

68 High Street Northwood - Change of Use from Office to Residential

1. Transport Statement

When this part of the offices was last used (in excess of three months ago) this area was occupied by 3 or 4 staff all of whom drove to work. The proposal is for a 2-person 1 bedroom unit who are unlikely to have three vehicles therefore the proposals will reduce any vehicular transport issues. There is parking to the rear of the site with adequate space to turn a vehicle ensuring that any vehicle can enter and leave the site facing forwards. The site is on 2 bus routes and within walking distant (10 minutes gentle stroll) of two stations (Met Line -, Northwood and Northwood Hills).

2. Contamination Assessment

The proposal is to convert a first-floor office to residential. No contamination is known to exist in the area of the intended conversion and none is expected. No asbestos is known to exist in this area of the site however before commencement of any works a full (formerly known as type 3) asbestos survey will be undertaken and if any is found it will be dealt with in accordance with current guidelines.

3. Flood Risk Assessment

The property is a first floor level and in flood zone 1 therefore there is little/no risk of flooding and no planning requirement for a flood risk assessment.

4. Noise Assessment

The impacts of noise from commercial premises on the intended occupiers of the development have been assessed and mitigated by including soundproofing between the new flat and the office/commercial unit below.