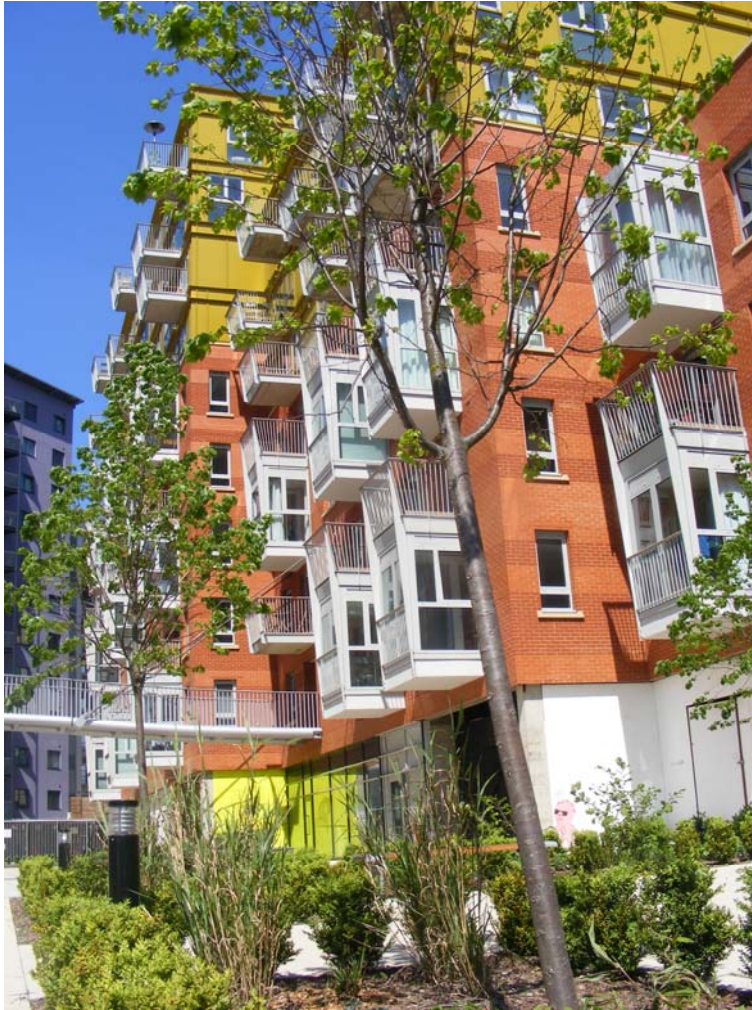


# **Accessible Housing in Islington**

Supplementary Planning Document:



**March 2009**

## **Contents**

	Page
1. Introduction	3
2. Planning Policy	4
3. Islington’s flexible homes	5
4. Wheelchair accessible housing	6
5. Islington’s flexible homes design standards	7
Parking	7
Travel distances	8
Approach	8
Entrances	9
Common parts	10
Circulation within the home	11
Room sizes	11
Accommodation at entrance level	12
Temporary bed space	12
Toilets	12
Grab rails	14
Home lifts	14
Hoists and showers	15
Bathrooms	15
Windows	15
Utilities	16
6. Wheelchair accessible housing criteria	17
7. References	20

## 1. Introduction

1.1 This Supplementary Planning Document\* sets out the Council's standards for accessible housing and applies to all new housing, whether new build, refurbishment, extension or conversion. The authority to set appropriate design standards at a local level is established by certain retained policies within Islington's UDP (See [Section 2](#) below). The standards build upon those that define Lifetime Homes, they reflect policy development at a national level towards a contemporary British Standard for accessible housing, respond to local conditions, and contribute to the delivery of more inclusive communities. Stipulation on the design of housing suitable for permanent and sustainable occupation by a wheelchair user (10% of all new housing) is drawn from Habinteg Housing Association's guide and allows for the fact that not every unit will immediately or continuously be occupied by a wheelchair user and that in any event individual needs and domestic arrangements vary.

