

Clare Howe

From: Martin Ivatt - Principal Urban Design Consultant [REDACTED] >
Sent: 02 March 2021 14:24
To: Simon Camp; Bridget Miller
Cc: Clare Howe; Nevber Ostojic; Sarah Simpson; Mark Westcott; Connor Fitzgerald; Richard Henley
Subject: RE: BioPark, Welwyn Garden City - Application No. 6/2020/3420/MAJ

Hi Simon

Thanks for your email and providing images of the box frame and explanation as to why you think this is not the preferred option. I take the point regarding the framing to the bays and windows behind and this was in the back of my mind as a potential reason as to why this may not work – so I am happy with your original preferred option.

Thanks

Martin

**Martin Ivatt BA. (Hons) MA UD. Recognised Practitioner
Principal Urban Designer**



Essex County Council
County Hall, Market Road, Chelmsford, Essex CM1 1QH

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From: Simon Camp
Sent: 25 February 2021 14:55
To: Bridget Miller ; Martin Ivatt - Principal Urban Design Consultant
Cc: Clare Howe ; Nevber Ostojic ; Sarah Simpson ; Mark Westcott ; Connor Fitzgerald ; Richard Henley
Subject: RE: BioPark, Welwyn Garden City - Application No. 6/2020/3420/MAJ

Hi Martin

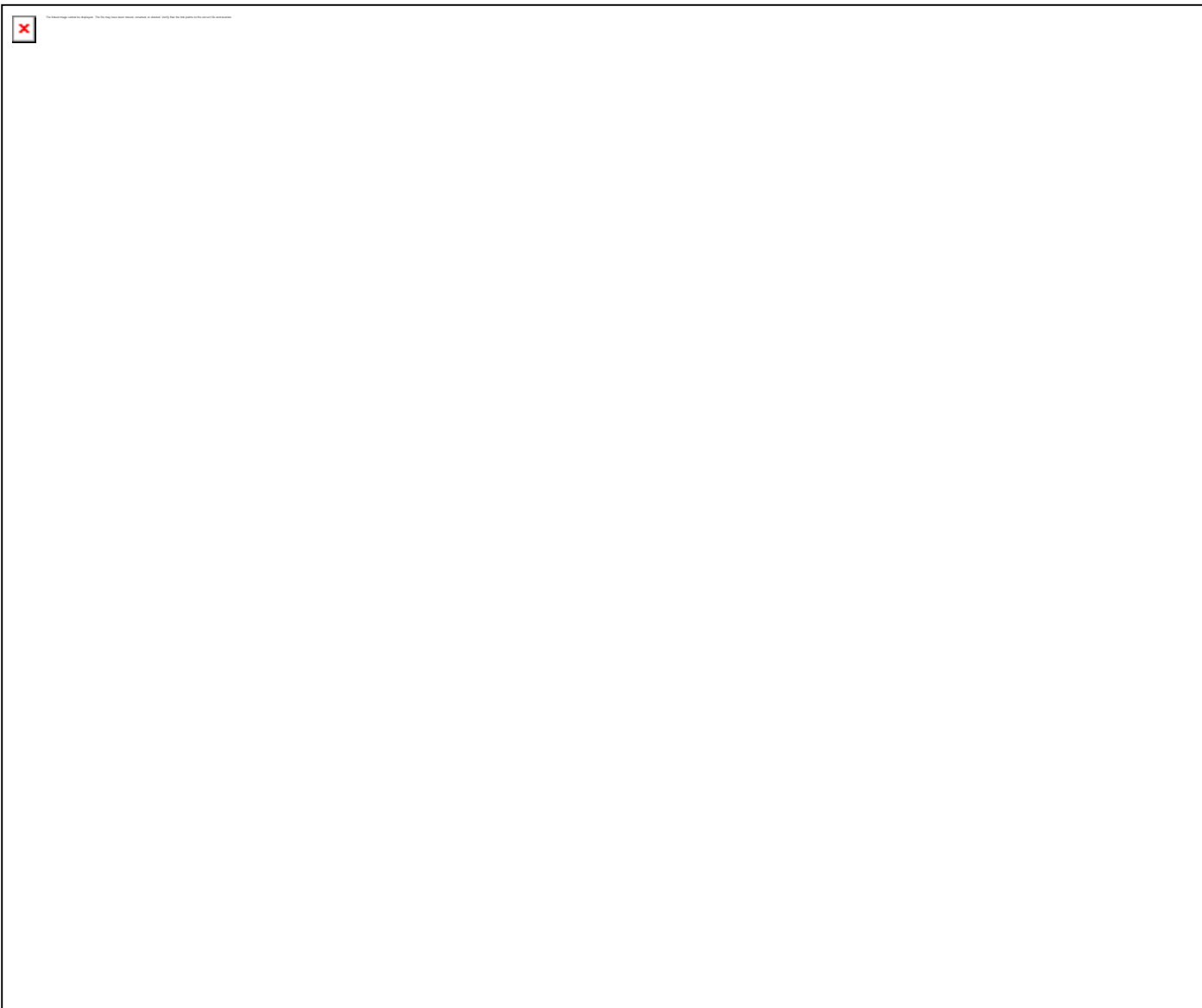
Thank you for your comments that you've provided. I'd certainly agree that the scheme has been enriched through the design process. With regard to the framing element as proposed we did have a quick look at this, we have attached some screenshots from the model. Adding the frame we felt added complications to the design as the frame really needed to be continued throughout the façade which was alien to this block

