

Access for People with Disabilities

Outside : External approach to a dwelling

There should be a clear entrance to the property. The entrance should be *at least* 800mm wide and there should be a path from it to the main door of the house or apartment.

If the entrance to the property is too far from the door (more than 30m), or if the ground is too steep, there should be an area near the house where a wheelchair user can get out of a car and, from there, a path to the main door.

In either case, the path should be at least 900mm wide, with a firm, non-slip surface suitable for a wheelchair. It should be level or gently sloping and should lead to a level area, at least 1.2m x 1.2m, outside the main door. The ground outside the door should be at the same level as the floor inside. There should be no step. In exceptional cases, where it is simply not possible to use the main entrance, an alternative entrance may be acceptable, but this is rare. The main entrance should normally be the same door used by everyone.

If the driveway of the house is to be used as a path for access, it should be at least 3 metres wide so that a wheelchair user can safely get past any parked cars.

The path should be as level as possible. If the slope is steeper than 1:50, there should be landings every 10m. If the slope is between 1:20 and 1:15, landings are required every 8m, and if more than 1:15, every 6m. *No slope should be steeper than 1:12.*

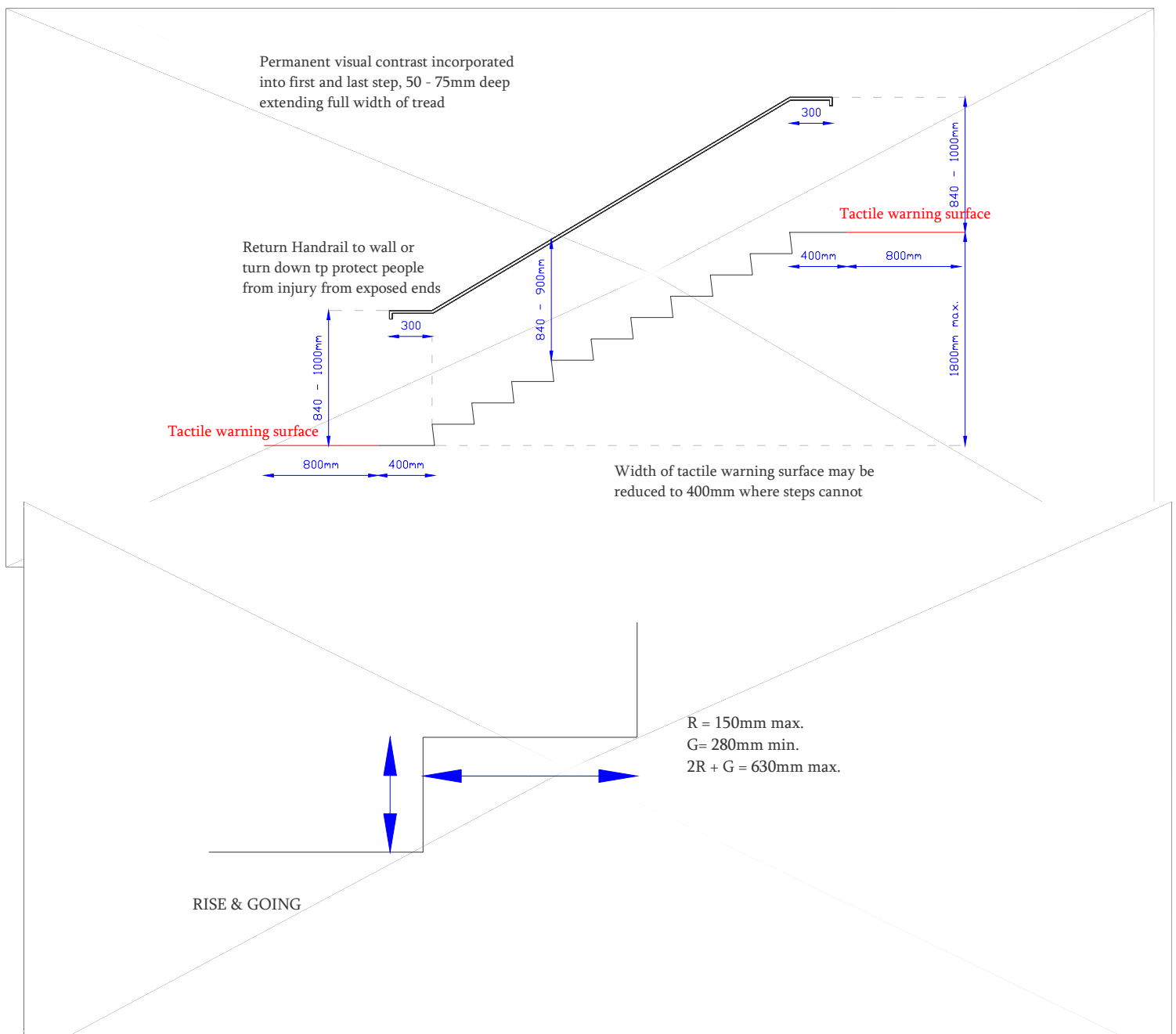
Occasionally, the ground may be too steep or there may not be enough space for ramps and landings. In other cases, the main entrance to the dwelling might not be at ground level, for example in duplex buildings. In these situations it may be necessary to have steps, but a stepped approach is not suitable for wheelchairs. It should only be considered if neither a level nor a sloped approach can be provided.

