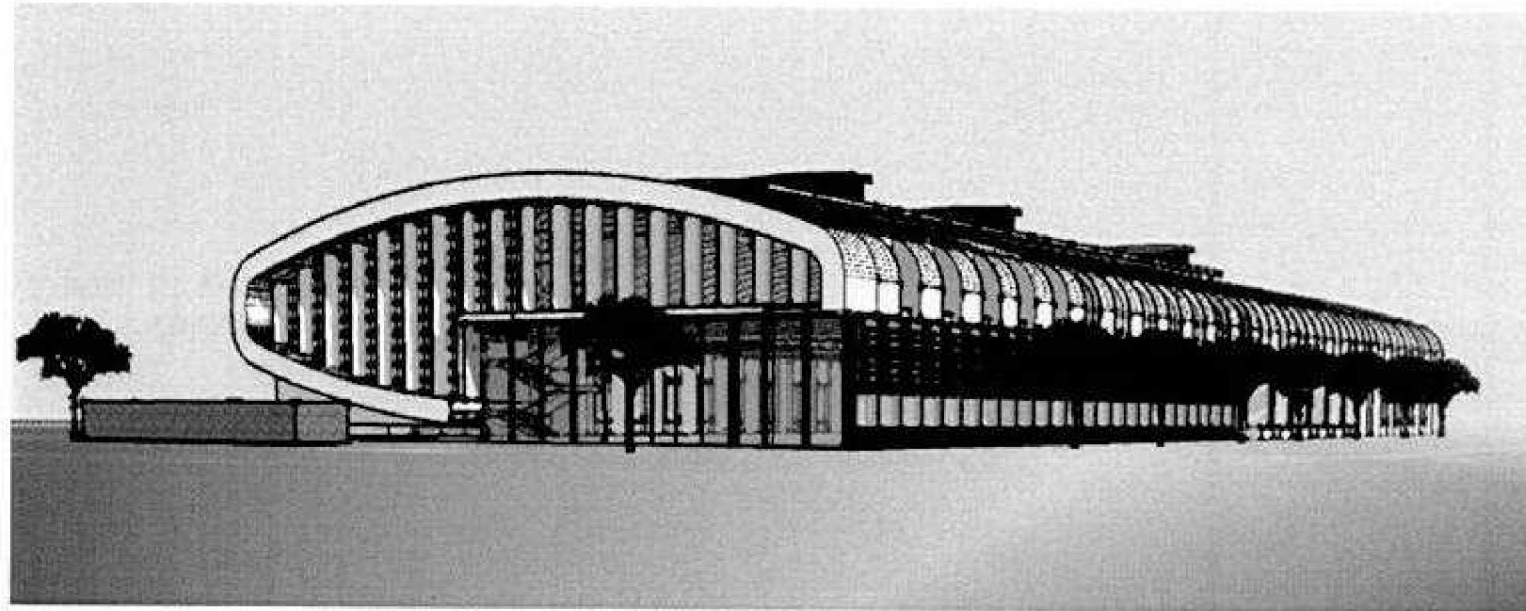
Its requirements differ from a typical district branch library, as some items are loaned out in bulk; occasionally up to 50 items at a time, but the general access and loaning policies are essentially the same as a branch library.

This area of the building is an academic store, a warehouse for specialist information, new legal cases, the most recent copies of Hansard, survey data of the local community, art history case studies, musical scores and multiple copies of plays and musicals. The library offers the community access to reference material and collections of performance arts material used by over 600 groups and schools around the County for their performances.

The facility aims to promote books and documents available to the general public and the aspiration is to increase opening times for community users. Unlike a branch library a high proportion of users are looking for a specific publication, rather than browsing the shelves. It is important to create a space that enables easy movement of the documents and publications in and around the spaces. Visitors may spend the whole day or several days in the library researching topics or may only visit for a short time. The proposal is to locate Central Resources Library services at ground floor level with service lifts to the roller racking facility on the first floor which houses the Performing Arts multiple copies collection.

**The Technical Support Services and Mobile Library Services:** These are to be accommodated in open plan office spaces with support service areas. The aspiration for open plan areas is to provide flexible space which facilitates future adaptation and can incorporate changing IT developments whilst maintaining acoustic separation for proposed uses. The support service activities also require workroom areas to catalogue, package and distribute (often) bulky items. It is essential that staff teams involved are able to easily access loading bay areas.





Perspective of the CLS building from the pocket park

**The Schools Library service:** Proposed to be located on the first floor, this operates as a business unit working on a 'traded' basis. The service provides learning resources to County schools. Teachers, as well as pupils, visit for stock selection and training is often included as part of these visits. The County Art collection associated with SLS provides opportunities for visitors to view works that they may borrow from the collection.

With regard to integration of these four activities there is some overlap between the various services in use of accommodation; the Central Resources Library, office and support services and Schools Library Service share the same reception, meeting rooms and staff facilities. Externally, car park provision is to include spaces for visitors and staff with disabled spaces. A distribution yard and loading bay is to be provided and space for overnight parking of the Mobile library vehicles. Vehicles will need access for servicing the building and to waste and recycling containers provided.

### Size of building

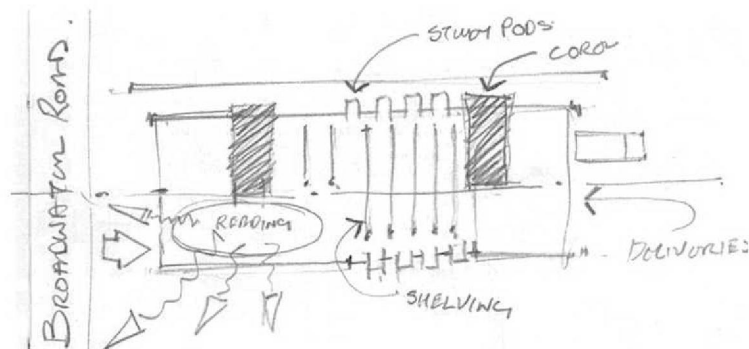
The proposed development including car parking can be accommodated on the 1.81 hectare site and provide surplus site area which can be utilised for future development. The two storey building is in keeping with the storey heights of adjacent buildings.

The gross external floor area of the HCLS building will be 4095m<sup>2</sup>.

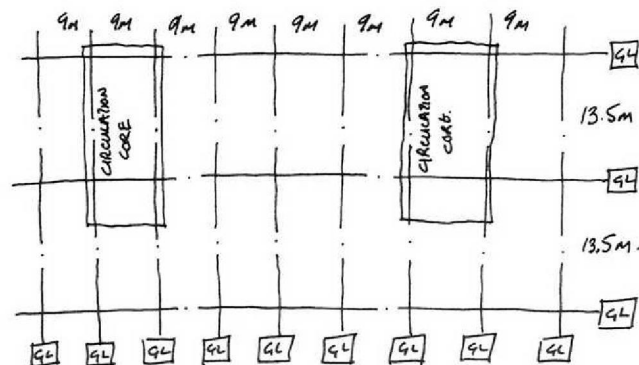
The ground floor (approx 2108m<sup>2</sup>) is made up, primarily, of the public area of the Central Resources Library. The first floor (approx 1987m<sup>2</sup>) is made up of office functions and distribution workspaces with some storage areas.

It is anticipated approximately 120 staff in total will be employed at the building. The impact of the development on the locality is summarised in the Planning Statement submitted as part of the application.

