

# **DDA ACCESS ASSESSMENT**

For

**Commercial, The Heathcoat Building, Nottingham Science Park,  
Nottingham, NG7 2QJ**

**Conducted in compliance with: The Disability Discrimination Act**



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# **INTRODUCTION**

## **The Audit was commissioned by:**

Watson A.S.

## **Date of Audit:**

02/06/2011 16:33:36

## **Audit undertaken by:**

User1 User1

## **Address:**

The Heathcoat Building, Nottingham Science Park, Nottingham, NG7 2QJ

The site comprises..

The building houses office accommodation for tenants who sub-let individual floors. At the time of the survey the floors were occupied as follows:

An audit has been undertaken to identify and report on any areas of non compliance with regard to The Disability Discrimination Act 2005.

The audit follows guidance laid down in the following:

- Disability Right Commission (DRC) Code of Practice – Rights of Access: services to the public, public authority function, private clubs and premises.

- Building Regulations 2000: Part M Access to and use of buildings

The audit report identifies a risk rating for each area of non-compliance as a guide as to what order of priority non compliances should be rectified.

1 - HIGH RISK: Urgent & Immediate action required.

2 - MODERATE RISK: Action within 6 months from the date of the report.

3 - LOW RISK: Action within 2 years from the date of the report

4 - VERY LOW RISK: Action at next refurbishment, replacement, or repair.

Risk ratings have been allocated according to the severity of the risk, ease of rectification, and anticipated cost.

- The Disability Discrimination Act 1995 states that alterations that are made to comply should be 'reasonable adjustments'.

The Act doesn't specify what factors should be taken into account when considering whether or not a step is a 'reasonable' one to take. The Code of Practice states that what is reasonable will vary according to:

- the type of service being provided
- the nature of the service provider, and its size and resources
- how the person's disability affects them in that context.

The Code also says that some of the following factors might be taken into account when considering what is reasonable:

- how effective any steps would be in overcoming the difficulty that disabled people face in accessing the services
- how practicable it would be for the service provider to take these steps

- how disruptive taking the steps would be
- the financial and other costs of making the adjustment
- the extent of the service provider's financial and other resources
- the amount of any resources already spent on making adjustments
- availability of financial or other assistance.


Because of this, the findings and recommendations in this report should be studied and applied to the resources of the landlord/tenants/occupiers of the property to ensure that all 'reasonable adjustments' are made. As such, we would suggest that a formal programmed schedule of compliance is produced and agreed to ensure full compliance with each Act in achieved is a timely manner.

Many of the recommendations suggest that changes to the decorations be made as a reasonable adjustment to comply with DDA. Such adjustments are not meant to detract or jeopardize from the architectural intent of the building, and the adjustments should be made so that they achieve their intended purpose, without creating the overall impression of an 'institutionalized' environment.

**SURVEY LIMITATION**

**SIGNIFICANT FINDINGS REPORT SHEET**

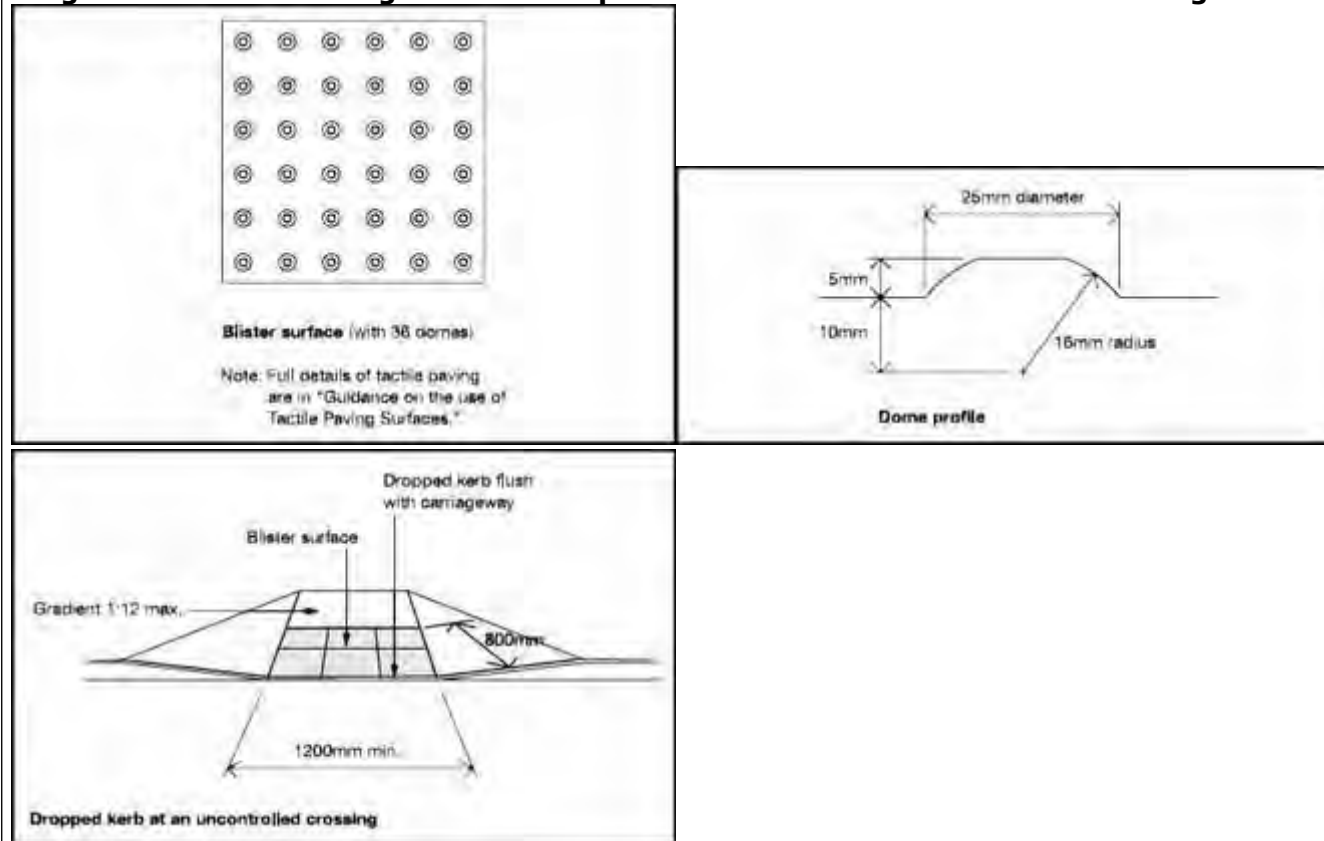
<b>Finding:</b> The flooring material was not of a non slip variety and needs replacing with one that is.	<b>Count:</b> 1	<b>PHOTOGRAPH:</b>
<b>SIGNIFICANT FINDINGS:</b> The flooring material was not of a non slip variety and needs replacing with one that is.		
<b>ACTION REQUIRED:</b> Replace flooring with compliant non slip product	<b>PRIORITY:</b> P1	
<b>ACTION BY:</b>	<b>WORKS TO BE COMPLETED BY:</b> 14/07/2011	
<b>Comments Following Action:</b>		

<b>Finding:</b> The door was not wide enough to facilitate wheelchair access.	<b>Count:</b> 2	<b>PHOTOGRAPH:</b>
<b>SIGNIFICANT FINDINGS:</b> The door was not wide enough to facilitate wheelchair access.		
<b>ACTION REQUIRED:</b> Widen door frame and fit new door as per attached specification	<b>PRIORITY:</b> P2	
<b>ACTION BY:</b>	<b>WORKS TO BE COMPLETED BY:</b> 22/07/2011	
<b>Comments Following Action:</b>		

**Premises Providers should consider taking the following steps to demonstrate compliance with their duties under the Act:**

<b>1.0 Access to Buildings</b>			
	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
1.1 Level approach from the site boundary and designated car parking			
1.1.1 Approach routes have a clear surface width of at least 1.5m, with passing places, free of obstructions to a height of 2.1m.		yes	Low risk
1.1.2 Passing places at least 1.8m wide and 2m long within sight of each other and no greater than 50m apart. (Passing places may be included in the overall width of the level approach).		yes	Low risk
1.1.3 Gradient along length does not exceed 1:60 along its whole length or less than 1:20 with level landings for every 500mm rise.		yes	Low risk
1.1.4 Cross fall gradient does not exceed 1:40.		yes	Low risk
1.1.5 Surfaces are firm, durable and slip resistant.		yes	Low risk
1.1.6 Different materials along the same route have similar frictional characteristics.		yes	Low risk
1.1.7 Difference in level between paving units no greater than 5mm with joints filled flush or, if recessed no deeper than 5mm and no wider than 10mm, if unfilled, no wider than 5mm.		yes	Low risk
1.1.8 Access routes clearly identified and well lit.		yes	Low risk
1.1.10 Separate pedestrian routes where there is a risk of inadvertently walking into a vehicular access route.		yes	Low risk
1.1.11 Uncontrolled crossing points across vehicular routes identified with buff coloured blister surface (Minimum 1200mm wide x 800mm deep each side) (look to helpful info)		yes	Low risk