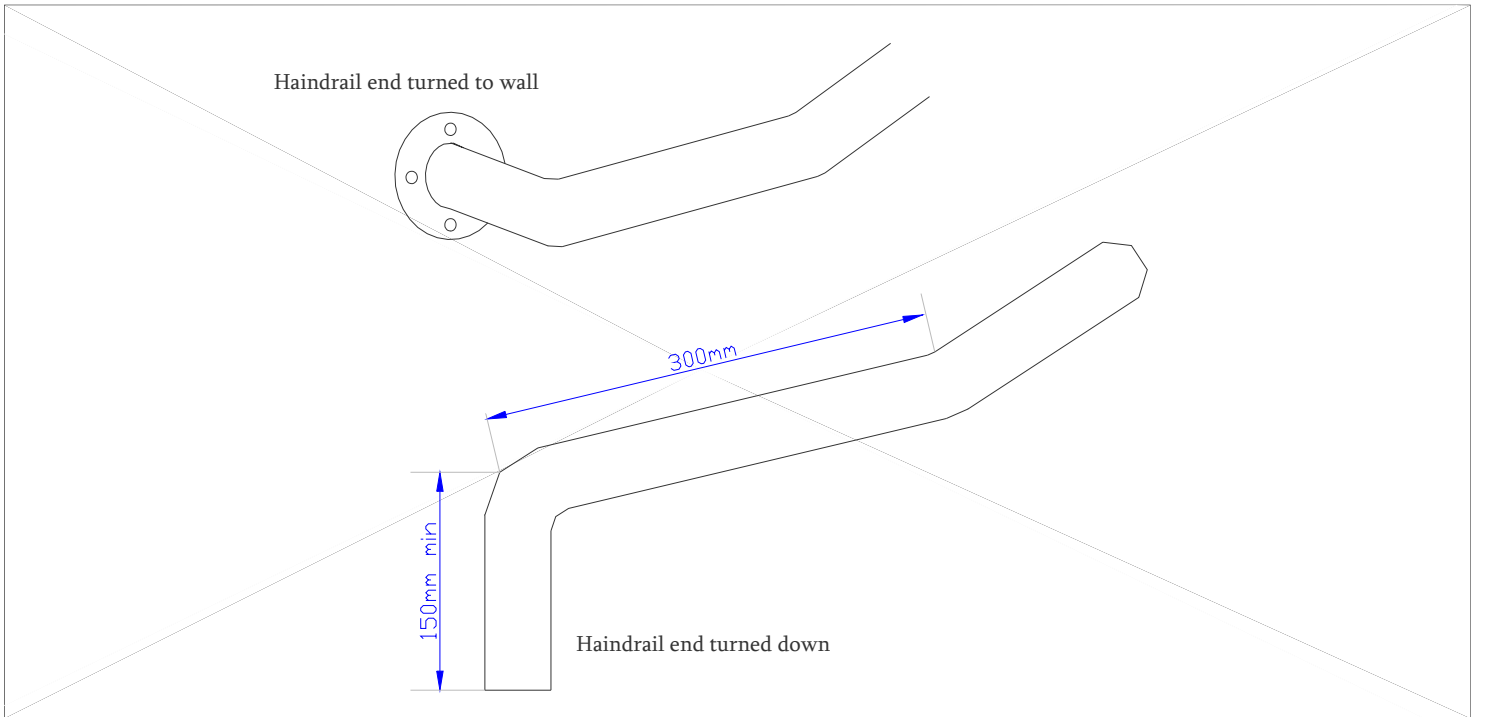
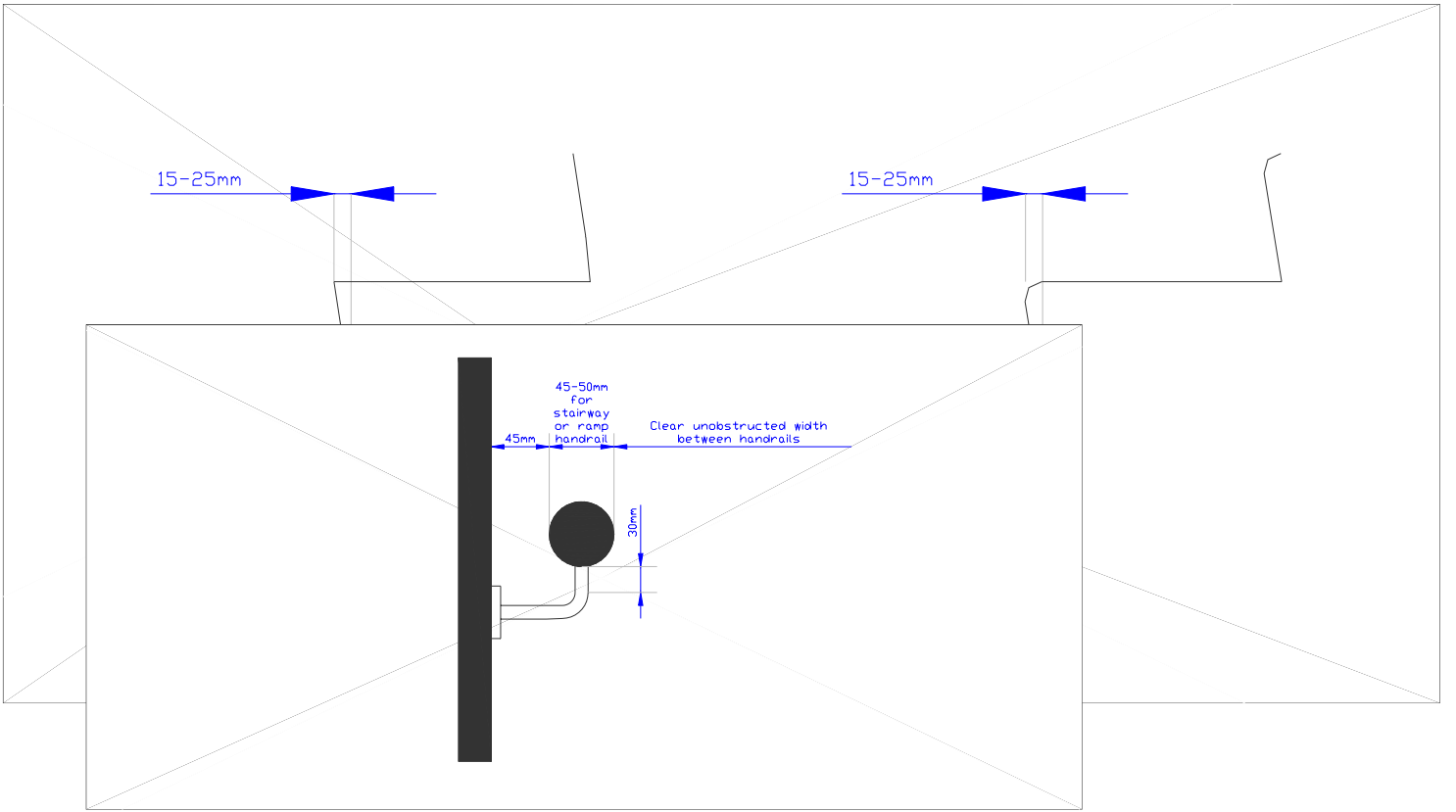
A flight of steps should be at least 800mm wide and there should not be a rise of more than 1.8m between landings. There should be landings at the top and bottom, and if necessary there should

