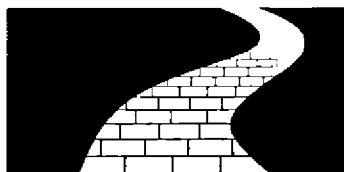


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**WELWYN HATFIELD ACCESS GROUP  
HAZEL GROVE COMMUNITY CENTRE  
HAZEL GROVE  
WELWYN GARDEN CITY  
HERTFORDSHIRE AL7 2DG**

**Web site: [www.whagaccess.org](http://www.whagaccess.org)**

**Registered Charity No. 1089866**

01 September 2013

Mrs P Batchelor  
34 Claudian Place  
St Albans  
Hertfordshire AL3 4JF

Dear Mrs Batchelor

***re: Planning Applications Received by Welwyn Hatfield Council***

We note that the Council received the following planning application during week ending 23 August 2013.

<b>Application No.</b>	<b>Description and Location</b>	<b>Applicant/Agent</b>
S6/2013/1469/FP	Erection of single storey side and rear extension and two storey rear and side extensions and provision for additional parking  Oak Cottage Care Ltd Wilkins Green Lane Hatfield AL10 9RT	Mrs P Batchelor 34 Claudian Place St Albans Hertfordshire AL3 4JF

The Welwyn Hatfield Access Group has reviewed all the data submitted with this application via the Welwyn Hatfield Borough Council's website. We would like to tender the following comments:

**Design and Access Statement**

We note the details provided in this document showing the provision of:

- a. An increased number of bedrooms from 20 to 26.
- b. Confirmation that bedrooms must be at least 12.5m<sup>2</sup> in size with an attached bathroom at least 3.5 m<sup>2</sup> in size.
- c. To increase the number of car parking spaces to 16 with paved surroundings and approaches with 4 designated disabled parking bays.

We are unable to find a mention of Part M. Will the buildings meet these guidelines?

**Drawings**

*Drawing no EL/2012/003 – PROPOSED ELEVATIONS - NORTH and SOUTH*

We note the details provided by this drawing showing there is stepped entry at all doors. This is not appropriate for wheelchairs and limited/impaired mobility persons and should in our opinion be changed to level entry especially as some, if not all, may double as fire exits.

*Drawing no EL/2012/008 – PROPOSED ELEVATIONS - NORTH EAST and WEST*

We note the details provided by this drawing showing there is stepped entry at all doors. This is not appropriate for wheelchairs and limited/impaired mobility persons and should in our opinion be changed to level entry especially as some, if not all, may double as fire exits.

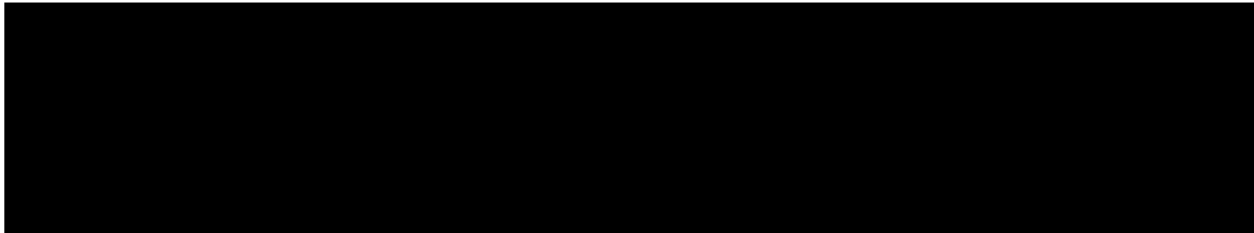
*Drawing no EL/2012/005 – PROPOSED GROUND FLOOR PLANS*

We note the pedestrian access ramp at the principal front door. We also note the location of the public toilets in the main building, which appear to be wheelchair accessible. Do they fully comply with Part M guidelines?

Having asked that question can you advise if there is table service in the dining room or does need collecting from the kitchen area as the step is a potential access hazard. Furthermore, the toilet in the kitchen area appears to be wheelchair accessible. Please confirm the situation.

*Drawing no EL/2012/006 – PROPOSED FIRST FLOOR PLANS*

We note the details provided by this drawing. Could you confirm if the passenger lift is to evacuation standards? If not, are there any refuge places and do they comply with BS9999? In fact, what emergency egress provisions are there for those first floor residents?



Please accept our sincerest apologies for the late submission of these comments.

With kind regards.

Yours sincerely

Yours sincerely

**Brian Wilson**

**Chair**

**Welwyn Hatfield Access Group**

c.c Mr P. Jefcoate, Planning Officer, Welwyn Hatfield Borough Council