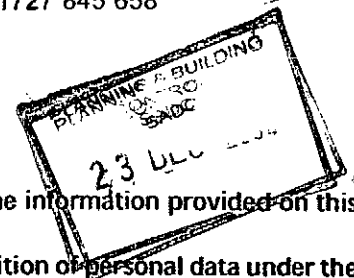


Becoming Hertfordshire's Premier Community

**Application for Planning Permission.
Town and Country Planning Act 1990**



Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of the Proposal

Please describe the proposed development, including any change of use:

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Has the building, work or change of use already started? Yes No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? Yes No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: BUTTERFLY WORLD

Address 1: CHISWELL GREEN LANE

Address 2: CHISWELL GREEN

Address 3:

Town: ST ALBANS

County: HERTFORDSHIRE

Postcode (optional): AL2 3NS

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name: A. Moorhouse

Reference: APPLICATION 05/03/1343

Date (DD/MM/YYYY): 25/06/2008
(must be pre-application submission)

Details of pre-application advice received?
BUILDINGS ANCILLARY TO MAJOR DEVELOPMENT APPROVED UNDER APPLICATION 05/03/1343 AND REQUIRE SEPARATE APPROVAL

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7: Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

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8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? Yes No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		i) Toilet Block - Timber Cladding ii) Display Space - Concrete with earth berming and planting iii) Services Buildings - Timber Cladding	<input type="checkbox"/>	<input type="checkbox"/>	See attached Schedule
Roof		i) Toilet Block - Green Roof ii) Display Space - Concrete with paving iii) Services Buildings - Timber Shingles	<input type="checkbox"/>	<input type="checkbox"/>	
Windows		i) Toilet Block - Aluminium Rooflights ii) Display Space - Timber framed iii) Services Buildings - N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Doors		i) Toilet Block - Timber ii) Display Space - Timber iii) Services Buildings - Timber	<input type="checkbox"/>	<input type="checkbox"/>	
52 Boundary treatments (e.g. fences, walls)		N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing		N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting		N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)		N/A	<input type="checkbox"/>	<input type="checkbox"/>	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

See attached Schedule

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	405	5108 ⁴⁰⁵ / 2877	None
Light goods vehicles/ public carrier vehicles	None	None	None
Motorcycles	None	None	None
Disability spaces	52	52	None
Cycle spaces	32	32	None
Other (e.g. Bus)	12	12	None
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Cess pit
 Septic tank Other
 Package treatment plant

Are you proposing to connect to the existing drainage system? Yes No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

CONNECTION TO BE TO EXISTING MAIN SEWER IN
CHISWELL GREEN LANE

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system Existing watercourse
 Soakaway Pond/lake
 Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

15. Existing Use

Please describe the current use of the site:

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

GROUNDS TO THE GARDENS OF THE ROSE

When did this use end (if known)?
DD/MM/YYYY
(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? Yes No
 If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							A

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							B

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							C

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							D

Total proposed residential units (A+B+C+D) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							E

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							F

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							G

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							H

Total existing residential units (E+F+G+H) =

5/03 2877

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input checked="" type="checkbox"/>				
Shops	<input checked="" type="checkbox"/>				
Net tradable area:	<input checked="" type="checkbox"/>				
A2	<input checked="" type="checkbox"/>				
Financial and professional services	<input checked="" type="checkbox"/>				
A3	<input checked="" type="checkbox"/>				
Restaurants and cafes	<input checked="" type="checkbox"/>				
A4	<input checked="" type="checkbox"/>				
Drinking establishments	<input checked="" type="checkbox"/>				
A5	<input checked="" type="checkbox"/>				
Hot food takeaways	<input checked="" type="checkbox"/>				
B1 (a)	<input checked="" type="checkbox"/>				
Office (other than A2)	<input checked="" type="checkbox"/>				
B1 (b)	<input checked="" type="checkbox"/>				
Research and development	<input checked="" type="checkbox"/>				
B1 (c)	<input checked="" type="checkbox"/>				
Light industrial	<input checked="" type="checkbox"/>				
B2	<input checked="" type="checkbox"/>				
General industrial	<input checked="" type="checkbox"/>				
B8	<input checked="" type="checkbox"/>				
Storage or distribution	<input checked="" type="checkbox"/>				
C1	<input checked="" type="checkbox"/>				
Hotels and halls of residence	<input checked="" type="checkbox"/>				
C2	<input checked="" type="checkbox"/>				
Residential institutions	<input checked="" type="checkbox"/>				
D1	<input checked="" type="checkbox"/>				
Non-residential institutions	<input checked="" type="checkbox"/>				
D2	<input checked="" type="checkbox"/>				
Assembly and leisure	<input checked="" type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please specify	<input type="checkbox"/>				
Butterfly & Plant Display	<input type="checkbox"/>	9680	NONE	10057	381
Total		9680	NONE	10057	381

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				<input checked="" type="checkbox"/>
Proposed employees				<input checked="" type="checkbox"/>

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
Butterfly & Plant Display	8.00 - 23.00	8.00 - 23.00	9.00 - 22.30	
		5/08	1/28/77	

22. Site Area

Please state the site area in hectares (ha)

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? Yes No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>
Other:	<input type="text"/>	Other:	<input type="text"/>		
Amount (tonnes):	<input type="text"/>	Amount (tonnes):	<input type="text"/>		

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY): **18 / 12 / 2008**

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- § Neither Certificate A or B can be issued for this application
- § All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

51 00 1 28 17

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

18/12/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:

3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

3 copies of other plans and drawings or information necessary to describe the subject of the application:

The correct fee:

3 copies of a design and access statement:

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):

3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

007/2077

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

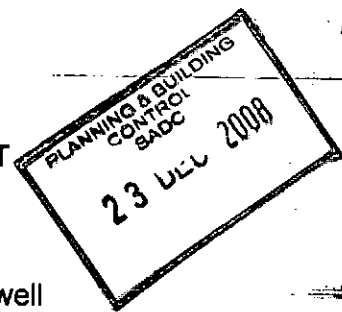
Or signed - Agent:

Date (DD/MM/YYYY):

18/12/2008

(date cannot be pre-application)

BUTTERFLY WORLD, CHISWELL GREEN, ST ALBANS
ANCILLARY BUILDINGS DESIGN AND ACCESS STATEMENT



Context

The site is located between Chiswell Green Lane and Noke Lane in Chiswell Green, St. Albans.

The whole of the site area is within the Green Belt.

Planning Permission (ref 5/03/1343) was granted on 16th February 2005 for:

'Erection of building for the exhibition of butterflies and plants in association with the Gardens of the Rose, related horticultural training and research complex, visitors centre, cafeteria, coach/car parking and access drive.'

The approval for Butterfly World has been implemented and work is in progress.

Design Statement

In the course of development of the detailed design it has been necessary to incorporate a number of buildings with services functions associated with the development and a display space associated with the indigenous species of butterflies outside the biome itself.

The services buildings which are ancillary to the exhibition are:

- 1) A toilet block adjacent to the entrance,
- 2) A LV Transformer Building in the service yard,
- 3) A Generator Building in the service yard, and
- 4) A Gas Meter Building adjacent to the emergency access.

In addition there is a display space adjacent to the British Butterfly Garden.

Toilet Block

The toilet block has been located adjacent to the pedestrian entrance to the exhibition with facilities for male and female visitors both outside the perimeter, for those waiting to enter the grounds and inside the entrance for those visitors experiencing the external environment around the biome itself.

The form of the building follows the iconic beehive shape associated with the English countryside for generations and finished in natural timber to blend with the landscape. A 'green-roof' of grasses and sedum has been incorporated in sympathy with the meadowland from the long views of the site.

The scale is domestic with an eaves height of 4.2 metres and a ridge line of 5.5 metres.

5/08 12877

The central, flat roofed area incorporates a series of accessible toilets, showers, wheelchair storage and charging points and an electrical intake cupboard.

LV Transformer Building

The Low Voltage Transformer and switchgear for the exhibition is located in a single storey building adjacent to the service yard for the biome.

The building follows the form of the timber beehive with a timber shingled roof.

The building has an eaves height of 3 metres and a ridge of 4.3 metres and it is screened from long views of the site by additional planting to the south of the service yard.

Generator Building

The Generator Building for the exhibition is located in a single storey building also adjacent to the service yard for the biome.

The building is louvred on both major facades to provide the necessary ventilation to the generators and is constructed in timber panels, in sympathy with the form of the timber beehive structures, and also has a timber shingled roof.

The building has an eaves height of 4 metres and a ridge of 5.5 metres and it is also screened from long views of the site by additional planting to the south of the service yard.

Gas Meter Building

The Gas Meter Building for the exhibition is located in a single storey building adjacent to the emergency access to the site off Chiswell Green lane.

The building follows the form of the timber beehive with a timber shingled roof.

The building has an eaves height of 2 metres and a ridge of 2.5 metres and it is located within the planted and mounded area alongside Chiswell Green Lane.

Display Space

The Display Space is located within the British Butterfly Garden to the east of the Biome and south of the exhibition gardens.

The separate display space is considered necessary to relate information on the indigenous species of butterfly in the external areas of the exhibition and particularly relevant to the garden within which it is located.

The building is completely bermed with earth banks on the south west, north east and south east faces with access only from the north east side which is concealed by the rise of the land on this side.

There is a timber deck access forming the roof and giving views across the gardens and the overall height is 3 metres.

