



planning guidance

MOBILITY HOUSING

SEPTEMBER 2002



BEDFORD BOROUGH COUNCIL



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This guidance has been prepared in the context of the Bedford Borough Local Plan.
It has been revised to take account of public consultation and was adopted as supplementary planning guidance by the Borough Council on 23rd September 2002.

If you would like a copy of the text of this document in larger print,
please contact Planning Services at the address below.



This document has been prepared by the Access Officer within the Planning Services Group
with the assistance of colleagues in other sections of the Borough Council.

Copies of this guidance may be obtained free of charge from
Planning Administration at the address below.

David K Bailey, BSc(Hons), DipTP, MRTPI, Head of Planning Services
Town Hall, St Paul's Square, Bedford MK40 1SJ
Telephone: (01234) 267422 - Facsimile: (01234) 221606
e-mail: planning@bedford.gov.uk

Front cover drawing courtesy of MEPK Architects

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1. INTRODUCTION

1.1 The Borough Council is committed to making the Borough a more accessible place to live and work. This guidance focuses on Mobility Housing. Its purpose is to supplement the policy which appears in the Bedford Borough Local Plan.

1.2 The policy is a response at local level to central government advice which seeks to promote accessibility.

- Planning Policy Guidance Note 1 (para. 33) states that ‘Proposals for the development of land and buildings provide the opportunity to secure a more accessible environment for everyone, including wheelchair users and other people with disabilities, elderly people, and those with young children. Local planning authorities, both in development plans and in determining individual planning applications, should take into account access issues. These will include access to and into buildings, and the need for accessible housing.’
- Planning Policy Guidance Note 3 states that local authorities should ‘encourage the provision of housing to meet the need of specific groups’. This includes elderly and disabled people. Mobility Housing will give disabled people more choice and will make it increasingly unnecessary for people to move if they become less mobile.

1.3 Part M of the Building Regulations 1991 requires reasonably safe and convenient access to new dwellings. This gives only limited benefits to disabled people because it merely enables disabled people to visit the dwelling and to use some facilities in the principal storey. Mobility Housing goes further because it is expected to enable occupants who have reducing mobility to ‘stay-put’ longer in their own homes.

1.4 In addition, the Disability Discrimination Act 1995 contains provisions to make discrimination against disabled people unlawful in relation to employment, access to goods, facilities and services and premises.

- 1.5 Mobility Housing incorporates design features which benefit everyone, regardless of age or disability.
- 1.6 The Council is committed to ensuring good access provision and facilities for disabled people in all other new developments. Its Local Plan Policies in this respect are:

Policy BE48

The Borough Council will encourage access for everyone, including wheelchair users and other disabled people, and those with toddlers or infants in pushchairs, and will encourage appropriate provision to meet their needs in all developments.

Policy BE49

Applications for the development of and, where practicable and reasonable, the change of use or alterations to buildings open to the public and buildings used for employment and education purposes, will normally be required to provide suitable access and facilities for disabled people.

2 EVIDENCE OF NEED

2.1 In May 1995 the Borough Council received the results of a consultants' report into Borough wide housing need. This study included an examination of the requirements of special needs households and a basic study of the accessibility of the existing housing stock. 6,600 households (12% of the Borough total) were identified as having special needs of which the majority were frail elderly and/or physically disabled, all of whom would benefit from accessible housing. In addition the survey showed:

- There were 4,005 households in owner occupation with special needs.
- Over half of all special needs households contain older people compared to 21.2% of non-special needs households.

2.2 In relation to the existing housing stock the survey collected information regarding the number of homes which have some measures that aid accessibility. The majority of homes have at least one of the following:

- door wide enough for a wheelchair,
- a downstairs wc,
- car parking near to the front door.

2.3 Supplementary analysis of this data showed that only 8% of all dwellings provided all these measures.

2.4 The Housing Need Survey demonstrated a clear need for more accessible housing suitable for elderly people and those with physical disabilities. However, the need for accessible housing is not confined only to these groups. Families with young children, anyone with a temporary injury and people who have mobility impaired visitors also benefit from accessible housing.

2.5 In general, the results from the 1998 update Survey were similar to those found in the 1995 Survey.

3 MOBILITY HOUSING POLICY

- 3.1 The Local Plan takes account of the need to provide housing for disabled and elderly people through the concept of 'Mobility Housing' which is designed specifically to meet the current and future needs of disabled people.
- 3.2 As a general guideline 10% of new housing should be Mobility Housing and is likely to comprise single-storey dwellings for small households (including ground floor flats).
- 3.3 The Local Plan policy for Mobility Housing is as follows:

Policy H34

To increase the choice of housing available to disabled people the Borough Council will seek to negotiate agreement with developers to construct a proportion of mobility housing on suitable sites. Such units should be spread throughout the areas of development particularly where there is convenient access to shops, services and public transport.

