



**Brighton & Hove  
City Council**

# PAN 03

## Accessible housing & Lifetime Homes

Draft - September 2007

*Brighton & Hove City Council's Local Development Framework*

Planning Advice Note

# Accessible housing & Lifetime Homes

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## Introduction

The Council recognises that, like most places, much of the existing housing stock in the City is inconvenient and inaccessible for many people. That must change. The Council is committed to ensuring that all new housing in Brighton & Hove will be capable of meeting the longer term needs of households, such as a family member with a broken leg, someone with a longer term serious illness, or parents carrying heavy shopping and dealing with a pushchair. The aim is not to surround everyone with facilities they do not need but to ensure that homes are able to be adapted to cope with whatever comes along in life. Homes should be able to meet the needs of both residents and visitors to the premises.

The Council also recognises that, for an increasing percentage of local people, there is a more specific need for some new housing to be built to incorporate additional features which will meet the needs of wheelchair users from the outset.

This note explains the differences between the basic, Lifetime Homes Standards and the more generous Wheelchair Accessible Housing standards and sets out the relevant planning policy. It also explains additional features which are not within the scope of planning legislation but which are required to make housing genuinely suitable for wheelchair users.

## Section One: Planning Policy Framework

### Government Guidance

The Government is committed to achieving an inclusive society in which nobody is disadvantaged. An important part of delivering that commitment is removing physical barriers and exclusions imposed on people by poor design of buildings and other environments. It is now widely recognised that designing to meet the needs of disabled people produces a building which is much more user friendly for everyone. The needs of a wheelchair user are very similar to the needs of somebody pushing a buggy and we can all benefit from the clearer way-finding information which may be provided to help people with impaired vision.

At a national level, guidance is given in a Good Practice Guide entitled 'Planning and Access for Disabled People'. The guide recommends that planning authorities should have '*appropriate inclusive access policies at all levels of the development plan supported by specific strategic policy*'. It also recommends that authorities should '*develop and implement supplementary planning guidance as the definitive inclusive design guidance of the authority*.' The guide goes on to say that authorities should refuse planning permission for any development which does not meet such policies.

In addition, the Disability Discrimination Act 2005 obliges local authorities to consider the needs and promote the rights of disabled people in the way they carry out their functions, including planning, and also it imposes on them a statutory duty to promote disability equality.

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## Local Planning Policy

Research has shown that the isolation created by unsuitable and inaccessible housing is one of the main reasons people are forced to give up their homes prematurely. As life expectancy increases, there is little doubt that we will continue to see an increase in the number of people needing more flexible accommodation. The Council is committed to ensuring that all new housing, and the associated private and public spaces, will enable disabled people to integrate fully into society and will help people to live independently for as long as possible.

A new planning system for regional and local planning was introduced from September 2004 under The Planning and Compulsory Purchase Act 2004. However, for at least the next three years, the relevant development plan framework will remain the East Sussex and Brighton & Hove Structure Plan (December 1999) and the Brighton & Hove Local Plan (July 2005). The Local Plan sets out the local planning policy framework for the administrative area of Brighton & Hove, which includes areas of countryside on the city's periphery. It contains the relevant local planning policies against which all applications for development (including changes of use) are assessed.

In terms of accessible housing development, the relevant local plan policy is HO13 Accessible Housing and Lifetime Homes. The policy and the supporting text are quoted below.

## Local Plan Policy HO13 Accessible housing and lifetime homes

**Planning permission will only be granted for new residential dwellings that are built to a lifetime homes standard whereby they can be adapted to meet the needs of people with disabilities without major structural alterations. A proportion of all new dwellings on larger sites (of more than 10 new dwellings) should be built to a wheelchair accessible standard.**

**Proposals for conversions and changes of use to provide residential accommodation will be expected to demonstrate that, wherever it is practicable, Lifetime Homes criteria have been incorporated into the design. Design criteria for Lifetime Homes and wheelchair standards are set out in Planning Advisory Notes.**

4.70 Policy HO13 responds to the objectives of securing equal access to housing for people with disabilities and meeting the needs of households as their occupants grow older or circumstances change. This approach is consistent with an under-supply of housing capable of being adapted to meet the needs of people with disabilities in Brighton and Hove and the need for the planning system and plans to respond to the challenge of meeting the housing requirements of the whole community.

