Planning Department
Hinckley & Bosworth Borough Council
Argents Mead
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Ms M Payne
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Hinckley
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Tel 01455 633531

22.09.2010

Dear Mr Hicks

Re: Supplementary Considerations and Measures additionally proposed in conjunction with the existing Design & Access statement - Conversion of garage, work place and ancillary accommodation to a one bedroom residential dwelling at the rear of 39 Middlefield Lane Hinckley. 10/00497/FUL

Following further consultation with our designer and acoustic engineers and In consideration of the expressed concerns of the three received contributor responses. I now forward for your attention the following previously mentioned supplementary considerations and measures for your consideration. .

Additional benefits:

1. Improvements to No 37 Middlefield Lane existing boundary fence that presently fronts its existing bedroom and bath room windows. The existing 5ft high concrete post and gravel with timber lap infill panels presently offers little or no noise protection. This will be replaced by the erection of high specification (B1 or B2) type Jackson acoustic fencing to considerably improve the existing sound insulation on the boundary separating the bungalow and adjacent existing access and drive by some 50%.

   Refer to the attached speciation guide 2010 – Jakoustic Fence/Barriers for effective noise protection, Pages 2 – 7 details the specification for a 2m high fence and noise reductions.

2. Improvement to the existing sound insulation properties of the main house No 39 the external wall of south facing elevation will be internally lined with thermal/sound insulation Celotex panels and Gypsum sound proofing plaster boarding. The elevations only existing aperture/window will be omitted and bricked up and receive the same specification. .

   Refer to the attached Celotex insulation and Gypsum sound proofing plasterboard technical specification data sheets. BBA / Celotex Boarding data sheet pages 1-2 and Gyproc Soundbloc page 1.

Sound Analysis Ltd, have suggested that if required they can carry out a desktop study and give an acoustic comparison report Inconsideration of both the existing situation on site and that now being proposed. They additionally suggest that such a report would only demonstrate the obverse and result in unwarranted costs, as the existing situation has existed for many years with no previous concerns have been raised by No 37 Middlefield. Demonstrating at best that the existing poorly maintained 5ft to 5ft 6ins high fence consisting of concrete post with gravel board with flimsy timer lap infill panels will only be a maximum of 1 to 2 db's reduction. As against a B1 or B2 type high specification fence with acoustic absorbent membrane achieving a reduction of 13 db's and demonstrate the benefits of the suggested measures.

Together with that Item 1 only improves the existing situation for the contributor of No 37 Middlefield Lane and the proposal overall eliminates any exiting or possible future increased noise levels from vehicle parking or traffic increase. i.e. From engines starting and vehicle doors being opened and closed when using the existing two parking spaces in the immediate proximity of any windows of the adjacent property as the present parking activities become redundant under the present proposal.

Additionally the proposal also replaces both the existing flimsy fencing property of No 37 together with the existing noisy gravel drive of No 39. With both the introduction of a new superior high speciation acoustic fencing and a much quieter hard surface access drive in considerations of further noise reduction measures for No 37 and No 39.

3. Additional environmental benefits to the proposal are to be derived with the introduction rain water harvesting systems for both domestic sanitary and garden use etc. Refer to BritishEco Energy information and data.

4. High specific thermal insulations, solar energy lighting systems will be further additions to enhance the sites already existing waste management measures of onsite composting, green cones and wormeries .

5. Mobility and access considerations will be included as additional features the conversion of the existing building.

6. All materials resulting from proposed removal and demolition of the sites existing drive-through garage and minor works to the existing buildings will either be reused or recycled in line with WRAP guidance and objectives to minimise any potential resulting landfill.

Therefore in consideration of the above together with the history and nature of the existing building and its use being previously given to both yourself and the three received contributors, a change of use to residential should normally be permitted as we have already demonstrated in the proposal that:

- the resulting accommodation provides acceptable standards.
- the scale and type of residential accommodation being provided is appropriate to the site and area.
- the change would result in the provision of units which can help to meet local housing needs.
- there is no conflict with the Council's policies to prevent a change of use of the building to residential.
- the existing site and external environment are suitable for housing.
- the proposal will not adversely impact or effect the amenities of any nearby properties or occupiers.

In the event that any unaddressed issue or material consideration remains from either yourself or the contributors and to avoid any future resulting costs on both sides, I would be most grateful for a response prior to any decision being made on the present application.

Additionally I now formally confirm that the applicants give their consent to an extension of time on the proposals targeted determination date of the 1st October 2010 to pursue the consultation process further if required.

Yours Sincerely

Marie Payne

BSc MSc Planning and Urban studies.