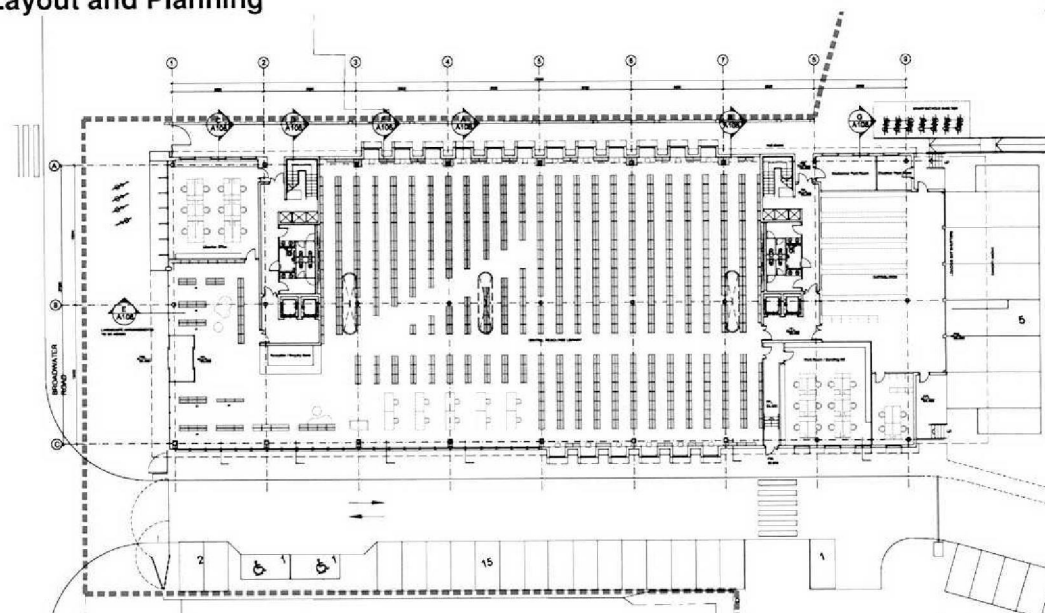
## Layout and Planning



Sketch layout for ground floor illustrating reading room



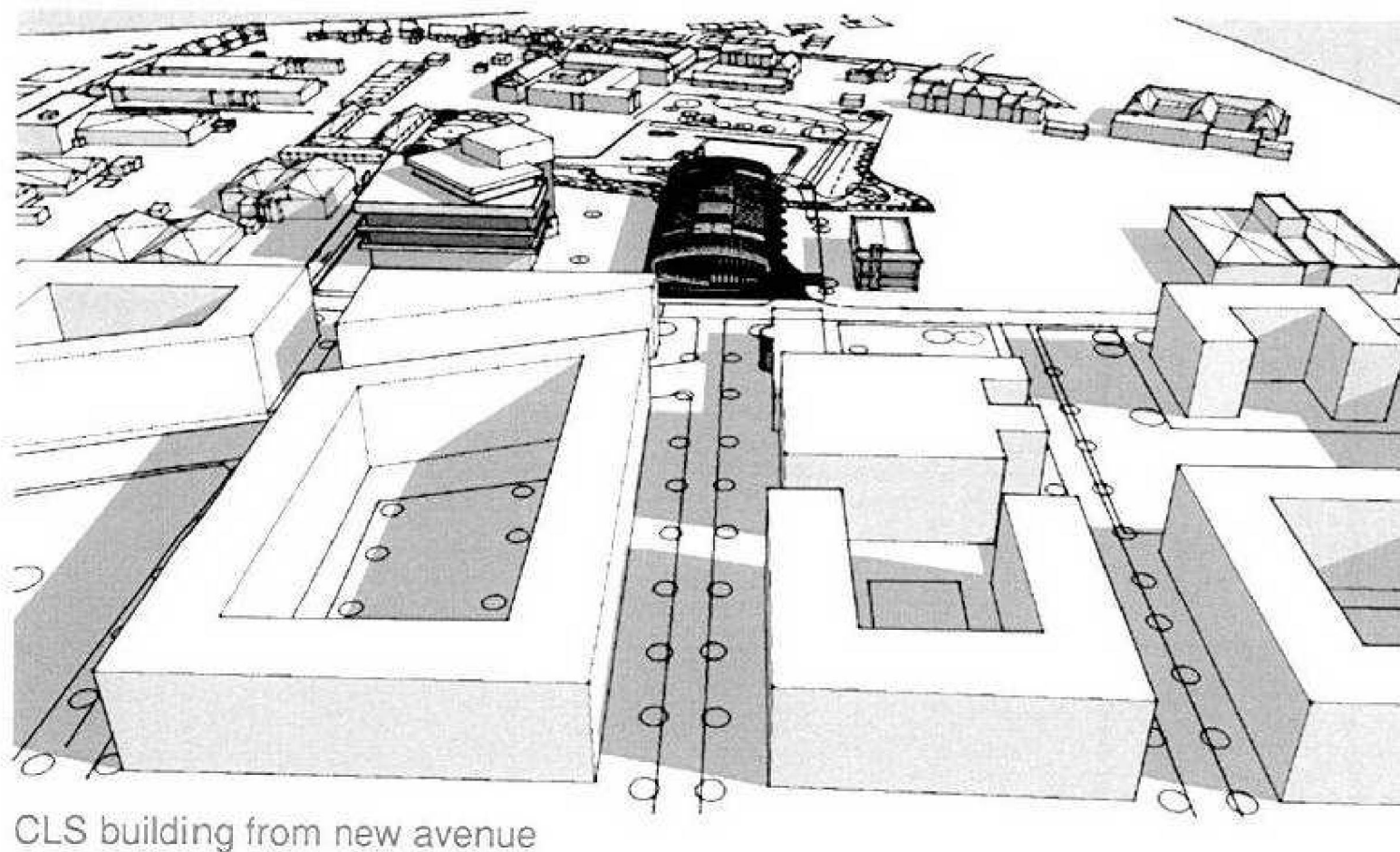
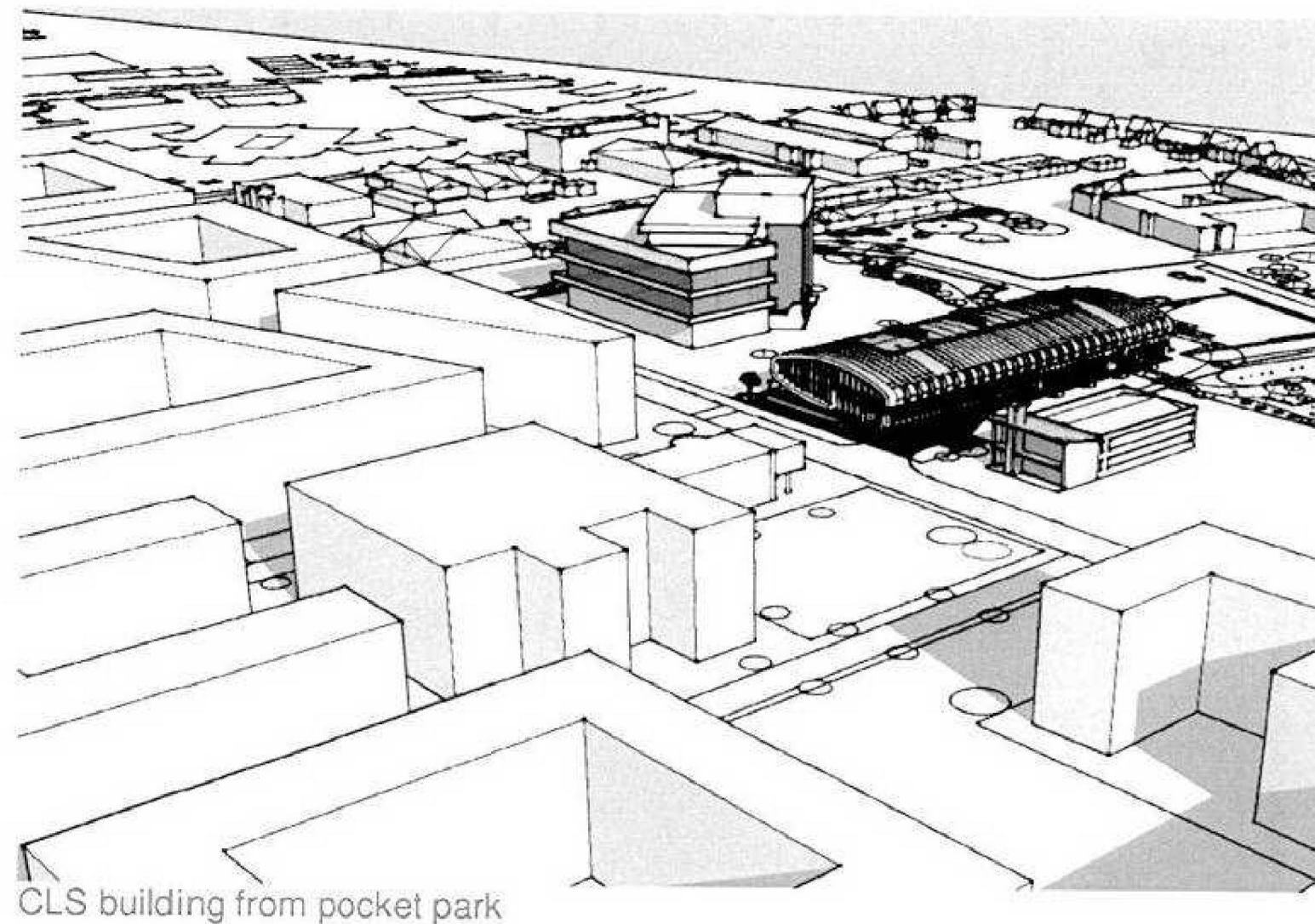
Basic grid structure



