

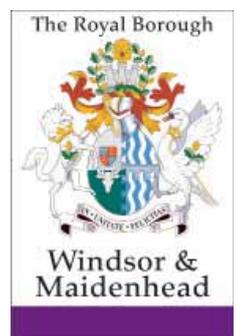
Royal Borough of Windsor and Maidenhead Local Development Framework

Planning for an Ageing Population Supplementary Planning Document



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Foreword

The borough's population is ageing as a result of improved lifestyles, diets, and medical advancements. This situation must be planned-for now, so that the borough's homes and neighbourhoods are suitable for the rising number of older people.

The Royal Borough is dedicated to providing development that is appropriate for its residents and therefore, should be at the forefront for providing homes that are flexible to meet all residents' needs; neighbourhoods that are well designed to be accessible and welcoming to people young and old, regardless of physical or psychological capability; and to give residents the choice of how and where they are cared for when they need it.

The requirements within this document will go a long way to making the housing stock of the borough more suitable for our residents. It will also be more attractive to potential buyers as flexible and accessible homes can mean that many will not need to move into care homes. It will result in developers taking greater account of the local area when submitting proposals for new development and therefore leading to our neighbourhoods becoming more integrated.

This is an excellent opportunity to ensure that we produce suitable homes for our residents, in neighbourhoods where people want to live and can easily access to make this a truly age-friendly borough.

Executive Summary

Executive Summary

Lifetime Homes, Lifetime Neighbourhoods - A National Strategy for Housing in an Ageing Society focuses upon improving the provision of housing, communities and care / support facilities so that the country is better prepared to deal with the ageing population, which is expected to account for over half of household growth nationally.

As a response to this document, the Berkshire authorities commissioned a report named [Positive Planning for an Ageing Society](#). This document provides a clear strategy for the Berkshire authorities to deliver the Government's national objectives for an ageing population and has been used, alongside other adopted documents,⁽¹⁾ as a basis for the production of this document.

In accordance with these documents this Planning for an Ageing Population Supplementary Planning Document (SPD) provides clear guidance for developers and householders on:

- Ensuring that new homes will be flexible enough to meet changing needs as people get older;
- The creation of accessible and inclusive neighbourhoods that are welcoming for all of the local population; and
- The development of new care homes and housing for older people.

Traditionally people have remained in their home until they can no longer manage by themselves, upon which time they have to move into a residential care facility. The emphasis has now shifted to allowing people to live in their own home and community for longer if they so choose, by supporting them within their home. However, this cannot be easily achieved in some of the existing housing in the borough, and will need to be taken into account when creating new homes.

This SPD provides a list of requirements to ensure that our ageing population is adequately considered in new development. These will result in a number of benefits for developers, local tax payers, and most importantly the borough's residents. The requirements in this SPD will be a material consideration in determining relevant planning applications in the Royal Borough and are set out below:

Requirement PAP1

Lifetime Homes Standards

Residential development will be expected to be accessible and easily adaptable to meet changing needs, by meeting the Lifetime Homes Standards.

Design and Access Statements, and accompanying plans and drawings will show how these standards will be incorporated in the development.

[Ref. Page. 6]

Requirement PAP2

Lifetime Homes Standards for Subdivision of Existing Houses

Proposals for the subdivision of homes into smaller units, where there will be a net increase of 2 or more units, will maximise the opportunity to improve accessibility and flexibility of the new homes by achieving Lifetime Homes Standards where appropriate.

[Ref. Page. 7]

1 Including the RBWM adopted Local Plan, the RBWM Local Transport Plan 2, the Sustainable Community Strategy, and the Adult Care Services Strategy.

Executive Summary

Requirement PAP3

Home Extensions

The council will encourage home extensions to incorporate relevant Lifetime Homes Standards where possible. Extensions should not harm access, or the potential for future adaptations that may be needed.

[Ref. Page. 7]

Requirement PAP4

Wheelchair Accessible Homes

The council will seek the provision of wheelchair accessible homes in all developments of 20 or more units. This provision will reflect the tenure, and housing type and size choices available to all people reflecting the mix across the development.

All wheelchair accessible homes will be designed to the Habinteg Housing Association Wheelchair Housing Design Guide (2006) standards, summarised in Appendix B.1, in addition to Lifetime Homes Standards.

[Ref. Page. 8]

Requirement PAP5

Secure Homes

Developers will show how the physical security of development proposals will be achieved in Design and Access Statements. All developments will be expected to meet the standards for new homes in *Secured By Design New Homes, Part 2: Physical Security*.⁽²⁾

[Ref. Page. 8]

Requirement PAP6

Lifetime Neighbourhood Requirements

All development will exhibit high quality design and will take account of its impact upon the surrounding community by answering CABE's *Building for Life Questions* in Appendix C.1 of this SPD. Design and Access Statements will show how these are to be achieved in proposals.

[Ref. Page. 13]

Executive Summary

Requirement PAP7

Access to Services and Facilities

All residential development with a net increase of 10 or more dwellings will be required to provide an assessment of local essential or preferential services, as defined in this SPD. Development in areas with poor access to services will be expected to provide new facilities as part of the development proposal, or where this is not possible provide access improvements to existing services.

The council will resist the loss of any essential or preferential service unless adequate alternative provision can be provided locally. Redevelopment of these services to ensure their continued existence may be supported by the council, subject to other considerations.

All relevant development will be expected to meet high standards of accessibility by achieving the Standards for Accessible Neighbourhoods in Appendix C.3 of this SPD.

[Ref. Page. 16]

Requirement PAP8

Identifying and Meeting Need

Applications for care homes and housing for older people will need to demonstrate that the needs of the local population have been satisfactorily addressed through discussions with the council and the local population. The council will seek the provision of a percentage of affordable units with affordable service charges in all developments of care homes or housing for older people.

The council may require facilities to be phased to ensure a flexible provision can be identified to adjust to changing strategic requirements.

[Ref. Page. 23]

Requirement PAP9

Standards for Care Homes and Housing for Older People

Proposals for the development of care homes and housing for older people will be expected to exhibit high-quality, well designed accommodation that will be desirable for future residents. Applications will meet the relevant Standards for Care Homes and Housing for Older People in Appendix D.1 of this SPD.

[Ref. Page. 23]

Executive Summary

Requirement PAP10

Redevelopment of Existing Care Homes or Housing for Older People

The council will welcome the improvement of care homes and housing for older people where the existing facility does not meet modern standards. Redevelopment will be of high quality design and will meet or exceed the Standards for Care Homes and Housing for Older People in Appendix D.1 of this SPD. Proposals will be expected to meet local needs as agreed with the council.

The council will resist the loss of existing care homes and housing for older people unless adequate alternative provision is provided locally or the council confirms that there is no longer a need for the facilities.

[Ref. Page. 24]

Requirement PAP11

Providing Care Homes or Housing for Older People in Areas with Restrictive Designations

The development, or redevelopment, of care homes or housing for older people may be acceptable within some restrictive designations where they will directly address a local need, as agreed by the council.

All proposals within restrictive designations will be required to undergo a site comparison assessment in the form of the Checklist for Siting Care Homes and Housing for Older People in Appendix D.2 of this SPD.

[Ref. Page. 25]

Introduction

1 Introduction

1.0.1 Trends in the UK suggest that our population is ageing at a high rate, primarily due to improvements in medicine and improved diets and lifestyles which are allowing people to live longer. This trend is also expected to occur in the Royal Borough.

1.0.2 Approximately 15% of the Royal Borough's population are aged 65 years and over and 2% of the population are aged 85 years and over. This is the highest proportion of all of the authorities in Berkshire. What's more, population projections for the borough suggest that there will be an increase of nearly 24% in the 65-84 age range, and nearly 55% in the number of over 85 year olds by 2020.⁽³⁾ Further predictions indicate that there will be an increase of 17,000 households between 2006 and 2031 in the Royal Borough. This is a significant increase and it is expected that 46% of these households will be occupied by people over 65 years old.⁽⁴⁾

1.0.3 One consequence of our population living longer is an increase in the number of health problems that are directly associated with growing older. For example it is estimated that 1 in 8 people aged over 75, and 1 in 3 people aged over 90, suffer from serious visual impairment.⁽⁵⁾ Other issues directly associated with ageing include dementia which currently affects 7% of the borough's population aged 65 years and over and costs the health and social care economy more than cancer, heart disease and stroke combined. The number of people who suffer with dementia is estimated to increase by 35% by 2020⁽⁶⁾ and this would place a significant strain upon care services in the borough.

1.0.4 Further to these specific health problems, reduced mobility and frailty are common occurrences among older people and will result in many becoming more dependent upon social care services and the assistance of friends and relatives. For many people it becomes necessary to take up residency in a care home. There is expected to be a 45% rise in the number of people requiring a place in residential care homes from 2008 - 2025.⁽⁷⁾ The vast majority of older people want to be supported to remain in their own home and leaving to go into care homes can also be a significant expense.

1.0.5 It is important that we start to plan now to ensure that the ageing population is fully catered for and that we plan positively to allow all residents to grow older in homes and neighbourhoods that are suitable and attractive to them, where they can get the care that they need.

1.0.6 With an aim to achieve this, the SPD has the following objectives:

- To make homes inclusive and accessible, and to ensure that they are flexible to allow for cost effective adaptations to meet changing needs throughout the occupant's lifetime;
- To encourage the creation of neighbourhoods that are welcoming, inclusive and accessible to people of all ages, regardless of physical or psychological wellbeing; and
- To ensure that new care homes and housing for older people will be of high quality and will adequately address the needs of the borough's residents.

1.1 The purpose of this SPD

1.1.1 Planning to meet the needs of an ageing population is contained in national planning policy:

- **Planning Policy Statement 1 - Delivering Sustainable Development (PPS1)** demands '*high quality inclusive design in the layout of new developments...not just for the short term but over the lifetime of the development.*' If this is the case then it is vital that all buildings developed in the coming years are capable of ensuring a better quality of life for the ageing population that is projected. PPS1 goes on to state that '*development plans should also contain clear, comprehensive and inclusive access policies – in terms of both location and external physical access... to break down unnecessary barriers and exclusions in a manner that benefits the entire community.*' Clearly this means that a diverse range of needs should be considered in planning, including those needs of the ageing population which will place demands upon the built environment.
- **Planning Policy Statement 3 - Housing (PPS3)** states that local councils should '*plan for a mix of housing on the basis of the different types of households that are likely to require housing over the plan period.*

3 RBWM Strategy for Adult Care Services, April 2008-2020

4 *Positive Planning for an Ageing Society: The Berkshire Authorities response to Lifetime Homes, Lifetime Neighbourhoods*, WYG on behalf of the Berkshire Authorities, 2009.

5 *From Housing for People With Sight Loss: A Thomas Pocklington Trust Design Guide Research Findings*, April 2008, number 17

6 RBWM Strategy for Adult Care Services (April 2008-2020)

7 RBWM Strategy for Adult Care Services (April 2008-2020)

This will include having particular regard to...the accommodation requirements of specific groups, in particular, families with children, older and disabled people'.

1.1.2 This SPD has been developed to provide more specific guidance to support these national policies, and also those in the Royal Borough's adopted Local Plan. It will also respond to other government publications such as *Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society (DCLG: 2008)*.

Benefits of this SPD

1.1.3 There are a number of benefits that can arise as a result of this SPD, including:

- The improvement in the quality of life of the borough's older people;
- The promotion of independent living and dignity among our population;
- Allowing people to make real choices about where they live and how they are cared for;
- Savings for the tax payer in reducing the number of people who have to go into residential care facilities, or delaying their entry;
- Savings in the cost of adapting new homes;
- Making new homes more desirable to a wider range of the population, enhancing their market appeal;
- Ensuring that new high-density homes feel spacious without necessarily harming the overall densities achieved;
- Encouraging innovative design in new development;
- Enhancing the council's role as place maker; and
- Providing greater certainty for developers of what will be acceptable in the provision of new care homes and housing for older people.

1.2 Development to which this SPD applies

1.2.1 This SPD will be relevant to all forms of development in the borough. Table 1 below shows the relevant section that should be considered in proposals for different types of development:

Type of development	Relevant Chapter(s)	Reason
Householder extension (excluding loft conversions)	2	To promote the improvement of accessibility and flexibility in the existing housing stock.
Residential Development (including new houses and flats, and the subdivision of existing homes)	2, 3	To ensure that new homes will be flexible and adaptable to meet potential needs. To take account of the access to services for residents and its impact upon the surrounding community.
Publicly Accessible Buildings (such as shops, community facilities, places of worship, cafés etc.)	3	To be suitably accessible for all members of the public. To take account of its impact upon the surrounding community.
Other Uses (such as offices, industrial, other institutions not accessible by the public etc.)	3	To take account of its impact upon the surrounding community.
Care Homes or Housing for Older People	3, 4	To ensure that it will be of suitable quality and meets identified need for such a facility . To take account of its impact upon the surrounding community.

Table 1

1.2.2 Planning applicants can check that their proposals will take account of the ageing population by following the guidance in this document. All applications should be accompanied by the relevant SPD checklist so that they address all relevant aspects of this SPD in their application. This can be found in the appendix to this document.

Lifetime Homes

Lifetime Homes

2.0.1 When a person undergoes a life changing event, such as a change to their physical or mental wellbeing, they may find it difficult to remain living in their home in its current state. It may need to have a number of alterations to allow them to move throughout their home or to get through the front door, or more significant changes may be required, such as the need to have the layout completely altered. The ability to adapt to changing needs varies greatly from house to house and many existing homes in the borough would be incapable of incorporating certain alterations.

2.0.2 The concept of making new homes more flexible has been around since the early 1990s when Lifetime Homes were developed by Habinteg Housing Association, the Helen Hamlyn Foundation and the Joseph Rowntree Foundation. ⁽⁸⁾ Lifetime Homes include 16 design features that should be incorporated in the design and construction of new homes to ensure that they are adaptable and accessible, so that they can meet the needs of most households. These 16 features can be seen in Figure 1 below:

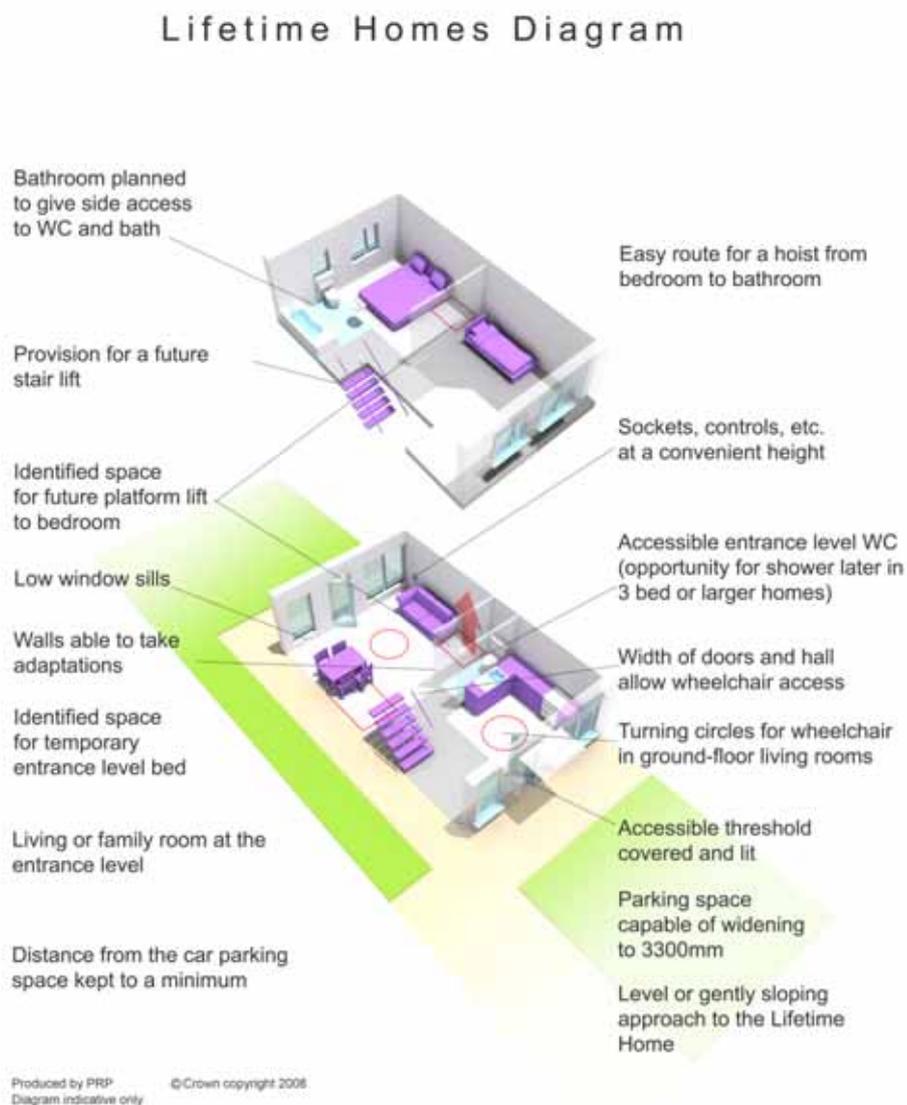


Figure 1 16 Lifetime Homes Standards Lifetime Homes, Lifetime Neighbourhoods: Department for Communities and Local Government, 2008.

