



*Basingstoke  
and Deane*



# Housing Mix and Lifetime Mobility Standards SPD



June 2007

<b>Contents</b>	<b>Page</b>
1. Introduction	4
2. Preparation of Supplementary Planning Document	4
3. Monitoring and Review	5
4. Objectives of the Supplementary Planning Document	5
5. Policy Context	
• Government Guidance	6
• Regional Planning Guidance	7
• County Guidance	8
• Community Strategy	7
• Council Plan	7
• Housing Strategy	7
6. The Need for a Mix of Housing in the Borough	9
7. Implementation of the Policy	10
8. Floorspace Requirement	11
9. Lifetime Mobility Standards	11
10. References	13
<b>Appendix 1</b>	
Lifetime Mobility Standards	15

## 1. Introduction

### 1.1

Supplementary Planning Documents (SPDs) were introduced by the Planning and Compulsory Purchase Act 2004 as part of the reforms to the planning system. Although not forming part of the statutory development plan, one of the functions of a SPD is to provide further detail to policies and proposals within the development plan. SPDs must be consistent with national and regional planning policies as well as the policies set out in the development plan.

### 1.2

This SPD will be a material consideration in the determination of planning applications.

### 1.3

The Planning and Compulsory Purchase Act 2004 includes a requirement for all Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Planning Policy Statement 12 Local Development Frameworks confirms that local planning authorities must undertake a Sustainability Appraisal throughout the preparation process of a Supplementary Planning Document. To this end a Sustainability Appraisal has been produced to inform the preparation of the SPD. The Sustainability Appraisal Report accompanies this document.

## 2. Preparation of SPD

### 2.1

This SPD has been prepared in accordance with the requirements set out in the Local Development (England) Regulations 2004. Issues and Options were published for public consultation in September 2006. A total of 7 representations were made, details of which are set out in the accompanying consultation statement. This consultation statement also sets out the Council's response to the issues raised.

### 2.2

As part of the preparation of the Sustainability Appraisal, a Scoping Report was published for public consultation in September 2006. A total of 2 representations were received, details of which are set out in the accompanying consultation statement.

### 2.3

Following this, a Draft SPD and Draft Sustainability Appraisal were published for public consultation in February 2007. A total of 12 representations were made, details of which are also set out in the accompanying consultation statement.

### 2.4

The preparation of this SPD has been undertaken in accordance with the procedures outlined in the Council's Statement of Community Involvement.

### 3. Monitoring and Review

#### 3.1

Local Planning Authorities are required under the Planning and Compulsory Purchase Act to prepare an Annual Monitoring Report (AMR) to assess the implementation of the Local Development Scheme and the extent to which policies and objectives in Local Development Frameworks / Local Plans are being achieved. The Council will monitor the housing mix provided on development sites and report the outcomes to Members. This SPD will be reviewed as and when necessary in light of all material information.

### 4. Objectives of SPD

#### 4.1

The main objective of this SPD is to clarify the policy framework for housing mix as set out in the adopted Local Plan Review 1996-2011, to enable developers, the public and other interested parties to understand how such housing is to be provided in the Borough, and to ensure that this framework meets the Council's priorities.

#### 4.2

The Council's planning policy on housing mix and lifetime homes is set out within Policy C3 of the Adopted Local Plan.

#### **Policy C3- Basingstoke and Deane Borough Local Plan 1996-2011**

New housing development should aim to create mixed and inclusive communities, taking into account the scale of the development, the location of the site and housing needs. There should be a mix of dwellings both in the development overall and within the open market housing provided, including a substantial proportion of 1 and 2 bedroom units. A proportion of new dwellings should be designed to Lifetime Mobility Standards.

Planning permission for residential development will only be permitted provided that between 30% and 50% of market dwellings provided on site are small units (1 and 2 bedrooms) with the highest proportion sought on sites in or adjoining the centres of settlements with a good or a reasonable range of services and public transport opportunities, namely Basingstoke, Tadley, Whitchurch and Overton.

The Council will encourage developers to include a proportion of homes to be designed to Lifetime Mobility Standards, with the objective of achieving an overall 15% of all new homes in the Borough to this standard.