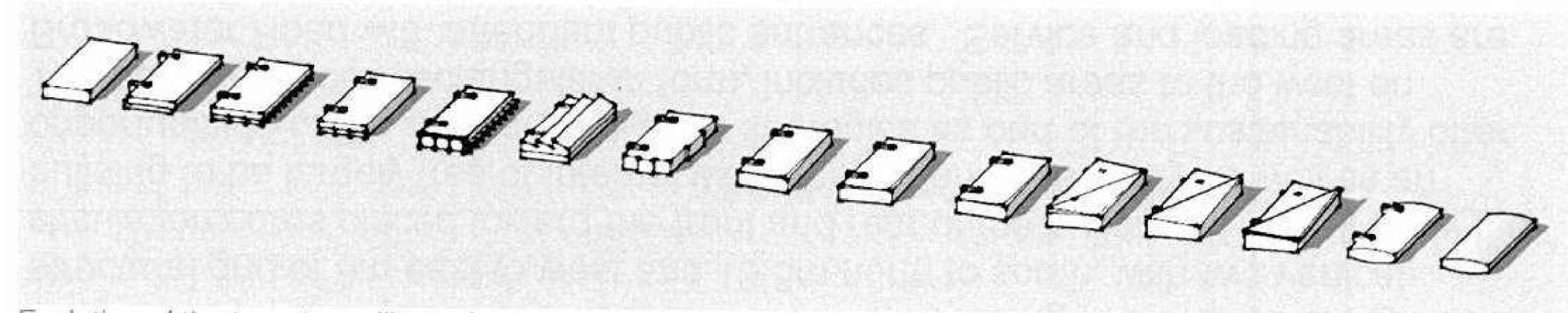
The layout and structure of the building is designed to create a basic form that can be adapted to an alternative use at a later date. The building is therefore set out on a structural grid of 9m east to west and 13.5m north to south, with two vertical circulation cores placed toward the front and rear of the building. This will allow the building to be largely free of internal walls thus offering flexibility as well as an opportunity to utilise natural ventilation strategies as part of the sustainability offer. The building layout, rectangular in form, includes public areas to the west on Broadwater Road with attendant public entrances. Service and loading areas are accessed from the east. With a hierarchy of public, staff and service entrances, all provide inclusive access to the building with visitor and disabled parking adjacent to these entrances.

The remainder of the site, and the larger part, Parcel B is given over to service yard and car parking. The area is surrounded by a buffer of landscaped and managed land.





## Scale



Evolution of the two storey library form

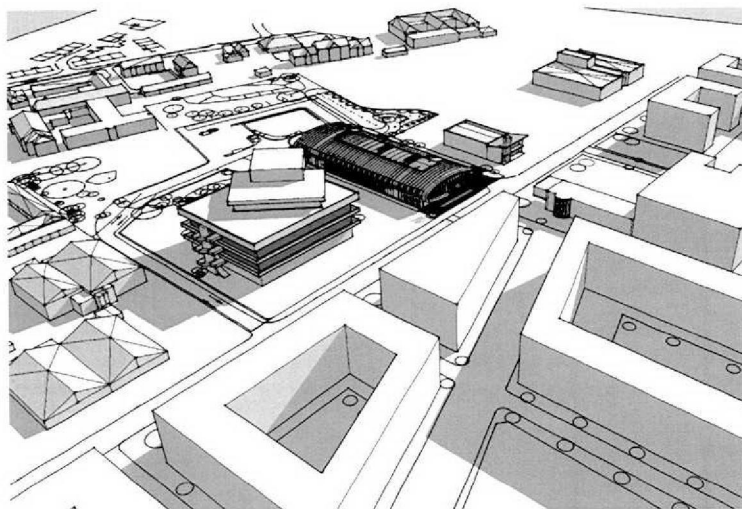
The proposed CLS site currently sits within the vicinity of an old industrial area. Many of the buildings have now been demolished and some remain unused.

There is a regeneration plan for this west area. As part of this the intention is to build a high density 4 storey mix of residential units on the west area of Broadwater Road, abutting the CLS site. On the east side of the road the scale and massing reduces – a series of ‘pavilion’ buildings run the length of the road. In this context the proposed CLS would be amongst these ‘pavilion’ buildings.