2.0.3 These standards have been adopted by the Government in *Lifetime Homes, Lifetime Neighbourhoods* and it is the Government's aspiration that all new homes will be built to Lifetime Homes Standards by 2013. As a step towards achieving this, all homes seeking to achieve level 6 in the Code for Sustainable Homes must

2 Lifetime Homes

meet Lifetime Homes Standards at present, and this may be introduced as a requirement to achieve Level 3 in 2013.⁽⁹⁾ Furthermore, it is expected that Lifetime Homes Standards will become a requirement for all housing development in the coming years.

2.0.4 As well as Lifetime Homes Standards there are also other requirements used nationally at the moment to ensure that housing will be accessible to people with a range of needs. Part M of the Building Regulations 'Access to and use of buildings' (Building Regulations, 2000) outlines specific requirements for access to and use of buildings, including both residential and non-residential buildings. The Lifetime Homes Standards are generally higher than that required by Part M of the Building Regulations, although some elements of Part M are equal to the Lifetime Homes requirements or need relatively minor changes to comply.

2.0.5 The council is adopting the Lifetime Homes Standards as a requirement in all new residential development. By adopting these standards as a requirement now, the council is showing its commitment to ensure that the Royal Borough is well placed to provide a housing stock that will be suitable for people of all ages.

2.0.6 While the Lifetime Homes Standards have been adopted for use with immediate effect, it is appreciated that submitted schemes and applications that have been drawn up prior to this SPD's adoption will not necessarily have incorporated them. Therefore the council will take a flexible approach to all relevant planning applications submitted in the period following the adoption of this SPD, until a time where all applicants are considered to have had enough time to incorporate these standards.

2.1 Cost Implications

2.1.1 It is estimated that the implementation of the 16 Lifetime Homes Standards would cost approximately £547 per new home.⁽¹⁰⁾ Many of these standards are space related and therefore it is likely that the cost of these would differ from site to site. It is also considered that some of these standards would not result in any extra cost, provided they are factored in at the design stage.

2.1.2 Lifetime Homes need not adversely affect development densities. The requirements for adequate circulation mean that flats and small homes should feel more spacious and therefore will enhance the appeal to potential buyers. It is also important to note that these costs represent value for money as homes built to these standards will have greater market attractiveness as a result of the increasing number of older people.

2.2 Lifetime Homes Standards

2.2.1 The council will require that new houses and flats meet Lifetime Home Standards. The detailed and up to date Lifetime Homes Standards are available at www.lifetimehomes.org.uk or can be viewed in Appendix B of this SPD. The council will expect design and access statements, and accompanying plans and drawings to clearly show how the standards have been incorporated into development proposals.

Requirement PAP1

Lifetime Homes Standards

Residential development will be expected to be accessible and easily adaptable to meet changing needs, by meeting the Lifetime Homes Standards.

Design and Access Statements, and accompanying plans and drawings will show how these standards will be incorporated in the development.

Local Plan Policy Links

- Local Plan Policies DG1, H8, H9, H10, P4.

9 Lifetime Homes, Lifetime Neighbourhoods: Department for Communities and Local Government, 2008.

10 *Lifetime Homes, Lifetime Neighbourhoods* (DCLG: 2008)

Lifetime Homes

2.3 Subdivision of Existing Houses

2.3.1 The achievement of Lifetime Homes Standards should be sought in all new residential development including where the development is in the form of residential subdivision. Although the goal of every residential subdivision should be to achieve all Lifetime Homes Standards, the council will only require subdivision development that results in a net increase of 2 or more dwellings. This approach should ensure that viability is not fundamentally harmed in smaller developments.

2.3.2 Furthermore, the council accepts that when larger homes are subdivided into flats or smaller houses the designs can vary greatly in their style, form and internal layout and therefore redevelopment will not always be able to incorporate all of the Lifetime Homes Standards. The absence of any of the relevant standards from residential subdivision development will need to be justified in a design and access statement, and must satisfy the council that site-specific constraints prevent these standards from being achieved. Acceptable reasons for not meeting these standards can include:

- The present building could not incorporate them without significant external structural change;
- The standards would cause an unacceptable impact upon a listed building; or
- The standards would result in an unacceptable impact upon neighbouring amenity or upon the surrounding character of the area.

Requirement PAP2

Lifetime Homes Standards for Subdivision of Existing Houses

Proposals for the subdivision of homes into smaller units, where there will be a net increase of 2 or more units, will maximise the opportunity to improve accessibility and flexibility of the new homes by achieving Lifetime Homes Standards where appropriate.

Local Plan Policy Links

- Local Plan Policies DG1, H8, H9, H10, H12, H13, P4.

2.4 Home Extensions

2.4.1 The vast majority of the housing stock in the borough is not currently very flexible and will sometimes need to be extended in order to meet the changing need of the occupants. Minor alterations within the home can make it more flexible both for the occupants and also for visitors who may require some basic comforts to suit their need.

2.4.2 However, sometimes extensions can be problematic as the home is located within an area where there is a specific planning policy constraint that would ordinarily prevent this development. The need to allow a resident to remain in their home is an important one and will be considered by the council as a significant consideration in the decision making process.

2.4.3 All applications submitted for home extensions, not including loft conversions, should maximise the opportunity to future-proof the home for its occupiers. Home extensions should try to meet as many Lifetime Homes Standards as possible and should not hinder the future adaptability or accessibility of the home.

Requirement PAP3

Home Extensions

The council will encourage home extensions to incorporate relevant Lifetime Homes Standards where possible. Extensions should not harm access, or the potential for future adaptations that may be needed.

Local Plan Policy Links

- Local Plan Policies DG1, H14.

2 Lifetime Homes

2.5 Wheelchair Accessible Homes

2.5.1 Projected numbers of people needing wheelchair accessible housing are expected to rise considerably at a national level and the Royal Borough will largely follow this trend. Lifetime Homes Standards include features helpful to wheelchair users, however, it is also necessary to provide some housing that is designed for use by a wheelchair user from the outset. It is also important to provide wheelchair accessible homes that are of a varying range of types, sizes, tenures and locations. The council therefore expects the provision of wheelchair accessible housing in major residential development schemes across the borough where there will be a net increase of 20 or more units.

2.5.2 The required wheelchair accessible homes are designed with full wheelchair access to all parts of the home with the necessary circulation space and level access throughout, in both internal spaces and external areas. Habinteg Housing Association has produced wheelchair accessible homes design guidance that is used across the country. This guidance is expected to be adhered to in the development of all wheelchair accessible housing in the borough. It should be noted that the council does not expect wheelchair homes to be fitted for wheelchair users, but relates only to access, circulation, and future adaptability.

Requirement PAP4

Wheelchair Accessible Homes

The council will seek the provision of wheelchair accessible homes in all developments of 20 or more units. This provision will reflect the tenure, and housing type and size choices available to all people reflecting the mix across the development.

All wheelchair accessible homes will be designed to the Habinteg Housing Association Wheelchair Housing Design Guide (2006) standards, summarised in Appendix B.1, in addition to Lifetime Homes Standards.

Local Plan Policy Links

- Local Plan Policies DG1, H8, H9.

2.6 Secure Homes

2.6.1 A further essential aspect for people being willing and able to remain in their homes is security and feeling secure within their home. Older people are often vulnerable and are the targets for criminal activity, with burglary being a particular problem highlighted by Thames Valley Police. One problem is that homes inhabited by older people are often recognisable as such, with grab rails or other design features clearly visible. Therefore it is important to avoid creating homes that look distinctly lived in by older people. It is also essential that homes should be secure so that older people can refuse entry to unwanted visitors, and so they are not fearful of burglary or anti-social behaviour.

2.6.2 Guidance on achieving good security in homes is available in *Secured By Design New Homes, Part 2: Physical Security* and is updated annually. This covers aspects of how developments are designed to reduce the likelihood of crime, to improving physical security for occupants.

Requirement PAP5

Secure Homes

Developers will show how the physical security of development proposals will be achieved in Design and Access Statements. All developments will be expected to meet the standards for new homes in *Secured By Design New Homes, Part 2: Physical Security*.⁽¹¹⁾

Local Plan Policy Links

- Local Plan Policies DG1, H10.

2.7 Environmental and Economical Homes

2.7.1 The Royal Borough currently expects residential development to meet high environmental standards within its *Sustainable Design and Construction SPD*.⁽¹²⁾ The requirement for such standards will have benefits for our climate and also for local biodiversity, air quality, and noise and light pollution. Many of these standards will have other benefits for residents of new homes, particularly those which improve energy efficiency, produce renewable energy, or reduce water usage as they can represent significant cost savings for occupants.

2.7.2 This is particularly important for older people as they spend more time in the home and therefore can often be expected to use more power and heat. Many people in the borough struggle to afford the cost of fuel to keep their home warm, and there has been shown to be a direct link between a cold home and ill-health. This is also a contributing factor to the number of deaths in the winter time. By incorporating sustainable design and construction features and by ensuring that homes are properly insulated, we can help to ensure that the running costs of a home are more likely to be within the means of older people with a limited income, and therefore could expect a general improvement in the health of these individuals.

12 http://www.rbwm.gov.uk/web/pp_sustainable_design_and_construction_spd.htm

Lifetime Neighbourhoods

Lifetime Neighbourhoods

3.0.1 The idea of Lifetime Neighbourhoods is based upon giving residents the best possible chance of achieving good health, wellbeing and social inclusion, regardless of age, or physical or mental state. A Lifetime Neighbourhood includes a pleasant and attractive environment that is accessible, welcoming and will allow active participation for all.

3.0.2 The topic of Lifetime Neighbourhoods is discussed in the Government Paper - *Towards Lifetime Neighbourhoods: Designing Sustainable Communities for All* (DCLG:2007). This document states that lifetime neighbourhoods should be viewed as sustainable communities that offer a good quality of life to all generations. To achieve this, communities should aim to be:

- *Accessible and inclusive;*
- *Aesthetically pleasing and safe (in terms of both traffic and crime), and easy and pleasant to access; and*
- *A community that offers plenty of services, facilities and open space.*

It goes on to say that they are also likely to foster:

- *A strong social and civic fabric, including volunteering, informal networks, and a culture of consultation and user empowerment amongst decision-makers; and*
- *A strong local identity and sense of place.*

3.0.3 The central themes to the lifetime neighbourhoods concept can be seen in Figure 2 below ⁽¹³⁾:

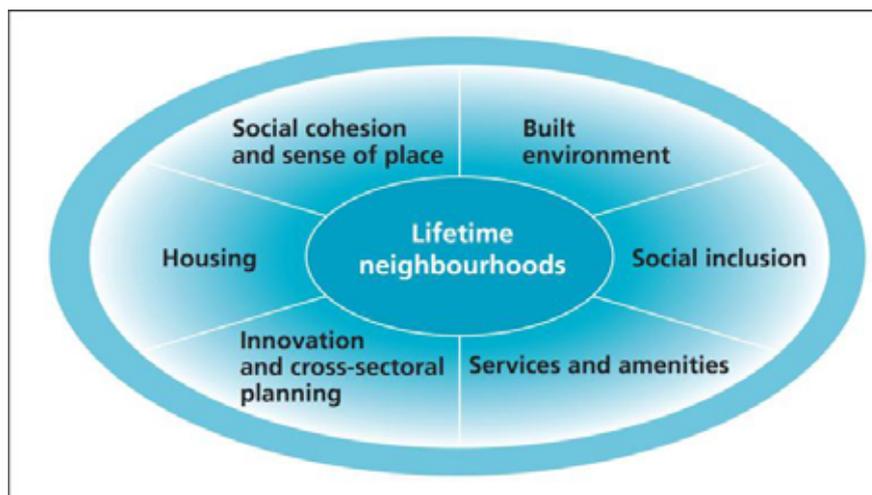


Figure 2

3.0.4 This SPD provides clear advice on what should be considered in any development proposal to ensure that it helps to contribute towards making a community a lifetime neighbourhood. It provides guidance on what is expected from development in terms of what it contributes to the local area and what specific aspects need consideration.

3.0.5 Lifetime Neighbourhoods benefit all members in a community, but are particularly important in allowing older people, people with disabilities (including people with sensory impairment, mental health problems or learning disabilities) to integrate into the community. There are many considerations that must be taken into account to ensure that neighbourhoods will be accessible, attractive, and welcoming to all members of a community, including older people. Some of the key considerations are set out in the following paragraphs.

3.1 Creating Lifetime Neighbourhoods

Character:

3.1.1 The borough is fortunate to have many attractive communities that are rich in character and history. This local character is often what attracts people to an area and can assist in creating a strong sense of community. Development should respond to the local character and should factor it in when creating building designs and landscape strategies. Maintaining a general local style and character can help to ensure familiarity

Lifetime Neighbourhoods

of an area for older people and those suffering with dementia. ⁽¹⁴⁾ Designs should seek to retain existing landmark features or buildings, as this has been identified as a vital component to allow people who suffer with dementia to navigate within the built environment.

Public Transport:

3.1.2 A well-planned public transportation network provides benefits to all members of a community and is vital in allowing those who cannot drive to maintain a satisfactory level of independence. Developers should consider how easily residents will be able to access public transport within new developments and should maximise opportunities for it to be improved in the local area. To ensure that these services are pleasant and usable for older people, the provision of all-weather bus shelters with adequate seating should be considered. Developers should also ensure that their development would encourage walking and cycling.

3.1.3 There is also a Dial-a-Ride scheme operating in the borough, which offers a vital service for people who cannot use public buses independently. Development should ensure that there will be an appropriate location for this service to safely pick up and drop off users.

3.1.4 A Shopmobility scheme operates in the borough, providing manual and powered wheelchairs and scooters for use in Windsor and Maidenhead town centres for anyone who has difficulty walking. Development in town centre locations should consider how it can incorporate this scheme and development elsewhere could consider facilities for this scheme in locations outside of the main centres.

Street Layout and Design:

3.1.5 The layout of streets can greatly impact upon the accessibility within a community and can affect how people use an area. Adequate consideration must be given to:

- How the streets link up;
- What the street scene will look like;
- The connectivity between nodes;
- Minimising conflict between different modes of transport;
- Signage;
- Street furniture;
- Landscaping; and most importantly
- How the street will be used by different people within the community.

Considering Crime:

3.1.6 Crime, and fear of crime, can significantly reduce an older person's desire to remain in their home. It is vital that they can feel safe within their own home and when they venture out into their community.

3.1.7 Simple design features that need not impact on the cost of development can make a big difference in preventing crime and can include:

- Avoiding separation of pedestrian routes from traffic routes to avoid an isolated environment;
- Well designed lighting that avoids creating large dark areas;
- Ensuring that public areas have good natural surveillance from surrounding buildings;
- Avoiding the creation of numerous escape routes for would-be criminals;
- Creating active frontages wherever possible;
- Locating different uses such that they will not cause conflict; and
- Designing places with management and maintenance in mind.

3.1.8 The council requires all development to take account of its impact upon crime, and as such planning applications should provide details of how it will help to reduce the risk of crime. Guidance on this is available in *Secured by Design - New Homes, Part 1: The Development - Layout and Design*.

Involving Older People:

14 According to *Neighbourhoods for Life: A checklist of recommendations for designing dementia-friendly outdoor environments* Housing Corporation / Oxford Centre for Sustainable Development: 2004

Lifetime Neighbourhoods

3.1.9 It is important that all people within our communities are kept informed about, and are involved in, decisions that will affect them. As the number of older people within our communities increase it is increasingly important that their opinion is gained on new development. Help the Aged have criticised councils for not adequately representing the needs of older people in the decision making process.⁽¹⁵⁾ This council is committed to consultation with older people and has an Older Person's Partnership Forum which is involved in shaping the council's strategies. The council also has similar forums representing many other groups in the borough.

3.1.10 However, it is also important that developers consult with the local community prior to submitting an application. This will help to ensure that the development will sufficiently contribute to the aspirations of the neighbourhood.

Creating Lifetime Neighbourhoods

3.1.11 The Commission for Architecture and the Built Environment (CABE) and the Home Builders Federation⁽¹⁶⁾ have developed national standards for well-designed homes and neighbourhoods. These *Building for Life* standards are considered to encourage developers to take a full account of how their development will work.

3.1.12 All applications for development will show, in design and access statements and on plans and drawings, how their proposal will incorporate the *Building for Life* standards and therefore help with the creation of an integrated community for residents and visitors. This will help to ensure that development achieves:

- An appropriate mix of house types, sizes and tenure;
- A proportionate provision of necessary infrastructure;
- The maintenance or improvement of existing character;
- A legible and well-structured building layout;
- The creation of safe streets that balance the needs of different users;
- The integration with the surrounding community; and
- High quality architecture and environmentally friendly buildings.