also be intermediate landings to ensure that no flight rises more than 1.8m.

All steps should be the same, with a maximum rise of 150mm and a maximum going of 280mm. They should have profiles as shown in diagram 3, which is an extract from Technical Guidance Document M. (TGD M)

There should be a continuous handrail on *both* sides of the flights and landings. The top of the handrail should be between 840mm and 900mm above the steps and between 840mm and 1000mm above the landings, as illustrated in diagram 3. Full details are available in TGD M.





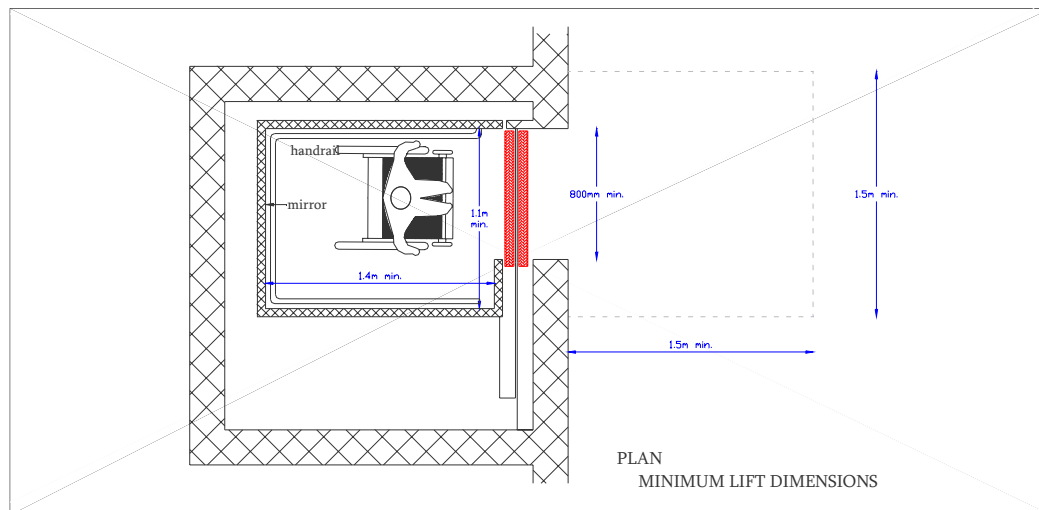
At the front door

The entrance should be suitable for a wheelchair user in almost all dwellings, as follows:

- If the approach is free of steps (in other words, suitable for a wheelchair).
- In apartment blocks, if there is a passenger lift to the apartment and at least one habitable room at the entrance level.

The threshold should be no more than 15mm high, and the clear opening width of the door should be at least 775mm.

Any equipment at the entrance, such as a doorbell or an entry phone, should be between 900mm and 1200mm above floor level so that a person in a wheelchair can reach it easily.



Inside:

At the floor level of the main entrance, corridors, passageways and doors must be sufficiently wide, and it must be possible to access at least one room without having to negotiate a step. Sometimes there are no habitable rooms at the entrance level, and in that

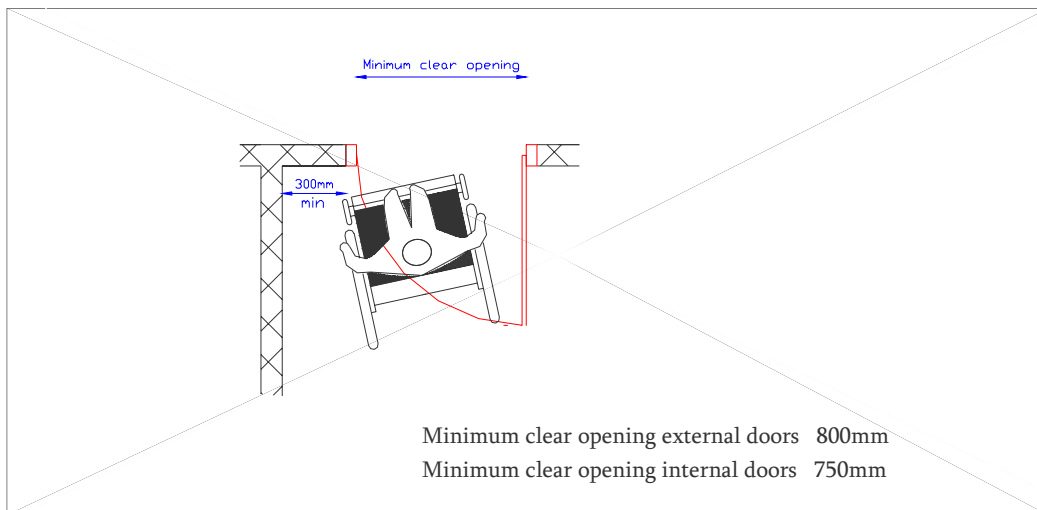
case, the requirements apply to the storey that contains the main living room.

