AVISON YOUNG

Harefield Road

Response to Access Officer Comments

This briefing note sets out the further clarifications requested in respect of the comments raised by LBH's Access and Accessibility Design Officer, dated 14th November 2020 in relation to the planning application at Land off Harefield Road (ref. 16299/APP/2020/3313). The note is structured to respond to comments a-e in Section 1 in turn.

a) Guild Care Suite Accommodation

The scheme has been designed to provide accommodation to manage all care needs with the flexibility of one and two bed accommodation. Guild Care Suites (GCS) are purposefully designed for single occupancy for those who do live on their own and are in need of end of life care, nursing and dementia needs. Guild Care Residences (GCR) provide one and two bed accommodation for those who have a partner or family but where one or both occupants are in need of at least 3 hours care per day, but with the ability for end of life care, nursing and dementia needs to all be accommodated within this accommodation.

The proposed development ensures an appropriate inclusive mix of accommodation is provided for those with the greatest care needs who either live on their own, or have a partner/family who wish to share their accommodation.

b) Porte Cochere

The porte cochere has been designed to provide a minimum height clearance of 4m to ensure unrestricted access for all high sided vehicles, including fire tender access and those used by Dial-a-Ride and community transport.



c) Mobility Scooters

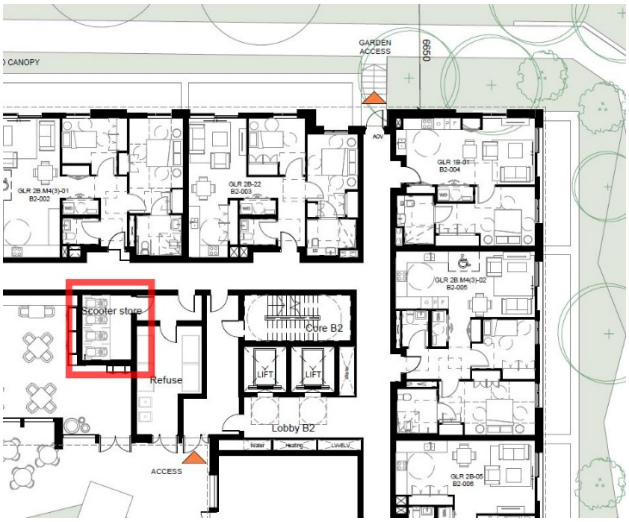
The scheme submitted for planning approval provides two dedicated mobility scooter stores with charging facilities. To minimise the distance residents are required to travel to the mobility scooter stores from their accommodation, these stores were positioned on ground level adjacent to cores A1 and B2, as shown in the images below

- Planning Submission:

Core A1 Mobility Scooter Store

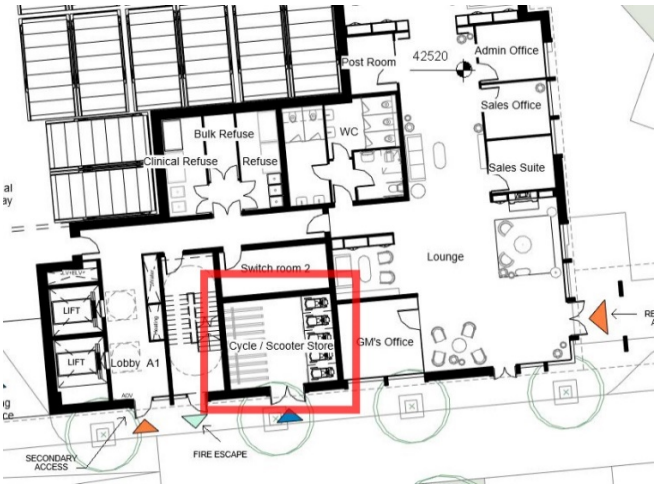


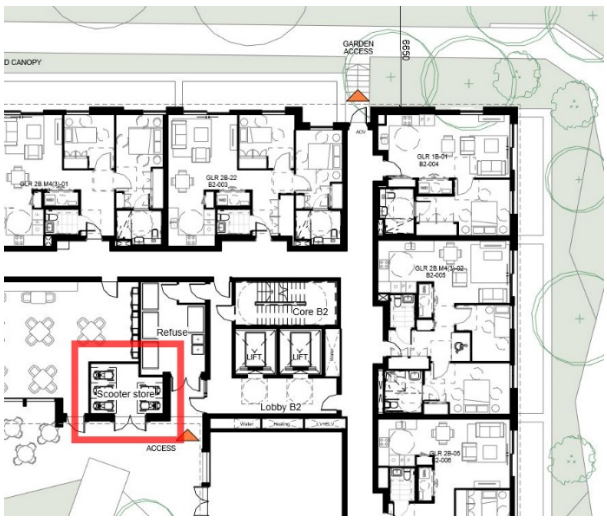
Core B2 Mobility Scooter Store



In response to the Access Officers comments and in particular the concern that mobility scooters will be stored within the general circulation areas, the mobility scooter stores have been enlarged and relocated so they are accessed directly from outside. The Guild Living management team will be responsible for ensuring these dedicated spaces are used for the housing of mobility scooters and for ensuring the corridors and circulation space remain entirely clear.

