

Part M requirement:

1.13 A 'level approach' (from the boundary of the site and from car parking spaces designated for disabled people to the principal entrance, to a staff entrance or to an alternative accessible entrance) will satisfy Requirement M1 or M2 if:

	Comment/ Action/ Solution
a. It has a surface width of at least 1.5m, with passing places, free of obstructions to a height of 2.1m;	
b. Passing places at least 1.8m wide and at least 2m long are provided within sight of each other (the width of the passing place may be included in the width of the level approach), but in any case spaced at a distance no greater than 50m;	
c. The gradient along its length is either no steeper than 1:60 along its whole length, or less steep than 1:20 with level landings (see 1.26(k)) introduced for each 500mm rise of the access (where necessary, between landings), in all cases with a cross-fall gradient no steeper than 1:40;	
d. Its surface is firm, durable and slip resistant, with undulations not exceeding 3mm under a 1m straight-edge for formless materials. Inappropriate materials might be loose sand or gravel;	
e. Where there are different materials along the access route, they have similar frictional characteristics;	
f. The difference in level at joints between paving units is no greater than 5mm, with joints filled flush or, if recessed, no deeper than 5mm and no wider than 10mm or, if unfilled, no wider than 5mm;	
g. The route to the principal entrance (or alternative accessible entrance) is clearly identified and well lit;	
h. The danger of inadvertently walking into a vehicular access route is minimised by providing a separate pedestrian route and, where there is an uncontrolled crossing point across the vehicular route, this is identified by a buff coloured blister surface (see Diagram 1, and 'Guidance on the use Of Tactile Paving Surfaces').	

Part M requirement:

1.18 Car parking and setting down will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. At least one parking bay designated for disabled people is provided on firm and level ground as close as feasible to the principal entrance of the building;	
b. The dimensions of the designated parking bays are as shown in Diagram 2 (with a 1200mm accessibility zone between, and a 1200mm safety zone on the vehicular side of, the parking bays, and with a dropped kerb when there is a pedestrian route at the other side of the parking bay);	
c. The surface of the accessibility zone is firm, durable and slip resistant, with undulations not exceeding 3mm under a 1m straight edge for formless materials. Inappropriate materials might be loose sand or gravel;	
d. Ticket machines, where necessary for wheelchair users and people of short stature, are adjacent to the designated parking bays for disabled people and have controls between 750mm and 1200mm above the ground and a plinth which does not project in front of the face of the machine in a way that prevents its convenient use;	
e. A clearly sign-posted setting down point is located on firm and level ground as close as practicable to the principal or alternative accessible entrance with its surface level with the carriageway at that point to allow convenient access to and from the entrance for people with walking difficulties or people using a wheelchair.	

Part M requirement:

1.26 A ramped access will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. It is either readily apparent or the approach to it is clearly sign-posted;	
b. The gradient of a ramp flight and its going between landings are in accordance with Table 1 and Diagram 3;	
c. No flight has a going greater than 10m, or a rise of more than 500mm;	
d. There is an alternative means of access for wheelchair users, e.g. a lift, when the total rise is greater than 2m;	
e. It has a surface width between walls, upstands or kerbs of at least 1.5m;	
f. The ramp surface is slip resistant, especially when wet, and of a colour that contrasts visually with that of the landings;	
g. The frictional characteristics of the ramp and landing surfaces are similar;	
h. There is a landing at the foot and head of the ramp at least 1.2m long and clear of any door swings or other obstructions;	
j. Intermediate landings at least 1800mm wide and 1800mm long are provided as passing places when it is not possible for a wheelchair user to see from one end of the ramp to the other or the ramp has three flights or more;	
k. All landings are level, subject to a maximum gradient of 1:60 along their length and a maximum cross fall gradient of 1:40;	
L. there is a handrail on both sides; m. there is a kerb on the open side of any ramp or landing at least 100mm high, which contrasts visually with the ramp or landing in addition to any guarding required under Part K;	
n. Clearly sign-posted steps are provided, in addition, when the rise of the ramp is greater than 300mm (equivalent to 2 x 150mm steps).	

Part M requirement:

1.33 A stepped access will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. A level landing is provided at the top and bottom of each flight;	
b. The unobstructed length of each landing is not less than 1200mm;	
c. A 'corduroy' hazard warning surface is provided at top and bottom landings of a series of flights to give advance warning of a change in level in accordance with Diagram 4;	
d. Where there is side access onto an intermediate landing, a 'corduroy' hazard warning surface 400mm deep is provided either on the intermediate landing 400mm from both upper and lower flights, if there is sufficient space to accommodate the surface outside the line of the side access, or within the side access 400mm from the intermediate landing if there is a continuous handrail opposite the side access;	
e. No doors swing across landings;	
f. It has flights whose surface width between enclosing walls, strings or upstands is not less than 1.2m;	
g. There are no single steps;	
h. The rise of a flight between landings contains no more than 12 risers for a going of less than 350mm and no more than 18 risers for a going of 350mm or greater (see Diagram 5);	
i. All nosings are made apparent by means of a permanently contrasting material 55mm wide on both the tread and the riser;	
j. The projection of a step nosing over the tread below is avoided but, if necessary, not more than 25mm (see Diagram 6);	
k. The rise and going of each step is consistent throughout a flight;	
L. the rise of each step is between 150mm and 170mm, except adjacent to existing buildings where, due to dimensional constraints, the case for a different rise is argued in the Access Statement;	
m. The going of each step is between 280mm and 425mm;	
n. Rises are not open;	

o. There is a continuous handrail on each side of a flight and landings;	
p. 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.	
Note: In respect of 1.33(l) and (m), for school buildings, the preferred dimensions are a rise of 150mm, and a going of 280mm.	

