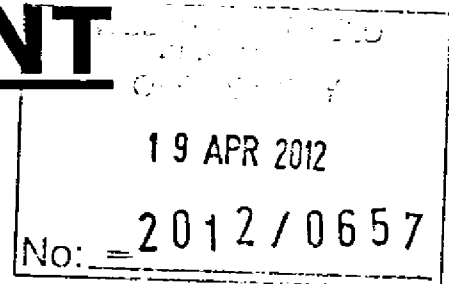




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DESIGN & ACCESS STATEMENT



Address

13-15 Broadwater Road, Welwyn Garden
City, Herts, AL7 3BQ

Proposal

Erection of 2.4m high weld mesh perimeter
fencing and sliding entrance gate

March 2012

1) SITE DESCRIPTION & BACKGROUND

The application site is situated centrally within the built-up area of Welwyn Garden City, within the Broadwater Road industrial area. The site is located on the corner of Broadwater Road and Hyde Way and is currently being redeveloped to provide a self storage centre in association with Planning Approval Ref: N6/2008/1863/MA.

Broadwater Road is Welwyn Garden City's primary industrial area and the surrounding buildings and uses largely reflect this. There is a variety of boundary treatments along Broadwater Road.

2) PROPOSAL

It is proposed to erect 2.4m high weld mesh fencing along the Broadwater Road frontage and the Hyde Way boundary. It is also proposed to erect a sliding entrance gate at the Broadwater Road entrance. The purpose of the fencing and gate is for site security and to provide a clear definition to the boundary of the site. Both the fence and gates would be painted dark green RAL 6002.

3) LOCAL PLAN POLICY

The application site is located within the existing built-up area of Welwyn Garden City, within the Broadwater Road industrial area, wherein there is no objection in-principle to the erection of boundary treatment.

Other Policies that are relevant in this case are:

- D1, which requires the standard of design in all new development to be of a high quality;

- D2, which requires all new development to respect and relate to the character and context of the area in which it is proposed;
- D3, which deals with the need for Continuity and Enclosure in new developments;
- D7, which deals with Safety by Design;
- D8, which deals with landscaping;

4) DESIGN ELEMENT

a. Use and Amount

The application site is located within the existing built-up area of Welwyn Garden City, within the Broadwater Road industrial area, wherein there is no objection in-principle to the erection of boundary treatment. The proposed fencing and gate are proposed in association with the redevelopment of the site for a B8 self storage use in association with Planning Approval Ref: N6/2008/1863/MA.

b. Layout, Scale, and Appearance

The proposed weld mesh fencing would be located along the Broadwater Road and Hyde Way boundaries to the site and would abut the footway. Both the fencing and the gate will be 2.4m high and painted dark green RAL 6002.

It is considered that the fencing and the entrance gate would sit sympathetically within the street scene and would be neither prominent nor incongruous within this part of Broadwater Road or Hyde Way. The proposals would comply with Local Plan Policies D1, D2, D3, D7 and D8.

The proposed fencing and gate would have no adverse effect on the neighbouring properties in terms of any loss of amenity.

5) ACCESS ELEMENT

The proposed gate would be located at the Broadwater Road entrance to the site and would be 2.4m high to match the height of the proposed boundary fencing. The gates will provide a secure vehicular access point to the site.

6) CONCLUSION

Taking into account the above factors, it is considered that the proposed development complies with the aims and objectives of the above mentioned Policies contained within the adopted Welwyn Hatfield District Plan 2005, and therefore we believe that full planning permission should be granted accordingly.

Hertford Planning Service
March 2012