



PROJECT	DESIGN AND CONSTRUCTION OF 5 NEW BUNGALOWS AT HARDEN ROAD
CLIENT	GRAVESHAM BOROUGH COUNCIL
VALUE	£625K
PARTNERS	RUSSET, POTTER RAPER, AND BPTW PARTNERSHIP



Gravesham Borough Council



In November 2010 Lakehouse started a project which has resulted in the successful delivery of five new council-owned and managed bungalows for Gravesham Borough Council. The derelict and overgrown backlands site was located at Harden Road, Northfleet, Kent, DA11 7DB. It had previously been prey to fly tipping and anti-social behaviour, but has been brought back into useful service, and has also improved the security of all the houses backing onto it.

The high profile scheme has been named Henry Gardens and has delivered the first council-owned homes to be developed in the borough for approximately 17 years.

HENRY GARDENS

The new scheme was named Henry Gardens after Henry Eric Harden who was a Lance-Corporal in the Royal Army Medical Core during the 2nd World War. He was born in Northfleet on 23 February 1912. Lance-Corporal Harden was awarded the Victoria Cross posthumously for his fearless action during Operation Blackcock at Brachterbeek in Holland.

THE DEVELOPMENT

The development comprises 5 new bungalows for rent comprising of one, two and three bedrooms. Construction work included site clearance, associated infrastructure, external works, drainage, external services, landscaping and cable TV ductwork/provision of satellite TV system.

The homes have been developed by Gravesham Borough Council, with Russet (part of Circle Anglia), one of the UK's leading providers of affordable housing, providing advice and assistance as Development Agent.

The bungalows were built to Code for Sustainable Homes Level 3, and Lifetime Homes Standard, therefore making them ideal for persons with special housing needs, such as elderly or disabled people.

One of the two-bed bungalows is fully wheelchair compliant and was advertised well ahead of schedule to ensure that a suitable applicant was found and that any necessary adaptations could be undertaken during the build programme.



SECURED BY DESIGN (SBD)

The scheme was designed to SBD standards and the application has been certified. Secured by Design is the official UK Police flagship initiative which supports the principles of 'designing out crime'.

Secured by Design focuses on crime prevention at the design, layout and construction stages of homes and commercial premises and promotes the use of security standards for a wide range of applications and products.

DESIGN FOR LOW MAINTENANCE AND SERVICING

The entire project was designed with low maintenance and servicing costs as primary objectives.

All elements of construction, finishings and services were selected and specified with the emphasis on either elimination of future maintenance or on low maintenance.

HAPPY TENANT JOAN BARNES

Resident Joan Barnes, who is registered as disabled, moved into her new home at Henry Gardens in September 2011. She said *"Since moving to Henry Gardens, my life is so much less of a struggle and I feel more relaxed as I am finding it so much easier to carry out normal everyday tasks that able-bodied people take for granted."*

In my previous home I couldn't get through the internal doors in my wheelchair but I can manoeuvre freely around my new home. All this means that I don't feel so exhausted as I don't need to put so much effort into daily tasks.

I really feel I am one of the lucky ones. Gravesham certainly got this development right and it would be great to see more of this type of accommodation in the borough."

"The bungalows at Henry Gardens have benefitted from a high level of design and construction, enabling them to have modern adaptations incorporated into them. The final finish is a credit to all concerned, including the design panel, Lakehouse and the team from Gravesham Borough Council. Due to the adaptations these properties have provided the council and residents with much needed housing."

Lead Member for Housing, Councillor Susan Howes



LIFETIME HOMES STANDARD

The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes:

1. **Car parking width** - a wider parking space improves access to and from a vehicle for a wide range of people.
2. **Access from car parking** - a car parking space close to the home and a level or gently sloping footpath makes getting between the home and the car convenient and easy.
3. **Approach gradients** - using a level or gently sloping approach to the home avoids the access difficulties that steps can present.
4. **Entrances** - a level threshold gives easy access to everybody - wheelchair users, parents with children's buggies, bikes and toys, older people, people with shopping, young children - and is generally safer when entering or leaving a house.
5. **Communal stairs and lifts** - narrow stairs can limit access to other floors in a home or between homes - wider, shallower stairs (easy going) are easier to climb and for some people a lift may be more convenient.
6. **Doorways and hallways** - as a measurement, if a wheelchair user can approach and use a door, most other people with or without reduced mobility, can.
7. **Wheelchair accessibility** - basic wheelchair access throughout the property is not only essential should this need arise, but also creates sufficient space for other households and as a space standard.
8. **Living room** - an entrance level living room provides an accessible space to socialise with the household for any visitor regardless of their level of mobility.
9. **Entrance level bedspace** - the potential for an entrance level bed space is very useful if a member of the household is temporarily unable to access other levels of the house.
10. **Entrance level W/C and shower drainage** - providing drainage for a future accessible shower means that accessible washing facilities for the household, should they need it, is a simple and low-cost adaptation.
11. **Bathroom and W/C walls** - bathroom and cloakroom walls should be strong enough to support grab rail and other fixings if these adaptations are required.
12. **Stair life / through-floor lift** - an invisible knock out panel is a simple way to allow a through floor lift to be installed, as an alternative to a stair lift, should the household require it.
13. **Tracking hoist route** - the potential structure for a ceiling tracking hoist makes it easy to install should it be needed. If mobility is reduced due to illness or disability it is particularly helpful to have the bedroom and bathroom close to one another.
14. **Bathroom layout** - bathrooms require a certain amount of space to be functional; cramped, inaccessible conditions prevent efficient use of the facilities. Space either in front of or beside W/C facilities is essential for ease of access.
15. **Window specification** - window control is essential for ventilation and temperature control. Handles and windows at a usable height improve access to window controls, and a low cill in the living room ensures a view for people at sitting-height.
16. **Controls, fixtures and fittings** - sockets, switches and controls used on a day to day basis by the household located at heights that are not too high, or too low, to be reached comfortably by any potential occupant of the home.