4.71 The policy is intended to complement the Building Regulations by ensuring that access issues are considered at an early stage in the development process. It is consistent with the

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council's Housing Strategy which seeks to maximise the provision of accommodation suitable for people with disabilities and has strong links with other policies intended to provide greater choice and a better mix of housing.

4.72 Up to date monitoring suggests that the percentage of homes to be built to a wheelchair accessible standard on larger (10+) housing sites should be approximately 5% overall. This is based on the numbers of people in Brighton & Hove holding a disabled persons 'Blue Badge'. It should be noted that in affordable housing schemes, 10% wheelchair accessible housing is sought which reflects registered need. Regular assessment of the housing needs of disabled people over the plan period may lead to a higher, or lower, percentage of wheelchair accessible housing being required.

## Section Two: Application of the Policy

Local Plan Policy HO13 applies to all new housing. That includes new build developments, housing created by conversion of buildings from other uses and also the creation of new housing units within an existing residential building. The physical restraints which may exist in some of these different situations make it necessary to apply the policy to differing levels as set out below.

### New Build Housing

The policy will be applied fully. All new housing within the development will be expected to meet the Lifetime Homes Standard and a percentage of homes in larger developments of 10 or more units will be expected to meet the Wheelchair Accessible Standards, both of which are set out later in this Note.

### Conversion of a building from other uses to housing

In this type of development there is usually a degree of flexibility in how the space is divided and where partitions are positioned. All new housing will be expected to meet the Lifetime Homes Standards and a percentage of the homes in larger developments of 10 or more units will be expected to meet the Wheelchair Accessible Housing standards, both of which are set out later in this Note. Some allowance will be made, however, for any features of the existing building which need to be retained, whether for structural reasons, because of other planning and listed building considerations or any other reason.

### Creation of new housing units in an existing residential building

In this type of development, designers will be expected to demonstrate that a reasonable effort has been made to accommodate as many of the Lifetime Homes Standards as possible in the plans. Greater allowance will be made, however, for any features of the existing building which need to be retained. Consideration will also be given to the need to balance the need for reasonable room sizes against the provision of Lifetime Homes.

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## Wheelchair Accessible Units

**It is vital to understand that the expression 'wheelchair accessible' in this document, and in terms of local plan policy HO13, means able to be used by a wheelchair user from the outset. In order for a dwelling to satisfy the policy it will be necessary to incorporate the measures set out in column 3 of the following table. It should also be noted that the additional measure set out in column 4 of the table will need to be agreed with the housing provider (RSL) at an early stage in the design process. It is vital that this should happen so that the additional expense and waste of removing and replacing fittings, particularly kitchen units, can be avoided.**

### Variety

Many wheelchair users live with a carer who is not necessarily their partner. For that reason, the majority of the wheelchair accessible units should have at least two bedrooms or, at the very minimum, a separate living room, kitchen and bedroom. Single bedroom units where the living accommodation and kitchen space are in the same room do not provide suitable sleeping accommodation. The ultimate aim should be to have a mix of 1, 2, and 3 bedroom units because there may be a wheelchair user in any size of family.

### Numbers

It should be noted that 5% of dwellings on any development of 10 or more units should be built to the wheelchair accessible standard but the requirement rises to 10% of all units in the affordable part of each development. That is because of registered need in the City and also because wheelchair users are nationally known to have lower than average earnings and are consequently more likely to need such units. It must be noted, however, that some wheelchair users, particularly those who live in a family group, are potential occupants of the units which are available on the open market. Although it is accepted that the majority of wheelchair accessible units on will be in the affordable sector, there must always be some provision in the remainder of the development. It should be noted that fractions should be rounded up to the next whole number of units.

e.g. 5% of 30 units = 1.5 so provide 2 wheelchair accessible units.

