

ACCESS WITHIN BUILDINGS

Entrance Lobbies

Entrance Hall and Reception Area

Internal Doors

Corridors and Passageways

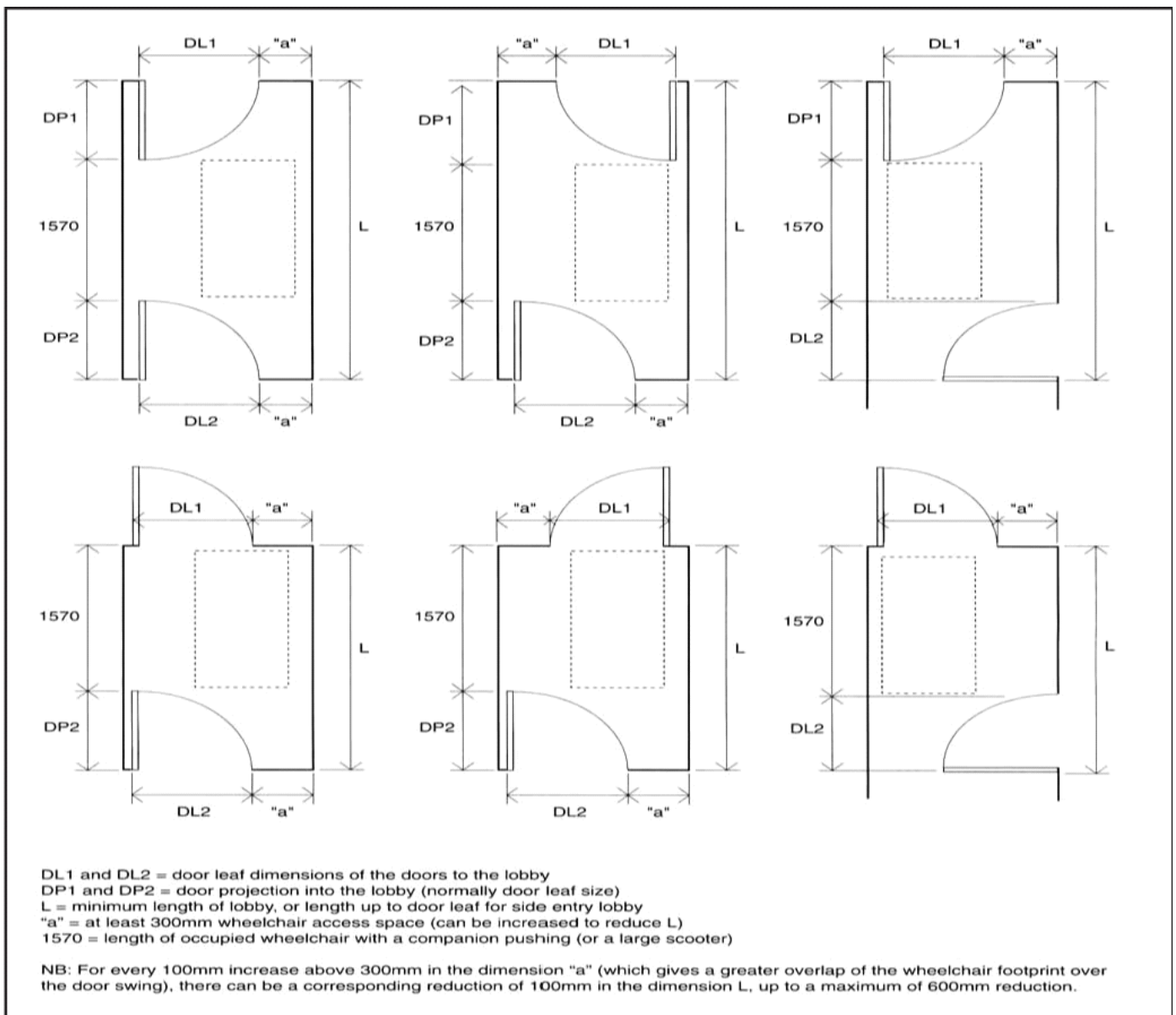
Internal Stairs

Vertical Circulation within the Building

Entrance Lobbies

- Where entrance lobbies are incorporated in buildings, adequate space must be provided between doors. There should also be space for someone assisting the wheelchair user and for someone passing in the opposite direction.
- Thresholds should be flush, 15mm maximum, at both doorsets.
- Matwells should be flush (including the surrounds), close fitting and firm.
- The door opening widths should apply to the inner doors as well as the outer doors.
- Lighting to reduce the contrast between the outside and the building's interior should be considered.
- The floor surface should be level, slip resistant and not impede the movement of wheelchairs or crutch users. Avoid coir matting and ensure any changes in floor materials do not create potential trip hazards.

Fig. 16 Key dimensions for lobbies with single leaf doors



Entrance Hall and Reception Area

- Any reception point should be easily identifiable from the entrance doors or lobby and have a direct approach and be free from obstructions.
- Should be designed to accommodate both seating and standing visitors. At least one section of the counter should be at least 1500mm wide, no higher than 760mm with a knee recess not less than 700mm from floor level.
- Reception points should be provided with a hearing enhancement system.