3.1.13 The *Building for Life* questions checklist is available in Appendix C.1 of this document. Where any of the *Building for Life* questions cannot be answered positively, the council must be satisfied that the development will not harm the surrounding locality for existing or future residents.

Requirement PAP6

Lifetime Neighbourhood Requirements

All development will exhibit high quality design and will take account of its impact upon the surrounding community by answering CABE's *Building for Life Questions* in Appendix C.1 of this SPD. Design and Access Statements will show how these are to be achieved in proposals.

Local Plan Policy Links

- Local Plan Policies DG1, CF1, CF2, H8, H9, H10, H11, H12, T8, P4.

3.2 Access to Services and Facilities

3.2.1 It is important that communities can adequately serve their residents with the local provision of a range of services. It should not be necessary for anyone to have to leave their local area to access services or facilities that are essential to them. It is recommended in *Neighbourhoods for Life*⁽¹⁷⁾ that essential services should be no more than 500m from frail older people as this is the maximum walking distance that can be reasonably expected to be travelled on a regular basis. The services that are considered to be essential for most people are:

- GP surgery / health centres;

15 *Towards Common Ground, Help the Aged.*

16 Also backed by the Housing Corporation, English Partnerships, Design for Homes and the Civic Trust

17 *Neighbourhoods for Life: A checklist of recommendations for designing dementia-friendly outdoor environments* Housing Corporation / Oxford Centre for Sustainable Development: 2004

Lifetime Neighbourhoods

- General food stores;
- Post Offices;
- Pharmacies; and
- Banks.

3.2.2 Further to these essential services there are a range of preferential services that allow people to integrate more within the community and improve their quality of life. These services and facilities provide a distinct benefit to older people and the wider community as they offer a range of activities and can provide a vital outlet for people to socialise. New homes should be located within 800m of these preferential services which *Neighbourhoods for Life* consider to be a distance that older people can be realistically expected to travel on a less-frequent basis. These include:

- Community facilities;
- Public open spaces;
- Places of worship;
- Libraries; and
- Leisure facilities.

3.2.3 As part of CABE's *Building for Life Questions*, residential proposals must take into account access to services and facilities. In order to assist developers in assessing the accessibility of their site, the broad location of the existing facilities as of January 2010 have been mapped in Appendix C.2. Developers should consider whether any facilities that are in short supply in the area of their development can be provided as part of their proposals. Where this would not be appropriate, developers should consider how they can improve access to the existing services.

"One Stop Shop" Centres

3.2.4 By creating sustainable centres that include a range of services, especially those highlighted as essential or preferential services, a local centre can become a hub of the community. Grouping services and facilities allows people to meet many needs with one trip, but also helps to develop networks of friends and can make these services more successful and better used. A high-quality local centre can foster greater civic pride, and can improve the character of a neighbourhood.

3.2.5 The centre should be as welcoming and accessible as possible to all users, with high quality, attractive architecture and a pleasant landscaping scheme, with adequate levels of parking for both cars and bicycles close to the facilities, including adequate levels of disabled parking. Further to this, it is important that a "one stop shop" centre should be at the heart of the community, both in terms of the way it is viewed by local residents, but also in its physical location. In order to achieve success, the location of a "one stop shop" centre should aim to:

- Avoid being located near physical boundaries, such as steep hills, a railway line or a busy road that is hard to cross;
- Be located at a point where a number of roads or pedestrian ways converge;
- Be located on local bus routes; and
- Be located on a direct route for pedestrians or vehicles that runs through a community.

This will enhance its role at the heart of a community and will encourage its usage by both residents and visitors.

Ensuring Continued Services and Facilities

3.2.6 As the provision of essential and preferential services and facilities are considered to be vital to the ability of a community to provide for its residents, the council will resist any proposals that will result in their loss, unless adequate alternative provision is made elsewhere in the immediate vicinity.

3.2.7 Where the viability of local facilities or services is such that the continued existence cannot be guaranteed, it may sometimes be appropriate to redevelop the facilities to create a mix of uses. The council will, in principle, support development proposals that will guarantee the continued existence of an essential or preferential service as defined in this SPD, provided that it will not reduce the quality of service offered. The continuation of the service or facility in question will be secured through planning obligations.

Lifetime Neighbourhoods

Publicly Accessible Buildings

3.2.8 For people with a physical or psychological disability, ease of movement in the public arena is vital for their independence and their ability to be able to enjoy a full life. Public areas and buildings therefore must be designed to make them physically accessible and also attractive so that people want to visit them. This includes all buildings that will be used regularly by the public, such as community facilities, leisure facilities, shops, libraries, places of worship, pubs, restaurants and cafés.

Accessible Streets

3.2.9 Many older people cannot drive, and people who are diagnosed with dementia are not permitted to hold a driving licence. Therefore having a pedestrian friendly environment is essential for much of our older population. *Neighbourhoods for Life* provides guidance based upon research of how older people and people with dementia use the outside environment. This includes guidance on ensuring that the street layout is easily understandable with built form that can be easily interpreted, and methods to ensure that the pedestrian environment is safe and suitable for use by older people and people with dementia.

3.2.10 Further to this it is important that steps are taken to ensure that older people are capable of using the pedestrian environment with gradients that will not hinder them, and regular seating that is comfortable, attractive and hard-wearing. It is also important that people with sight or hearing impairments, and people with mobility difficulties can easily move around the environment. The consideration of the types and location of crossing is also important. New development should provide, where relevant, ramped access to pavements at locations where wheelchair users will likely want to cross and where it will be safe for them to do so. This should be shown in access plans to accompany applications.

Public Open Space

3.2.11 High quality, publicly accessible open space can greatly enhance the look, feel and functionality of a community. It provides a range of benefits for all groups of people within a neighbourhood and also for wildlife as it can provide a green refuge in an urban environment. Open space can also come in a range of types from town squares, to small functional play areas and wider green open spaces that offer an urban oasis. Open spaces offer a number of opportunities for a community, including a location to exercise, to hold special community events, to enhance local biodiversity and to provide relief from the built environment where access to the countryside is limited. Open spaces are particularly important for older people, increasingly when they live in small homes where they have reduced personal amenity space.

3.2.12 A number of parks in the UK have also been designed specifically for use by older people or incorporate equipment that helps mobility and flexibility. These facilities all help to improve the overall health of residents into old age. Although a specific requirement for these facilities has not been highlighted, this could be an opportunity for the future.

Public Toilets

3.2.13 Easy access to public toilets is important for older people's comfort when they are out of their homes. Poor access to public toilets is often cited as a reason for people not wanting to leave their home. Decent public toilets are also important for other members of the community such as parents who need to change their babies and can provide a welcome service for all users of the local environment.

3.2.14 As such it may be important in some communities to investigate the provision of such facilities, either as a stand alone project or as part of a larger development. Any new public toilets should be designed so as not to attract criminal activities and therefore consideration should be given to limiting hours of operation and ensuring that the facilities have good surveillance. Developers who are applying to build new facilities that will be for public use should look into providing public toilets as part of a scheme. The council may also seek contributions in the future to fund new facilities in specific locations of the borough as a vital service.

Lifetime Neighbourhoods

Requirement PAP7

Access to Services and Facilities

All residential development with a net increase of 10 or more dwellings will be required to provide an assessment of local essential or preferential services, as defined in this SPD. Development in areas with poor access to services will be expected to provide new facilities as part of the development proposal, or where this is not possible provide access improvements to existing services.

The council will resist the loss of any essential or preferential service unless adequate alternative provision can be provided locally. Redevelopment of these services to ensure their continued existence may be supported by the council, subject to other considerations.

All relevant development will be expected to meet high standards of accessibility by achieving the Standards for Accessible Neighbourhoods in Appendix C.3 of this SPD.

Local Plan Policy Links

- Local Plan Policies DG1, CF1, CF2, S1, S7, H10, T6, T8, P4.

Care Homes and Housing for Older People

Care Homes and Housing for Older People

4.0.1 Many people become less able to perform everyday tasks without assistance as they get older. The need for help is different for every individual and, as such, providing a range of levels of assistance to the older population across the borough is a complex task. The needs of older people can also greatly differ depending upon their age. This SPD has already discussed the need for flexibility within homes and developing age-friendly neighbourhoods to allow people to remain in their home, but it is equally important that an appropriate range of alternative residential accommodation is available should the need or desire to move arise.

4.0.2 There has been a national drive in recent years for personalising choice and this is reflected in the Royal Borough's Strategy for Adult Care Services (April 2008-2020) which gives the council's vision for Adult Services as:

"Through making personalisation a reality the Royal Borough will empower and support citizens to shape their own lives and the services they receive."

4.0.3 This vision advocates choice in the type of care people receive and also in the setting in which they live and are cared for. In order for individuals to be able to have this choice it is essential that there is a range of high quality facilities in the appropriate locations across the borough that people will want to live in.

4.0.4 For some older people, remaining in their family home can become difficult to manage and therefore it is preferable to encourage older people to plan ahead by exploring suitable alternative accommodation options. This can enhance their ability to retain independence and can allow for a greater amount of care to be provided within their home environment, should the need arise.

4.0.5 It is important that we aim to provide a range of high quality accommodation that will be flexible enough to suit a variety of needs in the locations where they are required and are attractive to potential future residents.

Types of Accommodation for Older People

4.0.6 There are several types of accommodation for older people including retirement housing, care homes and nursing homes. It is important that a balance is found in providing the right amount and sort of care home spaces that will cater for the affordability of the residents who will use them. It is also of equal importance to provide housing specifically for older people that can allow the borough's population an attractive alternative to their current home.

4.0.7 The Royal Borough is not a care provider, but instead commissions spaces in care homes or housing for older people from private providers or housing associations. The following list provides a brief guide to the types of accommodation for older people that may be sought within the borough.

Nursing Care Homes

4.0.8 Nursing care homes are registered with the Care Quality Commission and generally provide en-suite bedrooms within a larger home. They provide 24-hour nursing care on site for people with serious and often complex health problems. Many care homes with nursing care also offer some rehabilitation services on site and some will offer specialist health care for sufferers of strokes and dementia. These homes are for people who are very frail or who are unable to care for themselves with numerous or complex health care requirements.

Residential Care Homes

4.0.9 Residential care homes also must be registered with the Care Quality Commission. Residential care homes normally offer an en-suite bedroom within a facility that provides a high level of assistance including the offer of help with personal hygiene; continence management; laundry; food preparation; counselling and support; taking medicine and simple treatments; and personal assistance including help with dressing, mechanical or manual aids and assistance getting up or going to bed.

Extra Care Housing

4.0.10 Extra care housing schemes vary greatly in terms of scale, care and support services provided. This is often seen as an attractive alternative to care homes, and can be considered as favourable to sheltered housing as it can offer greater flexibility in choice and support. These are sometimes referred to as very sheltered housing.

Care Homes and Housing for Older People

4.0.11 Extra care housing allows people to remain independent within a self-contained flat or bungalow that is fitted out to be suitable and safe for frail older people. There will normally be an appropriate care package available, tailored to an individual's specific needs. The range of facilities tends to be more extensive than retirement housing and sheltered housing, often incorporating:

- Lounge(s);
- Gym;
- Library;
- Activity room(s);
- Computer facilities;
- Catering services;
- 24 hour care and assistance with domestic tasks such as shopping, washing and cleaning;
- Assistance with personal care and overseeing the administration of medicine;
- Organised social and leisure activities; and
- Access to communal buggies or a shared pool car.



Lady Elizabeth House, Maidenhead - Extra Care Housing

4.0.12 Lady Elizabeth House in Maidenhead is a good example within the borough of a successful extra care housing development. It offers a range of one and two bedroom self-contained flats and has facilities that include a gym, a spa, a lounge, a bar and a dining room.

Housing for Older People

4.0.13 This refers to housing that is normally built with older people's needs in mind, often in the form of a flat or a bungalow. This allows an individual to remain independent, but can also provide assistance for those who need it with certain everyday activities. Housing for older people can also be referred to as retirement housing or sheltered housing.

4.0.14 These offer the independence of having an individual home with the added reassurance of a degree of assistance if it is needed. Most housing for older people will be fitted with some safety features such as alarm cords. This assistance can be in the form of a warden who can provide assistance with certain tasks, either on-site or shared across of a group of developments, or sometimes in the form of a call centre who can be contacted should assistance be needed. Housing for older people may also offer some communal facilities such as a lounge, and have a shared entrance with other homes.

Retirement Communities

4.0.15 Retirement communities are a relatively recent model in the UK but have existed for some time overseas and has growing support in this country. These are sometime known as Retirement Villages or Continuing Care Retirement Communities. They have been described as large scale extra care housing comprising self-contained properties equipped with features, equipment and technology to facilitate independence within a safe environment. They are developed to accommodate both fit and frail older people providing a stimulating and socially supportive environment. Residents can live in their home wholly independently or can increase their level of care within their own home when it becomes necessary.

4.0.16 In some retirement communities there is provision of a nursing or residential care home on site. In these cases an individual can move into the on-site care centre if a greater level of care is required, resulting in minimal disruption and allowing networks of friends to remain close by. The scale of retirement communities is such that they can provide a full range of services on site including restaurant, lounges, activity rooms, library, health suite, computer suite, consultation room, shop, hairdresser, cash machine and post box, to name a few.

Care Homes and Housing for Older People

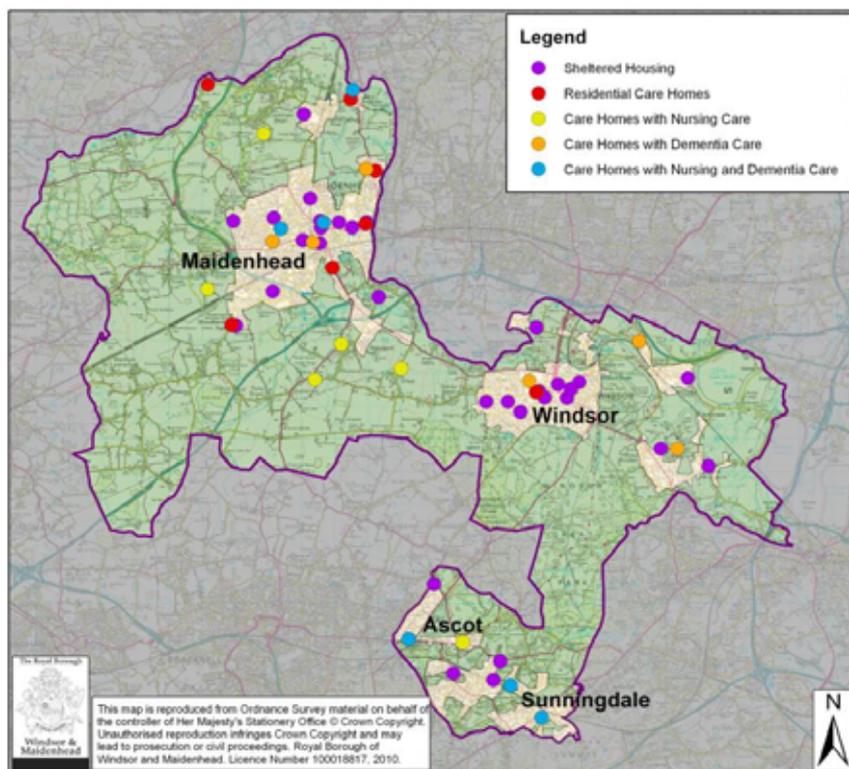
4.1 Current Provision and Future Need

Current Provision

4.1.1 At present, the borough has a number of residential care homes that vary in the level and type of care they provide. There are also a number of sheltered housing schemes across the borough, offering a range of facilities and settings. The current provision of facilities are able to offer adequate levels of accommodation to meet the needs of the borough in most places. As the number of older people increases it will be important to ensure that this level of provision keeps up with changing needs and to ensure an appropriate balance of supported housing with care, as well as residential care homes or nursing homes.

4.1.2 As there are significant distances between the main towns in the borough it is also important to ensure that there is an adequate balance of care homes and housing for older people in each of the main areas of the borough. The available facilities should seek to offer a range of services for the residents of a given area so that they do not need to move too far should they need specialist care, or choose to move into a particular type of accommodation.

4.1.3 The distribution of care homes and housing for older people is fairly even across the borough. Map 1 below shows the approximate location of care homes in the borough, and also sheltered accommodation that is part-funded by the council at January 2010.