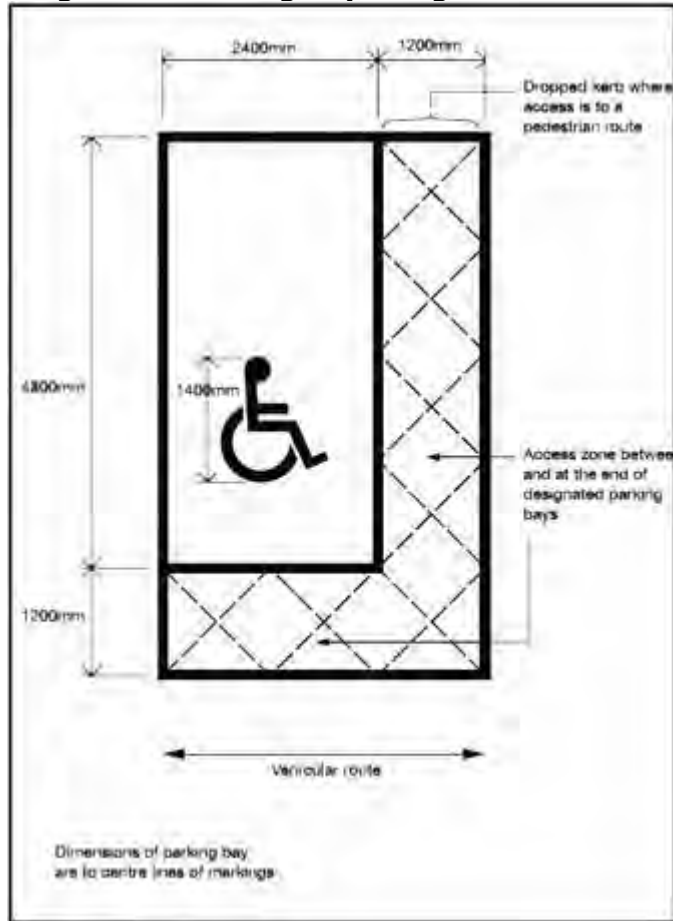
**Diagram 1: Tactile Paving and an example of its use at an uncontrolled crossing.**



	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
1.2 On-site car parking and setting down			
1.2.1 Sufficient number of designated bays provided (2% for existing employment premises, 5% for new employment premises, 6% for retail, leisure and public premises).		yes	Low risk
1.2.2 Designated bays provided on firm and level ground.		yes	Low risk
1.2.3 Designated bays correctly marked (4800mm long x 2400mm wide with 1200mm accessibility zone to side and rear, with 1400mm high "wheelchair logo" in centre of bay)		yes	Low risk
1.2.4 Dropped kerb provided where pedestrian route is immediately adjacent to bay.		yes	Low risk

1.2.5 Surface of accessibility zone is firm durable and slip resistant.		yes	Low risk
1.2.6 Ticket machines where required are adjacent to designated parking bays and have controls between 750mm and 1200mm above ground and a plinth which does not project past the front face of the machine which may hinder its use.		yes	Low risk
1.2.7 A clearly sign-posted setting down point located on firm and level ground located as close as possible to the accessible entrance with its surface level with the carriageway at that point. (look to helpful info)		yes	Low risk

**Diagram 2: Parking bay designed for disabled people.**

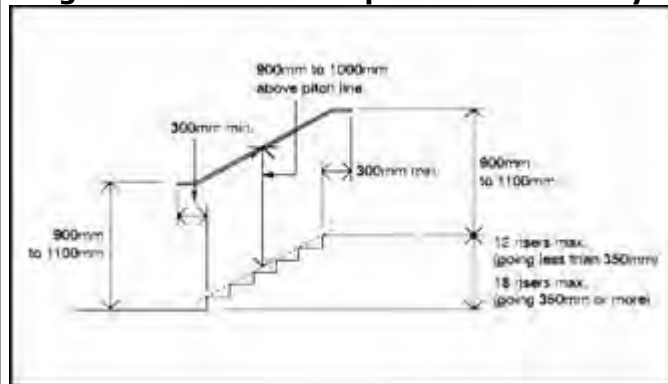


1.3 Ramped access	Comments	Compliant?	Risk
1.3.1 Ramped access readily apparent or clearly sign-posted.		n/a	N/A
1.3.2 Gradient of the ramp and its going between landings comply with limits(look to helpful info)		n/a	N/A

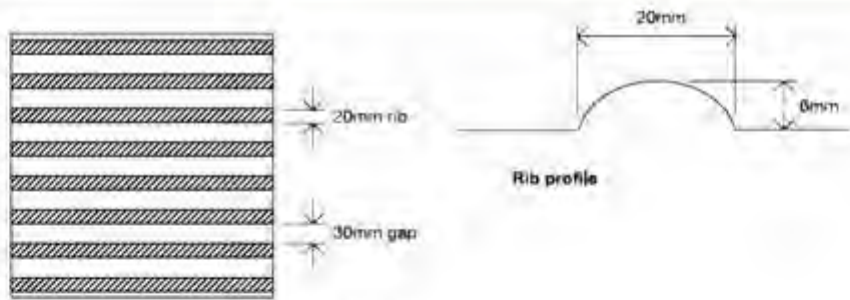
<b>Table 1: Relationship of ramp gradient to the going of a flight</b>															
<p><b>Table 1: Relationship of ramp gradient to the going of a flight</b></p> <table border="1"> <thead> <tr> <th>Going of Flight</th> <th>Maximum Gradient</th> <th>Maximum Rise</th> </tr> </thead> <tbody> <tr> <td>10m</td> <td>1:20</td> <td>500mm</td> </tr> <tr> <td>5m</td> <td>1:15</td> <td>333mm</td> </tr> <tr> <td>2m</td> <td>1:12</td> <td>166mm</td> </tr> </tbody> </table> <p><b>Note:</b> For goings between 2m and 10m it is acceptable to interpolate between the maximum gradients, i.e. 1:14 for a 4m going or 1:19 for a 9m going (see Diagram 3).</p>				Going of Flight	Maximum Gradient	Maximum Rise	10m	1:20	500mm	5m	1:15	333mm	2m	1:12	166mm
Going of Flight	Maximum Gradient	Maximum Rise													
10m	1:20	500mm													
5m	1:15	333mm													
2m	1:12	166mm													
1.3.3 No individual flight exceeds 10m going or 500mm rise.		n/a	N/A												
1.3.4 Minimum surface width of at least 1.5m (between upstands or kerbs)		n/a	N/A												
1.3.5 Surface of ramp is slip resistance, particularly when wet, and of a colour which contrasts visually with that of the landings.		n/a	N/A												
1.3.6 Ramps and landings have similar frictional characteristics.		n/a	N/A												
1.3.7 Landings provided at foot and head of ramp at least 1.2m long and clear of any door swings and other obstructions.		n/a	N/A												
1.3.8 Where it is not possible for a wheelchair user to see from one end of the ramp to the other, or where the ramp has 3 flights or more, Intermediate landings are provided as passing places of at least 1800mm wide x 1800mm long.		n/a	N/A												
1.3.9 Landings are level.		n/a	N/A												
1.3.10 Handrail provided to both sides.		n/a	N/A												
1.3.11 Visually contrasting kerb to open sides of ramp or landings at least 100mm high (in addition to guarding required under Part K).		n/a	N/A												
1.3.12 Clearly sign-posted steps in addition where the rise of the ramp is greater than 300mm.		n/a	N/A												
1.3.13 Alternative means of access provided for wheelchair users where a total rise is greater than 2m e.g. a lift.		n/a	N/A												
1.4 Stepped access	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>												
1.4.1 Level landings provided at foot and head of ramp at least 1.2m long and clear of any door swings and other obstructions.		n/a	N/A												
1.4.2 "Corduroy" hazard warning surface at top and bottom of landings to give advance warning of change in level.		n/a	N/A												
1.4.3 Minimum surface width of 1.2m between enclosing walls, strings or upstands.		n/a	N/A												
1.4.4 No single steps.		n/a	N/A												

1.4.5 Flights comprise of no more than 12 risers for a going of 350mm, or 18 risers for a going of 350mm.		n/a	N/A
1.4.6 All nosings are made apparent by a permanently contrasting material 55mm wide on both the tread and the riser.		n/a	N/A
1.4.7 Projection of step nosing no greater than 25mm.		n/a	N/A
1.4.8 The rise and going of each step is consistent throughout a flight.		n/a	N/A
1.4.9 The rise of each step is between 150mm and 170mm.		n/a	N/A
1.4.10 The going of each step is between 280mm and 425mm.		n/a	N/A
1.4.11 Risers are not open.		n/a	N/A
1.4.12 Continuous handrail on each side of a flight and landings.		n/a	N/A
1.4.13 Additional handrails divide the flight into channels not less than 1m wide and not more than 1.8m wide where the overall unobstructed width is more than 1.8m. (look to helpful info)		n/a	N/A