\* The status of a SPD is set out in PPS 12: Local Spatial Planning see: [www.communities.gov.uk/publications/planningandbuilding/pps12lsp](http://www.communities.gov.uk/publications/planningandbuilding/pps12lsp)

1.2 The Islington specific guidance set out below was additionally informed and enhanced by a group of local disabled people. Members of the group were recruited and supported by Disability Action in Islington and a programme of consultation facilitated by the Council's Access Officer. The group comprised people living with a wide range of impairments and from different backgrounds. With a clear understanding of what flexible homes should achieve the group visited some typical contemporary developments, to witness the theory realised and hear the experience of residents. As a consequence, and on the basis of personal experience, the group was able to voice specific concerns and suggest viable amendments to the original Lifetime Homes guidance. For the first time, travel distances between the main entrance to a development and the dwellings within are taken into account and the increasing use of mobility scooters is factored into the guidance.

1.3 Developers are now expected to submit an Access Statement with their Planning Application, which serves in part to bring together the design and management of the scheme. It should link to the Energy and Transport Assessments as appropriate and respond methodically to each of the standards stipulated below. The Statement should also make clear how each dwelling would be adapted; for instance how the bath could be removed and replaced by a level entry shower. A pro forma access statement is available to download from the LBI website at:

[www.islington.gov.uk/Environment/Planning/PlanningPolicy/AccessibleDesign/](http://www.islington.gov.uk/Environment/Planning/PlanningPolicy/AccessibleDesign/)

1.4 For the purposes of Development Management, the satisfactory implementation of Planning Policy and the peace of mind of residents, it will always be preferable to meet established needs and resolve a design brief in tangible built form. Dependence on mechanical or management solutions has

too often proved unreliable and their maintenance lies beyond the control of the planning authority.

## 2. Planning Policy

2.1 The basis and status of this Supplementary Planning Document is established by the following saved policies contained within the Council's Unitary Development Plan 2002.

- **STANDARDS AND GUIDELINES**  
H7 The Council will endeavour to ensure that all dwellings provide accommodation and living standards that are appropriate for the type and size of household that will live there, both now and in the longer term. The Council has therefore published supplementary guidance containing suitable standards against which residential developments will be assessed.
- **SITE PLANNING**  
D3 The layout of buildings and spaces on a development site should be logically and efficiently planned to ensure that access, functional, amenity and aesthetic requirements are met. In particular, new development should be designed to:  
iv) allow ease of access and use by all users.
- **NEW DEVELOPMENT**  
H10 The Council wishes to ensure that new housing development:  
i) provides accommodation of adequate size and layout;  
iv) meets all other design standards, including requirements to provide sustainable development.
- **NEW HOUSING AND CHANGES OF USE TO RESIDENTIAL**  
H3 New residential development and changes of use to residential will normally be permitted provided:  
i) the resulting accommodation provides acceptable standards;  
iii) the change would result in the provision of units which can help to meet local housing needs.

2.2 At the same time the Council implements the London Plan Policy 3A.5 Housing Choice:

- new developments offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups
- all new housing is built to 'Lifetime Homes' standards
- ten per cent of new housing is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users

### 3. Islington's flexible homes

3.1 The term 'Lifetime Homes' describes properties that satisfy 16 basic design criteria. The objective is to produce a stock of housing that is flexible and adaptable to meet diverse and changing needs.

3.2 Lifetime Homes were originally devised and promoted by the Joseph Rowntree Foundation (JRF) in 1991 and were adopted by LB Islington in 1994. The Mayor for London then incorporated, in the first London Plan, a policy 3A.4 on Housing Choice that required boroughs to include policies in development plan documents that seek to ensure that all new housing is built to Lifetime Homes' standards.

3.3 The Code for Sustainable Homes performance standard was also amended in 2007 to reflect the mandatory status of the Lifetime Homes element at Code level 6 from April 2008. From 2010 Lifetime Homes will be mandatory at Code level 4 and in 2013 at Code level 3. Concurrently a Draft for Development for a British Standard on Accessible Housing has been published that provides the basis for future regulation. The Lifetime Homes Standards stipulated by the Code for Sustainable Homes head each of the criteria described in Section 5 of this draft SPD, which makes clear the enhancements introduced by Islington in response to the contemporary urban brief.