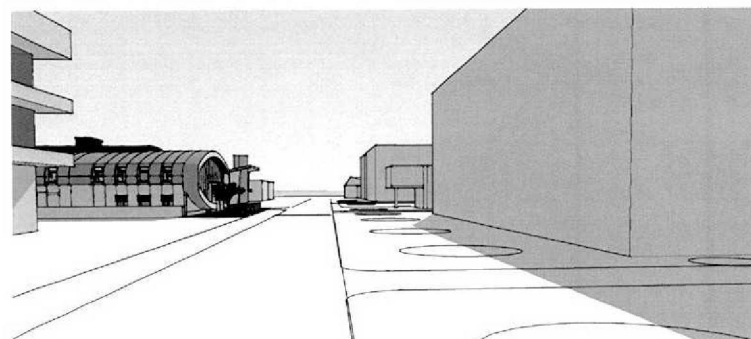
As proposed, the CLS is essentially a 2 storey building within a curved envelope. Although lower in height than some of the adjacent buildings the proposal creates a presence on site with its curved form and attempts to bridge the gap in scale between its neighbour to the north, a four storey office building with podium entrance and to the south 2 storey offices. Its height and proportions are also a link between the more domestic scale of school and residential buildings to the west travelling away from the town and the new regeneration area.

The tube form also serves to provide a reference point to those travelling along Broadwater Road increasing its prominence but without requiring substantial height or massing to achieve this. The two storeys of accommodation are sufficient to meet the requirement for a separate resources library with distribution office areas above whilst achieving flexibility of usage within those floors both horizontally and vertically.





CLS building from new diagonal within the Broadwater Road West Development



CLS building form the north end of Broadwater Road

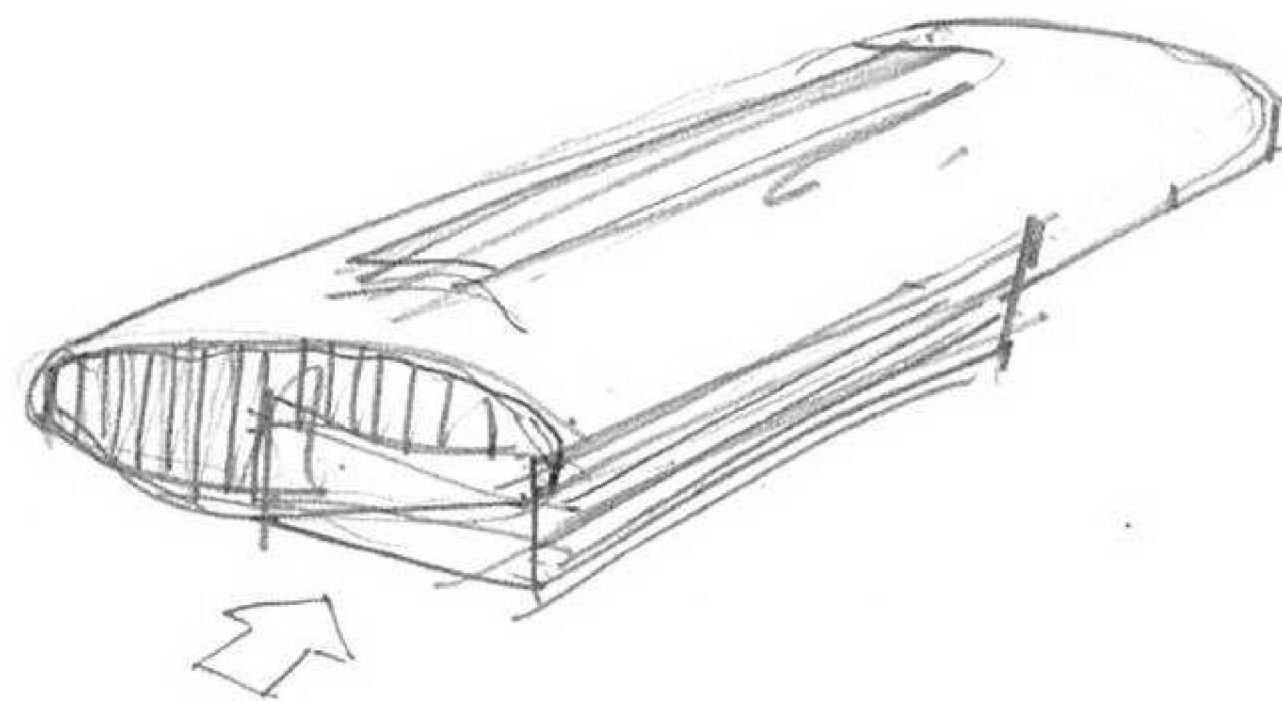
As the site is an irregular shape with much of its area located away from the road; only a fairly narrow frontage faces directly onto Broadwater Road. With the future development of Broadwater Road West it is anticipated a primary pedestrian and vehicular route will create an axis onto this frontage. The design response to this is to express the glazed 'cut' volume of the tube. This allows views through into the building particularly at night; it creates a strong identity to this façade whilst making it accessible; necessary for a public building. It also provides a focus to the axis.

The proposed CLS is a facility for the whole of Hertfordshire attracting both users who travel a long way to use its facilities and those more local users that chance upon the building. The building design therefore aims to respond to this. There is a hierarchy to the facades, the west elevation facing onto Broadwater Road is the public façade announcing the building to the wider context and includes primary signage. The south elevation has a secondary purpose as the public/private face of the library, where visitors arrive by car. There is a corresponding area of hard and soft landscaping. Here visitors are able to view the reception area from outside and it permits visitors to orientate themselves to the space and building design.

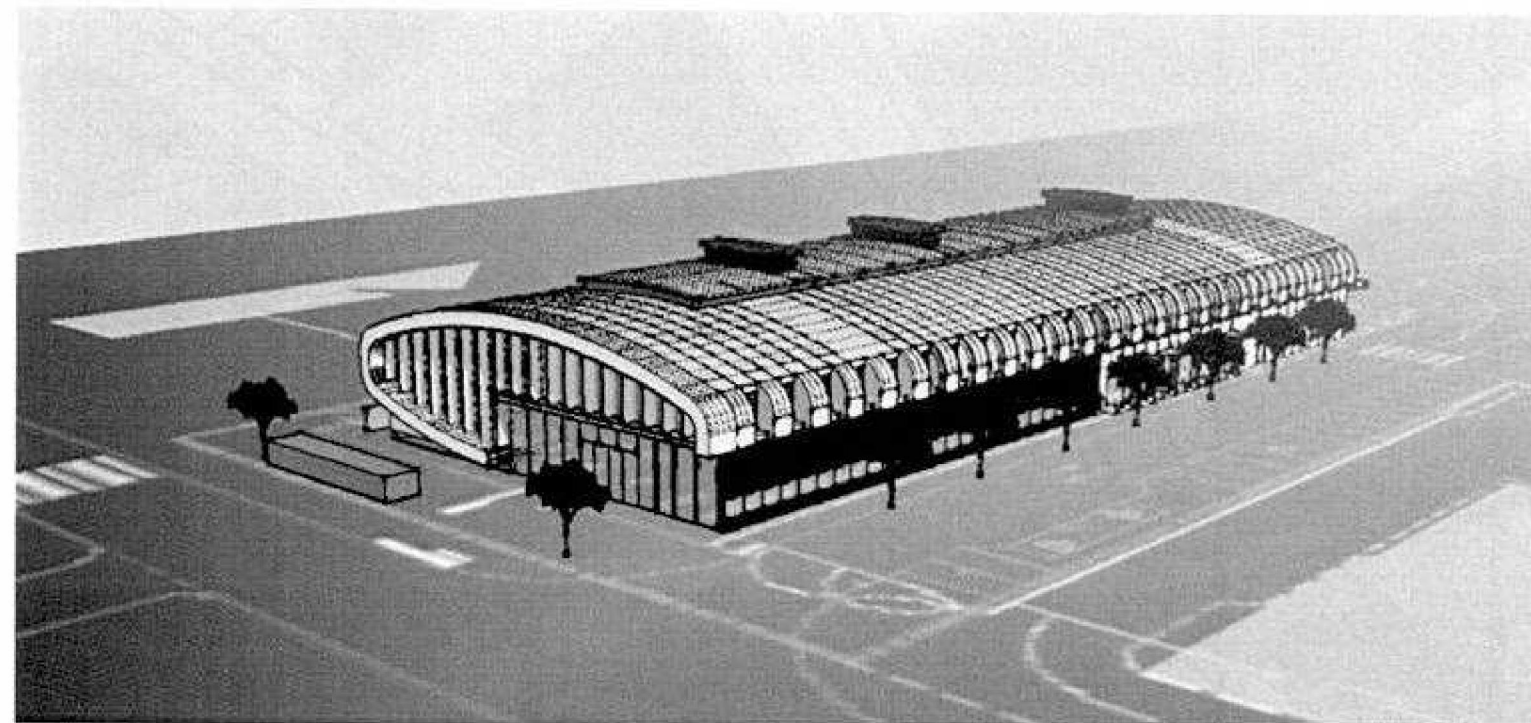
On this façade the elements also relate to smaller scale public/private usage rather than vehicular route. More detail is evident and the study use 'pods' are expressed on the façade adding to a more intimate scale.