Part M requirement:

1.37 Hand-railing to external ramped and stepped access will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. 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 900 and 1100mm (see Diagram 5);	
b. Where there is full height structural guarding, the vertical height to the top of a second lower handrail from the pitch line of the surface of a ramp, or a flight of steps, is 600mm, where provided;	
c. It is continuous across the flights and landings of ramped or stepped access;	
d. It extends at least 300mm horizontally beyond the top and bottom of a ramped access, or the top and bottom nosing of a flight or flights of steps, while not projecting into an access route;	
e. It contrasts visually with the background against which it is seen, without being highly reflective;	
f. Its surface is slip resistant and not cold to the touch;	
g. It terminates in a way that reduces the risk of clothing being caught;	
h. Its profile is either circular with a diameter of between 40 and 45mm, or oval preferably with a width of 50mm (see Diagram 7);	
i. It protrudes no more than 100mm into the surface width of the ramped or stepped access where this would impinge on the stair width requirement of Part B1;	
j. There is a clearance of between 60 and 75mm between the handrail and any adjacent wall surface;	
k. There is a clearance of at least 50mm between a cranked support and the underside of the handrail;	
l. Its inner face is located no more than 50mm beyond the surface width of the ramped or stepped access.	

Part M requirement:

1.39 Requirement M1 or M2 will be satisfied if:

	Comments/ Actions/ Solutions
a. Where there is a projection of more than 100mm, during normal use, onto an access route, windows and doors (excluding fire escape doors) that swing outwards towards an access route, or other projecting features, are protected by guarding, which incorporates a kerb or other solid barrier that can be detected using a cane at ground level to direct people around the potential hazard (see Diagram 8);	
b. Areas below stairs or ramps where the soffit is less than 2.1m above ground level are protected by guarding and low level cane detection, or a permanent barrier giving the same degree of protection.	

Part M requirement:

2.7 Accessible entrances will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. They are clearly sign-posted, incorporating the International Symbol of Access, from the edge of the site, and from the principal entrance (if this is not accessible);	
b. They are easily identified among the other elements of the building and the immediate environment, e.g. by lighting and/or visual contrast;	
c. Any structural supports at the entrance do not present a hazard for visually impaired people;	
d. There is a level landing at least 1500 x 1500mm, clear of any door swings, immediately in front of the entrance and of a material that does not impede the movement of wheelchairs;	
e. The threshold is level or, if a raised threshold is unavoidable, it has a total height of not more than 15mm, a minimum number of upstands and slopes, with any upstands higher than 5mm chamfered or rounded;	
f. Any door entry systems are accessible to deaf and hard of hearing people, and people who cannot speak;	
g. Weather protection is provided at manual non-powered entrance doors;	
h. Internal floor surfaces adjacent to the threshold are of materials that do not impede the movement of wheelchairs, e.g. not coir matting, and changes in floor materials do not create a potential trip hazard;	
i. Where mat wells are provided, the surface of the mat is level with the surface of the adjacent floor finish;	
j. Where provided as an alternative accessible entrance, an accessible internal route is provided to the spaces served by the principal or main staff entrances.	

Part M requirement:

2.13 Doors to accessible entrances will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. Where required to be self-closing, a power operated door opening and closing system is used when through calculation and experience it appears that it will not be possible otherwise for a person to open the door using a force no greater than 30N at the leading edge;	
b. The effective clear width through a single leaf door, or one leaf of a double leaf door, is in accordance with Table 2, and the rules for measurement are in accordance with Diagram 9;	
c. Unless it can be argued otherwise in the Access Statement, e.g. for reasons of security, door leaves, and side panels wider than 450mm, have vision panels towards the leading edge of the door whose vertical dimensions include at least the minimum zone, or zones, of visibility between 500mm and 1500mm from the floor, if necessary interrupted between 800mm and 1150mm above the floor, e.g. to accommodate an intermediate horizontal rail (see Diagram 9).	

Part M requirement:

2.17 Manually operated non-powered entrance doors will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. The opening force at the leading edge of the door is no greater than 30N;	
b. There is an 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 (see Diagram 9);	
c. Where fitted with a latch, the door opening furniture can be operated with one hand using a closed fist, e.g. a lever handle;	
d. All door opening furniture contrasts visually with the surface of the door and is not cold to the touch.	

Part M requirement:

2.21 Powered entrance doors will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. They have a sliding, swinging or folding action controlled: – manually by a push pad, card swipe, coded entry, or remote control, or – automatically by a motion sensor or other proximity sensor, e.g. a contact mat;	
b. When installed, automatic sensors are set so that automatically operated doors open early enough, and stay open long enough, to permit safe entry and exit;	
c. When they are swing doors that open towards people approaching the doors, visual and audible warnings are provided to warn people of their automatic operation when both opening and shutting;	
d. They incorporate a safety stop that is activated if the doors begin to close when a person is passing through;	
e. They revert to manual control or fail safe in the open position in the event of a power failure;	
f. When open, they do not project into any adjacent access route;	
g. Any manual controls for powered door systems are located between 750mm and 1000mm above floor level, operable with a closed fist and, when on the opening side of the door, are set back 1400mm from the leading edge of the door when fully open and contrast visually with the background against which they are seen.	