5 / 08 / 28 77 ²

ACCESS STATEMENT

Site vehicular access is exclusively from the new access road from Noke Lane; (the only exception to this being the emergency access point from Chiswell Green Lane).

The proposed buildings make no alteration to the existing traffic patterns.

The toilet block is accessed by pedestrian traffic only from the car and coach park on the exterior face (with additional access from the adjacent cycle storage area) and from the gardens and meadowland on the internal face.

The LV Transformer Building and the Generator Building are both accessed for maintenance from the service yard adjacent to the service entrance to the biome and are outside the public area.

The Gas Meter Building is located just inside the Emergency Access from Chiswell Green Lane and is accessed from the main site access road for maintenance purposes only.

The Display Space is accessed exclusively from within the Butterfly Garden and there is no vehicular access.

Inclusive Access

The Toilet Block incorporates ramps at 1:25 gradient from the surrounding areas and accessible toilet facilities from both inside and outside the exhibition area.

The building also includes a wheelchair store and charging point adjacent to the site entrance.

The LV Transformer Building and the Generator Building are both outside the area of public access and incorporate level access for plant and machinery maintenance.

The Gas Meter Building is provided with level access for maintenance purposes.

The display space is accessed from the pedestrian path within the Butterfly Garden and has flush thresholds to permit disabled access. Pathways are set at a maximum gradient of 1:25 with a width of 1500mm.

Crime Prevention

The site is securely fenced and will have 24 hour on site security.

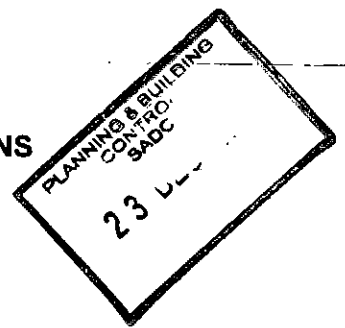
Energy Efficiency

The buildings incorporate the overall energy strategy for the site, recycling water for grey water uses and using increased insulation where appropriate. These are, however, primarily service buildings and not for habitation.

December 2008

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BUTTERFLY WORLD, CHISWELL GREEN, ST ALBANS



ANCILLARY BUILDINGS

SCHEDULE OF AREAS

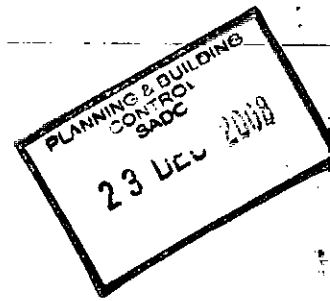
TOILET BLOCK		188.70 sq m
DISPLAY SPACE	2 x 2.4 x 6	28.80 sq m
LV TRANSFORMER BUILDING	6 x 6	36.00 sq m
GENERATOR BUILDING	10.5 x 12	126.00 sq m
GAS METER HOUSING	1.5 x 1.5	2.25 sq m
TOTAL		381.75 sq m

5 / 08 / 28 77

BUTTERFLY WORLD, CHISWELL GREEN, ST ALBANS

ANCILLARY BUILDINGS

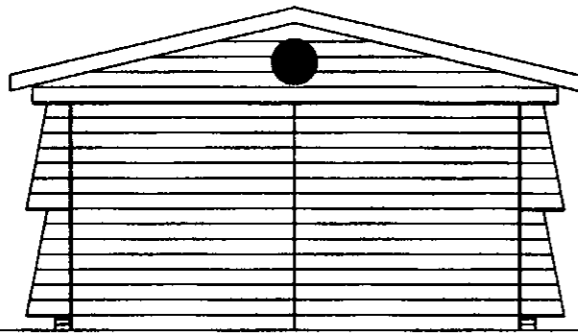
Schedule of Drawings



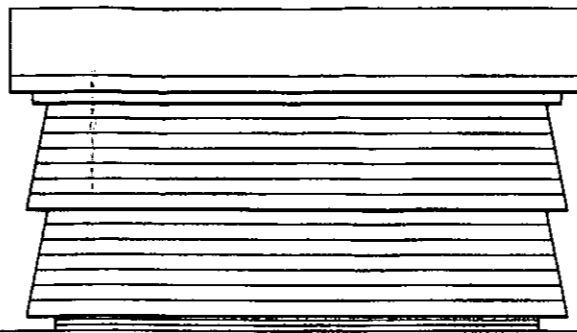
AA [P] LOC 01	Site Location Plan	1:1250
891-013 K	Site Plan	1:500
AA [2] 600	Toilet Block	1:100
AA [2] 630	LV Tranformer Building	1:100
AA [2] 632	Gas Meter Housing	1:100
AA [2] 633	Generator Building	1:100
AA [2] 634	Display Space	1:100
891-010 B	British Butterfly Garden – Detailed Design	1:100/200

51 08 12877

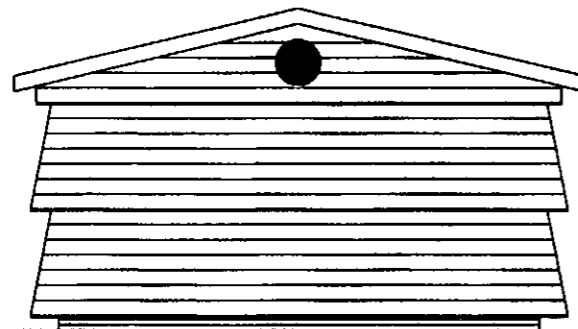
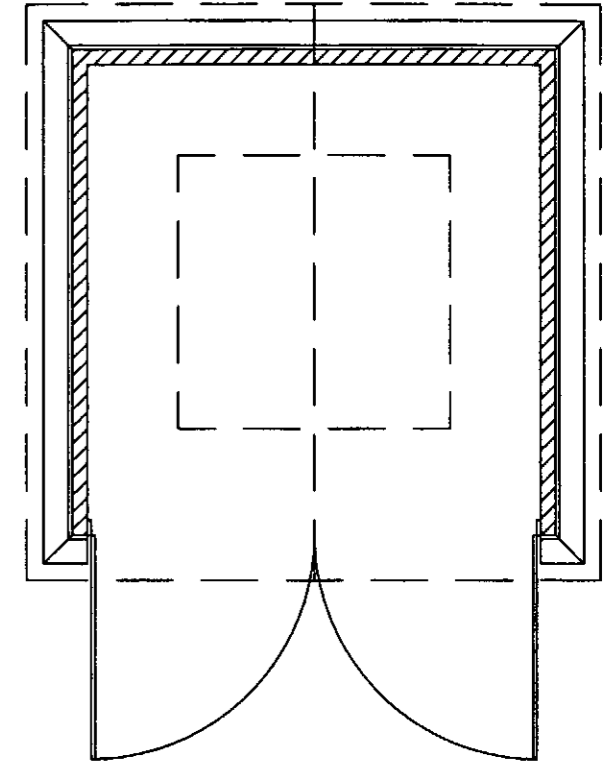
1



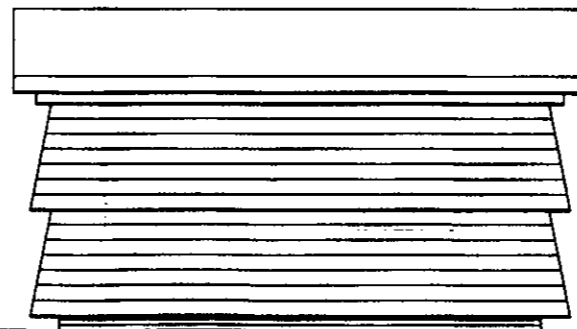
FRONT (NORTH) ELEVATION



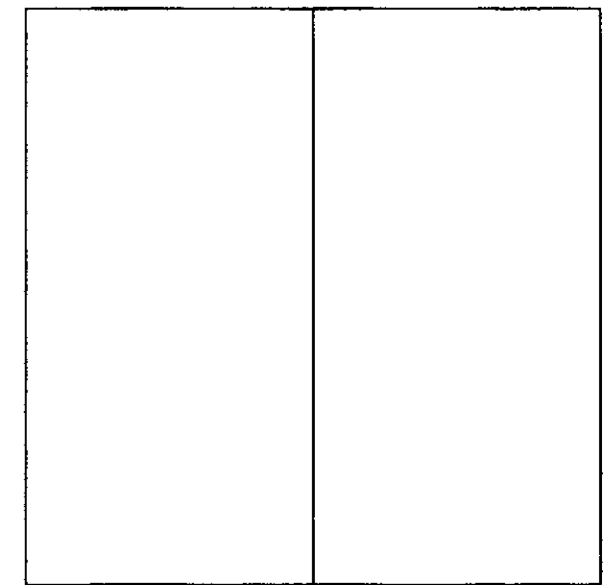
SIDE (EAST) ELEVATION



REAR (SOUTH) ELEVATION

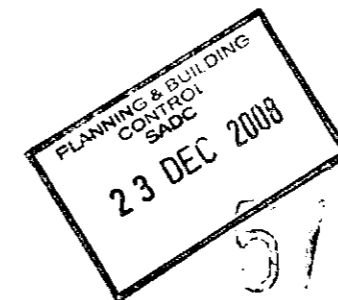


SIDE (WEST) ELEVATION

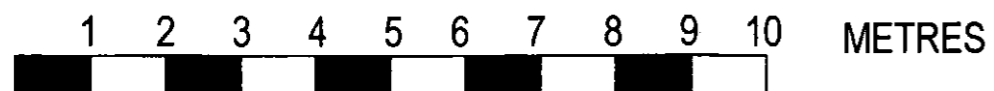


MATERIALS

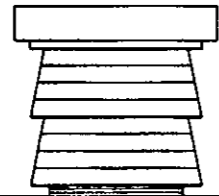
Walls: Timber cladding on insulated timber frame
Roof structure: Timber beams and joists
Roof finish: Grass and wildflower



