WB/10/0456/LBC & WB/10/0455/FULL

Further to the Planning permission and Listed Buildings Consent I am pleased to enclose the information for release of conditions 3, 4&8.

Condition 3 - manufactures brochure details, illustrations and specification

Condition 4 details / section1:2 as existing & proposed for the French windows

Condition 8 details of the lock & intercom to side gates)

Condition 3 - manufactures brochure details, illustrations and specification

In proposing the vertical rise lift details there has been considerable effort expended in seeking to propose an appropriate solution with regard to the visual impact of the vertical rise lift within the context of the nursery and to achieve a visual appearance that is sympathetic to the location of the vertical rise lift.

In considering the lift manufacturer our client has considered several manufacturers and has been in lengthy discussions with Terry Lifts and The Platform lift Company with regard to exploring the possibility of different sections and colours for the lift enclosure, these two were open to the discussion of finished colour and section detail unlike some of their competitors.

As you will recall as per the approval the platform is to be predominately hidden from view by utilising the principle of the enclosure detail to the existing steps and basement area. Thus seeking to minimise the visual impact of the lift structure.

In considering the lift we have considered the detail to the side enclosures and with regard to the Terry Melody lift I would note the side structure is tubular and despite initial comments that an alternative section could be used

(rectangular / Square) this has transpired not to be the case given the tubular frame and corner detail our client determined not to pursue this option. The comment relating to the reason why the manufacturer would not change the tubular detail related to the certification with respect to the lift and lift operation - a comment that has been repeated by several manufacturers.

Subsequent discussions with the Platform Lift Company lead to the consideration of two alternatives (http://www.platformliftco.co.uk/products) ;
The LR900 (see attachment ref 20 & ref 33)
And the Pollock Independence(see attachment ref 23, ref 30 , ref 31 & ref 32)

Following a meeting with the Neil Horner from the Platform Lift Company it was subsequently confirmed that the manufacturer of the LR900 would not amend the metal work detail, due to the certification of the lift and CE marking. The lift is attractive but with out being able to amend the detail of the side enclosures would have introduced a curved profile - accordingly this option has not been pursued although it is worth commenting that financially it would be more advantageous to our client.

The alternative, which we are proposing, is the Pollock Lift. I enclose details of the standard Pollock lift for your information .In discussions the manufacturer is prepared to amend the side metal work to a square section as indicated and to colour the metal work as required. It has been further discussed with the manufacturer with regard to the section and an alternative is proposed which is much more slender with a handrail section attached to the horizontal member – it is this detail which is proposed (see attachment ref 02 – please note the shading is only representative due to the difficulties of re presenting white). In relation to the as approved Planning & listed drawings the comment ref the lift would revert to similar approved and would be set out accordingly as indicated on the as approved drawing.

The central sections to the sides house the lift mechanisms and controls with the option to change the vertical and handrail to a be bespoke along with the colour finish. The profile of the side vertical and horizontal member is restricted by the structural requirements but it is proposed to be a square section with handrail double feathered section - black finish with the infill panels to the sides to be clear glazing.

It would also be proposed to finish the lift structure in black with the lower panel of the lift to the landing finished in white along with the vertical structural members to the side of the landing gate and for the central lift controls and mechanism housing being finished in white. Again this is a bespoke finish.

I trust you will view the proposed favourably.

In executing the works our client would wish to carry out the works as soon as possible in January and needs to place an order for the lift imminently due to the lead in times. It would be greatly appreciated if the discharge of this condition could be dealt with as soon as possible.

Condition 4 details / section1:2 as existing & proposed for the French windows

See Detail drawings ref 2381 -05 & 06 as attached

Condition 8 details of the lock & intercom to side gates)

It is not proposed to change the side entrance gates at this time.
The design proposal provides for an accessible "call for assistance bell" to be positioned adjacent to the main entrance as indicated on the drawings. This would be linked to the front office which is permanently staffed and from where the front area is visible. On ringing the bell the front door is attended to by a member of staff and the visitor enters having been recognised or providing identification. As per the above in the case of a wheel chair user the member of staff would again verify their identity and then escort them through the side entrance to the rear ramp and through to the main building via the new French windows. This access route to be secured at all other times to maintain the safety of the children.
Hence it is not proposed to change the side entrance gates at this time .
The member of staff would direct the disabled person and assists as required.
In the building provision would be made for egress by risk assessment and providing a "buddy" for the disabled person as required.