

Part M(3) Accessible Home Layouts

All housing is designed to Building Regulations Approved Document M with 10% designed to M4(3) wheelchair accessible across the detailed application.

The Mount Anvil Limited Technical Design Standards target 2 x 13 person lifts to each core, or a minimum of 1 x 13 person lift if 2 is not feasible. This approach will assist with overall accessibility, and the practicalities of moving furniture in and out of dwellings.

Housing Needs Assessments of the existing residents who are moving into the different blocks within Phases 1a, 1b and 3a, will ensure that the new homes are fit for the specific needs of the individual resident prior to their move.

Phase 1a

- 9 x 2b3p wheelchair homes within Block A3 across levels 100-104

Phase 1b

- 5 x 2b4p wheelchair homes within Block C7 across levels 101-105

- 1 x 1b2p and 7 x 2b3p wheelchair homes within Block C8 across levels 100-105

- 6 x 2b3p wheelchair homes within Block C9 across levels 100-105

Phase 3a

- 5 x 1b2p wheelchair homes within Block D1 across levels 101-105

- 5 x 1b2p wheelchair homes within Block D2 across levels 101-105

- 5 x 1b2p wheelchair homes within Block D3 across levels 101-105

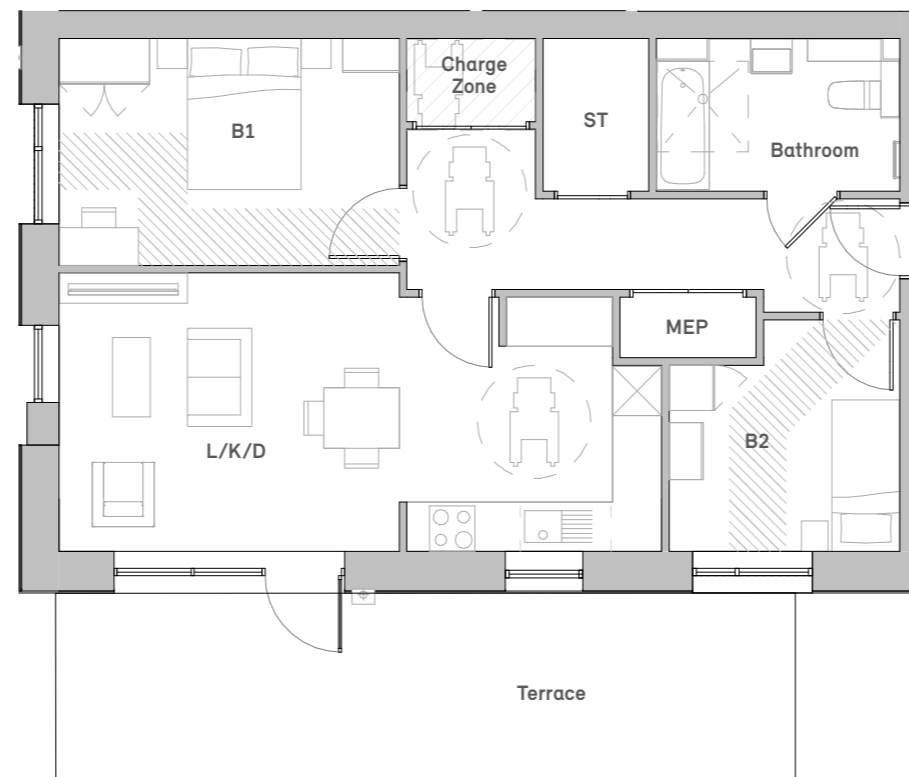
Prior to occupation, the wheelchair flats will be reviewed by an Occupational Therapist ensuring all homes are suitable for the needs of the individual household.

Phase 1a Wheelchair Layouts

Block A3

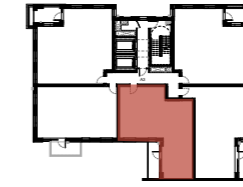


Key Plan
Block A3, Ground Floor

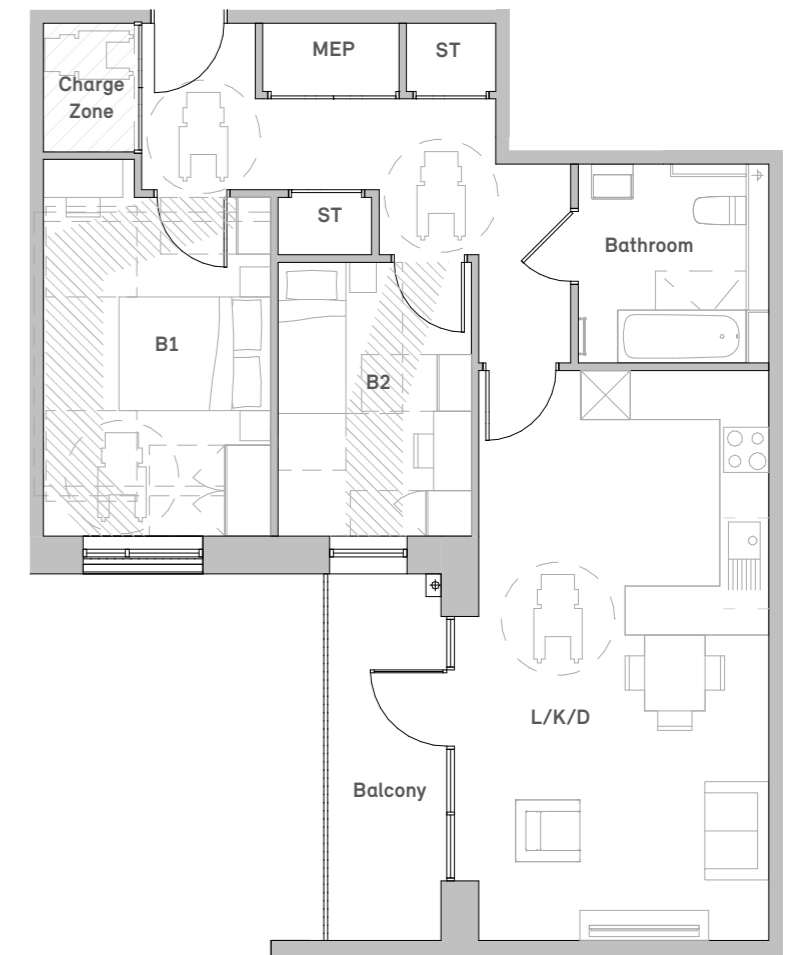


Block: A3	
Unit Type: 2B3P M4(3) Accessible Layout	
Unit Number: 1 home	
Total Area (m ²)	75.4 m ²
Living / Kitchen / Dining	27.5m ²
Bedroom 1	13.5m ²
Bedroom 2	8.6m ²
Storage	2.8m ²