3.4 When originally conceived the Lifetime Homes criteria were usually applied to modest semi-detached or terraced homes with their own front door to street or garden, adjacent parking space, and bedrooms upstairs. Today, particularly in London, the vast majority of planning applications are for multi-storey residential developments, sometimes hundreds of units to a site. The challenge is to ensure that these too can be designed and maintained according to the original principles of Lifetime Homes. Meeting that challenge has required a reinterpretation of the original guidance, to produce a new generation of visitable and adaptable dwellings in Islington, which are described hereafter as flexible homes.

3.5 Particular aspects of the original Lifetime Homes guidance that require refinement in light of contemporary conditions are:

- Parking provision
- Common entrances and circulation areas
- The provision of lifts

Refinement must bring together the principles of adaptability and sustainability in order that the pursuit of one does not undermine the objectives of the other. For instance, the accessibility of public transport alternatives and Car Club services should be considered within a scheme's Transport Assessment. And, the energy

efficiency of any passenger, platform or home-lift considered, with additional energy demand included within the scheme's Energy Assessment.

3.6 Islington's flexible homes are not fully wheelchair accessible but they do enable wheelchair users to visit and make use of basic facilities. Flexible homes are also capable of simple and inexpensive adaptation to enable a person who acquires a disability or who suffers temporary incapacity to stay put, at least in the short/medium term.

## **4. Wheelchair Users' Housing**

4.1 Islington's flexible homes, while offering a choice to people who acquire an impairment to remain in their home, are not designed to meet in full the domestic requirements of a wheelchair user. A proportion of homes should therefore be built to a more comprehensive set of design criteria.

4.2 The London Plan requirement that 10% of all new housing units should be fully wheelchair accessible (or easily adaptable for residents who are wheelchair users) was set to address the backlog of existing need and the new need anticipated over the next 10 years. Key findings, emerging from the GLA's 2002 London Household Survey (based on interviews with 8,000 households), support the 10% figure.

4.3 In line with the London Plan and in recognition of the fact that disabled people should have, and now expect, the same living options as any other person, Islington Council will require that 10% of all new residential developments units are fully wheelchair accessible or easily adaptable for residents who are wheelchair users.

4.4 In Islington the planning authority will accept that 10% of all new habitable rooms be suitable for permanent occupation by wheelchair users. This reinterpretation of the quota is designed to facilitate the negotiation of more two and three bed accessible dwellings rather than one bed units for which local supply outstrips demand. In any event the accommodation should be provided across all sectors, tenures and dwelling types.

4.5 Where no immediate sale or allocation to a wheelchair user is made, it would not be required that a dwelling be fully fitted to meet the needs of a wheelchair user. However, the additional spatial requirements (which exceed those associated with flexible homes) are non-negotiable.

## 5. Islington's flexible homes standards.

### **5.1 Parking**

#### **Code for Sustainable Homes – Checklist Hea 4**

Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width

There is no presumption that any parking will be provided on site but where parking is provided then a proportion of the spaces should be capable of enlargement to a width of 3600mm (in line with that stipulated by BS8300:2009).

In car-free developments the Access and Transport Assessments should consider the full range of personal and public transport alternatives and their accessibility.

- The policies, procedures and provision of Car Club services are, for example, increasingly accessible.
- Consideration should also be given to the usefulness of mobility scooters in an urban context. Storage and recharge facilities might be provided within the common parts (say beside the lift at ground floor level) but the horizontal travel distance from these facilities to individual dwellings should be no more than 20m. (If stored within the dwelling, there would be implications for the dwelling footprint and the size of lifts)
- The potential to secure a reasonable number of on street bays, for blue badge holders within 50m of the development, should be established.
- Only if that potential does not exist should some facility be provided on site.
- Consideration should also be given to the needs of some disabled people for Home Care and non-resident carer visits, other essential visitors, deliveries and drop-off (the latter for taxis and dial a ride buses).

See the LBI Sustainable Transport Guidance Note for further advice on the production of inclusive Transport Assessments and Travel Plans.

Note also that the range and detail of transport and travel options agreed will commonly be secured via S106 agreement.

