

COMPARISON TABLE OF KEY STANDARDS

Housing Design Element AOTI Housing Design Guidance for Occupational Therapists 2019	Service User: Ambulant	Service User: Independent wheelchair user	Service User: Assisted wheelchair User	Notes
Access to dwelling	Hardstand area carport or garage Part M 900mm width access route.			General principles. See also: IWA Access Guidelines Page 21 Building for Everyone: External environment and approach. Chapter 1
Car Parking	Convenient			Design space standards available at IWA Design Access guidelines P 21 & 127. CEUD guidance Part M 3600mm Width where there is an onsite driveway.
Steps Ramp/Path gradient	<p>Level preferred – (not defined) Steps 1200mm width Risers 150 Tread 300 Handrails 800-900mm above FFL 45mm diameter.</p> <p>Graduated steps Riser 75-150mm Width 1,200 for carer assistance. Depth 800 mm minimum. Tread should consider: Walking stick 320 Walking frame 910. Part M Steps</p>	<p>1:20 preferred up to 10m 1:15 for 5 m -can be difficult. 900mm width path also 1000mm in gardens. Landing platform 1800 preferred 1500 if restricted. Width of ramp -1200mm 300mm handrail projection top and bottom.</p> <p>Part M Approaches Ramps Level – 1:50 Graduated 1:20 Minimum gradient 1:12</p>	<p>Buggy /wheelchair with attendant 1200</p>	<p>Variable guidance on path widths</p> <p>AOTI recommend not using ramps over 1:25 if mobility aids used – consider deep graduated steps.</p> <p>Differentiate between ramps to buildings and domestic ramps.</p>

	Width -900 Landings – 900 Risers – 100-150mm Goings -280	Landing area length 1200 clear of doors gates. Ramps between 1:20 and 1:15 length should not exceed 10m Gradient between 1:15 and 1:12 - 5m max Edge protection 100mm.		
Main entrance /Threshold	Door furniture 900-1200 height AFFL Level access threshold Part M entry equipment/fixtures 900-1200mm	1500 x 1500 landing area. Part M All landings not less than 1200 exclusive of door gate swings onto it.		No technical detail on thresholds. Part M 15mm bevelled.
Lifts where applicable Communal Passenger lifts covered under building regulations	Stair lift guidance	Inter-floor lift guidance		No spatial guidance apart from 1200mm clearance space but comprehensive user and technical considerations covered for various types of home lifts. See IWA Access Guidelines for further technical guidance. Communal Passenger Lifts P124-127 See Part M passenger lifts for application and design standards p 54.
External doors door-sets Clear opening widths	900 COW			
Internal Doors/Door Hanging	775 width with 1050 corridor. 800 effective clear width	900 COW 300-500mm Leading edge		

	with 900mm corridor 800 COW Height of handle/controls and fixtures AFF: 900-1200mm Part M 750mm COW-1050 corridors 800 COW – 900 corridors			
Corridors	≥1000 minimum. Part M refers to 900mm with 800 COW door	1200 Part M 1050 with 775 COW door,		Ambulant and wheelchair standards not clearly separated. Fall short of many wheelchair users needs Does it default to Part M or CEUD?
Wheelchair turning space	1000mm for walking aids crutches, guide dog assistance	1500	1800 and 2000mm for powered chair Hoist 1800/2000	The equipment dimensions and turning circles are at a variance for powered chairs
Hoist turning space			2000mm 1800 also mentioned	Tracking hoists not illustrated on idapt drawings.
Living room				No overall guidance on living rooms 600mm sill height See IWA Access guidance P 129
Kitchen				No overall space standards for kitchen or utility areas. Good data on appliances See IWA Access Guidance P130
Dining space				No spatial guidance on dining areas. Open plan suggested.
Bathroom/ toilet shower room	2000 x 2000 with 1000x1000 shower space.	2700 x 2700 WC WC sink wet room and bath	3200 x 2400 WC, WHB and level access shower.	Note a range of bath options.

	2500 x 1750 with bath (no shower)	Family Bathroom. 2500 x2000 - wc whb and level access shower. 2500 x2700 – toilet (peninsular)W HB and bath.	3200 x 2400 – WC, WHB and Bath. 2500 x 2500 - WC, WHB and level access shower. 3600 x 2500 Shower trolley WC and WHB	
Toilet and WHB	1500 x 2000 Part M states 1400 x 900mm	1500 x 2800 Part M states 1,450 x1450 or 1550x1400	2000 x 2000	Part M although supposed to meet wheelchair users needs falls short of AOTI guidance based on static not dynamic measurements.
Bedroom	3100 3900- single profiling bed. 3900 x3900 – twin room with 1 profiling bed. 3600 x3900 – double bed. Excess space for ambulant in length of room Excess space for ambulant in length of room	3300 x 3900 single profiling bed. 3900 X 3900 Double bed 4000 x 4200 – twin bedroom with profiling bed 4200 x 4200mm double bedroom for 2 wheelchair users. 5300 x 5300 - 2 users twin profiling beds. 1100 transfer space inadequate for 180 degree turn.	3900 x3000 – single bed one assistant. 3900 x 3800 – single bed space on both sides and one assistant 4800 x 4000 Twin bed (one profiling) and one assistant. 4600 x 3900 double bed one assistant. 3900 X 4000 single bed mobile hoist assistance of 2 4600 x3900 – twin bed mobile hoist and two assistants. 4800 x3900 double bed	Source of bedside transfer space ? storage for 2. Transfer space less than turning circle.

			mobile hoist two assistants.	
Additional storage				No spatial guidance – general considerations covered. See IWA Access Guidelines P 130 &133
Heating and lighting				Advantages and disadvantages of various forms of heating discussed -no criteria for provision. Good principles of effective lighting Specific Lux levels cross referred to NDA guidance
Egress in the event of a fire	Useful section on considerations and cross reference to related BC standards.			Smoke heat detectors and CO2
Position of controls	900-1200 AFF 300-600 from internal corners Part M Switches 900- 1200 Sockets 400 - 1200 depending on function			Guidance on types of controls and considerations
Communications/ Environmental Control Systems				Useful section on ECS and alarms considerations.
Additional spatial planning recommendations				N/A
Additional guidance				<ul style="list-style-type: none"> • Challenging behaviours • Children and Adults. • Cognitive impairment. • Mental health ++.

				<ul style="list-style-type: none"> • Deaf and hearing impaired. • Sight loss.
Reporting formats				
References				<p>Comprehensive: Also see: DfC/DoH Adaptations Design Communications Toolkit. www.nihe.gov.uk/adaptations DfC wheelchair housing standards www.communities-ni.gov.uk/wheelchair</p>
Lifetime adaptable homes	96% of new build recommended	14 design standards.		See IWA Best Practice Access Guidance P 127-137
Wheelchair housing	4% of new build recommended			See IWA Best Practice Access Guidance P 137-140

Researched and compiled by:

Paraig O'Brien

DipCOT, MA Disability Design Research (London)