Block A3

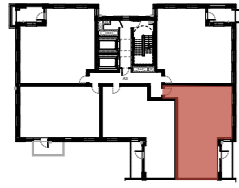


Key Plan
Block A3, Typical Floor

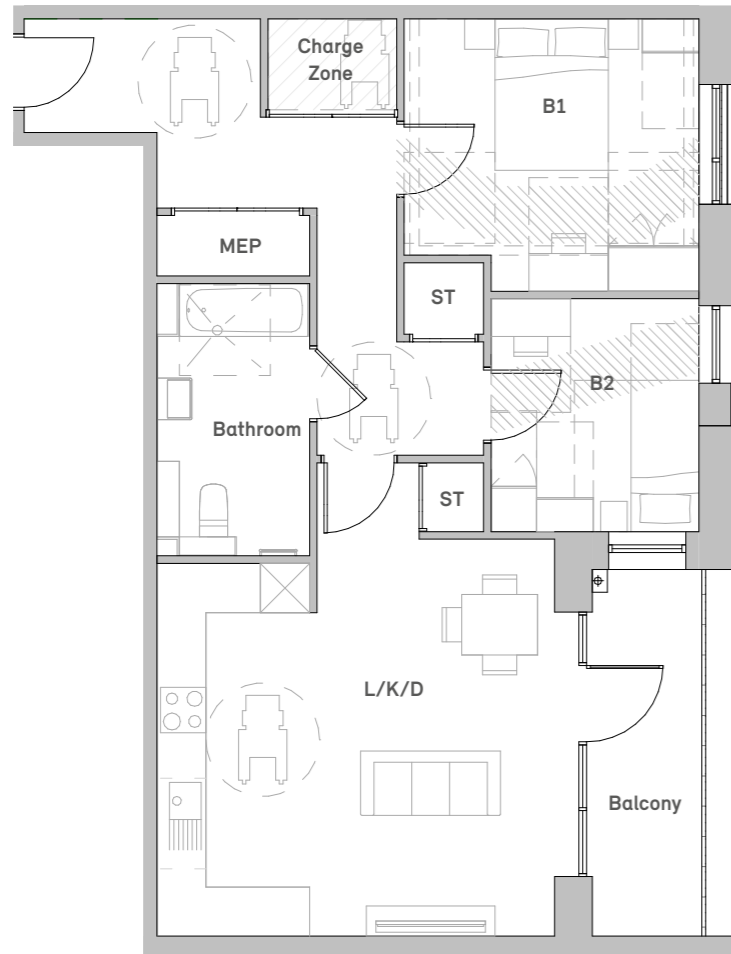


Block: A3	
Unit Type: 2B3P M4(3) Accessible Layout	
Unit Number: 4 homes	
Total Area (m ²)	78.7 m ²
Living / Kitchen / Dining	29.5m ²
Bedroom 1	14.0m ²
Bedroom 2	9.3m ²
Storage	2.0m ²

Block A3



Key Plan
Block A3, Typical Floor



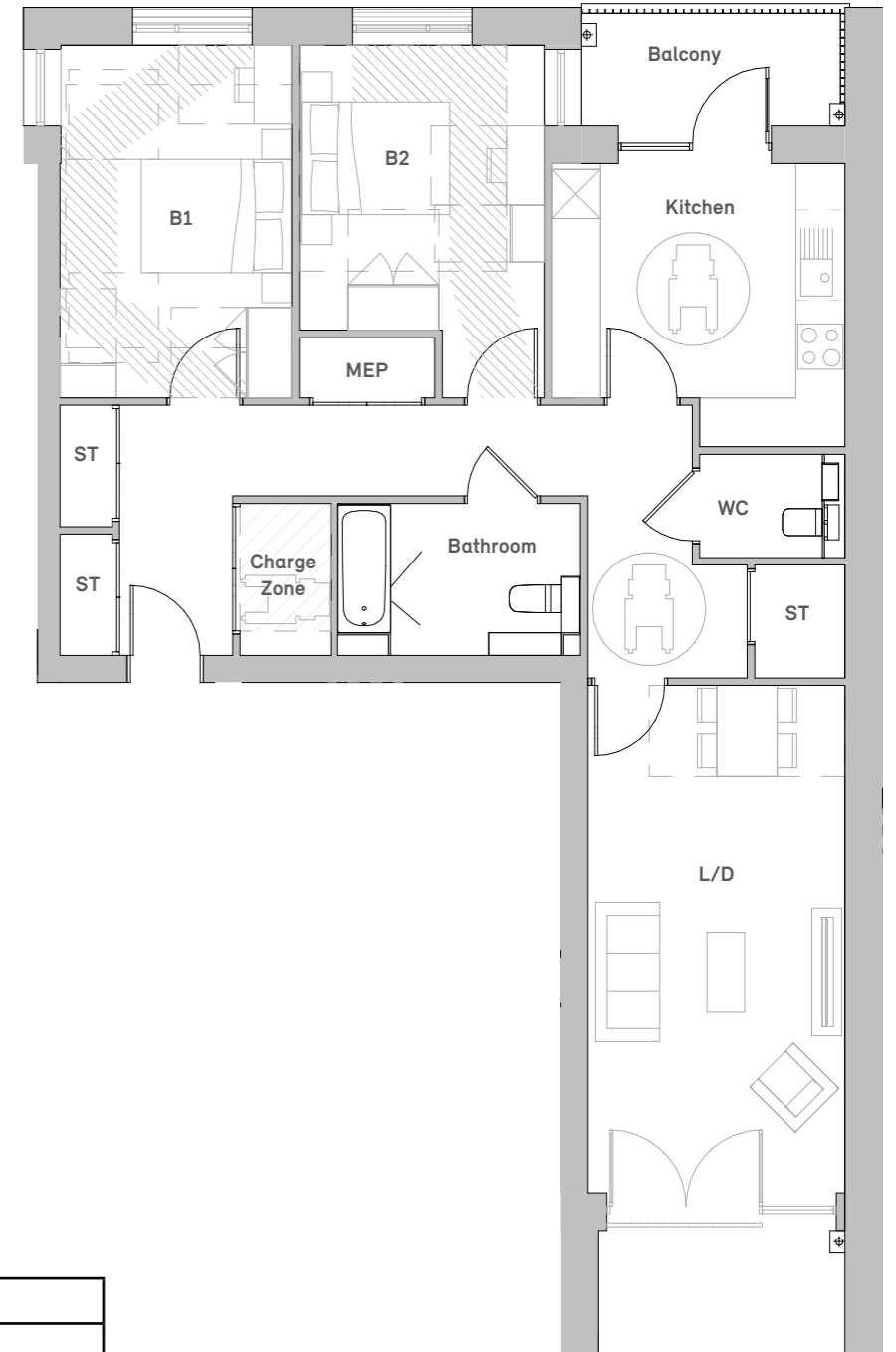
Block: A3	
Unit Type: 2B3P M4(3) Accessible Layout	
Unit Number: 4 homes	
Total Area (m ²)	79.6 m ²
Living / Kitchen / Dining	28.2m ²
Bedroom 1 (Double)	13.5m ²
Bedroom 2 (Single)	8.5m ²
Storage	2.0m ²

