

Appendix 3 – Response to Disability Panel Report

Comment	Applicant's response
<p>Market wheelchair accessible apartments - In response to a query from one of the Panel members, it was confirmed that the homes in the private sector would not be wheelchair accessible. (The rationale being a larger compliant ground floor WC could not be provided without compromising the other spaces.) The affordable houses are all fully M4(2) compliant however.</p>	<p>All apartment blocks (all tenures) have been reviewed and amended to include lifts to make all apartments fully M4(2) compliant). A detailed overview of accessibility is within Accessibility Strategy – DAS Section 9.</p>
<p>EV Charging (quantity and location) - Clarification was sought regarding EV charging provision. The final percentage of how many homes will have charging points on their on-plot parking is yet to be confirmed. In terms of the apartments, it may be necessary to have an undesignated system for parking spaces.</p>	<p>We have provided an EV charging Plan which covers the following remit:-</p> <ul style="list-style-type: none"> • The provision of at least one active electric vehicle charge point for each dwelling with on-plot parking, which shall be designed and installed on-plot with a minimum power rating output of 7 kilowatts. • The provision of active electric vehicle charge points to least 50 per cent of car parking spaces within each area of communal/courtyard and on street parking spaces to private roads provision, which shall be designed and installed with a minimum power rating output of 7 kilowatts. • Additional passive electric vehicle charge provision of cabling to parking spaces for all remaining communal/courtyard car parking spaces and on street parking spaces to private roads to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required. • The scheme shall enable capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces. • The electric vehicle charge points shall be designed and installed in

	accordance with BS EN61851 or any superseding standard or Building Regulations.
Distance between parking space and front door for apartments – Commenting on the distance between a parked vehicle and an owner’s home it was mentioned that apartments will be serviced by parking courtyards and other owners will be able to park in the rear of their own property. The longest distance will be from the homes that front on to the green edge.	No response provided.
Navigating the parcel safely in a wheelchair/mobility scooter - Commenting favourably on the priority given to walking and cycling, the Panel asked how it would be possible to navigate the parcel areas safely in a wheelchair or on a mobility scooter. It was explained that there would be an orbital cycle route and a different pedestrian route, separated by buffer planting.	Raised tables at junctions provide convenience for pedestrian, pram and wheelchair crossing.
Insulation on FOGs - In response to a query as to whether the flats over garages would be cold, it was explained that it had been necessary to meet new building regulations on thermal bridging and the ceiling of the garages has been dropped slightly in order to allow for additional insulation.	No response provided.
Lifts in Apartments - It was explained that there would be no lifts in the buildings, because of the associated high service charge, which would have to be added to the rent. According to the current building regulations, only buildings over 4 storeys high are required to have a lift. It was confirmed that the staircases will be fire proofed. The rationale behind the absence of lift provision within the apartment blocks on BDW4 is understood, although short sighted. As the majority of disabilities are acquired and not from birth, a tenant in a flat who	All apartment blocks (all tenures) have been reviewed and amended to include lifts to make all apartments fully M4(2) compliant.

becomes disabled (whether ambulant or wheelchair user) should have the option of being able to continue to live in their home without being denied their independence.	
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