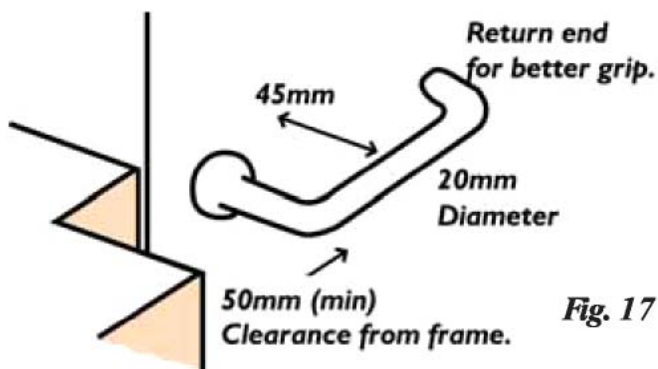
Guidance on aids to communication can be found in BS 8300

Design considerations similar to those for entrance doors apply to internal doors

Refer to table 2 and fig. 15

The force needed to open the door manually should not exceed 20N.

- Doors should be distinguishable from the adjacent facades, as should be ironmongery (i.e. pull handles) from the actual door itself.
- Lever handles are preferable to knob sets.



- Doors should have a zone of visibility between 500mm and 1500mm from the floor, if necessary interrupted between 800mm and 1150mm from the floor, to accommodate an intermediate horizontal rail.

- Incorporate low-level protection from wheelchairs. Thresholds should be level with adjacent floor finishes.
- Fire doors particularly those in corridors should be held open with an electro-magnetic device, but self-close when:
 - Activated by a smoke alarm or fire alarm
 - Power supply fails
 - Activated by a hand operated switch.
- Fire doors to individual rooms should be fitted with swing-free devices that close when activated by smoke detectors, fire alarms and power failure.

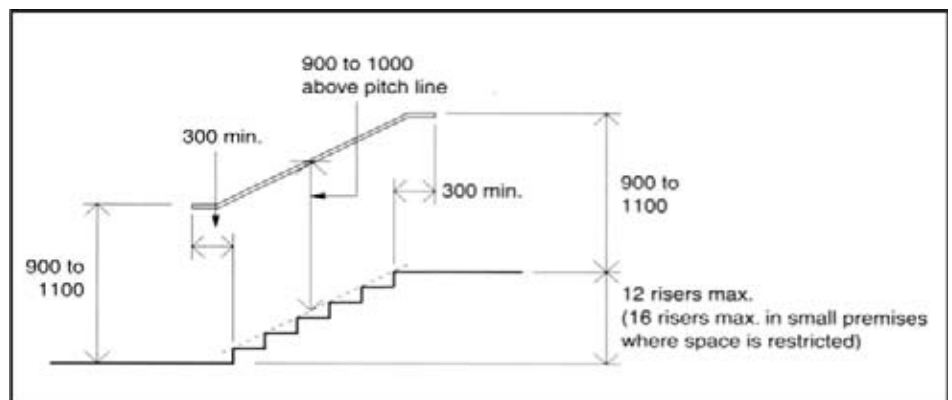
For guidance on fire doors and self-closers see Approved document M and BS 8300

Internal Stairs

Guidance as for stepped access except:

- It is not reasonable to require a hazard warning surface at the head of internal stairs (since there is no recognised warning surface for use internally, which can be guaranteed not to constitute a trip hazard when used alongside flooring surfaces with different frictional resistance characteristics) .
- A flight between landings normally contains no more than 12 risers, but in very exceptional circumstances 16 risers in small premises may be provided where the plan area is restricted.
- The rise of each step should be between 150mm and 170mm.
- The going of each step should be at least 250mm.
- The provision for handrails is the same as for stepped access.

Fig. 19 Internal stairs - key dimensions



Means of Escape

- BS 5588 Part 8 allows for assisted means of escape in case of fire for people who cannot readily travel down through the building by the provision of suitable refuges, e.g. on staircases or in protected lobbies/corridors.