Phase 1b Wheelchair Layouts

Block C7



Key Plan
Block C7, Typical Floor

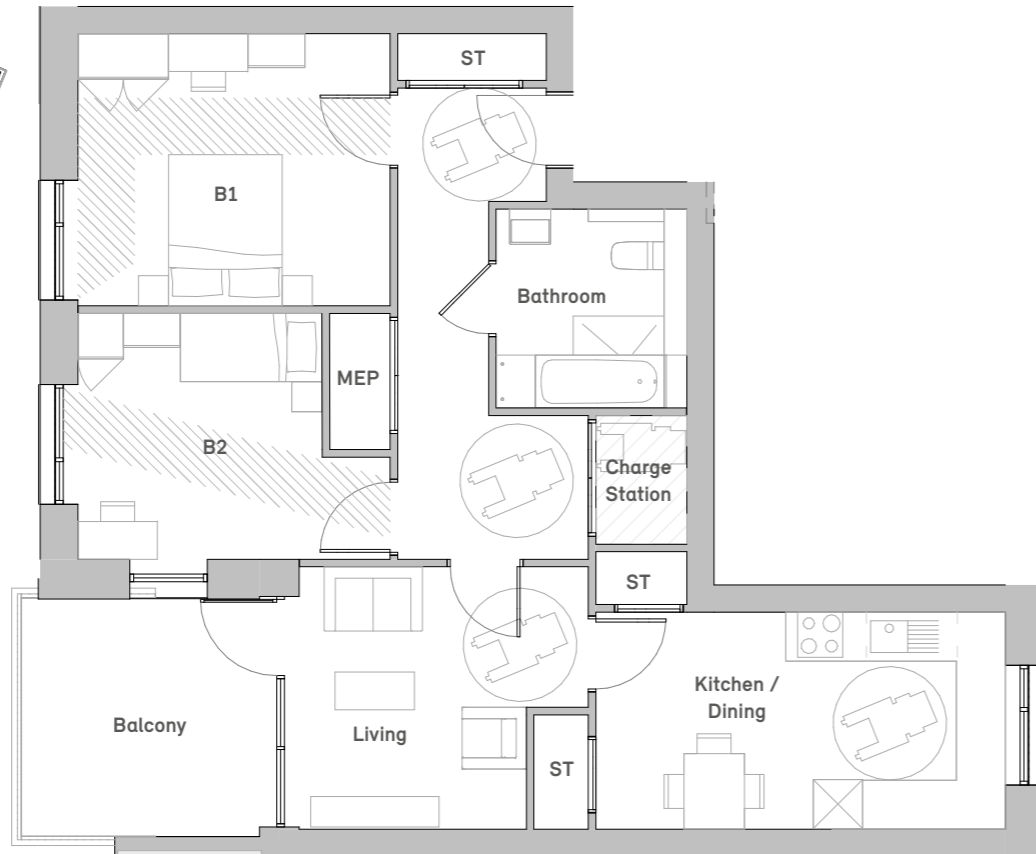


Block: C7	
Unit Type: 2B4P M4(3) Accessible Layout	
Unit Numbers: 5 homes	
Total Area (m ²)	83.9m ²
Kitchen	13.5m ²
Living / Dining	23.2m ²
Bedroom 1 (Double)	14.4m ²
Bedroom 2 (Double)	13.5m ²
Storage	4.0m ²

