

Campus West Car Park

WGC
2120

Thank you

Thank you to everyone who took the time to view our early concept proposal for increasing parking provision at Campus West car park at the end of last year and letting us know your views. To understand your views, we held initial engagement last year and we have reviewed the feedback received to evolve and refine our proposals.

In normal circumstances, we would have held the engagement sessions to discuss the proposals in person. Care has been taken to ensure that all information we would present at a public exhibition is displayed on our website.

We have summarised the feedback received and how we have integrated the most common responses into the revised proposal. A detailed analysis of the feedback can be viewed on our website:

one.welhat.gov.uk/WGC2120/cw-carpark

In a recent council survey from over 1,600 responses, people in Welwyn Hatfield ranked parking second when listing the things they would change or improve about the borough, with the availability of parking within new developments shared many times as a concern.

Car parking justification

It's important to stress that we are not proposing an increase in the number of parking spaces in our town centre. We are seeking to improve, consolidate and reduce the overall parking provision. A detailed Transport Assessment will be submitted as part of the planning application, however an overview of parking capacity for all town centre car parks is detailed on our website.



one.welhat.gov.uk/WGC2120

WGC 2120 explained

WGC 2120 is an exciting opportunity to kick-start a new phase of development for the town and take the world's second garden city into its next 100 years. Encompassing five plots, the project will deliver new homes, supporting infrastructure and retail and leisure space in the heart of the town centre.

Phase 1 - Redistributing parking to deliver new homes at Campus East

The first phase of the development is to build new homes at Campus East Car Park. To achieve this, we must first relocate the lost spaces without impacting the parking that serves the town and local businesses. A proportion of those can be accommodated in the existing town centre car parks, however we need to create some additional spaces.

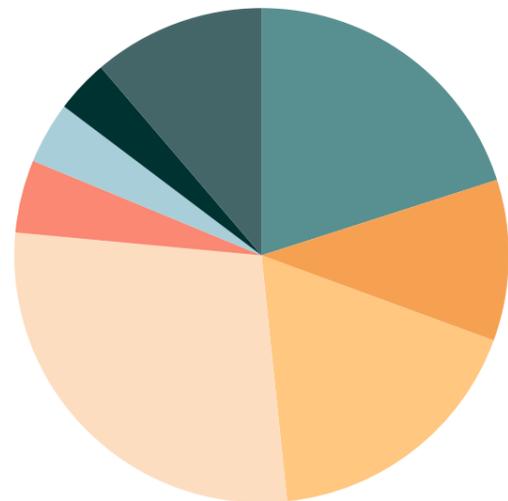
Increasing the spaces available at the existing car park at Campus West, will mitigate the disruption to the town centre. It's important to stress that we are not proposing an increase in the number of parking spaces in our town centre. We are seeking to improve, consolidate and reduce the overall parking provision

Phase 2 - New Hunters Bridge and Town Centre North SPD.

The second phase will see a replacement of the Hunters Bridge Car Park, and the redevelopment of the area between John Lewis and the bus station.

You said... ..We did

Campus West Car Park



- Environmental
- Demand
- Access
- Design
- Location
- Process
- Traffic
- Other

Survey Summary

23rd November - 14th December 2020

Online exhibition was visited 1,920 times (1,058 unique views). The most popular page on the One Welhat page during this time period.

In total we received 197 forms of feedback. Of these, 32 themes were identified.

Too much parking

The Covid-19 pandemic has provided an opportunity to consider the existing and future car parking needs within the town as a whole, and specifically the need for short and long term parking in the north of the town. The pandemic has also raised the real possibility of changes to the way we work and therefore the number of spaces which would need to be allocated for the various uses. We will continue to review the long term impact of Covid-19 throughout the WGC 2120 project.

Through the engagement, we received many comments about the proposals for two decks, expressing concern for a variety of reasons. After much consideration and review, we have reduced the proposals to a single deck. We were able to achieve this without causing further impact to the town centre by retaining some parking at Cherry Tree and Campus East Car Parks.