## **5.2 Travel distances**

### **Code for Sustainable Homes – Checklist Hea 4**

The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping

The distance from car parking spaces, bus stop, dropping-off, car club and loading bays to the main entrance to the development should be kept to a minimum (no more than 50m), and the route to the entrance of the residence wheelchair accessible. The total distance between parking bay or drop-off point and an individual dwelling entrance should be no more than 75m.

Site layouts, sight lines and pedestrian routes between the main entrance to the site and individual dwellings should be predictable, legible and clearly signposted. It should be safe and also feel safe.

See LBI Urban Design Guide (an SPD) for further advice on active street frontages. See - [www.islington.gov.uk/Environment/Planning/urbandesignguide](http://www.islington.gov.uk/Environment/Planning/urbandesignguide)

## **5.3 Approach**

### **Code for Sustainable Homes – Checklist Hea 4**

The approach to all entrances should be level or gently sloping

The route from back of pavement to all ground floor entrances should be level or gently sloping and slip resistant. A ramp, maximum gradient 1:12, up to 5m in length is permissible where the path is for the sole use of a single dwelling. Where the path is shared, any slope exceeding a gradient of 1:20 should be treated as a ramp; at 1:12 should be no longer than 2m, at 1:15 no longer than 5m and at 1:20 no longer than 10m. It should also be at least 1500mm wide and provided with handrails on both sides and landings at the head, foot and any intermediate resting point.

Where an alternative accessible entrance is unavoidable the design quality (status) of the route to, and treatment of, that entrance should be at least equivalent to that of the non-accessible entrance.

## **5.4 Entrances**

### **Code for Sustainable Homes – Checklist Hea 4**

All entrances should: a) be illuminated, b) have level access over the threshold and c) have a covered main entrance.

The common entrances to any multi-unit residential development should be treated in the same way as the entrance to a public building, in so far as they should:

- Should be illuminated (activated by a movement sensor, vandal resistant and preferably contained within the entrance canopy)
- Have level access across the threshold.
- Be clearly identified
- Have at least one door that provides a clear opening width of at least 1000mm (unless powered in which case the combined opening width should be at least 1000mm);
- Have an opening weight no greater than 30N (where this cannot be achieved the door should be automated); and
- Be provided with accessible security and entry phone systems.

Accessible entry phones should provide a visual link between each dwelling and the each point of entry to the development. This could be a camera connection – some schemes already provide a CCTV connection between the entrance and the residents' TV; any keypad should be accessible to visually impaired people and people with limited manual dexterity and should be reachable from a wheelchair; instructions for use should be simple and clear and speech panels accessible to all. They should also be vandal resistant, well lit and weather protected.

Wherever possible a concierge station should be provided at the common entrance to a block.

The main entrances and route between them and each dwelling should be weather protected. The number of doors along this route should be kept to a minimum; where unavoidable they should preferably be held open or automated. Any manually operated door should provide a minimum effective width of 800mm and have an opening weight no greater than 30N.

The entrance to an individual dwelling, to gardens, balconies and terraces should also have level thresholds and provide a clear effective width of at least 800mm. Again their opening weight should not exceed 30N.

## **5.5 Common parts**

### **Code for Sustainable Homes – Checklist Hea 4**

Communal stairs should provide easy access and where homes are reached by a lift, it should be fully accessible

Corridors in common parts should have a clear width of at least 1200mm. The number of doors along their length should be kept to a minimum and, where doors are unavoidable, they should preferably be held open. Those doors should provide a clear effective width of at least 800mm and where manually operated should have an opening weight not exceeding 30N.

Communal stairs should be designed as for a public building in so far as they should:

- have a clear width of at least 1200mm
- have risers not exceeding 170mm,
- have treads no less than 250mm deep and
- have handrails on both sides.

Where an entrance core serves 10 or more units a lift with internal dimensions of at least 1100x1400mm will be required.

For Minor applications (less than 10 units) a lift car measuring 900x1250mm (internally) is acceptable or, at the very least, the space to fit one at some future date.