Block C8



Key Plan
Block C8, Ground Floor

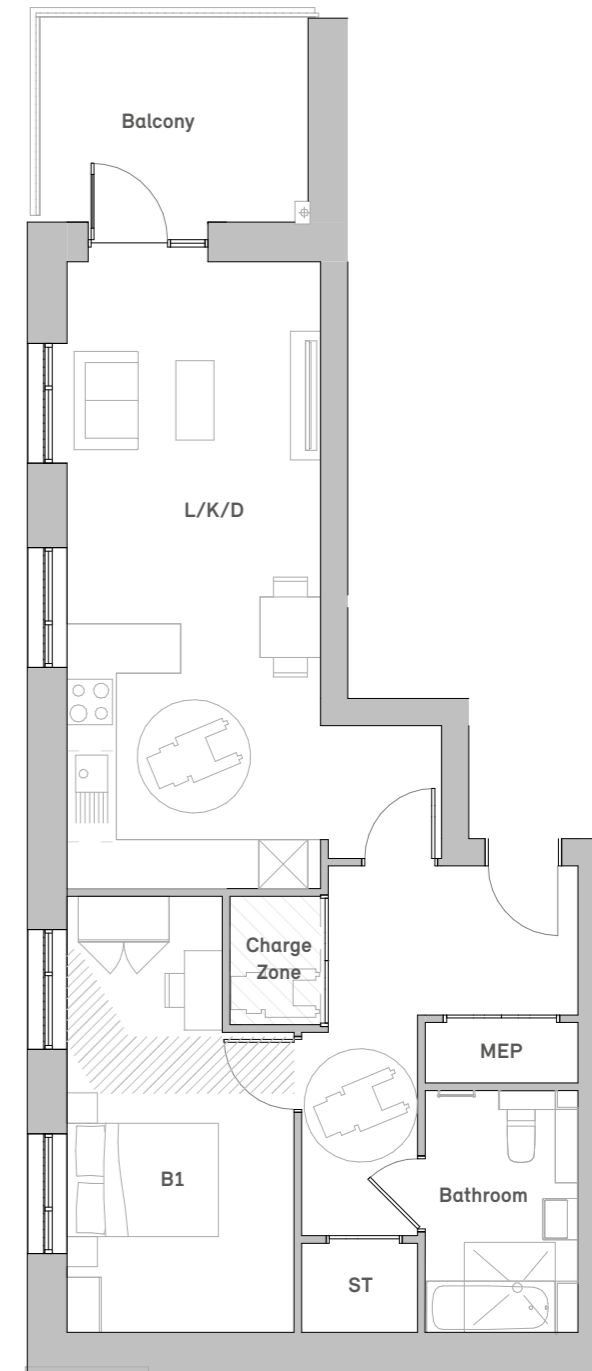


Block: C8	
Unit Type: 2B3P M4(3) Accessible Layout	
Unit Numbers: 1 home	
Total Area (m ²)	83.4 m ²
Kitchen / Dining	15.6 m ²
Living	12.0 m ²
Bedroom 1 (Double)	14.9 m ²
Bedroom 2 (Single)	11.7 m ²
Storage	3.1 m ²

Block C8



Key Plan
Block C8, Ground Floor



Block: C8	
Unit Type: 1B2P M4(3) Accessible Layout	
Unit Numbers: 1 home	
Total Area (m ²)	71.5 m ²
Living / Kitchen / Dining	30.6 m ²
Bedroom 1 (double)	15.6 m ²
Storage	1.8 m ²