Part M requirement:

2.24 Glass entrance doors and glazed screens will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. They are clearly defined with manifestation on the glass at two levels, 850 to 1000mm and 1400 to 1600mm above the floor, contrasting visually with the background seen through the glass (both from inside and outside) in all lighting conditions;	
b. Manifestation takes the form of a logo or sign at least 150mm high (repeated if on a glazed screen), or a decorative feature such as broken lines or continuous bands, at least 50mm high;	
c. Glazed entrance doors, where adjacent to, or forming part of, a glazed screen, are clearly differentiated from it by the provision of a high contrast strip at the top, and on both sides;	
d. Glass entrance doors, where capable of being held open, are protected by guarding to prevent the leading edge constituting a hazard.	

Part M requirement:

2.29 Entrance lobbies will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. Their length with single swing doors is in accordance with Diagram 10;	
b. Their length with double swing doors is at least (DP1 + DP2 + 1570mm);	
c. Their width (excluding any projections into the space) is at least 1200mm (or (DL1 or DL2) + 300mm) whichever is the greater when single leaf doors are used, and at least 1800mm when double leaf doors are used;	
d. Glazing within the lobby does not create distracting reflections;	
e. Floor surface materials within the lobby do not impede the movement of wheelchairs, e.g. not coir matting, and changes in floor materials do not create a potential trip hazard;	
f. The floor surface helps to remove rainwater from shoes and wheelchairs;	
g. Where mat wells are provided, the surface of the mat is level with the surface of the adjacent floor finish;	
h. Any columns, ducts and similar full height elements that project into the lobby by more than 100mm are protected by a visually contrasting guard rail.	

Part M requirement:

3.6 An entrance hall and reception area will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. Any reception point is located away from the principal entrance (while still providing a view of it) where there is a risk that external noise will be a problem;	
b. Any reception point is easily identifiable from the entrance doors or lobby, and the approach to it is direct and free from obstructions;	
c. The design of the approach to any reception point allows space for wheelchair users to gain access to the reception point;	
d. The clear manoeuvring space in front of any reception desk or counter is 1200mm deep and 1800mm wide if there is a knee recess at least 500mm deep, or 1400mm deep and 2200mm wide if there is no knee recess;	
e. Any reception desk or counter is designed to accommodate both standing and seated visitors such that 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;	
f. Any reception point is provided with a hearing enhancement system, e.g. an induction loop;	
g. The floor surface is slip resistant.	

Part M requirement:

3.10 Internal doors will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. Where needing to be opened manually, the opening force at the leading edge of the door does not exceed 30N;	
b. The effective clear width through a single leaf door, or one leaf of a double leaf door, is in accordance with Table 2 and Diagram 9;	
c. There is an 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 has power-controlled opening or it provides access to a standard hotel bedroom;	
d. Where fitted with a latch, the door opening furniture can be operated with one hand using a closed fist, e.g. a lever handle;	
e. All door opening furniture contrasts visually with the surface of the door;	
f. The door frames contrast visually with the surrounding wall;	
g. The surface of the 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;	
h. Where appropriate in door leaves or side panels wider than 450mm, vision panels towards the leading edge of the door have vertical dimensions which include at least the minimum zone, or zones, of visibility between 500mm and 1500mm from the floor, if necessary interrupted between 800mm and 1150mm above the floor, e.g. to accommodate an intermediate horizontal rail (see Diagram 9).	
i. When of glass, they are clearly Defined with manifestation on the glass at two levels, 850 to 1000mm and 1400 to 1600mm, contrasting visually with the background seen through the glass in all lighting conditions (see 2.24(b) for details of manifestation);	
j. When of glass or fully glazed, they are clearly differentiated from any Adjacent glazed wall or partition by the provision of a high-contrast strip at the top, and on both sides;	

<p>k. Fire doors, particularly those in Corridors, are held open with an electro-magnetic device, but self-close when:</p> <ul style="list-style-type: none"> – activated by smoke detectors linked to the door individually, or to a main fire/smoke alarm system; – the power supply fails; – activated by a hand-operated switch; 	
<p>l. Fire doors, particularly to individual rooms, are fitted with swing free devices that close when activated by smoke detectors or the building's fire alarm system, or when the power supply fails;</p>	
<p>m. Any low energy powered swing door system is capable of being operated in manual mode, in powered mode, or in power-assisted mode.</p>	

Part M requirement:

