

Planning Application reference: 76795/APP/2021/3704

This Document has been prepared by Hunters to support the planning application for minor amendments proposed to the Yiewsley Housing and Library Scheme.

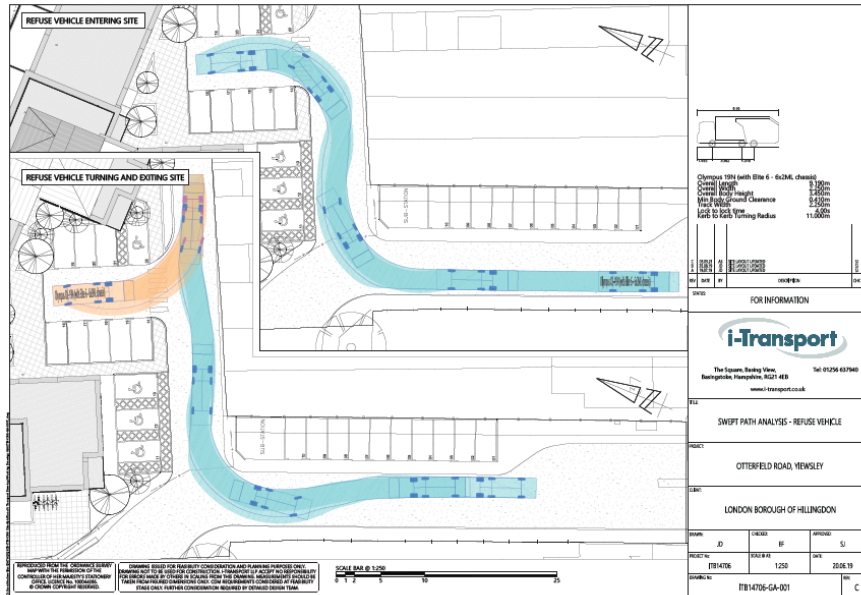
It is the applicant's aspiration that the buildings achieve the highest standard of functional and spatial provisions. This document illustrates how this aspiration will be achieved and should be read in conjunction with the planning application drawings and accompanying reports.

1. A drop off point that is convenient for large door to door transport vehicles, including Dial a Ride, ambulance and taxi vehicles should be sited in close proximity to the library and residential entrances.

Falling Lane has public road access along two elevations, providing access from both entrance points.



Otterfield Road site is fully accessible for large vehicles (please see Transport Statement.)



- The undercroft car parking should achieve a height clearance of 2.6m to cater for high sided vehicles.

2.6m clear headroom is achieved in the undercroft.

- Dwellings for sale on the open market should meet the minimum standards required for a wheelchair adaptable home, with all social rented dwellings constructed to a wheelchair accessible standard.

On both sites 10% of the dwelling are designed to comply with M4(3) requirements with all other units complying with M4(2).

- Plans should be amended to demonstrate how the required M4(2) and M4(3) units satisfy the functional and spatial provisions for wheelchair adaptable and wheelchair accessible housing.

See previous response. Further information on a typical M4(3) unit with satisfactory functional and spatial provisions can be found on the Design & Access Statement.

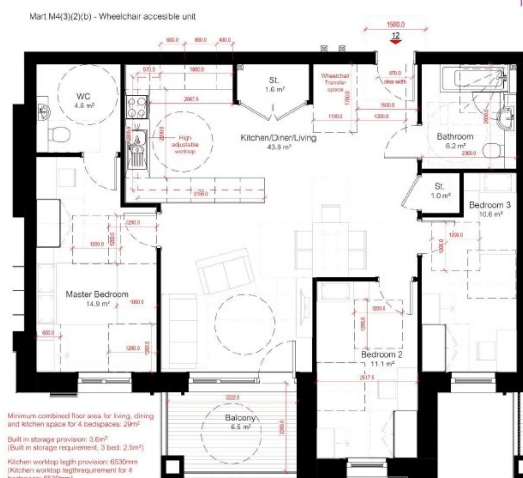
2.7

WHEELCHAIR USER UNIT

2 number units are designed to be fully compliant with the optional requirement 2b of the Approved Document Part M to be wheelchair accessible.

3 number units will meet the optional requiring to be wheelchair adaptable.

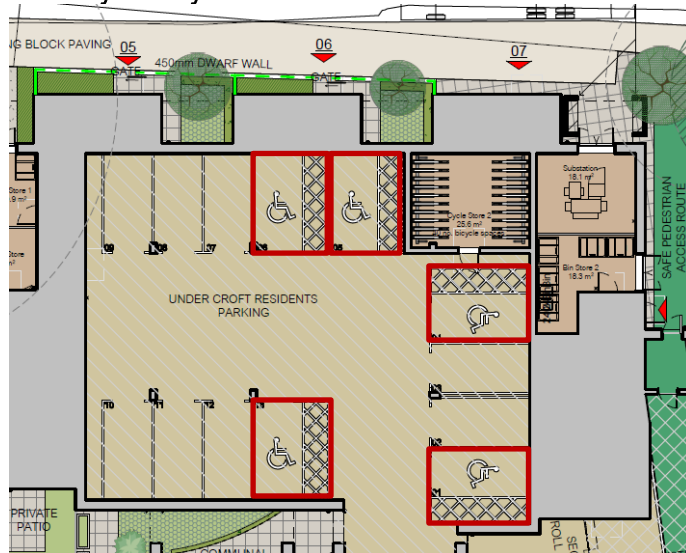
All other units are designed M4(2).



