

From: [Comments, Planning](#)
To: [Jones, Grahame](#)
Subject: 200328 - Access Officer
Date: 10 November 2021 07:33:43

Dear Brian,

I hope that this finds you well. Sorry it's slightly late.

I have the following comments about the amended plans for the above application:

1. I would definitely urge the developers to consider that there be at least one ground floor unit available (I believe that Block D is possibly earmarked for this). I am sure that quite a lot of disabled people would wish to live on the ground floor, so as to avoid reliance on a lift, especially in an emergency setting. I realise that they cannot all be on the ground, but I think that there should be a choice.
2. We will have to work with Highways to ensure that there will be an adequate amount of dropped kerbs, tactile paving and so on.
3. As per my last comments, many older and disabled people dislike sharing paths with cyclists, however wide the paths may be. This is even more true if motorised vehicles are to be included.

[Appendix B - Active Travel Fund - Summary of Initial Engagement Responses - Reading Borough Council](#)

The issue is mentioned several times in this document.

Guide Dogs have been campaigning on this subject for a number of years:
<https://www.guidedogs.org.uk/about-us/what-we-do/research/policy-and-guidance-for-businesses/street-design-guidance-for-local-authorities/>

As has the RNIB:

<https://fdocuments.in/document/rnib-response-to-the-department-for-transport-rnibweb-viewrnib-response.html>

<https://www.rnib.org.uk/campaigning/campaigning-news/rnibs-response-proposed-shared-use-pathways-london-borough-ealing>

<https://www.rnib.org.uk/campaigning/priority-campaigns/advice-street-changes>

E-Scooters and docking bikes can also cause a nuisance:
<https://cyclingindustry.news/voi-to-pay-for-police-spot-checks-on-e-scooters/>

<https://www.rnib.org.uk/campaigning/priority-campaigns/inclusive-journeys/advice-local-authorities-considering-hosting-e-scooter-trials>

<https://www.rnib.org.uk/about-us/media-centre/latest-media-releases/rnib-comments-on-byelaw-regarding-dockless-bikes>

We obviously have to avoid this scenario:

<https://www.swindonadvertiser.co.uk/news/17918318.850-000-wellington-street-not-suitable-blind/>

<https://www.rossatkin.com/wp/?portfolio=lets-stop-talking-about-shared-space>

4. Revolving doors are very difficult for many disabled people to use; especially wheelchair and scooter users, so pass doors will need to be incorporated into the design.
5. Glazing will need manifestation at ground level.
6. How will disabled people be able to dispose of their refuse, given that many will find carrying anything bulky very difficult, especially over a distance?
7. Will wheelchair users have easy access to balconies, and will they be of a height such that they can be seen through, or it is possible to see over the top?
8. How accessible will the roof gardens be for wheelchair users and those with walking difficulties?
9. A mix of seating in the garden areas would be welcomed, in terms of height, those with and without backs or arms and materials.
10. If play equipment is to be installed, at least some of it should be able to be used by a wide range of children, including those with impairments. As I mentioned before, the Parks Officers would, I'm sure, be happy to advise.
11. There will need to be sufficient colour contrast between the various sorts of paving, and the street furniture also, especially those which could present a trip hazard.
12. There is a new British Standard which might be of use for some of the development: [Sensory and neurological needs: UK's first building design standard \(workinmind.org\)](https://www.workinmind.org/)

Many of my comments from the last application still stand, but I've added some extra information in some cases.

It is not particularly useful when a developer does not use the Design and Access Statement for its proper purpose; [Design and access statements: how to write, read and use them \(designcouncil.org.uk\)](https://www.designcouncil.org.uk/) - there was hardly any mention made of disabled people. It wasn't the first one, and it almost certainly will not be the last...

I hope that this is helpful.

Kind regards,

Helen

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