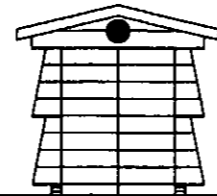
SCALE



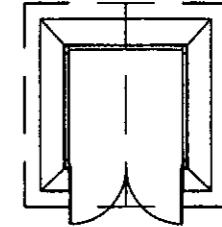
514/2877
BUTTERFLY WORLD
LV TRANSFORMER HOUSING
Scale 1:100
A/A [2] 630



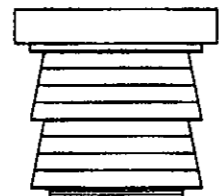
SIDE (EAST) ELEVATION



FRONT (SOUTH) ELEVATION



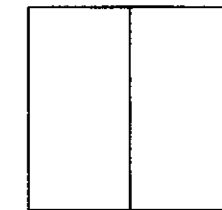
PLAN



SIDE (WEST) ELEVATION

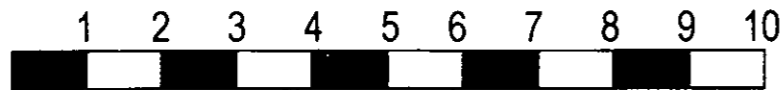


REAR (NORTH) ELEVATION



ROOF PLAN

SCALE



METRES