### Distribution

It must not be assumed that wheelchair users necessarily want to live on the ground floor. Many people, whether wheelchair users or not, prefer living on an upper floor for reasons related to security and privacy and also for the improved view. Where multiple wheelchair accessible units are provided they should be distributed throughout the various floor levels and aspects of a development.

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## Section Three: Lifetime Homes Standards

The table below is based the Lifetime Homes standards, devised by the Joseph Rowntree Foundation, and describes technical specifications that will meet the Standards. The application of the standards varies in different types of unit and the table indicates which standards apply in different circumstances.

Lifetime Homes standards	Specifications and dimensions which meet the standards
1 Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width	The general provision for a car parking space is 2400mm width. If an additional 900mm width is not provided at the outset, there must be provision (e. g. a grass verge or path) for enlarging the overall width to 3300mm at a later date
2 The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	It is preferable to have a level approach. However, where the topography prevents this, a maximum gradient of 1: 12 is permissible on an individual slope of less than 5 metres or 1:15 if it is between 5 and 10m, and 1:20 where it is more than 10m. Paths should be a minimum of 900mm wide
3 The approach to all entrances should be level or gently sloping	See standard 2 above for the definition of gently sloping. Even if the difference in level between the site boundary and the unit entrance results in a gradient in excess of the values given above, the gradient between the car parking and the entrance should comply
4 All entrances should: a) be illuminated both day and night b) have level access over the threshold and c) have a covered from the elements	The threshold upstand should not exceed 15mm
5 a) Communal stairs should provide easy access and	<p><i>Minimum dimensions for communal stairs</i></p> <p>Uniform rise not more than 170mm                      Uniform going not less than 250mm                      Handrails extend 300mm beyond top and bottom step                      Handrail height 900mm from each nosing</p>

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Lifetime Homes standards	Specifications and dimensions which meet the standards										
<p>b) where homes are reached by a lift, it should be fully wheelchair accessible</p>	<p><i>Minimum dimensions for lifts</i>                      Clear landing entrances 1500x1500mm                      Min. internal dimensions 1100x1400mm (note that the longer measurement must be from the inside face of the door to the back wall of the lift, not the width.)                      Lift controls between 900 and 1200mm from the floor and 400mm from the lift's internal front wall</p>										
<p>6 The width of the doorways and hallways should conform to the specifications in the next column .</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 5px;"><i>Doorway clear opening width (mm)</i></th> <th style="text-align: left; padding: 5px;"><i>Corridor/ passageway width (mm)</i></th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">750 or wider</td> <td style="padding: 5px;">900 (when approach is head-on)</td> </tr> <tr> <td style="padding: 5px;">750</td> <td style="padding: 5px;">1200 (when approach is not head-on)</td> </tr> <tr> <td style="padding: 5px;">775</td> <td style="padding: 5px;">1050 (when approach is not head-on)</td> </tr> <tr> <td style="padding: 5px;">900</td> <td style="padding: 5px;">900 (when approach is not head-on)</td> </tr> </tbody> </table> <p>The clear opening width of the front door should be 800mm. There should be 300mm to the side of the leading edge of doors on the entrance level of each unit.</p>	<i>Doorway clear opening width (mm)</i>	<i>Corridor/ passageway width (mm)</i>	750 or wider	900 (when approach is head-on)	750	1200 (when approach is not head-on)	775	1050 (when approach is not head-on)	900	900 (when approach is not head-on)
<i>Doorway clear opening width (mm)</i>	<i>Corridor/ passageway width (mm)</i>										
750 or wider	900 (when approach is head-on)										
750	1200 (when approach is not head-on)										
775	1050 (when approach is not head-on)										
900	900 (when approach is not head-on)										
<p>7 There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere</p>	<p>A turning circle of 1500mm diameter or a 1700x1400mm ellipse is required. Space should be provided to pass clear of reasonably anticipated furniture.</p>										
<p>8 The living room should be at entrance level</p>	<p>A family room could be suitable but not a room also used as a kitchen</p>										
<p>9 In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed- space</p>											

