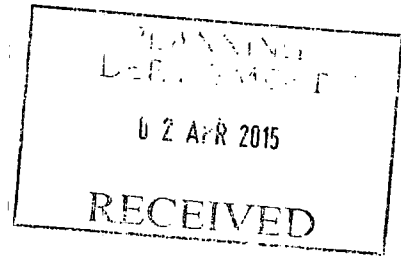


MP SB

Jill Riley

From: Brian Wilson [brian@whag84.fsnet.co.uk]
Sent: 02 April 2015 12:00
To: info@bbr-architects.co.uk
Cc: Mark Peacock
Subject: Planning Application No. S6/2015/0408/FP



Please see attached

Regards

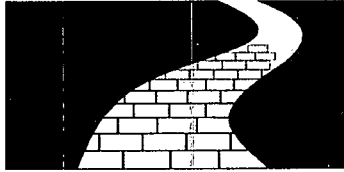
Brian Wilson
Chair



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Welwyn Hatfield Access Group

**Paving the way to a
much brighter future
and an inclusive society**



**for disabled and less
mobile people**

WELWYN HATFIELD ACCESS GROUP
THE COMMON ROOM
GROUND FLOOR
LEY HOUSE
LONG LEY
WELWYN GARDEN CITY
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Registered Charity No. 1089866

2 April 2015

Mr R Albone
BBR Architects
Merchant House
Bancroft
Hitchin
SG5 1JW

Dear Mr Albone,

re: Planning Applications Received by Welwyn Hatfield Council

We note that the Council received the following planning application during week ending 27 March 2015.

Application No.	Description and Location	Applicant/Agent
S6/2015/0408/FP	Change of use from class B1 (Business Use) to class C3 (Dwelling) with extension and alterations to existing building to form four no. two bedroom dwellings. 31 Salisbury Square Hatfield AL9 5JD	Mr R Albone BBR Architects Merchant House Bancroft Hitchin SG5 1JW

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

Design and Access Statement

We note the information provided by this document.

Drawings

We note the details included on the submitted drawings.

WHAG Comments

The Design and Access Statement confirms in the section headed The Proposals 'that the proposal is to construct a 2.5 storey building within the car park comprising 1no. 2-bedroom and 2no. 1-bedroom apartments linked to the exiting property by a small bridge.

In addition, it is also proposed to create a new 2 bedroom apartment on and within the roof space of the existing building.'

Accordingly, the proposal is to build a total of 4 apartments comprising 2no 1-bedroom and 2no. 2-bedroom dwellings. Having read through the application we are confident this is a correct reflection of the proposals and that the WHBC Online Planning - Summary is incorrect as there are not, as stated, an application for 4no. 2-bedroom dwellings.

We regret to note the absence of any reference to the physical access provisions in the proposed new apartments in this application. We appreciate this is an old building and note from Drawing no. P02 – Proposed site and floor plans that it is proposed for the proposed 4 apartments to be located as follows:

Ground Floor – Flat 1 – 2 bed
First/Second Floors – Flats 2 and 3 – 1 bed

The same drawing indicates the provision of two new sets of access steps providing access to the proposed principal ground floor entrance to Flat 1. Is there any possibility of providing a ramp at one of these to avail access for wheelchairs?

We have been unable to identify the location/provision of any external stairs from the apartments on the upper floors. Could you kindly advise if they are already available and, if not, the location of a refuge point for the upper floor apartments?

We look forward to hearing from you.

With kind regards,

Yours sincerely,

Brian Wilson
Chair
Welwyn Hatfield Access Group

cc: Mr M Peacock, Planning Officer, Welwyn Hatfield Borough Council