#### 4.3

This SPD outlines the background and justification for this policy, but its main focus is on assisting with its implementation through the development control process.

#### 4.4

The aims of Policy C3 can be summarised as follows:

- Support the development of mixed communities that are socially inclusive and contribute to local sustainability
- Provide an appropriate mix of housing densities, types, sizes and tenures to cater for a range of housing needs and changing household formation patterns
- Provide a sufficient level of small dwellings within the private housing market to make home ownership more affordable for first time buyers
- Control the level of small dwelling provision to ensure there is a sufficiency of larger dwellings to cater for the needs of families
- Provide an appropriate number of houses that cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility

Alongside these direct aims of Policy C3, the overall aim of the housing mix policy is to provide the right types of houses in the right places, so that local circumstances and needs will properly influence the way that the Borough-wide policy is interpreted and applied.

## 5. Policy Context

### Government Guidance

#### 5.1

The main Government Guidance on the provision of housing is provided at the national level by Planning Policy Statement 3 (PPS3): Housing (November 2006).

#### 5.2

PPS3 sets out that the Government's broad policy objectives for planning for housing in England and the national planning policy framework for achieving those objectives. The Government's key objective for planning for housing is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. To achieve this objective the Government is seeking to;

- a) ensure that a wide choice of high quality homes is available, for both affordable and market housing, to meet the needs of all members of the community
- b) widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing
- c) improve affordability across the housing market, including by increasing the supply of housing.
- d) create sustainable, inclusive, mixed communities in all areas, both urban and rural.

### 5.3

Evidence should be used to determine the overall balance between different household types to be provided across the plan area and in particular local communities, to ensure that housing provision is made for example for family, single person and multi person households.

### 5.4

There is a new emphasis within the guidance on family homes. The planning system is now required to consider the housing needs of children, including gardens, play areas and green spaces. Local authorities have more ability to promote mixed communities and to ensure larger homes are being developed alongside flats and smaller homes.

## **Regional Planning Guidance (RPG 9) for the South-East of England**

### 5.7

RPG9 recognises the need for future housing provision to take account of patterns of household formation as current household projections indicate that there is likely in future to be a higher proportion of one and two person households than at present. There will also continue to be a need to be flexible in catering for various needs, such as the needs of people with disabilities. Policy H4 sets out that a range of dwelling types and sizes should be provided, including alternative forms of tenure, in order to meet the needs of all sectors of the community and to plan for balanced communities.

## **The Draft South East Plan (March 2006)**

### 5.8

The draft South East Plan recognises that a range of housing will need to be provided to meet the needs of all sectors of the community. Two key trends are increasing numbers of elderly people in the population and smaller households, therefore it is essential that what is provided is appropriate to the needs of the community. This means that a range of types, sizes and tenures of housing will be required over the coming years, reflecting the differing requirements and circumstances of different types of households. Although much has been made in recent years of the trend towards smaller households it is by no means the case that only small dwellings, such as one and two bedroom houses and flats will be needed in the future. An adequate range of larger properties, suitable for family occupation and for single and two-person households who wish to purchase larger properties will still be required.

### 5.9

Policy H6 requires Local Authorities to identify a full range of existing and future housing needs in their areas, in the form of housing need and market assessments, working with adjoining local authorities as appropriate. Informed by such assessments, Local Development Documents should require an appropriate range of housing opportunities in terms of a mix of housing types, sizes and tenures.

## **Hampshire County Structure Plan 1996-2011 (Review)**

5.10

The structure plan sets out that if new dwellings are to meet Hampshire's needs, a mix of types (including flats and accommodation provided by conversion, sub-division and change of use of existing buildings, as well as houses), sizes and tenures will be needed to meet different household requirements. Policy H7 states that provision will be made in local plans for a range of housing densities, types, sizes and tenures to meet specific needs, including those of; the elderly, people with a disability, single people and people living alone, newly forming households and young couples.

## **Community Strategy**

5.11

Under the Local Government Act 2000, all District and County authorities have a duty to prepare Community Strategies. Local Development Documents, such as this SPD, should express those elements of the Community Strategy that relate to the development and use of land.