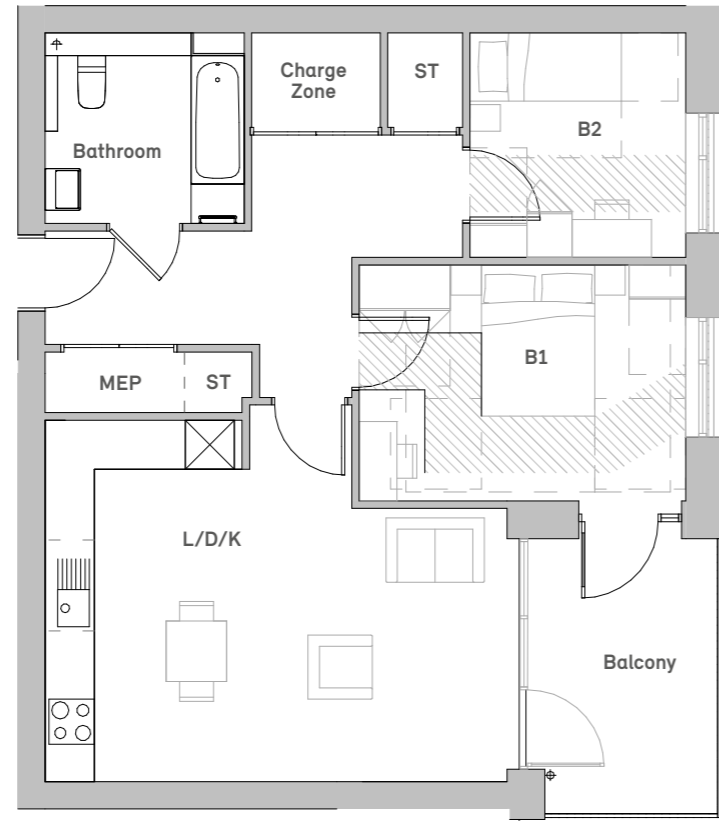
Block C8



Key Plan
Block C8, Ground Floor



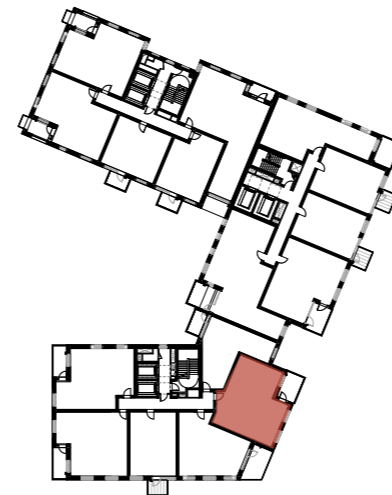
Key Plan
Block C8, Typical Floor



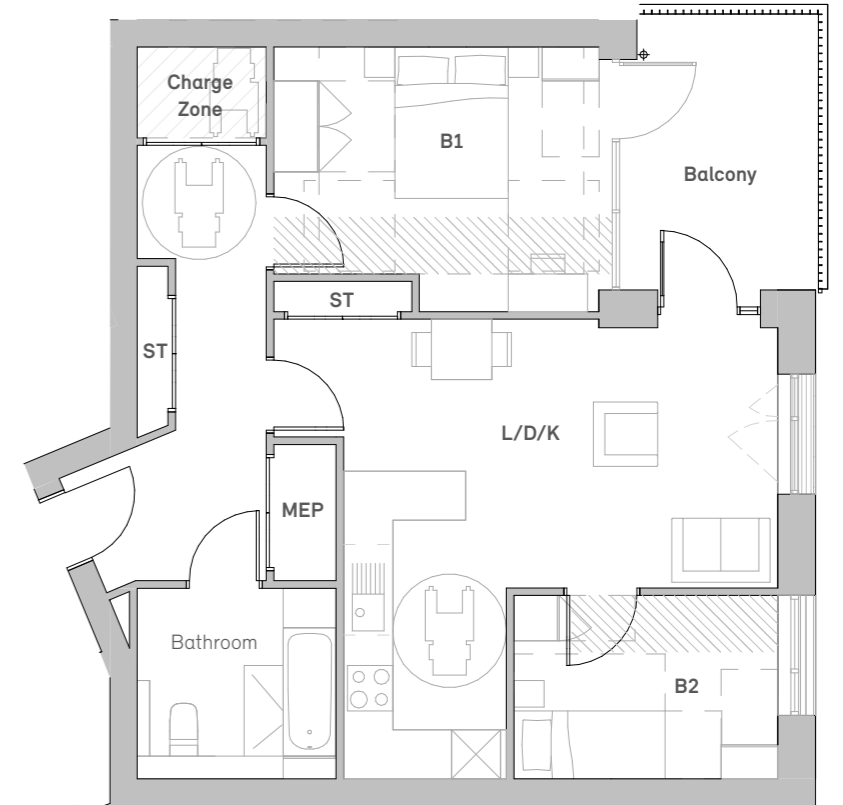
Block C9



Key Plan
Block C9, Ground Floor



Key Plan
Block C9, Typical Floor

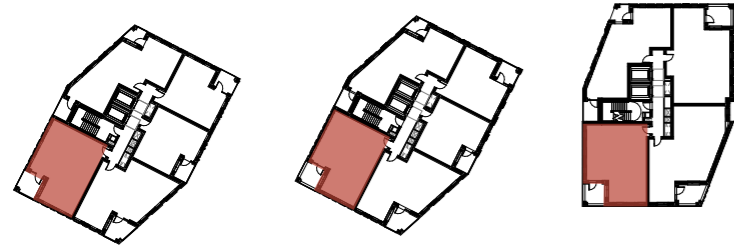


Block: C8	
Unit Type: 2B3P M4(3) Accessible Layout	
Unit Numbers: 6 homes	
Total Area (m ²)	74.9 m ²
Living / Kitchen / Dining	27.1 m ²
Bedroom 1	13.5 m ²
Bedroom 2	8.5 m ²
Storage	2.0 m ²

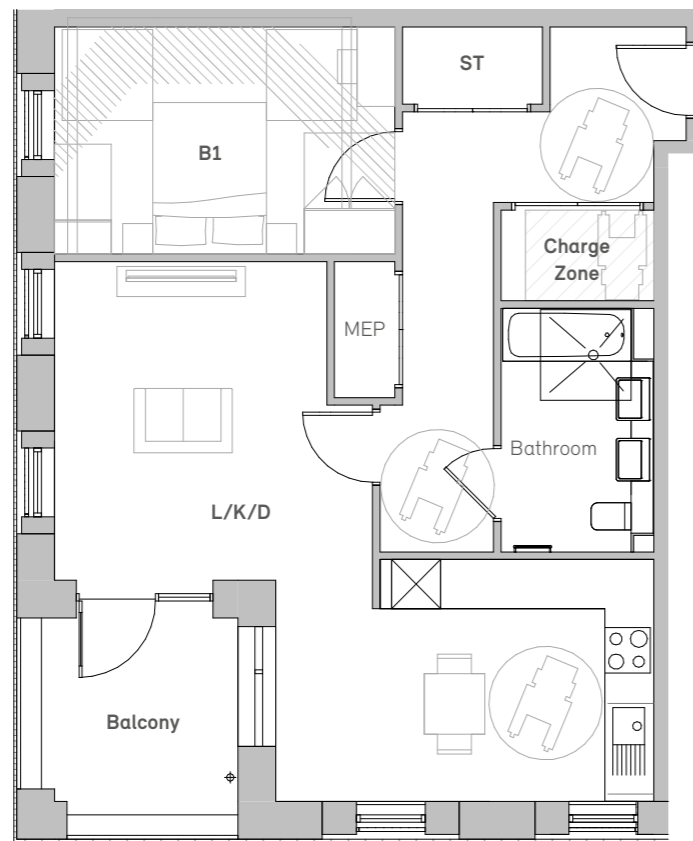
Block: C9	
Unit Type: 2B3P M4(3) Accessible Layout	
Unit Numbers: 6 homes	
Total Area (m ²)	74.6 m ²
Living / Kitchen / Dining	27 m ²
Bedroom 1	14.1 m ²
Bedroom 2	8.5 m ²
Storage	2.0 m ²

Phase 3a Wheelchair Layouts

Blocks D1, D2 and D3



Key Plan
Blocks D1, D2, D3 Typical Floor



Block: D1, D2, D3	
Unit Type: 1B2P M4(3) Accessible Layout	
Unit Numbers: 15 homes (5 per block)	
Total Area (m ²)	73.3 m ²
Living / Kitchen / Dining	32.2 m ²
Bedroom 1	13.5 m ²

Q: Will plug sockets be raised for those who can't bend? / Will light switches be lowered for wheel chair accessible flats?

A: All new homes will be compliant with Building Regulations (Doc M: Access to and use of buildings, Vol 1: Dwellings) <https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>

Services and controls

1.18 To assist people who have reduced reach, services and controls should comply with all of the following.

- a. Switches and sockets, including door bells, entry phones, light switches, power sockets, TV aerials and telephone jacks, serving **habitable rooms** throughout the **dwelling** have their centre line 450-1200mm above floor level, as shown in Diagram 1.5.
- b. Consumer units are mounted so that the switches are 1350-1450mm above floor level.

