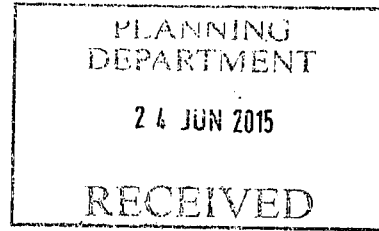


From: Brian Wilson [brian@wnag84.isnet.co.uk]
Sent: 23 June 2015 17:49
To: ryan@bbr-architects.co.uk
Cc: Mark Peacock
Subject: Planning application no. S6/2015/1034/MA



Please see the attached letter.

Regards

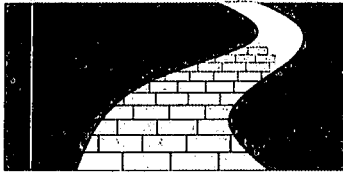
Brian Wilson
Chair



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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**

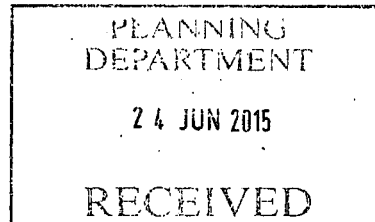
WELWYN HATFIELD ACCESS GROUP
THE COMMON ROOM
GROUND FLOOR
LEY HOUSE
LONG LEY
WELWYN GARDEN CITY
HERTFORDSHIRE AL7 2EX

Tel: 01707 323884
email: brian@whag84.fsnet.co.uk

Registered Charity No. 1089866

23 June 2015

Mr R Albone
BBR Architects
Merchant House
22 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 5 June 2015 with the consultation period ending 26 June 2015.

Application No.	Description and Location	Applicant/Agent
S6/2015/1034/MA	Change of use from existing offices (B1) to six residential dwellings (C3), extension and conversion of existing loft space to one dwelling and erection of new block in existing car park to provide three dwellings 31 Salisbury Square Hatfield AL9 5JD	Mr R Albone BBR Architects Merchant House 22 Bancroft Hitchin SG5 1JW

The Welwyn Hatfield Access Group has reviewed all the data submitted with this application, via the Welwyn Hatfield Borough Council's website. Please see our comments on the accompanying document.

We look forward to hearing from you.

With kind regards,

Yours sincerely,

Brian Wilson
Chair, Welwyn Hatfield Access Group

c.c: Mr M Peacock, Planning Officer, Welwyn Hatfield Borough Council.

WELWYN HATFIELD ACCESS GROUP'S RESPONSE TO PLANNING APPLICATION S6/2015/1034/MA

OVERVIEW:	The proposed development will create a total of 10 apartments comprised 8 no. 2-bedroom and 2 no. 1-bedroom apartments.
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Heading	Section	Page	WHAG Observations	WHAG Comments
DESIGN AND ACCESS STATEMENT	THE PROPOSALS	4	<p>The application proposes to convert the existing building into 6 no. 2-bedroom apartments; construct a 2¹/₂ storey building within the car park to provide 1 no. 2-bedroom and 2 no. 1-bedroom apartments linked to the existing property by a small bridge, and to create a new 2-bedroom apartment on and within the roof space of the existing building.</p> <p>The application also includes minor elevation changes to the rear to facilitate the change of use. Changes are also proposed to the existing levels along the pedestrian link.</p>	<p>We regret to note the absence of any reference to the physical access provisions in the proposed new apartments in this application. We appreciate it is an existing old building but firmly believe appropriate provisions for physical access for all especially in the new build parts should be provided:</p> <p>We regret we are unable to determine what provisions, if any, are proposed as we cannot accurately identify details from the drawings provided on the WHBC website. We refer specifically to drawings, number P12 – Proposed floor and roof plans, and number P13 – Proposed elevations, sections and sketch visual.</p> <p>We believe there are various sets of steps in and around the proposed development which severely impacts of free movement by those with physical impairments including those with pushchairs.</p> <p>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?</p> <p>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?</p> <p>We would appreciate your comments.</p>