



SPELTHORNE COMMITTEE ACCESS NOW (SCAN)

23/00048/FUL 62-66 Junction Road, Ashford, TW15 1NQ

Proposal: Proposed demolition of no.s 62, 64 and 66 Junction Road to allow construction of a block of 4 no. apartments and 1 no. three bedroom detached house to the front of the site with a pair of semi detached houses (1 x 2 bed and 1 x 3 bed) at the rear, together with new access road, amenity space, car and cycle parking, refuse and recycling storage and landscaping.

Representation: Section 10 of the design and access includes a statement that "Accessible approaches and level thresholds have been incorporated to the new building to meet the requirements of Approved Document Part M4". From the various elevations provided no such provision is demonstrated, with a clear step shown at all external doors.

No parking provision is shown for disabled people. There is no lift in serving plots 3 and 4, meaning they will be inaccessible to many disabled people. Despite the suggestion that compliance with Part M4 is achieved, this is only for 'visitable dwellings', Category 1. In any event the plots should all be designed do at least M4(2); Accessible and adaptable dwellings: Category 2.

As required by Building Regulations 2010, a planning condition must be included in any planning permission requiring that category if this is to be achieved. In any event a higher standard, M4(3): Wheelchair user dwellings: Category 3 should be sought.

23/00060/FUL 1 Elmsway, Ashford, TW15 2SH

Proposal: Creation of two detached houses together with associated parking and amenity space, following demolition of the existing bungalow on site.

Objection: Based upon the design and access statement it is evident that these houses have been designed to meet no more than the minimum standard of compliance with Part M4 of the Building Regulations (Category 1 - visitable dwellings).

However step-free access does not appear to have been provided. In line with the emerging local plan and good practice, these houses should be designed to have compliance with at least Part M4(2) : Category 2 : Accessible and adaptable dwellings .

In order to ensure this 'optional' standard can be enforced under the building regulations a condition needs to be included in any planning permission requiring compliance with Part M4(2)

22/01728/FUL 1 Hithermoor Road, Stanwell Moor, Staines-upon-Thames, TW19 6AH

Proposal: Erection of an end of terrace dwelling



SPELTHORNE COMMITTEE ACCESS NOW (SCAN)

Representation: This house should be designed to have step-free access but elevations clearly show this is not the case. From the information provided by the applicant I have not been able to establish parking and access arrangements. This new dwelling should be designed to comply with Part M4(2): Category 2 : accessible and adaptable dwellings, with a planning condition attached to any planning permission to ensure that 'optional' requirement of the building regulations can be enforced. From information provided the dwelling will at best satisfy Part M4(1): Category 1 : visitable dwellings, which should not be considered satisfactory and is not in accordance with the emerging local plan. I have been unable to determine the second floor layout.

23/00101/FUL Albertine, Manor House Court, Shepperton, TW17 9JS

Proposal: Erection of a detached replacement dwelling following demolition of existing dwelling (design and footprint in relation to 22/01045/HOU planning permission).

Representation : As there is no clear indication of room uses or dimensions compliance with Part M4 (facilities for disabled people) is not evident. The new house should be designed and built to at least Part M4(2):Category 2: Accessible and adaptable dwellings and preferably to Part M4(3) : Category 3: Wheelchair user dwellings. Given the desire of the owners to build to a high standard they should future-proof their home by adopting Part M4(3). Any planning approval must include a condition requiring either of Part M4(2) or M4(3) if the dwelling can be required to be better than just visitable.

23/00098/FUL Kingston Road Car Park,, Kingston Road,, Staines, TW18 4LQ

Proposal: Proposed mixed use development for new NHS Health and Wellbeing Centre, 184 residential flats, workspace and refurbishment of the Oast House to provide community / arts / workspace use with potential for café and theatre, and servicing and landscaping / amenity provision, together with associated parking, with disabled parking and drop off space only on site, and a decked parking solution on the Elmsleigh Centre surface car park.

Objection : The proposal for a development which provides 184 dwellings accessible to disabled residents is laudable. However, although 19 are intended to comply with Part M4(3): Category3: Wheelchair user dwellings the provision of only 6 parking spaces for disabled residents on site means 13 of those dwellings cannot realistically be occupied by wheelchair users. Furthermore there do not appear to be any residential parking spaces for disabled people/wheelchair users at site 2, which does not appear to have a lift between levels. .

The shortfall in parking suitable for wheelchair is further complicated by the significant distance between site 1 and site 2 via a tunnel which has



SPELTHORNE COMMITTEE ACCESS NOW (SCAN)

inclined paving each side. This is very difficult for self-propelled wheelchair users to negotiate. As a result of this being a railway underpass, there appears to be no scope to improve the situation. The Kingston Road drop off point is also too far from the entrances to the residential blocks. In summary, the access to the residential development is ill-conceived.

Subject to the provision of additional suitable parking spaces, any planning permission granted for this development must include a condition stating which dwellings are to be to Part M4(2) and which are to be to Part M4 (3)(2)(b) as proposed in the documentation accompanying the application. If this is not done the requirement under building regulations defaults to all the dwellings being only visitable. Furthermore, by applying the condition the various design defects evident in the planning drawings can be properly addressed at the building regulations stage to ensure adequate access and facilities for disabled people.

As the client for this development, Spelthorne Council is in a position to influence the design and the opportunity to provide dwellings suitable for disabled people must not be missed. There has been a significant shortfall in such dwellings within the Borough due to the Council's reluctance to require them when granting permissions in several recent major planning applications.

Turning to the non residential parts of the development, the position of cycle parking at the entrance to the health centre courtyard and the use of flexible seating there and to the lower terrace of The Gables have potential to create obstructions for wheelchair users and trip hazards for visually impaired people. It is suggested tables be fixed. Given the number of disabled and elderly people visiting the health centre the parking provision and the drop-off area both appear to be inadequate. The lack of other local parking will exacerbate the difficulty for such visitors.

There are likely to be other aspects of the design not suited to the welfare of disabled people but the vast amount of information and the disjointed presentation of the files makes the task of making a full assessment extremely difficult.