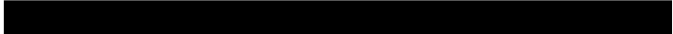

Design brief – For Disabled facilities Grant funded adaptations.



This design brief has been completed to enable the development of plans/options by a surveyor 



Wheelchair access to the property and garden.

Access to property and garden needs to be either level access OR a ramped. If ramped access is required, the ramp needs to be constructed to the following specifications.

- Immediately in front of the door, construct a level platform at the same height as the internal floor level dimensions 1500mm x 1500mm.
- Ramp from the platform to ground level needs to have a gradient ideally 1:20, but not steeper than 1:15.
- The width of the ramp needs to be at least 900mm between kerbs/handrails.
- Ensure that there is a level firm base at the foot of the ramp at least 1500mm x 1500mm
- Construct raised kerbs on all exposed edges of the platform and ramp at least 130mm height to prevent the wheelchair slipping over the edge. If the kerb is formed as a continuous concrete up stand, spaces or holes should be made at intervals to allow rainwater to run off.
- Handrails: 45-50 maximum outside diameter, at height 900mm to each side, continuous to ramps and landings and extending 300mm past the end of the ramp. An additional rail at height 550mm or balustrade is essential to ensure wheelchair safety.
- Surface materials of the platform and ramp should be slip resistant, firmly fixed, self-draining and easy to maintain.
- Consideration needs to be given to prevent the gathering of surface water must be made, particularly on platforms and rest areas e.g. a drainage

grid outside the door threshold may prevent rainwater seeping under the door.

- Consideration needs to be given to accessing existing manhole covers and drainage.
- Consideration needs to be given to damp course heights where ramps/platform is constructed against walls.

External doors to access property and garden should be minimum 900mm unobstructed width with level thresholds.

Position and opening direction of doors needs to be considered so as not to impede wheelchair circulation.

Internal doors and circulation

Entrance hall needs to have an unobstructed wheelchair turning circle of a least 1500mm to enable access to internal corridors.

Internal corridors should be a minimum of 1000mm unobstructed width.

Internal doors to [REDACTED] bedroom, bathroom, living room and conservatory should be 1000mm door sets, 900mm unobstructed width with level thresholds.

Position, opening direction and approach to the internal doors needs to be considered and wheelchair turning circles of 1500mm or wider doors may be necessary if doors cannot be approached directly from the front.

Floor levels between bedroom, bathroom, living room and conservatory need to be level.

If an interconnecting door is installed between bedroom and bathroom this needs to be of a designed without a door header to enable a ceiling hoist track to run through.

Bedroom

Space to accommodate a [REDACTED] bed [REDACTED]
[REDACTED]
(2240mm x 1020mm)

Bed needs to be positioned to enable carer access to both sides (ideally 1000mm) and wheelchair access to one side (minimum 1500mm unobstructed wheelchair turning circle) It may be possible to move the bed away from the wall for carer access, but it is better to avoid repeated extra handling this would involve.

2 x double plug sockets positioned at the head of [REDACTED] bed – in addition the usual plug sockets in the bedroom.

Bed needs to be positioned to enable appropriate hoist drop points on the bed (1000mm from wall/900mm from the headboard)

Position of bedroom furniture needs to be considered at the design stage so this does not impede wheelchair circulation, carer access to the bed and space for hoisting.

Bathroom/washing facilities

Ideally the bedroom/bathroom should be adjacent to each other with an interconnected door positioned to enable a hoist to run between rooms (from bed to bath) and avoid the need [REDACTED] to manoeuvre [REDACTED] between bedroom and bathroom.

Bath

[REDACTED] (1695mm x 755mm) OR [REDACTED] (1700mm x 750mm). Details to be confirmed by OT following further assessment.

The bath needs to be installed as per manufacturer's guidelines with sufficient gaps between the wall and sides of the bath (usually 40mm minimum) and positioned so that the ceiling track has an appropriate drop point over the bath (usually 900mm from the tap end)

Clear floor space to accommodate wheelchair turning circle (ideally 1500mm) and space for carers to work on one side of the bath is required.

Basin

Wall hung basin with lever taps - for carer use.

WC

WC design and installation to enable future clearance [REDACTED] if necessary, in the future.

WC with a low-level cistern with a long flush pipe. This type of pan has an inlet pipe between the cistern and the pan and is not close coupled.

Pan no higher than 400mm in height

Centre point of toilet must not be situated less than 400mm from the wall [REDACTED]

WC soil pipe must run straight to rear wall. No side pipe/boxing in.

Clear floor space to accommodate wheelchair turning circle (ideally 1500mm) in front of the WC.

Bathroom Flooring

Supply and install waterproof slip-resistant floor covering the bathroom whole floor including 150mm high coving up all the walls.

Heating, lighting and extraction

mechanical extractor fan as appropriate for the room size with a timed 15 minute over run and pull cord override.

appropriate steam proof lighting to comply with current building regulations

Consider appropriate heating and the need for an additional fan heater is required.

Ceilings

Ceilings and joists above in bedroom, bathroom and living room need to be suitable for the installation of ceiling track hoisting. Minimum ceiling height of 2400mm.

Ceiling needs to be flat and at the same height if bedroom and bathroom are adjacent to each other with an interconnecting door.

Lighting fittings may need to be moved or changed depending on position of ceiling tracking.

A CES hoist technician has undertaken a survey of the property and ceiling joists. They have advised that it is feasible to install ceiling track with loft overs. Additional strengthening of ceiling joists and/or noggins is not required. They will still need to be provided with copies of plans at an early stage in the design process to confirm feasibility of proposed hoist tracking runs.

Fused electrical spurs may be required at ceiling height in the bedroom and bathroom to enable installation of ceiling hoists. Details will need to be confirmed later depending on the make/model of hoist.



Lifelong Services
WSCC

12th February 2021