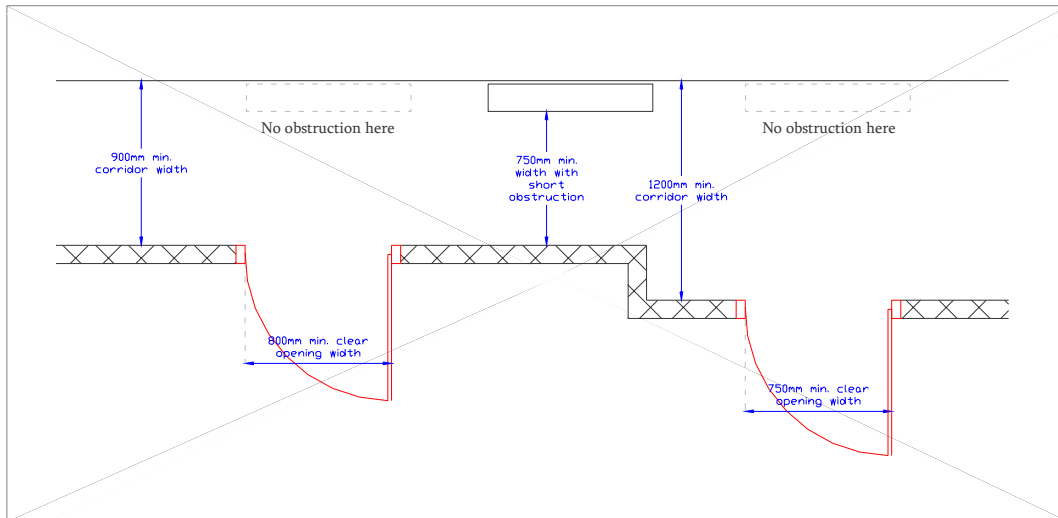
Corridors should be *at least* 900mm wide, but radiators are allowed, provided they do not reduce the clear width below 750mm.

There are minimum widths for doors and corridors, depending on the space available. A door approached head-on by a corridor is easier to negotiate and this is shown in the following table, which gives the various minimum sizes.

Minimum clear opening (mm)	Minimum unobstructed corridor width (at least 1200mm in length)	
	Head-on approach to door	Other
750	900	1200
775	900	1050
800	900	900

If a door is accessible only by steps, it may have a minimum clear width of 750mm in all cases.





Saddleboards should be bevelled, and should be no higher than 10mm.