5.12

The Community Strategy for Basingstoke and Deane 'Pride in our Place' has been prepared by the Local Strategic Partnership and sets out a medium to long-term vision for the Borough. This sets out a strategy for a sustainable community and identifies a need to improve access to affordable and appropriate housing.

## **Council Plan**

5.13

The Council Plan, which covers the period from 2007-2010, sets out as one of its 4 key priorities the need to maintain and enhance local community wellbeing, with the goal that the well being and sustainability of our communities should be enhanced through due attention to the social, built and natural environments. Another of the key priorities is to build and sustain a strong focus on inclusion, to recognise the needs and aspirations of all residents. Aim A5 is to 'Improve access to the right types of housing in the right places to meet local needs within planned attractive and sustainable communities'. Aim A13 is to 'achieve and sustain equality of access and opportunities across all aspects of the Council's own activities and influence to ensure no one is excluded from the general prosperity and well being of the borough'. It is therefore an important function of both the Local Plan and the Council's Housing Strategy to enable the provision of an appropriate mix of dwellings.

## **Housing Strategy**

5.14

The Borough Council's Housing Strategy (2004-2007) sets out how the Council aims to meet housing need in the Borough. One of the action points of the Strategy is to investigate the housing needs of those on low/medium incomes who cannot access the property market.

5.15

Any review of The Housing Strategy will be informed by a Housing Market Assessment which has been commissioned for the Central Hampshire and New Forest area. This will provide evidence of the level and nature of housing need in terms of type, size and tenure.

## 6. The Need for a Mix of Housing in the Borough

### 6.1

There is a need for a well-integrated mix of decent homes of different types and tenures in the Borough to support the requirements of a range of household sizes, ages and incomes.

### 6.2

The Council first produced a Housing Mix Policy in 2000 in response to concerns over the mismatch in local housing stock and household formation patterns and requirements. One factor is that household sizes have been falling since the 1950's with a continuing increase in the number and proportion of single person households, as a result of elderly people living longer, increased levels of separation and divorce and young people forming single person households. At the time of the last Census of Population (2001), 25% of households were occupied by one person and 36% occupied by two people.

### 6.3

The Housing Needs Surveys of 2001, 2003, 2004 and 2005 identified a stock imbalance in the Borough, with a lack of smaller two bedroom flats and terraced houses. Although the Borough's housing stock comprises a higher proportion of terraced housing compared to national and regional averages, much of this stock takes the form of relatively large three bedroom houses, built as Town Development housing in the 1960s and 1970s.

### 6.4

The policy aimed to secure an appropriate range of dwelling types and sizes and, in particular, a larger proportion of smaller homes. It has had some success to date in re-balancing the ratio between small and large dwellings in the Borough. The percentage of two-bedroom (or smaller) dwellings built as a proportion of all new dwellings has increased from 39% in 2002/3 to 51% in 2004/5 to 73% in 2005/6. During this period the proportion of smaller units being provided exceeded the minimum sought through the Housing Mix Policy, and this is mainly due to large flatted developments within Basingstoke Town.

### 6.5

The Local Plan Inquiry Inspector recommended, through his report of November 2005, that the wording of the policy as it previously existed be simplified, and replaced with a policy seeking the creation of mixed and sustainable communities. He recommended that the overall range of small units should be between 30% and 50%, with the highest proportions sought on sites in or adjoining the centres of settlements with a good or a reasonable range of facilities/services and public transport.

### 6.6

The remainder of all new dwellings will therefore normally be expected to have 3 or more bedrooms – thereby providing accommodation to meet the needs of families and multi-person households, and providing a mix which will contribute to the creation of sustainable communities

### 6.7

The focus of Policy C3 has shifted away from its original emphasis which was purely to increase the number of 1 and 2 bedroom properties in the Borough. As set out in section 4, the intention of the policy now is to provide an appropriate mix of sizes of dwellings on each development site, in order to respond effectively to the Borough's housing needs and contribute to creating mixed, balanced communities.

## 7. Implementation of the Policy

### 7.1

The Policy applies to sites where there is a net gain of 2 or more dwellings.

