

DESIGN AND ACCESS STATEMENT

REDEVELOPMENT

13 PEARTREE FARM WELWYN GARDEN CITY AL7 3UW

INTRODUCTION

Peartree Farm was developed in the 1950's by the Commission For The New Towns and it's use is now a combination of automotive, commercial and industrial units or B2 use under the Classes Order 2005

No. 13, the subject of this application, is a completely separate site with a detached timber building which is to be demolished. The building is currently used as an office, studio and storage (B1) by the applicant.

The planning approval (6/2015/1960 Full) granted in November 2015, expires on 24 November and agreement has been reached with Welwyn Hatfield Borough Council to proceed with a near identical planning application, incorporating minor changes that were to be submitted under a Variation of Condition as agreed with the planning officer at a meeting on 16 November 2108.

DEVELOPMENT POLICIES

The proposed sustainable development is a detached building with designated parking for five vehicles and secure storage for six bicycles. The character of the brick building is compatible with the area, particularly the YMCA complex and local residential properties.

The 2015 Planning permission was for B1 use and this near-identical application follows the same type of use. These crucial aspects fulfil the objectives of the development and safeguard the residential amenities of adjoining properties. The site is located at the rear of two residential back gardens, adjacent to the access road from Peartree Lane and close to the YMCA buildings.

The proposed brownfield site development, is within the planned limits of development of Welwyn Garden City, is close to both rail and bus routes and has been considered principally against Policies GBSP2, EMP8, SD1, D1 and D2 of the Welwyn Hatfield District Plan 2005. The proposal has been guided by the advice of Planning Officers of Welwyn Hatfield Borough Council,

APPRAISAL

The proposed building structure is in accordance with conventional and local architectural design, will be a massive improvement to the exiting building, and importantly, will bring much needed enhancement and benefits to the area.

The proposal will be constructed from materials that match the locality, including red brickwork walling, matching clay pantile roofing, white Upvc windows and timber doors. Roof lights to the east elevation, facing towards the residential properties, will be obscure glazed fixed lifts. External lighting will be specific types for each elevation. Accordingly, the materials, together with the architectural detailing, window and door specifications will be traditional and enhance the characteriser of the area. All external facing materials will be approved by the Local Planning Authority. In addition, construction will be to current or increased building installation, heating and soundproofing to standards stipulated in Building Regulations.

The proposal is predominantly rectangular shaped with the main footprint measuring 13.0m x 10.0m plus an adjoining entrance of 6.0m x 3.0m. The eaves height of the main building is 4.0m with maximum ridge height of 7.05m, the eaves height of adjoining entrance section is 3.0m with a ridge height of 5.0m. The footprint of the building is 150.7sq/m

The proposal is one and a half storeys high and has been designed to be low-scale to minimise any impact to residential properties and nearby mainly auto-related business units. Consequently, the proposed level is not detrimental to the character and appearance of the area. In fact, the development will significantly improve the appearance and environment of the area which at present is badly run down.

ACCESS

The site is adjacent to the unadopted access road through Peartrees Farm, from Peartree Lane to Hydeway, allowing vehicular, cycle and pedestrian use. In fact some years ago the council installed pedestrian walkways and designated parking areas as well as improved street lighting to improve all forms of transit to and from the area.

Five vehicle parking spaces are provided within the site boundary with easy and clear access onto the adjoining access road. A secure cycle store will also be provided and the emphasis will be placed on cycle, bus and rail travel to the site. In fact there is even a purpose built cycle desk in the reception area.

The parking area and external circulation routes will be surfaced in a hard bound material to allow wheelchair access and to conform with current Building Regulations. Any ramps will be constructed with a gradient not exceeding 1 in 12.

The entrances to the proposal will be via level platforms to double doors, minimum 1200mm square giving a minimum of 775mm clear openings. All internal doors will have a minimum 775mm clear opening. The ground floor cloakroom doors will open outwards.

CONCLUSION

In summary we believe:

- a) The scale, form, mass, materials and architectural detailing of the proposal are appropriate to the location and character of the area.
- b) The scale, form, siting and design of the proposal enhance and positively contribute to the character and appearance of the area.
- c) The proposal causes no loss of residential privacy or amenities to adjoining properties and provides for upgrading boundary fencing.
- d) The proposal provides easy, clear access and parking within the site curtilage with provision and encouragement for cyclists and pedestrians.
- e) The building will be constructed with a low carbon footprint.
- f) Unlike many of the units in Peartree Farm, the development is not auto related and will be the first B1 development in the area, bringing appropriate employment and environmental improvement to this run-down part of the Peartrees Ward.

