

Appendix 4 – Response to Disability Consultative Panel Report

Comment	Applicant's response
<p>A query was made about whether there are wheelchair accessible apartments within the private market, as well as within the affordable housing sector of Darwin Green - BDW3. The presenters replied that, having sought to comply with Policy (5% of affordable houses should be accessible homes) and followed the principles of the previous phases set out in the outline consent, none of the houses within the private market are M4(3) compliant. All of the apartments are M4(2), but some are not step-free (some have stepped access to the front door). Because of the substantial size of some of the homes they could potentially be adapted to incorporate a wheelchair lift and would satisfy corridor widths and manoeuvrability. It was noted that, in order to be as inclusive as possible, no small houses have been designed from the outset. It was also suggested that, because of the evident need for some private market houses to be M4(3) compliant, a discussion would need to take place with Barratt Homes to seek some provision.</p>	<p>5% of affordable homes are designed as specific wheelchair accessible homes, meeting all requirements of Part M4(3)(2)(b) which would allow for immediate occupation by a wheelchair user. All apartment blocks (all tenures) have been reviewed and amended to include lifts to make all apartments fully M4(2) compliant)</p>
<p>In terms of the internal layout of the buildings, sliding (pocket) doors on bathrooms were recommended by the Panel as these can be more easily manoeuvred from a wheelchair and are space saving. The dimensions of the bathroom are outlined in the building regulations as well and, although a bath is indicated on the drawings, the option exists for a shower or wetroom should adaption be needed.</p>	<p>Noted.</p>
<p>The Panel's comments concluded with a final query regarding the lack of step-free access to the M4(2) apartments which was seen as disappointing. These comments are to be passed to the client.</p>	<p>All apartment blocks (all tenures) have been reviewed and amended to include lifts to make all apartments fully M4(2) compliant</p>