Design

Height - We have reviewed the designs to ensure that the structure will be the lowest height possible without impacting accessibility for larger vehicles. Revised designs of the proposals are included on the back page.

Green wall - Being a garden city many have raised why we have not incorporated green walls or living walls as part of the facade system for the Campus West Car Park. The ventilation strategy required for the structure allows for only a small proportion of the elevation being suitable for such systems, however, we shall endeavour to densify vegetation and planting around the perimeter boundary.

Design and Conservation area - Working within the conservation area brings an added complexity to the proposal. We have consulted with Historic England on the design as a whole, including the palette of materials, the composition, layout, scale and mass. Their comments have been carefully incorporated as the design has evolved including alterations to colours, materials, increased landscaping as well as reviewing the aesthetic of the building as a whole.

Access

Access to the Ayot Greenway - Easy pedestrian access to Ayot Greenway and Sherrardspark wood will be retained. We have tweaked our layout proposals to better highlight the route which will be outside of the car park structure.

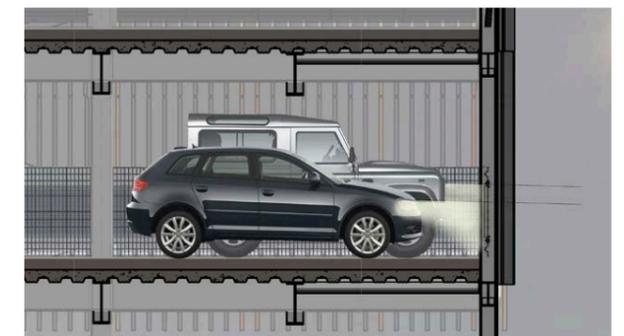
More electric vehicle spaces - We propose to install 10 electric charging points on opening the car park, however, sufficient infrastructure will be installed to allow for additional points to be installed as the demand grows. This is to ensure that we future proof the facility, whilst still being flexible to the rapidly changing and emerging technology. We propose to review the usage of the charging points on an annual basis, to ensure there is sufficient supply to meet demand.

Safety, security and antisocial behaviour (ASB) - Our proposals have been reviewed by the police to ensure they meet the 'Secure by Design' standard. This ensures we are incorporating all possible measures to deter crime and ASB. The car park will be well-lit and will have CCTV in operation throughout.

Environment

Air pollution - Our assessments anticipate that some air pollution will arise while preparing the site for construction, however given the modular nature of the deck construction and the offsite preparation of the construction materials, there will not be a significant impact during the remaining construction activities.

Light pollution - Concerns raised over light intruding from the deck into neighbouring properties. We will be installing headlight screening on the façade to minimise disruption. The planning application will be accompanied by appropriate assessments to illustrate how this will be mitigated.



Headlight screening

Solar panels (Photovoltaic Panels) - It is not feasible to locate PV panels to the facades of the car park as this will limit capacity for natural ventilation across the building. We have considered incorporating PV's as an independent structure mounted over the top parking decking, however the visual impact of the PV's on top of the car park would not be considered to enhance the design in heritage terms.

Next Steps

Revised designs

After much consideration and review, we have reduced the proposals to a single deck. We were able to achieve this without causing further impact to the town centre by retaining some parking at Cherry Tree and Campus East Car Parks.



View from the Campus in winter



View from Woodside House through the trees.
N.B. The structure in construction to the right of the picture is in the Woodside House car park.



View from Ayot Greenway

Next steps

We have reviewed our indicative proposals in response to your feedback. We expect to submit our revised scheme to planning in the coming months. The planning application will be available on our website and residents will be formally consulted as part of the planning process.

More details of the proposals can be found on our website:

one.welhat.gov.uk/WGC2120/cw-carpark

Our officers continue to be available to discuss the proposals via phone, email or to provide further information in the post. Should you require printed copies of the Campus West proposals, please contact our team on:

01707 357 000

or

propertydevelopment@welhat.gov.uk