3.14 Corridors and passageways will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. Elements such as columns, radiators and fire hoses, do not project into the corridor, or where this is unavoidable, a means of directing people around them, such as a visually contrasting guard rail, is provided;	
b. They have an unobstructed width (excluding any projections into the space) along their length of at least 1200mm;	
c. Where they have an unobstructed width of less than 1800mm, they have passing places at least 1800mm long and with an unobstructed width of at least 1800mm at reasonable intervals, e.g. at corridor junctions, to allow wheelchair users to pass each other;	
d. The floor is level or predominantly level (with a gradient no steeper than 1:60), with any section with a gradient of 1:20 or steeper designed as an internal ramp and in accordance with Table 1 and Diagram 3;	
e. Where a section of the floor has a gradient, in the direction of travel, steeper than 1:60, but less steep than 1:20, it rises no more than 500mm without a level rest area at least 1500mm long (with a gradient no steeper than 1:60);	
f. Any sloping section extends the full width of the corridor or, if not, the exposed edge is clearly identified by visual contrast and, where necessary, protected by guarding;	
g. Any door opening towards a corridor, which is a major access route or an escape route, should be recessed so that when fully open, it does not project into the corridor space, except where the doors are to minor utility facilities, such as small store rooms and locked duct cupboards;	
h. Any door from a unisex wheelchair-accessible toilet projects when open into a corridor that is not a major access route or an escape route, provided the corridor is at least 1800mm wide at that point;	

i. On a major access route or an escape route, the wider leaf of a series of double doors with leaves of unequal width is on the same side of the corridor throughout the length of the corridor;	
j. Floor surface finishes with patterns that could be mistaken for steps or changes of level are avoided;	
k. Floor finishes are slip resistant;	
L. any glazed screens alongside a corridor are clearly defined with manifestation on the glass at two levels, 850 to 1000mm and 1400 to 1600mm, contrasting visually with the background seen through the glass in all lighting conditions (see 2.24(b) for details of manifestation);	
Note: In respect of 3.14(b), for school buildings, the preferred corridor width dimension is 2700mm where there are lockers within the corridor.	

Part M requirement:

3.16 Internal lobbies will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. Their length with single swing doors is in accordance with Diagram 10;	
b. Their length with double swing doors is at least $(DP1 + DP2 + 1570\text{mm})$;	
c. Their width (excluding any projections into the space) is at least 1200mm (or $(DL1 \text{ or } DL2) + 300\text{mm}$) whichever is the greater when single leaf doors are used, and at least 1800mm when double leaf doors are used;	
d. Glazing within the lobby does not create distracting reflections;	
e. Any junctions of floor surface materials at the entrance to the lobby area do not create a potential trip hazard;	
f. Any columns, ducts and similar full height elements that project into the lobby by more than 100mm are protected by a visually contrasting guard rail.	

Part M requirement:

3.24 The provision of lifting devices will satisfy Requirement M1 or M2 if :

	Comments/ Actions/ Solutions
a. New developments have a passenger lift serving all storeys;	
b. New developments, where due to site constraints a passenger lift cannot be accommodated to provide access to persons with impaired mobility, have a lifting platform, of a type designed for the vertical height to be travelled;	
c. Existing buildings have a passenger lift serving all storeys or, if a passenger lift cannot reasonably be accommodated to provide access to persons with impaired mobility, they have a lifting platform, of a type designed for the vertical height to be travelled;	
d. Existing buildings have a wheelchair platform stair-lift serving an intermediate level or a single storey, only in exceptional circumstances.	

Part M requirement:

3.28 The installation of lifting devices will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. There is an unobstructed manoeuvring space of 1500mm x 1500mm, or a straight access route 900mm wide, in front of each lifting device;	
b. The landing call buttons are located between 900mm and 1100mm from the floor of the landing and at least 500mm from any return wall;	
c. The landing call button symbols, where provided, and lifting device control button symbols are raised to facilitate tactile reading;	
d. All call and control buttons contrast visually with the surrounding face plate, and the face plate similarly contrasts with the surface on which it is mounted;	
e. The floor of the lifting device should not be of a dark colour and should have frictional qualities similar to, or higher than, the floor of the landing;	
f. A handrail is provided on at least one wall of the lifting device with its top surface at 900mm (nominal) above the floor and located so that it does not obstruct the controls or the mirror;	
g. A suitable emergency communication system is fitted.	

Part M requirement:

3.34 Passenger lifts will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. They conform to the requirements of the Lift Regulations 1997, SI 1997/831 (Note: These regulations may be met by compliance with, among other things, the relevant British Standards, EN 81 series of standards, in particular BS EN 81-70: 2003 'Safety rules for the construction and installation of lifts - Particular applications for passenger and good passenger lifts', or, where necessary, by product certification issued by a Notified Body.);	
b. They are accessible from the remainder of the storey;	
c. The minimum dimensions of the lift cars are 1100mm wide and 1400mm deep (see Diagram 11);	
d. For lifts of a size that does not allow a wheelchair user to turn around within the lift car, a mirror is provided in the lift car to enable a wheelchair user to see the space behind the wheelchair;	
e. Power-operated horizontal sliding doors provide an effective clear width of at least 800mm (nominal);	
f. Doors are fitted with timing devices and re-opening activators to allow adequate time for people and any assistance dogs to enter or leave;	
g. Car controls are located between 900mm and 1200mm (preferably 1100mm) from the car floor and at least 400mm from any return wall;	
h. Landing call buttons are located between 900mm and 1100mm from the floor of the landing and at least 500mm from any return wall;	
i. Lift landing and car doors are distinguishable visually from the adjoining walls;	
j. Audible and visual indication of lift arrival and location is provided in the lift car and the lift lobby;	
k. Areas of glass are identifiable by people with impaired vision;	
l. Where the lift is to be used to evacuate disabled people in an emergency, it conforms to the relevant recommendations of BS 5588-8.	

