

## Design Changes for Non Material Ammendments to Planning Application to Planning Permission no. 6/2019/2014/ Outline

<b>Client</b>	One YMCA
<b>Project</b>	Pear Tree Lane Hostel
<b>Job number</b>	20211047
<b>Local Authority</b>	Welwyn Hatfield Borough Council
<b>Issued by</b>	Kevin Goldsmith
<b>Date</b>	07/12/22

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### ISSUE HISTORY

<b>Revision</b>	<b>Revision Date</b>	<b>Status/Revisions</b>	<b>Issue Date</b>
00	Dec 2022	Issued for NMA Planning	Dec 2022

## Design Changes

We have scheduled out the changes that have been made between the original planning drawings (Previous Architects) which received planning under the hybrid planning approval and the current set of Architectural drawings as prepared by WILL+Partners.

We have included a set of both drawings as an Appendix to the Note.

Item	Description of change	
<b>1.00</b>	<b>Site Plan - Externals</b>	
1.1	The original site showed no UKPN substation on the site, The site both hostel and residential development will require a new substation to be provided to accommodate the required loads for both developments and future use within the local area from the discussion with UKPN we have now located a new substation with OYMCA electrical switch room to the rear of the parking bays to the site out of view and also that access is maintained to parking spaces should UKPN need to undertake works to this. We have proposed a GRP enclosure for the substation and this forms a separate planning application.	
1.2	The Bin Store originally had a secured area outside this has been omitted from the scheme and the location of the room has been relocated to the side of the building, moving it away from the main façade and providing more internal meeting room spaces for OYMCA to use.	
1.3	<del>The cycle store was originally shown on the corner of the building next to the bin store enclosure this has been relocated away from the façade and adjacent to the communal garden space</del> This has now been relocated back to the corner of the building to provide better external space to the residents of OYMCA.	
1.4	The communal garden space was originally confined due to the route through to the reception as this was located towards the corner of the building, The main entrance has been relocated along the façade closer to the car park with a shorter route. Providing a better view for staff for people approaching the building, this has allowed the communal garden space to fill this area and reduce the need for a public route along the front of the Hostel.	
1.5	Minor Landscaping changes to allow better access to site and incorporating planting areas.	
<b>2.00</b>	<b>Building size + GIA</b>	
2.1	There is a slight increase in the building footprint, this is due to providing better internal living spaces for the residents as well as investigating a modular option for construction, We have moved away from modular construction but maintain the new footprint, we have also simplified the façade line at ground level, this is mainly confined to the internal courtyard elevations. The dimensions for this is around 500mm. The building length has not increased.  Please refer to the Comparison overlay which shows the original plan footprint in red overlaid the current floor plan.	
2.2	GIA, the original GIA has increased from 3,610sqm to 3,727 sqm, this is partly due to the increase in footprint but also the building line has been adjusted to remove the original overhang to the communal space as the recesses that were shown on the book ends and the exits. Please refer to the footprint overlay and the latest Area schedule.	
2.3	The building heights have Slightly reduced by 500mm by reducing the ground floor ceiling heights, this means the parapet height moves from 15,200 to 14,700,	

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Item	Description of change	
<b>3.00</b>	<b>Elevation Treatment + Roof</b>	
3.01	<p>The elevations have been revised to suite the revised layout, we have retained the use of Brick in line with the original planning approval, we have retained a recessed window detail with bronze metal windows but have amended how it sits in façade to allow us to provide a recessed façade detail, in brick rather than the bronze panels, we have amended the size of windows and have taken on board safety issues about opening windows and have changed to a fixed glazed element with an opening section which sits behind a fixed louvred screen which can be opened to provide fresh air but also provides the safety issued raised by OYMCA.</p> <p>We have retained curtain walling in grey at ground level. However, this is in a different location to reflect the internal layout changes, we have retained an entrance canopy and a curtain wall vestibule. We have retained grey box gutter and downpipes and propose to keep these at the rear of the building. We have shown YMCA signage to the external façade of the building which was also shown on the original application</p>	
3.02	We have a fixed plant enclosure and lift/staircase overrun housing to the roof these were not included within the original application.	
<b>4.00</b>	<b>Other</b>	
	We have a revised energy strategy to the original submission	
	We have a revised drainage strategy to the original submission	

## Design and Access Statement Update

### ONEYMCA Hostel

Pear Tree Lane Welwyn Garden City

Planning Ref: 6/2019/2714/Outline

Date: 07 December 2022

### Access Statement

Supplementary information for the Design and Access statement to support the Nonmaterial Amendments changes and confirmation of materials

### Location

The location of the building remains as per the original planning application. The building setting out has been retained from the same point.

### Building

There is a small increase in footprint of the building by 107sq/m, this equates to 3.24% increase from the original.

### Appearance

The appearance of the building maintains the original form of the planning approved building, The proposed materials used include a similar brick to that of the original approval, together with some brick patterns to the lower levels and defining the entrance location in line with the original approved application. The ground floor glazing, doors and canopy are all in line with the original approved application. The upper windows are to be framed in bronze with louvred panel to each window, in line with the original approved drawings, on the main façade facing the inner courtyard the façade bricks will be corbelled and set into a vertical framing pattern with recessed windows to give the façade some animation

### Elevations

The elevations comprise of full height brick façade with defined recess and framing to windows to provide a vertical corbelled and recessed windows framed by the brickwork. Full height glazing and entrances to ground floor areas have been retained, upper level maintain windows within bronze coloured framing and louvres. The louvres have been added to the windows to provide an openable section which allows fresh air to be provided to each residential unit as well as providing a secure solution without the need to have stays or restrictors.