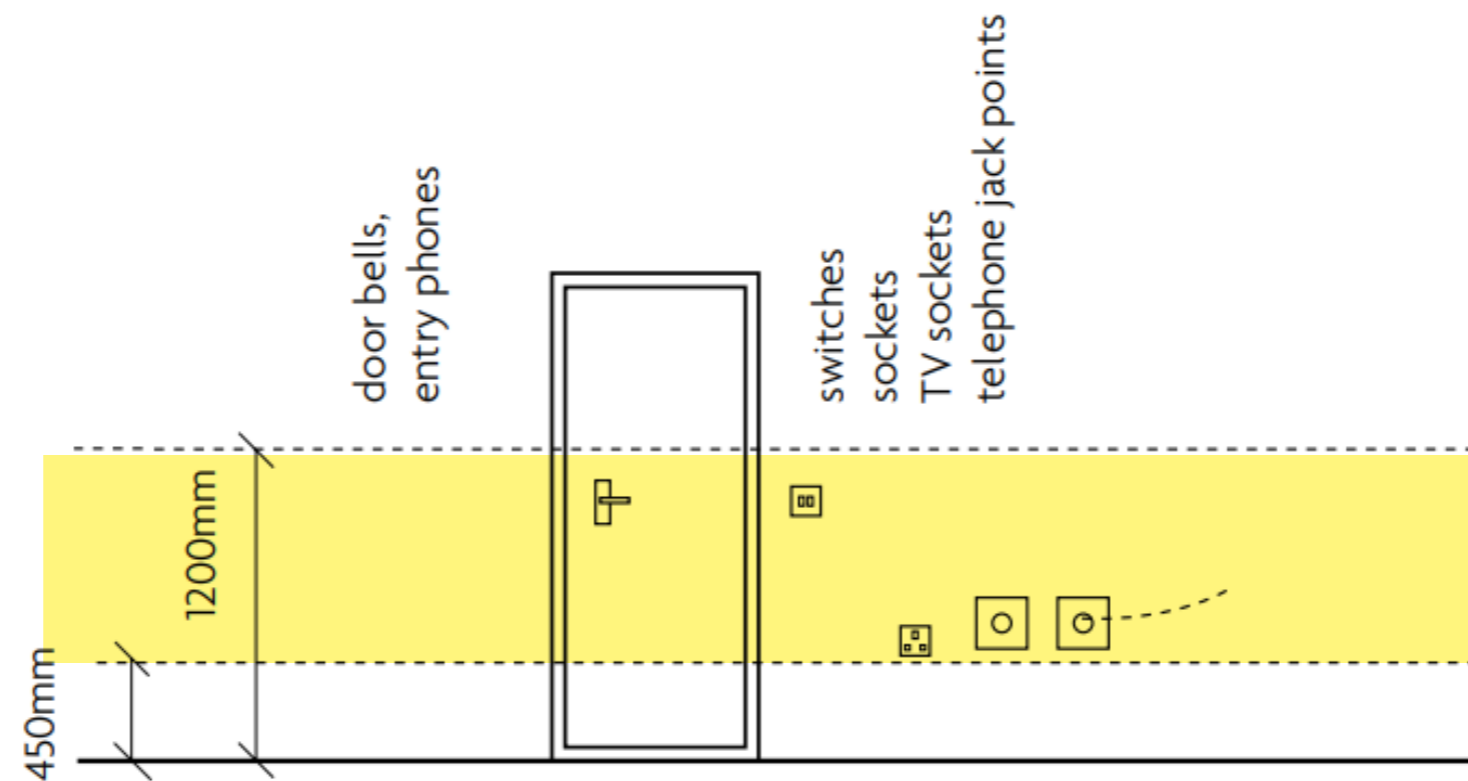
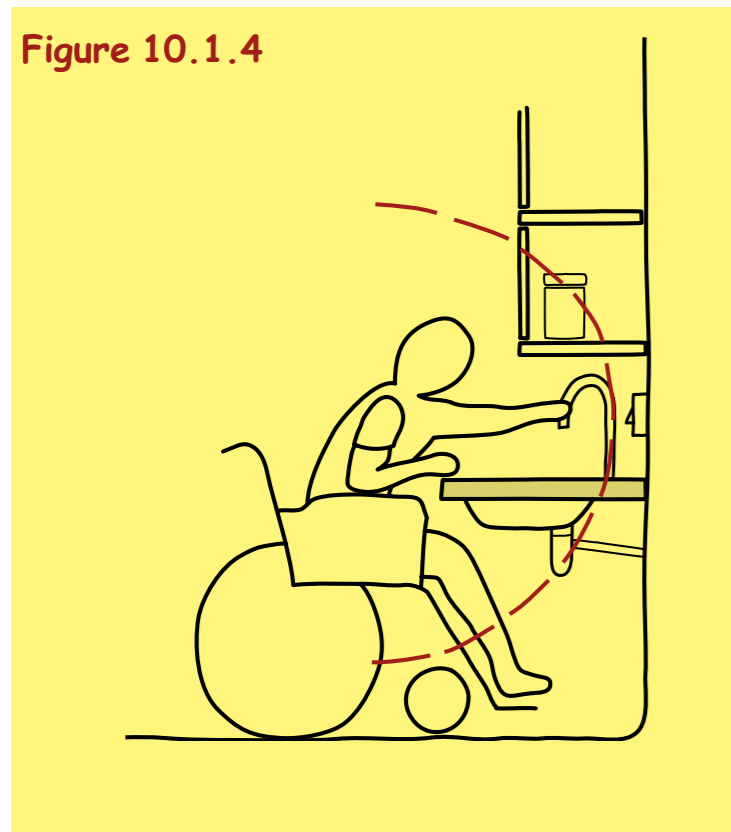


Diagram 1.5 Heights of switches, sockets etc.

Q: How can Mount Anvil and Newlon demonstrate how a disabled person in a wheel chair, can reach kitchen cupboards or open windows whilst sitting in a wheelchair?