Part M requirement:

3.43 Lifting platforms will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. They conform to the requirements of the Supply of Machinery (Safety) Regulations 1992, S.I. 1992/3073 (Note: These regulations may be met by compliance, among other things, with the relevant British Standards, EN81 series of standards or, where necessary, by product certification issued by a Notified Body. In the absence of relevant harmonised European standards, products with a travel exceeding 3m must have a product certificate issued by a Notified Body);	
b. The vertical travel distance is: i) not more than 2m, where there is no liftway enclosure and no floor penetration; ii) more than 2m, where there is a liftway enclosure;	
c. The rated speed of the platform does not exceed 0.15m/s;	
d. Lifting platform controls are located between 800mm and 1100mm from the floor of the lifting platform and at least 400mm from any return wall;	
e. Continuous pressure controls are provided;	
f. Landing call buttons are located between 900mm and 1100mm from the floor of the landing and at least 500mm from any return wall;	
g. The minimum clear dimensions of the platform are: i) 800mm wide and 1250mm deep, where the lifting platform is not enclosed and where provision is being made for an unaccompanied wheelchair user; ii) 900mm wide and 1400mm deep, where the lifting platform is enclosed and where provision is being made for an unaccompanied wheelchair user; iii) 1100mm wide and 1400mm deep where two 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;	
h. Doors have an effective clear width of at least 900mm for an 1100mm wide and 1400mm deep lifting platform and at least 800mm in other cases;	
i. They are fitted with clear instructions for use;	
j. The lifting platform entrances are accessible from the remainder of the storey;	
k. Doors are distinguishable visually from the adjoining walls;	
l. An audible and visual announcement of platform arrival and level reached is provided;	
m. Areas of glass are identifiable by people with impaired vision.	

Part M requirement:

3.49 Wheelchair platform stairlifts will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. They conform to the requirements of the Supply of Machinery (Safety) Regulations 1992, S.I. 1992/3073 (Note: These regulations may be met by compliance, among other things, with the relevant British Standards, EN81 series of standards or where necessary Notified Body approval);	
b. In a building with a single stairway, the required clear width of the flight of stairs and landings for means of escape is maintained when the wheelchair platform is in the parked position (see also Approved Document B);	
c. The rated speed of the platform does not exceed 0.15m/s;	
d. Continuous pressure controls are provided;	
e. The minimum clear dimensions of the platform are 800mm wide and 1250mm deep;	
f. They are fitted with clear instructions for use;	
g. Access with an effective clear width of at least 800mm is provided;	
h. Controls are designed to prevent unauthorised use.	

Part M requirement:

3.51 Internal stairs will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. They comply with provisions (a), (b), (e) to (g), and (i) to (k) and (n) to (p) of 1.33;	
b. A flight between landings normally contains no more than 12 risers, but exceptionally no more than 16 risers in small premises where the plan area is restricted (see Diagram 12);	
c. 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;	
d. The going of each step is at least 250mm;	
e. The area beneath a stair where the soffit is less than 2.1m above floor level is protected as described in 1.39(b).	
Note: For school buildings, in respect of 3.51(c) and (d), the rise should not exceed 170mm, with a preferred going of 280mm. Also, for schools, refuges should be provided for all stairs where no other arrangement is in place (see AD B, B1.xvi, and BS 5588-8 for details of refuges).	

Part M requirement:

3.53 Internal ramps will satisfy Requirement M1 or M2 if:

	Comments/ Actions/ Solutions
a. They comply with provisions (a) to (c), (e) to (j) and (l) to (m) for ramped access in 1.26;	
b. Where the change in level is 300mm or more, 2 or more clearly signposted steps are provided in addition to the ramp;	
c. Where the change in level is no greater than 300mm, a ramp is provided instead of a single step;	
d. All landings are level, subject to a maximum gradient of 1:60 along their length;	
e. The area beneath a ramp where the soffit is less than 2.1m above floor level is protected as described in 1.39(b).	

Part M requirement:

	Comments/ Actions/ Solutions
3.55 Handrails to internal steps, stairs and ramps will satisfy Requirement M1 or M2 if they comply with all the provisions contained in 1.37.	

Part M requirement:

4.12 Audience and spectator facilities will satisfy Requirement M1 if:

	Comments/ Actions/ Solutions
For audience seating generally	
a. The route to wheelchair spaces is accessible by wheelchair users;	
b. Stepped access routes to audience seating are provided with fixed handrails (see 1.34 to 1.37 for details of handrails);	
c. The minimum number of permanent and removable spaces provided for wheelchair users is in accordance with Table 3;	
d. Some wheelchair spaces (whether permanent or created by removing seats) are provided in pairs, with standard seating on at least one side (see Diagram 13);	
e. Where more than two wheelchair spaces are provided, they are located to give a range of views of the event at each side, as well as at front and back of the seating area;	
f. The minimum clear space provided for access to wheelchair spaces is 900mm;	
g. The clear space allowance for an occupied wheelchair in a parked position is 900mm wide by 1400mm deep;	
h. The floor of each wheelchair space is horizontal;	
i. Some seats are located so that an assistance dog can accompany its owner and rest in front of, or under, the seat;	
j. Standard seats at the ends of rows and next to wheelchair spaces have detachable, or lift-up, arms;	
<i>For seating on a stepped terraced floor</i>	
k. Wheelchair spaces at the back of a stepped terraced floor are provided in accordance with Diagrams 14 or 15, the arrangement in Diagram 15 being particularly suitable for entertainment buildings, such as theatres or cinemas, subject to the approval of the licensing authority;	
For lecture/conference facilities	
l. Where a podium or stage is provided, wheelchair users have access to it by means of a ramp or lifting platform;	
m. A hearing enhancement system in	

accordance with 4.36 is provided for people with impaired hearing.	
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Part M requirement:

