

FACILITIES IN BUILDINGS OTHER THAN DWELLINGS

Audience and Spectator Facilities

Audience and spectator facilities fall into 3 categories

- Entertainment facilities, eg. Cinemas and theatres
- Sports Stadiums
- Lecture & Conference Facilities

General

- People with mobility or sensory impairments may need to view from a particular side or sit in the front to lip read or see sign interpreters.
- Care needs to be taken so that poor lighting or very bright natural light does not make it difficult to see the interpreter.
- Wheelchair users, people who have difficulty using chairs with fixed arms and those with assistance dogs should have the choice of sitting next to a seated companion or a companion wheelchair user.
- Consideration should be given to providing space by certain seats for assistance dogs to rest.
- Greater spacing between rows of seats at the rear of a block or at the end of rows may provide extra legroom for people of large stature.

Table 3 Provision of wheelchair spaces in audience seating

Seating capacity	Minimum provision of spaces for wheelchairs	
	Permanent	Removable
Up to 600	1% of total seating capacity (rounded up)	Remainder to make a total of 6
Over 600 but less than 10 000	1% of total seating capacity (rounded up)	Additional provision, if desired

Note:

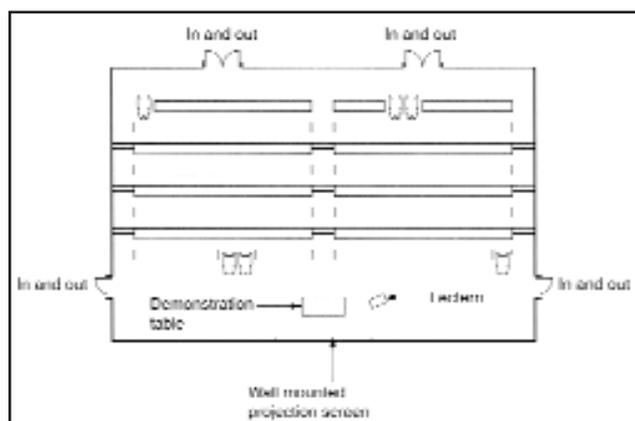
For seating capacities of 10,000 or more, guidance is given in 'Accessible stadia: a good practice guide to the design of facilities to meet the needs of disabled spectators and other users'.

LECTURE AND CONFERENCE FACILITIES

- Where a podium or stage is provided wheelchair users should have access to it by means of a ramp or a lifting platform.
- A hearing enhancement system should be provided for the hearing impaired.

Guidance on hearing enhancement systems can be found in BS 8300.

Fig. 24 An example of wheelchair spaces in a lecture theatre



FACILITIES IN BUILDINGS OTHER THAN DWELLINGS

Audience and Spectator Facilities

Fig. 25 Possible location of wheelchair spaces in front of a rear aisle

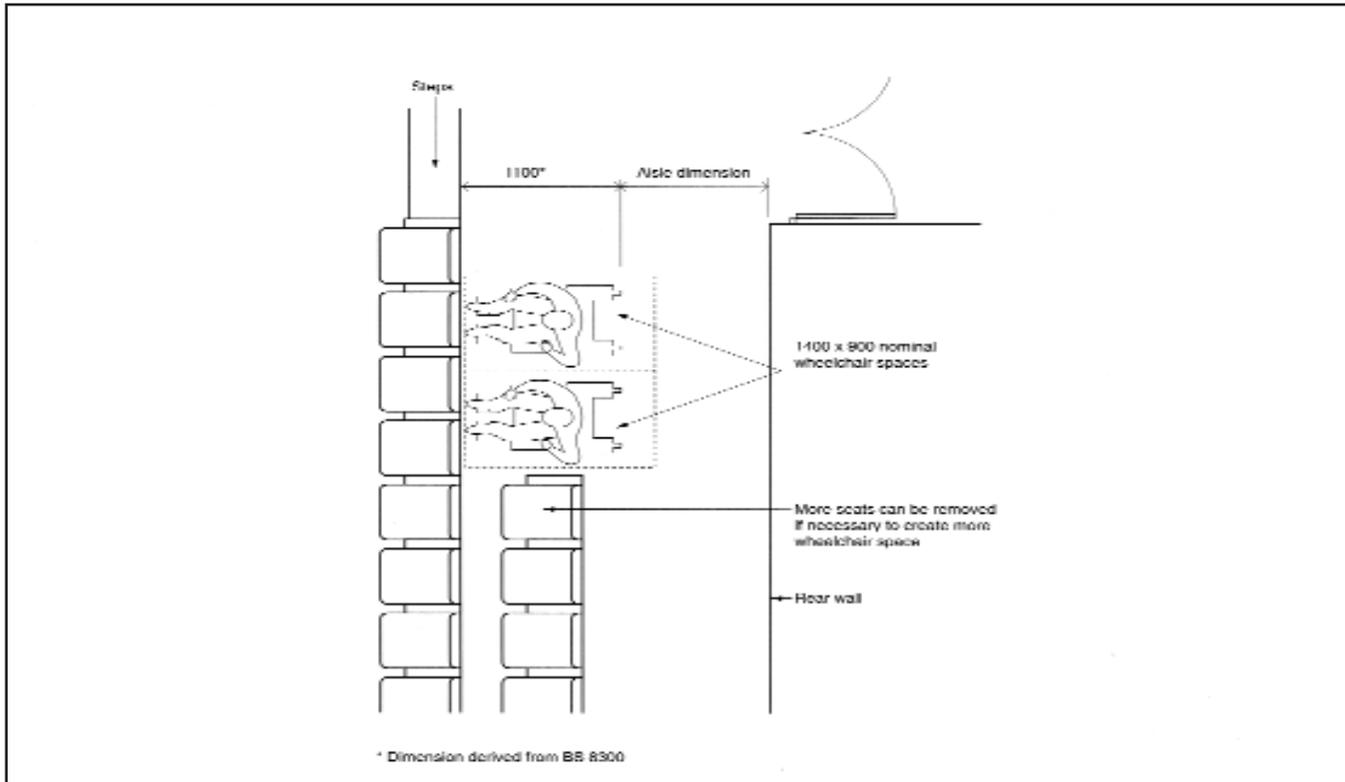
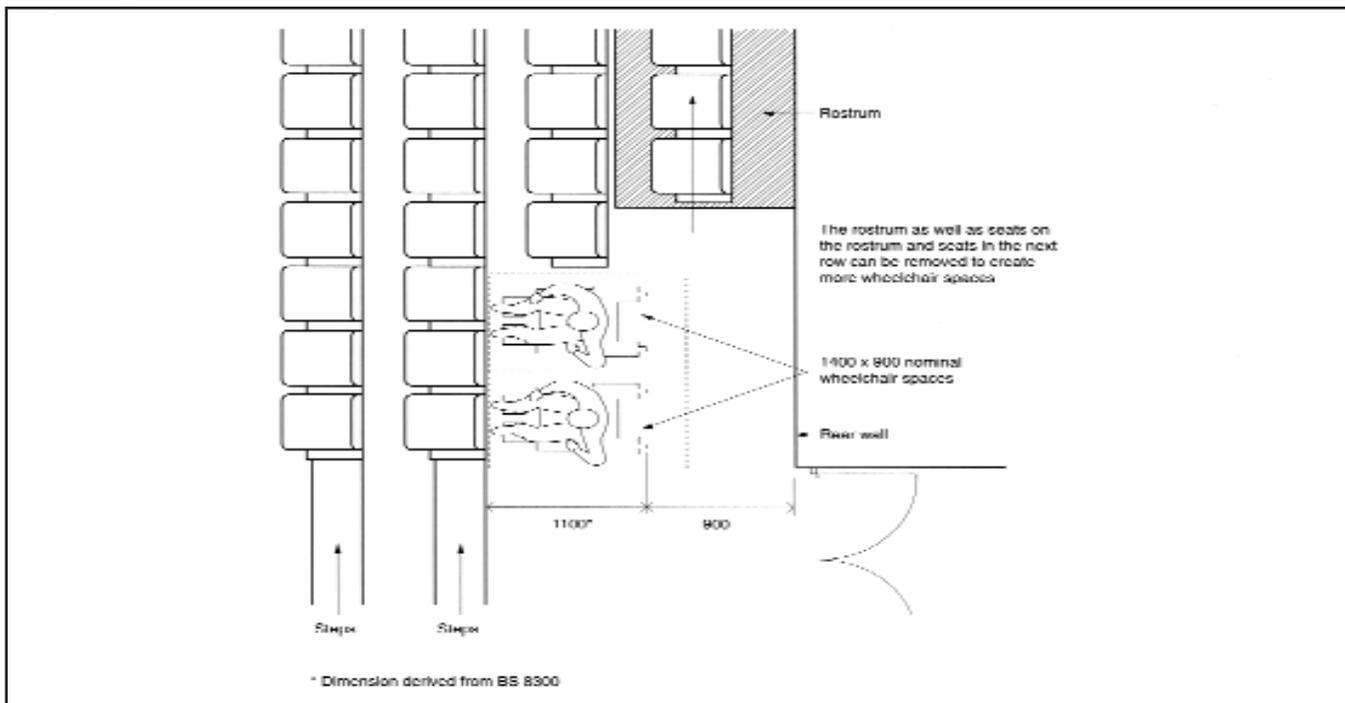


