

Approach routes:**General:**

Ref	Requirement details	Met	Comments
2.6	The approach route should be safe and convenient, adopt the shallowest gradient that can be reasonably be achieved and be step-free, irrespective of the storey on which the dwelling is located.	Y	
Ref	Requirement details	Met	Comments
2.7	Where it is not reasonable to achieve a step-free approach route to the principal private entrance, a step-free approach route should be provided to a suitable alternative private entrance instead. The provisions for approach routes (other than those relating specifically to step-free access) should still apply to both the route to the principal private entrance and the route to the alternative private entrance.	NA	
Ref	Requirement details	Met	Comments
2.8	Where a communal ramped approach route is provided and has an overall rise of 300mm or more an additional stepped route meeting the requirements of paragraph 2.11 should also be provided.	NA	
Ref	Requirement details	Met	Comments
2.9	An approach route for a Category 2 dwelling should comply with all of the following:	Y	
a	The approach route is level, gently sloping or, where necessary, ramped.	Y	
b	Private parts of the approach route have a minimum clear width of 900mm or 750mm where there are localised obstructions.	Y	
c	Communal parts of the approach route (except communal stairs) have a minimum clear width of 1200mm or 1050mm where there are localised obstructions.	Y	
d	Any localised obstruction does not occur opposite or close to a doorway, or at a change of direction, and is no longer than 2m in length.	Y	

e	All external parts of the approach route have a suitable ground surface.	Y	
f	Every gate (or gateway) along the approach route has both: > A minimum clear opening width of 850mm > A 300mm nib to the leading edge of the gate	Y	
Ref	Requirement details	Met	Comment
2.10	To enable people to use a ramp safely, the ramp should comply with all of the following.	NA	
a	The gradient is between 1:20 and 1:12.		
b	The length of each flight at a given gradient meets the provisions of Diagram 2.1.		
c	Flights within a private approach route have a minimum clear width of 900mm.		
d	Flights within a communal approach route have a minimum clear width of 1200mm.		
e	Every flight has a top and bottom landing.		
f	An intermediate landing is provided between individual flights and at any change of direction.		
g	Every landing is a minimum 1200mm long, clear of any door (or gate) swing.		

External steps forming part of an additional route

Ref	Requirement details	Y	Comments
2.11	To enable a wide range of people to use steps safely, a stepped approach should comply with all of the following:	NA	
a	Steps are uniform with a rise of between 150mm and 170mm and a going of between 280mm and 425mm (for tapered steps measured at a point 270mm from the 'inside' (narrow end) of the step).		
b	Steps have suitable tread nosings.		

c	No individual flight has a rise between landings of more than 1800mm.		
d	Every flight has a minimum clear width of 900mm.		
e	Top and bottom and, where necessary, intermediate landings are provided and every landing has a minimum length of 900mm.		
f	Every flight with three or more risers has a suitable grippable handrail to one side, (or to both sides where the flight is wider than 1000mm). This grippable handrail is 850-1000mm above the pitch line of the flight and extends a minimum of 300mm beyond the top and bottom nosings.		

Car parking and drop-off:

Parking space:

Ref	Requirement details	Met	Comments
2.12	Where a parking space is provided for the dwelling, it should comply with all of the following:	NA	
a	Where the parking is within the private curtilage of the dwelling (but not within a carport or garage) at least one space is a standard parking bay that can be widened to 3.3m.		
b	Where communal parking is provided to blocks of flats, at least one standard parking bay is provided close to the communal entrance of each core of the block (or to the lift core where the parking is internal). The parking bay should have a minimum clear access zone of 900mm to one side and a dropped kerb in accordance with paragraph 2.13d.		
c	Access between the parking bay and the principal private entrance or, where necessary, the alternative private entrance to the dwelling is step free.		
d	The parking space is level or, where unavoidable, gently sloping.		
e	The gradient is as shallow as the site permits.		
f	The parking space has a suitable ground surface.		

Drop-off point

Ref	Requirement details	Met	Comments
2.13	Where a drop-off point is provided for the dwelling, it should comply with all of the following.	NA	
a	It is located close to the principal communal entrance of the building containing the dwelling.		
b	It is level or, where unavoidable, gently sloping.		
c	It has a suitable ground surface.		
d	Where a dropped kerb is provided, it is a minimum of 1000mm wide, reasonably flush with the adjoining ground and has a maximum gradient of 1:12.		