### Layout

The main entrance has been relocated closer to the main approach to the building this was to make the entrance more prominent and not have to enter through the corner of the building. This also supports better security in line with Secured By Design conversations. It also allows us to increase the visibility from the office and the staff areas towards the main approach to the building and the garden areas The external bin store has been removed as this is redundant and the bin store itself

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located to the North facing elevation, the bike store remains adjacent to the reception of the building. This will provide clearer access to the main entrance as well as access to the bin store for refuse collections

This has allowed us to provide a more secure entrance away from the main circulation spaces and stair cores. The main reception can be secured separately from the main communal hub spaces, and meeting facilities. Access to the building is maintained through reception, and access can be achieved to the garden spaces for all residents.

The relocation has also allowed us to provide a greater external secure space to the fronton the building this will be bounded by a fence and the relocated bike store is located to the corner. The area will be landscaped. This also allows that no Hostel residents need to walk along the residential unit to gain access as was previously planned. The Accessible studios are located on the ground floor adjacent to the central HUB space and the plant room has been relocated to the rear of the building.

## **Internals**

The reception space provides a double aspect space with access to the rear landscaped spaces which will be used for quiet garden and smoking areas, these are all landscaped with the introduction of more planting around the perimeter of the building, the smoking areas are located well away from local residents and help with noise control.

## **Externals**

The Hub space will lead onto a landscaped garden space for use by the residents and will have controlled hours to prevent Nuisance to the residential block once this is completed. The provision of covered spaces as well as fixed gym equipment will provide a secure space catering to the wellness of the residents, with some proposed vegetable beds for growing of produce as well as providing more habitat to increase the biodiversity.

## **Landscaping**

The landscaping proposals include gabion walls to reuse some of the exiting demolished materials, reclaimed timber for the seating and planting beds. Reuse some of the paving where possible and salvage some of the larger plants to relocate within the garden space. There are plans to include Water conservation for use within the landscaped areas. The new bike secure parking is to have a green roof and tie into the landscaping to the front of the building providing an attractive approach to the building.

## **Parking**

The scheme no includes for 2 No. accessible parking bays and 3No. Electric / Hybrid vehicle charging stations.

There is now a need to install UK PN Substation to accommodate the increase in requirements to the scheme as well as providing future infrastructure/resilience for the residential unit as well as the local areas should this be required. The Substation will be of GRP construction and have a pitched roof it is to located to the rear of the carpark as not to clash with the visual appearance of the Hostel. A separate planning application will be made for this building in line with UKPN standard substation requirements.

We have scheduled out the drawing changes that have been made between the original planning drawings (Previous Architects) which were provided planning under the hybrid planning approval and the current set of Architectural drawings as prepared by WILL+Partners.

## List of Drawings which superceded the original Planning Application

Original Planning Application drawings	Revised Drawing Numbers
8057 / P101 B Proposed Site Layout 29 September 2020	47-WPA-Z1-SP-DR-A-3000 Proposed Site Plan 07/12/22
8057 / P118 B Proposed Cycle Store details 19 January 2021	47-WPA-Z1-SE-DR-A-0201 Cycle store details - 07/12/22
8057 / P100 Site Boundary Plan 28 October 2019	As site plan above
8057 / P011 Existing Plans 28 October 2019	No change
8057 / P113 Proposed Hostel Roof Plan 28 October 2012	47-WPA-Z0-00-DR-A-3104 Roof Plan - 07/12/22
8057 / P010 Existing Site Plan 28 October 2019	No Change
8057 / P111 Proposed Hostel First Floor Plan 28 Oct 2019	47-WPA-Z0-00-DR-A-3101 First Floor Plan - 07/12/22
8057 / P012 Existing Elevations 28 October 2019	No Change
8057 / P0112 Proposed 2 <sup>nd</sup> and 3 <sup>rd</sup> floor plans 28 Oct 2019	47-WPA-Z0-00-DR-A-3102 Second Floor Plan - 07/12/22
No Drawing	47-WPA-Z0-00-DR-A-3103 Third Floor Plan - 07/12/22
8057 / P013 Demolition Plan 28 October 2019	No Change
8057 / P102 Indicative Site Section 17 July 2020	47-WPA-Z1-EL-DR-A-5011 Typical Window Detail- 07/12/22
8057 / P110 Proposed Hostel Ground Floor Site Plan 17 Jul 20	47-WPA-Z1-SP-DR-A-3000 Proposed Site Plan 07/12/22
8057 / P114A Proposed Hostel East/North Elevations 17 Jul 20	47-WPA-Z1-EL-DR-A-5000 East / North Elevations - 07/12/22
8057 / P115A Proposed Hostel West/South Elevations 17 Jul 20	47-WPA-Z1-EL-DR-A-5001 West / South Elevations - 07/12/22
8057 / P116A Hostel Sections 17 Jul 20	47-WPA-Z1-SE-DR-A-5101 Typical Section AA 07/12/22
	47-WPA-Z1-SE-DR-A-5102 Typical Section BB 07/12/22
8057 / P117A Proposed Hostel Typical Window Detail 17 Jul 20	47-WPA-Z1-EL-DR-A-5301 Typical Window Detail- 07/12/22
	47-WPA-Z1-EL-DR-A-5011 Facade Detail- 07/12/22
8057 / P122A Proposed Residential Open Space 17 Jul 20	47-WPA-Z1-EL-DR-A-0202 Residential Garden Details - 07/12/22
8057 SK51 Site Ownership Area 17 Jul 20	47-WPA-Z1-SP-DR-A-3003 Ownership 07/12/22
8057 SK52 Application Site Boundary 17 Jul 20	No Change
8057 / SK53 Existing Areas 17 Jul 20	No change