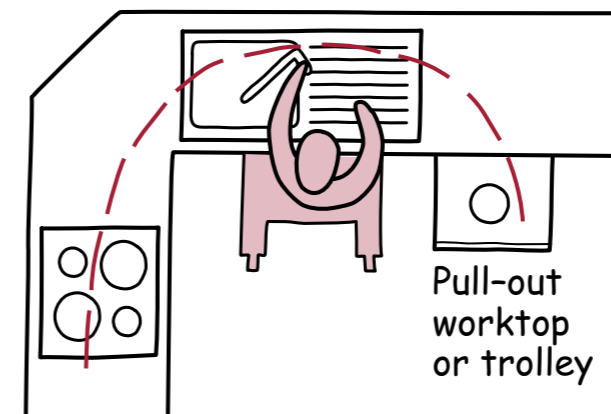
A: All new homes will be compliant with Building Regulations (Doc M: Access to and use of buildings, Vol 1: Dwellings) and in compliance with the Wheelchair Housing Design Guide

A wheelchair user needs space under the worktop at hob, sink and other critical points in order to operate equipment, reach controls, and carry out essential activities including access to related storage. Space to enable this should be not less than 600 mm wide.



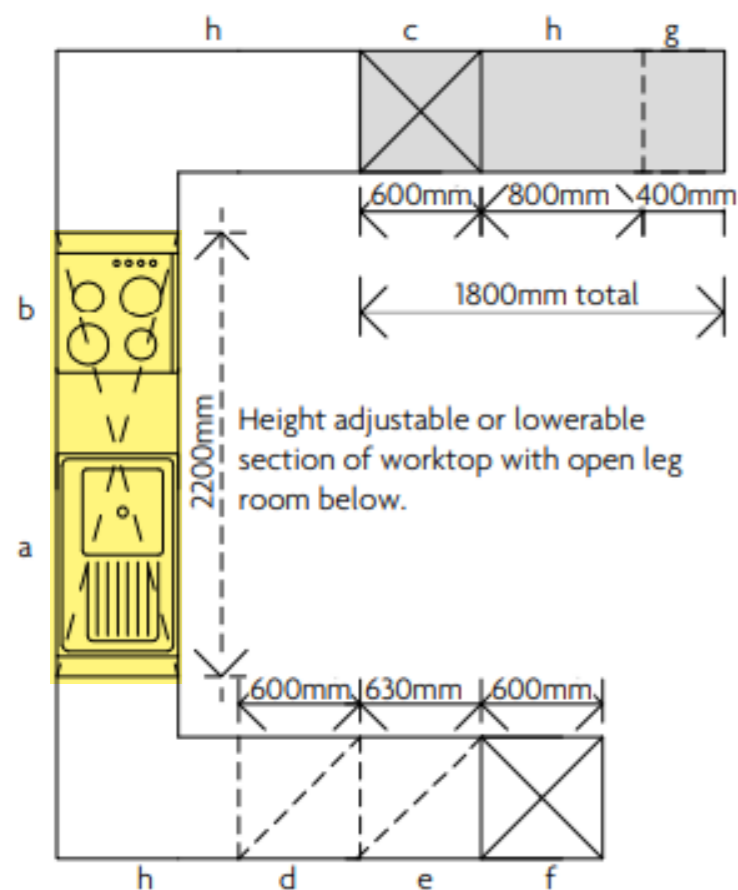
The layout should enable a wheelchair user to do this without the need for excessive manoeuvring or positioning. The layout should therefore maximise the range of operations possible from one wheelchair position. An L-shaped arrangement may facilitate this, as may approach space wider than the minimum 600 mm width.

Figure 10.1.5

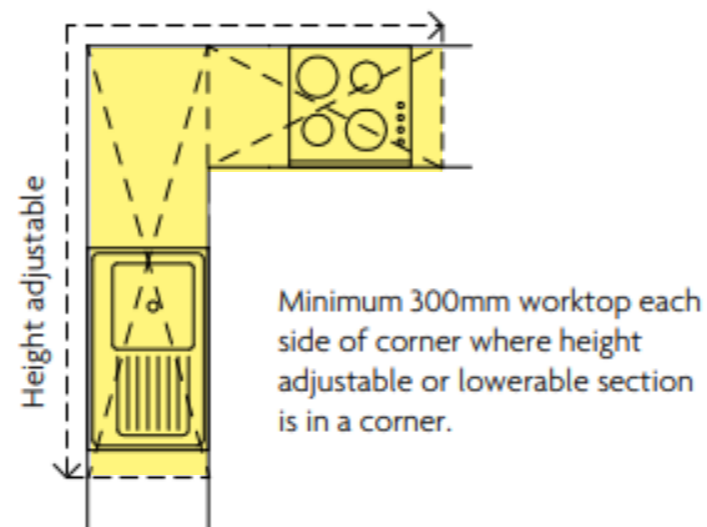


Q: How can Mount Anvil and Newlon demonstrate how a disabled person in a wheel chair, can reach kitchen cupboards or open windows whilst sitting in a wheelchair?

A: All new homes will be compliant with Building Regulations (Doc M: Access to and use of buildings, Vol 1: Dwellings) and in compliance with the Wheelchair Housing Design Guide



- Notes:
1. Shaded units represent additional requirements for a wheelchair accessible layout over an equivalent wheelchair adaptable layout.
 2. Unit length should be measured through mid-line of the worktop, not the front or rear edge.



Wheelchair accessible layout

Key:

- a sink and drainer
- b hob
- c suitable space for built-in oven (c/l 800-900mm)
- d dishwasher
- e washing machine
- f fridge freezer
- g recycling
- h storage base units (inc. corner units)

Allow for shallow, insulated sink bowl with swivel, mixer tap and flexible plumbing and provide a min. 400mm length of worktop to at least one side of the oven and fridge/freezer.

*all dimensions are minimum except where noted

3.34 Where the dwelling is defined as wheelchair accessible, in addition to the provisions of paragraph 3.32, the kitchen should comply with all of the following (see in Diagram 3.8).