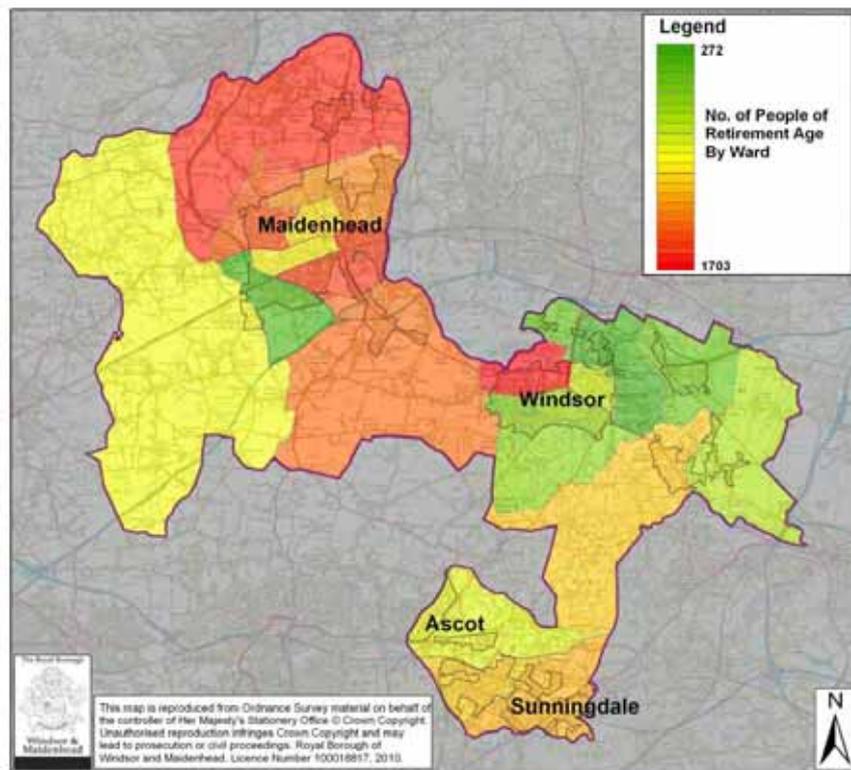


Map 1 Location of residential care facilities in the Royal Borough in January 2010

Future Need

4.1.4 When assessing future need for new care homes and housing for older people in the borough, it is important to look at where this is likely to arise, taking into account the location of current provision and population projections. Map 2 below shows the retirement age population from 2008 estimates broken down by ward. ⁽¹⁸⁾

Care Homes and Housing for Older People

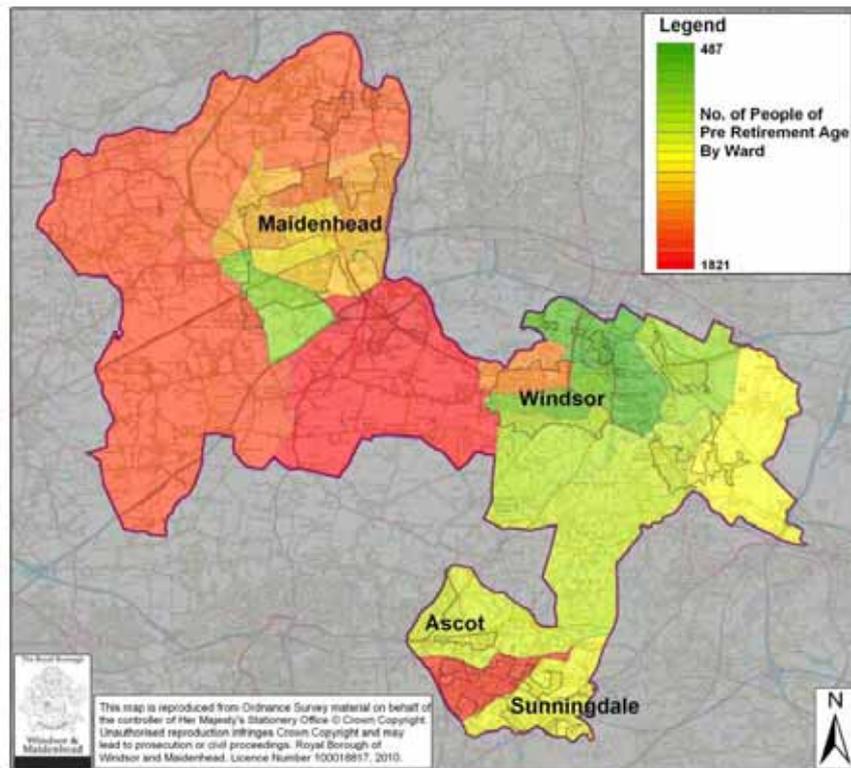


Map 2 Office for National Statistics Mid 2008 Estimated retirement age population by ward.

4.1.5 This shows that the current retirement age population is focused around the north of the borough and between south Maidenhead and west Windsor. This data suggests that the immediate need for suitable retirement housing and care homes for older people would fall within these areas.

Care Homes and Housing for Older People

4.1.6 Further to this, Map 3 shows the location of the borough's pre-retirement age population (45-65 for men, 45-60 for women) ⁽¹⁹⁾ broken down by ward. This is also important to consider as it will be these people who may be considering moving to retirement properties or care homes in the coming 20 years.



Map 3 Office for National Statistics Mid 2008 Estimated pre-retirement age population (45 yrs - retirement age) by ward

4.1.7 Map 3 clearly shows that there is a concentration in the northern rural areas of the borough. West Windsor, and Sunninghill and South Ascot also have high concentrations of the pre-retirement age population. This suggests that there may be a greater future need arising for care homes and housing for older people in these areas and therefore they may need to be planned for in advance in a phased manner.

4.1.8 The existing provision, although adequate for current levels of need, will not accommodate the levels of growth anticipated. Whilst it is impossible to determine the exact location or the type of facility that will be needed, these are discussions that developers should have with the council's Adult Services Team at the earliest possible opportunity.

4.1.9 Identifying the type of facility that will be required is equally as difficult. However, it is currently accepted that facilities should be flexible so that they can adapt to increasing care needs without the need to move. This suggests that Extra Care Housing which offers self-contained individual flats with a flexible level of care, tailor-made to an individual's needs, would be an attractive approach for some new retirement housing in the borough. The need for care homes, and the type of care that will be needed in these homes, will be very dependent on how well the provision of alternative housing meets the needs of residents.

Care Homes and Housing for Older People

Requirement PAP8

Identifying and Meeting Need

Applications for care homes and housing for older people will need to demonstrate that the needs of the local population have been satisfactorily addressed through discussions with the council and the local population. The council will seek the provision of a percentage of affordable units with affordable service charges in all developments of care homes or housing for older people.

The council may require facilities to be phased to ensure a flexible provision can be identified to adjust to changing strategic requirements.

Local Plan Policy Links

- Local Plan Policies H8.

4.2 Requirements for New Care Homes and Housing for Older People

4.2.1 The type and broad location of care homes will be subject to negotiation between developers and the council's Adult Services Team, but the design of all facilities are required to meet the national minimum standards for Care Homes for Older People (Department of Health: 2003). These standards must be achieved in order for care homes for older people to become registered with the Care Quality Commission, and will help to ensure that they are suitable for the needs of future residents. Further to this the council will only commission care homes or nursing homes that meet good or excellent standards. Retirement and extra care housing will also be expected to meet high standards to ensure that they are suitably attractive to potential residents and that they perform an adequate function, both for residents and visitors.

4.2.2 Housing schemes for older people will be expected to integrate well with the surrounding area and they should also act as a hub for older people who live in the community. This can involve providing suitable facilities to allow appropriate community events or meetings to take place. This will help to ensure that places in the scheme remain filled as older people who are in the community will become familiar with the facilities and have friends within the scheme.

4.2.3 The design of care homes and housing for older people will vary greatly depending upon what type of facility it is, where it is located, what size it is and on what services it will offer. However, the Standards for Care Homes and Housing for Older People in Appendix D.1 will be expected in all applications for residential care homes and housing for older people.

4.2.4 The omission of any of these standards from a proposal will be expected to provide evidence that their incorporation is not possible due to site constraints or that they would not be suitable in a particular scheme. If any standards are omitted on the grounds that they are not applicable to a scheme, this will require written support of the council's Adult Services Team.

Requirement PAP9

Standards for Care Homes and Housing for Older People

Proposals for the development of care homes and housing for older people will be expected to exhibit high-quality, well designed accommodation that will be desirable for future residents. Applications will meet the relevant Standards for Care Homes and Housing for Older People in Appendix D.1 of this SPD.

Local Plan Policy Links

- Local Plan Policies DG1, CF2, H10, P4.

Care Homes and Housing for Older People

4.3 Redevelopment of Existing Care Homes or Housing for Older People

4.3.1 Periodically, the housing and associated care needs of older people will be reviewed by housing associations, the council and other care providers. Many schemes, built as early as the 1950s and 1960s, may not be attractive to residents and are sometimes difficult to let. Some schemes are appropriate for conversion into up to date facilities that will be more suitable for today's requirements and more attractive to prospective residents. The improvement of some of the existing facilities in the borough will greatly enhance the quality of provision in the borough, although in some cases it may require the redevelopment of an entire facility. Where this is the case the council will expect the impact upon existing residents to be minimised.

4.3.2 Replacement care homes will meet the national minimum standards for Care Homes for Older People (Department of Health: 2003), and will be expected to be of high quality and to adhere to the Standards for Care Homes and Housing for Older People in Appendix D.1 of this SPD. This will assist in ensuring that the new facilities will meet modern expectations and for them to be attractive to future residents. The care provision on site will be expected to either match the provision on site previously, or to be in accordance with the required services identified through discussions with the council's Adult Services Team.

4.3.3 The council will require the provision of a percentage of affordable units in all redeveloped care homes and housing for older people. This will be agreed through discussions with the council's Adult Services Team.

4.3.4 For any significant redevelopment of care homes or housing for older people, a strategy for the ceasing of the intake of new residents, and the relocation of existing residents for whom this is possible will be required. This strategy will require the support of the council's Adult Services prior to granting planning permission.

4.3.5 The loss of any care homes or housing for older people will only be acceptable when suitable alternative accommodation is provided near to the existing facilities, or where the council's Adult Services Team confirm that there is no longer a need for the facilities in the present location and that a need will not likely re-emerge over time.

Requirement PAP10

Redevelopment of Existing Care Homes or Housing for Older People

The council will welcome the improvement of care homes and housing for older people where the existing facility does not meet modern standards. Redevelopment will be of high quality design and will meet or exceed the Standards for Care Homes and Housing for Older People in Appendix D.1 of this SPD. Proposals will be expected to meet local needs as agreed with the council.

The council will resist the loss of existing care homes and housing for older people unless adequate alternative provision is provided locally or the council confirms that there is no longer a need for the facilities.

Local Plan Policy Links

- Local Plan Policies DG1, CF1, H8, H12, GB8.

4.4 Development of Accommodation for Older People Within Restrictive Designations

4.4.1 The borough benefits from wide areas of open space and high quality countryside, areas of local and national biodiversity importance, and one of the most attractive stretches of the River Thames. These benefits are enjoyed by many residents and visitors and their overall protection will be sought by the council. However, given the need for new development and the anticipated rise in the number of older people, it may be necessary for limited development to occur in areas where it would ordinarily be resisted.

4.4.2 In the case of care homes or housing for older people, it may be desirable or necessary to provide new facilities on the edge of the urban areas. A quiet, urban-fringe location is often more attractive for residents as they can enjoy the relatively peaceful surroundings and semi-rural setting, while maintaining good connectivity with the services and facilities in the urban area.

Care Homes and Housing for Older People

4.4.3 Where a proposal would be contrary to existing policy and would ordinarily be resisted by the council, it will be necessary for proposals for new care homes or housing for older people to demonstrate the necessity for these to be located within the proposed location. The council will not allow the provision of care homes or housing for older people in areas at high risk of flooding, or in the Heathrow 57dB noise contour, as this could be hazardous to the health of future residents. However, development may be considered acceptable within other designations where the need for development is established and supported by the council's Adult Services Team, and appropriate mitigation is in place.

4.4.4 Where any site is within a restrictive designation and the local need for a facility is supported by the council, a site comparison assessment will be required to show that no alternative sites are available that may be more appropriate for this development. Furthermore, the council will require the applicant to have undertaken detailed community consultation to show local support for the proposed development location above other potential sites. Developers should refer to the Checklist for Siting Care Homes and Housing for Older People in Appendix D.2 of this SPD. A completed checklist will be required with all applications where planning policies would ordinarily resist them.

Requirement PAP11

Providing Care Homes or Housing for Older People in Areas with Restrictive Designations

The development, or redevelopment, of care homes or housing for older people may be acceptable within some restrictive designations where they will directly address a local need, as agreed by the council.

All proposals within restrictive designations will be required to undergo a site comparison assessment in the form of the Checklist for Siting Care Homes and Housing for Older People in Appendix D.2 of this SPD.

Local Plan Policy Links

- Local Plan Policies DG1, H8, H9, H10, T6, T8.

Appendices

Relevant Policy Links

Policy Links with the RBWM Local Plan Plan

Policy Number	Policy Title
GB2	Unacceptable Development
GB4	Residential Extensions
GB8	The Re-Use of Buildings
DG1	Design Guidelines
CF1	Protection of Existing Facilities
CF2	Provision of New Facilities
S1	Location of Shopping Development
S7	Local Shopping Parades and Stores
H8	Meeting a Range of Housing Needs
H9	Meeting a Range of Housing Needs
H10	Housing Layout and Design
H12	Subdivisions and Conversions
H14	House Extensions
T8	Funding of Improvements
T8	Pedestrian and Disabled Access
P4	Parking Within Development
IMP1	Associated Infrastructure, Facilities, Amenities

Other Council Documents

Local Transport Plan 2	
Link	Objective
Accessibility Target 3	Improving access to town centres by public transport
Vision Statement	Straightforward access to everyday services and facilities
Overarching Aims	To develop sustainable transport solutions that offer convenient, safe and cost-effective alternatives to the private car for a wide range of journeys, balancing mobility and access requirements with the need to safeguard the environment

Sustainable Community Partnership Strategy		
Challenge	Priority	"How we will get there"
Improving	Reducing crime and	<ul style="list-style-type: none"> 'Design out' crime and antisocial behaviour by using tactics such as: developing agreements between the offender and

A Relevant Policy Links

Sustainable Community Partnership Strategy		
Challenge	Priority	"How we will get there"
Community Safety	substance misuses and increasing confidence in communities	authorities; implementing alcohol exclusion zones; using a range of initiatives such as taxi-marshalling schemes in areas of high alcohol consumption to assist in getting people to their homes safely; and providing more activities for teenagers especially those who are vulnerable or disadvantaged.
Strengthening Communities	Strengthen our communities	<ul style="list-style-type: none"> • Support development of community projects. • Improving community cohesion to encourage people to engage with each other – reducing isolation. • We will seek to bring communities together through local events such as arts, sports and environment improvement, volunteering opportunities and supporting community services for the elderly. • Communicating with different groups in tailored ways to gain their opinion. • Enable and motivate them to be more involved in the community. • Help our older residents to keep physically active to maintain their health.
Reducing Health Inequalities	Improve adult health and wellbeing	<ul style="list-style-type: none"> • Better health screening, preventing disease and promoting healthy living. • Offering high quality healthcare that is accessible and delivered appropriately. • Enabling and motivating people to enjoy their health through sport/outdoor activities such as walking and cycling.
	Identify and tackle inequalities	<ul style="list-style-type: none"> • Providing quality housing related support to vulnerable people to enable independent, safe and healthy lives. • Implementing the national 'My Care my Choice' scheme - providing more control and choice in the care.
Safeguarding the Vulnerable	Improve quality of life	<ul style="list-style-type: none"> • Support people to live independently. • Provide domestic insulation and heating improvements. • Increasing volunteering.

Adult Services Plan	
Link	Objective
Overarching Objectives	Promoting independence and preventing dependency
	Dignity and respect
	Choice and control
	Equality of access

Lifetime Homes Standards

The below standards are the Lifetime Homes Standards as of 5 July 2010. These have been included for quick reference and convenience. Where any of these standards have been updated, the council will expect the revised standards to be met. The up to date standards can be found at www.lifetimehomes.org.uk. Further to the expected standards shown in the tables below, the council will welcome any or all of the further recommendations accompanying the tables. (All standards and images are copyright of Habinteg Housing Association).

1) Parking (width or widening capability)	
<i>Principle - Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children)</i>	
A) Houses / On plot parking	Achieved? Y/N
Provision for enlarging at least one level parking space to a minimum 3300mm (e.g. over a footpath, or conversion of a grass verge).	
B) Flats / Communal parking areas	
At least one parking space adjacent to each lift core or block entrance to have a minimum 3300mm wide x 4800mm deep effective clear width. Any wheelchair housing will require spaces above this provision.	



Figure 3 900mm clear space or path as required by criterion 1

Lifetime Homes Standards

2) Approach to dwelling from parking (distance, gradients and widths)

Principle - Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.

All residential dwelling types	Achieved? Y/N
Distance from car parking spaces of criterion 1 to the dwelling entrance* (or relevant block entrance or lift core) should be level or gently sloping. The distance from visitor spaces should be as short as practicable and level or gently sloping.	
Paths on all approach routes between parking and entrances should have a firm, reasonably smooth and non-slip surface. For individual dwellings routes should be minimum 900mm in width and for routes to communal entrances the width should be minimum 1200mm.	
On large developments, communal parking should be within 50m of the relevant communal entrance or lift core. If less than 50m distance cannot be achieved, regular resting points should be provided.	