To reinforce the legibility of the building entrance, the corner 'entrance box' to the CLS is fully glazed. This addresses the green open space entrance area of the listed Roche factory opposite which is to be incorporated as part of the larger Broadwater Road West redevelopment scheme.





Early sketch of form



Axonometric of computer model

## Appearance

The brief and siting of the building informed the design rationale; that is the design of a contemporary public building taking its cue from the industrial heritage of the area.

Regeneration and reworking of an existing model for the resources library also ties up with the anticipated redevelopment of the area with a vision of a sustainable mixed use development.

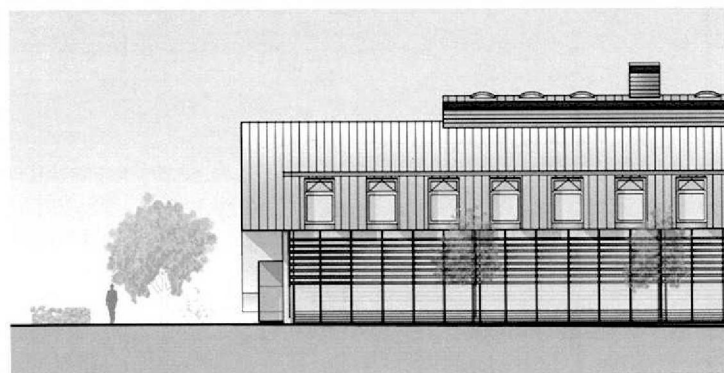
Buildings such as the Listed Roche factory opposite will be refurbished for a new use. This building represents an interpretation of the International style for a semi industrial building. The proposed Resources Library intends to replicate this. Its identity is a distinctly contemporary post industrial building. Simple in form, its aim is to complement the Roche building, not to dominate it.

The intention of regenerating the Broadwater Road site is to link it with the west side of Welwyn Garden City. Providing a CLS and CRL with a clear identity will help to continue these aims. In this case it provides a change in the 'grain' of the buildings to the route of the long straight Broadwater Road providing a distinctive volume. Within this, the elements of the building characterise the public façade facing Broadwater Road with its use of vertical fin Brise Soleil. The public/private façade to the south is characterized by horizontal Brise Soleil and ventilation louvres.

The use of factory or industrial style materials with an aluminium cladding system, simple aluminium opening window system and render are intended to relate to contemporary semi industrial buildings. The more closed warehouse and distribution uses of the building can also be accommodated in an envelope of this character. The appearance of the building is affected by its orientation and the various devices utilised to carry through the sustainable design strategy for the building. The features include Brise Soleil, opening windows, ventilation towers and photovoltaic panels located on the south west elevation of the building.



Horizontal brise soleil



South elevation (Broadwater Road end) illustrating the brise soleil

The principal materials proposed are in keeping with the area's semi industrial past but provide a contemporary appearance.

An aluminium standing seam system is proposed for the curved envelope of the building. This would be colour coated aluminium. This provides a surface which diffuses light reducing reflectivity and glare. Other elements, the Brise Soleil, windows and fins will also be colour coated aluminium but in a darker hue.

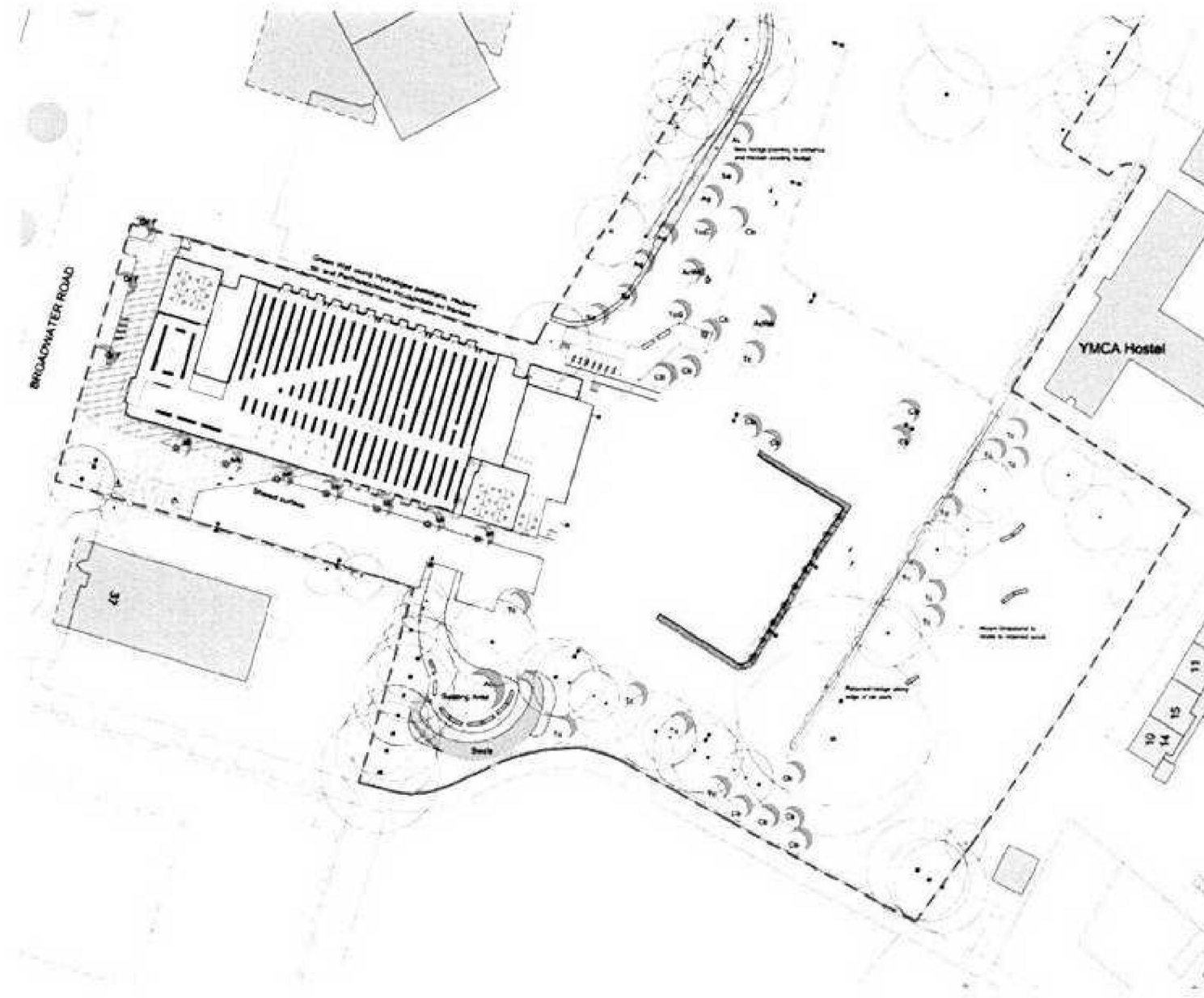
A silicon render is proposed for elements of the south elevation. This links with the Roche building opposite and the Shredded Wheat factory to the north of the site.

