

Chris Brady
Hillingdon Council
Civic Centre
High Street
Uxbridge
UB8 1UW

Tuesday 7th December 2021

Dear Chris,

Re: Step-free access at 19-22 Chippendale Waye

Condition 14 of planning permission 67544/APP/2020/3709 requires that the development is provided with step-free access. To accord with both M4(2) and M4(3) of Building Regulations, the approach route must be level, gently sloping, or ramped. The gradient of any ramp must also be between 1:20 and 1:15. Due to the difference in ground levels between the front and rear of the site, we have proposed a 1:16 ramp from street level to the main entrance, and from the rear car park to the entrance to Flat 1.

In coming to this solution, we also considered the following:

- If the whole building were lowered, so that the finished ground floor level matches the pavement level, we could not provide a shallow enough gradient to the entrance of Flat 1, which has been designed to accord with Part M4(3) and therefore in most need of step-free access. It would also result in a 1.2m high retaining wall around the private terrace to Flat 2, which would provide a poor standard of external amenity.
- If the floor level for Flats 2, 3 and 4 only were dropped by 0.5m, and Flat 1 and the upper floors remained at the agreed levels, we would require a taller staircase between the ground and first floors, which is not possible within the tight confines of the proposed floor plan.
- If the building were made split level, so that Flat 1 and those flats immediately above were set at a different level, we could not provide step-free access to or step-free circulation space within the affected upper floor flats, which would oppose the requirements of M4(2).
- If the entrance to Flat 1 were relocated to the front of the building and therefore closer to the pavement, the flat would lose a habitable room benefiting from south-western light. Its amenity would also have to be relocated to the rear and surrounded by tall retaining walls for the ramp to the rear car park.

From this analysis, we concluded the current ramped proposal to be the most appropriate solution.

Yours sincerely,



Joseph Kent
Director

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