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Lifetime Homes standards	Specifications and dimensions which meet the standards
<p>10 There should be:</p> <p>a) a wheelchair accessible entrance level WC, with</p> <p>b) drainage provision enabling a shower to be fitted in the future</p>	<p>The drainage provision for a future shower should be provided in all dwellings.</p> <p><b>Dwellings of three or more bedrooms and all flats</b>                      For houses with three or more bedrooms, or dwellings with all the accommodation on one level, the WC must be fully accessible. A wheelchair user should be able to close the door from within the closet and achieve side transfer from a wheelchair to at least one side of the WC. There must be at least 1100mm clear space from the front of the WC bowl. The shower provision must be within the closet or adjacent to the closet (this WC could be an integral part of the bathroom provided to satisfy Standard 14 in a flat or other single storey unit)</p> <p><b>Dwellings of two or fewer bedrooms</b>                      In small two- bedroom houses, where the design fails to achieve the fully accessible WC requirement, the Part M standard WC will meet this standard</p>
<p>11 Walls in bathrooms and toilets should be capable of taking adaptations such as handrails</p>	<p>Wall reinforcements should be located between 300 and 1500mm from the floor</p>
<p>12 The design should incorporate:</p> <p>a) provision for a future stair lift</p> <p>b) a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom</p>	<p>a) There must be a minimum of 900mm clear distance between the stair wall (on which the lift would normally be located) and the edge of the opposite handrail/ balustrade. Unobstructed 'landings' are needed at top and bottom of stairs</p> <p>b) It is not acceptable to specify a position that would normally be needed for furniture</p>
<p>13 The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom</p>	<p>Technological advances in hoist design mean that a straight run is no longer a requirement. Care should be taken to include fixing points when specifying concrete floors, particularly precast units.</p>



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Lifetime Homes standards	Specifications and dimensions which meet the standards
<p>14 The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin</p>	<p>Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so that a wheelchair user could use the bathroom. This includes being able to close the door, achieve side transfer to the WC and being able to reach bath taps.</p>
<p>15 Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate</p>	<p>People should be able to see out of the window whilst seated. Wheelchair users should be able to operate at least one window in each room</p>
<p>16 Switches, sockets, ventilation and service controls should be at a height usable by all (i. e. between 450 and 1200mm from the floor)</p>	<p>This applies to all rooms including the kitchen and bathroom</p>

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## Section 4: Wheelchair Accessible Housing Standards

### Background

As explained above, all new dwellings in Brighton & Hove must be designed to meet the Lifetime Homes Standards so that they can be adapted to suit the changing circumstances of the occupants at some point in the future. Additionally, a proportion of new dwellings must include but also go beyond those Standards and be designed so that they are able to be used by wheelchair users from the outset.

In addition to the obvious ease of access and circulation, many fittings and fixtures, often specific to the individual, are needed in order to make a home suitable for a wheelchair user. It is virtually impossible, at the planning application stage, to ensure that a dwelling will be fully wheelchair accessible because one cannot predict the specific needs of the future occupants. The planning process, however, seeks to ensure that suitable access to the building is provided and that the internal spaces of the building are of an appropriate size and layout for wheelchair users. That enables individual units to be fitted out suitably when the needs of the occupant are known and before occupation.

### Basic Design considerations

The following basic considerations should enable designers and planners to approach the project in such a way that it is possible for the detailed design to follow the guidance set out in the table below. If these recommendations are considered early enough in the development process, good design should be able to minimize the effect the requirements have on the footprint of the building.

#### Inclusion

The distribution of units for wheelchair users must not be decided on the basis of ease of designing or building. An inclusive approach should be adopted, providing a choice of size, location, floor level and aspect of the home. Homes for wheelchair users should be distributed throughout the development and should not appear obviously different from other units.

#### Siting

The selection of the site and the positioning of the building on the site should take account of public and private transport provision and means of access. There should be good access for wheelchair users by the same routes and methods used by other occupants.

The access solution should resolve any basic difficulties with gradients and levels so that the detailed measures necessary to ensure suitable access throughout the development can be easily incorporated.

An area for relatively level, covered parking near the entrance to the building should be provided. It is important that a wheelchair user should be able to transfer to and from the vehicle without getting wet.