**Diagram 4: External steps and stairs – key dimensions**

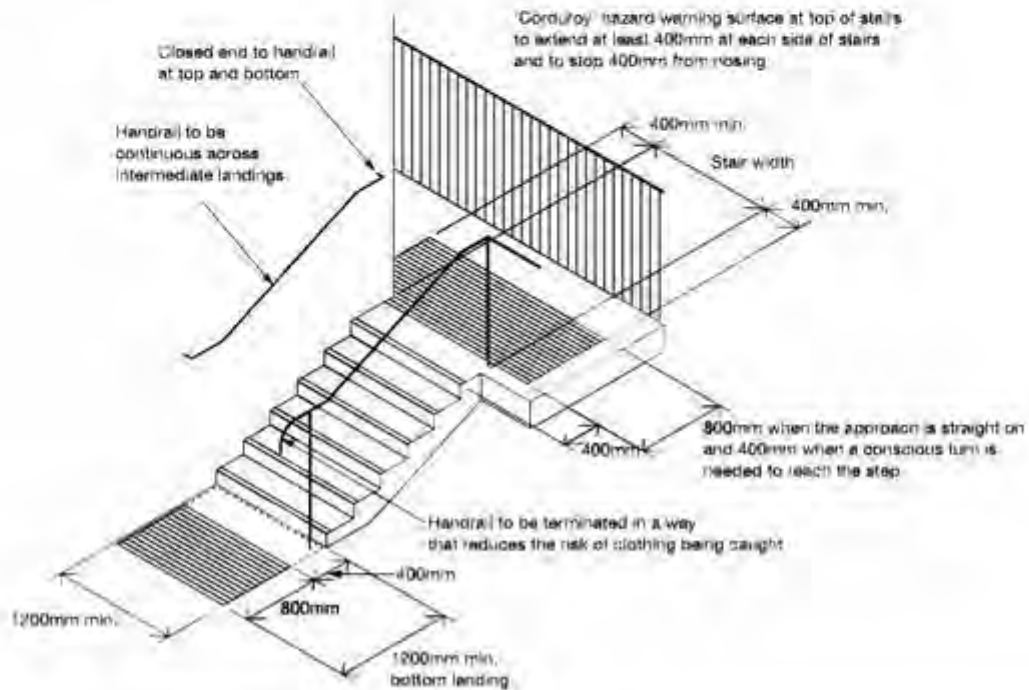


**Diagram 5: Stepped access – key dimensions and use of hazard warning surface.**



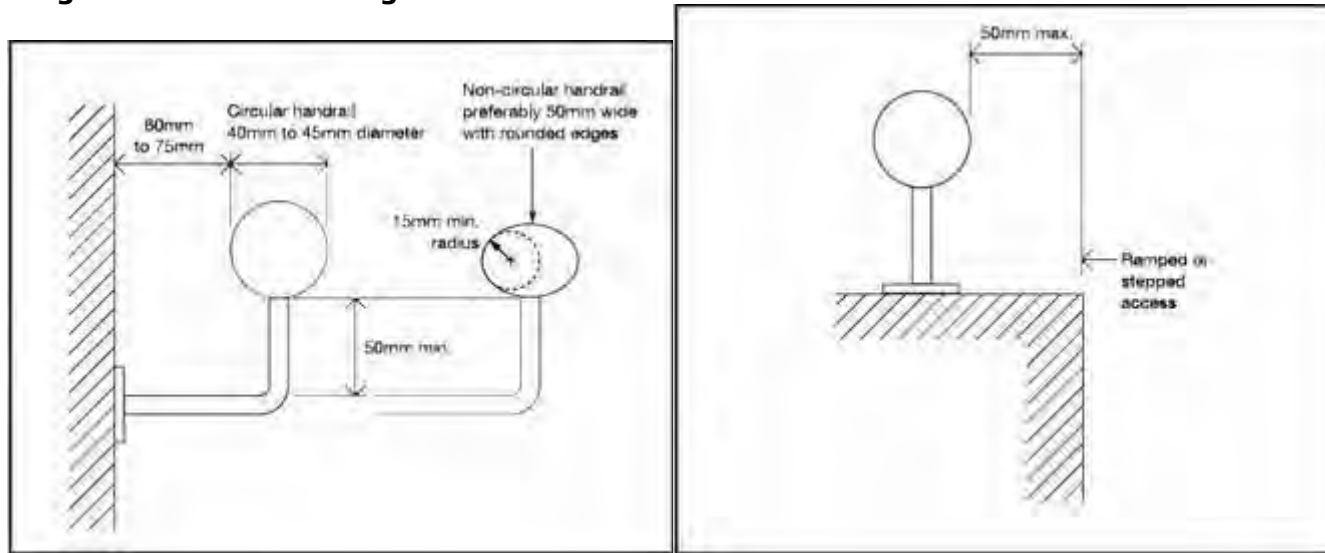
'Corduroy' hazard warning surface (with 5mm ribs)

Note: Full details of tactile paving are in "Guidance on the Use of Tactile Paving Surfaces."



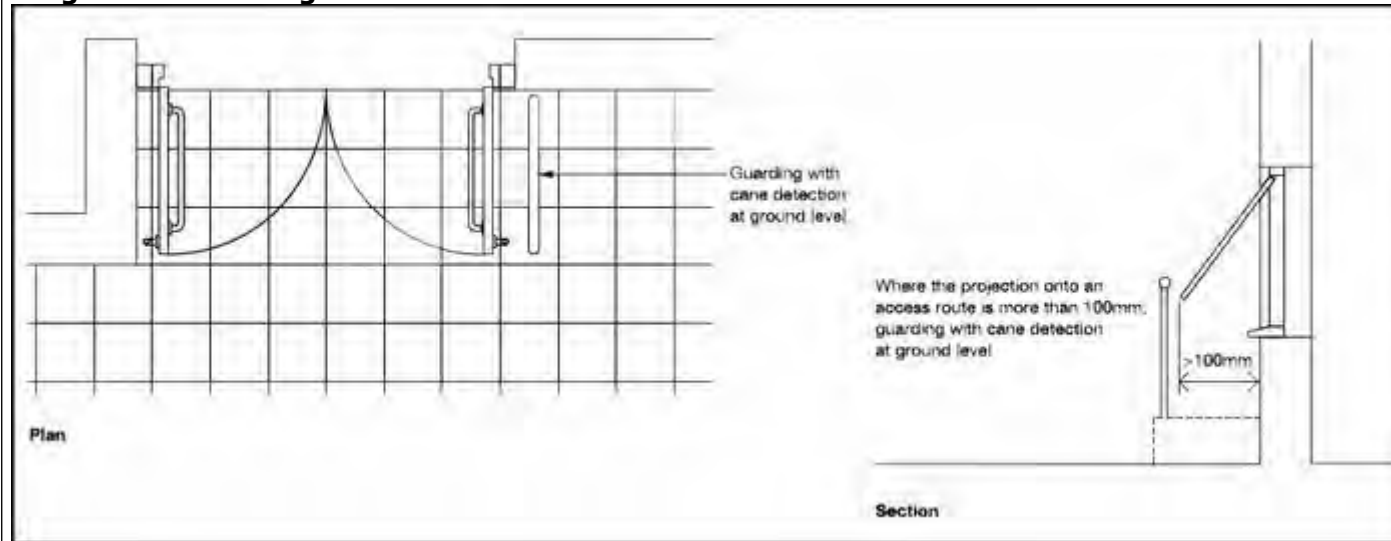
1.5 Handrails to external stepped and ramped access	Comments	Compliant?	Risk
1.5.1 The vertical height to the top of the upper handrail from the pitch line of the surface of a ramp, or a flight of steps, is between 900mm and 1000mm, and from the surface of a landing is between 900mm and 1100mm.		n/a	N/A
1.5.2 Where required, a second handrail is provided at a height of 600mm from the pitch line of a ramp, or a flight of steps.		n/a	N/A
1.5.3 Handrail is continuous across flights and landings of ramped or stepped access.		n/a	N/A
1.5.4 Extends at least 300mm horizontally beyond the top and bottom of ramped access, or the top and bottom nosings of a flight of steps whilst not projecting into an access route.		n/a	N/A
1.5.5 Contrasts visually with the background against which it is seen, without being highly reflective.		n/a	N/A
1.5.6 Slip resistance surface, and not cold to the touch.		n/a	N/A
1.5.7 Terminates in a manner that avoids the risk of clothing/bag straps being caught.		n/a	N/A
1.5.8 Profile is circular to a diameter of between 40-45mm or oval with a width of 50mm.		n/a	N/A
1.5.9 Clearance of between 60-75mm between the handrail and any adjacent wall surface.		n/a	N/A
1.5.10 Minimum 50mm clearance between cranked support and the underside of the handrail.		n/a	N/A
1.5.11 Inner face is not more than 50mm beyond the surface width of the ramped or stepped access (e.g. if a hand-rail is fixed to the top of a parapet wall).(look to helpful info)		n/a	N/A

**Diagram 7: Handrail design.**



1.6 Hazards on access routes	Comments	Compliant?	Risk
1.6.1 Guarding incorporating solid kerb/barrier which can be detected at low level using a cane, to any projections greater than 100mm during normal use (including windows and doors that swing towards an access route, but excluding fire doors).		n/a	N/A
1.6.2 Areas below stairs or ramps where the soffit is less than 2.1m above ground level are guarded by low level cane detection or permanent barrier offering the same degree of protection. (look to helpful info)		n/a	N/A

**Diagram 8: Avoiding hazards on access routes.**

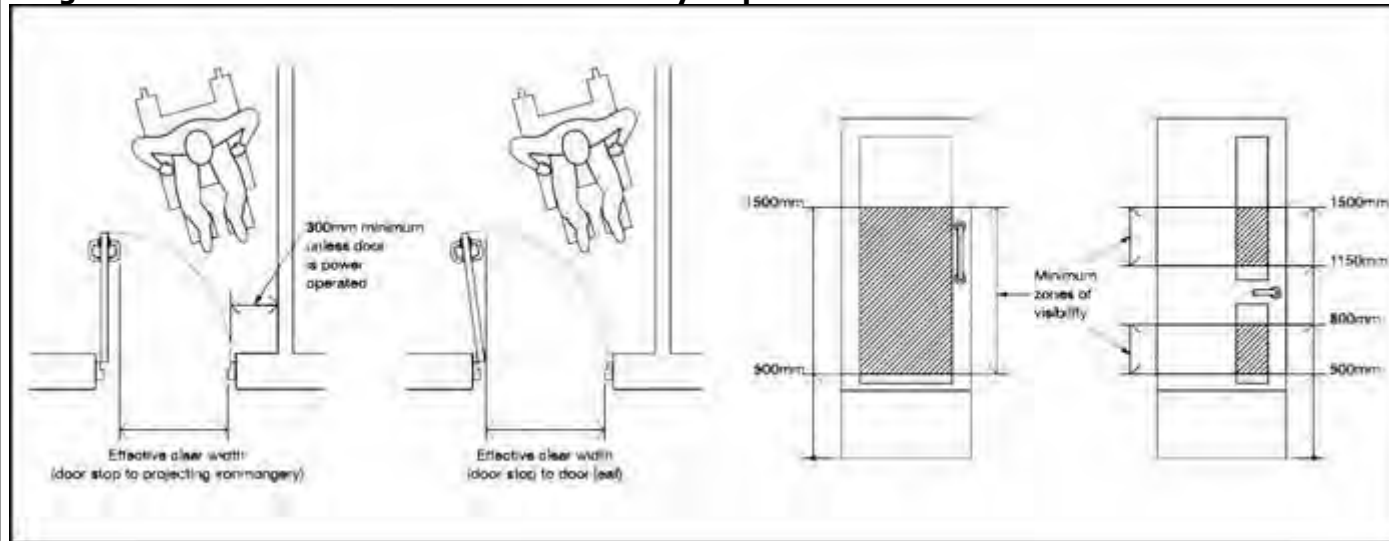


**2.0 Access into Buildings**

2.1 Accessible entrances	Comments	Compliant?	Risk
2.1.1 Accessible entrances clearly sign-posted, incorporating the International Symbol of Access from the edge of the site and from the principle entrance (if this is not accessible).		n/a	N/A
2.1.2 Easily identified among the other elements of the building and surrounding environment, e.g. by lighting and/or visual contrast).		n/a	N/A
2.1.3 Structural supports at the entrance do not present a hazard for visually impaired people.		n/a	N/A
2.1.4 Level landing of at least 1.5m x 1.5m immediately in front of the entrance, clear of any door swings, immediately in front of the entrance and of a material that does not impede wheelchair movement.		n/a	N/A
2.1.5 Level threshold. If a raised threshold is unavoidable, its height must not exceed 15mm with a minimum number of upstands and slopes, and any upstands higher than 5mm chamfered or rounded.		n/a	N/A
2.1.6 Door entry systems accessible to the deaf and hard of hearing, and people who cannot speak.		n/a	N/A

