

1. Platform Lift — Specification and Operation

“Could you please provide more details on the specifications and operation of the platform lift?”

- The approved scheme included a ramp to the main entrance. The entrance level has since been lowered to resolve inadequate headroom in adjoining areas including the kitchen, and the site no longer has sufficient space for a compliant ramp gradient. A platform lift is proposed in its place as the space-efficient means of retaining step-free, statutory-compliant access.
- Standard & certification: powered vertical lifting platform (open/non-enclosed) to BS 6440:2011; certified under the Supply of Machinery (Safety) Regulations 2008 with UKCA/CE marking and Declaration of Conformity, independent of manufacturing origin.
- Location & rise: street-level entrance as shown on the layout plan; approx. 0.8m vertical travel (TBC on survey).
- Platform size: 1100mm x 1400mm minimum, per BS 6440:2011 requirements for the 90° adjacent entry-exit configuration.
- Operation: user-operated, press-and-hold controls (stops immediately on release); buttons 300–1100mm high, min. 20mm diameter, contrasting colour; max. speed 0.15 m/s.
- Safety: full-height guarding/barriers (min. 1100mm) for unsupervised residential use; pressure-sensitive safety edges; solid under-platform protection; secondary stop and manual emergency lowering; min. 2000mm headroom.
- Outdoor rating: weatherproof mechanism and electrics with appropriate IP rating and corrosion-resistant materials/fixings; standard (non-flush) design typically requires only a shallow 50–150mm pit with minor drainage provision, or a pitless surface-mounted base with a small access ramp, in place of the deeper tanked pit a flush/hidden design would need.
- Maintenance: routine servicing and thorough examination arranged post-installation.

2. Refuse Storage

“Could you please provide details and location of refuse storage? It is noted that the approved ramp will be replaced by stairs and platform lift so it is important to understand how the bins would be stored and taken out for collection.”

The refuse storage is located at the same spot as the approved scheme. A passage of sufficient width is provided between the platform lift and the storage area for bins to be moved to and from the store.

The user of the house can take the bins out to the pavement for collection by using the platform lift.

3. Cycle Storage

“Could you please provide more details on cycle storage?”

Cycle storage is provided in the side passage between the new house and No. 46 boundary as shown on the revised ground floor plan and Sections B-B and D-D. It allows for two bicycles to be stored, staggered vertically. It is positioned at lower level, with the roof kept below the top of the fence wall to minimise impact on neighbouring properties.

4. Gardens and Landscaping

“As the front and rear gardens are no longer shown on the comparison drawing, could you please confirm whether the gardens would be maintained as in the approved scheme and also show any other areas of landscaping on site?”

The front and rear gardens will be maintained, comprising a combination of soft and hard landscaping, as shown on the revised ground floor plan.

5. Stepped Planters

"The comparison drawing also appears to have removed the stepped planters in the front and side elevations. Could you please confirm whether this is the case?"

The stepped planters have been reinstated in the front elevation, as shown on the revised ground floor plan and Section E-E.

The planter along the side elevation would be difficult to maintain in that position. We propose instead to convert this area into a passage leading to the cycle storage, making better use of the space.