### 7.2

Set out below are the details of how the level of housing mix will be negotiated, according to location. This is based on access to facilities, services and public transport, as recommended by the Local Plan Inquiry Inspector and as set out within Policy C3, and is intended as the starting point for negotiations on all sites where there is a net gain of 2 dwellings or more. Defining a sliding scale based on accessibility issues ensures that the policy will be implemented consistently through the development control process and provides certainty about what is expected to be provided in each location.

### 7.3

It is recognised, however, that there may be exceptions where a higher or lower proportion would be appropriate as a result of detailed design considerations, the physical characteristics of the site, the character of the area or local housing need and existing provision. However, the starting point will always be for a range of units and sufficient evidence will need to be provided if this is not to be followed on an individual site.

- 40-50% of market dwellings should be small units (2 bedrooms or fewer) on sites within or adjoining the defined district or town centre boundaries of Basingstoke, Tadley, Whitchurch and Overton. These settlements have a range of services and public transport opportunities within their centres. The boundaries are defined in the Basingstoke and Deane adopted Local Plan 1996-2011 which can be viewed at [www.basingstoke.gov.uk](http://www.basingstoke.gov.uk)
- 30-40% of market dwellings should be small units (2 bedrooms or fewer) on sites within close proximity (5 minutes walk/400metres) of the defined district or town centre boundaries of Basingstoke, Tadley, Whitchurch and Overton and the central areas of the other larger settlements (with a population of 3,000 or above) in the Borough, namely Bramley, Kingsclere, Oakley and Old Basing or close to (400m bus, 800m train) public transport routes within these settlements
- 30-35% of market dwellings should be small units (2 bedrooms or fewer) on sites further away from the central areas and public transport routes of the following settlements, but still within their defined settlement policy boundaries; Basingstoke, Tadley, Whitchurch, Overton, Bramley, Kingsclere, Oakley and Old Basing, and on sites within the Settlement Policy Boundary (SPB) of the following settlements; Ashford Hill, Burghclere, Cliddesden, Dummer, North Waltham, Preston Candover, Sherborne St John, Upton Grey, Woolton Hill, Sherfield on Loddon and St Mary Bourne
- 30% of market dwellings should be small units (2 bedrooms or fewer) on all other sites. These remaining sites have less direct access to facilities, services and public transport than the above named settlements.

For the avoidance of doubt, the phrase '2 bedrooms or fewer' is simply an explanation of the term 'small units'. Either a 1 or 2 bedroom unit counts as a small unit. The policy should not be interpreted to imply that on each and every site 'small units' should always include 1 bedroom units. The authority recognises that there is a limited need and market for 1 bedroom dwellings and that they will only meet the needs and aspirations of a small proportion of households.

7.4

The Council will resist any attempt to circumvent the proper operation of Policy C3, for example through the artificial sub-division of a site.

## **8. Floorspace Requirement**

8.1

A key aim of the policy is to ensure that the small units which are constructed remain as small units. The supporting text of Policy C3 shows that the Council expects 80% of small market dwellings on any development to have a gross internal floor area not exceeding 70 square metres. This restriction on floorspace was introduced following concerns that developers were attempting to negate the principle of the Housing Mix Policy by seeking to build large 2-bed dwellings including, for example an upstairs study, that could then easily be used as 3-bed dwellings and sold-on as a 3-bed dwelling. Once a house is built, planning consent would not be required for internal alterations to convert a 2-bedroom dwelling into a 3-bedroom dwelling. In response to this situation, the policy was revised to express the dwelling size categories in terms of floor area

8.2

The adopted policy indicates that the Borough Council will expect 80% of the small market dwellings (maximum of two bedrooms) on any development to have a gross internal floor area not exceeding 70 square metres. The floor area is based on the space standards used by Housing Associations.

## **9. Lifetime Homes**

9.1

The Council is committed to ensuring that the built environment is designed to be accessible for all users wherever possible. Ensuring that there is a stock of housing designed for, or readily adaptable to the needs of people with mobility difficulties is an integral part of meeting the housing needs of the area. It is consistent with the policy aim of creating mixed and inclusive communities. Overall, 15% of the population have mobility difficulties, and with an ageing population it is probable that this figure will increase. The Sustainability Appraisal which has been carried out to accompany this SPD demonstrates a need for adaptable housing in the Borough. Data from the 2001 Census of Population also identifies accessibility issues with a proportion of existing dwellings within the Borough.