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An area for dry and secure storage and charging of mobility scooters and wheelchairs will be needed. This space should ideally be provided in each individual unit or, and only if that is not possible, very close to the building entrance.

Consideration should be given to the orientation of the building so that the covered space at the entrance performs as an effective weather shield in the normally prevailing wind conditions.

## Internal planning

Access should be provided to at least two lifts from each floor in multi-storey developments. Wheelchair users depend completely on the lift for independence and, unless there is an alternative available, a breakdown could leave them unable to get either out or in.

It should be possible to open doors beyond 90° to maximize on effective door width, particularly when leaving a room. A wheelchair is much less manoeuvrable going from a room into a corridor than it is going the other way. That is because the front of the chair swings but the back does not so it often cannot begin to turn till the rear wheels are clear of the doorway. Approaching a door opening obliquely can help in achieving the required turn.

Aim for flexibility in the use of spaces and ensure that there is adequate space for manoeuvring around furniture.

Provide at least one double and one single bedroom. There should be access to both sides of the double bed.

Ensure bathrooms can accommodate a level entry shower area at least 1m x 1m in addition to a bath. (In one bedroom units this requirement may be relaxed to accept either a bath or a shower)

## Fitting out

As mentioned in Section 2, the fitting out of affordable housing units should be agreed with the housing provider at as early a stage as possible in the design process to avoid the wasteful expense of removal and replacement, particularly of expensive items such as a kitchen and bathroom fitting.

The following table sets out the Brighton & Hove City Council standard for Wheelchair Accessible Housing. Properties that comply with this table should satisfy Local Plan Policy HO13 in terms of wheelchair accessible housing.

N.B. The dimensions given reflect the guidance contained in the 'Wheelchair housing design guide' (2<sup>nd</sup> edition) by Stephen Thorpe and the Habinteg Housing Association and it is not considered possible to insist on more generous provision under planning legislation. When reading the table, however, it should be noted that the dimensions are the minimum



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required and generally relate to the space needed to manoeuvre what is considered to be the 'standard' size, manually propelled wheelchair.

It should be also noted that the affordable housing within a development will be delivered by a Registered Social Landlord (RSL) and should meet space standards that are significantly greater than the minimum. The reason for this is that recent research, supported by many years of practical experience, has shown that many people are now using wheelchairs which are considerably larger than the minimum and for which the turning circles, corridor widths and door sizes are simply inadequate.

### Comparing the requirements

Experience has shown that there is sometimes a lack of clarity about the difference between Lifetime Homes (all new dwellings) and Wheelchair Accessible Housing (only a proportion of the units on any development of 10 units or more). The two standards are laid out differently and issues are not necessarily dealt with in the same way or in the same order. For that reason, the following table shows the relationship between the two standards and clarifies where the Wheelchair Accessible Housing requirements are more generous than those for Lifetime Homes or where there are requirements in wheelchair units that do not exist in Lifetime Homes. The more generous dimensions shown in column 4 are those sought by local authorities and Housing Associations and are good practice recommendations rather than legal requirements.

It must be stressed that the Table should be read as increasing requirements from left to right. The Lifetime Homes Standards apply to all new dwellings and the requirements in column 3 relating to the Wheelchair Accessible housing are in addition to those basic standards. The fact that recommendations in Column 4 are good practice rather than legal requirements does not mean they can be ignored. It is constantly being found that housing providers are obliged to make costly structural alterations to new buildings simply because they are essential in order to accommodate the needs of the occupants. That can only be avoided if developers consult with Housing Associations and ensure that new dwellings incorporate the necessary features from the outset.

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## Comparison between Lifetime Homes & Wheelchair Accessible Housing.

