



29 August 2021

comments on planning app

Mr Raymond Lee
Planning Officer
Welwyn Hatfield Borough Council
Town Hall
Welwyn Garden City
Herts

Dear Mr Lee

Proposed Multi-Storey Car Park at Campus West
Planning Ref: 6/2021/2207/MAJ

As a resident of The Glade in Sherrards Ward, I am responding to the above planning application. My comments are in the context of a daily user of the Ayot Green Way and of the existing Campus West carpark as a footway from the Ayot Green Way through to the town and on occasions in my car.

Having considered the application () My comments seem to fall into the objective and subjective categories.

Firstly my subjective comments:

1. The context is totally Garden City – trees, plants, grass, brickwork, low rise, consistency. The proposed development and in particular the elevational treatments are quite **definitely not Garden City**.
2. The vertical cladding treatment emphasises this point. Where else in the Garden City is there vertical cladding?
3. Corton steel is merely rusty steel liked only by architects – and no one else.
4. The high impact screening to the West Elevation is horrible!
5. The whole development just doesn't sit well – it reminds me of an army barracks!

Secondly my objective comments:

1. Pedestrian access from Ayot Green Way through to town **must** be maintained and usable by wheelchair users
2. The net gain from this proposal seems to be 334 to 490 = 156 additional spaces. This is a huge expenditure for so little gain especially as the existing car park is very rarely full and all the other car parks never seem to be full. In addition the existing car park has been recently resurfaced and is in really good condition. What is the point of this development?
3. I think the proposal is far too near to Woodside House which has sensitive occupants. It would be worrying and upsetting in the construction stage and annoying in the long term.
4. The staircase blocks are particularly high for some reason. Surely they can be reduced in height?
5. The lighting on the top deck is ridiculous. It is way too high and would make the carpark appear like a football stadium in the evening and night times. Lower and more discreet lighting should be mandatory for everyone's benefit and particularly Woodside House.

6. Most elevations in the application show the trees in full leaf which of course makes the carpark far more hidden than it would be in autumn and winter.
7. Screening to Woodside House must be solid so that the residents get some protection from the noise, lighting and general disturbance. Privacy to those residents must be a priority.
8. It is very important for the access areas, stairs particularly, to be light and airy to avoid the possibility of the bad smells that are so commonly found in car parks.
9. I assume there would be CCTV coverage – this is a must.

Finally, I have really tried hard to find something positive to say about this development, but I have failed. The economic scenario makes no sense at all and the architectural design is cheap looking and totally out of context with the Garden City. Mr E Howard would have been aghast!

I would be happy to answer any queries you may have on the above.

Yours faithfully