2.1.7 Weather protection provided at manual non-powered entrance doors.		n/a	N/A
2.1.8 Internal floor surfaces adjacent to threshold are of materials that do not impede wheelchair movement (e.g. NOT coir matting, or changes in materials that create a potential trip hazard).		n/a	N/A
2.1.9 Surface of mat in mat-wells are level with surrounding floor finish.		n/a	N/A
2.1.10 Alternative accessible entrances are served by accessible routes to the spaces served by the principal or main staff entrances.		n/a	N/A
2.2 Doors to accessible entrances	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
2.2.1 Self-closing door opening force no greater than 20N at the leading edge. Power-assisted door openers may be required on larger or heavier doors to meet with this requirement.		n/a	N/A
2.2.2 Effective clear width of single leaf (or one leaf of a double leaf door) is in accordance with the following (look to helpful info)		n/a	N/A
2.2.3 Vision panels provided near leading edge of door between 500mm and 1500mm from floor (interruptions permissible between heights of 800-1150mm for intermediate door rails etc). (look to helpful info)		n/a	N/A

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

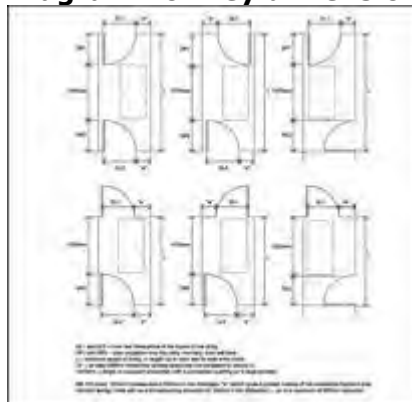


2.3 Manually operated non-powered entrance doors	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
2.3.1 Door opening force no greater than 20N at the leading edge.		n/a	N/A
2.3.2 Unobstructed space of at least 300mm on the pull side of the door between the leading edge of the door and any return wall, unless the door is a powered entrance door.		n/a	N/A
2.3.3 Where fitted with a latch, the door opening furniture can be operated with one hand using a clenched fist, e.g. a lever handle.		n/a	N/A
2.3.4 Door furniture visually contrasting with the surface of the door and is not cold to the touch.		n/a	N/A
2.4 Powered entrance doors	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
2.4.1 Have a sliding, swinging or folding action controlled either: manually by a push-pad, card swipe or remote control, or automatically by a motion sensor or other proximity sensor, e.g. a contact mat.		n/a	N/A
2.4.2 Where installed, automatic sensors are set to open early enough and long enough to allow safe passage from each direction.		n/a	N/A

2.4.3 Swing doors opening towards people approaching provided with visual and audible warning of automatic operation when opening and closing.		n/a	N/A
2.4.4 Incorporate a safety stop that is activated if the doors begin to close when a person is passing through.		n/a	N/A
2.4.5 Revert to manual control or fail-safe in the open position in the vent of a power failure.		n/a	N/A
2.4.6 Do not project into any access route when open.		n/a	N/A
2.4.7 Manual controls are located at a height of between 750mm and 1000mm above floor level, and are set back 1400mm from the leading edge of a fully open swing door.		n/a	N/A
2.4.8 Manual controls are visually contrasting with the background against which they are seen and are operable with a clenched fist.		n/a	N/A
2.5 Glass entrance doors and glass screens	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
2.5.1 Clearly defined with manifestation at 2 levels; between 850mm and 100mm from floor level and between 1400mm and 1600mm from floor level		n/a	N/A
2.5.2 Manifestation contrasts visually with the background seen through the glass both from inside and out in all light conditions.		n/a	N/A
2.5.3 Manifestation takes the form of a logo or sign at least 150mm high (repeated on a glazed screen), or a decorative feature such as broken lines or continuous bands at least 50mm high.		n/a	N/A
2.5.4 Glazed entrance doors where adjacent to or forming parts of a glazed screen are clearly differentiated with a high contrasting strip at the top and on both sides.		n/a	N/A
2.5.5 Glass entrance doors where capable of being held open are protected by guarding to prevent the leading edge constituting a hazard.		n/a	N/A
2.6 Entrance lobbies	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
2.6.1 Length of lobby in accordance with requirements of part M, Diagram 10 for single leaf doors.		n/a	N/A
2.6.2 Length of lobby is at least 1570+both door opening sizes (DP1+DP2) for lobbies with double doors.		n/a	N/A
2.6.3 Clear width of lobby is at least 1200mm (or door width +300mm) whichever is the greater for single doors.		n/a	N/A
2.6.4 Clear width of lobby is at least 1800mm for double doors.		n/a	N/A

2.6.5 Glazing within the lobby does not create distracting reflections.		n/a	N/A
2.6.6 Floor finishes do not impede the movement of wheelchairs or create a potential trip hazard.		n/a	N/A
2.6.7 Floor surface helps to remove rainwater from shoes and wheelchairs.		n/a	N/A
2.6.8 Surface of mats within mat wells finish flush with the surface of adjacent floor finishes.		n/a	N/A
2.6.9 Any columns, ducts and similar full height elements that project into by more than 100mm are protected by a visually contrasting guard-rail. (look to helpful info)		n/a	N/A

**Diagram 10: Key dimensions for lobbies with single leaf doors.**



**3.0 Horizontal and vertical circulation in buildings**

	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
3.1 Entrance hall and reception area			
3.1.1 Reception point is located away from principal entrance (whilst remaining within view of it), where there is a risk of external noise being a problem.		n/a	N/A
3.1.2 Reception point is easily identifiable from the entrance with direct approach that is free from obstruction.		n/a	N/A
3.1.3 The approach to any reception point allows space for wheelchair users to gain access to it.		n/a	N/A
3.1.4 Clear manoeuvring space in front of reception desk or counter of at least: 1200mm deep and 1800mm wide where there is a knee recess, and 1400mm deep and 2200mm wide where there is no knee recess		n/a	N/A

3.1.5 Reception desk/counter is designed to accommodate both standing and seated visitors such that, there is at least one section of the counter is at least 1500mm wide, with its surface no higher than 760mm, and a knee recess not less than 700mm above floor level.		n/a	N/A															
3.1.6 Reception desk/counter fitted with a hearing enhancement system, e.g an induction loop.		n/a	N/A															
3.1.7 Floor surface is slip resistant.		n/a	N/A															
3.2 Internal doors	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>															
3.2.1 Door opening force no greater than 20N at the leading edge.		n/a	N/A															
3.2.2 Effective clear width of single leaf (or one leaf of a double leaf door) is in accordance with the following: (look to helpful info)		n/a	N/A															
<table border="1"> <thead> <tr> <th>Direction &amp; width of approach</th> <th>New Buildings</th> <th>Existing Buildings</th> </tr> </thead> <tbody> <tr> <td>Straight-on (without a turn or oblique approach)</td> <td>800mm</td> <td>750mm</td> </tr> <tr> <td>At right angles to an access route at least 1500mm wide</td> <td>800mm</td> <td>750mm</td> </tr> <tr> <td>At right angles to an access route at least 1200mm wide</td> <td>825mm</td> <td>775mm</td> </tr> <tr> <td>External doors to buildings used by the general public</td> <td>1000mm</td> <td>775mm</td> </tr> </tbody> </table>				Direction & width of approach	New Buildings	Existing Buildings	Straight-on (without a turn or oblique approach)	800mm	750mm	At right angles to an access route at least 1500mm wide	800mm	750mm	At right angles to an access route at least 1200mm wide	825mm	775mm	External doors to buildings used by the general public	1000mm	775mm
Direction & width of approach	New Buildings	Existing Buildings																
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External doors to buildings used by the general public	1000mm	775mm																
3.2.3 Unobstructed space of at least 300mm on the pull side of the door between the leading edge of the door and any return wall, unless the door is a powered entrance door.		n/a	N/A															
3.2.4 Where fitted with a latch, the door opening furniture can be operated with one hand using a clenched fist, e.g. a lever handle.		n/a	N/A															
3.2.5 Door furniture visually contrasting with the surface of the door.		n/a	N/A															
3.2.6 Door frames contrast visually with the surrounding wall.		n/a	N/A															
3.2.7 Leading edge of any door that is not self-closing or is likely to be held open, contrasts visually with the other door surfaces and its surroundings.		n/a	N/A															
3.2.8 Vision panels provided near leading edge of doors between 500mm and 1500mm from floor (interruptions permissible between heights of 800-1150mm for intermediate door rails etc). Vision panels required to and side leafs exceeding 450mm wide.		n/a	N/A															