Subject	Lifetime Homes – Provisions required in all new dwellings	Additional measures required in Wheelchair Accessible Housing	Affordable Housing requirements
<b>Car parking</b>	<p>(1) Where there is car parking adjacent to the home, the space should be capable of enlargement to attain 3300mm width.</p> <p>N.B. The Standard does not say that parking must be provided.</p>	<p>3.6m wide x 5.4m long</p> <p>N.B. Parking space must be provided.</p>	<p>4m wide x 6.6m long</p>
	<p>No specification for weather protection</p>	<p>Car parking space should be fully covered. Min headroom 2.2m. (2.6m in enclosed car parks – <i>BS8300</i>)</p>	
	<p>(2) The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.</p> <p>1:12, max length 5m; 1:15, max length 10m 1:20, length over 10m</p>	<p>Car parking must be adjacent to the house (as near to the building entrance as possible in flats) with a path connecting the space, the public highway and the entrance doors. Path gradients should not exceed:- 1:12, max length 2m; 1:15, max length 5m. Crossfalls not to exceed 1:50.</p>	<p>Intermediate platforms and level run-off required at bottom of ramp minimum 1500mm Min. 100mm upstand on exposed edges Slip resistant surface</p>
<b>Approach</b>	<p>(3) The approach to all entrances should be level or gently sloping (See standard 2 above for the definition of gently sloping.) If gradient between boundary and the entrance exceeds values given above, the gradient between car parking and the entrance should still comply.</p>	<p>Level or gently sloping approach to be provided to all entrance doors, and to all external facilities such as car parking, clothes drying, storage and gardening.</p>	

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Subject	Lifetime Homes – Provisions required in all new dwellings	Additional measures required in Wheelchair Accessible Housing	Affordable Housing requirements
	Paths to be at least 900mm wide	Path to be at least 1200mm wide.	
	No specification for gates	Gates to be at least 850mm wide.	1m
<b>Entering the building</b>	(4) All entrances should have: good illumination day & night level access over the threshold (15mm max upstand) protection from the weather.	1.5m wide x 1.2m projecting canopy required Landing required – at least 1.5m x1.5m but 1.2m min clear of outward door swing.	1.7m x 1.7m  1.7m x 1.7m extending 600mm from leading edge of door
<b>Inside the entrance</b>	300mm clear space required beside the leading edge of door.	Clear space should extend 1.8m min back from face of door.	
	Clear opening of the entrance door should be 800mm.		900mm clear width
	Adequate circulation space required.	Turning space 1.8m x 1.5m clear of fittings and obstructions required inside entrance door.	1.7m x 1.7m
<b>Vertical circulation in communal areas</b>	(5) Communal stairs should provide easy access <u>Minimum dimensions</u> Uniform rise 170mm max Uniform going 250mm min Handrails 900mm above nosings, extending 300mm beyond top and bottom step	<i>A handrail should be provided to both sides of the stairs.</i>  All other requirements for stairs are the same as LHS	

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Subject	Lifetime Homes – Provisions required in all new dwellings	Additional measures required in Wheelchair Accessible Housing	Affordable Housing requirements										
	<p>Where homes are reached by a lift, it should be fully wheelchair accessible</p> <p><i>Minimum dimensions</i> 1500x1500mm clear landings at entrances to lift. Min. internal dimensions – 1100mm x 1400mm (N.B. longer measurement must be from inside face of door to the back wall of the lift) Lift controls between 900 and 1200mm from the floor and 400mm from the lift's internal front wall</p>	<p>Lift access must be provided to all wheelchair accessible units above or below entrance level.</p> <p>Access to a second lift should be provided for use in times of breakdown or maintenance.</p>											
<p><b>Doors and corridors</b></p>	<p>(6) The width of the doorways and hallways should conform to the following specifications.</p> <table border="0"> <tr> <td><i>Door clear opening (mm)</i></td> <td><i>Corridor width (mm)</i></td> </tr> <tr> <td>750 or wider</td> <td>900 (approach is head-on)</td> </tr> <tr> <td>750</td> <td>1200 (approach is not head-on)</td> </tr> <tr> <td>775</td> <td>1050 (approach is not head-on)</td> </tr> <tr> <td>900</td> <td>900 (approach is not head-on)</td> </tr> </table>	<i>Door clear opening (mm)</i>	<i>Corridor width (mm)</i>	750 or wider	900 (approach is head-on)	750	1200 (approach is not head-on)	775	1050 (approach is not head-on)	900	900 (approach is not head-on)	<p>Minimum clear door width should be 775mm</p>	<p>Doors - 850mm clear opening</p> <p>Corridors - 1000mm min. 1200mm preferred.</p>
<i>Door clear opening (mm)</i>	<i>Corridor width (mm)</i>												
750 or wider	900 (approach is head-on)												
750	1200 (approach is not head-on)												
775	1050 (approach is not head-on)												
900	900 (approach is not head-on)												
	<p>There should be 300mm clear space at the side of the leading edge of doors on the pull side on the entrance level of each unit.</p>	<p>There should be 300mm clear space at the leading edge of all doors on the pull side of the door and 200mm clear space on the push side, <u>anywhere</u> in the unit.</p>											