* Note: Relevant entrances in respect of this Criterion are either the principal or secondary entrance doors to an individual dwelling, or the main communal entrance door to a block of dwellings or the lift core.

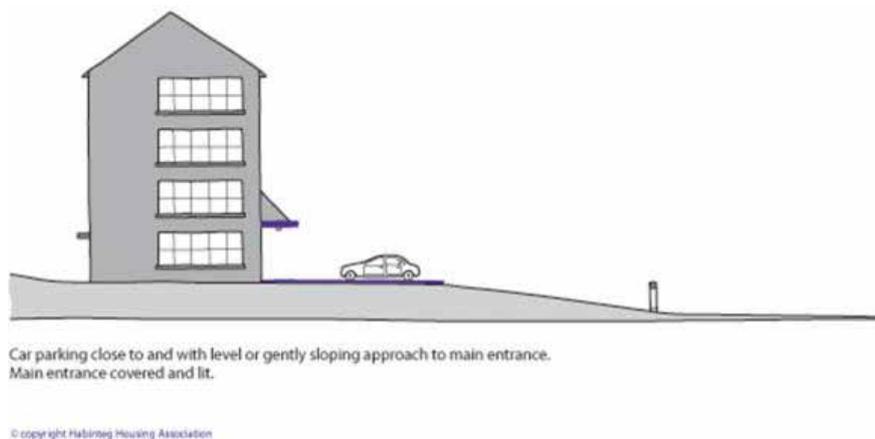


Figure 4 Level or gently sloping approach to main entrance from car parking

Lifetime Homes Standards

3) Approach to all entrances	
<i>Principle - Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.</i>	
All residential dwelling types	Achieved? Y / N
<p>The approach to all communal entrances and individual dwelling entrances should be level where possible, or gently sloping at a maximum gradient of:</p> <ul style="list-style-type: none"> • 1:12 for a slope of distance up to 2 metres; • 1:15 for a slope of distance up to 5 metres; or • 1:20 for a slope of distance up to 10 metres. <p>This includes the route from drop off points, parking areas and on principle routes from the site boundary.</p> <p>No gradient in the approach should exceed 1:60 and no slope should be continuous for further than 10m without a level rest stop. All slopes should provide level landings at the top and bottom of no less than 1.2 metres clear of door and gate openings. *</p>	

*Note - On steeply sloping sites it is accepted that this requirement may not be practicable, and in these circumstances should be discussed with the local planning authority to agree a workable solution.

Further recommendations relating to approach to dwelling entrances

- All street furniture (e.g. bins and seats) should be located off the access route.
- No window / door / gate should open across an access route unless fitted with a self closing device. Any recess / setback between a path and a building to enable outward opening windows should be provided with guarding, such as a raised kerb, that can be detected with a cane.
- Access routes should be well lit artificially, enabling an even illuminance level of 10 lux across the path surface, increasing to 50 lux at any change in direction or potential hazard.
- In large flatted developments, setting down points should be provided close to the main entrances of blocks of flats, with both a dropped kerb to allow easy wheelchair access from road level to the entrance door and also a kerbed section of footpath to facilitate the use of a ramp to enter / leave a taxi.
- Communal path width increased to 1800mm.
- For individual dwellings, path widths between parking and dwelling increased to 1200mm

4) Entrances	
<i>Principle - Enable ease of use of all entrances for the widest range of people</i>	
Individual dwelling entrances	Achieved? Y/N
<p>All entrances should:</p> <ol style="list-style-type: none"> Be illuminated; Have level access over the threshold with a maximum 15mm up-stand; and Have effective clear opening widths of 800mm with a clear space to the leading edge (pull side only) of at least 300mm (see figure 5). <p>In addition, main entrances* should also:</p>	

Lifetime Homes Standards

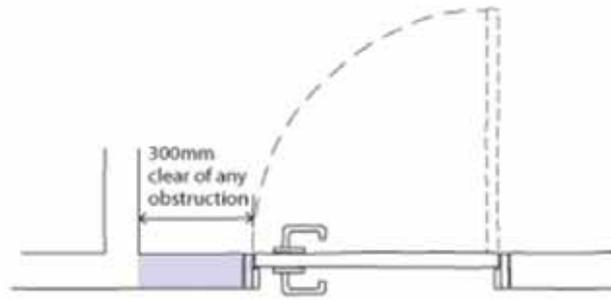
4) Entrances	
<i>Principle - Enable ease of use of all entrances for the widest range of people</i>	
Individual dwelling entrances	Achieved? Y/N
<p>d. Have adequate weather protection for those unlocking or waiting at the door of a minimum depth of 600mm and the width of the cover exceeding the width of the doorset plus controls; and</p> <p>e. Have a level external landing of maximum gradient 1:60 and/or maximum crossfall of 1:40 for effective drainage of at least 1200mm x 1200mm clear of door swing.</p>	
Communal entrances	
<p>All entrances should:</p> <p>a. Be illuminated;</p> <p>b. Have level access over the threshold with a maximum 15mm up-stand;</p> <p>c. Have effective clear opening widths at communal entrances of 800mm where the approach is straight on, or the access route is at right angles to the entrance but is 1500mm or more in width; or of 825mm where the access route is at right angles to the entrance and the route is at least 1200mm in width; and</p> <p>d. Have a clear space to the leading edge (pull side only) of at least 300mm (see figure 5).</p> <p>In addition, main entrances* should also:</p> <p>e. Have adequate weather protection for those unlocking or waiting at the door of a minimum depth of 900mm and the width of the cover exceeding the width of the doorset plus controls; and</p> <p>f. Have a level external landing of maximum gradient 1:60 and/or maximum crossfall of 1:40 for effective drainage of at least 1500mm x 1500mm clear of door swing.</p>	

*Note - For the purpose of requirements d) and e) of this Criterion, main entrances are deemed to be: the front door to an individual dwelling, the main communal entrance door to a block of dwellings, plus any other entrance door associated with the approach route from parking required by Criterion 2.

Further recommendations relating to entrances

- Wider clear door opening widths at communal doors;
- Any supports for the canopy should be clear of the access route so as not to become an obstacle for people with sight loss
- The lighting at the entrance should be fully diffused and achieve an illuminance in the range of 100-200 lux on the locks or control points
- Door entry systems and door bells should have controls at between 1000mm - 1200mm from the floor, and within 200mm of the door frame on the latch side
- It is preferable to provide a nib* on the push side of entrance doors of a minimum 200mm on the latch side (in addition to the required nib of minimum 300mm on the pull side)

Lifetime Homes Standards



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Figure 5 300mm door nib to leading edge (pull side only)

5) Communal stairs and lifts	
<i>Principle - Enable access to dwellings above the entrance level to as many people as possible</i>	
A) Communal Stairs	Achieved? Y/N
Regardless of whether or not lift is provided, communal stairs should be easy going, with: <ul style="list-style-type: none"> • Uniform rise not more than 170mm; • Uniform going not less than 250mm; • Handrails extend 300mm beyond top and bottom step; • Handrail height 900mm from the edge of each step; • Step nosings distinguishable through contrasting colours or brightness; and • Risers which are not open. 	
B) Communal Lifts	
Where a lift is provided, it should: <ul style="list-style-type: none"> • Have clear landing entrances 1500mm x 1500mm; • Have minimum internal dimensions 1100mm x 1400mm; • Provide lift controls between 900 and 1200mm from the floor and 400mm from the lift's internal front wall. 	

Further recommendations relating to Communal Stairs and Lifts

- Provide handrails to staircases that visually contrast against their background and terminate in a way that reduces the risk of getting caught;
- Provide lift access to all dwellings above entry level as far as practicable;
- Provide access to two lifts within blocks of four or more storeys;

6) Internal doorways and hallways	
<i>Principle - Enable convenient movement in hallways and through doorways.</i>	
All residential dwelling types	Achieved? Y/N
Internal doorway widths should conform to the following standards as a minimum:	

Lifetime Homes Standards

6) Internal doorways and hallways		
<i>Principle - Enable convenient movement in hallways and through doorways.</i>		
All residential dwelling types		Achieved? Y/N
Direction and width of approach	Minimum clear opening width (mm)	
Straight-on (without a turn or oblique approach)	750	
At right-angles to a hallway / landing at least 1200mm wide	750	
At right angles to a corridor / landing at least 1050mm wide	775	
At right angles to a corridor / landing less than 1050mm wide (minimum width 900mm)	900	
Internal Dwelling Doors		
Direction and width of approach	Minimum clear opening width (mm)	
Straight-on (without a turn or oblique approach)	800	
At right angles to a corridor / landing at least 1500mm wide	800	
At right angles to a corridor / landing at least 1200mm wide	825	
Communal Doors		
All doors on the entrance level should have a minimum of 300mm clear space to the leading edge of the door on the pull side (see figure 4 below).		

Further recommendations relating to Internal Hallways and Doorways

- It is preferred to provide a nib to the leading edge, pull side, of doors on all storeys of a dwelling.
- Provide a 200mm nib to the push side of all communal and dwelling entrance doors and other communal doors.
- Provide a minimum width of 1200mm in all communal hallways and corridors.
- Provide a clear opening width to all communal entrance and communal hallway doors of 1000mm.

7) Circulation Space		
<i>Principle - Enable convenient movement in rooms for as many people as possible.</i>		
All residential dwelling types		Achieved? Y/N
A turning circle of 1500mm diameter or a turning ellipse of 1700mm x 1400mm is required in dining areas and living rooms.		
Kitchens should have a clear width of 1200mm between kitchen unit fronts / appliance fronts and any fixed obstacle opposite.		

Lifetime Homes Standards

7) Circulation Space	
<i>Principle - Enable convenient movement in rooms for as many people as possible.</i>	
All residential dwelling types	Achieved? Y/N
The main bedroom of a house should be capable of having a clear space, 750mm wide, to both sides and the foot of a standard double bed.	
Other bedrooms should be capable of having a clear, 750mm wide space to one side of the bed and where necessary (e.g. for access to window) 750mm wide, clear space to the foot of the bed.	

Further recommendations relating to circulation space

- Kitchen layouts, where possible should be planned so that they can include a continuous run of units suitable for adaptation for needs of wheelchair users.

8) Entrance level living space	
<i>Principle - Provide accessible socialising space for visitors less able to use stairs</i>	
All residential dwelling types	Achieved? Y/N
A living room or living space* should be provided at entrance level	

*Note - A living room or living space in this context can be characterised as any permanent living room, living area, dining room, dining area, or other reception area that provides seating / socialising space for the household and visitors.

Further recommendations relating to entrance level living space

- Provide kitchen on entrance level.

9) Potential for entrance level bedspace	
<i>Principle - Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use the stairs</i>	
All residential dwelling types	Achieved? Y/N
In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space without preventing the living room from remaining functional. This space should be able to accommodate a single bed with a 750mm wide space to one side of the bed and should provide an electrical socket within.	

Further recommendations relating to potential for entrance level bedspace

- Provision of a window for ventilation and a heat source within the space is beneficial.

Lifetime Homes Standards

10) Entrance level WC and shower drainage	
Principle - Provide an accessible WC and potential showering facilities for any member of the household using the temporary bed-space of criterion 9; and visitors unable to use the stairs	
All houses with 1 or 2 bedrooms	Achieved? Y/N
Where there is no accessible bathroom in line with criterion 14 at the entrance level, a WC that is compliant with Part M of the Building Regulations should be provided. Furthermore floor drainage for potential future accessible shower should be provided either within the WC or in a suitable location elsewhere.	
All houses with 3 or more bedrooms	
<p>A fully accessible WC should be provided at the entrance level where there is no accessible bathroom at the entrance level, and must have:</p> <ol style="list-style-type: none"> 1. A WC with: <ul style="list-style-type: none"> • The centre line of the WC should be between 400mm-500mm from a side wall or fixed structure. • A flush control located between the centre-line of the WC and the side of the cistern furthest away from the adjacent wall. • An approach zone (demonstrated in figure 6 below) extending at least 350mm from the WC's centre-line towards the adjacent wall, and at least 1000mm from the WC's centre-line on the other side. This zone should extend at least 1100mm forward of the front rim of the WC, and at least 500mm back from the front rim of the WC for a width of 1000mm from the WC's centre-line. 2. A basin with: <ul style="list-style-type: none"> • A clear frontal approach zone extending back for a distance of 1100mm from any obstruction under the basin (this will normally overlap with the WC's approach zone as detailed above). 3. Unless provided elsewhere on the entrance level, floor drainage for an accessible floor level shower with: <ul style="list-style-type: none"> • A floor construction that provides either shallow falls to the floor drainage, or that allows simple and easy installation of a laid-to-fall floor surface in the future. • A floor drain located as far from the doorway as possible. 	

Further recommendations relating to entrance level WC and shower drainage

- Position the hand rinse basin so that the basin can be reached from the WC position.
- Provide wall hung fittings to improve manoeuvrability and ease of cleaning.

Lifetime Homes Standards

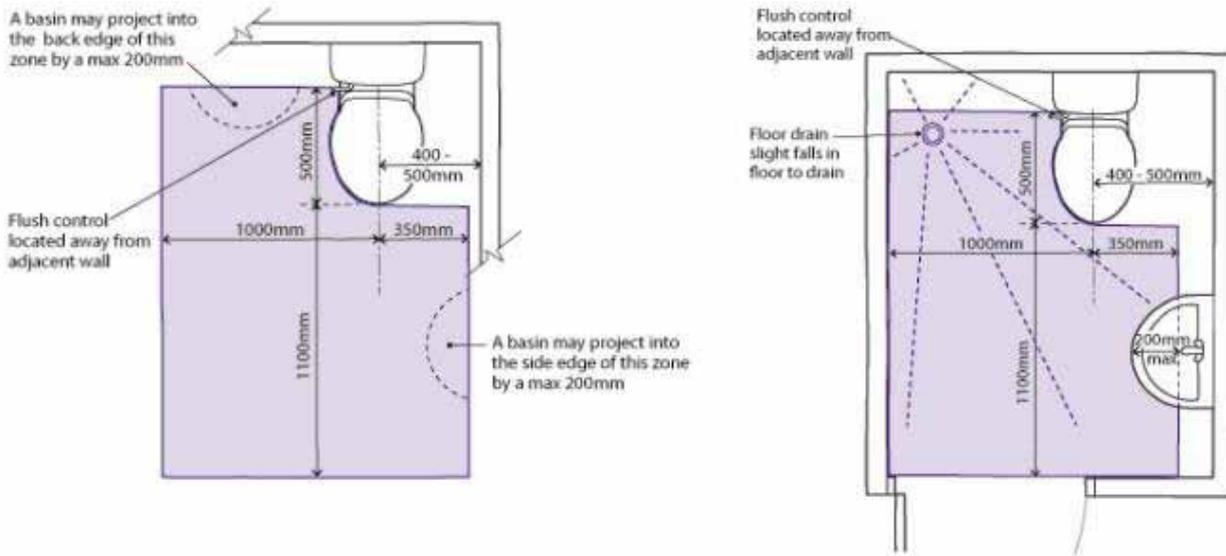


Figure 6 Approach Zone to WC & Example Accessible WC Compartment Layout

11) WC and bathroom walls	
<i>Principle - Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.</i>	
All residential dwelling types	Achieved? Y/N
Walls in all bathrooms and WCs should be capable of firm fixing and support for adaptations such as grab rails within a height band of 300mm - 1800mm from the floor.	

12) Stairs and potential through-floor lift in dwellings	
<i>Principle - Enable access to storeys above the entrance level for the widest range of households</i>	
All houses with two or more storeys	Achieved? Y/N
The design within a dwelling of two or more storeys should incorporate potential for stair lift installation from the entrance level to a storey containing a main bedroom and a bathroom satisfying criterion 14, without significant alteration or reinforcement. A clear width of 900mm should be provided on stairs (measured at a height of 450mm above the pitch height).	
The design within a dwelling of two or more storeys should incorporate an identified space with potential for a through the floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying criterion 14. The potential size of space required for the lift to go through the floor should be a minimum 1000mm x 1500mm, and this space should be free of services. Where a floor is concrete it should provide a knock-out panel to meet this requirement. If the identified route requires the removal of partition walls, the areas identified for removal should be free of services. Where the arrival point for the lift is directly into a bedroom, there must be space to exit and approach the lift, while still functioning as a single bedroom as a minimum with one other room functioning as a double bedroom.	

Further recommendations relating to stairs and potential through the floor lifts

- A straight flight of stairs should be included wherever possible with clear landings (space of at least 700mm long and 400mm wide at the bottom and 200mm long at the top, clear of obstructions and doorways to

Lifetime Homes Standards

allow for parking and mounting / dismantling the stairlift) at the top and bottom of the stairs, will provide for a more cost-effective installation.

- A power point provided at the identified route for a through the floor lift to assist in any future adaptation.

13) Potential for fitting of hoists and bedroom / bathroom relationship	
<i>Principle - Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people</i>	
All residential dwelling types	Achieved? Y/N
Structure above bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between them.	