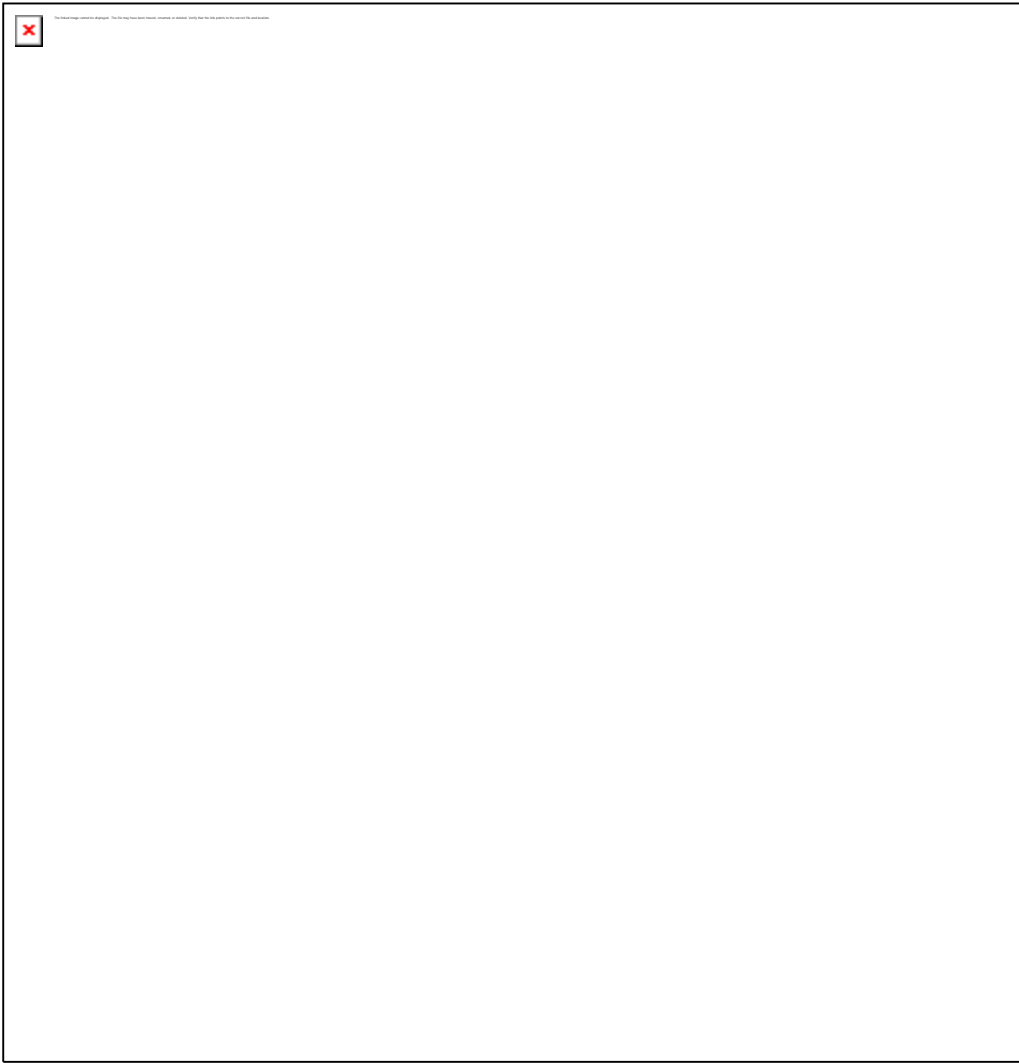
and the other blocks within our proposal. It created awkward questions on the detailing of junctions between mansard and frame, how the mansard would be drained without a forest of rainwater pipes littering the façade within each bay, the new framed element was also fighting the original frames within the mansard and balconies where neither part of the frame nor resting on it. Whilst less relevant that the design there would be additional cost to form the frames ensuring that they were constructed appropriately.