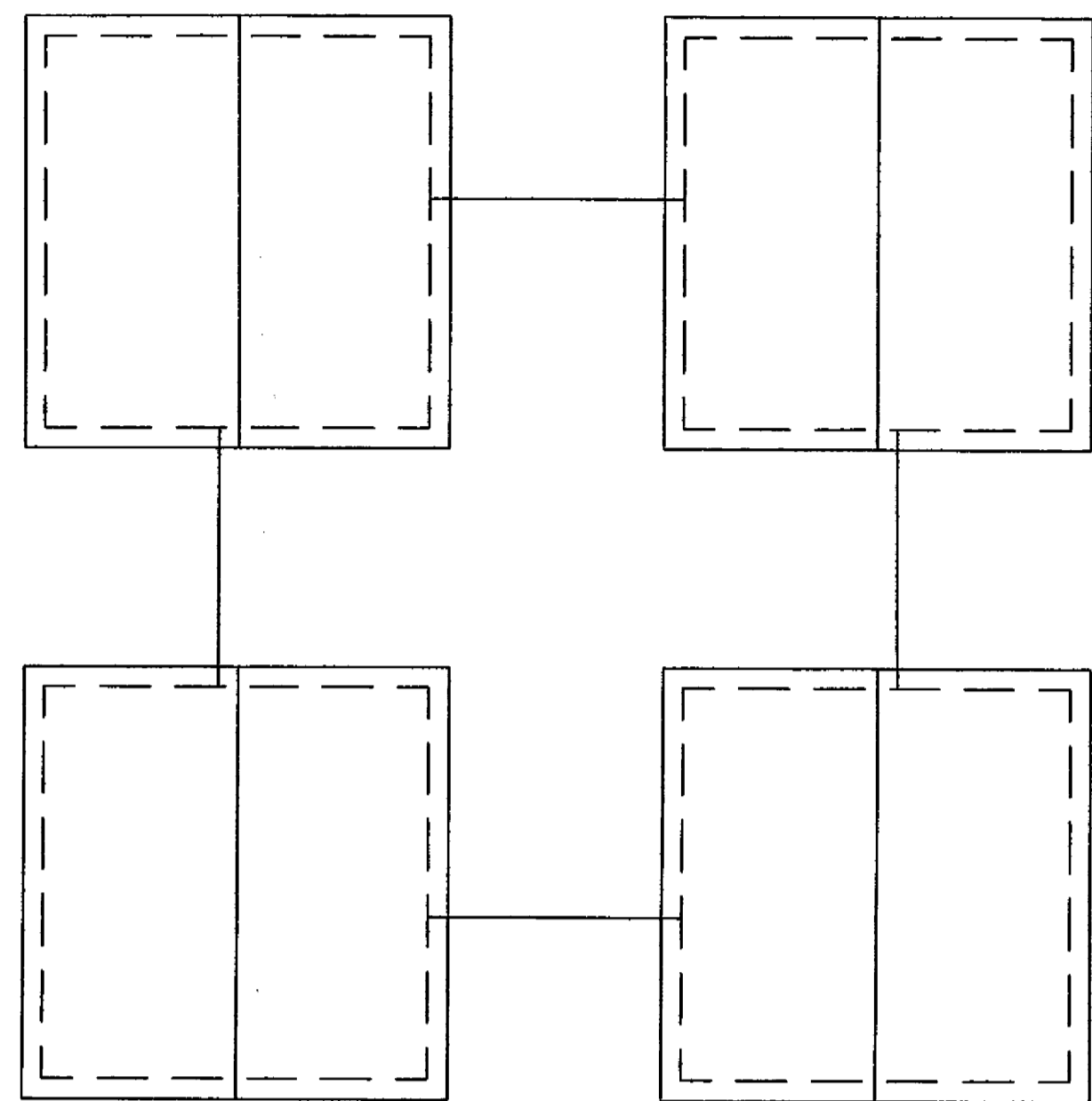
BUTTERFLY WORLD
GAS METER HOUSING

Scale 1:100

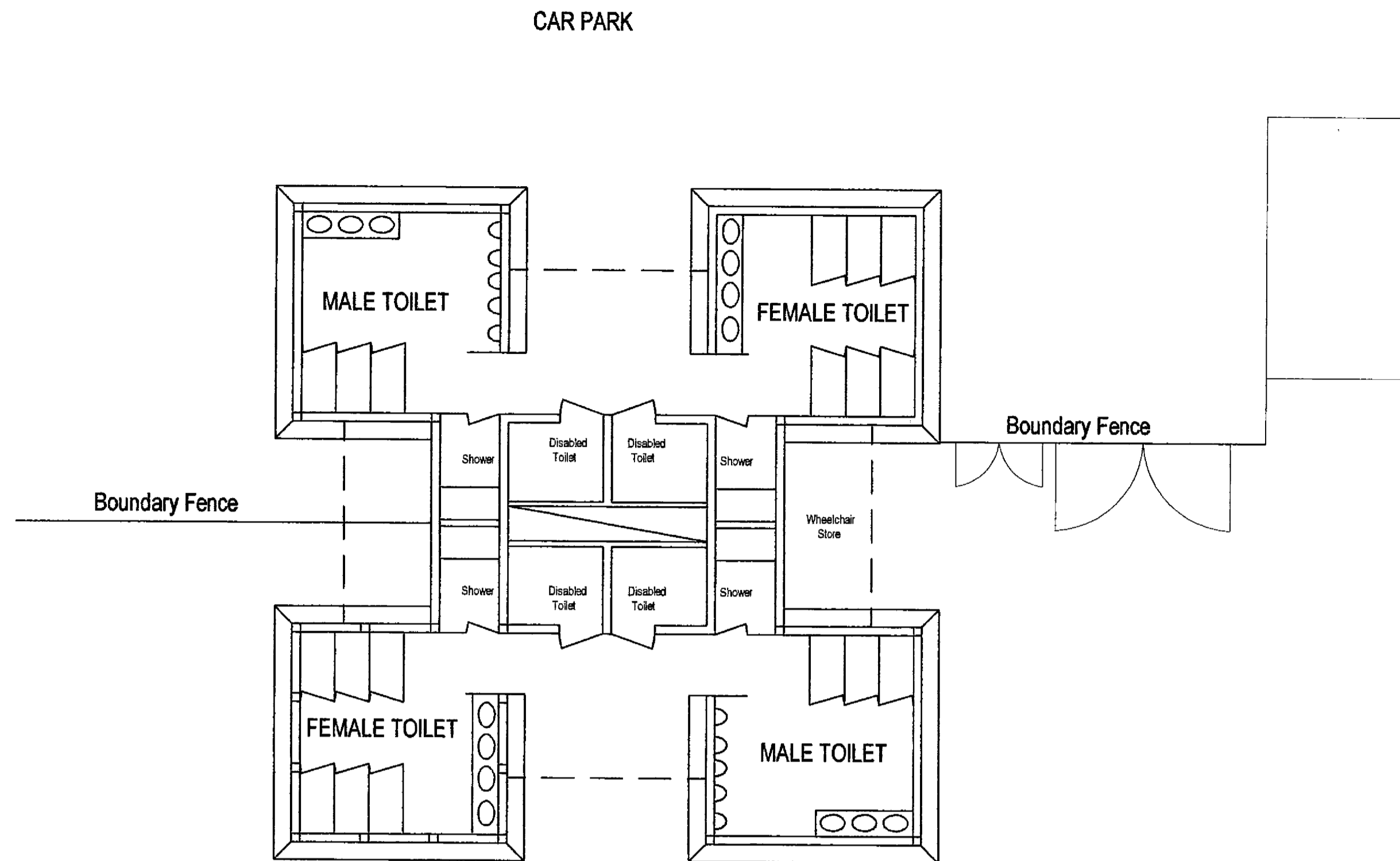
A/A [2] 632

08 / 2877

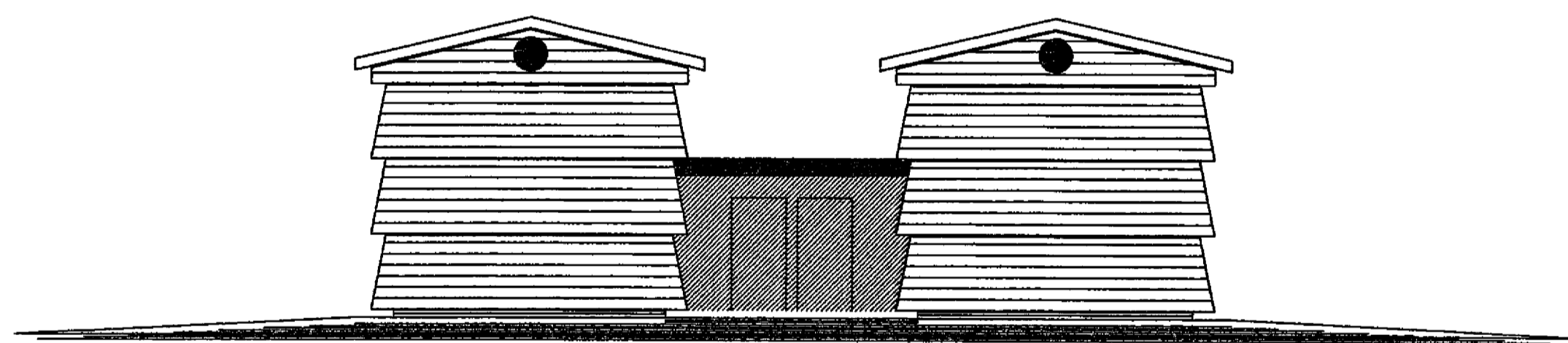




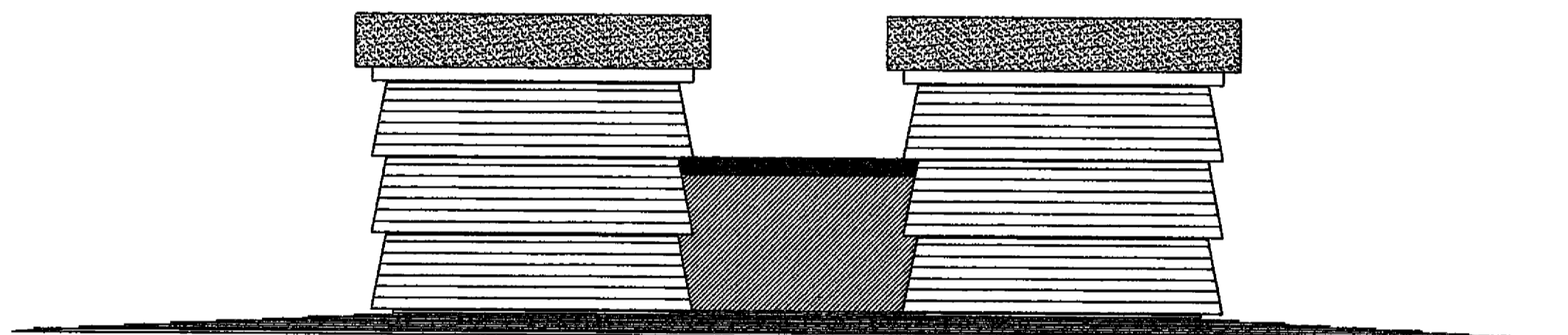
ROOF PLAN



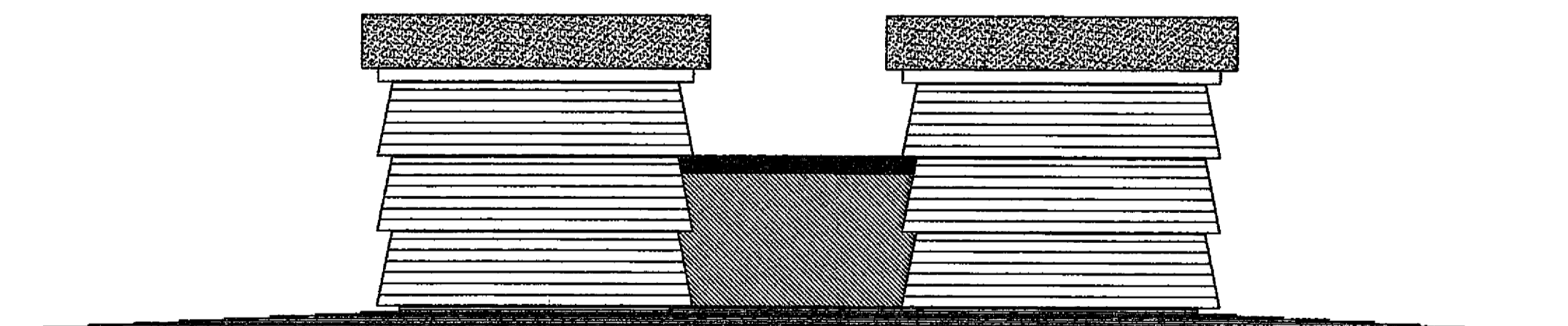
GROUND FLOOR PLAN



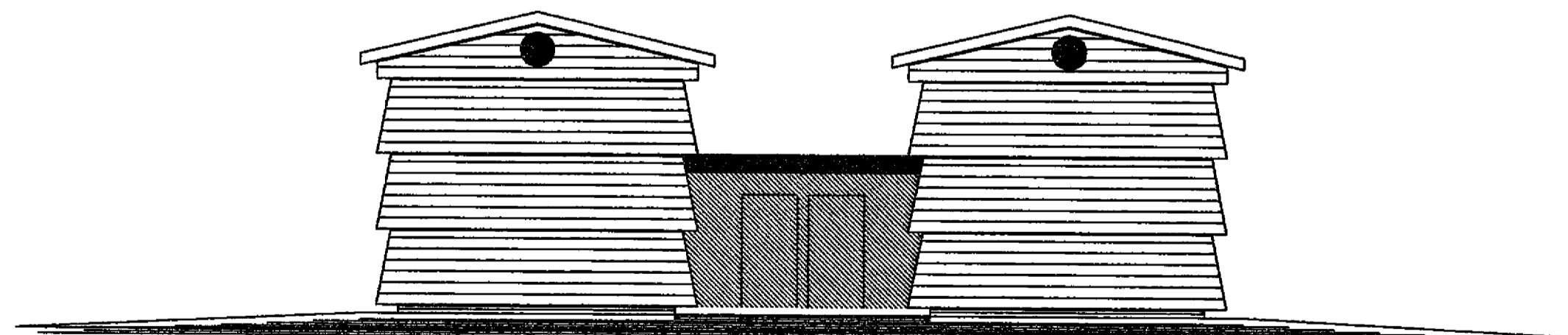
SOUTH ELEVATION



WEST ELEVATION

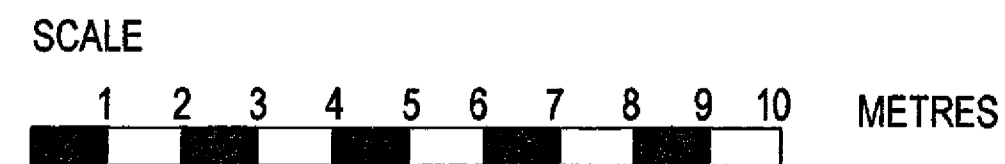