Further recommendations relating to the fitting of hoists and bedroom / bathroom relationship

- Locate main bedroom and fully accessible bathroom immediately adjacent to each other with a full height knock out panel to form a direct doorway with a clear opening width of 900mm between the two rooms.
- Where an en suite is provided, provide a clear opening width of 900mm.
- Where locating these facilities next to each other is not feasible, have their doorways next to each other or opposite one another.

Lifetime Homes Standards

14) Bathrooms	
<i>Principle - Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.</i>	
All residential dwelling types	Achieved? Y/N
<p>An accessible bathroom either on the entrance level, or on a level where there is future potential access by a through the floor lift, with:</p> <ol style="list-style-type: none"> 1. A WC with: <ul style="list-style-type: none"> • A centre line between 400mm - 500mm from an adjacent wall. • A flush control located between the centre-line of the WC and the side of the cistern furthest away from the adjacent wall. • An approach zone extending at least 350mm from the WC's centre-line towards the adjacent wall, and at least 1000mm from the WC's centre line to the other side. This zone should extend forward from the front rim of the WC by at least 1100mm. This zone should also extend back on one side of the WC for at least 500mm from the front rim of the WC for a width of 1000mm, from the WC's centre line (see figure 6 above). 2. A wash basin with: <ul style="list-style-type: none"> • A clear frontal approach zone, 700mm wide, extending 1100mm from any obstruction under the basin's bowl (this will normally overlap with the approach zone to the WC as above). 3. Either a bath or an accessible floor level shower: <ul style="list-style-type: none"> • For a bath, there should be a clear zone alongside it at least 1100mm long and 700mm wide (this will normally overlap with the approach zones for the WC and basins above) • Where an accessible floor level shower is provided instead of a bath, there should be provision of a clear 1500mm diameter circular, or 1700mm x 1400mm elliptical, clear manoeuvring area that overlaps with the shower area. • Where both a bath and accessible floor level shower are provided from the outset, the clear floor space for the shower should be a minimum 1000mm x 1000mm. 4. Unless provided elsewhere in the dwelling, floor drainage for an accessible floor level shower with: <ul style="list-style-type: none"> • A floor construction that provides either shallow falls to the floor drainage, or that allows an easy provision of a laid-to-fall floor surface in the future. This drainage when capped for future adaptation may be located under a bath. 5. Where a bath is provided with capped drainage for an accessible floor level shower beneath it for future adaptation, there should be potential for a clear 1500mm diameter circular or 1700mm x 1400mm elliptical clear manoeuvring zone if the bath is removed. (See figure 7 for an example bathroom layout). 	

Further recommendations relating to bathrooms

- It is preferable that other bathrooms within a dwelling, in addition to the require accessible bathroom, have as many facilities as described above as practicable.

B Lifetime Homes Standards

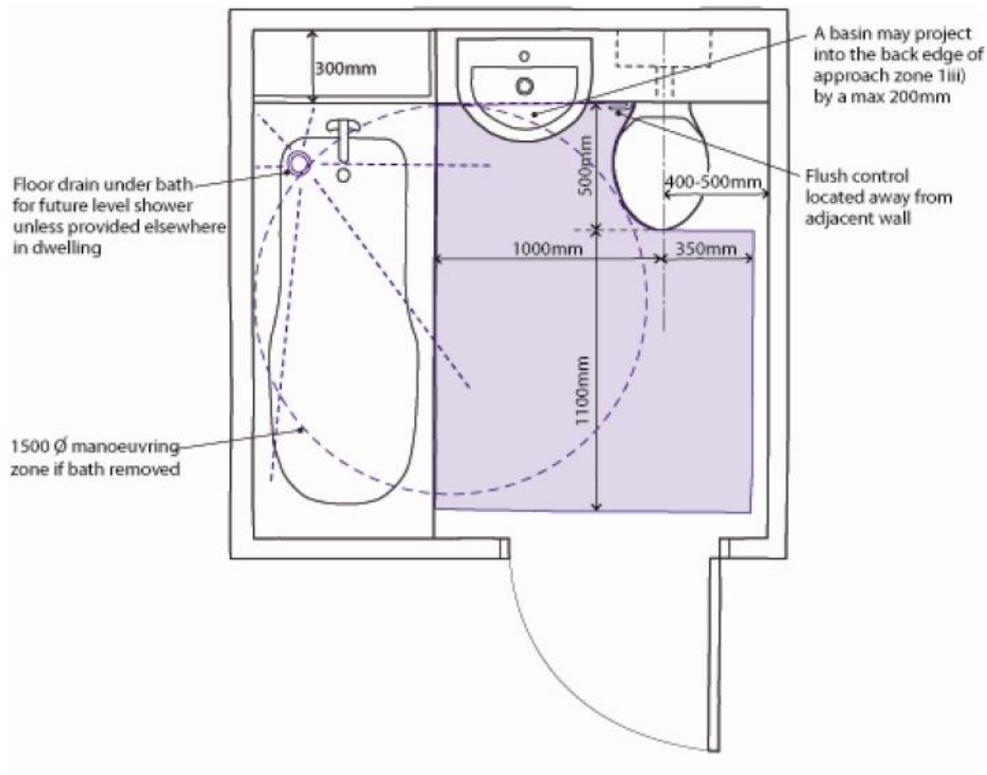


Figure 7 Example bathroom layout

15) Glazing and window handle heights

Principle - Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

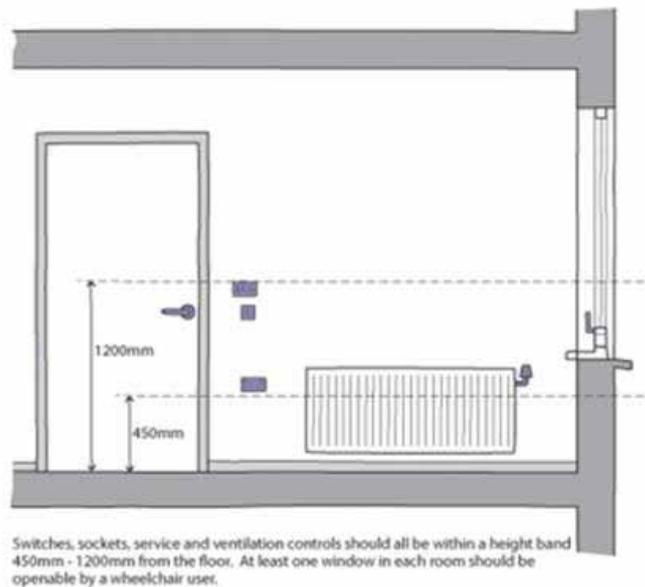
All residential dwelling types	Achieved? Y/N
Windows in principle living spaces should include glazing that starts no higher than 800mm above the floor level, and should have no full width transom or obstruction to the field of vision up to 1700mm from the floor level (or at least 400mm above any other full width transom).	
There should be potential for an approach route 750mm wide to enable a wheelchair user to approach the window in each habitable room with operating controls no higher than 1200mm from the floor.	

Lifetime Homes Standards

16) Location of service controls	
<i>Principle - Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.</i>	
All residential dwelling types	Achieved? Y/N
Service controls (for example including electrical switches and sockets, TV / telephone / computer points, building access controls, consumer service units, central heating thermostats, radiator controls and mains water stop taps) should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner. (See figure 10 below)	

Further recommendations relating to location of service controls

- Where possible, locate similar controls in consistent locations throughout the dwelling.
- Provide taps that are operable by people with less hand dexterity.
- Provide controls that give tonal contrast to their surroundings.
- Provide fused spurs to assist with potential future adaptations (e.g. Future provision of a stair lift, through the floor lift, shower etc.)



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Figure 8 Service control heights

Lifetime Homes Standards

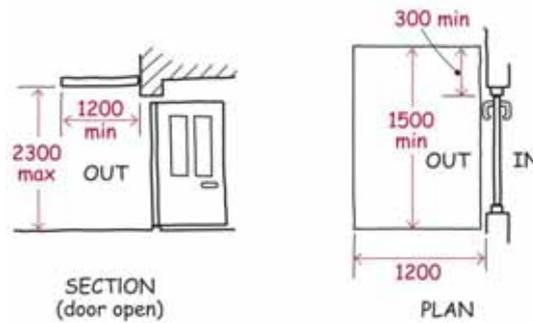


Figure 11 Dimensions for external canopy

Internal Circulation	
Standard requirement	Achieved? Y/N
Behind entrances, at least 1800mm x 1500mm clear space, with 300mm clear space to the leading edge of the door. (See Figure 12).	
Identified area of 1100mm x 1700mm minimum, near to main entrance to transfer to a second chair, to store the first and if necessary to leave it on charge without impeding movement or the use of furniture or equipment in the home (See Figure 13).	
Straight passageways to be at least of 900mm in width, clear of obstructions.	
Ensure space on the latch edge of door of 200mm on push side and 300mm on pull side.	
When passageway requires turning 90° it must be 900mm in one direction and 1200mm in the other, or 900mm in both directions with an angle splayed (See Figure 14).	
Passageways that require 180° turns will be a width of at least 1500mm clear of obstructions.	
Minimum clear door width 775mm, increasing if approach is at an angle.	
Provide space to turn between doors at an angle to each other, with at least 400mm from edge of door to corner (See Figure 15).	

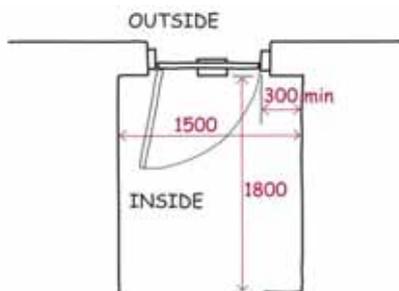


Figure 12 Dimensions for entrance clear spaces

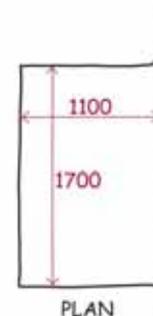


Figure 13 Dimensions for wheelchair transfer space

Lifetime Homes Standards

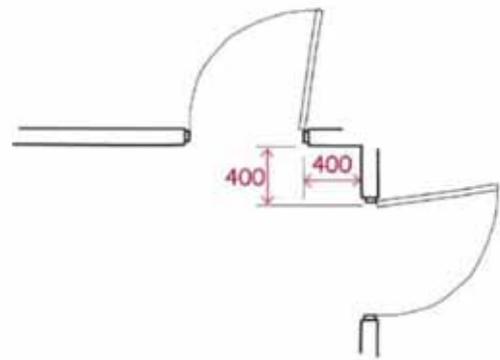


Figure 15 Dimensions for space between doors at an angle to one another

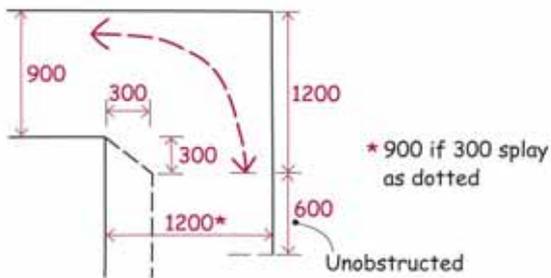


Figure 14 Dimensions for turns in corridors

Kitchen	
Standard requirement	Achieved? Y/N
Kitchen to be provided with a clear manoeuvring space not less than 1800mm x 1500mm in a practical layout (See Figure 16).	

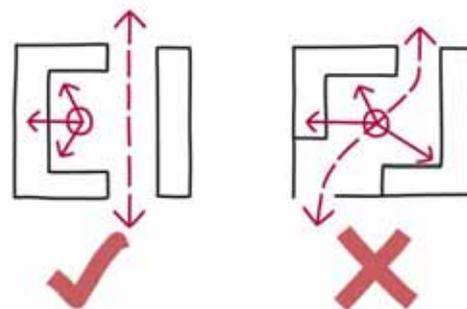
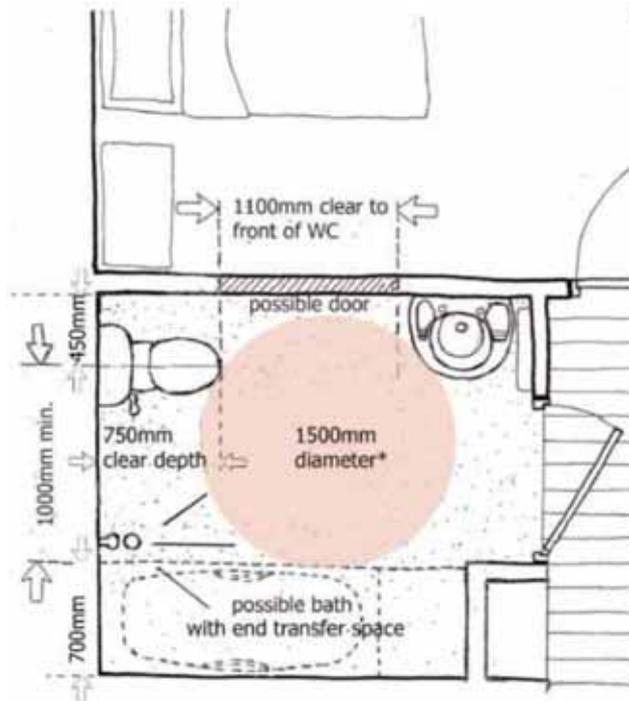


Figure 16 Suggested practical layout for kitchen

Bathroom (required in main bathroom at entry level and main bathroom adjacent to main bedroom)	
Standard requirement	Achieved? Y/N
Effective drainage provided through falls in the floor.	
Level access shower, minimum area of 1200mm x 1200mm.	
Layout to allow for adequate independent manoeuvring and transfer to and use of fittings (Figure 17).	
Walls and ceiling adequate for adjustable height basins and fixing of hoists, seats, supports and other fittings.	

Lifetime Homes Standards



1500mm turning circle may overlap with the basin provided the basin is wall hung with clear space for feet and footrests to pass beneath.

Figure 17 Suggested layout and dimensions for bathroom

Bedrooms	
Standard requirement	Achieved? Y/N
Layout of bedrooms to allow full access to both sides of the bed in double bedrooms and one side of the bed in single bedrooms as in Figure 18.	

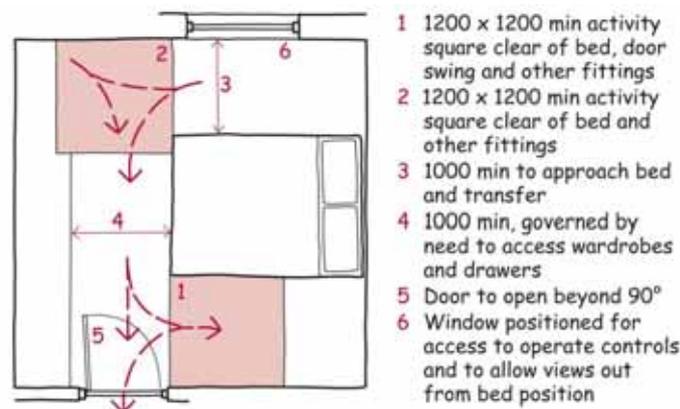


Figure 18 Suggested dimensions and layout for bedroom

Doors and Windows	
Standard requirement	Achieved? Y/N
Doors capable of accommodating large pull handles.	

Lifetime Homes Standards

Doors and Windows	
Standard requirement	Achieved? Y/N
Avoid full-width horizontal divisions in glass between 800mm and 1500mm high so that it will not block vision out of window.	
Glazing in living, dining and bedrooms to start at no higher than 800mm (Figure 19).	