Where a development comprises 20 units or more but is served by a number of entrance cores (each serving less than 10 units) a lift will be required in at least 50% of those cores (internal dimensions at least 1100x1400). In the remaining cores the space to retrofit a similar vertical rise lift will be required.

Lifts controls and facilities should be designed as though for public buildings and provided with a folding perch seat where this does not encroach upon the car size when folded.

Care should be taken with the specification and installation of any lift that energy use is minimised and function optimised.

## **5.6 Circulation within the home**

### **Code for Sustainable Homes – Checklist Hea 4**

The width of the doorways and hallways should conform to the specifications in the table below. The clear opening width of the front door should be 800mm. There should be 300mm to the side of the leading edge of doors at entrance level

Doors, halls and corridors (within dwellings) should be wide enough and positioned to allow wheelchair users to gain access to all rooms.

There should be 300mm manoeuvring space beyond the leading edge on the 'pull' side of the door (200mm on the 'push' side) of doors to living and dining rooms, kitchen, WC, bathroom and master bedroom. Corridors should conform to the following:

<b>Doorway clear opening width (mm)</b>	<b>Corridor width (mm)</b>
750	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)

## **5.7 Room sizes**

### **Code for Sustainable Homes – Checklist Hea 4**

There should be a space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere

Notional furniture layouts should be shown in all rooms, demonstrating essential wheelchair manoeuvres, including a 1500mm turning circle in living and dining spaces and at least one bedroom. In kitchens a minimum 1200mm space between units and the opposite wall will suffice.

## **5.8 Accommodation at entrance level**

### **Code for Sustainable Homes – Checklist Hea 4**

The living room should be at entrance level

There should be a living space at entrance level. That might be a living room or kitchen/diner.

The overwhelming majority of residential schemes propose an integrated living, dining and kitchen area. The advantage is that difficulties with the provision of adequate circulation areas are overcome or avoided but overall the space dedicated to each activity area is reduced. Feedback from residents, including those with disabilities, is that a direct relationship between kitchen and dining areas is positively desirable whereas the combination of kitchen and sitting room is unpleasant.

Therefore, the incorporation of kitchen/diner with living room will not normally be permitted.

## **5.9 Temporary bed space**

### **Code for Sustainable Homes – Checklist Hea 4**

In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space

In dwellings of two or more storeys, there should be space at entrance level that could be used as a convenient bed space.