Fig. 26 An example of wheelchair space provision in a cinema or theatre



FACILITIES IN BUILDINGS OTHER THAN DWELLINGS

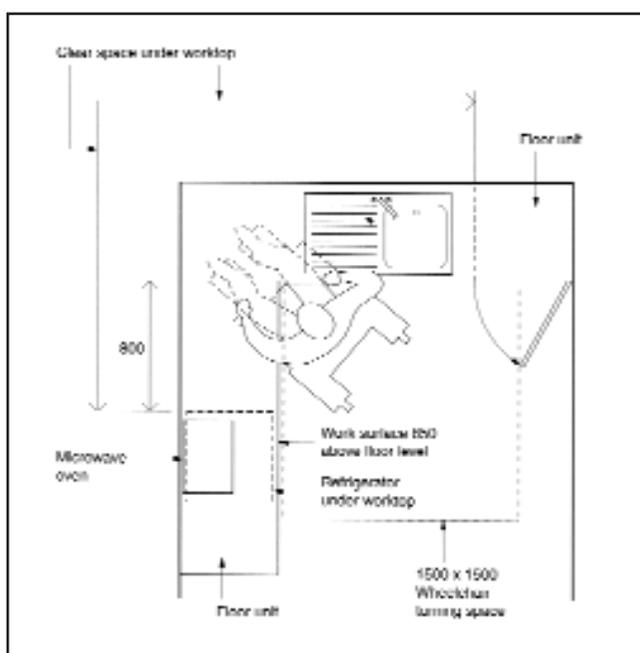
Refreshment Facilities

All bars/restaurants should be designed so all potential customers have full and independent access.

All public areas including toilets, public telephones and external terraces should be fully accessible, as should self-service and payment points.

- In many restaurants changes of level are used to differentiate between different functions or to create atmosphere.
- Changes of level are only allowed if they are fully accessible by a ramp or lifting platform.
- Part of the bar should be accessible to wheelchair users and be no higher than 850mm from the floor level.
- Worktops in shared refreshment facilities, for example tea making areas at work, should be accessible no higher than 850mm from the floor, with a clear space beneath at least 700mm above the floor.

Fig. 27 An example of a shared refreshment facility



FACILITIES IN BUILDINGS OTHER THAN DWELLINGS

Sleeping Accommodation

Sleeping accommodation where provided for a significant number of people such as hotels, motels and student accommodation, should be convenient for everyone.

- In student accommodation it is beneficial to provide a wheelchair accessible toilet for visitors.

This guidance should be followed for all bedrooms;

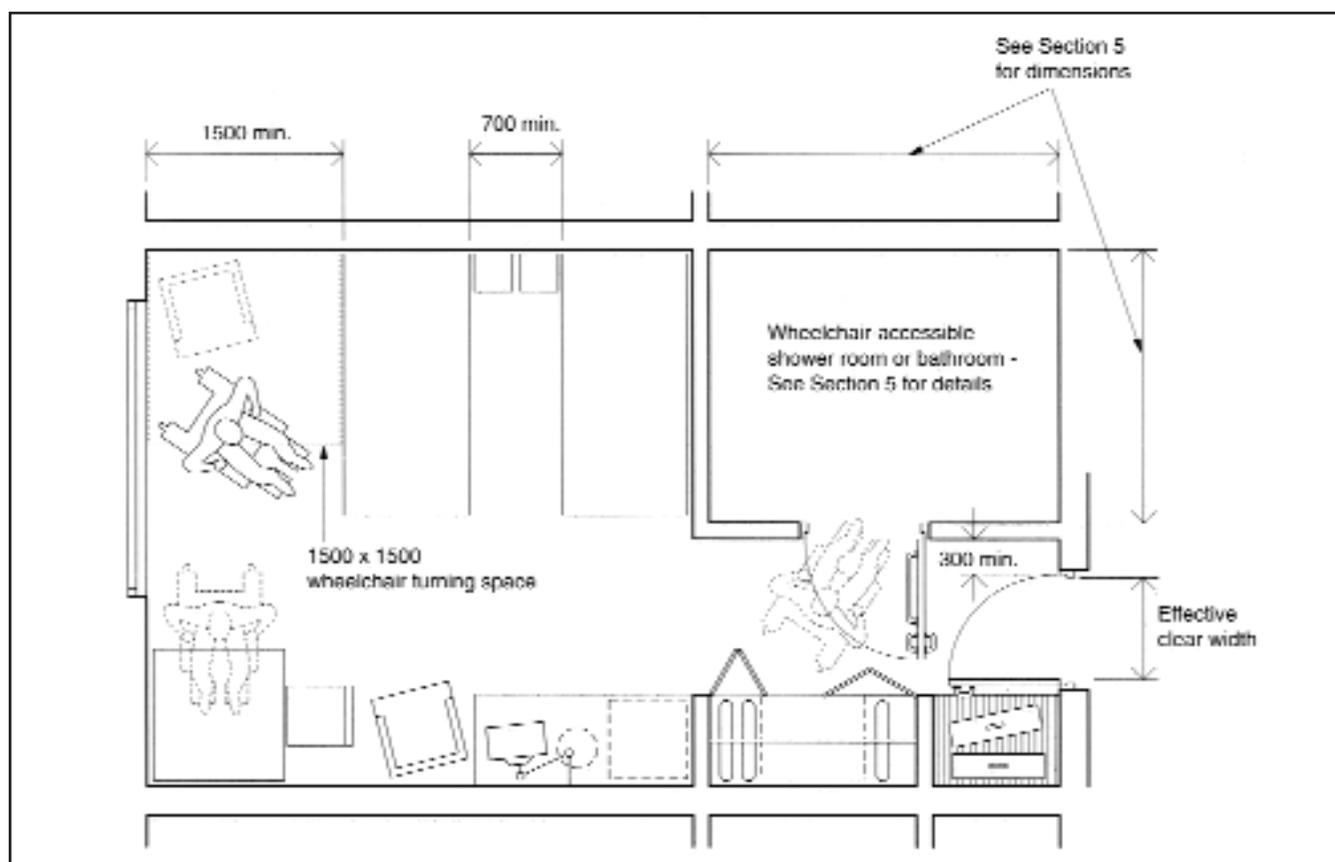
- Effective clear width of the door from the access corridor should comply with table 2 (page 23).
- Swing doors on wardrobes etc should open through 180 degrees.

- Handles on hinged and sliding doors should be easy to grip and operate and contrast visually from the door.
- All bedrooms should have a visual fire alarm signal in addition to the requirements of Approved Document B.
- Room numbers should be indicated in embossed characters.

WHEELCHAIR ACCESSIBLE BEDROOMS

- At least 1 in 20 bedrooms should be wheelchair accessible.
- The wheelchair accessible bedrooms should be located to provide a choice of location and be on accessible routes to all the facilities.

