

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5468/P	Martin Weisselberg	13/01/2025 00:14:48	SUPPRT	<p>Comment for with-Lifts planning:</p> <p>The original Brookfield Long Block when built c 1905-7 included lifts, albeit not for passengers but for goods – and the lifts were linked to the rear service balconies.</p> <p>The said balconies have now failed and in replacing them there is a logic, over 120 years later, that nothing less than platform-lifts offering as a minimum step-free and disabled-access at every level of the building should now replace those of yesteryear so as to bring Brookfield up to what is considered to be the legal norm in today’s terms for flats on more than two levels.</p> <p>In about 2010, my wife was diagnosed with COPD, Bronchiectasis, with underlying: Obliterative Bronchiolitis. In 2013 she required extra oxygen to climb the stairs unaided, albeit with difficulty.</p> <p>Since then, my wife’s condition has steadily got worse. For the last two years she has literally been unable to leave the flat because there is no lift, for which, thankfully, a good majority of the residents are in favour for each of the four stairwells and for which the funding is readily available.</p> <p>I hope therefore that this with-lifts application will succeed without question and ASAP so to allow the lengthy approval detail design and procurement process to commence that will eventually allow my wife once again to descend and join with others, even if in a wheelchair, in the joys of Hampstead Heath.</p>

2024/5468/P	Denise Dorrance	12/01/2025 18:08:42	COMMT	<p>My husband (Paul Yule) and I are residents at Flat 45 Brookfield Mansions. We are opposed to this planning permission for the installation of lifts and replacement of existing balcony enclosures. This is a building of only 3 floors so for us it’s difficult to justify the astronomical expense and horrendous disruption to all residents - in particular the ground floor residents who will have zero benefit. In fact, the proposal is detrimental to their quality of light. The push for lifts was initiated by a few top floor residents, some of whom then decided to attach the idea of loft developments for their exclusive benefit. This divided our community and has continued to cause unnecessary distress and division. A massive project like this can only continue to harm our community. Lifts would simply be another cost to residents, some of whom already struggle to pay our high service charges. We believe that, for those who are able, walking up and down stairs is beneficial to our health! And for those who are less able, there are many residents who look out for the needs of their neighbours.</p>
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2024/5468/P	Sarah Davidson	10/01/2025 12:42:20	SUPPRT	<p>We believe lifts are a desirable feature and that the flats at Brookfield should be accessible to all. Brookfield is a beautiful building but it is not easily accessible to all. Even the ground floor flats have some stairs. It is a fact that anyone in a wheelchair cannot visit an apartment without great difficulty. Anyone who is wheelchair bound is effectively locked in their home. How can this be right? It could happen to any of us. Even a broken leg would cause those on the higher floors great suffering. Anyone with serious mobility issues wishing to visit anyone at Brookfield on any of the upper floors simply can't.</p> <p>Today, all public buildings must offer wheelchair accessibility. This was not the case some years ago, but it is now the law. All new buildings have proper wheelchair accessibility.</p> <p>Our understanding is that best practice under The Equality Act 2010 prohibits discrimination against individuals with disabilities and requires that 'reasonable adjustments' be made to ensure that disabled people have equal access to goods, services and facilities. This includes private dwellings such as houses, flats and other residential properties.</p> <p>At this moment we have a rare opportunity where necessary structural repairs allow for alterations to the building which would create accessibility for all for now and for the future. We therefore whole heartedly support the application for balconies with lifts.</p>
2024/5468/P	Caroline Gladstone	10/01/2025 16:44:49	SUPPRT	<p>I live in a ground floor flat at Brookfield and I am writing to support the application for the installation of lifts and the provision of level access to the building. I have lived here for eight years and we have been individually consulted and kept informed of developments every step of the way. The architect made himself available to discuss the plans with anyone who had concerns.</p> <p>I would like to make the following points:</p> <ol style="list-style-type: none"> (1). My husband, who died last year, was in a wheelchair. Had there been level access to the flats he would not have had to move to a nursing home. (2). Had lifts been available, with level access for all, he would also have been able to enjoy visiting friends and neighbours, not only in the flats above but also in adjoining stairwells and on all floors. (3). Some friends are unable to leave their flats because of their disabilities, and yet we have legislation in place which requires every effort to be made to ensure that disabled people have equal access to goods, services and facilities. (4). I have no objection to people walking past my windows. This is a perfectly normal experience for people who live on the ground floor in any setting. (5). Some people have objected to the inevitable change in appearance of the flats at the rear of the building. In fact, a complete re-design would be a huge improvement on the existing jumble of tacky additions, tangles of netting and temporary scaffolding which we have today. (6) It should be noted that each block has two access doors, one at the front and one at the back. If the lift doors were to be temporarily closed, there would still be access to the main road from the front door.