EAST ELEVATION



NORTH ELEVATION

PLANNING & BUILDING
CONTRACT
SHOP
23 Dec 2008

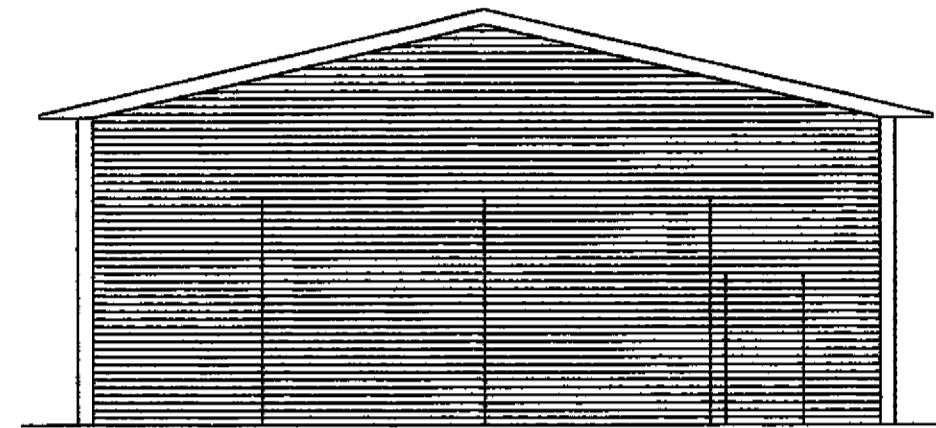


BUTTERFLY WORLD TOILET BLOCK

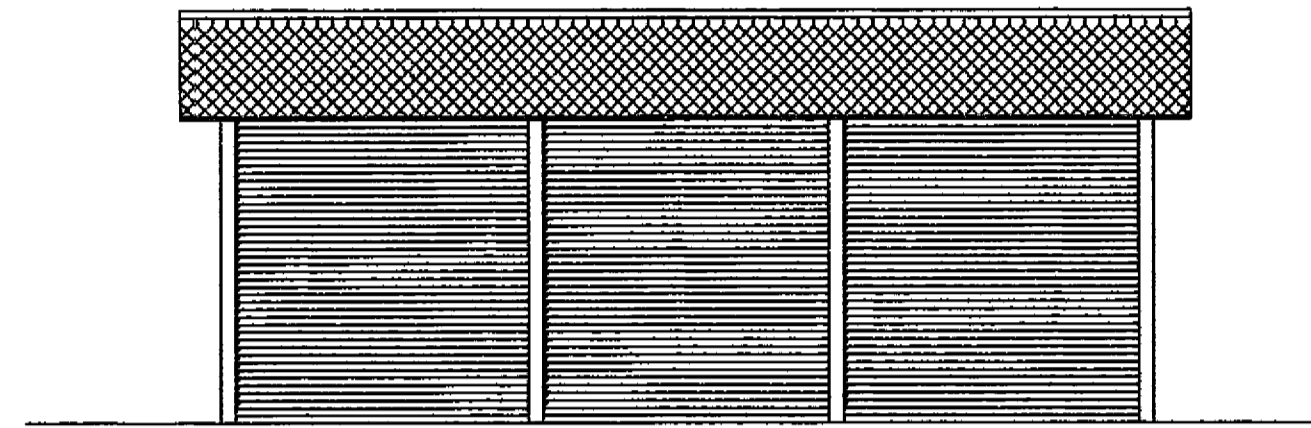
Walls: 200mm Timber cladding on insulated timber frame
Roof structure: Timber beams and joists
Roof finish: Grass and wildflower

5.08 72877

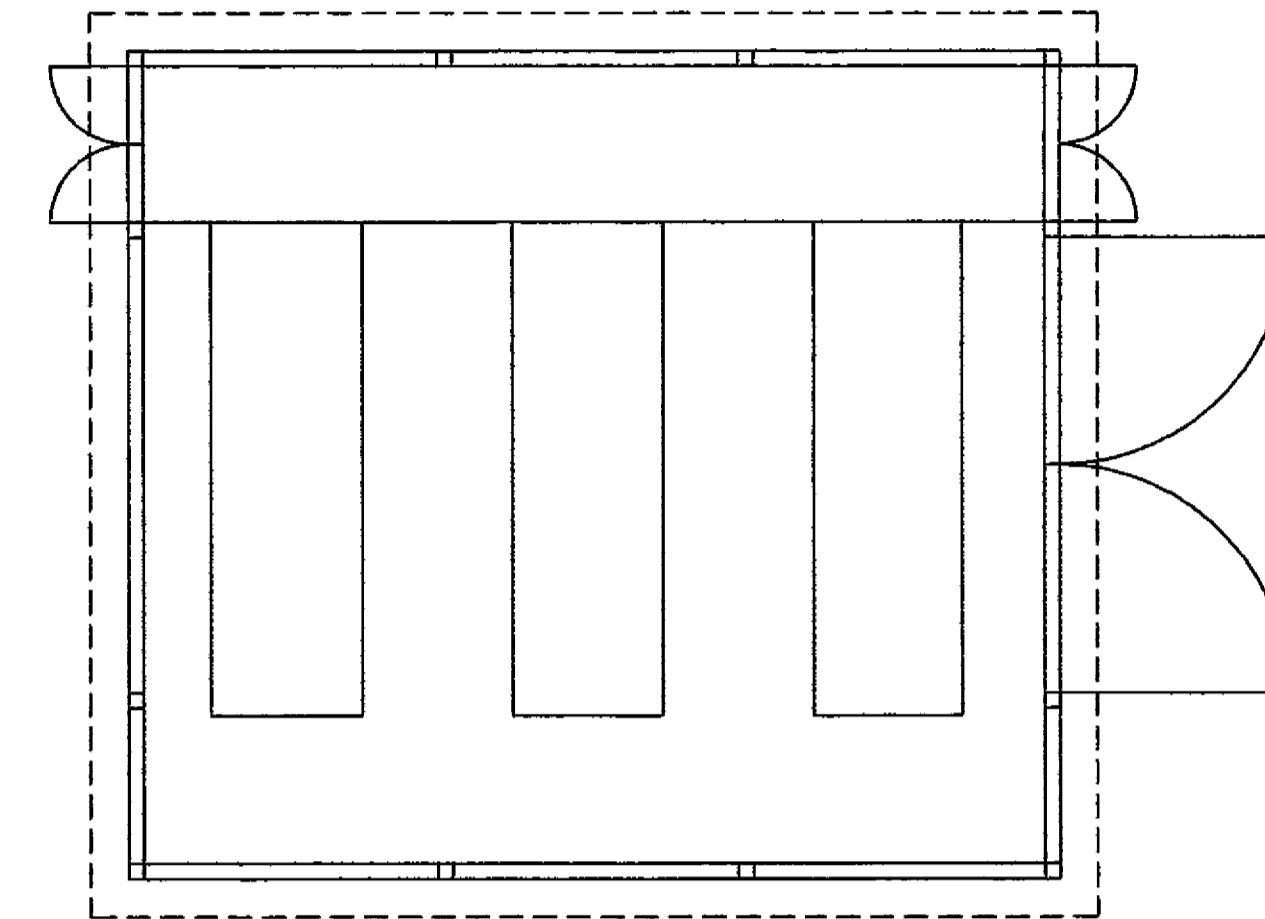
BUTTERFLY WORLD
TOILET BLOCK
Scale 1:100
A/A [2] 600