Fig. 28 One example of a wheelchair-accessible hotel bedroom with en suite sanitary facilities



FACILITIES IN BUILDINGS OTHER THAN DWELLINGS

Sleeping Accommodation

- They should be of the same standard as all other bedrooms.
- The entrance door to the bedroom and to the en suite facility should comply with table 2 (page 23) and have a maximum opening pressure of 20N.
- En-suite facilities should comply with the provisions for wheelchair accessible bath and shower facilities.
- The size of the room should allow a wheelchair user to manoeuvre at the side of the bed and transfer independently.
- An emergency assistance alarm and reset button should be located in the bedroom and be activated by a pull-cord that can be operated from the bed or the floor.
- Openable windows and window controls should be located between 800mm and 1000mm above the floor and be easy to operate without the need to use both hands simultaneously.
- On the outside of the room the call signal should be easily seen and heard and linked to a central control point.

Switches, Outlets and Controls

- Wall mounted socket outlets, telephone points and television sockets should be located between 400mm and a 1000mm above the floor with a preference for the lower end of the range.
- Switches for permanently wired appliances should be located between 400 and 1200mm above the floor.
- All switches and controls that require precise hand movements should be located between 750mm and 1200mm above the floor.
- Controls that need close vision should be located between 1200mm and 1400mm from the floor, so readings can be taken from a seated or standing position.
- Sockets should be at least 350mm from any room corners.
- Light switches for use by the general public should be large push pads and align horizontally with the door handles within the range between 900mm to 1100mm from the floor. Where this cannot be achieved pull cords should be provided in the same height range.
- The front plates of sockets should contrast visually from the background and have a clear indication that they are ON.

FACILITIES IN BUILDINGS OTHER THAN DWELLINGS

Aids to Communication

Detailed guidance on surface finishes, visual, audible and tactile signs as well as the characteristics and appropriate choice of hearing enhancement systems is given in BS 8300.

- Provision for a hearing enhancement system should be installed in rooms and spaces designed for meetings, lectures, classes, spectator sport or films and at service or reception counters, particularly in noisy areas or where they are behind glass screens.
- All facilities should be indicated with the appropriate symbol and signage.



Fig. 29



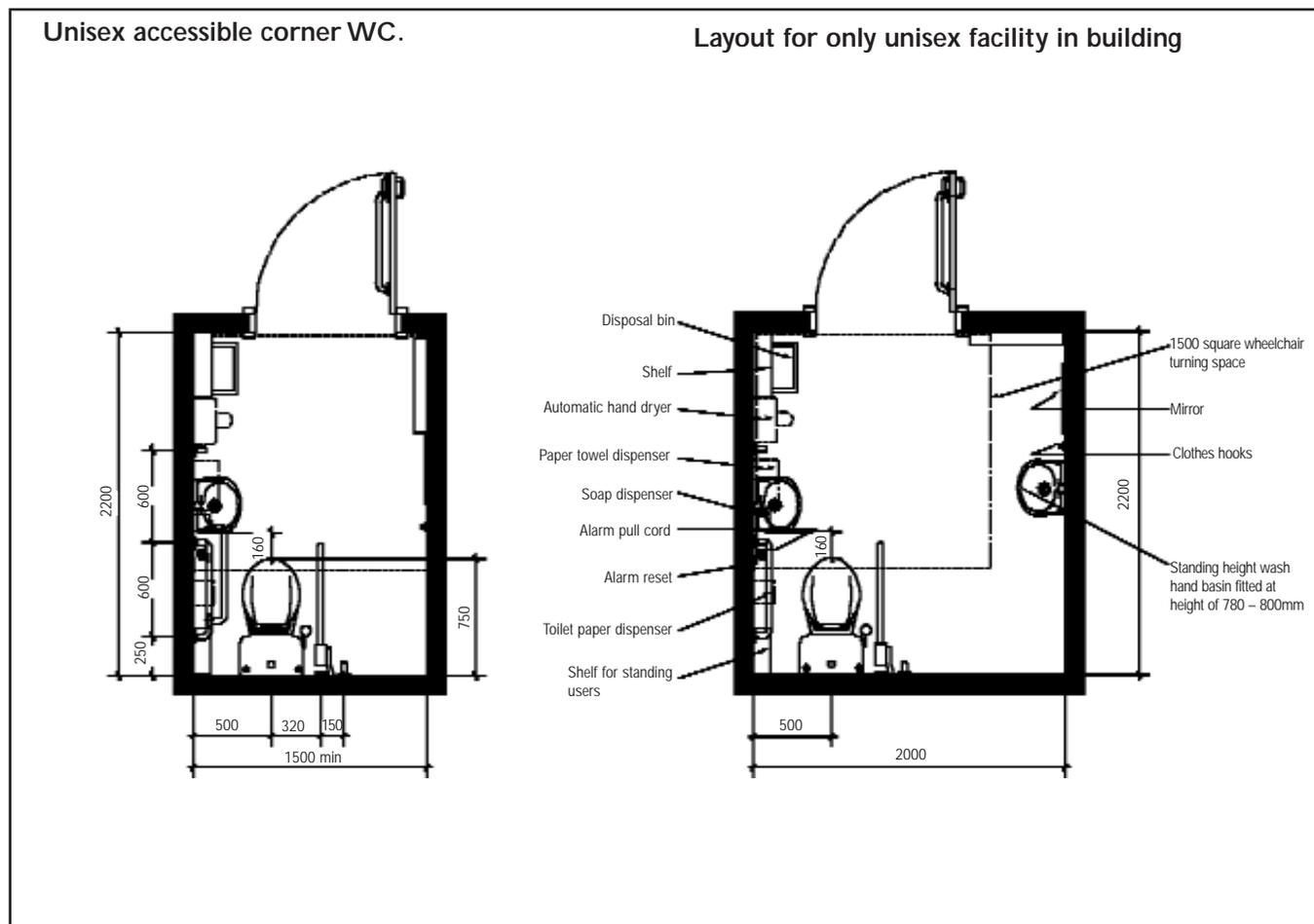
Fig. 30

FACILITIES IN BUILDINGS OTHER THAN DWELLINGS

Sanitary Conveniences

UNISEX WHEELCHAIR ACCESSIBLE TOILETS

- Suitable sanitary accommodation should be provided for all building users. This will involve combinations of general provision, accommodation for ambulant disabled people and others who need more space, and wheelchair users.
- A unisex toilet should be provided as close as possible to the entrance or waiting area of a building and be provided and located in a similar position on each floor of a multi-storey building. There should be right and left handed transfer on alternate floors.
- If two unisex facilities are provided side by side, left and right hand transfer should be accommodated.
- Where there is space only for one toilet in a building, it must be a unisex wheelchair accessible toilet and thus accessible for all users. This can be achieved by increasing the width from 1500mm to 2000mm thus creating sufficient space to accommodate an additional washbasin at 780 – 800mm standing height. A wheelchair user should not have to travel more than 40 metres on the same floor or more than 40 metres combined horizontal travel if the toilet is on another floor of the building and is accessible by passenger lift. In a building with a lifting platform vertical travel to the toilet should be limited to one storey
- Doors should be outward opening with a horizontal closing bar on the inside face.



FACILITIES IN BUILDINGS OTHER THAN DWELLINGS

Sanitary Conveniences

Fig. 32 Heights and arrangement of fittings in a unisex wheelchair-accessible toilet (looking towards wall A in Fig. 31)