Communal entrances:**Principal communal entrance:**

Ref	Requirement details	Met	Comments
2.14	The principal communal entrance should comply with all of the following:		
a	There is a level landing a minimum of 1500mm wide and 1500mm long directly outside the entrance and clear of the swing of any door.	Y	
b	The landing is covered to a minimum width of 1200mm and depth of 900mm.	no	No canopy provided to main entrance, only to courtyard entrance
c	Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.	Y	
d	The entrance door (or gate) has a minimum clear opening width of 850mm, when measured in accordance with Diagram 2.2.	Y	
e	Where there are double doors (or gates), the main (or leading) leaf provides the required minimum clear opening width.	Y	

f	A minimum 300mm nib is provided to the leading edge of the door (or gate) and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it.	Y	
g	The reveal on the leading side of the door (usually the inside) has a maximum depth of 200mm.	Y	
h	The threshold is an accessible threshold. (Accessible threshold meets provisions laid out in Appendix A – a threshold that is level, or if raised, has a total height of not more than 15mm, a minimum number of upstands and slopes and with any upstands higher than 5mm chamfered.)	Y	
i	Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is a minimum of 1500mm between door swings.	NA	
j	The ground surface (or entrance flooring) does not impede wheelchair movement.	Y	
k	Door entry controls, where provided, are mounted 900-1000mm above finished ground level, and at least 300mm away from any projecting corner.	Y	

Other communal doors:

Ref	Requirement details	Met	Comments
2.15	Every communal door, or gate, along the approach route should comply with provisions d, to k, of paragraph 2.14.	Y	

Communal lifts

Ref	Requirement details	Met	Comments
2.16	A wide range of people, including accompanied wheelchair users, should be able to access and use the lift. Every passenger lift that gives access to the dwelling should comply with all of the following:	Y	

a	There is a clear landing, a minimum of 1500mm long and 1500mm wide, directly in front of the lift door at every floor level.	Y	
b	The lift is equivalent to or meets the requirements of BS EN 81-70:2003 for a type 2 lift.	Y	
c	The car is a minimum of 1100mm wide and 1400mm deep inside.	Y	
d	Doors have a minimum clear opening width of 800mm.	Y	
e	Landing and car controls are 900-1200mm above the car floor and a minimum of 400mm (measured horizontally) from the inside of the front wall.	Y	
f	The lift has an initial dwell time of five seconds before its doors begin to close after they are fully open.	Y	
Ref	Requirement details	Met	Comments
2.17	The principal communal stair that gives access to the dwelling should meet the requirements of Part K for a general access stair.	Y	

Private entrances:**Principal private entrance and alternative entrance:**

Ref	Requirement details	Met	Comments
2.20	The principal private entrance, or alternate private entrance where step-free access cannot be achieved to the principal private entrance, should comply with all of the following:	Y	
a	There is a level external landing with a minimum width and depth of 1200mm.	Y	
b	The landing is covered for a minimum width of 900mm and a minimum depth of 600mm.	Y	
c	Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.	Y	
d	The door has a minimum clear opening width of 850mm when measured in accordance with Diagram 2.2.	Y	

e	Where there are double doors, the main (or leading) leaf provides the required minimum clear opening width.	Y	
f	A minimum 300mm nib is provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it.	Y	
g	The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm.	Y	
h	The threshold is an accessible threshold. <i>(Accessible threshold meets provisions laid out in Appendix A – a threshold that is level, or if raised, has a total height of not more than 15mm, a minimum number of upstands and slopes and with any upstands higher than 5mm chamfered.)</i>	Y	
i	Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is at least 1500mm between door swings.	Y	

Other external doors:

Ref	Requirement details	Met	Comments
2.21	All other external doors – including doors to and from private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connected to, the dwelling – should comply with provisions d. to i. of paragraph 2.20.	Y	

