

## **Design and Access Report**

For

### **Conversion of first floor office to residential units**

At

### **12 Harpsfield Broadway, Hatfield AL10 9TF**

For

### **Mr Collins**

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This application seeks approval for conversion of redundant offices to 4x1 bed flats.

In April 2017 a prior notification application was submitted to the Council for approval – Ref 6/2017/0746/PN11. The application was refused due to noise issues.

Following having a sound report completed further design works has been undertaken to address the noise issues. The report highlights two issues that needed addressing:

- Relocate cellar cooler condenser. This can easily be accommodated at the rear of the building and would not require permission. We are obtaining quotes to undertake this works. This could be conditioned.
- Kitchen extract, there were three suggestions to deal with this. We have opted for the third suggestion. We have contacted a specialist company, Just Fans, who have specified a FSAF fan silencer system. These will reduce the noise by the required amount as noted in the report. The final model will be designed site specific after completing a survey. As this can be dealt with this could be conditioned.

We have also suggested that all the new internal walls off the stairwell will all have additional sound block plaster board added to protect residents from noise in these areas. All doors off the stairwell need to be FD305 fire door. These are all dense with smoke seats. This will reduce noise from this areas.

Windows to the refurbishment will all be new double glazed units. This will also reduce the noise levels within the units.

Given that the principal of conversion is acceptable under the permitted development rules, the application should be supported now the noise issues are addressed. The planning permission gives the Local Authority the ability to apply the conditions suggested above, this allowing the client to engage the specialist firms.