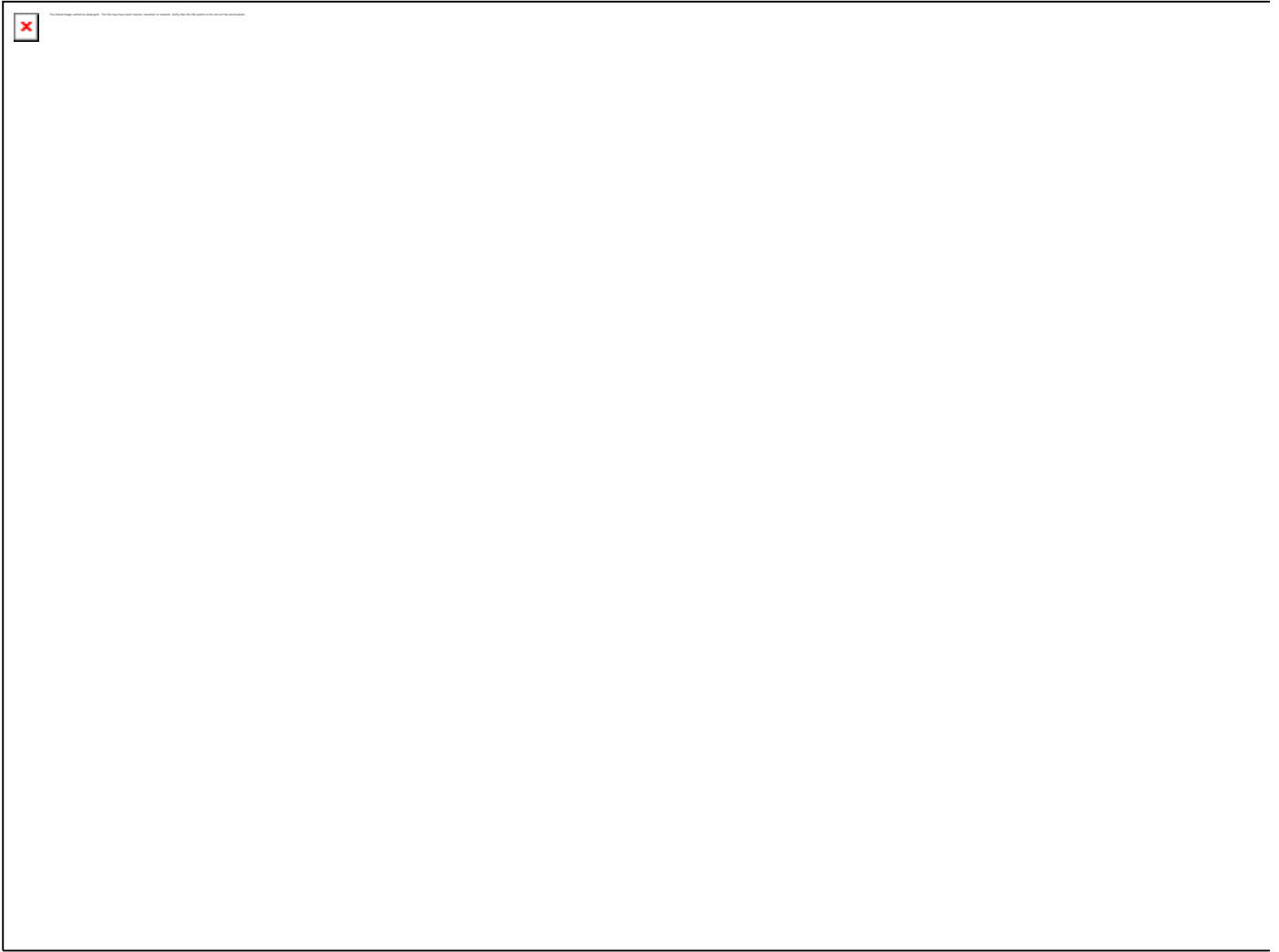
Taking these into consideration we felt that the amended scheme we have submitted was more sympathetic maintaining a simple coherent language to the rest of the development, whilst achieving an answer to your queries.