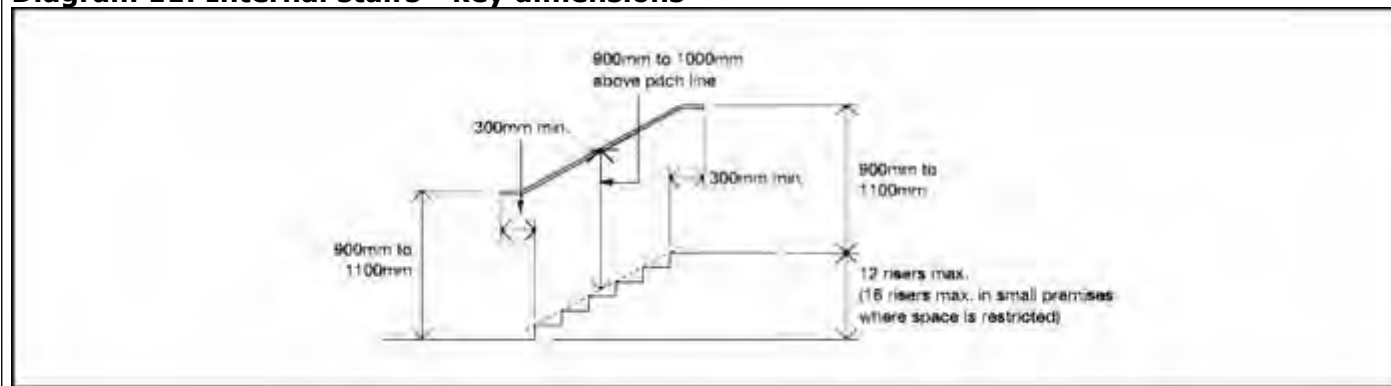
3.2.9 Glass doors are clearly defined with manifestation at 2 levels; between 850mm and 100mm from floor level and between 1400mm and 1600mm from floor level		n/a	N/A
3.2.10 Manifestation contrasts visually with the background seen through the glass both from inside and out in all light conditions.		n/a	N/A
3.2.11 Manifestation takes the form of a logo or sign at least 150mm high (repeated on a glazed screen), or a decorative feature such as broken lines or continuous bands at least 50mm high.		n/a	N/A
3.2.12 Glass or fully glazed doors are clearly differentiated from any adjacent glazed wall or partition by a high contrast strip at the top and on both sides.		n/a	N/A
3.2.13 Electromagnetic hold-open devices to fire doors self close when: - activated by smoke detectors linked to individual doors or by the main fire detection system, - if the power supply fails, - activated by a hand-operated switch.		n/a	N/A
3.2.14 Swing-free devices to fire doors self close when: - activated by smoke detectors linked to individual doors or by the main fire detection system, - if the power supply fails		n/a	N/A
3.2.15 Low energy powered swing door system is capable of being operated in manual mode, powered mode or power-assisted mode.		n/a	N/A
3.3 Corridors and passageways	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
3.3.1 Elements such as columns, radiators and fire-hoses do not project into the corridor, or where it is unavoidable, a means of directing people around them such as a visually contrasting guard-rail.		n/a	N/A
3.3.2 Have an unobstructed clear width (excluding projections into the space) along their length of at least 1200mm.		n/a	N/A
3.3.3 Where the unobstructed width is less than 1800mm, corridors have passing places at least 1800mm long with an unobstructed width of at least 1800mm at reasonable intervals to allow wheelchair users to pass each other.		n/a	N/A
3.3.4 The floor is level or predominantly level (gradient not exceeding 1:60), with any section with a gradient of 1:20 or greater being designed as an internal ramp.		n/a	N/A

3.3.5 Floor sections of a gradient between 1:60 and 1:20 rises more than 500mm without a level rest area of at least 1500mm long.		n/a	N/A
3.3.6 Any sloping sections extend the full width of the corridor or, if not, the exposed edge is clearly identified by visual contrast and where necessary protected by guarding.		n/a	N/A
3.3.7 Any door opening towards a corridor which is a major access or escape route should be recessed so that when fully open it does not project into the corridor space (except doors to minor utility facilities i.e. cleaners cupboards and locked service ducts).		n/a	N/A
3.3.8 Corridor width is at least 1800mm and not a major access or escape route where a unisex accessible toilet door opens onto it.		n/a	N/A
3.3.9 On major access or escape routes, double door-set with unequal door leaf widths have the wider leaf on the same side of the corridor throughout.		n/a	N/A
3.3.10 Floor finishes with patterns that could be mistaken for steps or changes in level are avoided.		n/a	N/A
3.3.11 Floor finishes are slip resistant.		n/a	N/A
3.3.12 Glazed screens alongside a corridor are clearly defined with manifestation at 2 levels; between 850mm and 100mm from floor level and between 1400mm and 1600mm from floor level		n/a	N/A
3.3.13 Manifestation contrasts visually with the background seen through the glass both from inside and out in all light conditions.		n/a	N/A
3.3.14 Manifestation takes the form of a logo or sign at least 150mm high (repeated on a glazed screen), or a decorative feature such as broken lines or continuous bands at least 50mm high.		n/a	N/A
3.4 Internal lobbies	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
3.4.1 Length of lobby in accordance with requirements of part M, Diagram 10 for single leaf doors.		n/a	N/A
3.4.2 Length of lobby is at least 1570+both door opening sizes (DP1+DP2) for lobbies with double doors.		n/a	N/A
3.4.3 Clear width of lobby is at least 1200mm (or door width +300mm) whichever is the greater for single doors.		n/a	N/A
3.4.4 Clear width of lobby is at least 1800mm for double doors.		n/a	N/A

3.4.5 Glazing within the lobby does not create distracting reflections.		n/a	N/A
3.4.6 Floor finishes do not impede the movement of wheelchairs or create a potential trip hazard.		n/a	N/A
3.4.7 Floor surface helps to remove rainwater from shoes and wheelchairs.		n/a	N/A
3.4.8 Surface of mats within mat wells finish flush with the surface of adjacent floor finishes.		n/a	N/A
3.4.9 Any columns, ducts and similar full height elements that project into by more than 100mm are protected by a visually contrasting guard-rail.		n/a	N/A
3.5 Internal stairs	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
3.5.1 Level landings provided at foot and head of ramp at least 1.2m long and clear of any door swings and other obstructions.		n/a	N/A
3.5.2 Minimum surface width of 1.2m between enclosing walls, strings or upstands.		n/a	N/A
3.5.3 No single steps.		n/a	N/A
3.5.4 Any flight between landings contains no more than 12 risers, but exceptionally no more than 16 risers in small premises where the plan area is restricted.		n/a	N/A
3.5.5 All nosings are made apparent by a permanently contrasting material 55mm wide on both the tread and the riser.		n/a	N/A
3.5.6 Projection of step nosing no greater than 25mm.		n/a	N/A
3.5.7 The rise and going of each step is consistent throughout a flight.		n/a	N/A
3.5.8 The rise of each step is between 150mm and 170mm, except in existing buildings where due to dimensional constraints the case for a different rise is argued in the Access Statement.		n/a	N/A
3.5.9 The going of each step is at least 250mm.		n/a	N/A
3.5.10 Risers are not open.		n/a	N/A
3.5.11 Continuous handrail on each side of a flight and landings.		n/a	N/A
3.5.12 Additional handrails divide the flight into channels not less than 1m wide and not more than 1.8m wide where the overall unobstructed width is more than 1.8m.		n/a	N/A
3.5.13 Areas below stairs or ramps where the soffit is less than 2.1m above ground level are guarded by low level cane detection or permanent barrier offering the same degree of protection.		n/a	N/A
3.6 Handrails to internal stepped and ramped access	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>

3.6.1 The vertical height to the top of the upper handrail from the pitch line of the surface of a ramp, or a flight of steps, is between 900mm and 1000mm, and from the surface of a landing is between 900mm and 1100mm.		n/a	N/A
3.6.2 Where required, a second handrail is provided at a height of 600mm from the pitch line of a ramp, or a flight of steps.		n/a	N/A
3.6.3 Handrail is continuous across flights and landings of ramped or stepped access.		n/a	N/A
3.6.4 Extends at least 300mm horizontally beyond the top and bottom of ramped access, or the top and bottom nosings of a flight of steps whilst not projecting into an access route.		n/a	N/A
3.6.5 Contrasts visually with the background against which it is seen, without being highly reflective.		n/a	N/A
3.6.6 Slip resistance surface, and not cold to the touch.		n/a	N/A
3.6.7 Terminates in a manner that avoids the risk of clothing/bag straps being caught.		n/a	N/A
3.6.8 Profile is circular to a diameter of between 40-45mm or oval with a width of 50mm.		n/a	N/A
3.6.9 Clearance of between 60-75mm between the handrail and any adjacent wall surface.		n/a	N/A
3.6.10 Minimum 50mm clearance between cranked support and the underside of the handrail.		n/a	N/A
3.6.11 Inner face is not more than 50mm beyond the surface width of the ramped or stepped access (e.g. if a hand-rail is fixed to the top of a parapet wall). (look to helpful info)		n/a	N/A

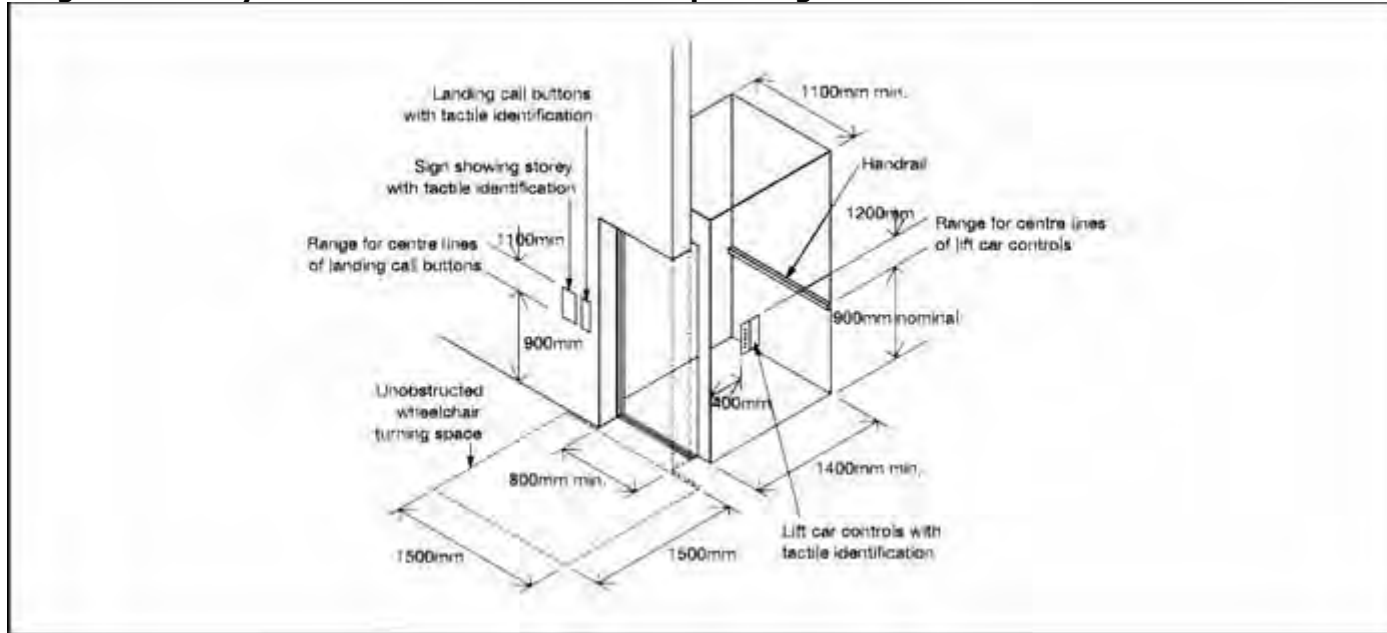
**Diagram 11: Internal stairs - key dimensions**