- Amended Design in response to Access Officer Comments:

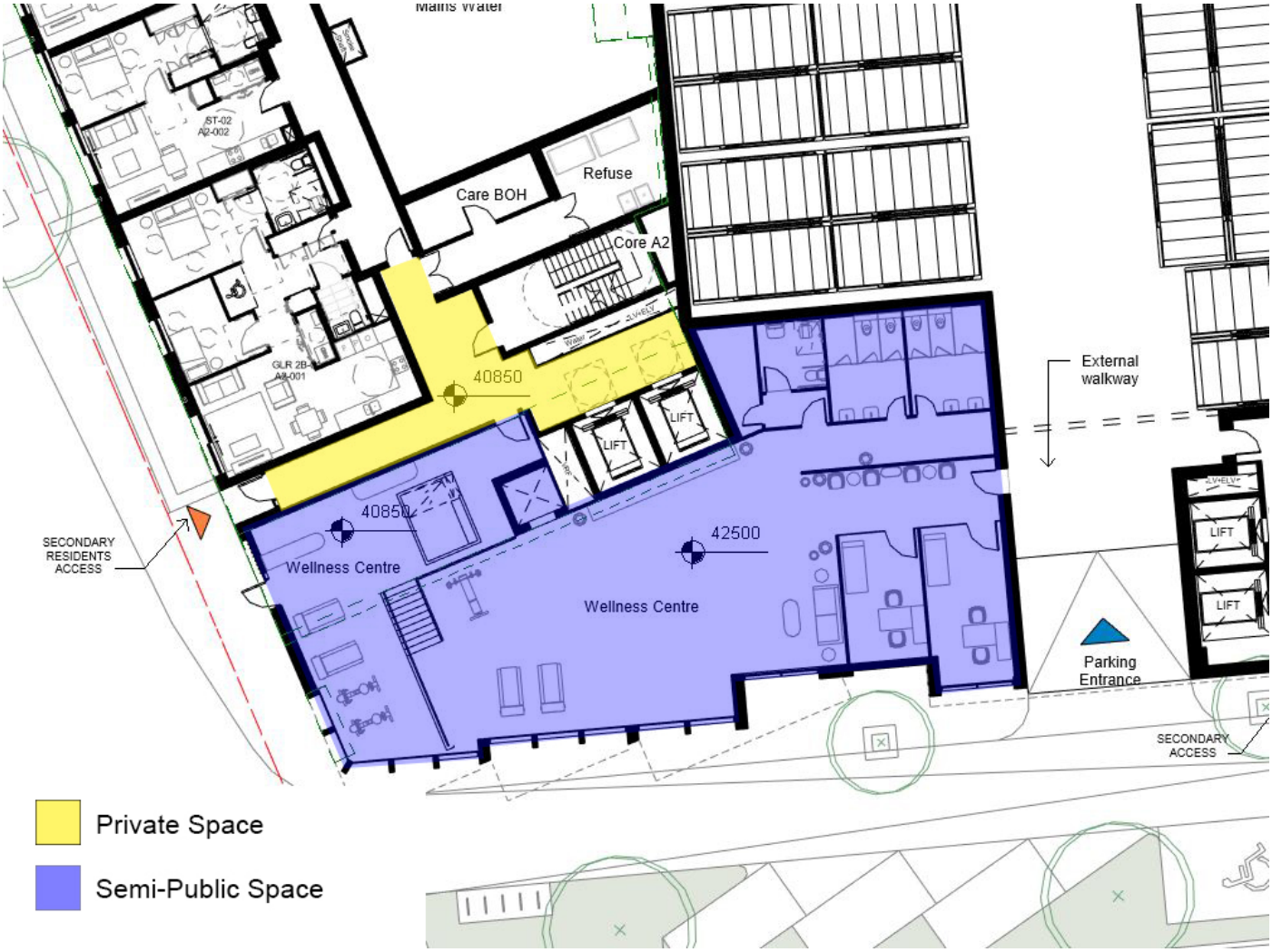




d) Wellness Centre Platform Lift

The Wellness Centre provides a gym space, flexible studio space and consultation rooms and forms part of the communal residential facilities. The Wellness Centre will be open to visiting members of the public at specified times. To ensure appropriate security and privacy for residents, the Wellness Centre has been designed with dedicated entrances from Harefield Road (public and residents' access) and from within the development (residents' access only). The level change across the site requires a split-level approach for this space. Therefore, a platform lift is required to provide access for all users to both levels. Visiting members of the public do not have access to the main lift core and therefore the platform lift is required. It would not be appropriate to provide a separate access from the lift core directly to the upper level of the Wellness Centre due for privacy/security reasons. Residents can easily access the Wellness Centre from the internal access and utilise the platform lift within the Wellness Centre as required.

Public and private access is annotated on the diagram below:



e) Stay Put Policy

The paragraph relating to the fire strategy on page 115 in chapter '7.0 Access and Management' of the DAS has been misworded and caused confusion. The paragraph should read as below:

"*The building is to be provided with a sprinkler system throughout in accordance with the relevant design standards for commercial and residential area. All residential areas of the scheme will adopt a stay-put strategy whereby upon confirmed fire, only the apartment of fire is to evacuate, all other dwellings will remain in place. The Guild Care Suits where occupants require assistance, enact a full evacuation of the care suits through a progressive horizontal movement to adjoining fire compartment where management can effectively assist with the evacuation via suitable evacuation lifts. An evacuation lit will be provided within each stair core with an on-site generator ensuring their availability at all times. Additional disabled refuges will be provided within all stair cores, with the site 24 hour managed*."

This content of this updated text is consistent with the strategy described in the Fire Strategy document and Fire Statement previously submitted.

We trust this clarifies points a-e raised in the response and provides further details as requested to allow the Access and Accessibility Officer to support the application.

Avison Young
02 December 2020