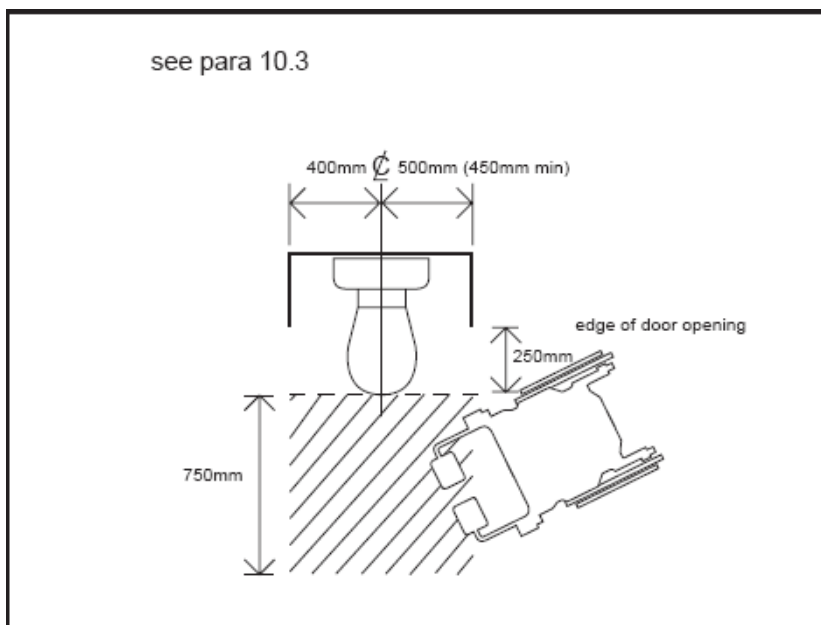
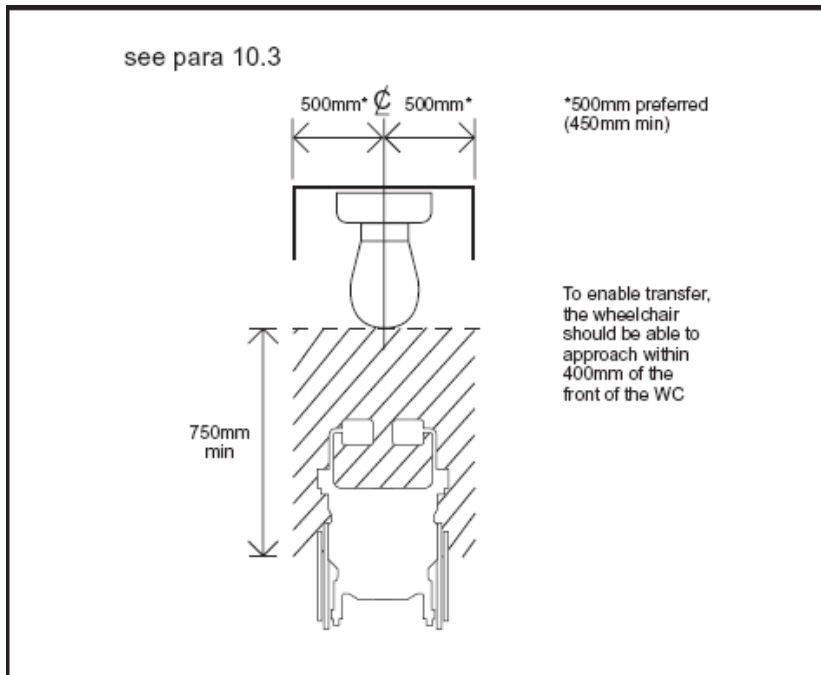
## **5.10 Toilets**

### **Code for Sustainable Homes – Checklist Hea 4**

There should be; a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a shower to be fitted in the future

There should be an entrance level toilet.

In smaller units, on more than one storey, this should reflect the model recommended in Approved Document M for dwellings.



In all single storey dwellings and any dwelling with 3 bedrooms or more the entrance level WC should be wheelchair accessible. The wheelchair user must be able to close the door from within the closet. An outward opening door will normally be required. There should be a minimum of 700mm between the WC pan side rim and one sidewall, and 1100mm between the WC pan front rim and the opposite wall or door.

## **5.11 Grabrails**

### **Code for Sustainable Homes – Checklist Hea 4**

Walls in bathrooms and toilets should be capable of taking adaptations such as handrails

Walls in bathrooms and toilets should be capable to taking adaptations such as handrails. Reinforcements should be located between 300 and 1500mm from the floor. (Plywood reinforcement on 25x50mm noggins on 100x50mm studs is one recommended solution)

## **5.12 Home lifts**

### **Code for Sustainable Homes – Checklist Hea 4**

The design should incorporate; a) provision for a future stair lift 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

Where the dwelling is designed on more than one storey, the design should incorporate:

a) provision for a future stair-lift. There should be a minimum of 900mm clear distance between the stair wall and the edge of the opposite stair rail or balustrade. Unobstructed landing space is needed at the top and bottom of the stairs. The landing should be as deep as the stairs are wide.

b) suitably identified space for a potential through-floor lift between the entrance level living space and a sleeping and bathroom facility. The internal dimensions of the lift car should measure at least 1200x720mm. The location within living room and bedroom should not obstruct the effective usability of any those spaces.

Provision of these facilities will clearly impact upon the scheme's energy use. Single storey living eliminates that potential for extra consumption.

### **5.13 Hoists and showers**

#### **Code for Sustainable Homes – Checklist Hea 4**

The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom

The design should provide for a discreet route (one that maintains the dignity of the user) for a potential ceiling-track hoist from a main bedroom to the bathroom. These are useful and are regularly recommended by Occupational Therapists because they can facilitate a unique level of independence, do not require extra storage space and reduce risk to carers.

