

APPENDIX 5

Summary of Design Standards for Mobility Housing and Wheelchair Housing

Extract from Design Note N° 8, Sussex Coast and Countryside Access Guide produced by the Access Officers of the Borough and District Councils in East Sussex.

(1) MOBILITY HOUSING

ACCESS	The path from the adopted footway to the entrance door should be level or gently sloping with a maximum gradient of 1:20 and a minimum width of 900mm. Gateways leading onto the path should be at least 850mm clear opening and have no step. Entrances to the dwelling should have a level or ramped access with a minimum slope of 1:12. The entrance door should have a minimum doorset of 900mm with a minimum clear opening width of 800mm. The threshold to the entrance door should be flat or have a maximum cill height of 15mm. Where a dwelling is accessed by a lift the lift should be accessible to wheelchair users with a minimum car size of 1400mm x 1000mm and a minimum door width of 750mm. Lifts should also have suitable tactile and voice indicators and conform to Part M of the Building Regulations for non domestic buildings.
INTERNAL CIRCULATION	Passage widths to be a minimum of 900mm and allow space for wheelchair users to turn into rooms and corridors. All internal doorsets to have a minimum width of 900mm and all types of doors to have a minimum clear opening width of 800mm. For dwellings on more than one storey the staircase should be designed to allow for possible future installation of a stair lift (including an appropriate power supply).
KITCHEN	Kitchen facilities can be as for a normal dwelling unit with a minimum clear space of 1400mm x 1400mm.
COMBINED BATHROOM/ WC	Facilities should be accessible to wheelchair users. Where space is limited a wheelchair user should be able to enter forward and reverse out.
WC	A WC should be at entrance level and allow for access by a wheelchair user who has sufficient mobility to make either a front, diagonal or lateral transfer to the WC unaided. Space should be provided on a wall of solid construction for fixing support rails.
FITTINGS AND FIXTURES	Where practicable these should be as for the wheelchair standards.
PARKING	A car parking space of 3300mm wide should be located within the curtilage of the dwelling (maximum radius of 30m). Where a garage is provided it should have an internal width of at least 3.4 metres.

(2) WHEELCHAIR HOUSING

ACCESS	The path from the adopted footway to the entrance door should be level or gently sloping with a maximum slope of 1:20 and a minimum width of 1000mm. The paving material should be hard, even and non-slip. Gateways leading on to the path should be at least 850mm clear opening and have no step. Entrances to the front and rear of the dwelling should have a level or ramped access with a maximum slope of 1:20. A level platform should be provided outside of the door with a clear area of 1200mm x 1200mm. The entrance door should have a minimum doorset of 900mm with a minimum clear opening of 800mm, and have a flush threshold or have a maximum cill height of 15mm. Access is to be provided to the patio/garden and where a side path exists, this should ideally also be accessible. Ground floor provision is preferred but where a dwelling is accessed by a lift the lift should be accessible to wheelchair users. The lift should also have suitable tactile and voice indicators and conform to Part M of the Building Regulations for non domestic buildings.
INTERNAL CIRCULATION	Passage widths to be a minimum of 1200mm including a clear turning space of 1800 x 1400mm. All internal doorsets to have a minimum width of 900mm with a minimum clear opening width of 800mm. Ground floor provision is preferred but where the dwelling has more than one storey a suitable stairlift or internal lift should be incorporated. Provision for storage and charging of wheelchair.
KITCHEN	Work surfaces and sinks to have knee access of a clear 650mm high x 900mm wide. Ideally surfaces to be adjustable but where they are fixed they should be 800mm above floor level. The room should contain a minimum clear space of 1400mm x 1400mm.
COMBINED BATHROOM/ WC	The bathroom should be designed for access and use of all facilities by wheelchair users, with space for fixing support rails and sufficient space for a wheelchair to turn. A platform or portable bath bench should be incorporated at the head end of a bath for seated transfer. Provision should be made for installing a shower if required.
WC	To be readily accessible to wheelchair users.
BEDROOMS	To be accessible to wheelchair users with a clear 1100mm space to side of beds.
FITTINGS AND FIXTURES	Light switches to be aligned with door handles 1000mm above floor level, usually of the large rocker type. Electrical socket outlets to be not less than 450mm from the floor. Door and window ironmongery to be at a convenient low level and easily accessible, usually of the lever type. Window cills to be a maximum height of 750mm, preferably 600mm in living rooms.

Heater controls, meters, fuseboxes and stopcocks within easy reach and easy access to waste disposal and clothes drying facilities.

PARKING

A car port within the curtilage of the dwelling with covered access to the dwelling is preferred, with a minimum width of 3400mm and a length of 5700mm.

Where a garage is provided it should have a clear internal space of 4.8 metres x 3.6 metres.