

Chan, Mark

From: Jackson, Philippa
Sent: 27 May 2019 16:02
To: Chan, Mark
Subject: FW: Consultee letter for PlanningApplication Application: 2019/1701/P
Attachments: M3DDE1A.DOC

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Hi Mark

I would still refuse as it does not accord with AD M 4(1) and so will not get building control consent. They need to meet M4(1) requirements copied below.

External stepped approach

- 1.8** Where it is not possible to achieve **step-free** access to any **private** entrance (a **steeply sloping plot**) a stepped approach is acceptable if it complies with all of the following:
- Steps are uniform with a rise of 75-150mm and a minimum going of 280mm measured at a point 270mm from the 'inside' (narrow end) of the step).
 - Steps have **suitable tread nosings**.
 - No individual flight has a rise of more than 1800mm between landings.
 - Every flight has a minimum **clear width** of 900mm.
 - Top and bottom and, where necessary, intermediate landings, are provided and has a minimum length of 900mm.
 - Every flight with three or more risers has a suitable handrail to one side. This is 850-1000mm above the pitch line of the flight and extends 300mm beyond the bottom nosings.

Pip

Pip Jackson

Access and Inclusion (Part time)

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