9.2

Lifetime Mobility Standards, which exceed the requirements of the Building Regulations, but need not lead to an increase in building costs, have been developed to provide dwellings that cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility. As well as catering for permanently disabled people, Lifetime Homes enable disabled people to visit and stay easily as well as assisting able bodied people who are temporarily disabled by accident or illness. By increasing the number of homes that comply with Lifetime Mobility Standards, the number of people who are able to find a home that meets their needs will increase, and the need for people to move if their circumstances change will decrease.

### 9.3

The term 'lifetime homes' describes any properties which incorporate 16 basic design criteria. Compliance with these criteria, set out in Appendix 1, would mean that the properties are accessible, flexible and adaptable. Lifetime homes are not wheelchair standard accommodation, but offer design solutions that allow for maximum flexibility in improving accessibility or carrying out adaptations at a later date. The properties offer convenient, flexible and safe accommodation for the whole household and its visitors, including wheelchair users.

### 9.4

Support for the promotion of lifetime homes comes from the Joseph Rowntree Foundation. Cost benefit analysis carried out for the Joseph Rowntree Foundation shows that the cost of adapting a lifetime home is less than half the average cost of adapting a comparable traditional dwelling, resulting in potential savings in adaptations expenditure.

### 9.5

As set out in Policy C3, developers will be encouraged to include a proportion of homes to be designed to Lifetime Mobility Standards, with the objective of achieving an overall 15% of all new homes in the Borough to this standard. This part of the Housing Mix Policy will be negotiated with reference to site circumstances, the practicality of delivery and accessibility issues. The highest proportions of Lifetime Homes will be sought on sites in or adjoining the centres of settlements with a good or a reasonable range of services and public transport opportunities (Basingstoke, Tadley, Whitchurch and Overton).

## 10. Local Communities

### 10.1

For all development, applicants are strongly advised to consult with local communities and site neighbours prior to submission of applications. Applicants are encouraged to refer to the Council's Statement of Community Involvement (SCI) for guidance on pre-application community engagement. This can be found in the planning area of the Council website or by using the following link: <http://www.basingstoke.gov.uk/planning/localplan/statement/>.

## 11. References

### DCLG/ODPM/DETR/DTLR Publications

Planning Policy Statement 3: Housing (November 2006)  
Circular 6/98: Planning and Affordable Housing (April 1998)  
Circular 05/2005: Planning Obligations (July 2005)

<http://www.communities.gov.uk>

### Government Office for the South East

Regional Planning Guidance for the South East: RPG9 (March 2001)  
<http://www.go-se.gov.uk>

### South East England Regional Assembly

The South East Plan (March 2006)  
<http://www.southeast-ra.gov.uk/southeastplan/>

### Hampshire County Council

Hampshire County Structure Plan Review (1996-2011) (adopted January 2000)  
<http://www.hants.gov.uk/structureplan/>

### Basingstoke and Deane Borough Council

Basingstoke and Deane Borough Local Plan 1996-2011 (adopted July 2006)  
Best Practice Note: Affordable Housing and Community Infrastructure (Summer 2006)  
Annual Monitoring Reports 2004/05 and 2005/6  
Housing Strategy 2004-2007  
Submission Draft Statement of Community Involvement (December 2006)  
Council Plan 2007-2010

<http://www.basingstoke.gov.uk>

## Other Documents

Housing Needs Assessment, (2001) David Couttie Associates  
Housing Needs Update Survey (2005) David Couttie Associates  
<http://www.basingstoke.gov.uk>

Pride in our Place: The Community Strategy for Basingstoke and Deane 2006-2016  
<http://www.basingstokelsp.org>

Housing Corporation Scheme Development Standards  
<http://www.housingcorp.gov.uk>