<b>4.0 Lifting Devices</b>			
	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
4.1 Lifting devices - general requirements		n/a	N/A
4.1.1 Passenger lift serving all storeys		n/a	N/A
4.1.2 Where site constraints cannot accommodate a passenger lift, a lifting platform is provided, designed for the vertical height to be travelled.		n/a	N/A
4.1.3 Unobstructed manoeuvring space of 1500mm x 1500mm or a straight access route 900mm wide in front of each lifting device.		n/a	N/A
4.1.4 Landing and call buttons located between 900mm and 1100mm from the floor of the landing and at least 500mm from any return wall.		n/a	N/A
4.1.5 Landing call point and lift control button symbols raised to facilitate tactile reading.		n/a	N/A
4.1.6 Call and control buttons contrast visually with the surrounding face-plate, and similarly the face-plate contrast with the surface it is mounted on.		n/a	N/A
4.1.7 The floor of the lifting device should not be a dark colour and should have frictional characteristics that are similar to or higher than the floor of the landing.		n/a	N/A
4.1.8 Handrail provided to at least one wall of the lifting device with its top surface at 900mm (nominal) above the floor and is located as not to obstruct the controls or the mirror.		n/a	N/A
4.1.9 Suitable emergency communication system fitted.		n/a	N/A
4.2 Passenger lifts	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
4.2.1 Accessible from all areas of the storey.		n/a	N/A
4.2.2 Lift car is at least 1100mm wide and 1400mm deep.		n/a	N/A
4.2.3 A reversing mirror if provided where wheelchair users cannot turn inside the lift car.		n/a	N/A
4.2.4 Clear width of at least 800mm at the car doors.		n/a	N/A
4.2.5 Door opening/closing times sufficient for people and assistance dogs to enter and leave the lift car.		n/a	N/A
4.2.6 Car controls located at a height between 900mm and 1200mm (preferably 1100mm) from the lift car floor and at least 400mm from a return wall.		n/a	N/A
4.2.7 Landing call buttons located at a height between 900mm and 1100mm from the floor of the landing and at least 500mm from any return wall.		n/a	N/A

4.2.8 Lift landing and car doors are distinguishable visually from the adjoining walls.		n/a	N/A
4.2.9 Audible indication of lift arrival and location provided in the lift car and the lift lobby.		n/a	N/A
4.2.10 Areas of glass are identifiable by people with impaired vision. (look to helpful info)		n/a	N/A

**Diagram 12: Key dimensions associated with passenger lifts.**

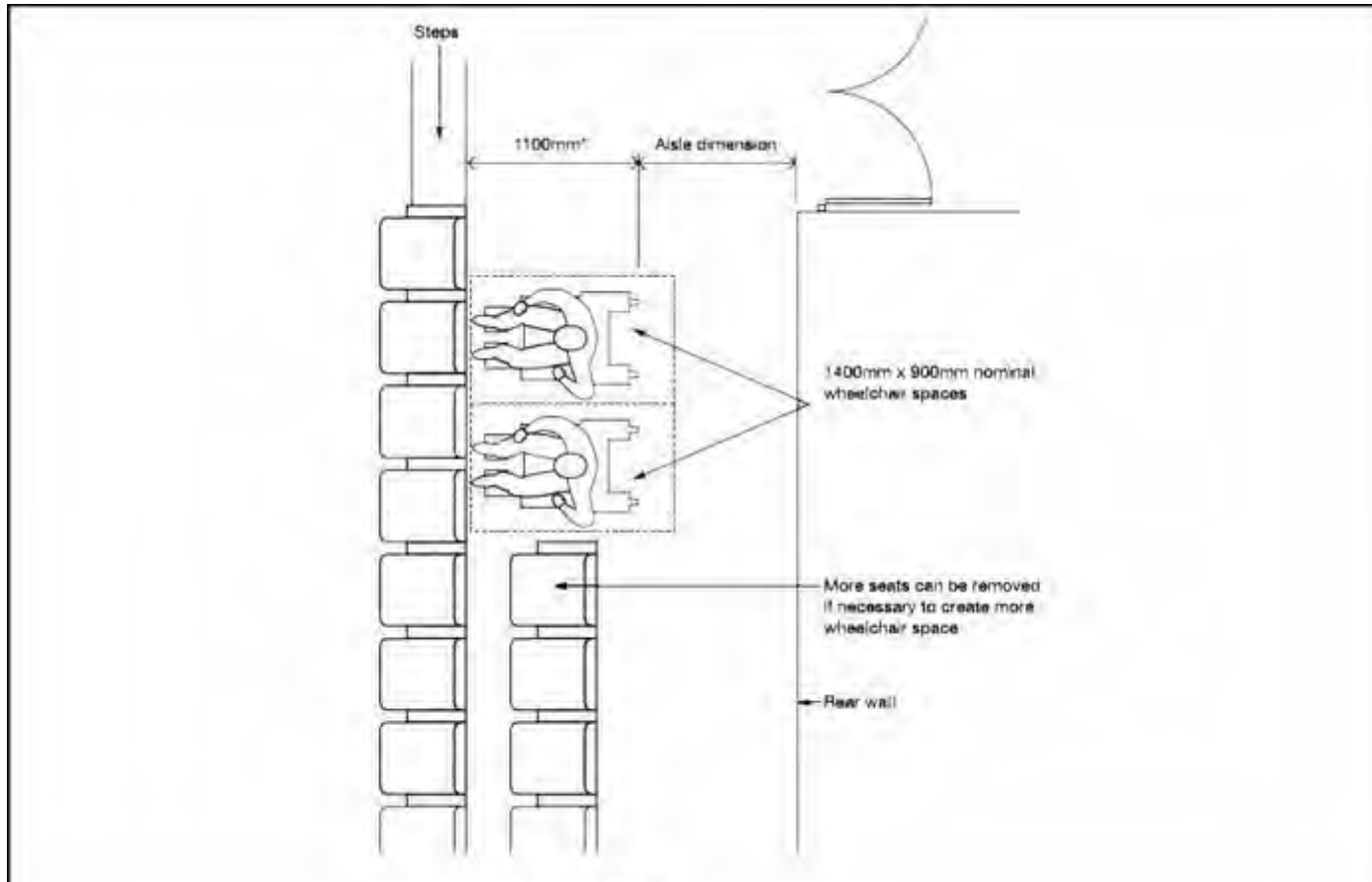
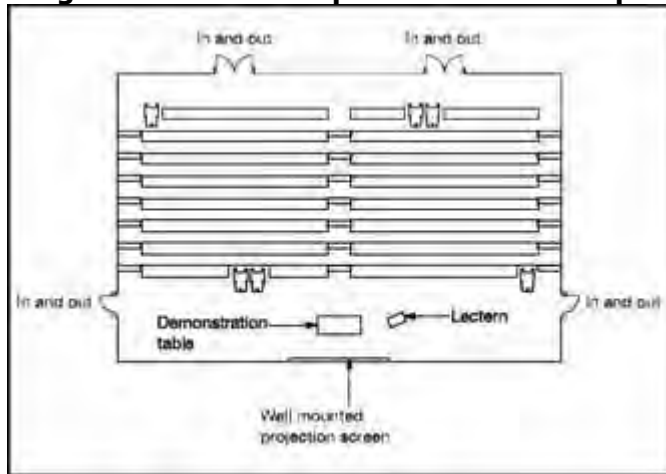


4.3 Lifting platforms	Comments	Compliant?	Risk
4.3.1 Vertical travel distance does not exceed 2m where there is no lift-way enclosure and no floor penetration.		n/a	N/A
4.3.2 Vertical travel distance exceeds 2m, a lift-way enclosure is provided.		n/a	N/A
4.3.3 Rated speed of the platform does not exceed 0.15m/s.		n/a	N/A
4.3.4 Lifting platform controls are located between 900mm and 1100mm from the platform floor and at least 400mm from any return wall.		n/a	N/A
4.3.5 Continuous pressure controls provided.		n/a	N/A