4 MOBILITY HOUSING GUIDELINES

- a) A car parking area, ideally covered, at least 3300mm wide, should be provided adjacent to the dwelling or within the curtilage, with a non-slip access to the dwelling no more than 15m in distance from the parking area.
- b) All entrances should be well lit and the main entrance should be covered.
- c) The main entrance door should have a clear opening width of at least 800mm.
- d) All doors should have 300mm to the side of their leading edge.
- e) Habitable rooms and circulation areas should have sufficient space for easy movement in a wheelchair (ie. a turning circle of 1500mm diameter or a 1700mm x 1400mm ellipse is required).
- f) The main living room should be located at entrance level.
- g) In dwellings of three or more bedrooms and in all single-storey dwellings, the bathroom and toilet should be fully accessible to a wheelchair-user. It should be possible to close the door from within the bathroom/toilet and to transfer from a wheelchair to at least one side of the w.c. pan. A wheelchair turning circle of at least 1500mm diameter should be provided.
- h) Bathroom/toilet walls should be constructed to be capable of supporting handrails between 300mm and 1500mm from floor level.
- i) Other than in single-storey dwellings, provision should be made for the future provision of a stair lift and a through-the-floor lift from the ground to the first floor.
- j) In single storey dwellings, provision should be made in the construction for the future provision of a hoist from a main bedroom to the bathroom/toilet.
- k) Ground floor habitable room windows should begin at a height of no more than 800mm so that a seated person can see out.
- l) Wheelchair-users should be able to operate at least one window in each habitable room, including a kitchen window.

5 FURTHER ACCESSIBLE HOUSING GUIDANCE

Approved Document M
(*The Stationery Office 1998*)

Meeting Part M and Designing Lifetime Homes
(*The Joseph Rowntree Foundation 1999*)

Accessible Thresholds in New Housing
(*The Stationery Office 1999*)

Scheme Development Standards 3rd edition
(*Housing Corporation 1998*)

If you find it difficult to understand what this document says and would like further information, then please come into the Town Hall with this document or contact us for an appointment. We will arrange for an interpretation of this information.

ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਚਿੱਠੀ ਜਾਂ ਲੀਫਲੈੱਟ ਸਮਝ ਨਹੀਂ ਆਉਂਦਾ ਅਤੇ ਇਸ ਬਾਰੇ ਤੁਹਾਨੂੰ ਹੋਰ ਜਾਣਕਾਰੀ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਇਨ੍ਹਾਂ ਨੂੰ ਨਾਲ ਲੈ ਕੇ ਟਾਊਨ ਹਾਲ ਆਉ ਜਾਂ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਰਾਹੀਂ ਸਾਨੂੰ ਮਿਲਣ ਦਾ ਸਮਾਂ ਤੈ ਕਰੋ। ਅਸੀਂ ਤੁਹਾਨੂੰ ਮਿਲਣ ਸਮੇਂ ਇਕ ਤਰਜਮਾਕਾਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰਾਂਗੇ।

اگر آپ کو اس خط یا لیفلٹ کے سمجھنے میں مشکل پیش آئے یا آپ مزید معلومات حاصل کرنا چاہیں تو براہ مہربانی اس خط یا لیفلٹ کے ساتھ ٹاؤن ہال میں تشریف لائیں یا اپائنٹمنٹ حاصل کریں ہم ان معلومات کی وضاحت کیلئے مترجم کی خدمات حاصل کریں گے۔

এই চিঠি/প্রচারপত্র বুঝতে যদি অসুবিধা হয় এবং বিশদ তথ্য জ্ঞানতে চান, তাহলে সেটা সঙ্গে নিয়ে টাউন হলে আসবেন অথবা একটি আপয়ন্টমেন্ট করার জন্য আমাদের সাথে যোগাযোগ করবেন। তখন আমরা একজন ইন্টারপ্রেটারের ব্যবস্থা করব। তিনি আপনার কাছে এই চিঠি/প্রচারপত্রের বিষয়বস্তু ব্যাখ্যা করবেন।

" ਜੇ ਤਮਨੇ ਆ ਪਤ ਤੇ ਪਤਿਠਾ ਸਮਝਪਾਮਾਂ ਤਠਲੀਫ਼ ਪਤਲੀ ਫੋਧ ਅਨੇ ਤਮੇ ਪਿਰੀਖ ਮਾਠਿੰਤੀ ਮੇਯਪਧਾ ਮਾਗਤਾ ਫੋਧ ਤਾਂ ਮਠੇਰਯਾਨੀ ਠਰੀਨੇ ਟਾਠਿ ਨ ਫੋਲਮਾਂ ਆ ਪਤ ਤੇ ਪਤਿਠਾ ਲਠੇਨੇ ਆਪਠੀ ਅਥਧਾ ਐਤ ਐਪੋਠੇਨੇਮੇਨਟ ਮਾਟੇ ਅਮਾਰੇ ਸੰਪਰਠ ਸਾਧਠੀ. ਆ ਮਾਠਿੰਤੀਨਾ ਆਠਾਂਤਰ (ਠੰਨੇਰਪ੍ਰੀਟੇਰਾਨ) ਮਾਟੇ ਅਮੇ ਯਧਠਠਾ ਠਰਠੁੰ."

यदि आपको यह पत्र या पत्रिका को समझने में कठिनाई हो रही है, और आप इसके बारे में अधिक जानकारी प्राप्त करना चाहते हैं, तो कृपया इस पत्र-पत्रिका को लेकर टाऊन हॉल में आएं या अपॉयंटमेंट बनाने के लिए हमसे संपर्क करें। हम आपके लिए इसमें दी गई जानकारी का अनुवाद करने का प्रबन्ध करेंगे।

Se vi è difficile capire questa lettera o volantino e volete altre informazioni, siete pregati di venire in municipio con questa lettera/volantino o di contattarci per prendere un appuntamento. Cerchiamo il modo di interpretare per voi questa informazione.