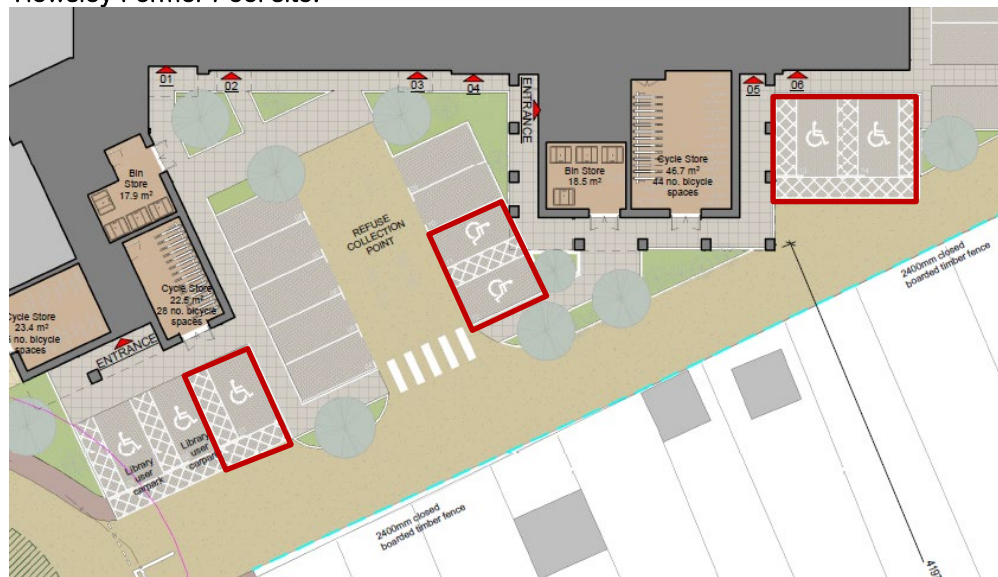
- An accessible parking space should be allocated to each of the required wheelchair accessible/adaptable dwellings, with a 1200 mm wide transfer area provided alongside. These units should be interspersed throughout the development, and each should be served by two lifts.

In both sites, designated parking spaces are provided for each wheelchair user unit. 1200mm transfer area provided in line with Part M of the Building Regulations.

Yiewsley Library site:



Yiewsley Former Pool site:



- Electric vehicle charging points should serve a proportion of the accessible parking bays.

On both sites, 20% of proposed parking spaces are proposed to be active electric car charging points and the remaining 80% are passive charging points. Charging points to be proportionally distributed amongst all bays.

7. To ensure the requisite standards are met, particular attention should be paid to the clear access zones and spatial requirements within entrance lobbies, kitchens, bedrooms and bathrooms.

All units have been designed to achieve spatial requirements of Part M Approved Document of Building Regulations.

8. The dimensions of some bedrooms within the assumed wheelchair standard accommodation falls below the minimum dimensions for an M4(3) unit. 13.5m² should be achieved within the principal double bedroom. Single bedroom should achieve a minimum area of 8.5m² and a minimum of 1000mm to one side of a single bed and all furniture.

All wheelchair units meet the minimum spatial standards and dimensions as per Building regulations.

9. The remaining units (90%) need to demonstrate compliance with the standards for a Category 2 M4 (2) dwelling as set out in the SPD referred to above.

The remaining units have been designed in compliance with the standards set for a M4(2) dwelling by Approved Document Part M.

10. All new developments are required to ensure reliable, convenient and dignified means of escape for all building users in accordance with London Plan policy D5 and D12. Accordingly, where lift access is provided, at least one lift per stair core should be capable of being used as an evacuation lift in compliance with BS-EN-81-76. Details should be provided on how this provision will be met. It is unacceptable to provide a refuge as the only means of escape for persons unable to use a stair.

Fire strategy is based on providing evacuation lifts.

All stair cores within both buildings are provided with at least one lift serving each floor; at least one of these lifts will be an evacuation lift.

The evacuation lift in each core is to be designed to meet the following requirements:

- The evacuation lift is to remain operational during a fire and can be operated independently by an occupant
- A secondary power supply is to be provided to the evacuation lift to ensure the lift remains available for use in the event of loss of power

The lifts are to be designed and installed in accordance with BS EN 81-20 and BS EN 81-70, with a manual recall (firefighters) switch provided.

Please refer to point 3.1.1 of Fire Statement produced by Fire consultant.

11. Details are required on the accessible play equipment for disabled children, including those with a sensory impairment, or complex multiple disabilities. Provisions could include outdoor sound tubes, colour and lighting canopies, and other play equipment that could stimulate the olfactory senses. Inclusive play is a key requirement of any new residential development.

At this stage of design, no details of playground area have been provided. Our recommendation is to be secured by adequate planning conditions.

The proposed site plan allows for step free access to the playground area.