Circulation areas and internal doorways:**Door and hall widths:**

Ref	Requirement details	Met	Comments
2.22	To facilitate movement into, and between, rooms throughout the dwelling, doors and corridors should comply with all of the following (see Diagram 2.3):	Y	
a	The minimum clear width of every hall or landing is 900mm.	Y	

b	Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway or at a change of direction and is no longer than 2m in length; and the corridor is not reduced below a minimum 750mm width at any point.	Y	
c	Every door has a minimum clear opening width as set out in Table 2.1.	Y	
d	A minimum 300mm nib is provided to the leading edge of every door within the entrance storey.	Y	
Ref	Requirement details	Met	Comments
2.23	To allow people to move between storeys, and to allow a stair-lift to be fitted to the stairs from the entrance storey to the storey above (or the storey below where this contains the bathroom required by the provisions of paragraph 2.29), stairs should comply with all of the following.	Y	
a	Access to all rooms and facilities within the entrance storey is step-free.	Y	
b	Level changes within every other storey are avoided where possible.	Y	
c	The stair from the entrance storey to the storey above (or below) has a minimum clear width of 850mm when measured 450mm above the pitch line of the treads (ignoring any newel post).	Y	
d	All stairs meet the provisions of Part K for private stairs.	Y	

Habitable rooms:**Living, kitchen and eating areas:**

Ref	Requirement details	Met	Comments
2.24	To provide usable living spaces and easy, step-free access between a living area, a WC and the principal private entrance, key accommodation should comply with all of the following:	Y	
a	Within the entrance storey there is a living area (which may be a living room, dining room or a combined kitchen and dining room).	Y	

b	A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances.	Y	
c	Glazing to the principal window of the principal living area starts a maximum of 850mm above floor level or at a minimum height necessary to comply with the requirements of Part K for guarding to windows.	Y	

Bedrooms:

Ref	Requirement details	Met	Comments
2.25	To enable a wide range of people to access and use them, bedrooms should comply with all of the following:	Y	
a	Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.	Y	
b	At least one double bedroom (the principal bedroom) can provide a clear access zone a minimum 750mm wide to both sides and the foot of the bed.	Y	
c	Every other double bedroom can provide a clear access zone a minimum 750mm wide to one side and the foot of the bed.	Y	
d	All single and twin bedrooms can provide a clear access zone a minimum 750mm wide to one side of each bed	Y	
e	It can be demonstrated (for example by providing dimensioned bedroom layouts, similar to the example in Diagram 2.4) that the provisions above can be achieved.	Y	

Sanitary facilities:**General provisions:**

Ref	Requirement details	Met	Comments
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2.26	All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m ² . Additional sanitary facilities beyond those required to comply with this guidance need not have strengthened walls.	Y	
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WC facilities on the entrance storey:

Ref	Requirement details	Met	Comments
2.27	To provide step-free access to a WC that is suitable and convenient for some wheelchair users and, where reasonable, to make provision for showering, dwellings should comply with all of the following:	Y	
a	Every dwelling has a room within the entrance storey that provides a WC and basin (which may be within a WC/cloakroom or a bathroom).	Y	
b	In a two or three storey dwelling with one or two bedrooms, the room with the WC (together with its associated clear access zone) meets the provisions of Diagram 1.3 and the basin does not impede access to the WC).	Y	
c	In a two or three storey dwelling with three or more bedrooms, the room with the WC and basin also provides an installed level access shower or a potential level access shower, and the shower, WC and basin (together with their associated clear access zones) meet the provisions of Diagram 2.5. Examples of compliant WC layouts are shown in Diagram 2.6.	Y	
d	The door opens outwards.	Y	
Ref	Requirement details	Met	Comments
2.28	Where the dwelling provides both an accessible bathroom with a WC and a WC/cloakroom within the same storey, the WC/cloakroom may comply with the provisions of Diagram 1.3.	Y	

Bathrooms:

Ref	Requirement details	Met	Comments
2.29	To provide convenient access to a suitable bathroom, the dwelling should comply with all of the following:	Y	
a	Every dwelling has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the double bedroom, described as the principal bedroom in paragraph 2.25b.	Y	
b	The WC, basin and bath (together with their associated clear access zones) meet the provisions of Diagram 2.5. Examples of bathroom layouts are shown in Diagram 2.7.	Y	
c	Provision for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling.	Y	

Services and controls:

Ref	Requirement details	Met	Comments
2.3	To assist people who have reduced reach, services and controls should comply with all of the following:	Y	
a	Consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level.	Y	
b	Switches, sockets, stopcocks and controls have their centre line between 450mm and 1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner.	Y	
c	The handle to at least one window in the principal living area is located between 450mm and 1200mm above floor level, unless the window is fitted with a remote opening device that is within height range.	Y	
d	Handles to all other windows are located between 450mm and 1400mm above floor level, unless fitted with a remote opening device that is within this height range.	Y	
e	Either:		

	<ul style="list-style-type: none">> boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler, or> separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range.	Y	
		Y	