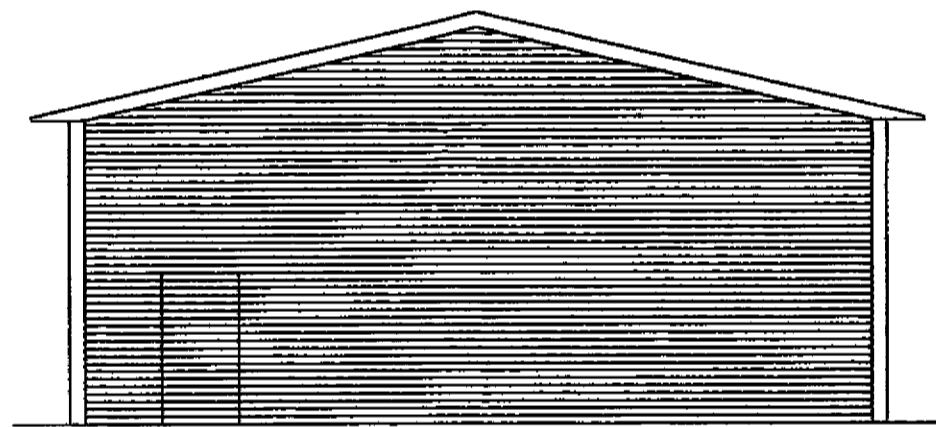
FRONT (NORTH) ELEVATION



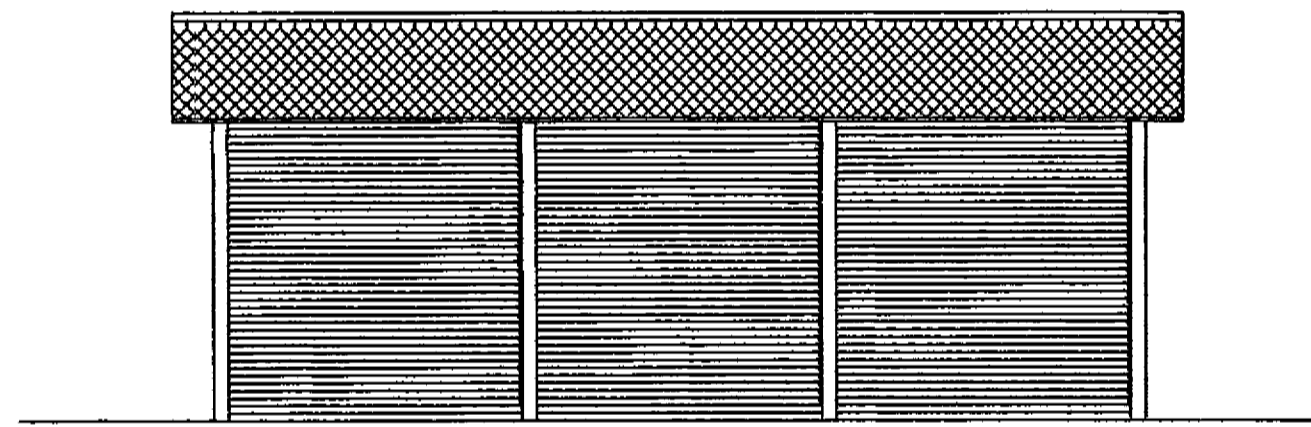
SIDE (EAST) ELEVATION



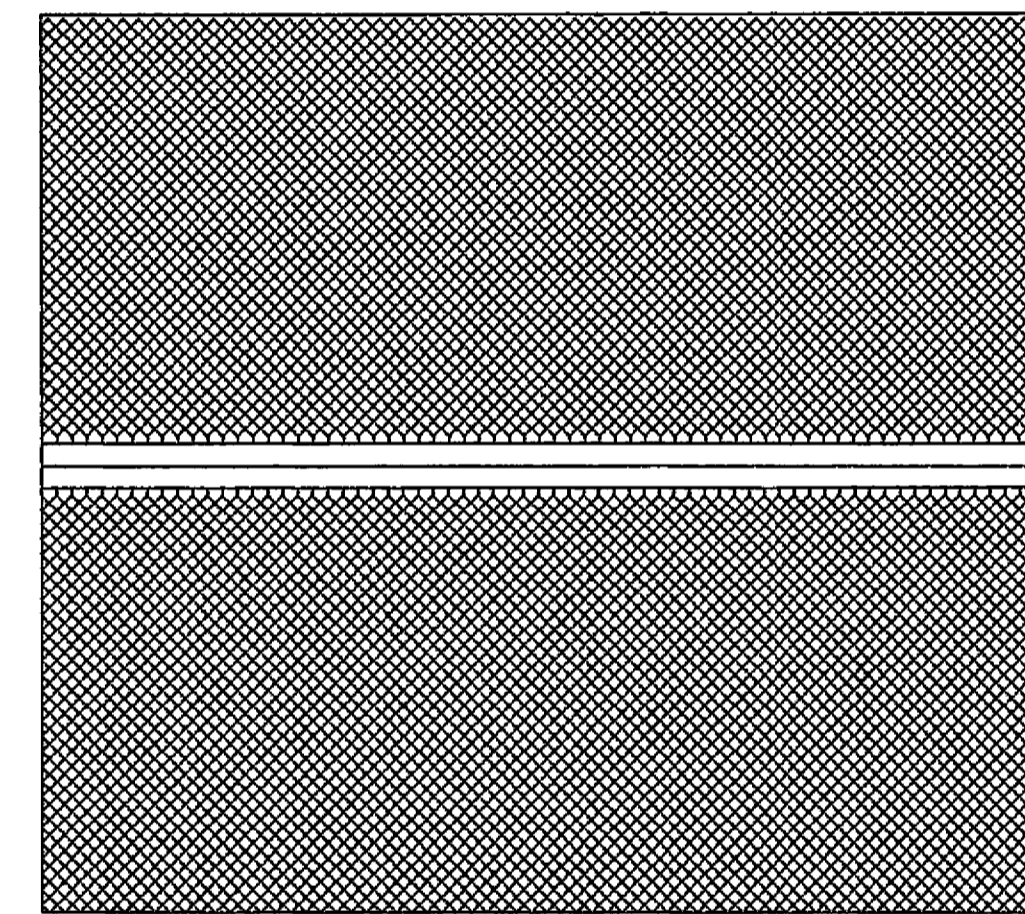
PLAN



REAR (SOUTH) ELEVATION



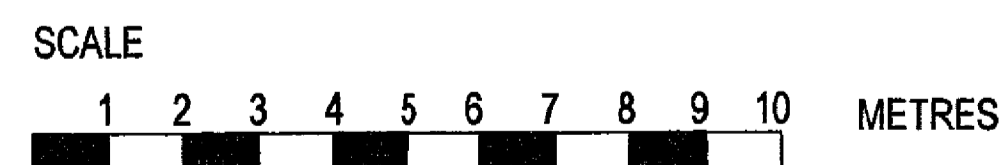
SIDE (WEST) ELEVATION



ROOF PLAN

MATERIALS

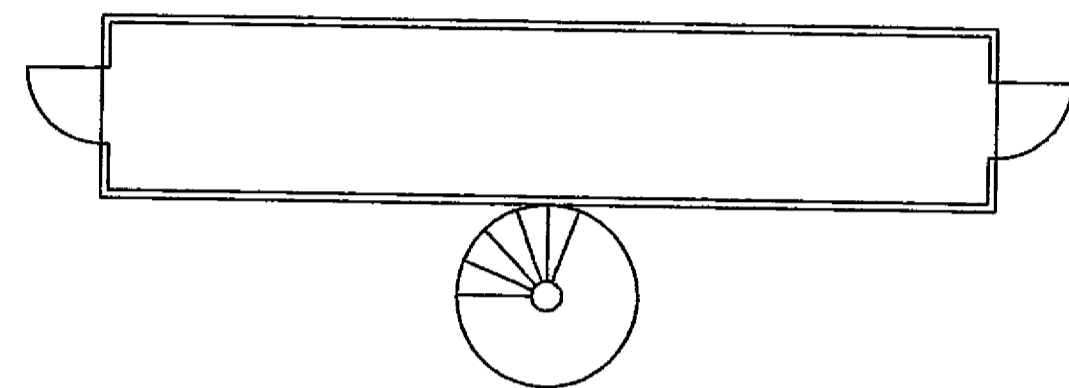
Walls: Timber cladding on insulated timber frame
Roof structure: Timber beams and joists
Roof finish: Grass and wildflower



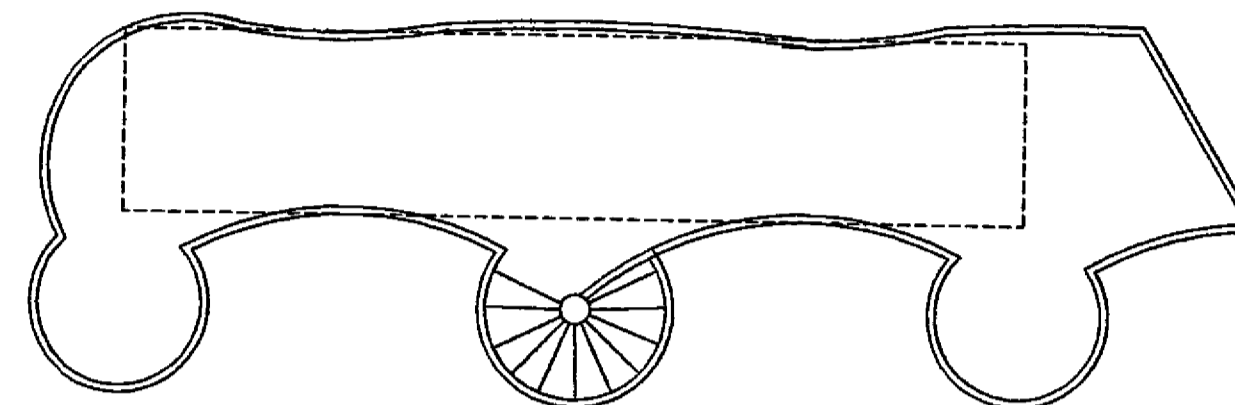
23 Dec 2008

08 12877

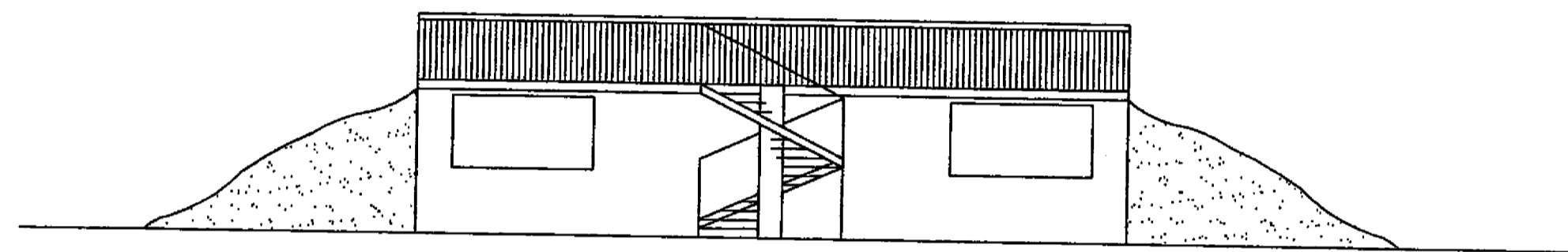
BUTTERFLY WORLD
GENERATOR HOUSE
Scale 1:100
A/A [2] 633



