



Mr Christopher Grace - Case Officer  
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**Monks Orchard Residents'  
Association - Planning**

20<sup>th</sup> June 2022

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Reference:	22/01806/FUL
Application Received:	Fri 29 Apr 2022
Application Validated:	Fri 29 Apr 2022
Address:	34 Woodmere Avenue Croydon CR0 7PB
Proposal:	Demolition of the existing property and the erection of two blocks of terraced houses, two storey buildings with accommodation in the roof space for three of the units, comprising of a total of four dwellings with six off-street, car parking spaces.
Status:	Awaiting decision
Case Officer:	Christopher Grace
Consultation Date:	Fri 24 Jun 2022
Decision Deadline:	Fri 24 Jun 2022

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### Addendum

Dear Mr Grace

Please accept this Addendum to our objection letter of 16<sup>th</sup> June 2022 to Application Ref: 22/01806/FUL, for Demolition of the existing property and the erection of two blocks of terraced houses, two storey buildings with accommodation in the roof space for three of the units, comprising of a total of four dwellings with six off street, car parking spaces.

This Addendum should be read in conjunction with our original submission of 16<sup>th</sup> June.

Our submission at para 7.2 Stated:

*"7.2 It is understood that the width of a public footpath **should be 1.2m** metre which should be provided for a public pedestrian footpath to ensure safe passage for the disabled, wheelchair users accessibility and the visually impaired to have guided assistance. The footpath in front of the proposed development meets this requirement and is ≈1.5m for the majority of the length but is restricted to ≈1.2m fronting Unit 3."*

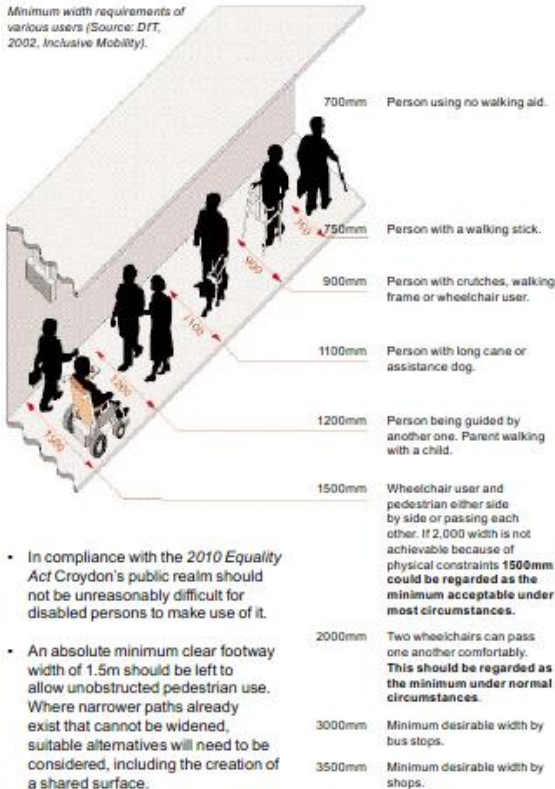
After the '**Croydon Public Realm Design Guide 2019**' was brought to our attention by a local resident, we wish to clarify and correct that statement in paragraph 7.2 of our original submission as follows:

At only 1.2m the proposed pavement falls short of this 'absolute minimum.' This is particularly relevant for the existing residents of Pipers Gardens, who are more likely to require walking aids or wheelchairs. But also, for the proposed new houses that are likely to attract families with young children who will also require access for pushchairs, or for parents to walk side-by-side with their children. This would not be possible in Pipers Gardens as there is no existing or proposed pavement that provides a continuous, uninterrupted footway between the dwellings in Pipers Gardens and Woodmere Avenue.

**Extract from Croydon Public Realm Design Guide (2019) Chapter 3 – Road Geometry.**

**INCLUSIVE MOBILITY AND WIDTHS**

Minimum width requirements of various users (Source: DfT, 2002, Inclusive Mobility).



44

**LEVELS AND DISABLED USERS**

§ The design of public realm and buildings should support social inclusion. The guidance in Inclusive Mobility (DfT, 2002) should be applied.

§ When an aspect of a public realm prevents some people from benefiting from it, a suitable alternative should be provided.

§ Pedestrians should have a possibility of at grade movement, without clutter and architectural barriers e.g., in the form of steps, stairs, street clutter or poor-quality surfaces.

Therefore, the footpath width should be a minimum of 1.5m for the safe passage of all pedestrians or any wheelchairs uses from the Dwellings in Pipers Gardens.

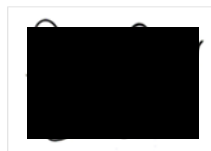
We apologise for any inconvenience arising from the request for presenting this Addendum to our submission of 16<sup>th</sup> June 2022 for this application. This is still within the consultation period which closes on 24<sup>th</sup> June 2022.

**Kind regards**

**Derek**



**Derek C. Ritson** I. Eng. M.I.E.T.  
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**Sony Nair**  
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Cc:

Cllr. Sue Bennett  
Cllr. Richard Chatterjee  
Cllr. Mark Johnson

Shirley North Ward  
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Bcc:

MORA Executive Committee, Local affected Residents & Interested Parties