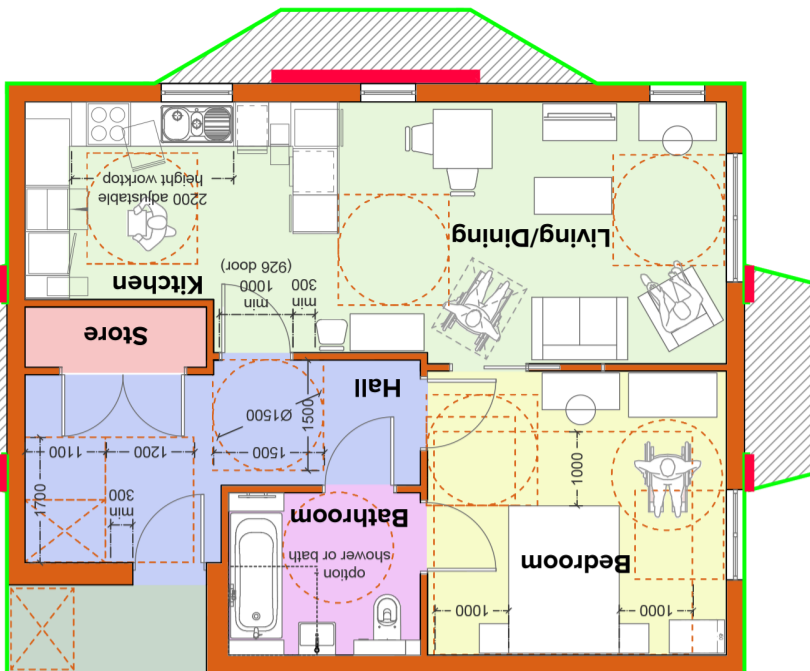


ACCESS CUBE



Living Space
Living spaces, WC, and principal private entrance to be within Entrance Storey, Kitchen, Dining and Living to be adjacent and step-free. Kitchen and eating areas to be in the same room or connected. Minimum clear access zone 1500mm to all kitchen units and appliances. Drawings must show how kitchens could be easily adapted to meet the provisions of Wheelchair Accessible, without moving structural walls, stacks or drainage or compromising space in any other part of the dwelling.

Worktop lengths - Wheelchair Adaptable / Accessible

No. Beds	2	3&4	5	6-8
Min. length (mm) Adaptable	4330	4730	5630	6730
Min. length (mm) Accessible	6130	6530	7430	8530

Minimum combined floor area for living, dining, kitchen

No. Beds	2	3	4	5	6	7	8
Min. floor area (m ²)	25	27	29	31	33	35	37

Windows
Glazing to start max. 850mm above the floor. Ironmongery is easy to grip and use. Handle, or remote opening device, to one window in principal living area is 700-1000mm above floor. Handles to all other windows 450-1200mm above floor.

Principle Entrances
Entrance to individual dwelling:
a. 1500mm square clear level external landing with minimum 1200mm square canopy.
b. Entrance Lighting activated by dusk to dawn timer or motion detection.
c. Internal 1500mm turning square in front of door when closed
d. Minimum 300mm nib to leading edge of door. 150mm nib to hinge side of the door.
e. Door min.850mm clear opening width .
f. Accessible threshold
All other external doors - including doors to a private garden, balcony, garage, conservatory or store that is integral with, or connected to, the dwelling should comply with the above guidance, including the minimum 300mm nib. The extra width created by this nib should extend for a minimum 1800mm beyond.

Ramps
-Individual flights are: for gradients up to 1:15 (max. 10m long), and up to 1:12 (max. 5m long).
- Top and bottom level landings to every flight.
- Level Intermediate landing between flights and at any change of direction.
- Landings are min. 1200mm

Wheelchair Storage and Transfer
A min. 1100mm x 1700mm space on the entrance storey near the principal entrance. Accessed from a min. clear width of 1200mm. Provided with a power socket.

External Access
An accessible step-free approach route should comply with the following:
- Min. clear width 1200mm
- Level, gently sloping or ramped.
- Localised obstructions to be reviewed.
- Suitable ground surface

Parking Space
This should enable a wheelchair user to access both sides and the boot space. Within a private curtilage provide a standard parking bay (2.5m x 5.0m) with an additional min clear access zone 1.2m to one side & the rear.

Definitions
Inclusive Design - A design process in which a product, service, or environment is designed to be usable for as many people as possible, particularly groups who are traditionally excluded from being able to use an interface or navigate an environment.
Social Model of Disability - Describes people as being disabled by barriers in society, not by impairment or difference.
For more information or to discuss a scheme please call: 020 8941 5161
Email: london@wva-studios.com

Access Cube
West Waddy Archadia (WVA) introduce the access cube, a desktop reminder of key accessible criteria and best practice when designing dwellings.
What is the M4(3) Optional Requirement
1. Reasonable provision must be made for people to -
(a) gain access to, and
(b) use, the dwelling and its facilities.
2. The provision made must be sufficient to -
(a) allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs; or
(b) meet the need of occupants who use wheelchairs.
At West Waddy Archadia we strive to make buildings which meet our clients brief while being accessible for all. The purpose of the cube is to help remind users of key principles but for detail please refer to identified resources. This cube is designed specifically around housing focusing on Wheelchair user dwellings with aspects of Design for All where possible looking at disabilities beyond physical.
Resources
DLUHC and MHCLG, 2021, Access to and use of buildings: Approved Document M, Gov.uk.
CAE and RIBA Publishing, 2013, Access Audit Handbook, RIBA Publishing.
Habinteg et. al., 2018, Third Edition, Wheelchair Design Guide, CAE.
London Development Agency, 2010, London Housing Design Guide Interim edition, London.gov.uk

Bathroom/ Shower room
Units with only one bedroom can comply with a shower room without a bath. A wet room is required on the entrance storey containing a basin, WC and level access Shower.
Key Points
a. colour contrast between walls / floors / doors / furniture & fittings.
b. complies with key dimensions.
c. provision for a shower and/or a bath with their associated clear access zones.

Bedrooms
One bedroom should be close to an accessible bathroom. All bedrooms should be accessible to a wheelchair user.
Every bedroom should have a min. clear access route 750mm wide from doorway to window, and around the bed, with a min. clear 1200mm square manoeuvring space inside doorway. Ceiling structure to be strong enough to allow for fitting overhead hoist load of 200kg. Principal double bedroom - min. floor area of 13.5m² and 3m wide clear of obstructions with min. 1m wide clear access zone to both sides of bed and a min. 1.2m by 1.2m manoeuvring space on both sides of the bed. Every other double/twin minimum 12.5m²

Instructions
Cut around the net, Green delineates the tabs and red notes the slots.
For a how to video please go to our website at: <https://www.wva-studios.com/accesscubetutorial>
For more information and other relevant sources please see the resources below:
DLUHC and MHCLG, 2021, Access to and use of buildings: Approved Document M, Gov.uk.
CAE and RIBA Publishing, 2013, Access Audit Handbook, RIBA Publishing.
Habinteg et. al., 2018, Third Edition, Wheelchair Design Guide, CAE.
London Development Agency, 2010, London Housing Design Guide Interim edition, London.gov.uk



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