EcoHomes 2006 The Environmental Rating for Homes (April 2006)  
[http://www.breeam.org/pdf/EcoHomes2006Guidance\\_v1\\_2\\_April2006.pdf](http://www.breeam.org/pdf/EcoHomes2006Guidance_v1_2_April2006.pdf)

Joseph Rowntree Foundation: Lifetime Homes Information  
<http://www.jrf.org.uk/housingandcare/lifetimehomes/summary.asp>

Building Regulations: The Building Regulations 2000, Access to and use of buildings ( Part M)  
[http://www.planningportal.gov.uk/uploads/br/BR\\_PDF\\_ADM\\_2004.pdf](http://www.planningportal.gov.uk/uploads/br/BR_PDF_ADM_2004.pdf)

## Appendix 1:

### Lifetime Homes Criteria

The table below sets out the full Lifetime Homes Standards alongside Part M Building Regulation requirements and areas of responsibility under DC Highways. Homes that meet all the criteria are entitled to be designated as 'Lifetime Homes'.

Criteria	Description	Responsibility	Part M Requirements (Building Regulations)	DC Highways
1	Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width. Where parking is provided separately, then a proportion of the spaces should be capable of enlargement to 3300mm	DC Highways in commenting about the pre / application		To fulfil DC Highways requirements a walkway should be at least 3200mm wide
2	The distance from the car parking space should be kept to a minimum, and the route to the entrance of the residence should be wheelchair accessible	DC Highways in commenting about the pre / application		DC Highways would comment on this to ensure remote car parking is kept to a minimum in line with the Disability Discrimination Act
3	The route to all ground floor entrances should ideally be level or gently sloping (1:12 on an individual slope of less than 5 metres, 1:15 if it is between 5 and 10 metres and 1: 20 where it is more than 20 metres). Routes to the dwelling should be at least 900mm wide	DC Highways in commenting about the pre / application Assuming a reasonable chance of it being achievable then a planning condition could secure this.	6.13 A 'level' approach will satisfy requirement M1 if its gradient is not steeper than 1 in 20, its surface is firm and even and its width is not less than 900mm	
4	All entrances should be illuminated, have level access over the threshold and have a covered main entrance	DC planning Secured through a planning condition and building regs.		
5	Communal stairs should provide easy access with a uniform rise not more than 170mm and a uniform going not less than 250mm.  Where homes are reached by a lift it should be fully wheelchair accessible with a clear landing entrance 1500mmx1500m, internal dimensions of 1100mm x 1400mm and fittings between 900mm and 1200mm from the floor and 400mm from the internal wall	Building Control (Design and Access statements to refer to this)	9.5 Requirement M1 will be satisfied if a stair has a)step nosings distinguishable through contrasting brightness b)top and bottom landings c) steps with suitable tread nosing profiles and uniform rise of each step which is not more than 170mm d)uniform going of each step which is not less than 250mm e)risers which are not open f)a suitable continuous handrail on each side of flights and landings if the rise of the stair comprises two or more rises.  9.7 Requirement M1 would be satisfied if a passenger lift has; a) a clear landing at least 1500mm x 1500mm b) has a door with a clear opening width of 800mm c)has a car whose width is at least 900mm d) has landing and car controls which are not less than 900mm and not more than 1200mm above the landing and the car floor at a distance of at least 400mm from the front wall	