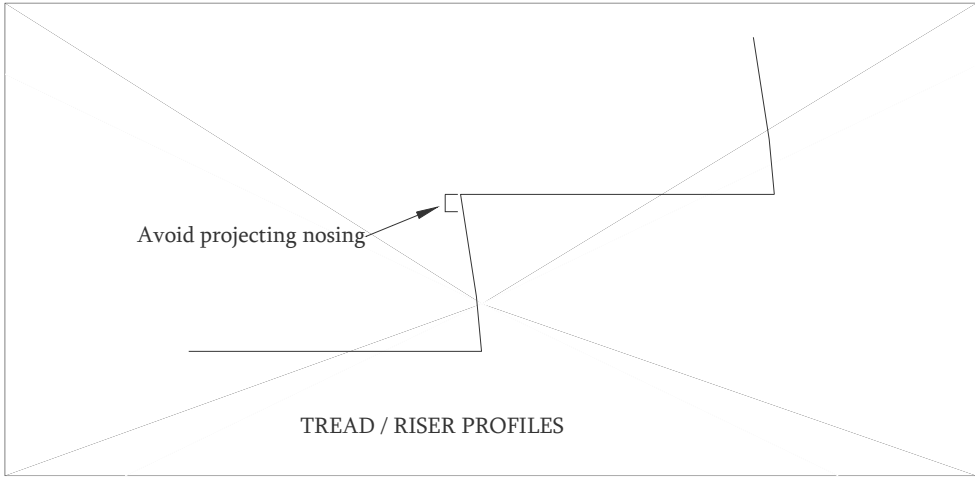
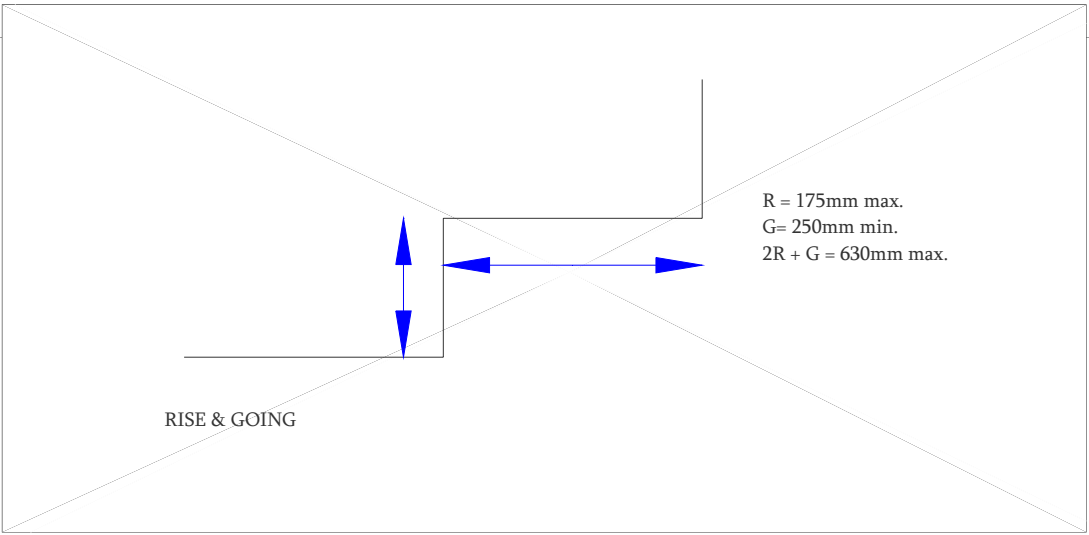
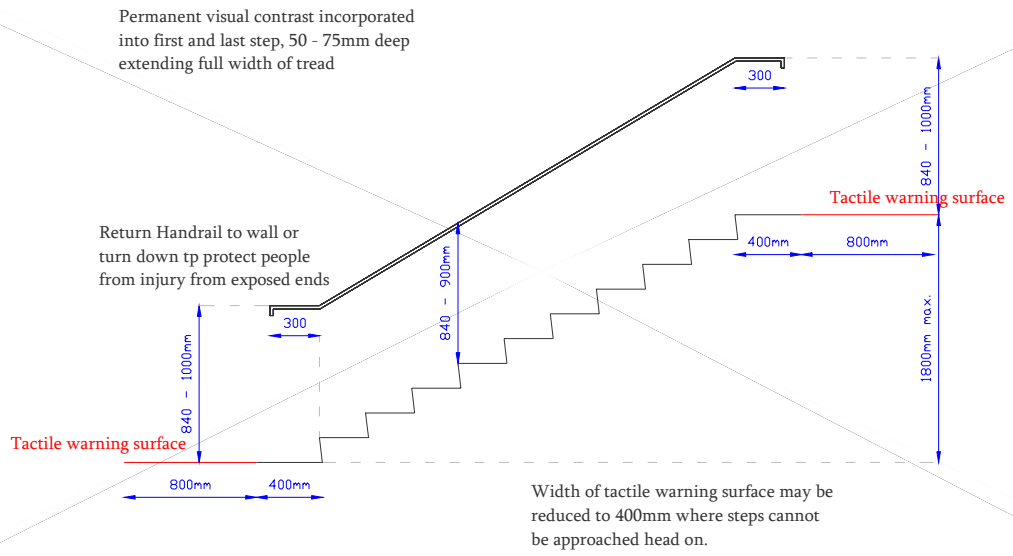
Door handles and light switches should be between 900mm and 1200mm above the floor.

If there is no habitable room at the entry level, the stairway to the level containing the main living room must meet certain standards.

It should be at least 800mm wide and there should not be a rise of more than 1.8m between landings. There should be landings at the top and bottom, and if necessary there should also be intermediate landings, to ensure that no flight rises more than 1.8m. Landings should be at least 900mm long,

All steps should be the same, with a maximum rise of 175mm and going 250mm.