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Subject	Lifetime Homes – Provisions required in all new dwellings	Additional measures required in Wheelchair Accessible Housing	Affordable Housing requirements
<b>Storage of wheelchair/ scooter</b>	No requirement under LHS	Space 1.1m wide x 1.7m long and clear of circulation space required for transfer, storage and charging of electric outdoor wheelchair/scooter. Note that access to this space must be on the 1.7m side.	
<b>Using spaces in the home</b>	7 There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere. A turning circle 1.5m dia. or a 1.7mx1.4m ellipse required. Space should be provided to pass clear of reasonably anticipated furniture.	A space of 1.8m x 1.5m clear of obstructions is required in kitchens.	1.7m x 1.7m in kitchens and living rooms
<b>Siting of living room</b>	8 The living room should be at entrance level. A family room could be suitable but not a room also used as a kitchen.	No additional requirement	
<b>Bed space</b>	9 In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed- space		
<b>Secondary WC</b>	10 There should be: a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a shower to be fitted in the future. Drainage provision for a future shower should be provided. N.B. In 1 or 2 bedroom houses the Part M standard WC may be accepted	2m x 1.7m min secondary WC with WHB. Space & drainage for a level entry shower in this WC should be provided in dwellings for 4 or more people.	2.5 x 1.8m  1.7 x 1.7m min turning space. Outward opening, 850mm clear door



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<b>Subject</b>	<b>Lifetime Homes – Provisions required in all new dwellings</b>	<b>Additional measures required in Wheelchair Accessible Housing</b>	<b>Affordable Housing requirements</b>
<b>Wall reinforcement</b>	11 Walls in bathrooms and toilets should be capable of taking adaptations such as handrails		
<b>Vertical travel within the unit</b>	12 The design should incorporate: a) provision for a future stair lift Minimum of 900mm clear distance between the stair wall and the opposite handrail/ balustrade. Unobstructed 'landings' are needed at top and bottom of stairs  b) a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom	Dwellings of 2 or more floors should have a vertical lift to BS 6440 connecting the floors and with adequate turning space at each landing level and a full range of safety features.	
<b>Mechanical hoist bedroom to bathroom</b>	13 The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. Most timber trusses today are capable of taking a hoist and tracking but care should be taken when specifying concrete floors, particularly precast units.	A knock-out panel should be provided between the bedroom and the bathroom to allow for a hoist track.	1200mm clear double door set, 900mm leaf + 300mm leaf, between bathroom & bedroom
<b>Main bathroom</b>	14 The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. Although there is not a Lifetime Homes requirement for a specific turning circle in bathrooms, sufficient space should be provided so that a wheelchair user could use the bathroom, including closing the	1.5m x 1.5m turning space required clear of all obstructions. 1.1m between inward opening door swing & WC. Space for a 1700mm x 700mm bath or a 1m x 1m level entry shower. (shower preferred) Taps at least 300mm clear of	1.7m x 1.7m  1.2m x 1.2m shower required