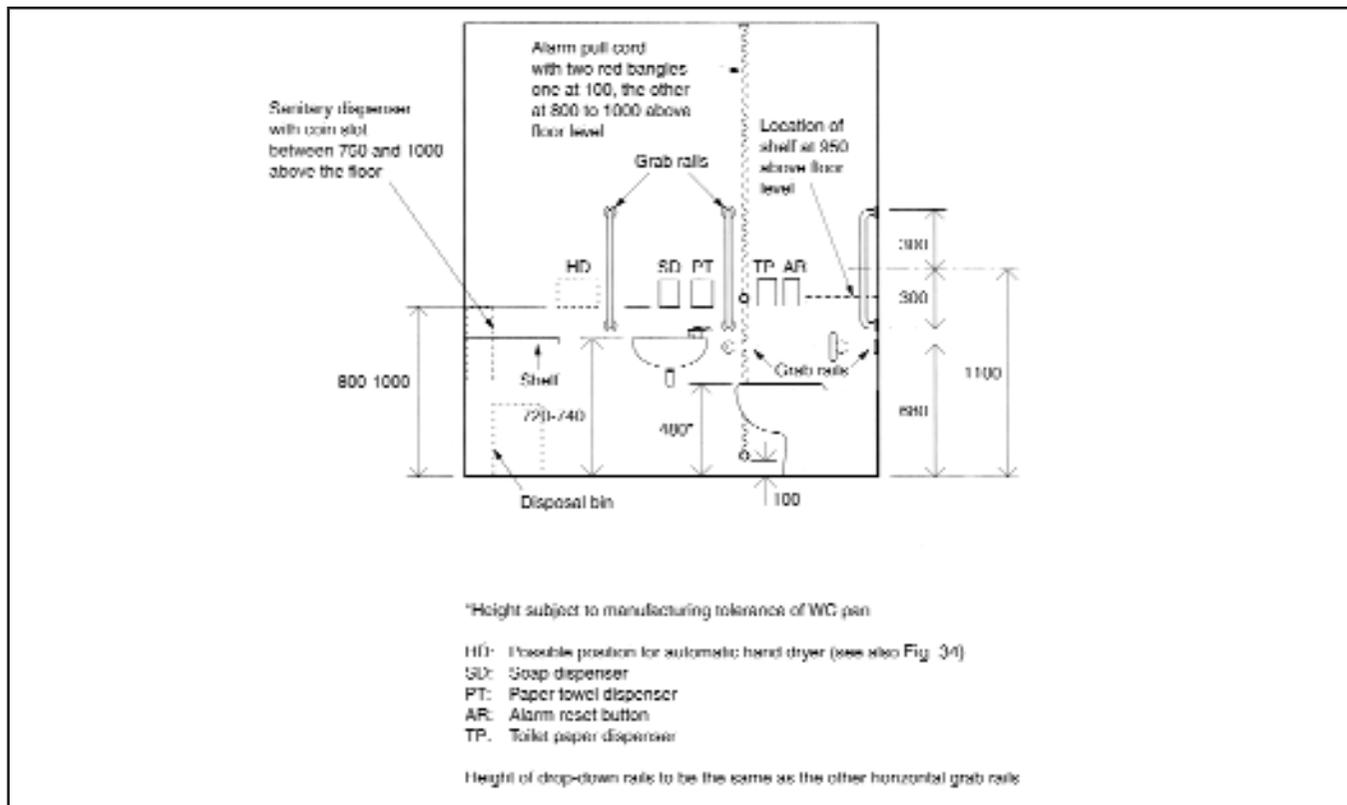
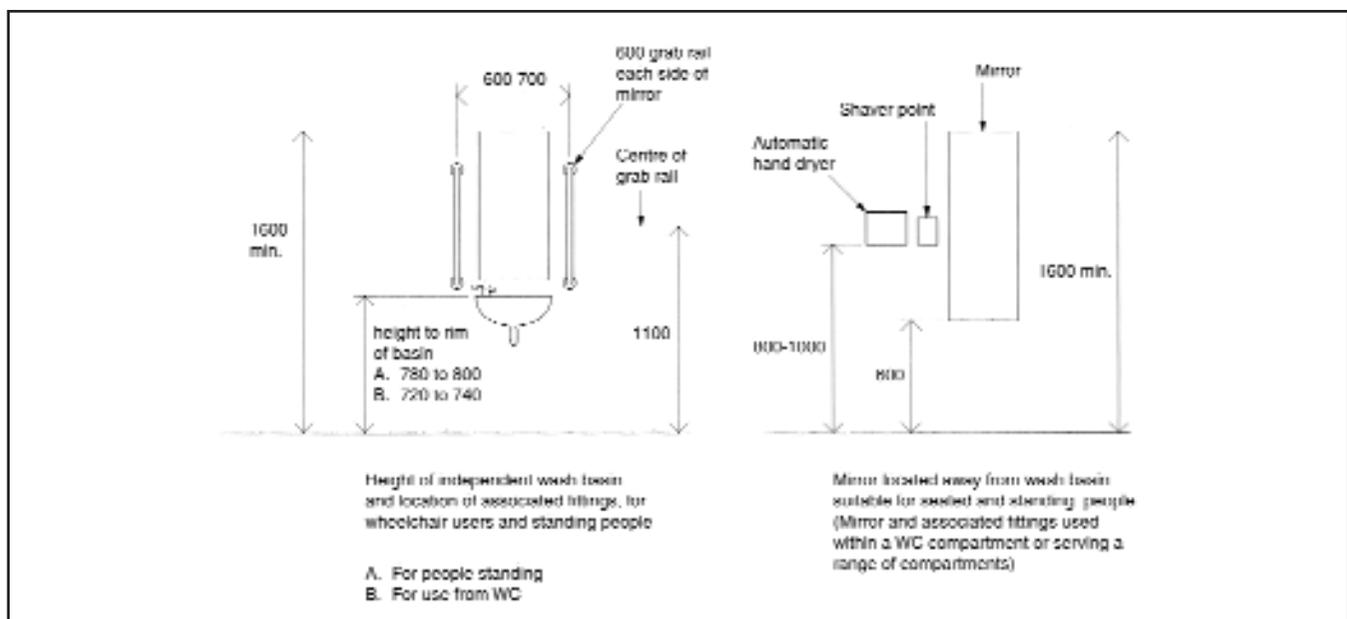


Fig. 33 Heights of various fittings in toilet accommodation



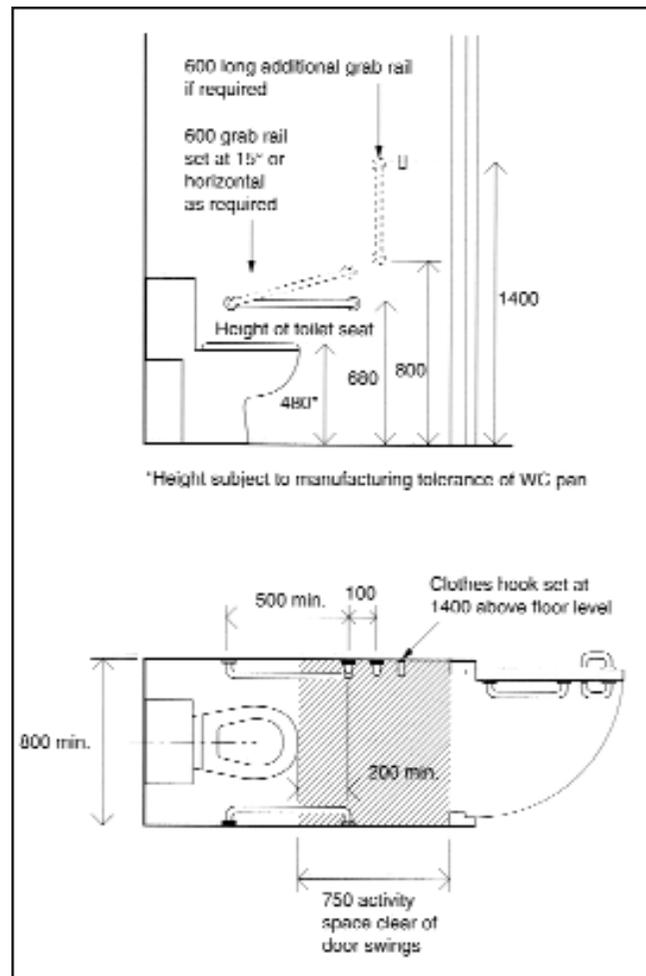
FACILITIES IN BUILDINGS OTHER THAN DWELLINGS

Sanitary Conveniences

GENERAL ADVICE

- At least one cubicle in same sex toilets should be designed for the ambulant disabled persons, as shown in Fig. 34.
- Where there are four or more cubicles in a same sex toilet one of these should be enlarged for use by people who need extra space, like parents with young children or people with shopping or luggage. Minimum width of these toilets should be 1200mm.
- Baby change units should wherever possible be provided in these units.
- Taps on baths or wash basins should be controlled automatically or can be operated using a closed fist, eg lever action.
- Door handles and other ironmongery should comply with the provisions for internal doors.
- Doors to WC compartments, and wheelchair accessible unisex toilets, changing or shower rooms should be fitted with light action privacy bolts so they can be operated by people with limited dexterity. If required to self-close, they should be openable with a force no greater than 20N.
- Any fire alarm should emit a visual and audible signal.
- Emergency assistance alarms should have:
 - Both visual and audible indicators, to confirm that an emergency call has been received.
 - A signal which is different from the fire alarm.
 - A re-set control reachable from the wheelchair or shower or changing room seat.
 - Lighting controls to conform to the provisions for switches and controls.