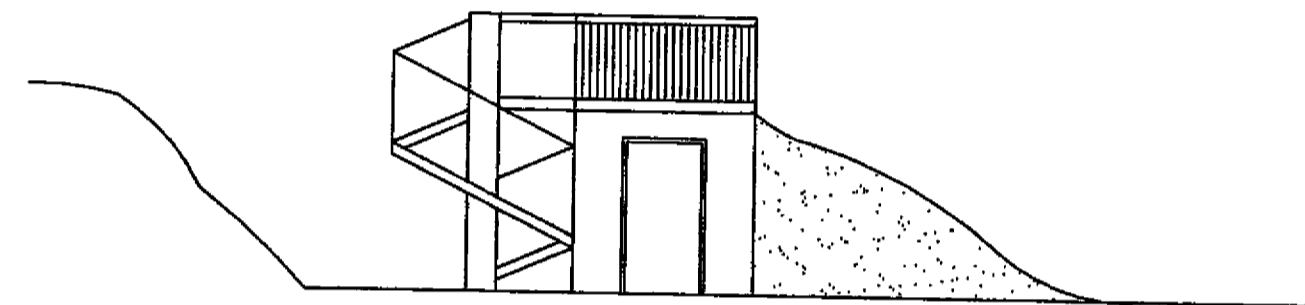
GROUND FLOOR PLAN



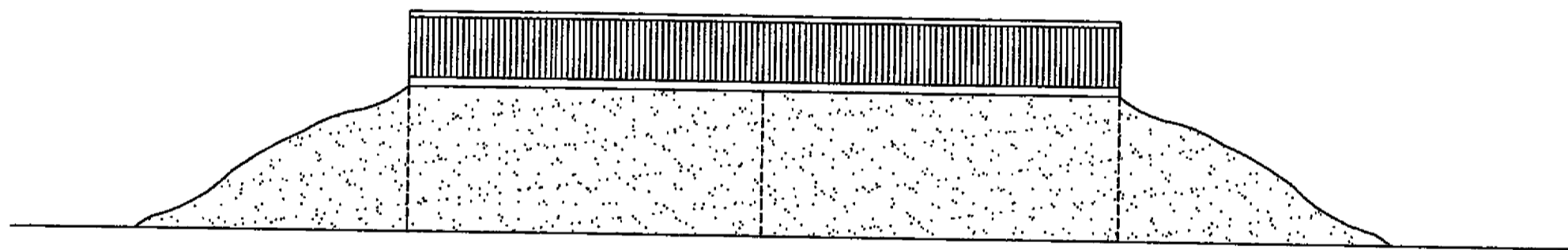
ROOF PLAN



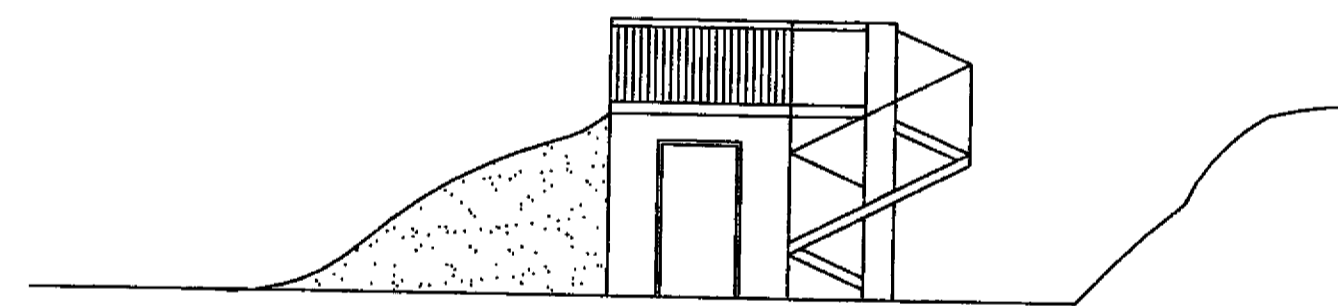
NORTH EAST ELEVATION



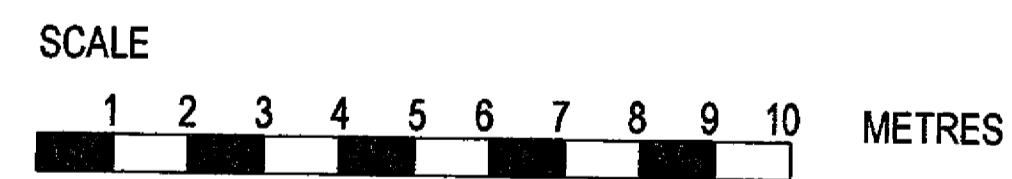
NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

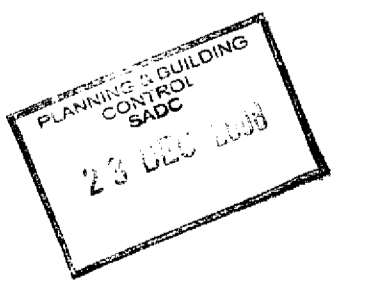


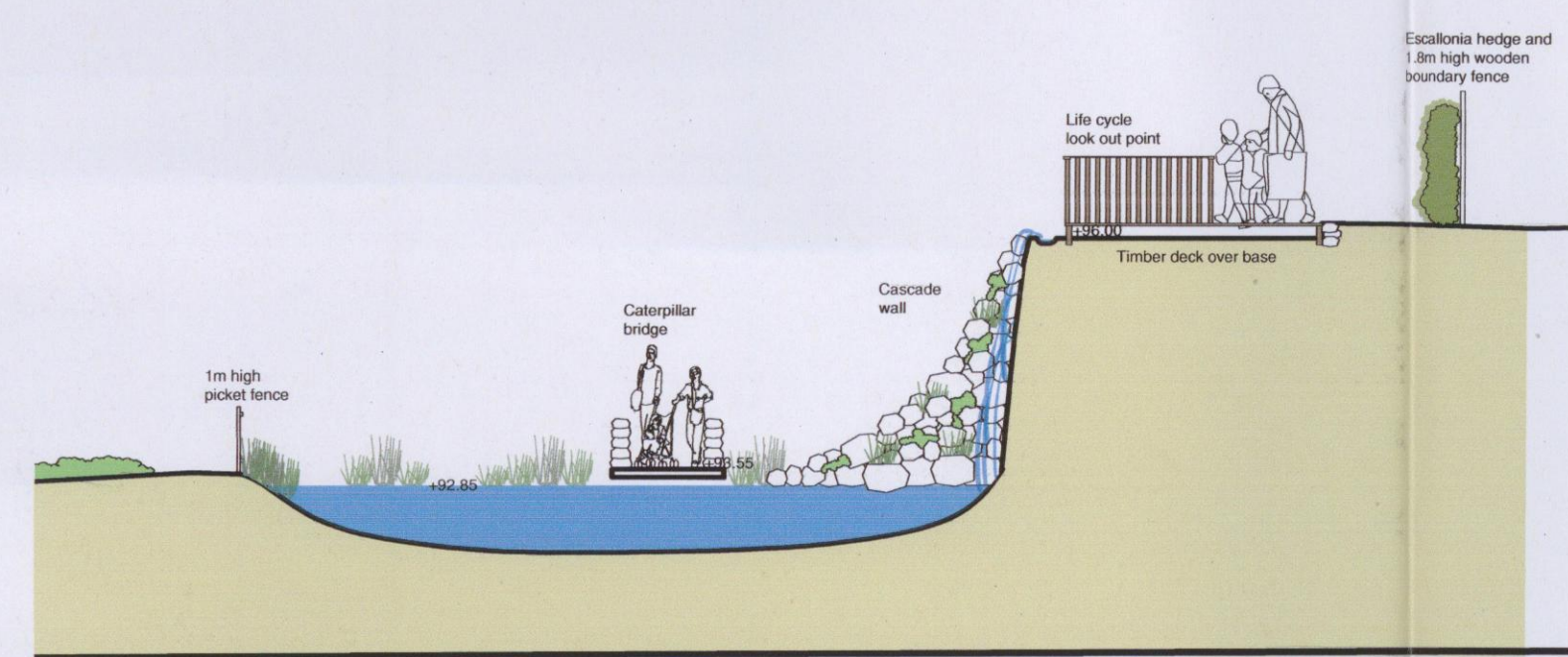
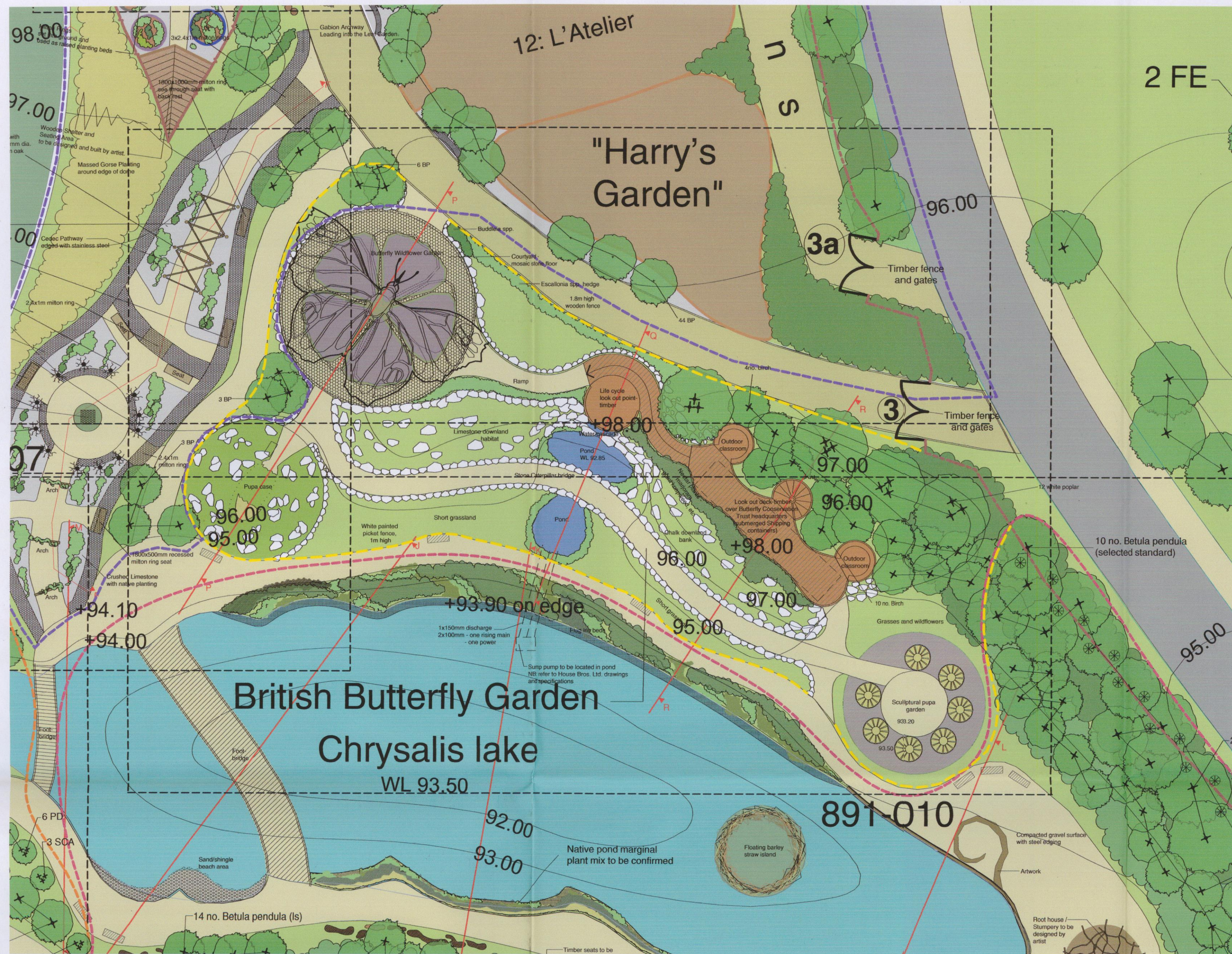
BUTTERFLY GARDEN DISPLAY SPACE

