



Shorts Gardens – Ambulant Users

Ref: 15-088

Document No. S(00)05

15 July 2015

## **Part M Building Regulations – Access to and use of buildings**

### Requirements

- So that people, regardless of disability, age or gender, can reach the principal entrance to the building and other entrances described in the Approved Document from the site boundary
- So that the elements of the building do not constitute a hazard to users, especially people with impaired sight, but rather assist in wayfinding
- So that people, regardless of disability, age or gender, can have access into, and within, any storey of the building and to the building's facilities, subject to the usual gender related conventions regarding sanitary accommodation
- For suitable accommodation for people in wheelchairs, or people with other disabilities, in audience or spectator
- For aids to communication for people with an impairment of hearing or sight in auditoria, meeting rooms, reception areas, ticket offices and at information points, and for sanitary accommodation for the other users of the building
- All accessible entrances providing route from the exterior across the threshold should provide weather protection, and not present a barrier for wheelchair users or a trip hazard for other people. A level threshold is preferred, especially for doors in frequent use
- There is a level landing of at least 1500x1500mm, clear of any door swings, immediately in front of the entrance and of a material that does not impede the movement of wheelchairs
- The threshold is level, or if a raised threshold is unavoidable, it has a total height of no more than 15mm, a minimum number of upstands and slopes, with any upstands higher than 5mm chamfered or rounded
- Any door entry systems are accessible to deaf and hard of hearing people, and people who cannot speak
- Where provided as an alternative accessible entrance, an accessible internal route is provided to the spaces served by the principal or main staff entrances

### Door Requirements

- Doors to the principal, or alternative accessible, entrance should be accessible to all, particularly wheelchair users and people with limited dexterity
- Entrance doors may be manually operated without powered assistance, or power operated under manual or automatic control. Entrance doors should be capable of being held closed when not in use
- A non-powered manually operated entrance door, fitted with self-closing device capable of closing the door against wind forces and resistance of draught seals is unlikely to be openable by many people, particularly those who are wheelchair users or who have limited strength
- People should be able to see other people approaching from the opposite direction, thereby allowing sufficient reaction time for both parties to avoid a collision. Any exceptions for reasons of privacy or security should be argued in a Access Statement

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- Once open all doors to accessible entrances should be wide enough to allow unrestricted passage for a variety of users, including wheelchair users, people carrying luggage, people with assistance dogs, and parents with pushchairs and small children. There may be circumstances in existing buildings where it is not practicable or cost effective to adopt the preferred effective clear widths for new buildings.

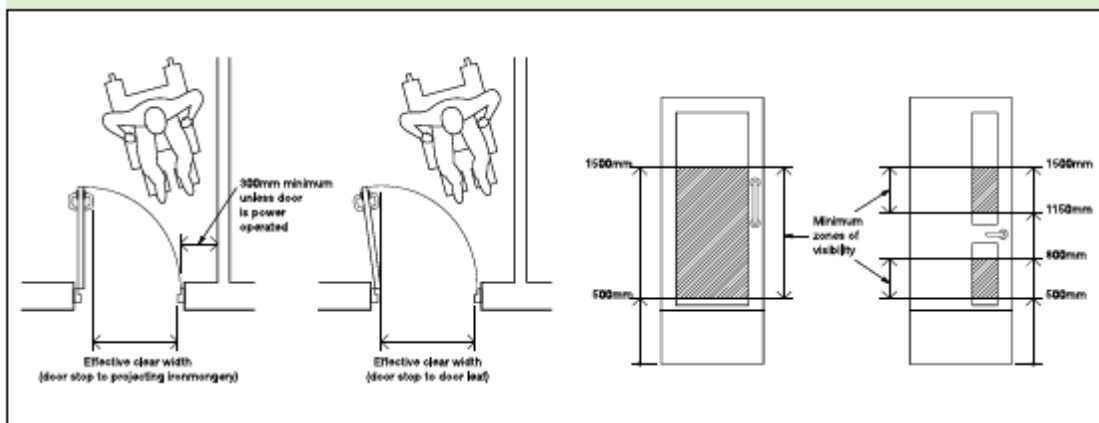
**Table 2 Minimum effective clear widths of doors**

Direction and width of approach	New buildings (mm)	Existing buildings (mm)
Straight-on (without a turn or oblique approach)	800	750
At right angles to an access route at least 1500mm wide	800	750
At right angles to an access route at least 1200mm wide	825	775
External doors to buildings used by the general public	1000	775

**Note:**

The effective clear width is the width of the opening measured at right angles to the wall in which the door is situated from the outside of the door stop on the door closing side to any obstruction on the hinge side, whether this be projecting door opening furniture, a weather board, the door or the door stop (see Diagram 9). For specific guidance on the effective clear widths of doors in sports accommodation, refer to 'Access for Disabled People'.