Fig. 34 WC cubicle for ambulant disabled people



- Heat emitters are screened or their surface temperature is kept below 43 degrees centigrade.
- All fittings and grab-rails should contrast visually with the background wall and floor finish and there should be contrast between the walls and floor.
- In larger premises e.g. shopping centres, leisure facilities etc. consideration should be given to the provision of an appropriate Hygiene room.

FACILITIES IN BUILDINGS OTHER THAN DWELLINGS

Sanitary Conveniences

3.4 x 3.4 m Hygiene Room with peninsular wc & corner shower

Entrance door to open outwards, if possible, and if it opens onto a corridor, the corridor width should be at least 1800mm at that point (Part M 2004 3.14). If required to open inwards to avoid conflict with circulation, then the door should be double swing to enable the door to be opened in emergency. Door pull only required if door is not self closing.

Floor cabinet for clean clothes and dressings (200 x 200)

Full length mirror lower edge 800mm above floor and top edge 1600mm min above floor (to BS:8300)

Lever door handle 900mm with lever locking mechanism

Wall tracked adjustable height changing bench (1900 x 910mm) capable of storage in upright position when not in use

Optional hose down facility with floor levels to ensure run off into shower tray

Half height folding shower door

Level entry shower. Slef contained shower area for independent or assisted use to Part M 2004 (diagram23)

Alarm pull cord or where no ceiling fitted alarms users are to be used mobile alarms or wall mounted radio alarms must be used and carried by support assistants/staff

Floor mounted sluice

Low surface temperature Radiator

Space for paper towel dispenser or handdryer

Wheelchair turning space (1500 x 1500mm)

Adjustable height basin (600 x 500mm) or adjustable vanity basin assembly (1 100 x 600mm)

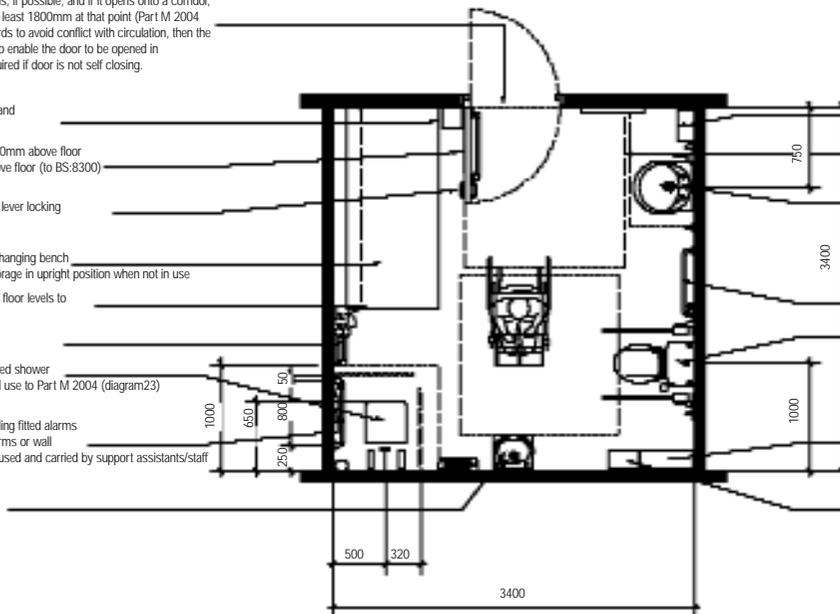
Grab rail provides continuous support to and from WC and wash basin

WC layout to allow right and left hand transfer with assistance

Ceiling reinforced to allow ceiling mounted overhead tracked hoist system

Sanitary disposal unit colostomy shelf over

Lockable cabinet for medicines and dressings

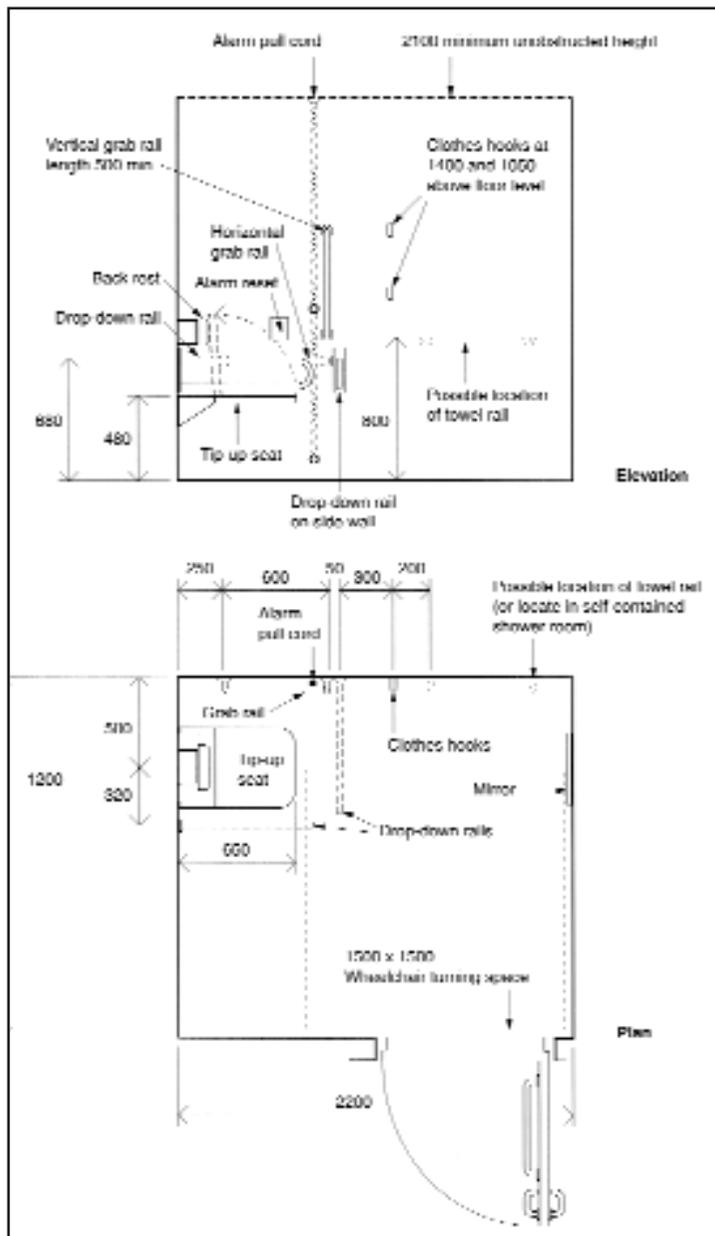


FACILITIES IN BUILDINGS OTHER THAN DWELLINGS

Wheelchair Accessible Changing and Shower Facilities

- Where more than one unit is provided provision for left or right handed transfer should be made.
- Should provide wall mounted drop down support rails and wall mounted, slip resistant tip up seats (Not spring loaded).
- In sports facilities individual self contained shower facilities should be provided in addition to communal separate sex facilities.
- A shower curtain should be provided that covers the seat and rails when in the horizontal position and can be opened and closed from the shower seat.

