



To James Stannard, High Peak Borough Council

**Re: HPK/2024/0134 - Victory Hall Whitehough Head Lane,
Whitehough, Chinley**

Proposed New Ramp Access

The proposed improvements to the existing ramped access to building are welcomed. However we would expect the improvements to comply with current standards outlined in BS 8300, 'Design of Buildings and their approaches to meet the needs of disabled people'. Also Building Regulations, Part M.

The proposed ramp shows gradients of 1 in 8.5 on three sections. This is above the maximum gradients in BS 8300. Maximum gradients are 1 in 12 for ramps not exceeding 2m and 1 in 14 for ramps up to 4m in length.

It is not clear why these gradients cannot be achieved with any new proposals.

The Design and Access Statement provided gives context to the proposals and refers to the impact of a ramp that would meet the requirements set out above. It suggests that the ramp would dominate the building and site. The gradients proposed do however, provide an unacceptable challenge to independent wheelchair users and would detract from the whole purpose of ramped access. If it is technically possible to provide a ramp that complies with BS 8300 then this should be done. The ramp would also be more challenging for users in wet conditions. The surfacing material needs to be non-slip. It would appear that the ramp has not been provided with a handrail at a lower level that can be used by independent wheelchair users to assist in ascending and descending the ramp. BS8300 recommends that a ramp in public use and also used by children should be fitted with a lower handrail at 600mm above the ramp surface.

We also note that the Design and Access Statement refers to the provision of an accessible toilet in the Hall. We would encourage this provision although note that it is not part of the application.

We have not commented on the design of surfaces, handrails and associated landings or steps proposed as no detailed drawings or specifications have been provided. Once again these should comply with BS 8300. Accessible parking for wheelchair users should also be provided, with suitable level access to the ramp.

We hope that these comments assist and would be pleased to discuss them further if this would help.

Dave Bennett

Chair

High peak Access