4.16 Refreshment facilities will satisfy Requirement M1 if:

	Comments/ Actions/ Solutions
a. All users have access to all parts of the facility;	
b. 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 the floor and, where necessary, part at a higher level for people standing;	
c. The worktop of a shared refreshment facility (e.g. for tea making) is at 850mm above the floor with a clear space beneath at least 700mm above the floor (see Diagram 16) and the delivery of water complies with 5.4(a) and (b);	
d. A wheelchair-accessible threshold (see 2.7(e)) is located at the transition between an external seating area and the interior of the facility.	

Part M requirement:

4.24 Sleeping accommodation will satisfy Requirement M1 if:

	Comments/ Actions/ Solutions
For all bedrooms	
a. The effective clear width of the door from the access corridor complies with Table 2;	
b. Swing doors, where provided for built-in wardrobes and other storage systems, open through 180°;	
c. Handles on hinged and sliding doors are easy to grip and operate and contrast visually with the surface of the door;	
d. Openable windows and window controls are located between 800 and 1000mm above the floor and are easy to operate without using both hands simultaneously;	
e. All bedrooms have a visual fire alarm signal, in addition to the requirements of Part B;	
f. Any room numbers are indicated in embossed characters;	
<i>For wheelchair-accessible bedrooms</i>	
g. At least one wheelchair-accessible bedroom is provided for every 20 bedrooms, or part thereof;	
h. Wheelchair-accessible bedrooms are located on accessible routes that lead to all other available facilities within the building;	
i. Wheelchair-accessible bedrooms are designed to provide a choice of location and have a standard of amenity equivalent to that of other bedrooms;	
j. The door from the access corridor to a wheelchair-accessible bedroom complies with the relevant provisions of 'Internal doors' (see 3.10), in particular the maximum permissible opening force, Table 2 and the need for a clear space of 300mm from the leading edge of the door to the side wall;	
k. The effective clear width of any door to an en-suite bathroom or shower room within the wheelchair accessible bedroom complies with Table 2;	
l. The size of wheelchair-accessible bedrooms allows for a wheelchair user to manoeuvre at the side of a bed, then transfer independently to it. An example of a wheelchair-accessible bedroom	

layout is shown in Diagram 17;	
m. Sanitary facilities, en-suite to a wheelchair-accessible bedroom, comply with the provisions of 5.15 to 5.21 for 'Wheelchair-accessible bathrooms' or 'Wheelchair-accessible shower facilities';	
n. Wide angle viewers, where provided in the entrance door to a wheelchair-accessible bedroom, are located at 1050mm and 1500mm above floor level, to enable viewing by people who are seated or standing;	
o. A balcony, where provided to a wheelchair-accessible bedroom, has a door whose effective clear width complies with Table 2, has a level threshold and has no horizontal transoms between 900mm and 1200mm above the floor;	
p. There are no permanent obstructions in a zone 1500mm back from any balcony doors;	
q. An emergency assistance alarm (together with a reset button) is located in a wheelchair-accessible bedroom and activated by a pull cord, sited so that it can be operated both from the bed and from an adjacent floor area;	
r. An emergency assistance call signal outside an accessible bedroom is located so that it can be easily seen and heard by those able to give assistance and, in any case, at a central control point.	

Part M requirement:

4.30 Switches, outlets and controls will satisfy Requirement M1 if:

	Comments/ Actions/ Solutions
a. 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;	
b. Switches for permanently wired appliances are located between 400mm and 1200mm above the floor, unless needed at a higher level for particular appliances;	
c. All switches and controls that require precise hand movements are located between 750mm and 1200mm above the floor;	
d. Simple push button controls that require limited dexterity, are not more than 1200mm above the floor;	
e. Pull cords for emergency alarm systems are coloured red, located as close to a wall as possible, and have two red 50mm diameter bangles, one set at 100mm and the other set between 800mm and 1000mm above the floor;	
f. Controls that need close vision are located between 1200mm and 1400mm above the floor so that readings may be taken by a person sitting or standing (with thermostats at the top of the range);	
g. Socket outlets are located consistently in relation to doorways and room corners, but in any case no nearer than 350mm from room corners;	
h. Light switches for use by the general public have large push pads and align horizontally with door handles within the range 900 to 1100mm, for ease of location when entering a room;	
i. Where switches described in 4.30(h) cannot be provided, lighting pull cords are set between 900mm and 1100mm above floor level, and fitted with a 50mm diameter bangle visually contrasting with its background and distinguishable visually from any emergency assistance pull cord;	
j. The operation of switches, outlets and controls does not require the simultaneous use of both hands, except where this mode of operation is necessary for safety reasons;	
k. Switched socket outlets indicate	

whether they are 'on';	
l. Mains and circuit isolator switches clearly indicate that they are on or off;	
m. Front plates contrast visually with their backgrounds.	