Fig. 35 An example of a self-contained changing room for individual use



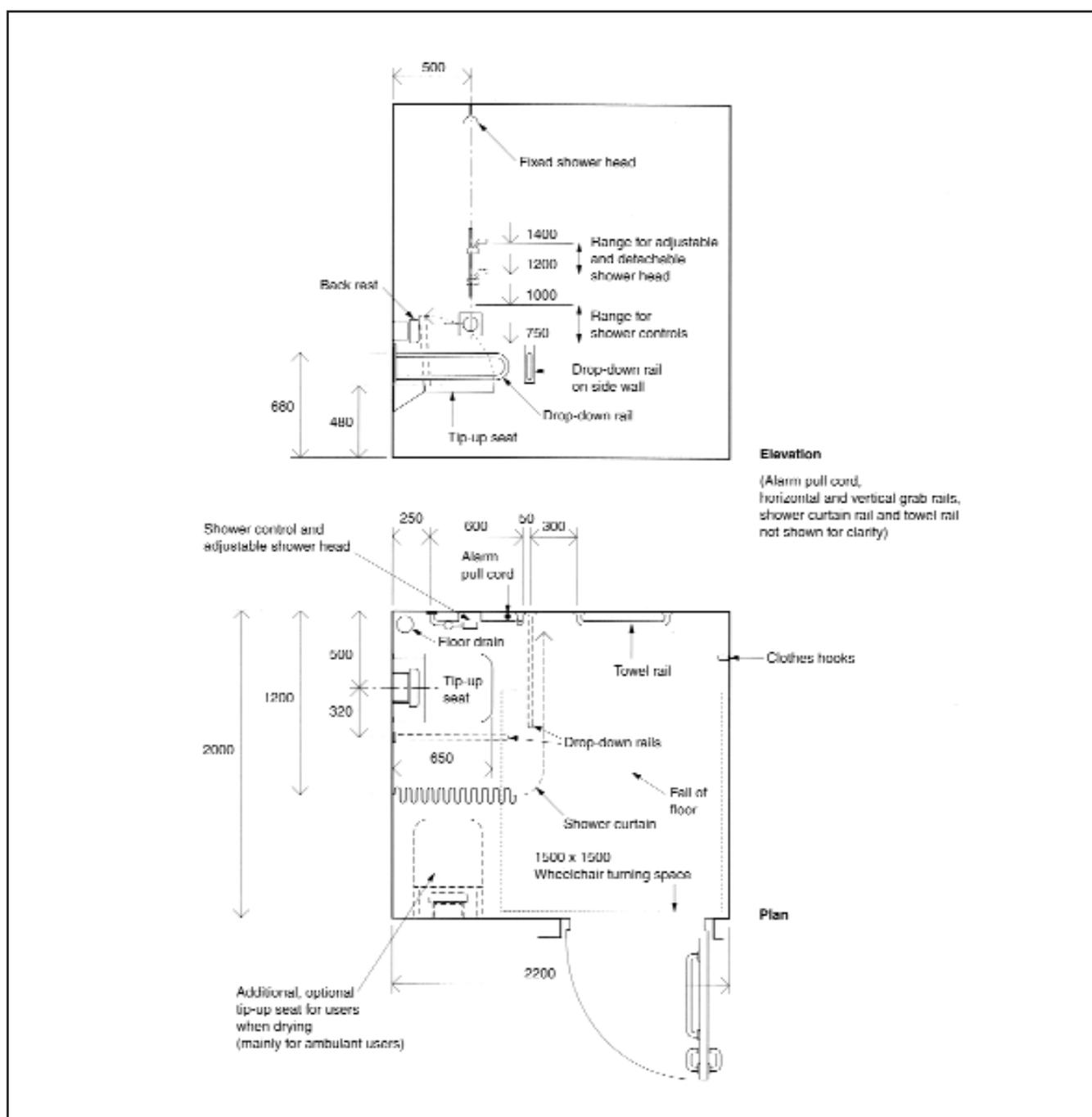
- A shelf that can be reached from the seat or wheelchair should be provided for toiletries.
- An emergency assistance pull cord should be easily identifiable and can be reached from the seat or the floor; the assistance alarm should be as for sanitary accommodation.
- Facilities for limb storage should be included for the benefit of amputees.
- When associated with shower facilities the floor should be level and slip resistant when dry or wet.
- There should be a manoeuvring space of at least 1500mm deep in front of lockers.

FACILITIES IN BUILDINGS OTHER THAN DWELLINGS

Wheelchair Accessible Changing and Shower Facilities

- Where showers are provided in commercial developments for the benefit of staff, at least one wheelchair accessible shower compartment should be provided.
- Shower controls in communal showers should be positioned between 750mm and 1000mm above the floor.

Fig. 36 An example of a self-contained shower room for individual use



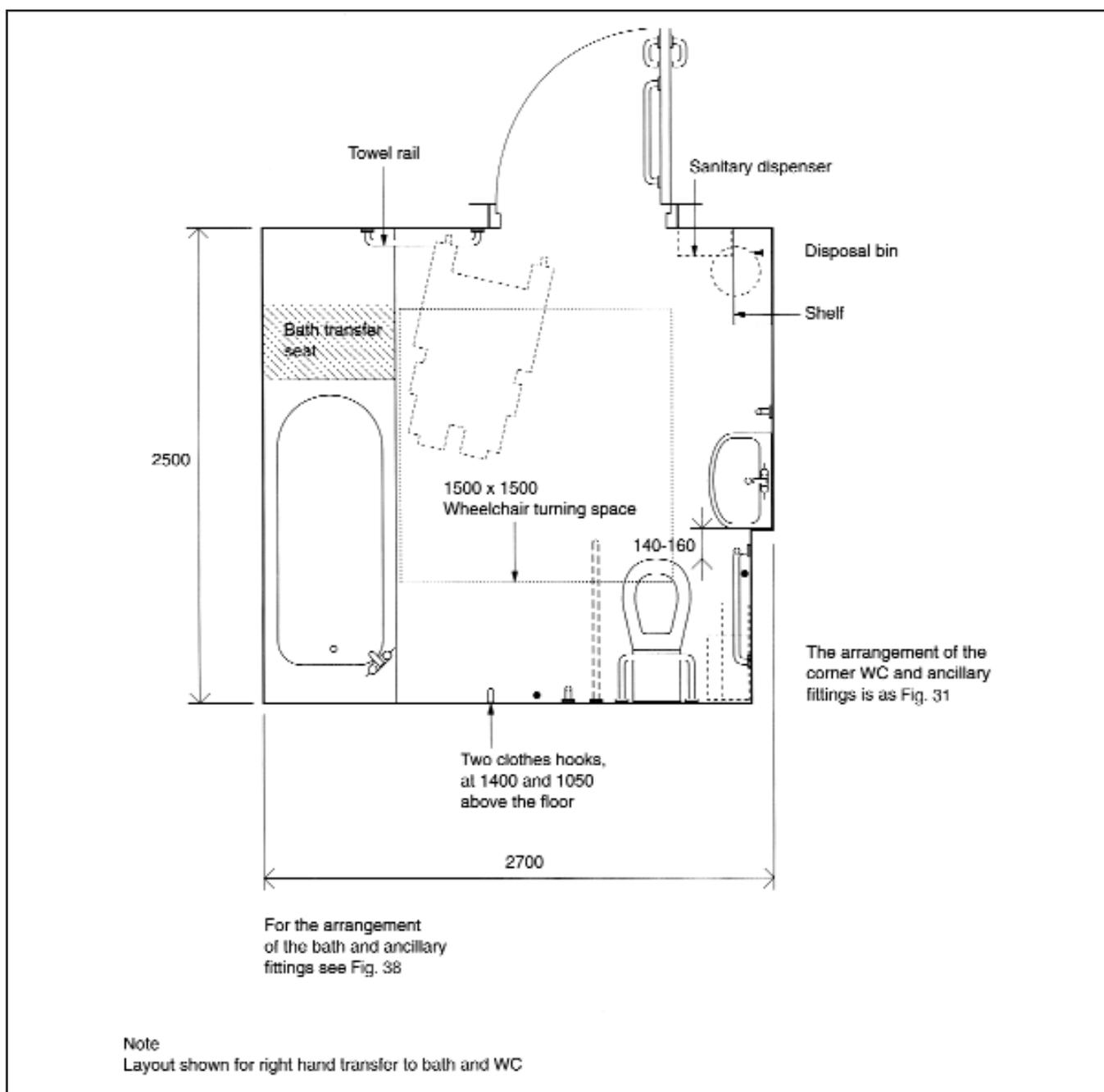
FACILITIES IN BUILDINGS OTHER THAN DWELLINGS

Wheelchair Accessible Bathrooms

This guidance covers wheelchair accessible bathing facilities in hotels, motels, student accommodation and relatives' accommodation in hospitals.

- A choice of left or right handed transfer should be provided where more than one accessible bathroom is provided.
- The bath should be provided with a transfer seat 400mm deep and equal to the width of a bath.