If there are three or more steps, there should be a continuous handrail on *both* sides of the flights and landings. The top of the handrail should be between 840mm and 900mm above the steps and between 840mm and 1000mm above the landings. Full details are available in TGD M.



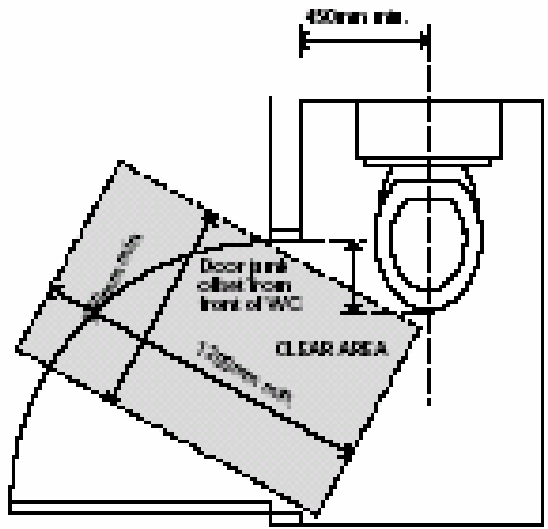
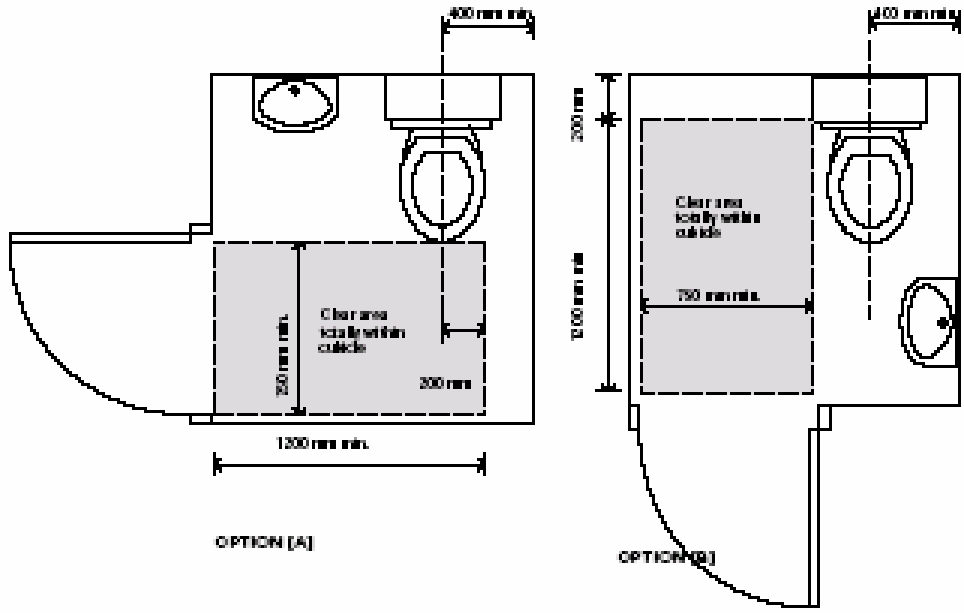
Toilets

A WC should be provided on the same floor as the main entrance. If there are no habitable rooms at the entrance level, a WC should be provided at the storey that contains the main living room. It may be located in a bathroom or in a separate compartment, but in both cases the layout should be designed with wheelchair users in mind.

There should be a clear space at least 1200mm by 750mm beside or in front of the WC, as shown in Diagram 15. This is the space a wheelchair user needs, and it should be fully contained within the bathroom or cubicle. There is an exception to this for smaller dwellings. If the WC is located in a storey with an area of less than 45 square metres, the clear space may extend outside the door, as shown in Diagram 16.

The general rules for minimum door widths apply to accessible WCs, but as always, the wider the door opening, the easier it is for a wheelchair user to negotiate. If possible, consider using a folding or sliding door.

	Minimum unobstructed corridor width (at least 1200mm in length)	
Minimum clear opening (mm)	Head-on approach to door	Other
750	900	1200
775	900	1050
800	900	900



Door jamb offset from front of WC	Minimum clear opening width of door
250mm	800mm
300mm	850mm
150mm	800mm
100mm	775mm
0mm	750mm

Note: Clear opening width of door should also comply with par. 1.28.

(B) WHEELCHAIR CLEAR AREA AT ANGLE TO CENTRE LINE OF WC