

PROJECT	29 NEW END	REF.	15031
SUBJECT	MMA APPLICATION	DATE	17 MAY 2018
NAME	Gordon Jefferys		

Below is a response to the items raised by Camden Planning in the emails dated 12th April 2018 from David Fowler.

We have spoken to both David Fowler and Philippa Jackson

1.0 RAMP IN THE GARDEN

It is assumed this refers to the ramp from Christchurch Passage to the garden that was indicated on the approved planning drawings. As advised previously this ramp and the access was largely provided for garden maintenance access. There is no need for wheelchair access from Christchurch passage. Christchurch Passage is not accessible by wheelchair users as it has stair access only at both its ends.

The garden, which is for private use, is fully accessible to wheelchair users via the stair lift. It would appear that in discussions with the Access Officer there may have been some confusion that Christchurch Passage formed part of the application site.

2.0 PLATFORM STAIR LIFT TO GARDEN

As previously advised, the stair lift will have emergency communication, is operable by a single user and will be well maintained as there is a 24 hour concierge service. In considering the change from the lift access from the basement to the stair lift, one of the important aspects was the visual impact of the lift enclosure on the landscaped garden. The enclosure would be very visible, out of context, and have a negative effect on the garden appearance for residents and adjacent properties. As previously advised it is also considered that it is preferable for wheelchair users to be able to access the garden by the same route, via the reception and concierge, as other residents rather than going via the basement carpark.

3.0 KITCHEN AND BATHROOM/SHOWER DESIGN

We confirm that we will be complying with the current relevant guidance. In regard to the wheelchair units, we have been using the Wheelchair Housing Design Guide as the basis for design.

We understand that we are required to comply with the current Building Regulations. The document notes received from Philippa Jackson do not appear to be consistent with these requirements.

4.0 OPEN SPACE

The areas to the rear garden, associated with units 8 and 9 are to be paved. This was indicated in the landscaping drawings submitted by Bowles and Wyer for the planning application. At no time, in discussion with Camden during the planning process, was there a requirement for the private open space to be planted only. It is also relevant that the existing open space, prior to the application was largely occupied by a tennis court with little planting or useable area. Clearly the scheme proposed is a very significant improvement in regard to its accessibility, usability and visual quality.

5.0 PLANT ENCLOSURE

Verified views which demonstrate the visibility of the plant as requested have been produced.

6.0 TERRACES

There has been no change to the accessibility or doors providing access to the terraces from that granted permission. The only change is to two new accessible terraces which will not impact on any neighbouring properties. A drawing clarifying this has been produced.

7.0

ACCESSIBILITY

The Planning permitted scheme was designed to meet Lifetime Homes and the Wheelchair Housing Design Guide standards which were applicable at the time.

In order to meet the current Building Regulations, we have reviewed the scheme and it will be compliant with the Building Regulations Part M4(2) and M4(3).

There are three items identified below which will not be compliant..

DOOR WIDTH

M4(2) 2.21. There is a requirement for all doors to be a minimum of 850mm width of opening. This is satisfied in all cases except for the double doors which will have 2 leaves.

The main entrance doors to the building will comply with requirement.

DISABLED PARKING

M4(3) 3.12. Parking bays have been designed to Wheelchair Housing Design Guide requirement and have an additional space allowance of 1.2m to the side and the additional 0.5m to the end. In the response from Camden's Access Officer dated 10th April 2018, it was noted that this was acceptable.

ACCESS RAMP

The entrance ramp from New End to the main entrance is at a gradient of 1.14 which is compliant with Lifetime Homes, Wheelchair Housing Design Guide and the building regulations Part M which was applicable at the time.

The requirements of M4(2) requires a gradient of 1.12. whilst M4(3) requires a gradient of 1.15.