

CONSULTATION STATEMENT - Accessible Hillingdon SPD

In connection with the preparation of the Accessible Hillingdon Supplementary Planning Document, a Consultation Statement is required to demonstrate with whom the Council consulted and how they engaged with local people and other interested parties during the preparation stages of the SPD.

The statement contains the following information:

- i) a summary of the organisations with whom the Council consulted;
- ii) how those organisations were consulted;
- iii) a summary of the issues raised; and
- iv) how those issues have been addressed in the SPD.

A consultation on the draft Accessible Hillingdon – Revised Draft Supplementary Planning Document (SPD) (January 2017) took place between 10th April and 19th May 2017.

The following consultees were sent a letter or email containing a link to the Council's website. Comments were invited on the SPD:

Statutory and Other Organisations listed in the Council's Statement of Community Involvement	216
Disability Organisations (including the Access Association)	15
Tenants and Residents associations	31
Access & Mobility Forum	54

In addition to being published on the Council's website, the draft SPD was distributed to all borough libraries, to the Hayes One-Stop Shop and Planning Reception. One to one sessions or telephone discussions were held with individuals who were particularly interested and keen to learn more about accessibility in context to planning policy and legislation.

In addition to the external consultation process, the draft SPD was also circulated to relevant internal Council staff inviting comments relating to their particular areas of expertise.

A total of 8 responses were received, of which 2 required amendments/additions to the SPD, as detailed overleaf.

SUMMARY OF THE MAIN ISSUES RAISED:

Summary of representation/issue	Officer response
<ul style="list-style-type: none"> • Would it be better to change door handles to be a push or pull system with a bales catch on it so it is easier to operate, preventing sleeve getting caught in handle 	<p>The Building Regulations provide guidance on the types of door furniture that are accessible to most people. It is purely guidance and it would be for an individual Building Control Surveyor to assess every circumstance on a case by case basis. It may not, for example, be appropriate to fit a roller catch on a fire door or in other circumstances where a door needs to firmly latch.</p> <p><u>No changes proposed.</u></p>
<ul style="list-style-type: none"> • Drawings for stairs show pitch line as nosing to nosing. The pitch line should be from the face of the riser and where the treads intersect. A separate projection is required. It would not be possible for a joiner to construct the stairs. 	<p>The diagram is for illustrative purposes, intended to show from where a handrail height should be measured. The diagram is not intended for manufacturing or construction of stairs.</p> <p><u>No change proposed.</u></p>
<ul style="list-style-type: none"> • Lack of disabled parking bays in West Drayton High Street. 	<p>Issue to be followed up and assessed as a possible Highways improvement.</p> <p><u>No change proposed to the SPD.</u></p>
<ul style="list-style-type: none"> • The plan for “Accessible Hillingdon” should ensure that accessible housing is allocated to disabled people or those with restricted mobility. 	<p>Individual disabled people or those with restricted mobility are nominated by the Council’s Housing Department on a priority basis for all wheelchair accessible affordable housing units. The council is not empowered to impose controls on wheelchair adaptable housing for sale on the open market.</p> <p><u>No changes proposed.</u></p>
<ul style="list-style-type: none"> • Review of Disabled car parking in West Drayton 	<p>Issue to be followed up and assessed as a possible Highways improvement.</p> <p><u>No change proposed to the SPD.</u></p>
<ul style="list-style-type: none"> • Section on Communication and Wayfinding: Visually impaired are not mentioned, “meaning we are not BEING HEARD”. 	<p>Last bullet point on page 81 amended to: “a lighting strategy should take account of all building users including older, disabled, and visually impaired persons”</p>
<ul style="list-style-type: none"> • No mention of new Mayor of London’s promise to reverse the changes wrought in the London Plan 2015 through the Minor Alterations? 	<p>No actual comments received on the ‘Accessible Hillingdon’ SPD.</p> <p><u>No changes required</u></p>

<ul style="list-style-type: none"> • Drop off point 1000mm wide but diagram shows 900mm at side of car? (Page 9) • Ramp gradient given as 1:20 & 1:12, but Page 29 gives it as 1:20 & 1:15? (Page 11) • Car space alone should be 2400 X 4800, not including wheelchair, perhaps 2500 X 5000 is more realistic. (Page 67-68) • Tactile surface area and controlled lights notes on diagram are confusingly arrowed. (Page 58) • Generally the draft document lists the Buildings Regulations & British Standards etc., that should be applied for wheelchair users, older and disabled people. Is it necessary to lengthen the document by replicating the contents of these regulations and standards? 	<p>A standard parking bay is 2400mm wide by 4800mm long. There should be potential to increase the bay to 3300mm wide, hence the 900mm dimension. A drop off point would be a separate provision, where provided. <u>No change proposed.</u></p> <p>Page 11 refers to the standards for an M4(2) 'accessible and adaptable' dwelling, which differ from the standards for an M4(3) 'wheelchair accessible' or 'wheelchair adaptable' dwelling. <u>No change proposed.</u></p> <p>The Local Planning Authority is not permitted to deviate from the National Technical Housing Standards. <u>No change proposed.</u></p> <p>Diagram on page 58 amended.</p> <p>'Accessible Hillingdon' is intended to simplify and provide clarity on the key elements of accessibility that are to be addressed at the planning stage. To not provide such detailed guidance early on in the development process would likely result in compromised accessibility provisions, or result in scenarios where accessibility standards cannot be incorporated once a development progresses to the construction and Building Control stage. <u>No change proposed.</u></p>
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