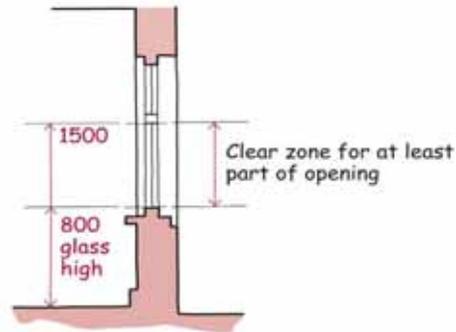


Figure 19 Dimensions for clear glazing

Lifetime Neighbourhoods

C

C.1 CABE's Building for Life Questions

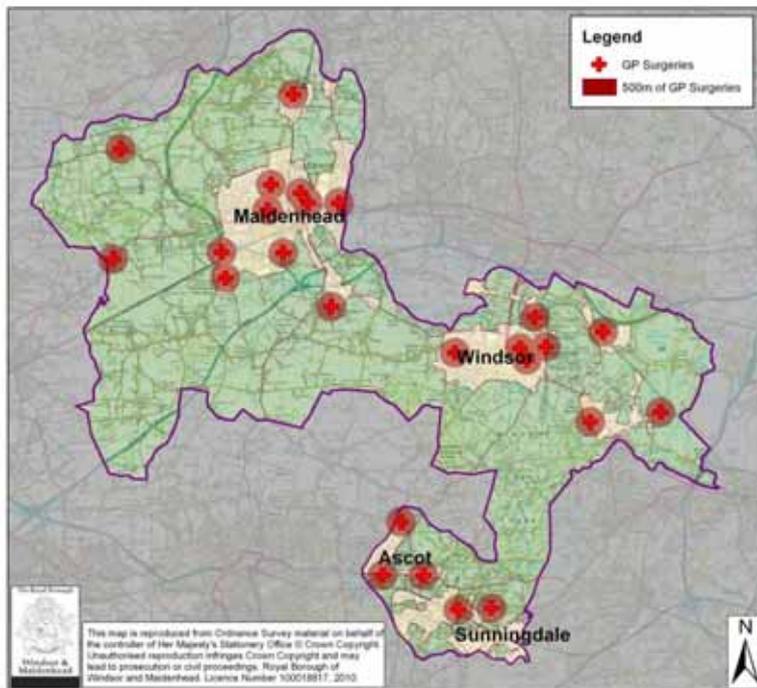
Building for Life Question		Achieved
Environment and Community		Y/N?
1	Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafés?	
2	Is there an accommodation mix that reflects the needs and aspirations of the local community?	
3	Is there a tenure mix that reflects the needs of the local community?	
4	Does the development have easy access to public transport?	
5	Does the development have any features that reduce its environmental impact?	
Character		
6	Is the design specific to the scheme?	
7	Does the scheme exploit existing buildings, landscape or topography?	
8	Does the scheme feel like a place with distinctive character?	
9	Do the buildings and layout make it easy to find your way around?	
10	Are streets defined by a well-structured building layout?	
Streets, Parking and Pedestrianisation		
11	Does the building layout take priority over the streets and car parking, so that the highways do not dominate?	
12	Is the car parking well integrated and situated so it supports the street scene?	
13	Are the streets pedestrian, cycle and vehicle friendly?	
14	Does the scheme integrate with existing streets, paths and surrounding development?	
15	Are public spaces and pedestrian routes overlooked and do they feel safe?	
Design and Construction		
16	Is public space well designed and does it have suitable management arrangements in place?	
17	Do the buildings exhibit architectural quality?	
18	Do internal spaces and layout allow for adaptation, conversion or extension?	
19	Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?	
20	Do buildings or spaces outperform statutory minima, such as building regulations?	

Lifetime Neighbourhoods

C.2 Location of Services and Facilities in the Royal Borough

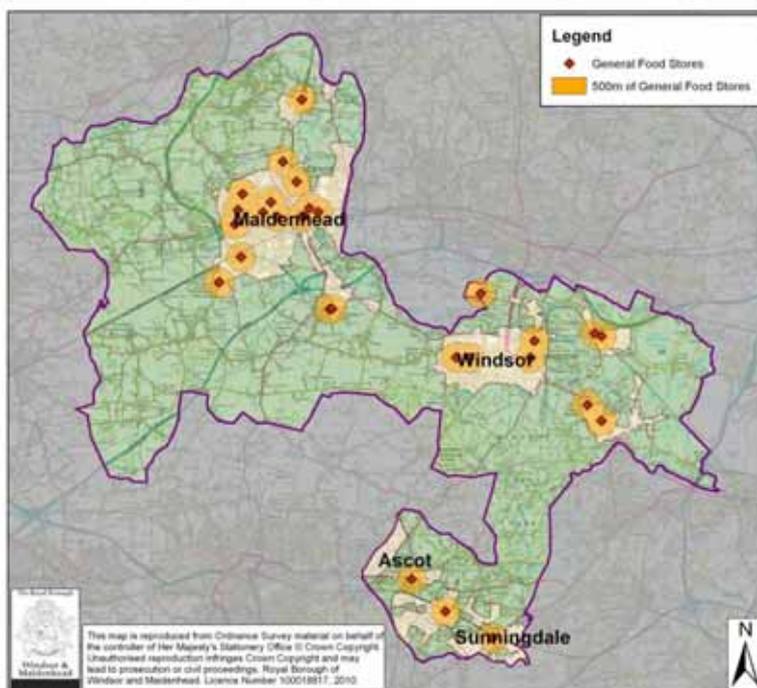
Essential Services and Facilities

GP Surgeries / Health Centres



GP Surgeries / Health Centres in January 2010 - Accuracy of information cannot be guaranteed

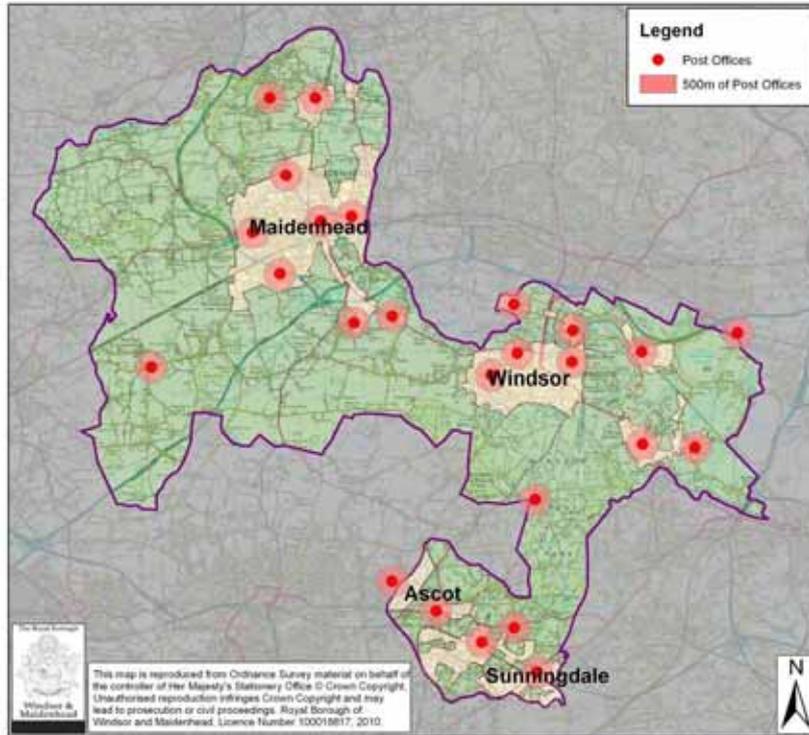
General Food Stores



General Food Stores in January 2010 - Accuracy of information cannot be guaranteed

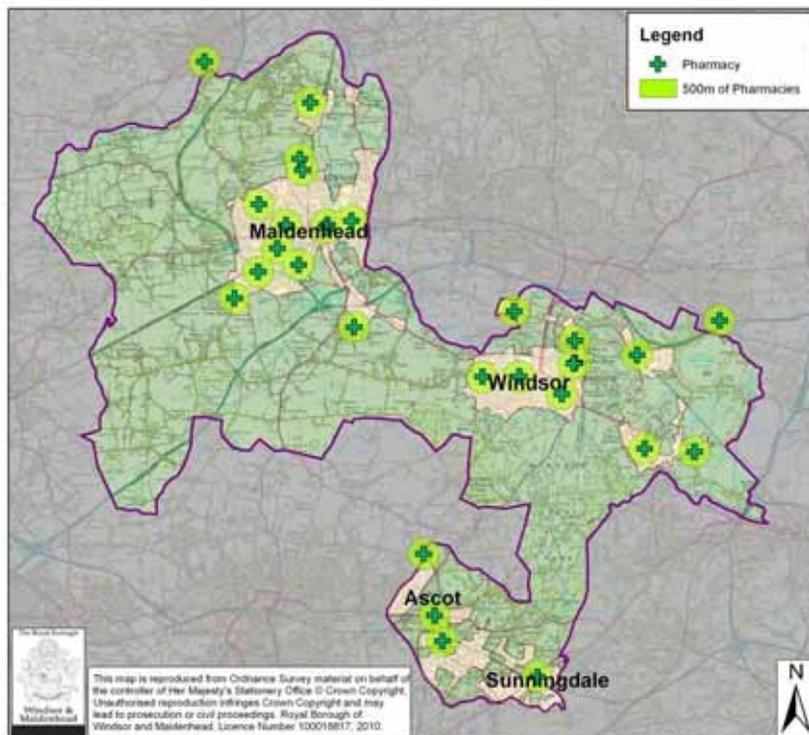
Lifetime Neighbourhoods

Post Offices



Post Offices in January 2010 - Accuracy of information cannot be guaranteed

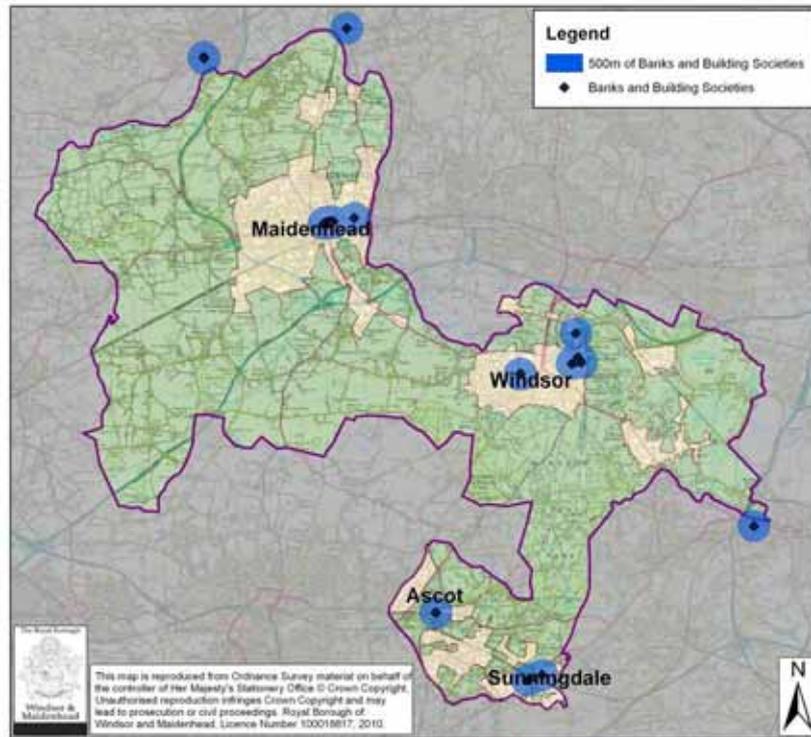
Pharmacies



Pharmacies in January 2010 - Accuracy of information cannot be guaranteed

Lifetime Neighbourhoods

Banks / Building Societies

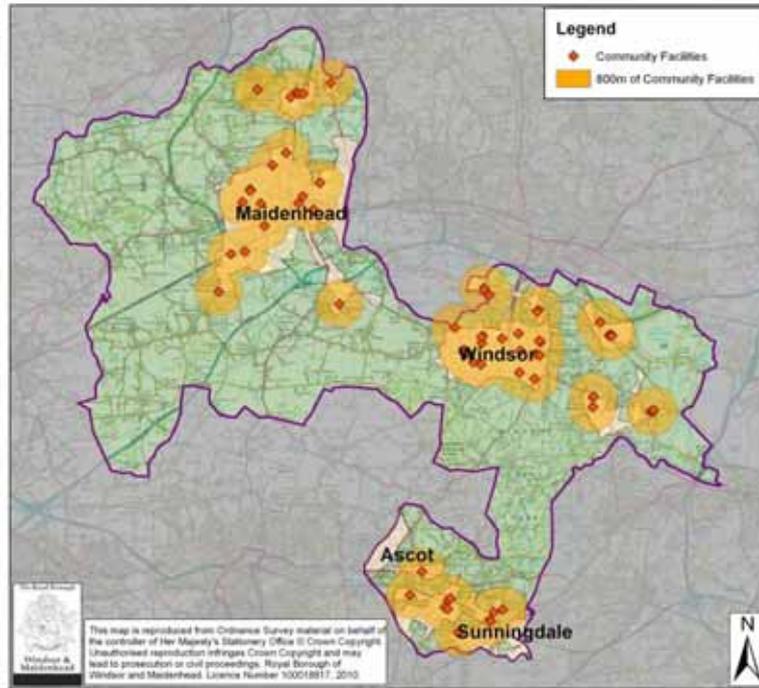


Banks and Building Societies in January 2010 - Accuracy of information cannot be guaranteed

Lifetime Neighbourhoods

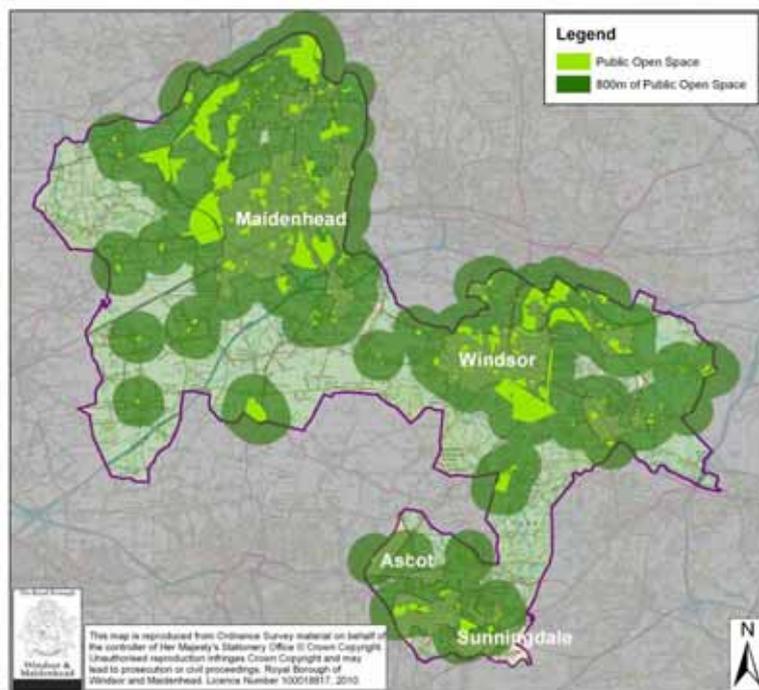
Location of Preferential Services and Facilities

Community Facilities



Community facilities in January 2010 - Accuracy of information cannot be guaranteed

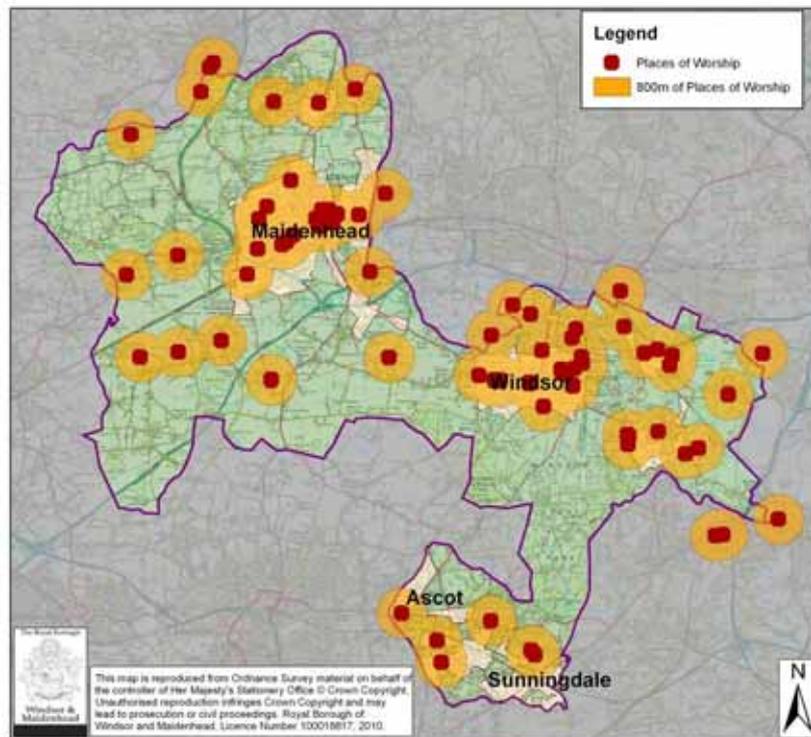
Public Open Spaces



Public Open Spaces in January 2010 - Accuracy of information cannot be guaranteed