4.3.6 Landing call buttons are located between 900mm and 1100mm from the floor of the landing and at least 500mm from any return wall.		n/a	N/A
4.3.7 Minimum clear platform dimensions are: - 800mm wide and 1250mm deep where the lifting platform is not enclosed and where provision is being made for an unaccompanied wheelchair user, - 900mm wide and 1400mm deep where the lifting platform is enclosed and provision is being made for an unaccompanied wheelchair user, - 1100mm wide and 1400mm deep where 2 doors are located at 90 relative to each other and where the lifting platform is enclosed or where provision is being made for an accompanied wheelchair user.		n/a	N/A
4.3.8 Doors have an effective clear width of at least 900mm for an 1100mm wide and 1400mm deep platform and at least 800mm in other cases.		n/a	N/A
4.3.9 Fitted with clear instructions for use.		n/a	N/A
4.3.10 The lifting platform entrances are accessible from the remainder of the storey.		n/a	N/A
4.3.11 Doors are visually distinguishable from the adjoining walls.		n/a	N/A
4.3.12 Audible and visual announcement of platform arrival and level reached.		n/a	N/A
4.3.13 Areas of glass are identifiable by people with impaired vision.		n/a	N/A
4.4 Wheelchair platform stair-lifts	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
4.4.1 In buildings with a single stairway the required clear width of the flight of stairs is maintained with the wheelchair platform in the parked position.		n/a	N/A
4.4.2 The rated speed of the platform does not exceed 0.15m/s.		n/a	N/A
4.4.3 Continuous pressure controls are provided.		n/a	N/A
4.4.4 The minimum clear dimensions of the platform are 800mm wide and 1250mm deep.		n/a	N/A
4.4.5 Fitted with clear instructions for use.		n/a	N/A
4.4.6 Access with an effective clear width of at least 800mm is provided.		n/a	N/A
4.4.7 Controls are designed to prevent unauthorised use.		n/a	N/A
<b>5.0 Facilities in buildings</b>			

5.1 Audience and spectator seating facilities including lecture, conference, entertainment and sports viewing facilities	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
5.1.1 Route to wheelchair spaces accessible by wheelchair users.		n/a	N/A
5.1.2 Stepped access to audience seating provided with fixed handrails in accordance with section 4.6.		n/a	N/A
5.1.3 Minimum number of permanent/removable wheelchair spaces 1% of total capacity (rounded up).		n/a	N/A
5.1.4 Some wheelchair spaces (permanent or removable) are provided in pairs with standard seating on at least one side.		n/a	N/A
5.1.5 Where more than 2 wheelchair spaces are provided, they are located to give a range of views at each side and at the front and back of the seating area.		n/a	N/A
5.1.6 The minimum clear space provided for access to wheelchair spaces is 900mm.		n/a	N/A
5.1.7 The clear space allowance for an occupied wheelchair in a parked position is 900mm wide by 1400mm deep.		n/a	N/A
5.1.8 The floor of each wheelchair space is horizontal.		n/a	N/A
5.1.9 Some seats are located so that an assistance dog can accompany its owner and rest in front of, or under, the seat.		n/a	N/A
5.1.10 Standard seats at the end of rows and next to wheelchair spaces have detachable or lift-up arms.		n/a	N/A
5.1.11 Where seating is provided on a stepped terrace floor, wheelchair spaces at the of the terrace are provided in accordance with Diagram 14 or 15.		n/a	N/A
5.1.12 For lecture/conference facilities, where a podium or stage is provided, wheelchair users have access to it by means of a ramp or lifting platform.		n/a	N/A
5.1.13 For lecture/conference facilities, a hearing enhancement system in accordance with Section 6.5 – Aids to communication (look to helpful info)		n/a	N/A

**Diagram 13: An example of wheelchair spaces in a lecture theatre**



5.2 Refreshment facilities	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>															
5.2.1 All users have access to all parts of the facility.		n/a	N/A															
5.2.2 Part of the working surface of a bar or serving counter is permanently accessible to wheelchair users, and at a level of not more than 850mm above floor level.		n/a	N/A															
5.2.3 The worktop of a shared refreshment facility (e.g. for tea making) is at 850mm above floor level with a clear space beneath at least 700mm above floor level.		n/a	N/A															
5.2.4 Delivery of water complies with the requirements of Section ??		n/a	N/A															
5.2.5 Threshold to the facility is wheelchair accessible.		n/a	N/A															
5.3 All sleeping accommodation	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>															
5.3.1 Effective clear width of single leaf (or one leaf of a double leaf door) leading into the bedroom is in accordance with the following: (look to helpful info)		n/a	N/A															
<table border="1"> <thead> <tr> <th>Direction &amp; width of approach</th> <th>New Buildings</th> <th>Existing Buildings</th> </tr> </thead> <tbody> <tr> <td>Straight-on (without a turn or oblique approach)</td> <td>800mm</td> <td>750mm</td> </tr> <tr> <td>At right angles to an access route at least 1500mm wide</td> <td>800mm</td> <td>750mm</td> </tr> <tr> <td>At right angles to an access route at least 1200mm wide</td> <td>825mm</td> <td>775mm</td> </tr> <tr> <td>External doors to buildings used by the general public</td> <td>1000mm</td> <td>775mm</td> </tr> </tbody> </table>				Direction & width of approach	New Buildings	Existing Buildings	Straight-on (without a turn or oblique approach)	800mm	750mm	At right angles to an access route at least 1500mm wide	800mm	750mm	At right angles to an access route at least 1200mm wide	825mm	775mm	External doors to buildings used by the general public	1000mm	775mm
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External doors to buildings used by the general public	1000mm	775mm																
5.3.2 Swing doors where provided for wardrobes and other storage systems open through 180 degrees.		n/a	N/A															
5.3.3 Handles on hinged and sliding doors are easy to grip and operate and contrast visually with the surface of the door.		n/a	N/A															
5.3.4 Openable windows and window controls are located between 800mm and 1000mm above floor level and are easy to operate without using both hands simultaneously.		n/a	N/A															
5.3.5 All bedrooms have a visual fire alarm signal.		n/a	N/A															
5.3.6 Any room numbers are indicated in embossed characters.		n/a	N/A															
5.4 Wheelchair accessible sleeping accommodation	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>															
5.4.1 Wheelchair accessible bedrooms are located on accessible routes that lead to all other facilities available in the building.		n/a	N/A															
5.4.2 Wheelchair accessible bedrooms are designed to provide a choice of location and have a standard amenity equivalent to that of other bedrooms.		n/a	N/A															

5.4.3 The door from the access corridor to the accessible bedroom complies with the provisions of Section 4.2 - Internal doors, in particular opening force and space allowances.		n/a	N/A															
5.4.4 Effective clear width of single leaf (or one leaf of a double leaf door) leading into an en-suite bathroom or shower is in accordance with the following: (look to helpful info)		n/a	N/A															
5.4.5 The size of the wheelchair accessible bedroom allows for a wheelchair user to manoeuvre at the side of a bed, and then transfer independently to it.		n/a	N/A															
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5.4.6 Sanitary facilities, en-suite to a wheelchair accessible bedroom, comply with the provisions of Section ??		n/a	N/A															
5.4.7 Wide angle viewers, where provided in entrance doors, are located between 105mm and 1500mm above floor level.		n/a	N/A															
5.4.8 Where provided to wheelchair accessible rooms, balconies have a door whose clear width complies with the table above, has a level threshold and has no horizontal transoms between 900mm and 1200mm above floor level.		n/a	N/A															
5.4.9 There are no permanent obstructions in a zone 1500mm back from the balcony doors.		n/a	N/A															
5.4.10 An emergency assistance alarm (together with a reset button) is provided in wheelchair accessible bedrooms which are activated by a pull cord sited so that it can be operated from both the bed and the adjacent floor area.		n/a	N/A															
5.4.11 The emergency assistance call signal outside an accessible bedroom so that it can easily be seen and heard by those able to give assistance, and in any case, a central control point.		n/a	N/A															
5.5 Switches, outlets and controls	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>															
5.5.1 Wall mounted socket outlets, telephone points and TV sockets are located between 400mm and 1000mm above the floor, with a preference for the lower end of the range.		n/a	N/A															

5.5.2 Switches for permanently wired appliances are located between 400mm and 1200mm above floor level, unless needed at a higher level for particular appliances.		n/a	N/A
5.5.3 All switches and controls that require precise and movements are located between 750mm and 1200mm above floor level.		n/a	N/A
5.5.4 Simple push button controls that require limited dexterity are not more than 1200mm above floor level.		n/a	N/A
5.5.5 Pull cords for emergency alarm systems are coloured red, located as close to a wall as possible and have 2 x red 50mm dia. Bangles, one set at 100mm and the other set at between 800mm and 1000mm above floor level.		n/a	N/A
5.5.6 Controls that need close vision are located between 1200mm and 1400mm above floor level so that readings may be taken by a person sitting or standing (with thermostats at the top of the range).		n/a	N/A
5.5.7 Socket outlets are located consistently in relation to doorways and room corners, but in any case no nearer than 350mm from room corners.		n/a	N/A
5.5.8 Light switches used by the general public have large push pads and align horizontally with door handles within the range of 900mm and 1100mm for ease of location for ease of location when entering a room.		n/a	N/A
5.5.9 Where light switches described above cannot be provided, pull cords are set between 900mm and 1100mm above floor level, and fitted with a 50mm dia. Bangle visually contrasting with its background and distinguishable visually from any emergency assistance pull cord.		n/a	N/A
5.5.10 The operation of switches, outlets and controls does not require the simultaneous use of both hands, except where this mode of operation is required for safety reasons.		n/a	N/A
5.5.11 Switched socket outlets indicate whether they are ON.		n/a	N/A
5.5.12 Mains and circuit isolator switches clearly indicate when they are ON or OFF.		n/a	N/A
5.5.13 Front plates contrast visually with their surroundings.		n/a	N/A
5.6 Aids to communication	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
5.6.1 Clearly audible public address systems are supplemented by visual information.		n/a	N/A

