
From: Peter Bull
Sent: 09 September 2026 08:34
To: Neighbour Representations
Subject: FW: 26/01528/S106

From: Jessica Crighton [REDACTED]
Sent: 19 August 2026 13:24
To: Peter Bull [REDACTED]
Subject: 26/01528/S106

Comment about Accessible W/C in allotments

I believe the accessible toilet should have its own externally accessible door entry and accessible sink inside the toilet room.

I have mocked up how I believe the existing proposal could be changed to improve the accessible toilet - the accessible toilet could be made bigger by expanding into the currently proposed wash area.

The government's guidance says the wheelchair-accessible toilet should be positioned so that it can be accessed from a primary circulation route without requiring a disabled person or carer to pass through the single-sex toilets.

https://assets.publishing.service.gov.uk/media/6901feb971b575684c3cf7c4/ADT_2024_rev16Jun25.pdf

Approved Document M says the minimum overall dimensions and arrangement of fittings in a wheelchair-accessible unisex toilet must comply with Diagram 18. It also requires consideration of transfer arrangements, circulation, grab rails, accessible fittings and an emergency assistance alarm. I don't believe the current proposal with accessible toilet does that.

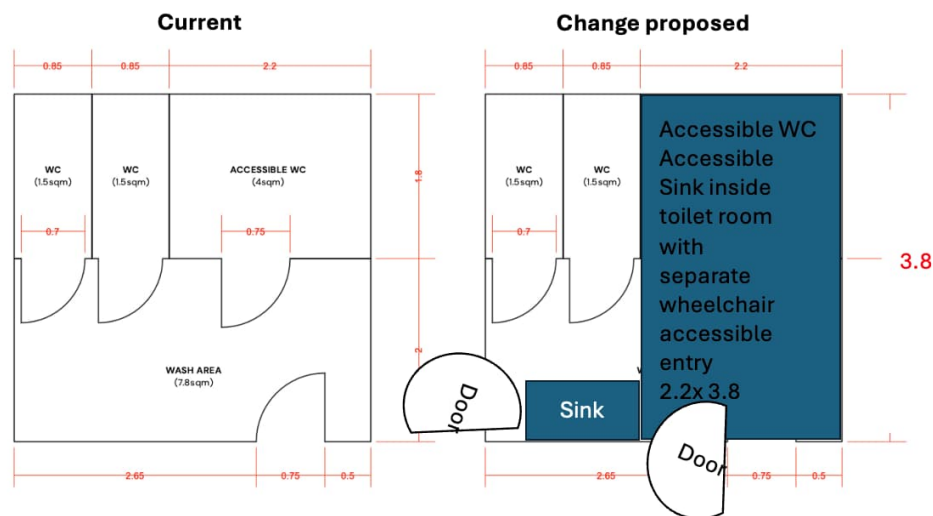
1.8 m is an unnecessarily restrictive depth for a new-build accessible facility and the 1.8 m depth gives the designer very little flexibility to provide a genuinely usable facility. This is a new building, not an existing building being adapted. There is therefore a much stronger case for getting the geometry right at the design stage rather than designing to the tightest possible footprint.

I believe to discharge the duty properly they need to Please provide the dimensioned layout demonstrating compliance with Diagram 18 of Approved Document M Volume 2, including the required wheelchair transfer and manoeuvring spaces.

Not every wheelchair is the same size, and some users require more space for positioning and transferring. Approved Document M itself points to BS 8300 for more detailed guidance on wheelchair transfer techniques and appropriate sanitary fittings. The design should not be so tight that it only works for a narrow range of users. Fixing this issue now at the design stage helps avoid costs of trying to rectify an inadequate facility later. The council should have them demonstrate that the proposed layout provides sufficient usable space for the disabled user and an assisting person where necessary, rather than merely demonstrating that the fittings physically fit.

All of this is important under PSED.

Please see attached picture with my mock up.



Thanks,
Jessica Crighton