

23<sup>rd</sup> January 2018

40-46 Commercial Street,  
Hereford,  
HR1 2DJ

Ref: P173885/F: Proposed conversion of retail units into 17 dwelling flats

Dear Mr Thomas,

Please see below a description of the changes that have been made to the planning application for the conversion of retail units into 17 dwelling flats at 40-46 Commercial Street, Hereford.

Waste and storage:

In the original proposed waste storage area we had designed the area to hold 3No. 1100 litre bins. The comments of the Herefordshire Council's Waste Management Officer, Rebecca Evison, were taken on board and the scheme was redesigned in order to allow for 6No. 1100 litre bins. Due to this level of provision we envisage that there should not be any refuse issues.

Originally the entrance to the waste storage area was from Commercial Street. This would have required residents to exit the building in order to deposit waste. Following the comments of Herefordshire Council's Planning Officer, Ed Thomas, we have incorporated a lobby allowing residents to dispose of waste without leaving the building. This will also result in any odours from the waste storage area not affecting the communal areas. It will also ensure compliance with fire regulations.

We have also designed a cycle storage area to the rear of the waste storage area. This was not in the original plans but added following the comments of the Planning Officer. This has resulted in the cycle storage area, accessed from the lobby, being able to accommodate for 17 bicycles, 1 per apartment.

Parking:

The development has been designed to have zero car parking spaces. The location of the site is a highly sustainable city centre location, with good access to public transport. As mentioned previously we have design the scheme to incorporate a cycle storage area.

Noise and acoustics:

In order to determine the level of noise around the site, which it turn would guide us in the design process, we instructed Noise Air Consultants Ltd to produce an acoustic report. The main issue that the acoustic report brought to our attention was that of noise associated with the Kerry Pub, located directly to the North East of the site, and the McDonald's located directly to the South West of the site. The report also showed some low level general street noise issues. The design of the development has been changed in accordance with the acoustic report to incorporate suitable window specifications, mechanical ventilation and wall design upgrades where required.

Details of the windows that have been incorporated in the development can be found in the Window Schedule.

Windows;

Due to the site being located within a Conservation Area, special attention had to be taken when designing all matters regarding the façade. We have taken in-depth advice from Herefordshire Council's Conservation Officer, Matthew Knight. Originally, we wanted to change as little of the façade as possible – an idea that we have continued with throughout the design process.

The main changes we have proposed are to the windows. The current windows are single glazed and would not be fit for conversion for residential purposes, both from a noise and an energy conservation standpoint. We have proposed double glazed units, which still give the look of the previous windows, again, to conserve as much as of the original façade and street scene as possible.

The Window Schedule contains a series of drawings at 1:20 scale that show every window on the project, cross referenced to the elevation drawings. These display size, colour, materials, opening characteristics and other relevant information.

The strategy is to replace the original units on Commercial Street with modern double-glazed sash windows and replicate the original details. The windows in the courtyard elevations will be double glazed aluminium framed units. The windows to the Union street elevation are again in double glazed aluminium framed units, other than the central block where the Conservation Officer has requested that we use timber framed double glazed units.

Yours sincerely,

Harry Ladds