Part M requirement:

4.36 Aids to communication will satisfy Requirement M1 if:

	Comments/ Actions/ Solutions
a. A clearly audible public address system is supplemented by visual information;	
b. Provision for a hearing enhancement system is installed in rooms and spaces designed for meetings, lectures, classes, performances, spectator sport or films, and at service or reception counters when they are situated in noisy areas or they are behind glazed screens;	
c. The presence of an induction loop or infrared hearing enhancement system is indicated by the standard symbol;	
d. Telephones suitable for hearing aid users are clearly indicated by the standard ear and 'T' symbol and incorporate an inductive coupler and volume control;	
e. Text telephones for deaf and hard of hearing people are clearly indicated by the standard symbol;	
f. Artificial lighting is designed to be compatible with other electronic and radio frequency installations.	

Part M requirement:

5.4 Sanitary accommodation will satisfy Requirement M1 or M3 if:

	Comments/ Actions/ Solutions
a. Any bath or wash basin tap is either controlled automatically, or is capable of being operated using a closed fist, e.g. by lever action;	
b. Terminal fittings comply with Guidance Note G18.5 of the Guidance Document relating to Schedule 2: Requirements for Water Fittings, of the Water Supply (Water Fittings) Regulations 1999, SI 1999/1148;	
c. Door handles and other ironmongery comply with provisions 3.10(d) and (e) of 'Internal doors';	
d. WC compartment doors, and doors to wheelchair-accessible unisex toilets, changing rooms or shower rooms 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;	
e. WC compartment doors, and doors to wheelchair-accessible unisex toilets, changing rooms or shower rooms have an emergency release mechanism so that they are capable of being opened outwards, from the outside, in case of emergency;	
f. Doors, when open, do not obstruct emergency escape routes;	
g. Any fire alarm emits a visual and audible signal to warn occupants with hearing or visual impairments;	
h. Any emergency assistance alarm system has: i) visual and audible indicators to confirm that an emergency call has been received; ii) a reset control reachable from a wheelchair and the WC, or from the wheelchair and the shower/changing seat; iii) a signal that is distinguishable visually and audibly from the fire alarm.	
i. Any lighting controls comply with the provisions for 'Switches and controls', see 4.30;	
j. Any heat emitters are either	

screened or have their exposed surfaces kept at a temperature below 43°C;	
k. The surface finish of sanitary fittings and grab bars contrasts visually with background wall and floor finishes, and there is also visual contrast between wall and floor finishes.	

Part M requirement:

5.7 The provision of toilet accommodation will satisfy Requirement M1 or M3 if:

	Comments/ Actions/ Solutions
a. Where there is space for only one toilet in a building, it is of a wheelchair accessible unisex type, but of greater width to accommodate a standing height wash basin;	
b. At least one wheelchair-accessible unisex toilet is provided at each location in a building where sanitary facilities are provided for use by customers and visitors to a building, or by people working in the building;	
c. At least one WC cubicle is provided in separate-sex toilet accommodation for use by ambulant disabled people;	
d. Where there are 4 or more WC cubicles in separate-sex toilet accommodation, one of these is an enlarged cubicle for use by people who need extra space, in addition to any provision under 5.7(c).	

Part M requirement:

5.10 Wheelchair-accessible unisex toilets will satisfy Requirement M1 or M3 if:

	Comments/ Actions/ Solutions
a. One is located as close as possible to the entrance and/or waiting area of the building;	
b. They are not located in a way that compromises the privacy of users;	
c. They are located in a similar position on each floor of a multi-storey building, and allow for right- and left hand transfer on alternate floors;	
d. When more than one unisex toilet is available in other than multi-storey buildings, a choice of layouts suitable for left-hand and right-hand transfer is provided;	
e. When it is the only toilet facility in the building, the width is increased from 1.5m to 2m and it includes a standing height wash basin, in addition to the finger rinse basin associated with the WC;	
f. They are located on accessible routes that are direct and obstruction free;	
g. Doors are preferably outward opening and are fitted with a horizontal closing bar fixed to the inside face;	
h. Any wheelchair user does not have to travel: <ul style="list-style-type: none"> i) more than 40m on the same floor, unless a greater distance can be argued in the Access Statement on the grounds that the circulation route is unobstructed, e.g. by the installation of doors with hold-open devices; ii) more than a 40m combined horizontal distance where the unisex toilet accommodation is on another floor of the building, but is accessible by passenger lift (if a lifting platform is installed, vertical travel to a unisex toilet is limited to one storey); 	
i. The minimum overall dimensions of, and the arrangement of fittings within, a wheelchair-accessible unisex toilet, comply with Diagram 18;	
j. 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 centre line of the WC;	
k. Where the horizontal support rail on the wall adjacent to the WC is set so that its centre line is 400mm from the centre line of the WC, there is no additional drop-down rail;	
l. The heights and arrangement of fittings in a wheelchair-accessible unisex toilet comply with Diagram 19 and, as appropriate, Diagram 20;	
m. An emergency assistance alarm system is provided, complying with 5.4;	
n. The emergency assistance call signal outside the toilet compartment is located so that it can be easily seen and heard by those able to give assistance;	
o. An emergency assistance pull cord is easily identifiable (see 4.30(e)) and reachable from the WC and from the floor close to the WC;	
p. Any heat emitters are located so that they do not restrict the minimum clear wheelchair manoeuvring space, nor the space beside the WC used for transfer from the wheelchair to the WC;	
q. WC pans conform to BS 5503-3 or BS 5504-4 in terms of key dimensions in order to accommodate the use of a variable height toilet seat riser (see 5.9);	
r. Cisterns for WCs that will be used by wheelchair users have their flushing mechanism positioned on the open or transfer side of the space, irrespective of handing.	

