Annex X

Specification for Dwellings for persons with disabilities

In the case of conflict between this specification and any statutory requirement (e.g. planning permission/conditions, Building Regulations), the statutory requirement shall take precedence. Subject to that, no waivers will be allowed in respect of this specification except with the consent in writing of the Head of Asset Management & Housing or similar post holder carrying out the Council's housing function employed by the Council from time to time.

External environment and entrances

- Drop Kerbs
  - Provide sufficient drop kerbs at suitable locations around the property and surrounding approach to the development to provide adequate access for a wheelchair user.
- Car Port
  - Provide a carport for transferring to a wheelchair and negotiating the entrance in the dry.
  - Minimum dimensions - width: 3600mm, length: 5800mm, height: 2800mm.
- Ramps & Paths
  - Maximum gradient for ramps and paths over 5m in length: 1:20.
  - Maximum gradient for ramps and paths under 5m in length: 1:15.
  - Maximum gradient for ramps and paths under 2m in length: 1:12.
  - Minimum width of all ramps and paths: 1200mm.
  - Provide safety edges to all ramps and paths minimum: 100mm where there is a level difference between ramp and surrounding area.
  - Level platform by entrances: 1500x 1500mm.
  - Surfaces to be smooth but slip resistant.
  - Handrail to one side of ramp 800 – 1100mm high.
  - All pathways to be well lit by day and night
- Scooter Store

    - Provide scooter store minimum size: 1200mm x 800mm (vented). Alternatively provide suitable charging point at the rear of the car port.
    - Provide an internal wheelchair and hoist storage and charging area - minimum 1200mm x 800mm (vented).
- Gardens
    - Should be level with a paved area min 2400mm x 3600mm wide.
    - Accessible clothes drying facilities should be provided. Paths should meet the standard above.
    - Rotary drier should be height adjustable.

Internal environment

- Entrances and internal doorways
    - Maximum threshold on all doors: 15mm.
    - Lighting, with PIR detectors should be provided at all entrances.
    - Clear opening width: 850mm minimum (unobstructed).
    - Provide suitable charging point for wheelchair in hallway or other suitable location.
    - Door locks to be easy to operate with one hand. Thumb turn internally.
    - Door handles to be lever type.
    - Provide additional Spy hole 1100mm from the floor.
    - Provide a box to catch the mail under letterbox.
    - Provide a fuse spur for the provision of a remote controlled door opener as an adaptation on the main entrance door.
    - Fire doors to have remote control door openers.
    - Provide door intercoms from bedroom and main living area for the main property entrance and any communal entrance.
- Passages
    - For a straight passage minimum width: 900mm.
    - To allow 90 degree turn minimum width: 1200mm.
    - Next to main entrance: 1500mm x 1500mm.

- Windows
    - Bottom of windows should be 810mm from the floor.
    - Sills should be shallow.
    - Lever handles positioned at the bottom of the window.
    - Any locking mechanism needs to be accessed from a seating position with minimum strength and dexterity.
    - Window over kitchen worktops to have remote opening.
- Components
    - Switches should be between: 700mm and 1000mm from ground.
    - Sockets should be: 600mm from the ground.
    - Meters should be between: 1200mm and 1400mm from the ground.
    - Heating controls should be between: 750mm x 1000mm from the ground.
    - Other internal features such as mirrors, hooks, shelving should be usable from a seated position
    - Heating should be adjustable and available on demand.
    - Residential sprinklers should be provided to all rooms within the accommodation.
- Bedrooms
    - Minimum sizes: double: 3900mm x 4850mm, single: 3900mm x 3000mm
    - The bedroom designed for the wheelchair user should be situated next to bathroom/wet room with a demountable partition to allow a ceiling track hoist to run from the bed to over the toilet and bath.
    - For those properties with two or more floors this bedroom should be provided on the ground floor.
    - Ceiling joists should be of sufficient size and strength to allow for possible fitting of ceiling track hoists. Any strengthening should allow for flexibility of track layout.
    - Joists to run at right angles to anticipated direction of track travel.

- Provide a fused spur outlet at ceiling level at one end of the anticipated position of track.
- A minimum four double sockets one either side of bed should be provided.
- Provide sensor light with remote control.
- Provide a door entry intercom system to give access to the properties front door and any communal door.

