



WELWYN HATFIELD ACCESS GROUP
 the common room
 ground floor
 ley house
 long ley
 welwyn garden city
 hertfordshire al7 2ex

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Registered Charity No. 1089866

9 July 2014

Mr T Waller
 JB Planning Associates Limited
 Chells Manor
 Chells Lane
 Stevenage
 SG2 7AA

Dear Mr Waller,

re: Planning Applications Received by Welwyn Hatfield Council

We note that the Council received the following planning application during week ending 4 July 2014.

Application No.	Description and Location	Applicant/Agent
S6/2014/1321/OR	Prior approval for the change of use of office building (use class B1a) to 4 residential flats (use class C3). Willow House 16-18 Salisbury Square Hatfield AL9 5BE	Mr T Waller JB Planning Associates Limited Chells Manor Chells Lane Stevenage SG2 7AA

The Welwyn Hatfield Access Group has reviewed all the data submitted with this application via Welwyn Hatfield Borough Council's website. We would like to tender the following comments:

Planning Statement

We note the comments provided by this document and regret there is no reference to physical access provision. However, within this document it states that 'Access to the site and building would remain as it is at present' and that 'No external alterations to the site or building . . . although internal reconfiguration would be required'

Drawings

Drawing No. AT376-02

This drawing identifies the Proposed Ground Floor and First Floor Plans. We note that the proposed development provides for a total of 2 x 2 bedrooms dwellings and 2 x 1 bedroom dwellings, one of each on both floors.

The ground floor provides 2 shared entrances - 1 of which is serviced by inward opening double doors and the other serviced by a single inward opening door. Could you please confirm the dimensions of these doors (both double and single), their opening forces together with details of the door fittings/furniture.

We note there is no lift linking the floors and ask you to confirm that the 2 stairwells meet Part M guidelines.

With regard to car parking, you state that *'The proposed residential use would therefore deliver a substantial benefit with regard to a greatly reduced level of traffic on the roads at peak periods.'* While we agree that the change of use from commercial to residential will substantially reduce the need for on-road parking, this change does not take into account the fact that this area is already very congested and residential parking needs would not normally be within peak periods. Welwyn Hatfield Borough Council has a very defined policy specifying the number of car parking spaces per dwelling by zone. As we believe Salisbury Square falls within Hatfield, Zone 2, this would require the provision of 3.5 car parking spaces for the proposed development.

We look forward to receiving your comments.

With kind regards,

Yours sincerely,

Brian Wilson
Welwyn Hatfield Access Group

cc: Mrs K Charles, Planning Officer, Welwyn Hatfield Borough Council