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Subject	Lifetime Homes – Provisions required in all new dwellings	Additional measures required in Wheelchair Accessible Housing	Affordable Housing requirements
	door, side transfer to the WC and being able to reach bath taps.	end wall. 450mm end transfer space at other end of bath.	
<b>Windows</b>	15 Living room window glazing should begin at 800mm or lower and windows should be easy to open/ operate. People should be able to see out of the window whilst seated. Wheelchair users should be able to operate at least one window in each room	There should be no obstruction to vision between 800mm & 1500mm above floor level for at least part of the width of the opening. Window should be operable to a secure position for ventilation. If over work surfaces or sanitary fittings, opening winders are required	Kitchen windows should have remote openers, not positioned above hobs
<b>Control of services</b>	16 Switches, sockets, ventilation and service controls should be at a height usable by all (i. e. between 450 and 1200mm from the floor) This applies to all rooms including the kitchen and bathroom	Wheelchair user should be able to reach/read heating controls, main stopcock, gas and electricity main controls, consumer units and meters. All fittings should have easily reachable stopcocks. Provide large plate switches at 900mm above floor level. Sockets at 800mm min from corner and 700mm min above floor level Radiator controls at 800mm above floor	Sockets 800mm above floor level
<b>Space in bedrooms</b>	Requirement under LHS is only for adequate space.	Ensure adequate space to use bedrooms. 1.2 x 1.2 activity space required between bed and wall to at least one side and 1m min on the other side. 1.2 x 1.2 activity space required between foot of bed and any other furniture.	Bedroom 1 to be 5m x 4m Bedroom 2 to be 3.5m x3.5m.

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The above requirements closely follow the advice in the Wheelchair Housing Design Guide by Stephen Thorpe & Habinteg Housing Association,(Second Edition) which is generally regarded as the most comprehensive guidance currently available, and to which reference should be made if further information is sought. The Guide was commissioned by the National Wheelchair Housing Association Group. It was first published in 1997 and revised in 2006. For anyone needing more detailed advice than that provided in this advice note, the full document referred to is available from the BRE Bookshop: ISBN 1-86081-897-8 [www.brebookshop.com](http://www.brebookshop.com)

## Section Five: Next Steps

Anyone intending to submit a planning application for a development which includes new housing is strongly advised to contact the local planning authority at an early stage to discuss their proposal with planning officers. Advice can be offered regarding:

- whether a planning application is required;
- information likely to be required with an application; and
- whether a scheme is likely to be considered favourably.

Developers should also be aware that planning regulations are not the only legislation they need to consider. Their project is also likely to require building regulations approval and possibly listed building consent.

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## Council Contacts

### Planning Policy

Please contact the Administrator for the Local Development Team: 01273 292505

### Planning applications

Please contact the case officer or the Access Advisor on 01273 292263

### Development Control

Please contact one of the area team Planning Support Officers initially: -  
 East Area Planning Team (Brighton excl. Regency and Withdean wards): 01273 292509  
 West Area Planning Team (Hove and Regency and Withdean wards): 01273 292121

### Building Control

Please contact one of the Administrators initially: 01273 292030 or 292050

### Housing

Please contact the Housing Development Manager 01273 292386

### Disabled Access Advisory Group

Contact via the Chair, Cllr Pidgeon, Kings House 01273 290000

## External Contacts

**Disabled Living Foundation** 0845 130 9177  
 (advice on products) 10.00 to 13.00 only

**Equality and Human Rights Commission Disability Helpline** 08457 622 633

FREEPOST MID02164 Stratford upon Avon, CV37 9BR Textphone: 08457 622 644  
 Fax: 08457 778 878

**Brighton & Hove Federation of Disabled People** 01273 208934  
 3 Rutland Gardens, Brighton BN3 5PA

## Documentation List

Brighton & Hove Local Plan (July 2005)  
[www.brighton-hove.gov.uk/downloads/bhcc/local\\_plan\\_2005/B\\_H\\_Local\\_Plan\\_2005.pdf](http://www.brighton-hove.gov.uk/downloads/bhcc/local_plan_2005/B_H_Local_Plan_2005.pdf)

**For further information contact:**

The Local Development Team, Planning Strategy & Projects,  
Brighton & Hove City Council, Hove Town Hall, Norton Road,  
Hove BN3 3BQ.

☎ 01273 - 292505

**Email:** [ldf@brighton-hove.gov.uk](mailto:ldf@brighton-hove.gov.uk) or visit our  
**LDF website at:** [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)