5.6.2 Hearing enhancement systems are provided in rooms and spaces designed for meetings, lectures, classes, performances, spectator sport or films, and at service or reception counters where they are situated in noisy areas or they are behind glazed screens.		n/a	N/A
5.6.3 The presence of an induction loop or infra-red hearing system is indicated by the standard symbol.		n/a	N/A
5.6.4 Telephones suitable for hearing aid users are clearly indicated by the standard ear and "T" symbol and incorporate an inductive coupler and volume control.		n/a	N/A
5.6.5 Text telephones for deaf and hard of hearing people are clearly indicated by the standard symbol.		n/a	N/A
5.6.6 Artificial lighting is designed to be compatible with other electronic and radio frequency installation.		n/a	N/A
<b>6.0 Sanitary accommodation in buildings</b>			
6.1 General requirements	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
6.1.1 Bath or washbasin taps are controlled automatically, or can be operated with a closed fist (e.g. by lever action).		n/a	N/A
6.1.2 Terminal fittings or communal showers used by the public are supplied with water through thermostatic mixing valves so that the temperature of the water discharges at the outlets does not exceed 43deg.C.		n/a	N/A
6.1.3 Door handles and other ironmongery comply with the provisions of Section 4.2 – Internal doors.		n/a	N/A
6.1.4 WC compartment doors, and doors to unisex wheelchair accessible toilets are fitted with light action privacy bolts so that they can be operated by people with limited dexterity, and if required to self-close, can be opened using a force no greater than 20N.		n/a	N/A
6.1.5 Doors when open do not obstruct fire escape routes.		n/a	N/A
6.1.6 Fire alarms systems emit a visual and audible signal to warn occupants with hearing or visual impairments.		n/a	N/A
6.1.7 Emergency assistance alarm systems have: - Visual and audible indicators to confirm that an emergency call has been received, - A reset control reachable from a wheelchair and the WC, or from the wheelchair and the shower/changing seat, - A signal that is distinguishable visually and audibly from the fire alarm.		n/a	N/A

6.1.8 Lighting controls comply with the requirements of Section 6.5 – Switches, outlets and controls.		n/a	N/A
6.1.9 Heat emitters are either screened or have their exposed surfaces kept at a temperature below 43deg.C.		n/a	N/A
6.1.10 The surface finish of sanitary fittings and grab bars contrasts visually with the background wall and floor finishes, and there is also contrast between wall and floor finishes.		n/a	N/A
6.2 Wheelchair accessible toilets	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
6.2.1 A wheelchair accessible facility is located as close as possible to the entrance and/or waiting/sitting area of the building.		n/a	N/A
6.2.2 Are not located in a way that compromises privacy of users.		n/a	N/A
6.2.3 Located in a similar position on each floor of a multi-storey building and allow for right and left hand transfers to the WC on alternate floors.		n/a	N/A
6.2.4 Where more than one unisex accessible toilet is provided in buildings other than multi-storey buildings, a choice of right and left handed transfers to WC are provided.		n/a	N/A
6.2.5 When only one toilet facility is provided, the width is increased from 1.5m to 2m, and it includes a standing height washbasin in addition to the finger rinse basin associated with the WC.		n/a	N/A
6.2.6 Located on accessible routes that are direct and free of obstruction.		n/a	N/A
6.2.7 Doors preferably outward opening and fitted with horizontal closing bar to the inside face.		n/a	N/A
6.2.8 Wheelchair users do not have to travel: - more than 40m on the same floor, unless argued in the Access Statement on the grounds that the circulation route is unobstructed (i.e. doors are fitted with hold open devices); - more than 40m combined horizontal distance where the unisex accommodation is on another floor of the building, but is accessible by a passenger lift (if a lifting platform is installed, vertical travel distance is limited to one storey).		n/a	N/A
6.2.9 The minimum overall dimensions of, and internal arrangement of fittings within, comply with Diagram ??.		n/a	N/A

6.2.10 Where the horizontal support rail on the wall adjacent to the WC is set with the minimum spacing from the wall, an additional drop-down rail is provided on the wall side at a distance of 320mm from the centreline of the WC.		n/a	N/A
6.2.11 Where the horizontal support rail on the wall adjacent to the WC is set so the centreline is 400mm from the centreline of the WC, there is no additional drop-down rail.		n/a	N/A
6.2.12 The heights and arrangements of fittings in a wheelchair accessible unisex toilet comply with the requirements of Diagram ?? and as appropriate Diagram ??.		n/a	N/A
6.2.13 An emergency assistance alarm system is provided in accordance with Section 7.1 - General requirements.		n/a	N/A
6.2.14 The emergency assistance alarm call signal is located outside the toilet compartment such that it can be clearly seen and heard by those able to give assistance.		n/a	N/A
6.2.15 The emergency assistance pull cord is easily identifiable (in accordance with the general requirements) and reachable from the WC and from the floor close to the WC.		n/a	N/A
6.2.16 Heat emitters are located so that they do not restrict the minimum clear manoeuvring space, nor the space beside the WC used for transfer from the wheelchair to the WC.		n/a	N/A
6.2.17 WC pans conform to the key dimensions given in BS5503-3 or BS5504-4 in order to accommodate a variable height seat riser.		n/a	N/A
6.2.18 Cisterns for WC's used by wheelchair users have their flushing mechanism positioned on the open or transfer side of the space, irrespective of handing.		n/a	N/A
6.3 Toilets in separate-sex washrooms	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
6.3.1 The swing of any inward opening doors to standard WC compartments is such that a 450mm diameter manoeuvring space is maintained between the swing of the door, the WC pan and the side wall of the compartment.		n/a	N/A
6.3.2 The minimum dimensions of compartments for ambulant disabled people, including the activity space, and the arrangement of of grab bars and other fittings within the compartment comply with Diagram ??.		n/a	N/A

6.3.3 Doors to compartments for ambulant disabled people are preferably outward opening and fitted with a horizontal closing bar to the inside face.		n/a	N/A
6.3.4 An enlarged compartment is provided for use by ambulant disabled people requiring additional space is 1200mm wide and includes a horizontal grab bar adjacent to the WC, a vertical grab bar on the rear wall and space for a shelf and fold-down changing table.		n/a	N/A
6.3.5 Any compartment for use by ambulant disabled people has WC pans that conform to the key dimensions given in BS5503-3 or BS5504-4 in order to accommodate a variable height seat riser.		n/a	N/A
6.3.6 A wheelchair accessible compartment, where provided, has the same layout and fittings as the unisex toilet.		n/a	N/A
6.3.7 Any wheelchair accessible washrooms have at least 1 x washbasin with its rim at 720mm to 740mm above the floor and, for men, at least 1 x urinal with its rim set at 380mm above the floor, with 2 x 600mm long vertical grab bars with their centrelines at 1100mm above floor level, positioned either side of the urinal.		n/a	N/A
6.4 Wheelchair accessible changing and shower facilities	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
6.4.1 A choice of layouts is provided for left and right handed transfer where more than one individual changing/shower compartment is available.		n/a	N/A
6.4.2 Wall-mounted drop-down support rails and wall mounted slip-resistant tip-up seats (not spring loaded) are provided.		n/a	N/A
6.4.3 Communal facilities are provided with sub-divisions that have that same configuration and of space and equipment as for self-contained facilities but without doors.		n/a	N/A
6.4.4 In sports facilities, individual self-contained shower and changing facilities are available in addition to communal separate-sex facilities.		n/a	N/A
6.4.5 An emergency assistance alarm system is provided in accordance with Section 7.1 - General requirements which are easily identifiable and reachable from the tip-up seat, or from the floor.		n/a	N/A

6.4.6 Emergency assistance alarm systems have: - Visual and audible indicators to confirm that an emergency call has been received, - A reset control reachable from a wheelchair and the WC, or from the wheelchair and the shower/changing seat, - A signal that is distinguishable visually and audibly from the fire alarm		n/a	N/A
6.4.7 Facilities are provided for limb storage for the benefit of amputees.		n/a	N/A
6.4.8 For changing facilities the minimum overall dimensions and arrangement of equipment and controls within individual self-contained changing facilities comply with Diagram ??.		n/a	N/A
6.4.9 For changing facilities when associated with shower facilities, the floor of the changing area is level and slip-resistant when wet or dry.		n/a	N/A
6.4.10 For changing facilities there is a manoeuvring space of 1500mmj deep in front of lockers in self-contained or communal changing areas.		n/a	N/A
6.4.11 For shower facilities, individual self-contained facilities comply with Diagram 23.		n/a	N/A
6.4.12 For shower facilities, where provided in commercial developments for the benefit of staff, at least one wheelchair accessible shower compartment complying with Diagram ?? is provided.		n/a	N/A
6.4.13 A shower curtain which encloses the seat and the rails which can be operated from the shower seat with the rails in the horizontal position is provided.		n/a	N/A
6.4.14 A shelf that can be reached from the shower seat, or wheelchair before transfer, is provided for toiletries.		n/a	N/A
6.4.15 The floor of the shower area is slip resistant and self-draining.		n/a	N/A
6.4.16 Terminal fittings are supplied with water through thermostatic mixing valves so that the temperature of the water discharges at the outlets does not exceed 43deg.C and the marking on the shower control are logical and clear.		n/a	N/A
6.4.17 Where wheelchair accessible shower facilities are provided in communal shower areas, shower controls are positioned between 750mm and 1000mm above floor level.		n/a	N/A

6.4.18 For shower facilities incorporating a corner WC, have minimum overall dimensions and arrangement of equipment and controls within individual self-contained changing facilities comply with Diagram ??.		n/a	N/A
6.4.19 For shower facilities incorporating a corner WC, a choice of left and right handed transfer layouts are available where more than one shower area incorporating a corner WC are provided.		n/a	N/A
6.5 Wheelchair accessible bathrooms	<b>Comments</b>	<b>Compliant?</b>	<b>Risk</b>
6.5.1 Minimum overall dimensions and arrangement of fittings within a bathroom incorporating a corner WC for individual use comply with Diagram ??.		n/a	N/A
6.5.2 A choice of left and right handed transfer layouts are available where more than one bathroom incorporating a corner WC is provided.		n/a	N/A
6.5.3 Bathroom floors are slip resistant when wet and dry.		n/a	N/A
6.5.4 Baths are provided with a transfer seat 400mm deep and equal to the width of the bath.		n/a	N/A
6.5.5 Doors are preferably outward opening and fitted with a horizontal closing bar fixed to the inside face.		n/a	N/A
6.5.6 An emergency assistance alarm system is provided in accordance with Section 7.1 - General requirements which are easily identifiable and reachable from the bath, or from the floor.		n/a	N/A
6.5.7 Emergency assistance alarm systems have: - Visual and audible indicators to confirm that an emergency call has been received, - A reset control reachable from a wheelchair and the WC, or from the wheelchair and the shower/changing seat, - A signal that is distinguishable visually and audibly from the fire alarm		n/a	N/A