Part M requirement:

5.14 WC compartments within separate-sex toilet washrooms will satisfy Requirement M1 or M3 if:

	Comments/ Actions/ Solutions
a. 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;	
b. The minimum dimensions of compartments for ambulant disabled people, including the activity space, and the arrangement of grab bars and other fittings within the compartment, comply with Diagram 21;	
c. Doors to compartments for ambulant disabled people are preferably outward-opening and are fitted with a horizontal closing bar fixed to the inside face;	
d. An enlarged compartment for those who need extra space (based on the compartment for ambulant disabled people) 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;	
e. Any compartment for use by ambulant disabled people has a WC pan that conforms to BS 5503-3 or BS 5504-4 in terms of key dimensions, in order to accommodate the use of a variable height toilet seat riser (see 5.9 and 5.11);	
f. A wheelchair-accessible compartment (where provided) has the same layout and fittings as the unisex toilet;	
g. Any wheelchair-accessible washroom has at least one washbasin with its rim set at 720 to 740mm above the floor and, for men, at least one urinal with its rim set at 380mm above the floor, with two 600mm long vertical grab bars with their centre lines at 1100mm above the floor, positioned either side of the urinal.	

Part M requirement:

5.18 Wheelchair-accessible changing and shower facilities will satisfy Requirement M1 or M3 if:

	Comments/ Actions/ Solutions
a. A choice of layouts suitable for left-hand and right-hand transfer is provided when more than one individual changing compartment or shower compartment is available;	
b. They are provided with wall mounted drop-down support rails and wall mounted slip-resistant tip-up seats (not spring-loaded);	
c. In communal shower facilities and changing facilities, they are provided with subdivisions that have the same configuration of space and equipment as for self-contained facilities but without doors;	
d. In sports facilities, individual self contained shower facilities and changing facilities are available in addition to communal separate-sex facilities;	
e. An emergency assistance pull cord, complying with 4.30(e), is easily identifiable and reachable from the wall mounted tip-up seat, or from the floor;	
f. An emergency assistance alarm system complying with 5.4(h) is provided;	
g. Facilities for limb storage are included for the benefit of amputees;	
<i>For changing facilities</i>	
h. The minimum overall dimensions of, and the arrangement of equipment and controls within, individual self contained changing facilities comply with Diagram 22;	
i. When associated with shower facilities, the floor of a changing area is level and slip resistant when dry or when wet;	
j. There is a manoeuvring space 1500mm deep in front of lockers in self-contained or communal changing areas;	
<i>For shower facilities</i>	
k. Individual self-contained shower facilities comply with Diagram 23;	
l. Where showers are provided in commercial developments for the benefit of staff, at least one wheelchair accessible shower compartment complying with Diagram 23 should be provided;	

m. A shower curtain, which encloses the seat and the rails when they are in a horizontal position, can be operated from the shower seat;	
n. A shelf that can be reached from the shower seat or from the wheelchair, before or after transfer, is provided for toiletries;	
o. The floor of the shower and shower area is slip resistant and self draining;	
p. A shower terminal fitting complies with Guidance Note G18.5 of the Guidance Document relating to Schedule 2: Requirement for Water Fittings, of the Water Supply (Water Fittings) Regulations 1999, SI 1999/1148, and the markings on the shower control are logical and clear;	
q. Where wheelchair-accessible shower facilities are available in communal areas, shower controls are positioned between 750 and 1000mm above the floor;	
<i>For shower facilities incorporating a WC</i>	
r. The minimum overall dimensions of, and the arrangement of fittings within, an individual self-contained shower area incorporating a corner WC, e.g. in a sports building, comply with Diagram 24;	
s. A choice of left-hand and right hand transfer layouts is available when more than one shower area incorporating a corner WC is provided.	
Note: Guidance prepared by the Health and Safety Executive on the slip resistance of floor surfaces is given in Annex C of BS 8300.	

Part M requirement:

5.21 Wheelchair-accessible bathrooms will satisfy Requirement M1 or M3 if:

	Comments/ Actions/ Solutions
a. The minimum overall dimensions Of, and the arrangement of fittings within, a bathroom for individual use incorporating a corner WC comply with Diagrams 25 and 26;	
b. A choice of layouts suitable for left-hand and right-hand transfer is provided when more than one bathroom for individual use incorporating a corner WC is available;	
c. The floor of a bathroom is slip resistant when dry or when wet;	
d. The bath is provided with a transfer seat, 400mm deep and equal to the width of the bath;	
e. Doors are preferably outward opening and are fitted with a horizontal closing bar fixed to the inside face;	
f. An emergency assistance pull cord complying with 4.30(e) is easily identifiable and reachable from the bath or from the floor;	
g. An emergency assistance alarm system complying with 5.4(h) is provided.	
Note: Guidance prepared by the Health and Safety Executive on the slip resistance of floor surfaces is given in Annex C of BS 8300.	