Silicone renders are water repellent, vapour permeable and weather resistant. The rolled texture would be smooth. Fritted and clear solar shading glazing within a curtain walling system are to be utilised on the elevations.

As the building is viewed throughout the day its appearance will alter. With large areas of glazing the internal spaces will be more visible at night. As the seasons change and the light levels differ the colour of the cladding will reflect these changes.

The entrance signage to the building is not intended to be lit; instead it will be silhouetted against the lit interior during evenings.





Landscape plan

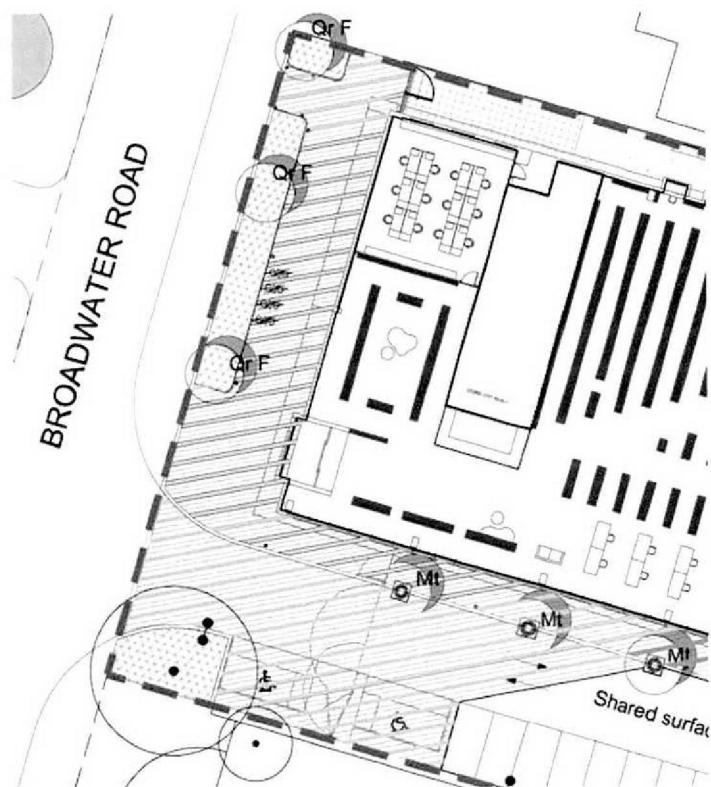
## Landscaping

The landscape strategy and details are illustrated within a separate report, however the specific objectives for the landscape strategy are to:

- Retain the majority of the existing vegetation and boundary trees on and adjacent to the Application Site and integrate these elements with the masterplan proposals
- Enhance existing open boundaries of the Site with proposed woodland and edge buffer planting to integrate the proposed development into the surrounding landscape to the east and south
- Maximise opportunities for habitat creation and wildlife preservation
- Protect the visual amenity of adjoining properties and integrate development into the existing and proposed townscape to the west
- Create a distinctive frontage landscape which signals the building to users of Broadwater Road and maintain open areas in appropriate locations in order to maximize the contribution of greenspace to the Proposed Development and the wider visual amenity of the Site.

The Landscape Strategy will create a 'Green Network' across the Site. This Green Network not only contributes to the creation of a sustainable scheme that can be designed in line with best practice, but it also contributes to creating a setting that is conducive to encouraging a healthy workplace. Furthermore, the green components of the site will combine with the sustainable drainage system to provide an Environmental Infrastructure Framework for the site, maximising green linkages and enhancing biodiversity whilst reducing site runoff.

The proposed landscaped environment surrounding the built form can be broadly divided into 3 main components:



Landscaping to front of project

## Publicly accessible frontage area and entrance

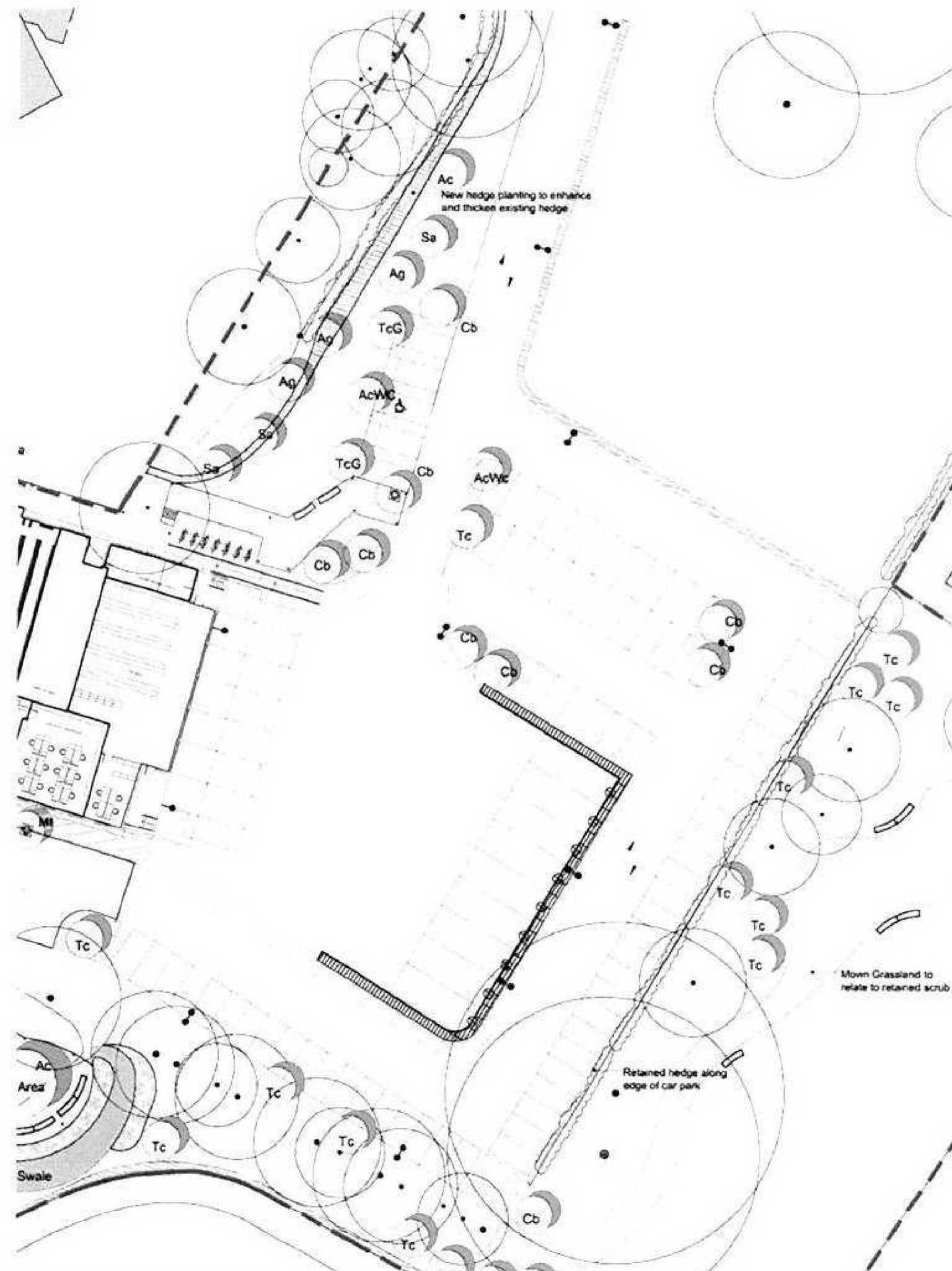
The entrance area and access path leading from the controlled road crossing will be surfaced in high quality smooth ground concrete slabs in two sizes (900x300mm and 450x300mm) and in two contrasting colours, silver grey for the main panels and charcoal grey for the trimming strips. The paving will be aligned to reflect the internal arrangement of the building and library racking and will 'draw the eye' to the green space to the south west of the site, capitalising on the expanse of screen glazing which forms the façade to the south west corner of the building. The building frontage to Broadwater Road will be 'greened' by large path side planters containing formally clipped low hedging (box and privet varieties) with panels of herbaceous material to provide colour and seasonal interest. Semi-mature trees (*Quercus robur* Fastigiata) will be planted within the borders and will align with similar street trees used along Broadwater Road. The tree locations will frame the main façade and visually relate to the access road directly opposite the site. Low level column lights (Veksoe Forum of similar) will illuminate the footpaths in a subtle way and will not conflict with the lighting feature effect provided by the illuminated façade.

