

Planning Support Department

Welwyn Hatfield Borough Council Offices

The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

PLANNING
DEPARTMENT

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Your ref

14 Regent's Wharf
All Saints Street
London N1 9RL

020 7837 4477
london@nlplanning.com

nlplanning.com

Dear Sir / Madam

Town and Country Planning (General Permitted Development) Order 1995 Schedule 2 Part 31: Application for prior notification of proposed demolition.

Welwyn Hatfield Borough Council: Demolition of 7 structures at the Former Panshanger Aerodrome site

On behalf of our client, Mariposa Investments Ltd (hereon referred to as Mariposa), we enclose an application for prior notification of the proposed demolition of Structures H1, H2, H3, H4, H5, H6 and S1 at the Former Panshanger Aerodrome Site.

This application, which has been submitted via the Planning Portal (PP-03872161), comprises:

- Completed application form;
- Site Location Plan;
- Panshanger Airfield Hanger Plan;
- Aerial photograph of the site;
- Building Condition Report (December 2014) prepared by AJM Surveyors;
- Demolition Method Statement (January 2015) prepared by Shield Demolition
- A copy of the Displayed Site Notice Statement; and,
- The application fee [REDACTED] (enclosed with this letter);

To enable your consideration of this application we set out below a response to the questions raised in Section 5 of the application form.

(a) Please describe the building(s) to be demolished

The 7 structures which are proposed for demolition are located within the boundaries of the Former Panshanger Aerodrome site. Full details of the condition of each structure, including photographs, are outlined in the submitted Building Condition Report a summary of each structure is provided below.



Atkins undertook a Historic Assessment of the airfield in September 2013 which recommended that English Heritage consider the buildings on an individual basis. Having reviewed the evidence prepared by Atkins Heritage, English Heritage have concluded that none of the buildings recommended for listing met their criteria and as such would not proceed to seek their listing. The Council has previously accepted and acknowledged this decision.

Structure H1 – Aircraft Hanger: H1 is a former Blister type Aircraft Hanger located in the north west of the site. This hangar has no cladding or end wall or shutters and is completely open to the elements. The bases of the frame are corroded right through in some areas and the structure is regarded as being unsafe and beyond economic repair.

Structure H2 – Aircraft Hanger: H2 is a former Blister type Aircraft Hanger located in the north east of the site. This hangar is mostly enclosed in cladding and has a rear brickwork wall. The rear wall is cracked and brickwork displaced to the extent that the wall is at imminent risk of collapse and is unsafe. The stored rubble within the unit and impact damage to the framework has compromised the stability of the overall structure and is regarded as being unsafe and beyond economic repair.

Structure H3 – Aircraft Hanger: H3 is a former Blister type Aircraft Hanger located in the south east of the site. The single-storey brick and asbestos cement structure to the rear (west) of the main hangar is an immediate safety hazard both in terms of the advanced decay and cracking of the brickwork structure together with the broken asbestos cement sheeting. The main hangar has been adversely affected by corrosion of the steel frame and overloading at the perimeter caused by the bunding of soil against the north and south elevations. The decay and distortion of the framework has compromised the stability of the overall structure and is regarded as being unsafe and beyond economic repair.

Structure H4 – Aircraft Hanger: H4 is a former Blister type Aircraft Hanger located in the south east corner of the site. This hangar is in poor condition but there appears to be no immediate danger of collapse, except for the severe brickwork erosion and cracking to the rear (east) wall.

Structure H5 – Aircraft Hanger: H5 is a former Blister type Aircraft Hanger located in the south east corner of the site. This structure is supported by the bunding of soil and is in immediate danger of collapse; the state of decay renders this structure beyond repair.

Structure H6 – Aircraft Hanger: H6 is a former Bellman type Aircraft Hanger located in the south of the site. This structure is clad in metal sheets which are both excessively corroded and are becoming detached from the structure. The height and exposure of the structure combined with the close proximity to residential premises poses a real threat of further steel sheets becoming detached in high winds and causing damage/injury to persons or property. The steel framework is heavily corroded at the base and in several locations it has rotted through; this will have impaired the structural capability of the overall structure and raises questions regarding the capability of the structure under wind or snowload. In this respect the structure is regarded as being unsafe and beyond economic repair.

Structure S1 – Storage Structure: S1 is a storage structure located in the south east of the site. This structure appears in reasonable order however the failed asbestos cement guttering has



caused the brickwork fabric to decay and window lintels to excessively corrode. To avoid collapse of the external walling the brickwork requires rebuilding and roof and guttering replacing which makes this structure beyond economic repair.

(b) Please state the reasons why demolition needs to take place

As identified in section (a), all seven structures are in very poor condition and in certain cases they pose an immediate threat of harm (from collapse or loose sheeting) to those in the near vicinity. The repair options for the structures are severely limited as they were installed as temporary accommodations between 60-70 years ago and are insubstantial and uneconomic to repair. Even if they were in repaired condition, user expectations and construction techniques and statutory standards have moved on to render the hangars and storage shed obsolete.

Following the closure of the airfield in September 2014 the structures now lie vacant and no longer serve any practical purpose. In addition to this they pose a health and safety risk to those nearby and are at risk of attracting vandals.

(c) Please describe the proposed method of demolition

Mariposa has selected a contractor to undertake the proposed works, and the contractor has provided information on the works which will take place to demolish the buildings. This is detailed in the submitted Demolition Method Statement (prepared by Shield Demolition).

The demolition of the buildings is proposed to commence in Spring 2015 and will take approximately 4 - 5 weeks.

(d) Please describe the proposed restoration of the site

Following the completion of the soft strip of the buildings and demolition of the structures the ground floor slab of each building (where present) will remain in situ. The site will be cleared using a 360° excavator; the arisings will be stockpiled in an agreed location in readiness for crushing on site.

his application. Please contact