- Bathroom
  - Properties with two or more bedrooms:
    - Minimum size: 2700mm x 3500mm
    - To include a full wet room (specification below).
    - For properties with two or more floors a bathroom/wet room should be provided on the ground floor next to the bedroom designed for the wheelchair user (as above)
  - Properties with one bedroom:
    - Minimum size 2700mm x 2500mm
    - To include a full wet room (specification below).
    - For properties with two or more floors a bathroom/wet room should be provided on the ground floor next to the bedroom designed for the wheelchair user (as above)
  - All properties:
    - Wet room specification
      - Install a level access push button shower complete with W.C and fused spur to allow for the installation of a geberit or closomat automatic cleaning drying toilet and height adjustable wash hand basin, all fitted in accordance with approved document M of the Building Regs. The washbasin should be wall mounted on adjustable brackets with flexible plumbing and no pedestal.

- The shower area should be formed by using an Impey Level-Dec shower floor former (or equivalent) incorporating a flush floor gulley connected to the existing foul drainage system.

- The whole of the room floor is to be covered in Altro high performance Marine 20 floor covering. Gradient of shower area needs to be a minimum of 900mm x 1,400mm.

- All joints in the floor covering to be hot welded and within the shower area the floor covering is to be turned up the walls by 100mm using proprietary cove former and finished with captile trim to wall tiling. Provide 150mm x 150mm plain white contract wall tiles from floor to ceiling within the shower splash area.

- Provide and install a thermostatically controlled shower unit (either Mira Advance 8.7KW electric shower or Mira Excell mixer shower) complete with 1500mm. slider rail, detachable shower head and 2000mm. flexible hose at least 2m in length. The control unit is to be positioned at 900mm. above the floor level and approximately 900mm. away from the seat wall. Riser rail to be positioned 800mm. away from seat wall and within easy reach of seated shower user. The shower head should be on slide bar to allow adjustment suitable for a seated or standing person. (presume this covers “Controls to be reached from a sitting position”)

- Provide and fix a height adjustable wall mounted fold down shower seat with adjustable folding legs, folding arms and backrest fitted in accordance with manufacturer’s instructions.

- Provide and fix a heavy duty aluminum curtain rail with weighted floor length non-static mould resistant curtain in white (2000mm drop). The track should be fitted so that the curtains fall within the area of the shower former.

- Provide and fix ABS plastic fluted grab rails to facilitate use of shower, W.C. and wash hand basin. Ensure fixing points are of adequate strength to safely support the weight of the user. To include 2 x 600mm rails and one drop down rail in shower, 1 x 600mm rail and one drop down rail by toilet and 1 x 600mm rail by basin.
- Provide and fit a body drier.
- Provide and fit a wall mounted fan heater.
- Provide and fit a shaver socket next to washbasin, accessible from a seated position.
- Provide and fit a mirror which should be long enough to be used from a sitting and standing position.
- All walls in bathroom to have sufficient fixing points for flexible positioning of rails to suit individual requirements.
- Walls to have additional 18mm WPB plywood sheeting internally where timber or metal stud used.
- All taps should be lever mixer taps.

- Living room
  - Minimum size 4000mm x 4000mm.
  - Allow for sufficient dining area i.e. 2500mm x 2500mm if this is not provided in the kitchen or separate dining room.
  - Provide a minimum of four double sockets.
- Kitchen
  - All worktops should be on adjustable brackets to range from 700mm to 900mm.
  - The kitchen design should allow for knee clearance under the sink, hob and a section of work surface.
  - Separate hob and oven housing.
  - Oven should have a side-opening door and pull out shelf beneath.

- Sink should to be insulated underneath to protect the user.
- Sink should have lever mixer taps.
- Provide a minimum four double sockets above worktop at an appropriate position for using the kettle, microwave, toaster and other labour saving equipment.
- Corner units should have carousels.
- Space and plumbing should be provided for a minimum of four standard sized white goods.
- Wall cupboards should be fitted as low as possible but not to impede on space that may be required for equipment.
- A minimum of 2.5m cubed should be provided beneath the worktop.