I'm happy to discuss this further. We have received very positive feedback from people that have seen the application following the submission and is down to the guidance we have received from yourself and the council, so thank you for your continued assistance.

Regards
Simon







Simon Camp BA (Hons) Arch, Pg Dip. Arch. RIBA
Partner

for and on behalf of
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From: Bridget Miller [REDACTED]

Sent: 24 February 2021 15:48

To: Martin Ivatt - Principal Urban Design Consultant [REDACTED] >

Cc: Clare Howe [REDACTED] >; Nevber Ostojic [REDACTED] >; Sarah

Simpson [REDACTED] >; Simon Camp [REDACTED] >; Mark Westcott

[REDACTED] >; Connor Fitzgerald [REDACTED] >; Richard Henley

[Redacted]

Subject: Re: BioPark, Welwyn Garden City - Application No. 6/2020/3420/MAJ

Hi Martin

Thanks for your feedback and sketch of your preferred approach. We will review the feasibility of this with Simon and his team and let you and Clare know how we intend to proceed.

Kind regards
Bridget

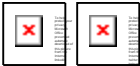
Bridget Miller
Senior Planner



Planning, Environment &
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On Wed, 24 Feb 2021 at 15:24, Martin Ivatt - Principal Urban Design Consultant

[Redacted] > wrote:

Hi Bridget

I note Clare's comment regarding the entrances, that is fine. Regarding Block E, the visuals as provided showing a single storey mansard detail does look to be an enhancement over the previous iteration. What I

was trying to describe in my comment relating to extending a brick frame up to and around the first storey of the two storey mansard was originally something akin to this:



I don't know whether Simon would like to consider this, whether it is feasible and how it would impact the fenestration/framing behind? If it is not achievable, I would be agreeable to the revised plans as issued, but would like to see if this has any mileage.

Thanks

Martin

Martin Ivatt BA. (Hons) MA UD. Recognised Practitioner

Principal Urban Designer



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From: Bridget Miller [REDACTED] >
Sent: 24 February 2021 13:03
To: Clare Howe [REDACTED] >
Cc: Martin Ivatt - Principal Urban Design Consultant [REDACTED] >; Nevber Ostojic [REDACTED] >; Sarah Simpson [REDACTED] >; Simon Camp [REDACTED] >; Mark Westcott [REDACTED] >; Connor Fitzgerald [REDACTED] >; Richard Henley [REDACTED] >
Subject: Re: BioPark, Welwyn Garden City - Application No. 6/2020/3420/MAJ

Hi Clare

Please see a new WeTransfer link below:

<https://we.tl/t-Qc36qO23XA>

And a Dropbox link to the same files, in case the use of WeTransfer is causing the issue:

<https://www.dropbox.com/sh/ky7awnptt3npnc0/AACtdl-1Q4-9OM0-rPzkXLDBa?dl=0>

Please confirm receipt.

Martin - I'd be grateful if you could also confirm safe receipt of the files and when we can expect your comments.

Kind regards

Bridget

Bridget Miller
Senior Planner



Planning, Environment &
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On Wed, 24 Feb 2021 at 12:42, Clare Howe [REDACTED] <[REDACTED]> wrote:

Hi Bridget,

I seem to be having trouble opening the WeTransfer link.

Could you please share this again.

Many thanks,

Clare Howe BA (Hons) MSc, RTPI Licentiate

Principal Major Development Officer

Welwyn Hatfield Borough Council

Tel: [REDACTED]

Email: [REDACTED]

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From: Bridget Miller [REDACTED]

Sent: 23 February 2021 12:08

To: Martin Ivatt, Principal Urban Design Consultant [REDACTED]

Cc: Clare Howe [REDACTED]; Nevber Ostojic [REDACTED]; Sarah Simpson [REDACTED]; Simon Camp [REDACTED]; Mark Westcott [REDACTED]; Connor Fitzgerald [REDACTED]; Richard Henley [REDACTED]

