

Christie,

Many thanks - such a dialogue is much appreciated. In the context of Sammy's and Heather's constructive comments I would just like to provide an explanation concerning the current proposal and identify another possible modification for consideration that the applicant is happy to advance to aid access by disabled people.

Firstly, the applicant is more than happy to install an induction loop; have accessible printed menus; contrast / suitable ironmongery; and the accessible fit out of the premises internally. This is in the context of the proposal already including an accessible WC.

Secondly, the current proposal (drawing no. 2129-03 As Proposed) has a note explaining that:

"The existing stepped access and a low sandstone wall re to be retained; handrail to be painted (colour TBC); steps to receive new tiled / painted finish and include contrasting nosings and non-slip bands to treads."

This note was made in the context that the existing steps have goings at 365mm, 345mm and 300mm; and equal risers approx. 220mm (achieving an approx. pitch of 32°).

The Building Regulations Part M for access to building other than dwellings require the following:
l. the rise of each step is between 150mm and 170mm, except adjacent to existing buildings where, due to dimensional constraints, the case for a different rise is agreed with the building control body;
m. the going of each step is between 280mm and 425mm;

Landings are also required.

In effect, the rise of each step does not currently comply with (l) by 50mm but the goings and the initial landing do appear to comply with Part M.

We have looked at options to provide new steps with suitable risings and going in accordance with AD Part M but, because of the limited distance to the pavement, this would compromise the existing landing at the base of the steps to the point where it would become a potentially greater hazard by the pavement than the existing stepped arrangement.

It is in this context that drawing no. 2129-03 included the note re. the currently proposed alterations to the steps.

Further to my e-mail sent on the 26th February (confirming that clients will have the option to place an order and wait outside with a member of staff then coming from the counter to complete the transaction) there have been further discussions with the applicant on how the current scheme could be modified to make the outdoor area more accessible. The attached sketch shows the existing gap in the dwarf boundary wall by the pavement widened thus enabling wheelchair access via a temporary ramp to seating either side of the steps.

We would welcome your thoughts on whether the Council consider such a modification a way forward but would ask that this be considered as a matter of urgency in that a decision has to be made this week on whether to proceed with the appointed contractors.

Many thanks

Best regards

Angus Hutchinson

For and on behalf of

CHDesign

part of the CHGroup

A Tannery House, Harraby Green Business Park, Carlisle CA1 2SS