



## SUPPORTING STATEMENT

**Site:** 29 Broadwater Road  
Welwyn Garden City  
Hertfordshire AL7 3BQ

**For:** Hightown Housing Association

**Project Ref:** SJB/18066\_SS

**Date:** January 2019



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## **Plans and Documents Accompanying the Application**

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|---|
| Redline Plan  |
| Floor Plan (Conversion Scheme) BRW01-MCB-XX-XX-DR-A-0300  |
| Transport Statement – Milestone Planning December 2018  |
| Desk Top Soil Investigation – Listers Geo November 2018   |
| Desk Top Flood Report Argyll Environmental Solutions July 2018 and Environment Agency Flood Map Print Out |
| Noise Survey and Acoustic Design Statement – AIRO October 2018  |

1.0 **REQUEST FOR DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED**

1.1 Part 3 of the Order confirms that no Article 2 (5A) land has been designated in Welwyn Hatfield Borough.

1.2 The application concerns premises at 29 Broadwater Road, Welwyn Garden City, a purpose built office building still occupied as offices. The authorised use is as B1 (a) offices.

1.3 Clauses (a), (b), and (c) of Class 00.1 are satisfied  
Similarly clauses (d), (e), (f) and (g) are also not applicable.

1.4 The proposal is for the Change of Use of all 5 floors of the existing building from offices to dwellings in the form of 72 self-contained flats. Any external alterations which may be sought would need to be the subject of a separate planning application, but owing to the curtain walling and fenestration at the building, the proposed subdivision would not occasion any external changes.

Turning to Class 00.2 we make the following observations:

2.0 **TRANSPORT AND HIGHWAYS IMPACT**

2.1 The site is at the heart of the of the built up area close to residential, commercial and town centre uses, including the railway station. Daily needs and activities can be met without recourse to the private motor car. The site operated as a headquarters office originally and is now let as individual suites and there are 151 car parking spaces laid out in the grounds.

2.2 The guideline provision (expressed as maxima) for 1 bedroom flats is 0.75 space per dwelling, which would need 23.5 parking spaces and that for 2 bedroom would be 25 or 49 in total all of which is met on site.

2.3 A Transport Statement prepared by Milestone Transport Planning is attached.

### 3.0 **CONTAMINATION RISK ON THE SITE**

3.1 The site is within the historic employment area of the town, but it is believed to have been redeveloped in the late 1970s for the current office use. The proposed Change of Use would not be invasive (in terms of opening up the ground) but a Phase 1 (Desk Study) Investigation Report prepared by Listers Geo is attached.

### 4.0 **FLOODING RISK ON THE SITE**

4.1 The site is developed with a building and hard surfacing. There is no history of flooding in terms of run off and the Environmental Agency online flood maps show there to be no flood risk from existing watercourses either at or near the property (see attachment). A Desk Top Flood Report prepared by Argyll Environmental Site Solutions is also attached.

### 5.0 **IMPACT OF NOISE**

5.1 The applicants have commissioned an Acoustic Design Statement from AIRO (attached) and, as can be seen, it concludes that:

....."it is considered that noise should not be a reason for refusal of permission, subject to appropriate noise conditions to secure the measures described in this report".

6.0 **CONCLUSIONS**

6.1 We believe that this proposal and the accompanying evidence demonstrates that the proposal meets the legislative requirement and that prior approval should not be required. If however, there are any queries please do not hesitate to get in touch.