Subject: BioPark, Welwyn Garden City - Application No. 6/2020/3420/MAJ

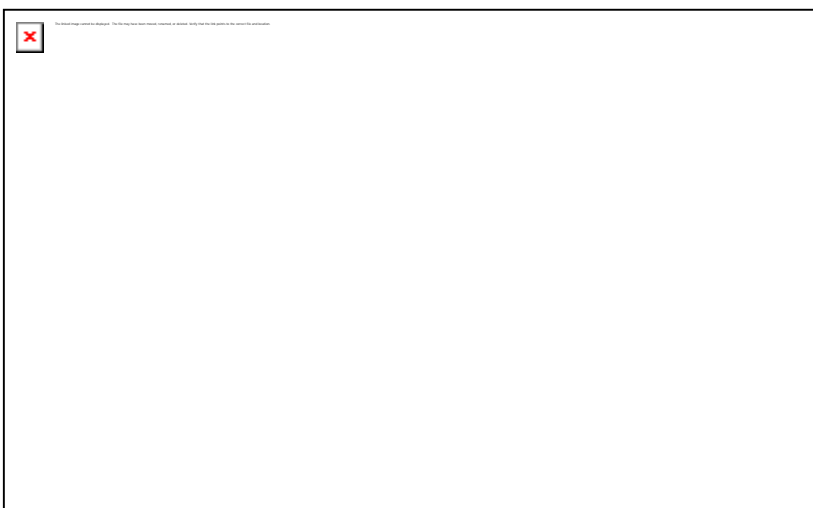
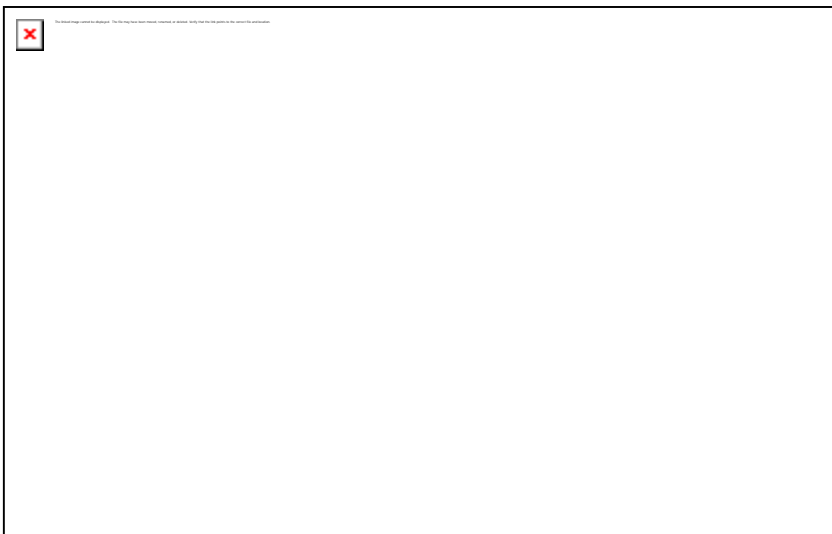
Hi Martin,

I hope you are well. Thank you for the excellent feedback on the Broadwater Gardens design proposals in your letter dated 11/02/21.

You raised that you would like to see a variation of Block E with an extended brick frame up to half the height of the mansard roof. The Block E plans have been revised in response to your comment and I enclose these at this WeTransfer link:

<https://we.tl/t-Wm8i34KSk0>

Comparative extracts of the previous (upper) and revised (lower) eastern elevation are shown below. While the overall number of units remains the same, the changes slightly increase Plot E601 in size from a 1B2P to a 2B3P unit, and Plot E602 from a studio to a 1B2P unit.



On your second point regarding entrance details, Clare has confirmed that she would be agreeable to securing further details via a condition. As such, we believe these revised plans address all outstanding urban design feedback. Please review the enclosed and confirm your agreement and approval of the design proposals.

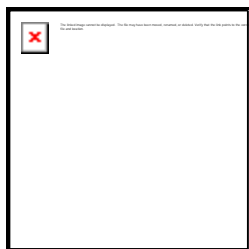
Your urgent response would be appreciated as we are finalising technical matters this week while preparing for the application determination.

Kind regards

Bridget

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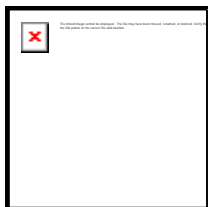
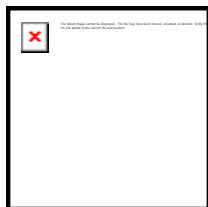
Bridget Miller
Senior Planner



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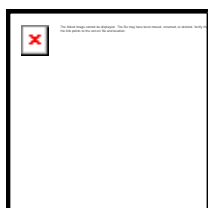
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