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2024/5468/P	Christopher Kelly	10/01/2025 15:02:16	SUPNOT	<p>My wife and I strongly support this application, because of the importance we attach to improving accessibility to the building, for ourselves and others.</p> <p>It will provide level access from the back to all floors of the building. At present such access is difficult even for ground floor flats, because of the existence of steps made necessary by changes in levels.</p> <p>It goes without saying that accessibility is important not just for those of any age who may have permanent or temporary mobility issues, now or in the future. It is also relevant to those with young children who may otherwise struggle up stairs with push chairs, shopping and child-related necessities while at the same time continuing to look after their young.</p> <p>It will become important to me personally before too long. I have arthritis. I can cope with stairs at present. But my situation will deteriorate further. I would like to remain in my own home, in my own community, as long as possible.</p> <p>The only argument against making accessibility measures compulsory for buildings like Brookfield, as they are for public buildings and new residential buildings above a certain height, is cost. These proposals provide an opportunity to provide accessibility at no cost to those who do not at present value it. They do so in a way which leaves the existing, publicly visible front of the building untouched. It is a once in a generation opportunity.</p> <p>The application results from literally years of discussion with affected leaseholders. Inevitably, retrofitting lifts into an elderly building involves some trade-offs. The proposal seeks to minimise any potentially adverse consequences.</p> <p>In particular:</p> <ul style="list-style-type: none"> • The supporting daylight assessment demonstrates that, while there is some loss of light, the impact is minimal. The current corner windows in flat internal corridors let in a very small amount of light. Many are currently screened off with a blind for privacy/security purposes. • The application suggests walk-through lifts on two staircases and non-walk-through lifts on the other two. The choice between them is not set in stone. Depending on any planning conditions, the best option for each staircase will be discussed with those on the relevant staircase before any decision is taken. From a design perspective the entrances will look consistent whichever approach is adopted. • Platform lifts have been proposed because they are easier to fit into the building without interfering with the roofline. They are simpler in their operation, less likely to break down, and very quiet in use. • If they do break down, the lifts return automatically to the ground floor and the doors can be opened manually. So there would be no impedance to access. • In the event of a fire either (a) the lift cabin by default would be resting at ground floor level with clear access for emergency services. Or (b) if the cabin is not at ground floor level, the nature of the platform lift means there is no subfloor pit and the floor of the shaft is only 150mm below floor level. So easily passable. The residents' muster point is on the opposite garden side of the building toward the Heath to ensure clear escape to a safe distance. • The width of the walk-round in the case of walk-round lifts is no less than that of existing back doors so as not to create any new access issues.

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- The ramps to the lift doors will end in level landings in front of the lift entrance with drainage to take away any rainwater which may run down the ramps.
- The structures provide through fresh air ventilation to flat hallways to replace any air flow currently provided through the angled hallway windows. The air will be fresher as it would be drawn from further away from the bulk of the building, and not from potentially dank air in the infills.
- Space in the narrow back lane is limited, and traffic is quite frequent. The small dips in the road necessary to accommodate the ramps leading to the lifts will reduce traffic speed, increasing safety for all.

Any potential small loss of amenity caused by the installation of lifts is in our view overwhelmingly outweighed by the importance of making the building accessible to all, residents and visitors alike.