In all dwellings the bathroom and/or fully accessible toilet should be provided with floor drainage, suitable to allow for future level-access shower installation. Simple gravity drainage is preferable but above ground floor a pumped solution may be acceptable, in which case relevant services should be provided and adaptation details and directions described in the Access Statement.

### **5.14 Bathrooms**

#### **Code for Sustainable Homes – Checklist Hea 4**

The bathroom should be designed to incorporate ease of access to the bath, WC and washbasin

The bathroom should be designed for ease of access to the bath (or shower) WC and washbasin. This will normally require an outward opening door, and 1100mm between the front rim of the WC pan and the opposite wall.

### **5.15 Windows**

#### **Code for Sustainable Homes – Checklist Hea 4**

Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate

Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate. The same principle, in terms of the sightlines obtained, applies similarly to balcony balustrades or parapet walls. The visibility provided is important not only for wheelchair users but also for hearing impaired people for whom strategic sightlines are particularly important. Balustrades must of course be at least 1100mm high, to satisfy H&S requirements, but the location of solid elements, should take into account the sight lines facilitated from

a seated position. The top rail might, for instance, be higher than the minimum 1100mm and the panel beneath transparent.

## **5.16 Utilities**

### **Code for Sustainable Homes – Checklist Hea 4**

Switches, sockets, ventilation and service controls should be at a height usable by all i.e. between 450 and 1200mm from the floor.

Utilities, including switches, sockets, ventilation and service controls, should be at a height useable by all (i.e. between 450mm and 1200mm from the floor).

Post boxes, recycling and general bin stores serving a group of apartments should also be wheelchair accessible and located no more than 50m (measured horizontally) from any dwelling.

Consideration should also be given to the accessibility of the bins and boxes themselves.

## **6. Wheelchair accessible housing criteria**

- 6.1 The standards described below refer only to the layout of individual dwellings. The main entrances and common parts of any apartment block should be designed in accordance with points 5.2, 5.3, 5.4, 5.5 and 5.16 above. (Habinteg Guide pp29)
- 6.2 An accessible designated parking bay should be provided on street (preferably) or on site, as close as possible to the dwelling or common entrance. The route between the bay and the dwelling entrance should be no greater than 75m and designed and maintained to be fully accessible at all times. (Habinteg Guide pp28/29) See 5.1 above for possible alternatives.
- 6.3 Wheelchair accessible units will satisfy all the Lifetime Homes' and flexible homes' criteria but they will also provide the additional space required to facilitate permanent occupation by a wheelchair user, enabling that user to access and make use of every part and facility of the dwelling. They are essentially spatial, in recognition of the fact that in some cases it may not be possible, immediately, to allocate or sell the premises to a wheelchair user. Where immediate occupation by a wheelchair user is possible the detailed design of the bathroom and kitchen will be subject to the needs and preferences of the individual and professional advice provided by an Occupational Therapist or similar.
- 6.4 Where wheelchair accessible dwellings are located above or below ground level they should be served by more than one lift. Where a high-spec maintenance and or repair contract is offered as an alternative it will be considered but there will be a general presumption against any dependence upon management commitments. Residents consulted have experienced the consequences of such contracts, where the engineer has honoured the call-out commitment but is unable to fix the fault for want of a spare part that will take days to obtain. (Habinteg Guide pp7 &62)
- 6.5 Dwellings should normally be designed on one level storey. Where a dwelling is arranged on two or more floors a vertical rise lift serving all floors must be provided but consideration should be given to the impact this will have on the scheme's energy use. The internal dimensions of the lift car should measure at least 1200x720mm. (Habinteg Guide pp20 – dimensions taken from BS8300:2009 re occupied wheelchair dimensions)
- 6.6 The entrance door into the dwelling should provide a clear opening width of 800mm (when accessed head on) or 825mm (when the approach is not head on). It should be weather protected, lit and provided with a manoeuvring space of 300mm beyond the leading edge (pull side) of the door (200mm on the push side). (Habinteg Guide pp36)