## Public car park

Car parking for visitors will be provided to the south of the main building with disabled spaces located immediately opposite the main entrance area. The frontage paving surface will wrap around the corner to extend the treatment across the road junction and to embrace the disabled parking. This will maintain a single surface with flush access providing ease of passage for wheelchair and pram/buggy users. The extension of the main pavement surface will promote pedestrian priority across the car park area.

Upright tree planting will be used to define the southern edge of the building and will frame views at the location of the reading 'pods'. The southern boundary will be re-established with Orsogrill type fencing and greened by planting of climbing plants. The main area of visitor parking will be surfaced with Bituminous macadam, line marked to define parking bays.





Staff car parking area

### Loading area, staff car park and boundary landscape areas

The 'rear of house' car park and loading areas will be simply treated with bituminous macadam surfaces and defined by standard line marking. The loading bay is to be screened to properties on the north and east by the creation of a gabion basket wall, filled with site won crushed concrete and 'greened' by native climbers. The landscape surrounding the rear car park will be developed to promote biodiversity and to create a green buffer to adjacent users. To the south, a staff seating area will be enclosed by clipped native hedgerows and defined by tree planting, carefully positioned to allow areas of sun and shade throughout the year. Bound and loose gravel surfaces will allow easy access for all and seating will have backs and armrests. To the north of the building, the access path from the car park will be formed in resin bound gravel and will be contained to the north by new native hedgerow planting. New tree planting and woodland blocks will be incorporated to build on the existing tree cover and provide future native habitats.

The development of natural grassland to the outer boundaries will further promote biodiversity.

A tree survey report with associated plans will form part of the application. Where trees are affected by the works this will describe protection measures to any trees affected.

An outline landscape management strategy for long term maintenance and management will form part of the planning application.

## Environmental and sustainability considerations

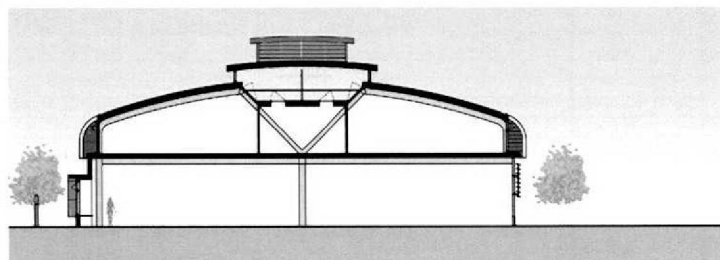
For a detailed appraisal of our environmental and sustainability strategy please see our Energy Statement. The aspiration to create and promote a sustainable development was set with the following aims:

- Creating an inspiring building and encourage an increase in visitor use
- Creating a secure and welcoming place
- Facilitate community access
- Provide an overall sustainable design solution by drawing together strands of social development and environmental initiatives with an asset for the local economy
- The design is to aspire to match a BREEAM 'Very Good' rating. However an assessor is not anticipated to be appointed.

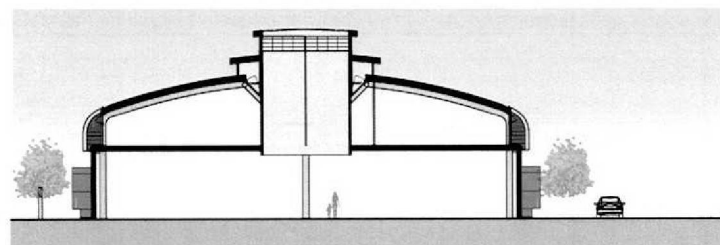
The design development of the proposed CLS has followed the principles set out in the Hertfordshire Sustainable Development Guide "Building Futures".

As described, the proposal has been developed to minimise environmental impact and the depletion of earth's resources. Energy efficiency, as described in the attached Energy statement has been addressed:

- To the external areas, maintenance of green spaces and encouragement of biodiversity with Sustainable Urban drainage systems (SUDS)
- A noise assessment has been carried out with a baseline study to determine whether natural ventilation is a viable strategy for the building.
- Waste management has been reviewed. For the 'operational' waste the CLS will want to comply with the 'Waste Aware for Hertfordshire'.
- There will therefore need to be 2 no recycling bins for plastic and glass and 4 no for ordinary waste
- At the construction stage, it is anticipated waste management initiatives will be adopting the Considerate Contractors scheme and an Environmental Management system complying with ISO 14001. Design and construction details are outlined more fully below.



Typical cross section showing high level vents serving top floor



Section through windcatcher ventilation and light shaft serving the ground floor



## Site Waste Management

### Design principles:

- Utilise existing sloping site and to optimise cut and fill to reduce soil cart away.
- Consider off site solutions that meet the design criteria.
- Pre-cast steps and lift shafts if applicable.
- Design in adaptability for future proofing.
- Specification of materials with recycled content.
- Whole life approach to specification through use of long life span and low or no maintenance materials thus reducing replacement and future waste generation.
- Promote ethos of recycling in the library by designing in recycling facilities.