Fig. 37 An example of a bathroom incorporating a corner WC

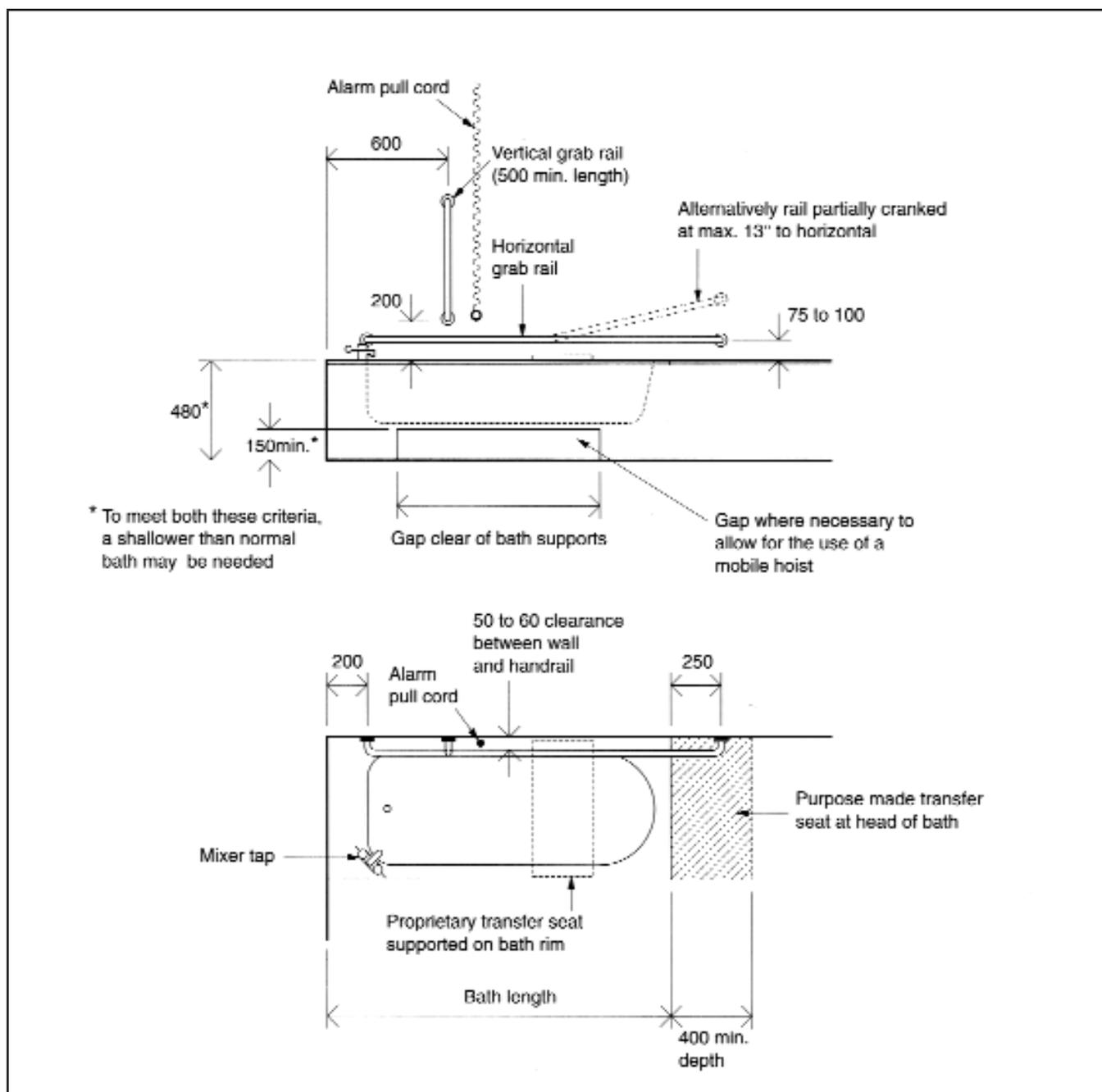


FACILITIES IN BUILDINGS OTHER THAN DWELLINGS

Wheelchair Accessible Bathrooms

- Doors should open outwards and be fitted with a horizontal closing bar fixed to the inside face.
- The room should be fitted with a pull cord and assistance alarm.

Fig. 38 Grab rails and fittings associated with a bath



DWELLINGS

Accessibility

On 25th October 1999, Part M of the Building Regulations was amended to improve accessibility for visitors to all new dwellings. It is not intended to create lifetime homes. Reasonable access is required into the dwelling within the boundaries of the plot. Generally, a level or ramped approach is required to the principal entrance, with a gradient not exceeding 1:20 and not less than 900mm wide.

If site topography prevents this, and the plot gradient exceeds 1:20, a ramp may be required. This requires a firm and even surface, a minimum width of 900mm, 1.2m top, bottom and intermediate landings, and a gradient no steeper than 1:12, broken into 5m lengths.

If the plot gradient exceeds 1:15, a stepped approach will be acceptable, providing the steps are designed to meet the needs of an ambulant disabled person (see below).

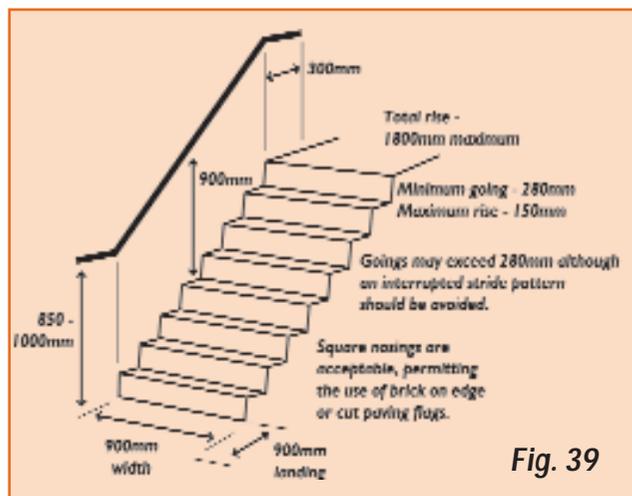


Fig. 39

- The approach cannot be made of loose laid materials such as gravel or shingle.
- The presence of a driveway might provide a better opportunity for creating a level or ramped approach, either from the pavement or footpath or from a car parking space.

- The width of the approach, excluding the space for parked vehicles (approximately 2.1 metres) should not be less than 900mm.
- Access to the dwelling or block of flats must be via an accessible threshold. This should be designed to take into account the requirements of other parts of the Building Regulations including resistance to weather and ground moisture.

Timber sill and external concrete slab paving

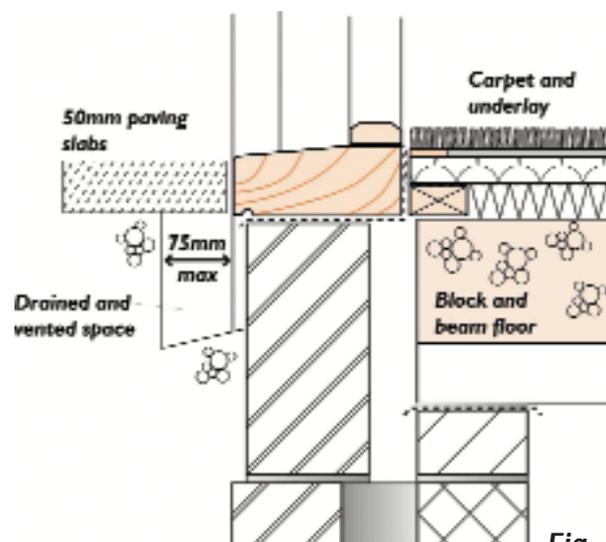


Fig. 40

Concrete sill and internal transition unit

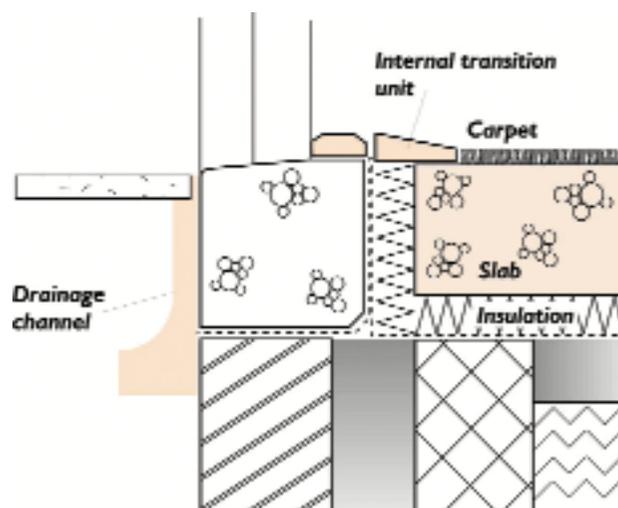


Fig. 41

The DETR published a design guide for accessible thresholds in new housing, which is available from The Stationery Office (ISBN 011 702333 7). This document provides design solutions for suitable thresholds in many situations which minimise the risk of moisture ingress. Guidance is provided on suitable sill and threshold profiles, provision of drainage channels, treatment of internal floor finishes and external hard landscaping.