- 6.7 A manoeuvring space 1500x1800mm (that will enable the occupier to open and close the door and turn to return to the living space) should be provided adjacent to the dwelling entrance. (Habinteg Guide pp44)
- 6.8 A space to store and charge an electric wheelchair (at least 800x1200mm) should be provided as an extension to the circulation space of the dwelling. Care should be taken to ensure that storage of the chair does not restrict the minimum clear effective width of any corridor (see 6.9 below). The charging facility should not be provided within the living, dining or bedrooms. Consideration should be given to how the facility is accessed and used. To guarantee sufficient manoeuvring space the Habinteg Guide recommends an overall space of 1100x1700mm. (pp 45)
- 6.9 All halls and corridors (facilitating 90<sup>0</sup> turns) should have a clear unobstructed width of at least 1200mm and internal doors clear opening widths of at least 800mm. To facilitate a 180<sup>0</sup> turn a corridor width of 1500mm is required. The minimum pinch point admissible is 900mm. (Habinteg Guide pp57)
- 6.10 A 1500mm turning circle should be provided in all rooms, including the kitchen, bathroom and each bedroom. This facility should be demonstrated on plans that indicate anticipated furniture layouts. (Habinteg Guide pp7).
- 6.11 Dining facilities should be provided within easy reach of the kitchen (Habinteg Guide pp7).
- 6.12 In double and twin bedrooms 1200mm should be provided on one side of each bed, 1000mm on the other side and at the foot of each bed. (Habinteg Guide pp88)
- 6.13 In all bathrooms, space should be provided to facilitate frontal, side and oblique transfer to the WC. The bathrooms and WCs should normally have outward opening doors or provide a clear space of 1100mm between the door swing and any fixture or fitting (Habinteg Guide pp 78)
- 6.14 All bathrooms should provide a 1500x1500mm square manoeuvring space, clear of all fittings. (Habinteg guide pp78)
- 6.15 In all bathrooms a drainage-gully (or possible pumped alternative if above ground level) and capped electrical supply to facilitate the installation of a level entry shower (floor area 1000x1000mm) should be provided (Habinteg Guide pp 85).

- 6.16 A clear ceiling-track hoist route (suitably constructed and with a ready power supply) should be provided between the bathroom and an adjacent bedroom. (Habinteg Guide pp15)
- 6.17 Windows should be openable from a seated position. Controls should be located no higher than 1000mm above finished floor level and suitable for use by people with limited manual dexterity (Habinteg Guide pp99).

## 7. References

The (Greater London Authority) GLA has produced its own SPG 'Accessible London – Achieving an Inclusive Environment' and has published an on line illustrative good practice guide to high-density LTH development and a Best Practice Guide on Wheelchair Accessible Housing.

All are available to download at:  
[www.london.gov.uk/mayor/strategies/sds/accessible\\_london](http://www.london.gov.uk/mayor/strategies/sds/accessible_london).

Joseph Rowntree has also produced an on line design manual on meeting Part M and designing Lifetime Homes.  
[www.jrf.org.uk/housingandcare/lifetimehomes/partMandLTH.asp](http://www.jrf.org.uk/housingandcare/lifetimehomes/partMandLTH.asp)

The Code for Sustainable Homes; Setting the standard in sustainability for new homes is produced by the Department for Communities and Local Government and is available to download.  
[www.communities.gov.uk/planningandbuilding/buildingregulations/legislation/englandwales/codesustainable/](http://www.communities.gov.uk/planningandbuilding/buildingregulations/legislation/englandwales/codesustainable/)

'Wheelchair Housing Design Guide' (Second Edition) Stephen Thorpe and Habinteg Housing Association (available from BREbookshop.com ISBN 1860818978)

DD 266:2007 Design of accessible housing. Lifetime homes – Code of Practice (Draft for Development) produced by the BSI [www.bsi-global.com](http://www.bsi-global.com).

London Borough of Islington publications:

Urban Design Guide – December 2006 -  
<https://www.islington.gov.uk/Environment/Planning/urbandesignguide/>

Sustainable Transport Guidance Note - June 2008

Both available to download from the website:[www.islington.gov.uk/](http://www.islington.gov.uk/)

**Further advice on how to satisfy the criteria is available from the Council's Access Officer on \_ 020 7527 2394.**