### Construction principles:

- Breaking up of existing hard surfaces for recycling opportunities e.g. reuse of hardcore for Gabion screens to the car park
- Construction site segregation into general, inert, timber, metal, plasterboard and hazardous waste.
- Re-use top soil for landscaping.
- Set up reclaim area where surplus usable materials are returned for re-use on site.
- Ensure all suppliers of materials provide returnable or recyclable packaging.
- A Site Waste Management Plan will be prepared as part of the tender documentation to comply with current legislation.

The building is within easy reach of good transport links and a Green Travel Plan is to be submitted as part of the Planning application.

The building proposed also meets Hertfordshire's needs for social and cultural growth with the relocation of the Central Library Services and its Resources Library. The design aims to provide a prominent building designed for ease of access and appropriate well designed facilities. This provides business users with the infrastructure to assess their businesses, schools a wider resource and the individual has an opportunity to carry out detailed study.

### **Flood Risk Assessment**

A Flood Risk Assessment report prepared by Stomor Ltd is submitted as part of this application.

### **Drainage Strategy**

Please refer to the drainage strategy drawing prepared by Stomor Ltd forming part of this application. All private drainage will be in accordance with Building Regulations Part H. All SUDS will be in accordance with the CIRIA SUDS manual. All adoptable drainage will be in accordance with Sewers for Adoption.

### **Vehicular and transport links**

A description of the roads, paths and transport links are included in the Transport Assessment report by transport consultants Stomor Ltd. The report accompanies the current application.

### **Contractors Responsibilities**

The Contractor will be responsible for the management and construction of the highway works in accordance with the detailed drawings and specification provided by the Employer.

The Contractor will be responsible for liaising with and obtaining all the necessary statutory approvals from the Highway Authority required in order to carry out the highway works on the public highway. Procurement of work to be carried out on the Public Highway

The appointed Contractor shall be required to act as Principal Contractor in accordance with the Construction (Design and Management Regulations) 2007 for the highway works to be carried out on the Public Highway. The Principal Contractor shall appoint a Contractor from the "Hertfordshire Highways Select list of Approved Contractors" to carry out the works on the Public Highway. The Principal Contractor shall ensure that an ASLEC approved Contractor is used.



## **Proposed Programme**

### **Constraints**

Before construction of the permanent highway works can proceed, any Statutory Undertakers plant affected by the Highway Works will have had to be diverted/lowered others.

Programme dates and hours of work will be subject to the agreement of the Highway Authority.

### **Access**

#### **Vehicular Access**

Transport advice has been sought from Stomor Ltd (highway consultants) in relation to the impact on the highway and suitable parking and access arrangements. A copy of Stomor's report accompanies the current application.

#### **Car and Cycle Parking**

- Discussions have taken place with the Environment – Transport and Planning Policy team in relation to the Hertfordshire Car Parking standards. Furthermore, detailed consideration of the parking requirements is contained in the Stomor Ltd report. A total of seven car parking bays are to be provided for disabled users; two are located adjacent to the building front entrance. An additional 5 spaces are to be located near the rear ramped entrance to the building. These form part of the total of 100 spaces which will be provided ; 80 spaces for staff and 20 for visitors
- Site control entrance gates are provided at the visitor entrance off Broadwater Road and at the site staff/vehicle distribution route at Broad Court. A drop off area is located adjacent to the building entrance.
- Cycle parking – A total of 8 stands for visitors' cycle parking is to be provided at the front entrance area of the building. A covered cycle shelter will accommodate up to 14 bicycles for use by staff are shown on the submitted drawings.

**Inclusive access**

- The internal layout is fully accessible. As a two storey building, lifts are to be provided.
- Disabled toilet facilities are provided on both floors to comply with Building Regulations.
- To the public areas the furniture and fittings such as reception desk will be designed to comply with Part M. Shelving units will generally be laid out to allow wheelchair access to all areas. A management policy will need to be in place by the library service to assist users in the limited areas where shelving units exceed accessible heights.
- Entrances to public areas are prominently located and clearly visible from the Broadwater Road and car park. Glazed frontages and appropriate signage will reinforce legibility. In particular, the external entrance will have a level gradient and the main entrance door will have a level threshold and automated doors allowing ease of access for people with reduced mobility.
- There are no public rights of way across the site. Three pedestrian accesses and entrances will be available. The front entrance from Broadwater Road, a secondary entrance from the visitor parking spaces which also links via a crossing with the seating & soft landscape areas for visitors and staff. Thirdly the entrance to staff areas or for additional disabled users will be via a ramped access to the secondary entrance on the north elevation.

**Temporary access works during construction period**

- The new building will not require a temporary access route to be formed.



## **5.0 Miscellaneous**

### **Topographical Study**

- A topographical survey of the site including utilities has been carried out. This is included with the application.

### **Habitat Survey**

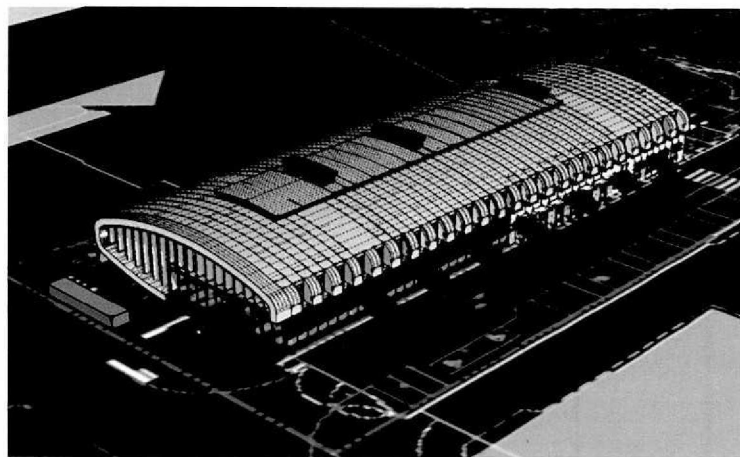
- Ecological and Arboricultural Impact assessments have been made by Catherine Bickmore Associates Ltd, Environmental Consultancy.

### **Refuse and Recycling**

- Provision for external refuse and recycling have been included within the scheme

### **Site Waste Management**

- Site waste management principles have been addressed under sustainability and environmental principles.



## 6.0 Executive Summary

This building is potentially a very positive addition to Broadwater Road, contributing to the life, activity and a sense of place for this area. For a number of years the County's Central Library Services has wanted to relocate, into purpose built facilities with a much higher public profile. By including a public building with a reasonable number of users, we have the capacity to improve the urban identity, and the mix of the different uses in this area.

Our new building will house a collection accessed by over 600 community groups, all the schools in the county and individual researchers. At the same time it acts as an information hub, receiving, delivering and distributing books throughout the county network of branch libraries. The building is, in essence, a publicly accessible warehouse for books, receiving, distributing and housing a procession of different publications.

Our client expressed a need for the building to appear contemporary, and present an image of library buildings for the 21<sup>st</sup> century. We were asked for a simple plan form 'industrialised building' with a distinct façade offering drive by recognition. Our response to this has been to create a modern building; drawing on the industrial heritage of the area and the modernist traditions of form follows function. Our building's image is of a contemporary public building, an information warehouse in steel and glass.

Its identity is a distinctly contemporary post industrial building. A simple, two storey, tubular form, that aims to complement the neighbouring Roche building, not to dominate it.

We hope you will agree that, our new County Library Services building sits comfortably as an exciting addition to the area, and as a valuable contribution to the future development of the Broadwater Road area.