Walls: 100mm Insulated metal cladding on steel frame
Roof structure: Metal Cladding on steel Frame
Roof finish: Timber Deck

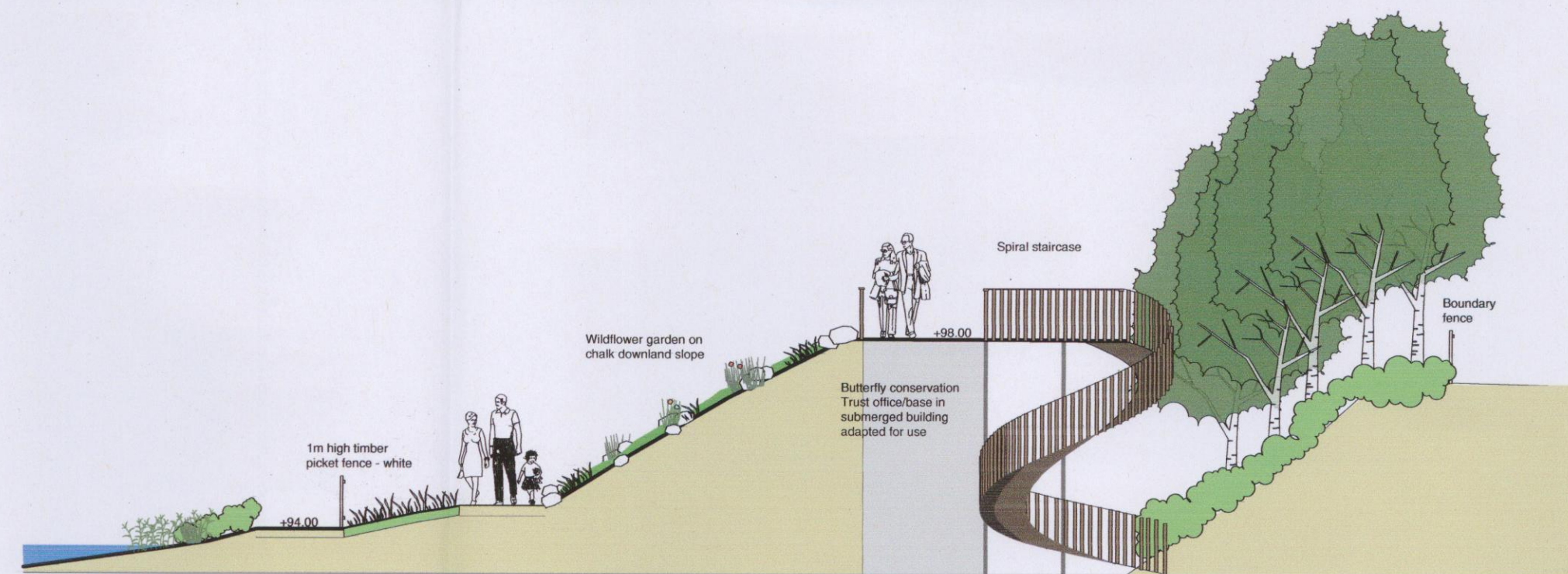
5/08 12877

BUTTERFLY GARDEN
DISPLAY SPACE
Scale 1:100
A/A [2] 634

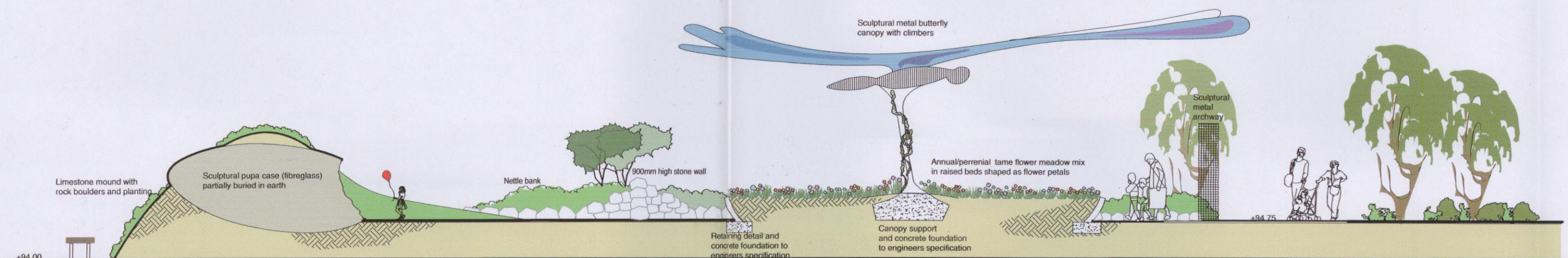




SECTION Q-Q
Scale 1:50



SECTION R-R
Scale 1:50



SECTION P-P
Scale 1:50

Revision B: 6th June 08
Drawing reduced to A1 size;
garden name revised

Revision A: 19th May 2008
Path to west omitted

PLANNING & BUILDING CONTROL
SADC
23 DEC 2008

51.08 / 2877

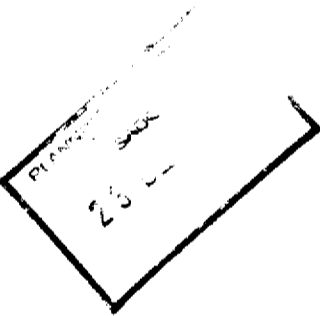
Project:
BUTTERFLY WORLD
Drawing:
DETAILED DESIGN -
BRITISH BUTTERFLY GARDEN

Date:
AUGUST 2007
Drawn by: VM
Checked by: LF
Scale: Plan 1:200 @ A1
Sections 1:100 @ A1

891-010B

Cedar Court, 5 College Street, Petersfield, Hants, GU31 4AE

terra firma
CONSULTANCY



SCALE
0 10 20 30 40 50 60 70 80 90 100 metres

TOWN AND COUNTRY PLANNING ACT 1990

AGENT

Chrysalis Architects
Lavant House
39 Lavant Street
Petersfield
Hampshire
GU32 3EL

APPLICANT

Butterfly World Project Limited
Stratford Upon Avon Butterfly Farm
Swans Nest Lane
Stratford Upon Avon
Warwickshire
CV37 7LS

PLANNING PERMISSION

Erection of toilet block, display space and services buildings ancillary to Butterfly World Biome

Butterfly World Chiswell Green Lane St Albans Hertfordshire

In the pursuance of their powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **permit** the development proposed by you in your application dated 18/12/2008 and received with sufficient particulars on 23/12/2008 and shown on the attached plan(s) subject to the following conditions and reasons:-

Condition

1. This permission shall be for a limited period only expiring 3 years after the date of this notice. On or before that date the building hereby permitted shall be removed, the use hereby permitted shall be discontinued and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Reason

1. To comply with Policy 1 of the St Albans District Local Plan Review 1994.

Condition

2. The buildings which are the subject of this permission shall be constructed of the materials indicated on the application form, supporting plans and Design and access statement

Reason

2. To comply with Policies 1 and 69 of the St Albans district local plan review 1994

Condition

3. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include (a) proposed finished levels and contours; (b) means of enclosure; (c) car parking layouts; (d) other vehicles and pedestrian access and circulation areas; (e) hard surfacing materials; (f) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc); (g) proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines manholes, supports etc.); (h) retained historic landscape features and proposals for restoration where relevant; (i) existing trees to be retained; (j) existing hedgerows to be retained.

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Reason

3. To ensure satisfactory landscape treatment of the site in the interests of visual amenity. To comply with Policy 74 of the St. Albans District Local Plan Review 1994.

Condition

4. Soft landscape works required to be submitted shall include planting plans; written specifications (including cultivation and other operations associated with the plant and grass establishments); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; an implementation programme should be submitted.

Reason

4. To ensure satisfactory landscape treatment of the site in the interests of visual amenity. To comply with Policy 74 of the St. Albans District Local Plan Review 1994.

Condition

5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason

5. To ensure satisfactory landscape treatment of the site in the interests of visual amenity. To comply with Policy 74 of the St. Albans District Local Plan Review 1994.

Justification for the grant of planning permission

The proposed temporary buildings are acceptable in the Green Belt during the construction phase of the main development and there are very special circumstances to justify them in the Green Belt. The proposal complies with Policies 1, 69, and 74 of the St Albans District Local Plan Review 1994

Signed



John Young
Interim Head of Planning & Building Control

Dated 06/02/2009

SEE ATTACHED SHEET FOR NOTES

INFORMATIVE:

This determination is based on the following drawing numbers - D & A STATEMENT, AA(P)LOC 01, A/A(2)600, A/A(2)630, A/A (2)632, A/A(2)633, A/A(2)634, 891-010B, 891-013K

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