



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2020/3420/MAJ
Date: 26/02/2021

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: *Biopark, Broadwater Road, Welwyn Garden City, AL7 3AX*

The application is for the demolition of existing buildings and construction of 289 residential units (Use Class C3) and community hub (Use Class E/F.2), with public realm and open space, landscaping, access, associated car and cycle parking, refuse and recycling storage and supporting infrastructure.

A Heritage, Townscape and Visual Impact Addendum has been provided and includes wireline diagrams of the existing building and proposed buildings in views from Hatfield House and Park, and Broadwater Road at the front of the former Roche Building.

Figure 5 (View from Broadwater Gardens) confirms that the proposed development will not be an intrusive feature in the backdrop to the former Roche Building, preserving its prominence on the corner of Broadwater Road and Otto Road. It is agreed that there will not be a harmful impact on the setting of the former Roche Building.

With regards to Hatfield House and Park, Figures 1 to 4 within the HTVIA Addendum now support the written assessment included in the HTVIA. The wireline diagrams show that the existing and proposed buildings are visible in these viewpoints. The existing and proposed buildings form part of the wider views across the landscape towards and including the built form of the Garden City. The proposed buildings do not break the horizon line and are partially filtered by existing trees and vegetation. The amount of built form on the site will increase, however, the proposed buildings will be of a more appropriate colour (rather than bright white) and will not be higher than the existing building. The conclusion of the HTVIA Addendum of a neutral impact is agreed.

Yours sincerely

M.R. Kitts

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Senior Built Heritage Consultant
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter