Deck access - apartments

**External view of rear gardens and balconies**

**Deck access apartment design brief**

**Design problem:**
- Deck access apartments have a poor reputation with many housing developers and planners. This is partly due to their additional costs, perceived lack of salesability due to the external rear gardens, and the absence of wheelchair access.

**Key precedent(s):**
- St Antonius Community centre
- Building Regs Part M
- Accessibility standard

**Indicative site area:** 0.25 ha.

**Typical apartment layout**

- Designed for older couples or single people, with wide, low-level entrances and accessible floor plans
- Designed at higher densities than traditional bungalow designs

**Indicative communal facilities**

- Designed to form part of an attractive and accessible streetscape.
- Designed to provide seating and space to store outdoor garden furnishing.

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**Downsizers**

*When struggling with the stairs in their semi-detached house Peter and Jo (69/70) looked into the idea of aging in place. They were delighted to find a scheme that fitted their needs and was easily accessible.*

*For many downsizers a deck access block makes the ideal move to city between existing family housing. In addition the elderly couple can access open space, private parking area that can support perceived views for residual need for wheelchair dimensions, small sized.

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**Wheelchair adapted**

*Philip (70) cares for a wheelchair user. He’s looked around and found his apartment is to his requirements.*

*With all of the rooms, door openings, and outdoor spaces already designed for wheelchair access, the process was straightforward.*

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**Home office**

*Despite officially retiring a few years ago Brenda and Harry continue to run their business. The upper floor of their detached apartment was transformed into the home for life.*

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**Grandchildren and entertaining**

*Following the death of her husband, Maria (62) can no longer stay with her for long stays. The extra bedroom is used as a study and it’s situated up as a central living room when she wants to watch different programmes on TV.*

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