SOUTH GLOUCESTERSHIRE COUNCIL  
SPECIFICATION REQUIREMENTS FOR WHEELCHAIR UNITS - DRAFT

General

This document details the design specification required by South Gloucestershire Council on Wheelchair Standard Units.

Whilst this document includes key elements from the Wheelchair Housing Design Guide 2nd Edition (WHDG) written by Habinteg HA and published by BRE Press, it is acknowledged that full compliance with the WHDG is not essential, instead the South Gloucestershire Council specification aims to apply a practical blend of the WHDG, Joseph Rowntree Foundation LifeTime Homes standard, BS8300 and Occupational Therapist recommendations.

Parking & Garden

Provide a covered parking space for every wheelchair unit within 10m from the main entrance to the dwelling. This shall be nominally level with slip resistant surface. Min. area on plan to be 5.4m x 3.6m with min. height 2.2m.

Provide a private enclosed accessible garden area min. 10m² to all wheelchair units including flats in larger blocks with communal areas.

Unit Size & Layout

Wheelchair Units should be either ground floor direct access flats, bungalows or 2 storey houses and located on an appropriate part of the site considering the natural topography and levels so as to aid access/egress for residents.

The expectation is that gross internal floor areas required for Wheelchair Units will be larger than the minimum areas prescribed within a Section 106 Agreement. An indication of increased areas for flat/house types are shown below:

<table>
<thead>
<tr>
<th>House Type</th>
<th>General Needs Unit (m²)</th>
<th>Wheelchair Unit (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bed flat</td>
<td>47</td>
<td>58</td>
</tr>
<tr>
<td>2 bed flat</td>
<td>69</td>
<td>78</td>
</tr>
<tr>
<td>2 bed house</td>
<td>77</td>
<td>93</td>
</tr>
<tr>
<td>3 bed house</td>
<td>90</td>
<td>108</td>
</tr>
<tr>
<td>4 bed house</td>
<td>112</td>
<td>123</td>
</tr>
</tbody>
</table>

Access and circulation zones to be as follows:

♦ Hallway – 1500 x 1650 clear (with doors closed)

♦ Kitchen – 1500 x 1500 clear

♦ Passageways, landings, corridors - 900mm clear width generally

♦ Adequate space for wheelchair user to approach, circulate and transfer to seating in lounge and dining area (refer to Lifetime Homes).
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Unit Size & Layout contd.

In houses, trimmers to be provided for future through-floor lift min. size 1065 x 1500mm, min. 300mm away from external walls and not blocking windows or doors. Lift should rise into bedroom adjacent to main bathroom. Lift position must not conflict with furniture or electrical outlet positions.

Provision for knock-out panel between bedroom where lift rises and main bathroom to facilitate future hoist installation.

Stairs must be straight flights min. 900 clear width with handrails both sides.

Entrance, External & Internal Doors

Provide a GRP canopy to the main entrance where shown on the planning approved elevation drawings.

Provide a PIR controlled coach light adjacent each external entrance.

External doors to provide min. 850mm clear opening. Locks to be 800-900mm high.

Internal doors to provide min. 850mm clear opening and generally to be handed to allow inward swing into main room rather than pull action.

All thresholds to be max. 15mm upstand.

Cloakroom and bathroom to receive sliding door (not pocket type). Lock with emergency release to be provided. Min 300mm to be provided on latch side so operable from wheelchair.

All doors to provide 300mm clear zone to pull side of door, extending 1800mm back. 200mm clear zone to be provided to push side.
Entrance, External & Internal Doors contd.

All doors to receive furniture that is suitable for use by those with limited dexterity, with D-handles to aid closure where necessary. Handles to be at 900-1000mm high, locks at 800-900mm high.

Example door handle – Carlisle Brass
Disabled Bathroom Turn & Release ref.
ZET3025SC

External doors to receive thumb turn release internally. No split spindles to be provided.

Opening pressure of doors should not exceed 15 newtons.

Windows

Cill height to all living room and bedroom windows to be at 800 from FFL except where not permitted by planning officer and in which case electronic window openers to be provided (and not to compromise compliance with BS7950-enhanced security standard).

Handles to be operable by those with limited dexterity and fitted at max. 1200 from finished floor level (and not to compromise compliance with BS7950-enhanced security standard).

Electric window openers also to be provided (and not to compromise compliance with BS7950-enhanced security standard) where it is not possible for a wheelchair to be manoeuvred up to window, e.g. behind sink, wash hand basin etc.
Cloakrooms & Bathrooms
Cloakrooms and main bathroom to be configured as “Lifetime Homes” standards applicable to this site except that:-

The following additional points shall be accommodated in the cloakroom:-

♦ Two fixed vertical grab rails to be positioned either side of wash hand basin
♦ One drop down horizontal grab rail to be position adjacent toilet
♦ All grab rails to be in blue colour to contrast with wall colour/tiling.
♦ 1500 x 1500 level access shower tray with 2m high weighted shower curtain.
♦ Thermostatically controlled shower to be provided and to be fitted with integral 41°C heat limiter.
♦ CP shower riser bar set at a height to allow showering in seated and standing position, with single function handset.
♦ Wall fixed fold-up blue padded shower seat with arms ref. 04130P from AKW Medi-care Ltd (Tel. 01905 823298) or similar to be fitted unless otherwise advised by the Occupational Therapist.