Table 4 – Minimum widths of corridors and passageways for a range of doorway widths

Door clear opening width (mm)	Corridor / passageway width (mm)
750 or wider	900 (when approach is head-on)
750	1200 (when approach not head-on)
775	1050 (when approach not head-on)
800	900 (when approach not head-on)

- Circulation within the entrance storey of the building must be possible for wheelchair users, providing access via doorways, corridors and passageways to the kitchen, habitable rooms and a room containing a w.c.
- An obstruction free zone of 900mm wide must be maintained outside the w.c. and opposite door openings in general. This zone should extend 200mm both sides of the projected edges of the clear opening.
- On steeply sloping sites a change in level within the entrance storey may be unavoidable. A 900mm wide staircase complying with Park K with handrails on each side if there are three or more risers would suffice.
- Switches and sockets on all levels within the dwelling should be located within an accessible zone. This is to assist people who's reach is limited to use the dwelling more easily.

- If a building contains flats, provision must be made for disabled people to visit occupants on any storey. This may be via the installation of a suitably dimensioned and designed lift or via common stairways designed for use by ambulant disabled and visually impaired people. See Section Vertical Circulation within the Building.

Internal doors, passages and corridors

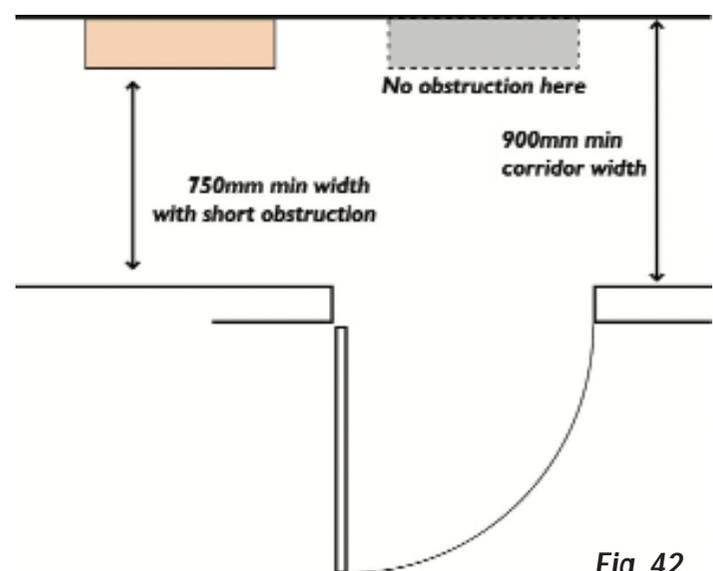


Fig. 42

Location of switches, sockets, etc for accessibility

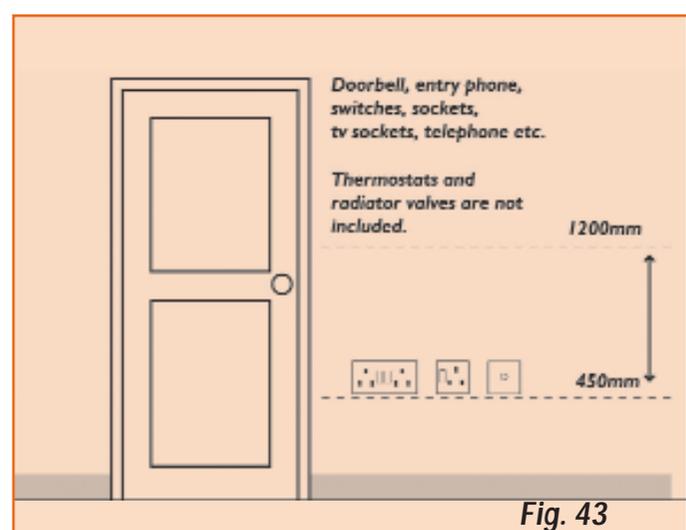


Fig. 43

WCs within Dwellings

A WC should be provided in the entrance storey of the dwelling. This should be located such that it can be reached from the habitable rooms in that storey without using stairs. (If the entrance storey contains no habitable rooms the WC may be provided in the principal storey).

The door to the WC should

- open outwards
- have a clear opening width as described previously
- be positioned to enable wheelchair users to access the w.c.

N.B. The compartment does not have to fully accommodate a wheelchair, and handrails are not required.

The minimum width of the compartment is 900mm, but prescriptive layouts have not been imposed. Consideration should be given to the location of the wash basin, particularly in very small rooms.

Clear space for frontal access to WC

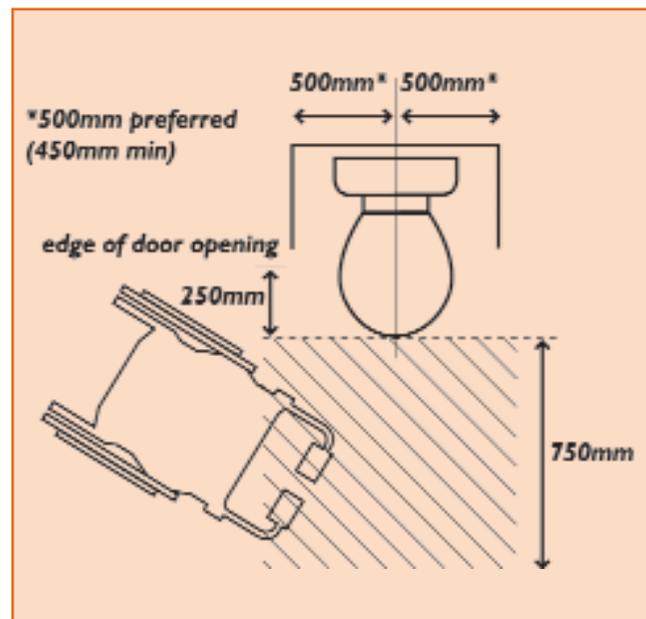


Fig. 45

Clear space for frontal access to WC

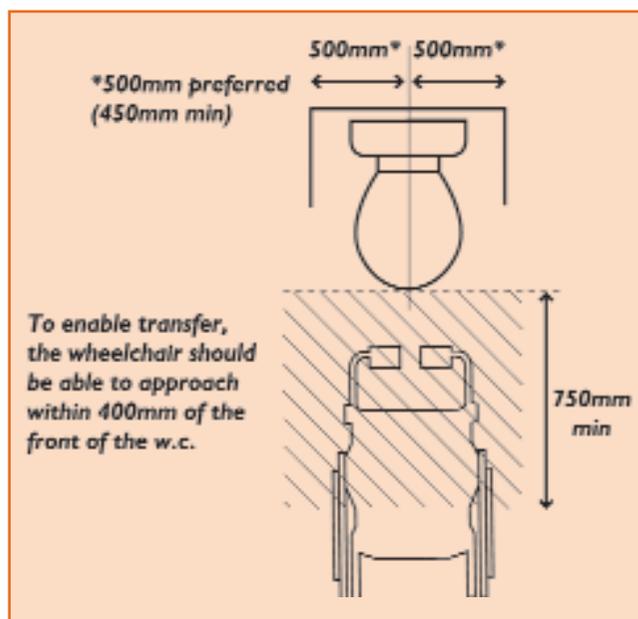


Fig. 44

It is intended that these improved standards will not only help disabled people to visit other homes more easily, but will also enable more people to remain in their homes for longer as they become less mobile with age.