

## **London Borough of Tower Hamlets Wheelchair Housing Design Brief 2017**

**All properties for rent are to be built to the wheelchair accessible standard, Building Regulations 2010 (as amended) M4 (3) 2 (b) plus the added requirements listed below.**

1. Wheelchair accessible units to be provided on Ground to 5<sup>th</sup> floors only.``
2. Accessible parking spaces in line with London Plan policies and for developments with off-street parking, spaces must be accessible (i.e. wheelchair accessible lift access to underground parking bays). A drop off/pick up space with dropped curb near the main entrance is desired.
3. Communal entrance doors and gates to be fob-activated, automatic opening and operable seated in a wheelchair.
4. Wheelchair units to be located to minimise the number of fire doors between main entrance and flat entrance. Fire doors to be fob-operated or magnetised auto-release type.
5. Letter boxes in communal areas to be accessible seated in wheelchair.
6. Rooms for refuse and recycling are to be wheelchair accessible.
7. Two wheelchair accessible lifts meeting BS EN 81-70:203 for a type 2 lift, with lift car a minimum of 1100mm wide and 1400mm deep.
8. Wheelchair recharge/transfer space in flats to be 1700mm x 1100mm and located in hallway, preferably adjacent to front door (not to impinge on 1500mm front door turning circle).
9. Vinyl flooring throughout, not carpets which make wheelchair use difficult.
10. In duplex properties a through-floor lift should link hallway to hallway and should be installed and operable at handover, where a nomination has been confirmed to a duplex unit. Fully-enclosed lifts are preferred and proposed models of lifts should be discussed with Occupational Therapy (OT) team prior to installation.
11. In duplex properties of 5 bedspaces or more the wheelchair accessible wet room should be upstairs and the family bathroom downstairs.
12. Level access 1200x1200mm laid to fall shower space in wet room is preferable to alternative of level access preformed shower tray.
13. In a wet room wash-hand basin to be non-pedestal and height-adjustable with flexible plumbing and tiled splashback for heights 700mm to 1000mm. Any mirrors should take into account a range of basin heights.
14. Standard height toilets which must project 750mm clear of any boxing.

15. A fixed hoist (E type track) is likely to be required in wheelchair user's bedroom, wet room and living room and should be installed before completion if a nomination has been confirmed. Proposed model of hoist should be discussed with OT team prior to installation.
16. Additional intercom handset required in wheelchair user's bedroom in one/two bed properties.
17. Balcony doors to have a maximum threshold of 15mm and sliding doors with a sunken track are preferred. Confirmation of threshold cross section to be supplied with drawings.
18. Good kitchen storage solutions: corner carousel, pull-down baskets and pull-out larder.
19. Location of wall-mounted radiators in hallway should not reduce the minimum 1050mm or 1200mm hallway width.
20. If a washing machine is located in hall cupboard this needs to be accessible with 1500mm turning circle outside and machine located opposite door.

#### **One and two bedroom properties**

1. All one/two bedroom properties to have 1200x1200mm shower in laid-to-fall wet room.
2. All require a height adjustable sink and hob section with Part M wheelchair accessible counter length, with oven provided in separate housing.
3. Two bed properties should be provided as a mix of open plan kitchen/living rooms and units with separate kitchens and living rooms.

#### **Three bedrooms and larger properties**

1. All three bedroom 5 person and larger properties to have a wet room with 1200x1200mm laid-to-fall shower and a family bathroom with bath. The larger of these two rooms should be the wet room.
2. Standard kitchens should be provided unless OT team requests otherwise.
3. All 3 bed and larger properties to have separate kitchen and living room unless OT team specifies otherwise.