

Information Sheet No. 9

Access for Disabled People – Dwellings

All new dwellings (including flats) are required, where practical, to have reasonable provision for disabled people to gain access to and to use the building.

This information sheet highlights some of the provisions required before new properties can receive approval under the building regulations.

When making alterations to existing buildings you may choose to incorporate some of these ideas into your design, even though they are not mandatory.



Approach

Level approach to the dwelling:-

- Avoid loose laid materials such as gravel or shingle
- Allow sufficient width for car doors and tailgate to open fully
- Do not have cross falls greater than 1 in 40
- Provide a level approach no less than 900mm wide and not steeper than 1 in 20

Ramped approach to the dwelling:-

- An unobstructed width of 900mm
- An individual ramp should be less than 10metres long for gradient under 1 in 15
- An individual ramp should be less than 5 metres long for gradient not exceeding 1 in 12
- Provide level top and bottom landings 1200mm long

Stepped approach to the dwelling

- An unobstructed width of 900mm
- The total rise of a flight should be less than 1800mm
- Provide a level landing top and bottom at least 900mm long
- The rise of each step should be between 75mm and 150mm
- The going of each step should be greater than 280mm and with a suitable tread nosing

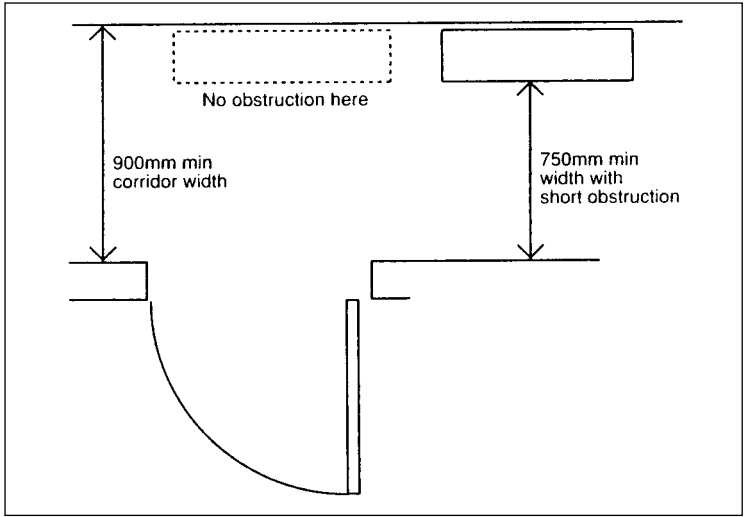
Access

- If possible provide a level threshold but avoid moisture penetration
- If a step is unavoidable it should be no greater than 150mm
- The entrance door should have a minimum clear opening width of 775mm

Circulation

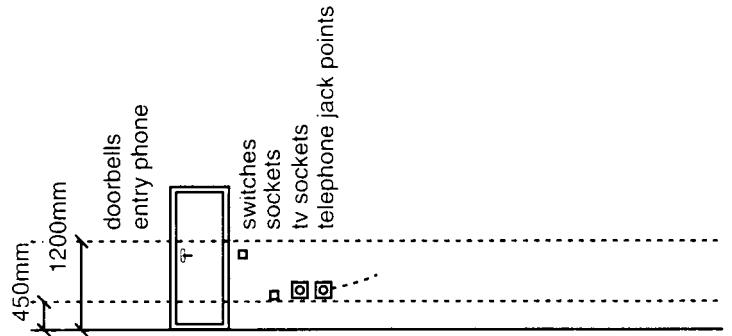
- Provide unobstructed corridor/passage and door widths as shown in the table below
- Allowable obstructions are shown in the diagram

Minimum widths of corridors and passageways for a range of doorway widths	
Doorway clear opening width (mm)	Corridor/passageway width (mm)
750 or wider	900 (when approach head-on)
750	1200 (when approach not head-on)
775	1050 (when approach not head-on)
800	900 (when approach not head-on)



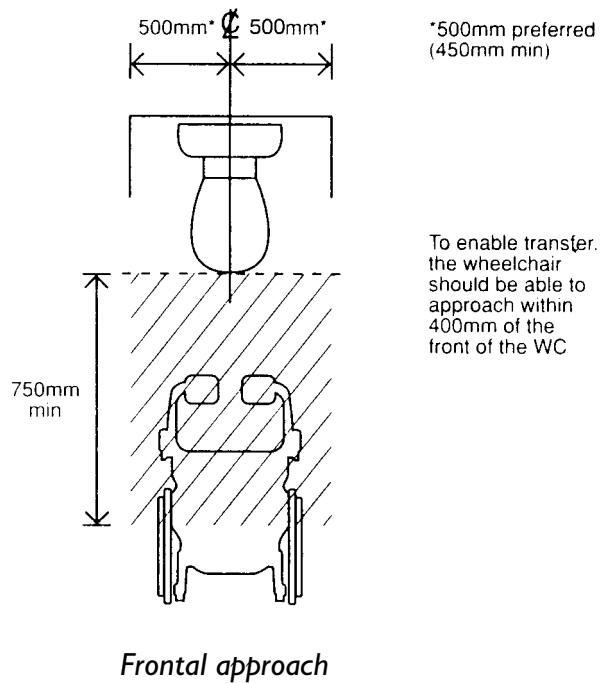
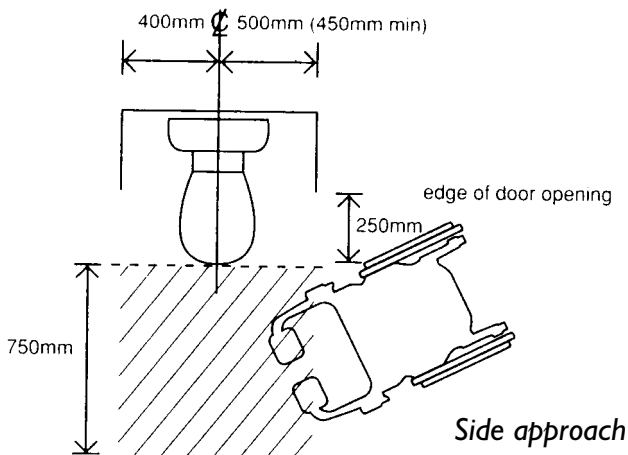
Switches/sockets

- Should be located between 450mm and 1200mm from finished floor level



WC provision

- Provide a WC in the entrance storey
- The door should open outwards
- Minimum door widths should be as shown in the table above
- The wash basin should not impede access to the WC



Lifts and common stairs in blocks of flats

- Please refer to the full details in Building Regulation Approved Document M

NB: The notes in this information sheet are to assist you. If you have any queries or require more detailed information contact Building Control Services on 020 8379 3629 between 8.30am and 5.00pm.