- The overall length of kitchen worktop meets the provisions of Table 3.4.
- The worktop includes a continuous section that incorporates a combined sink and drainer unit and a hob, and all of the following.
 - The section of worktop is a minimum 2200mm long.
 - The section of worktop is either a height adjustable worktop, or is a fixed section capable of being refixed at alternate heights.
 - There are no fixed white goods (appliances) placed beneath this section of worktop.
 - This section of worktop provides clear and continuous open leg space underneath (capable of achieving a minimum of 700mm clearance above floor level).
- The sink is not more than 150mm deep with insulation to the underside to prevent scalding of a wheelchair user's legs.
- Taps should be lever operated and capable of easy operation.
- A suitable space has been identified for a built-in oven (with its centre line between 800mm and 900mm above floor level) to be installed.
- A pull out shelf is provided beneath the oven enclosure.
- There is a minimum of 400mm of worktop to at least one side of the oven and fridge or fridge freezer where this is taller than the worktop height (or to one side of a pair of tall appliances where they are located together at the end of a run).
- Water supply to sinks includes isolation valves and flexible tails.
- Drainage is either flexible, or is fixed but easily adaptable to suit worktop heights between 700mm and 950mm above finished floor level.

Table 3.4 Minimum length of kitchen worktop, including fittings and appliances, to be fitted at completion for a wheelchair accessible dwelling

Number of bedspaces	2	3 & 4	5	6-8
Minimum worktop length (mm)	6130	6530	7430	8530

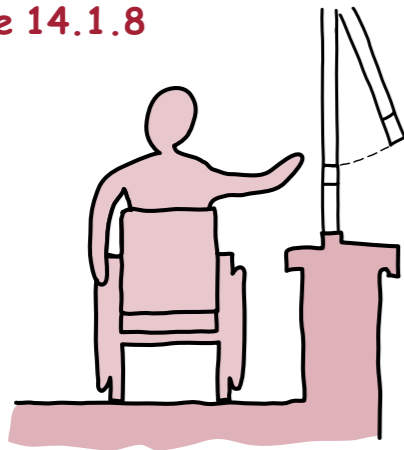
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A: All new homes will be compliant with Building Regulations (Doc M: Access to and use of buildings, Vol 1: Dwellings) and in compliance with the Wheelchair Housing Design Guide

The scope for cleaning windows should be carefully considered. Fully reversible windows can be difficult to operate but side swing or projecting casements of reasonable width, say 600 mm, offer the possibility of cleaning from inside.

Window fittings should be accessible from a wheelchair, possibly by a sideways approach. Aim to avoid the need for remote-control gear but provision for it as an adaptation may be needed. Kitchen and bathroom layouts should where possible avoid windows over worktops or deep fittings, and positioning in living areas and bedrooms should take account of likely furniture arrangements as far as possible. See also Section 12 *Using bedrooms*.

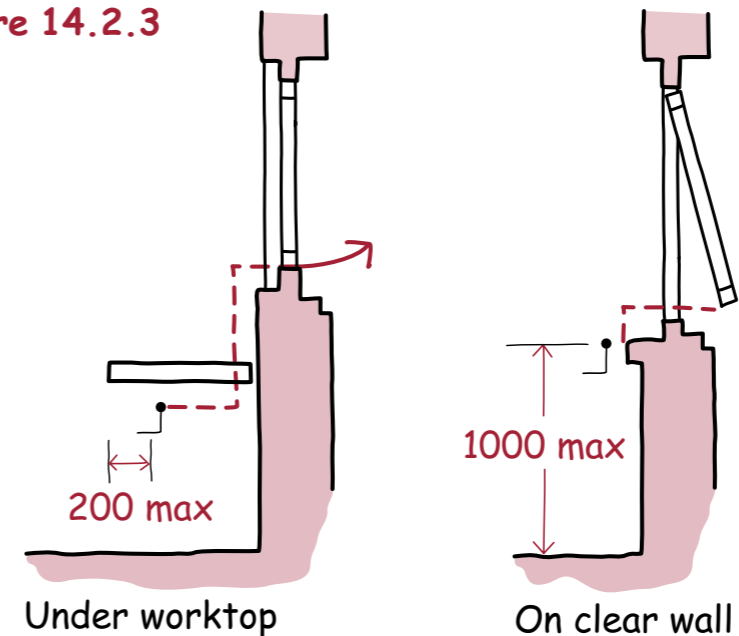
Figure 14.1.8



Gear

Where conventional opening is not possible, install manual or powered window-opening gear with accessible handle to control main or most appropriate opening.

Figure 14.2.3



- Will cupboards have easy handles to open for those with arthritis or artificial limbs?

Possible ways of maximising flexibility and access from a wheelchair could include:

- storage trolleys
- large carousels
- pull-out units to deep spaces
- cantilevered shelf brackets to wall cupboards
- doors opening beyond 90°

Trolleys can also be useful in transferring items, for example from oven to worktop or table.

Handles to drawers and cupboards should be robust and easy to grip and should contrast with surfaces. Push/spring type catches are available.

Figure 10.1.21

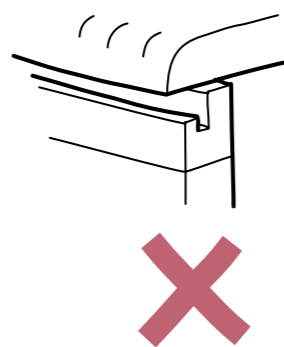
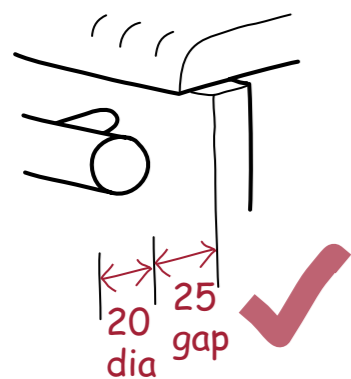


Figure 10.1.20