The following additional points shall be accommodated in the bathrooms of 1 and 2-bed flats with only one bathroom (all other unit types to be as Lifetime Homes specification with bath provided):-

♦ Instead of a bath a 1500 x 1500 level access shower tray with 2m high weighted shower curtain.
♦ Thermostatically controlled shower to be provided and to be fitted with integral 41°C heat limiter.
♦ CP shower riser bar set at a height to allow showering in seated and standing position, with single function handset.
♦ Wall fixed fold-up blue padded shower seat with arms ref. 04130P from AKW Medi-care Ltd (Tel. 01905 823298) or similar to be fitted unless otherwise advised by the Occupational Therapist.

Provide 18mm marine ply boarding fixed between studs of cloakroom and bathroom walls to allow future fitment of additional supports and grab rails.

If en-suite provided, this will be standard part M compliant.
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Kitchen

Layouts on planning approved house type drawings to be indicative, with manufacturer’s layouts to be prepared to demonstrate compliance. The storage capacity requirements needed to comply with DQS/HQIs shall be achieved.

Kitchen layout to incorporate:-
- Integrated wheel-under adjustable height insulated electric hob with front controls
- Integrated oven with side hung door
- Wheel-under adjustable height insulated sink bowl
- All wall units to receive drop down storage baskets (flats) and a minimum of 2nr wall units to receive drop down storage baskets (houses).
- Low level pull out accessible storage in the tall unit housing the oven
- High level storage over oven
- Mobile (on braked castors) storage trolley with worktop
- Min 1500mm section of worktop fixed on adjustable brackets in addition to that housing sink and hob
- Tiling to accommodate adjustable worktop

Kitchen sink tap to be long lever monobloc mixer, easily operable from wheelchair.
Master Bedroom

- This should be the bedroom where the future through-floor lift would rise and should be laid out to include:
  - Room must accommodate double bed size 2200 x 1400mm
  - 1200mm clear space at foot of double bed
  - 2250mm clear turning circle to one side of double bed
  - 700mm clear space to opposite side of double bed

A=2250mm; B=700mm
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Plumbing & Electrical

Fused spur to be provided at foot of stairs for future stair lift installation.

Fused spur to be provided in location of ground floor position for future through-floor lift and to be wired to individual RCD protected circuit on the consumer unit.

Sockets to be at 450mm from FFL generally and not within 750mm of internal room angle. Light switches to be at max 900mm from FFL generally.

Grid switch mounted at 900mm from FFL in accessible location to be provided to control kitchen sockets, extract systems and kitchen appliances.

Gas shut off valve, boiler control, thermostat and light switches to be at max. 1200mm from FFL. Centre line of consumer units to be at 1350mm from FFL.

Surestop water shut off switch to be provided in kitchen, mounted at max. 1200mm from finished floor level.

TRVs to be fitted to top of radiator, min. 600mm from FFL.

Adjustable blender valves to be fitted to all hot water outlets set to max. 41°C.

Valves to be fitted in accessible location to allow for replacement/maintenance.

Basin and bath taps to be pair of long lever pillar taps, easily operable from wheelchair.

External Works

Ensure that footpaths are smooth but slip resistant, of 1200mm minimum width and with adequate space to negotiate obstacles, turn and pass.

Level access landing 1500 x 1500mm to be provided outside all external doors, with 1200mm depth clear of outward opening door swing.

All hard surfacing shall have flush fitting joints.

Aside from small (not exceeding 150mm) infill adjacent properties, no gravel shall be used adjacent to footpaths.

Provide protective edgings, kerbs or rails where footpaths are significantly higher than adjacent ground levels or where adjacent ground significantly falls away.
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External Works contd.

All footpaths and routes to the external areas directly associated with the dwelling and the route to the nearest adoptable highway are to be level, with no gradient exceeding 1:60, and/or no crossfall exceeding 1:40 unless site topography prevents compliance and in which case gradient shall be max 1:15 and no slope greater than 10m long.

Where practicable in consideration of site topography ensure that gradients to footpaths or routes from the dwelling to the adoptable footway do not exceed 1:12 with max. cross falls 1:50.

Ensure the maximum length of slope is limited to suit the gradient with top, bottom and, where required, intermediate landings.

Ensure that crossings serving the units have flush junctions or shallow gradients and avoid gratings or channels which could trap wheels or footrests.

Private gardens and any communal/shared gardens serving wheelchair units to provide:

♦ Level patio with level threshold to external door
♦ Path from patio to gate
♦ Accessible rotary line with winder
♦ Scope for accessible planting
♦ Convenient and accessible slabbed area in the rear garden for wheelie bin and recycling receptacles, with a route to the collection point of min. 1200 wide (850mm at gate openings).
♦ Gates to provide 850mm clear opening and be operable from a wheelchair from both sides with lock 900-1000mm high.

Where no private garden provided, inconspicuous wheelchair accessible wheelie bin/recycling storage to be provided in location to be agreed but close to external door.