**Diagram 9 Effective clear width and visibility requirements of doors**



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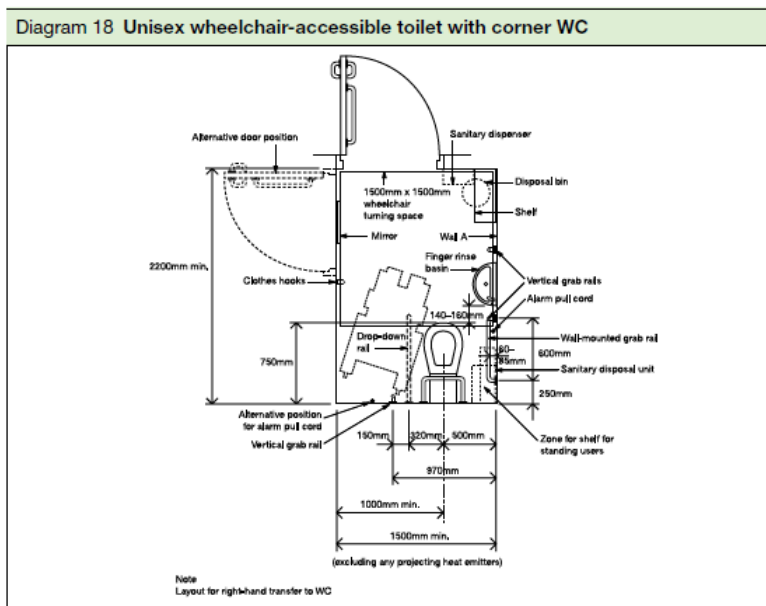
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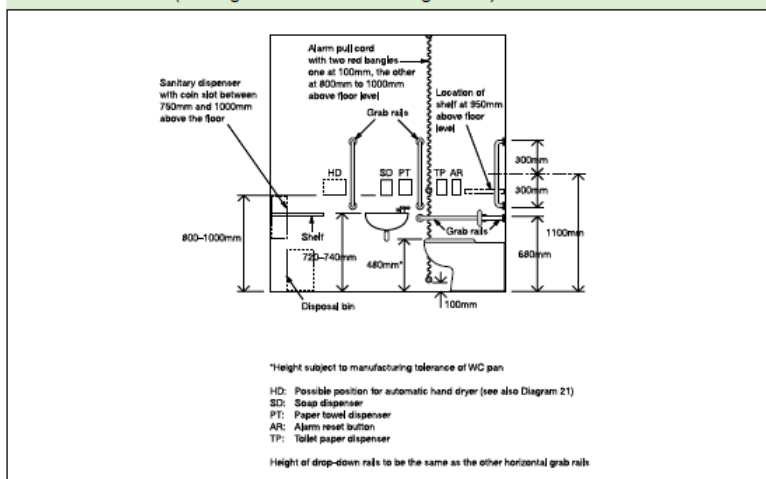
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**Approved Document M Compliant**

- Wheelchair users should be able to approach, transfer to and use the sanitary facilities provided within a building. This requires the provision of a wheelchair accessible unisex toilet. The relationship of the WC to the finger rinse basin and the other accessories should allow a person to wash and dry hands while seated on the WC. The space provided for maneuvering should enable wheelchair users to adopt various transfer techniques that allow independent or assisted use. It is important that the transfer space alongside the WC is kept clear to the back wall. When transferring to and from their wheelchair, some people need horizontal support rails. The rail on the open side is a drop down rail, but on the wall side is can be a wall mounted grab rail set at a greater distance than normal from the wall, or alternatively a second drop down rail where the grab rail is spaced at the minimum distance from the wall and therefore does not give the same degree of support



**Diagram 19 Heights and arrangement of fittings in a unisex wheelchair-accessible toilet (looking towards wall A in diagram 18)**





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**Refuse/waste store**

- All refuse store are accessible with sufficient space to allow rotation of a wheelchair

**Fire escape**

- All fire escape staircase and routes allow a refuse area with an emergency button for help