Criteria	Description	Responsibility	Part M Requirements (Building Regulations)	DC Highways																				
6	<p>Doors, hallways and corridors should be wide enough and positioned to allow wheelchair access. Front doors should have a width of 800mm and internal doors should be a minimum of 750mm wide. There should be 300mm space between any corner and the opening edge of the door. Corridors should conform to the following;</p> <table border="1"> <thead> <tr> <th>Doorway clear opening width</th> <th>Corridor/passageway width</th> </tr> </thead> <tbody> <tr> <td>750</td> <td>900 (when approached head on)</td> </tr> <tr> <td>750</td> <td>1200 (when approach is not head on)</td> </tr> <tr> <td>775</td> <td>1050 (when approach is not head on)</td> </tr> <tr> <td>900</td> <td>900 (when approach is not head on)</td> </tr> </tbody> </table>	Doorway clear opening width	Corridor/passageway width	750	900 (when approached head on)	750	1200 (when approach is not head on)	775	1050 (when approach is not head on)	900	900 (when approach is not head on)	Building Control (Design and Access statements to refer to this)	<p>6.23 Requirement M1 will be satisfied if an external door providing access for disabled people has a minimum clear opening width of 775mm</p> <p>7.5 Requirement M1 will be satisfied if a corridor or access route has an unobstructed route in accordance with the following table;</p> <table border="1"> <thead> <tr> <th>Doorway clear opening width (mm)</th> <th>Corridor/passageway width (mm)</th> </tr> </thead> <tbody> <tr> <td>750</td> <td>900 (when approach head on)</td> </tr> <tr> <td>750</td> <td>1200 (when approach not head on)</td> </tr> <tr> <td>775</td> <td>1050 (when approach not head on)</td> </tr> <tr> <td>800</td> <td>900 (when approach not head on)</td> </tr> </tbody> </table>	Doorway clear opening width (mm)	Corridor/passageway width (mm)	750	900 (when approach head on)	750	1200 (when approach not head on)	775	1050 (when approach not head on)	800	900 (when approach not head on)	
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7	There should be turning space for a wheelchair in dining rooms and living rooms and adequate circulation space for wheelchair users elsewhere. A turning circle of 1500mm diameter is required.	Building Control (Design and Access statements to refer to this)																						
8	The living room should be at entrance level	DC Planning (Design and Access statements to refer to this)																						
9	In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space	DC Planning (Design and Access statements to refer to this)																						
10	There should be an entrance level toilet. 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 700mm between the WC and the side wall and 1100mm from the WC and the opposite wall.	Building Control (Design and Access statements to refer to this)	<p>10.3 Requirement M4 will be satisfied if</p> <p>a) a WC is provided in the entrance storey of a dwelling which contains a habitable room</p> <p>b) the door to the WC compartment opens outwards and is positioned to enable wheelchair users to access the WC and has a clear opening width in accordance with the doorway clear opening guidelines.</p> <p>c) the WC compartment provides a clear space for wheelchair users to access the WC and the washbasin is positioned so that it does not impede access</p>																					
11	Walls in bathrooms and toilets should be capable of taking handrails	Building Control (Design and Access statements to refer to this)	This does not apply to domestic properties only commercial sites																					

Criteria	Description	Responsibility	Part M Requirements (Building Regulations)	DC Highways
12	The design should incorporate: a) provision for a future stairlift. There should be a minimum of 900mm clear distance between the stair wall and the edge of the opposite stair rail or balustrade. Unobstructed 'landings' are needed at the top and bottom of the stairs. b) a suitably identified space for a through-the-floor lift from the ground to the first floor.	DC Planning (Design and Access statements to refer to this)		
13	The design should provide for a reasonable route for a potential hoist from a main bedroom to a bathroom	Building Control		
14	The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.	Building Control	See diagram in Section 10 of Part M for guidelines on bathroom layout	
15	Living room window glazing should begin at 800mm or lower and windows should be easy to operate/open	DC Planning (Design and Access statements to refer to this)		
16	Switches, sockets, ventilation and service controls should be at a useable height (between 450mm and 1200mm from the floor)	Building Control	8.3 A way of satisfying requirement M1 would be to provide switches and socket outlets for lighting and other equipment in habitable rooms at appropriate heights between 450mm and 1200mm from finished floor level	

Source: <http://www.jrf.org.uk/housingandcare/lifetimehomes/table2.asp>  
The Building Regulations 2000, Access to and use of buildings (Part M)



**This document is available from the Borough Council website  
[www.basingstoke.gov.uk/planning/localplan/spd.htm](http://www.basingstoke.gov.uk/planning/localplan/spd.htm)  
& The Civic Offices and all Libraries in the Borough**

For a hard copy of the document, or for additional information on the Housing Mix and Lifetime Mobility Standards Sustainability Appraisal, please contact:

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If you would like further information about this document, or any aspect of the emerging Basingstoke and Deane Local Development Framework (LDF) please contact us. If you wish, your details will be added to our LDF consultation database, and you will be kept informed about Local Development Documents as they are produced.