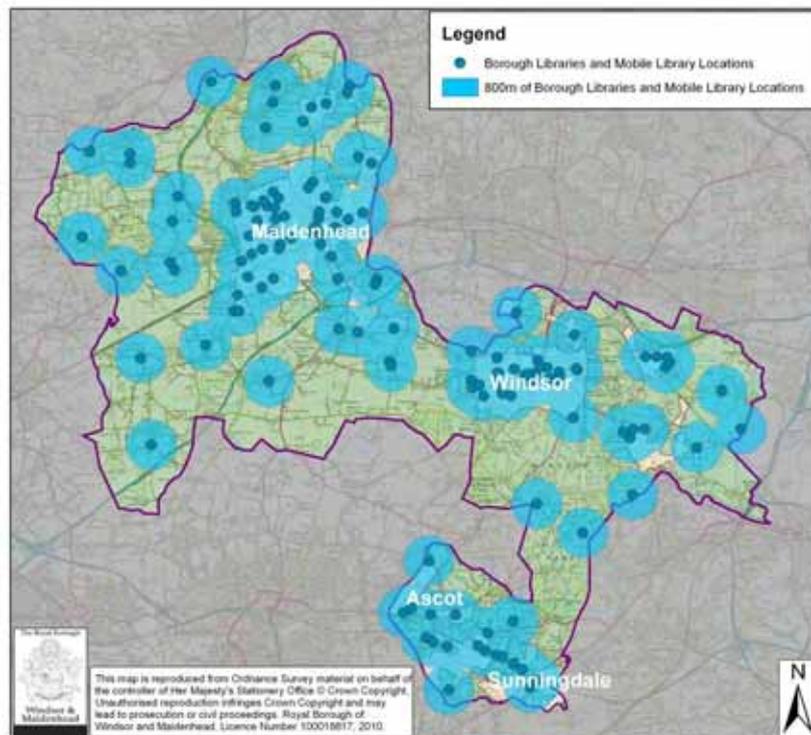
Lifetime Neighbourhoods

Places of Worship



Places of Worship in January 2010 - Accuracy of information cannot be guaranteed

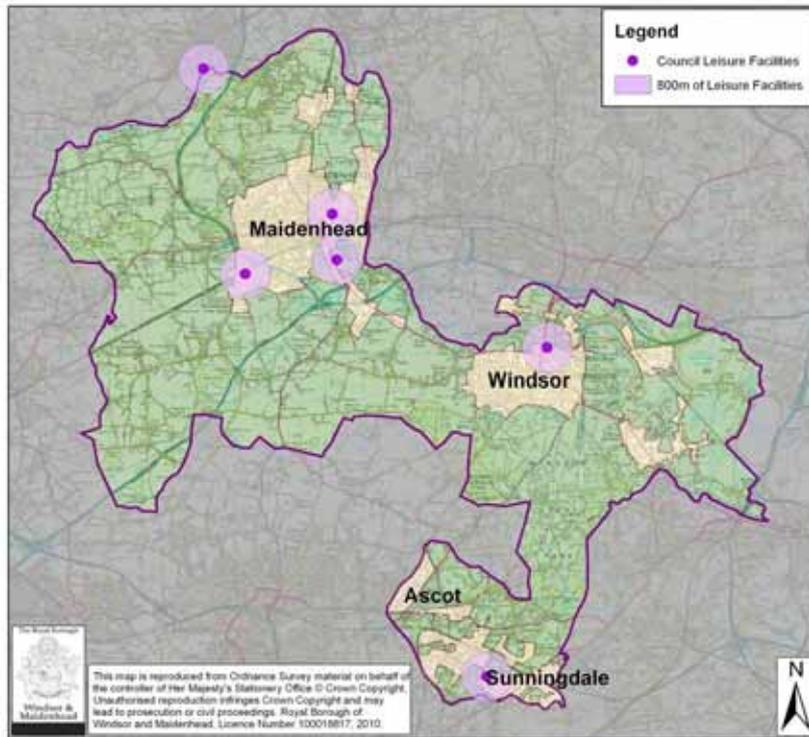
Libraries



Libraries in January 2010 - Accuracy of information cannot be guaranteed

Lifetime Neighbourhoods

Leisure Facilities



Leisure Facilities in January 2010 - Accuracy of information cannot be guaranteed

C Lifetime Neighbourhoods

C.3 Standards for Accessible Neighbourhoods

Theme	Standard Requirement		
Entrances and doors	All doors within publicly accessible buildings will be a minimum of 1200mm		
	The threshold to publicly accessible buildings will be flat with at least 2000mm level clearance of the entrance, the maximum gradient for a threshold rise is 10mm		
	Door handles should be of lever type approximately 900mm from the floor		
	Where a door is manually operated it should be usable by frail older people and people using mobility aids		
	Doors should have a contrast in tone to the surrounding materials, where appropriate, to aid people with visual impairment		
Internal movement	The minimum width of two way corridors within publicly accessible areas of buildings should be 2000mm to allow two manually operated wheelchairs to pass, or where this width is not achievable regular passing places will be provided		
	Steps inside publicly accessible buildings will have a maximum riser height of 150mm with a minimum tread depth of 250mm		
Parking	Levels of disabled parking spaces will be appropriate to the size and use of new development and will be consistent with the borough's disabled parking standards ⁽²⁰⁾ below:		
	Type	Provision for employees	Provision for visitors
	Workplaces (number of employees known)	One bay for each employee who is a disabled motorist	1 space or 2% of total capacity (whichever is greater)
	Workplaces (number of employees unknown)	One bay for each employee who is a disabled motorist	1 space or 5% of total capacity (whichever is greater)
	Shopping, recreation and leisure	One bay for each employee who is a disabled motorist	6% of total capacity
	Railway car parks	One bay for each employee who is a disabled motorist	5% of total capacity
	Churches	One bay for each employee who is a disabled motorist	At least 2 spaces
New development will be expected to incorporate levels of bicycle parking appropriate to its size and use			
Facilities	The provision of publicly accessible toilets will be welcomed in new buildings, these facilities should be fully accessible for wheelchair users		
Pavements	Number of signs perpendicular to the building kept to minimum		
	Pavements a clear width of 2000mm to allow 2 wheelchairs to pass		
	Paving materials provide a firm, non-reflective, and slip resistant in both wet and dry conditions surface for pedestrians		
	Paving surfaces complement the surrounding character		

Lifetime Neighbourhoods

Theme	Standard Requirement
	Adequate separation of pedestrian footway and cycle paths
Street Furniture	Public seating located every 50-100m
	Public seating is of a traditional style recognisable as seating
	Public seating is hard-wearing and does not conduct heat or cold
	Public seating fitted with back rest and arm rests at a comfortable height and depth
	Street furniture does not obstruct pedestrian movement or views
	Street furniture is of a contrasting colour to its surroundings, where conservation issues permit it
	Guard rails located where there is any steep drop or steep edge next to a pedestrian route
Signage	Signs give simple clear information in contrasting colours
	Number of signs perpendicular to the building kept to minimum
Open Spaces	Flat or gently sloping pathways of no more than 1:20 gradient where possible
	Pathways of 2200mm minimum width
	Flat seating areas every 100m or less where this is appropriate for the setting and type of open space
	Gates usable for people with disabilities - handles or catches located approximately 900mm from the ground, a width of at least 1200mm , and light enough to be operated by frail people.

D Care Homes and Housing for Older People

D.1 Standards for Care Homes and Housing for Older People

Standards for Nursing Care Homes and Residential Care Homes		
Theme	Standard Requirement	
Parking	Parking standards should be in line with the council's adopted Parking Strategy (2004):	
	Max. Parking standard for area of poor accessibility	Max. Parking standard for area of good accessibility
	1 space per 4 residents and 1 space per full-time staff	1 space per 8 residents and 0.5 space full-time staff
	A covered space of at least 3.6m ² next to a main entrance for the transfer of residents into vehicles	
External Areas	Secure cycle storage provided for use by members of staff and visitors at a ratio of 1 space per 4 full-time members of staff or 1 space per 20 bedrooms (whichever is greatest)	
	Lighting strategy creates a safe and pleasant environment while not harming the amenity of residents, neighbouring properties, or the wider area	
	Maximum gradient of areas for pedestrians 1:20	
	Level access and thresholds with room to manoeuvre wheelchair around opening door	
	Adequate waste storage and recycling facilities provided for the services and size of the facility	
	Adequate turning areas for service vehicles	
	CCTV used to enhance safety and security for the staff and residents	
	Landscaping should be seasonal, safe, thoughtful, imaginative and reflecting residents' needs and aspirations	
Internal Areas	Footpaths should be direct and logical, ideally in a complete loop, with adequate and attractive seating areas	
	Single rooms must have at least 12m ² usable floor-space and all shared rooms, for a maximum of 2 people, have 16m ² usable floor-space (excluding en-suite facilities)	
	All areas accessible to residents built to full wheelchair accessible standards (See Appendix B.3)	
	Swing free magnetic self-closing fire doors used in all corridors that are light enough for use by someone who is frail	
	Communal lounges should seek to provide an interesting outside view for residents	
	Separate lounges should be provided for television watching and for quiet activities	
	Facilities should be a familiar, homely design	
	Hallways fitted with auto-sensory lights	
Incorporate use of telecare products in the design of the building and providing an appropriate telecare system for the needs of future residents		

Care Homes and Housing for Older People

Standards for Housing for Older People							
Theme	Standard Requirement						
Parking	Parking standards should be in line with the council's adopted Parking Strategy (2004):						
	<table border="1"> <thead> <tr> <th>Max. Parking standard for area of poor accessibility</th> <th>Max. Parking standard for area of good accessibility</th> </tr> </thead> <tbody> <tr> <td>1 space per unit</td> <td>0.5 spaces per unit</td> </tr> </tbody> </table>	Max. Parking standard for area of poor accessibility	Max. Parking standard for area of good accessibility	1 space per unit	0.5 spaces per unit		
	Max. Parking standard for area of poor accessibility	Max. Parking standard for area of good accessibility					
	1 space per unit	0.5 spaces per unit					
Parking standards for extra care housing should be as above plus 1 unit per member of full time staff							
Secure cycle storage provided at a ratio of 1 space per 4 full-time members of staff or 1 space per 5 units (whichever is greatest)							
External Areas	Lighting strategy creates a safe and pleasant environment while not harming the amenity of residents, neighbouring properties, or the wider area						
	Maximum gradient of areas for pedestrians 1:20						
	Level access and thresholds with room to manoeuvre wheelchair around opening door						
	Waste and recycling facilities suitable for the size of facility that are easily accessible for residents and for service vehicles						
	Adequate turning areas for service vehicles						
	CCTV used to enhance safety and security for the staff and residents						
	Landscaping should be seasonal, safe, thoughtful, imaginative and reflecting resident's needs and aspirations						
	Footpaths should be direct and logical, ideally in a complete loop, with adequate and attractive seating areas						
	Provision of an areas for resident gardening, with raised planters to make it accessible to more people, a secure store for gardening equipment and access to outside taps						
Internal Areas	Provision of some two bedroom flats desirable						
	Individual flats achieve the following size standards:						
	<table border="1"> <thead> <tr> <th>Type of Flat</th> <th>Floorspace recommendation</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>50-60m²</td> </tr> <tr> <td>2 bedroom</td> <td>60-70m²</td> </tr> </tbody> </table>	Type of Flat	Floorspace recommendation	1 bedroom	50-60m ²	2 bedroom	60-70m ²
	Type of Flat	Floorspace recommendation					
	1 bedroom	50-60m ²					
	2 bedroom	60-70m ²					
	All areas built to full wheelchair accessible standards (See Appendix B.3)						
Swing free magnetic self-closing fire doors used in all communal areas that are light enough for use by someone who is frail							
Communal buggy storage area in all groups of flats							

Care Homes and Housing for Older People

Standards for Housing for Older People	
Theme	Standard Requirement
	Separate communal areas for television watching and for quiet activities
	Where appropriate, IT rooms, and health and fitness rooms should be included
	Communal areas and facilities, suitable for use by a range of appropriate groups and functions, for both residents and members of the wider community will be welcomed
	Facilities and homes should be a familiar, homely design
	Hallways and communal areas fitted with auto-sensory lights
	Incorporate use of telecare products in the design of the building and providing an appropriate telecare system for the future residents

Care Homes and Housing for Older People

D.2 Checklist for Siting Care Homes and Housing for Older People

Checklist for Siting Residential Care Facilities	Evidence			
	Yes	No	Yes	No
Is the site outside of inappropriate flood risk zones?				
Does the site allow for development without a negative impact upon sites of ecological or biodiversity importance?				
Does the site allow for development that will avoid steep gradients?				
Is the site near to good public transport links?				
Does the site allow for good access to local facilities and services within the wider community?				
Does the site provide an adequate opportunity to integrate the facility with the wider community?				
Will the site location be able to attract enough members of staff?				
Will members of staff be able to travel to the site without the need for a private car?				
Does the surrounding area of a site provide a setting that will be attractive to potential future residents?				
Is the site location within an area of need as agreed by the Council's Adult Services team?				
Has detailed public consultation been undertaken, and does it demonstrate support for this site above alternative potential sites?				

If the answer is "No" anywhere in this checklist, the site may not be considered as having adequate potential for the development of a care home or housing for older people, or mitigation will be required to make it acceptable.

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Glossary

Adult Services Plan	Strategy for the council's Adult Services Provision
Building Regulations (Part M)	A range of technical standards and procedures that must be followed in development.
Care Homes	Residential accommodation that offers a high level of care and assistance within a self contained home with shared facilities.
Care Homes with Nursing Care	Residential accommodation that offers a high level of care and assistance with 24 hour registered nurses on site, within a self contained home with shared facilities.
Code for Sustainable Homes	The national standard for the sustainable design and construction of new homes.
Commission for Architecture and the Built Environment (CABE), The	The government's advisor on architecture, urban design and public spaces.
Continuing Care Retirement Communities (CCRCs)	Self-contained properties within a large-scale development offering a flexible package of care.
Dementia	The symptoms that occur when the brain is affected by certain diseases or conditions. It can include short-term memory loss, mood changes, disorientation and communication problems.
Development	The carrying out of building, engineering, mining or other operations, in, on, over or under land, or the making of any material change in the use of a building or other land.
Development Plan Document (DPD)	A spatial planning document within the Council's Local Development Framework which set out policies for development and the use of land. They are subject to independent examination.
Extra Care Housing	A group of self-contained properties with a variety of care products and assisted living available on site.
Habinteg Housing Association	Housing association that has been heavily involved in the development of the Government's Lifetime Homes Standards, and that has developed the Wheelchair Accessible Housing standards used in this SPD.
Housing Corporation	Formerly the Government agency that funded affordable homes and regulated housing associations in England. (Superseded by Homes and Communities Agency).
Lifetime Homes Standards	A series of sixteen standards intended to make homes more easily adaptable so that people can remain in them for their entire lifetime.
Local Plan	A Borough-wide planning document setting out policies for development and the use of land. It will be replaced by the Local Development Framework.
Local Transport Plan	Council's transport strategy
Planning Policy Guidance (PPG)	A series of notes issued by the Government, setting out policy guidance on different aspects of planning. They will be replaced by Planning Policy Statements.
Planning Policy Statement (PPS)	A series of statements issued by the Government, setting out policy guidance on different aspects of planning. They will replace Planning Policy Guidance Notes.

Glossary

RBWM	The Royal Borough of Windsor and Maidenhead.
Residential Care Facility	Blanket term for all forms of care homes and retirement homes.
Retirement Homes	Self-contained homes normally built with older people in mind, only available for people over a certain age.
Retirement Villages	Self-contained properties within a large-scale development offering a flexible package of care.
Royal Borough	The Royal Borough of Windsor and Maidenhead.
Sensory Impairment	People with sight or hearing problems.
Supplementary Planning Document (SPD)	A spatial planning document within the Council's Local Development Framework which provides supplementary guidance to policies and proposals contained within Development Plan Documents. They do not form part of the development plan, nor are they subject to independent examination.
Sustainable Community Strategy	Statutory visioning document for an area developed by a local strategic partnership.
Sustainable Design and Construction SPD	Detailed planning guidance on the sustainability performance of buildings and spaces.
Sustainability Appraisal (SA)	Appraisal of plans, strategies and proposals to test them against broad sustainability objectives.
Wheelchair Accessible Homes	Homes that are built specifically for people who use a wheelchair.

SPD Checklist

Residential Development Checklist

No.	Requirement for application	Achieved Y / N	Evidence Y / N
1	Does the proposal incorporate all relevant Lifetime Homes Standards?		
2	If there are more than 20 dwellings does the proposal include the provision of wheelchair housing to the standards devised by Habinteg Housing Association?		
3	Does the proposal incorporate the standards from Secured by Design New Homes, Part 2: Physical Security?		
4	Does the proposal incorporate the standards in CABI's Building for Life?		
5	Does the proposal include the provision of new essential or preferential services or does it propose improvements to the access of existing services or facilities?		
6	Do the areas of the proposal that are accessible to members of the public meet the standards for Lifetime Neighbourhoods?		

SPD Checklist

Checklist for Development of Care Homes or Housing for Older People

No.	Requirement for application	Achieved Y/N	Evidence Y/N
1	Does the proposal incorporate all relevant Standards for Care Homes and Housing for Older People?		
2	Do the council's Adult Services Team support the type of development in the specific location?		
3	Does the proposal include provision of affordable units or beds that is agreed by the council's Adult Services Team?		
4	If the development is contrary to policy, is the application accompanied by a completed Checklist for Siting Care Homes and Housing for Older People?		
5	Does the proposal incorporate the standards in CAGE's Building for Life?		
6	Does the proposal include the provision of new essential or preferential services or does it propose improvements to the access of existing services or facilities?		
7	Do the areas of the proposal that are accessible to members of the public meet the standards for Lifetime Neighbourhoods?		

SPD Checklist

Development of All Other Uses

No.	Requirement for application	Achieved Y / N	Evidence Y / N
1	Does the proposal incorporate all relevant Standards for Accessible Neighbourhoods?		
2	Does the proposal incorporate the standards in CABI's Building for Life?		
3	Does the proposal restrict the access of any local residents to any existing services or facilities?		