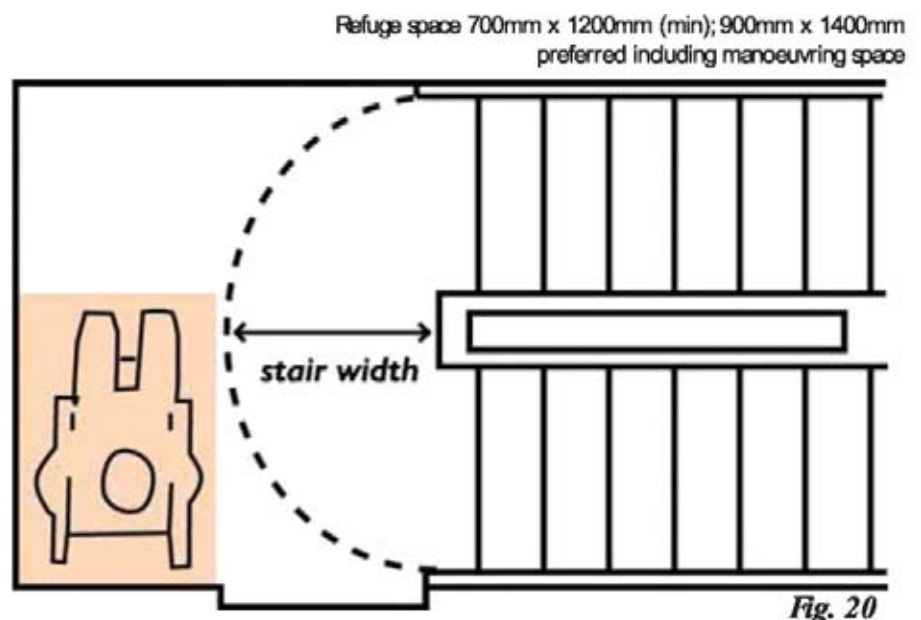


Fig. 20

Vertical Circulation within the Building

A passenger lift is the most suitable means of vertical access and should be provided wherever possible.

However given the space constraints in some buildings it may not always be possible to provide a full passenger lift.

- Signs indicating the location of a lifting device accessible by mobility-impaired people should be clearly visible from the building entrance. Additionally a sign indicating the floor reached should be provided on each landing that can easily be seen from the lifting device and is visually contrasting.
- Whatever lifting device is chosen, internal stairs should always be provided, designed to suit the ambulant disabled and the visually impaired.

Provision of Lifting Devices

- New developments should have a full passenger lift serving all storeys.

- For new developments where due to site constraints a full passenger lift cannot be provided, a lifting platform may be acceptable.
- Existing buildings may in exceptional circumstances have a wheelchair platform stairlift.

Passenger Lifts

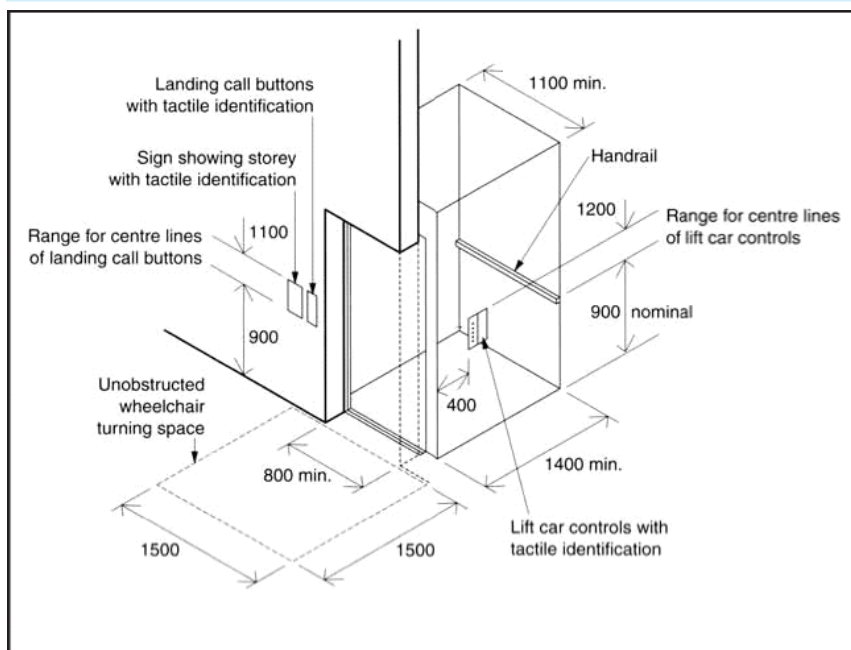
- Minimum dimensions of the car should be 1100mm wide and 1400mm deep.
- For a lift that does not have room for a wheelchair user to turnaround a mirror should be provided to allow the user to see the space behind the wheelchair.
- Power operated sliding doors should provide a minimum clear opening of 800mm and be fitted with timing and re-opening activators to allow time for people and assistance dogs to enter or exit.
- Controls should be located between 900mm and 1200mm from the car floor and at be least 400mm from any return wall.

- Landing call buttons should be located between 900mm and 1100mm from the floor and at least 500mm from any return wall.

- Lift landing and car doors should contrast visually from adjoining walls.

- Audible and visual indication of lift arrival and location should be provided in the lift car and lift lobby. If the lift is to be used in an emergency it should conform with the relevant recommendations of BS 5588 part 8 (Code of Practice for Means of Escape for Disabled People).

Fig. 21 Key dimensions associated with passenger lifts



Vertical Circulation within the Building

Lifting Platforms

- Vertical travel distance should be no more than 2m where there is no liftway enclosure and no floor penetration.
- Controls should be located between 800mm and 1100mm from the floor of the lifting platform and be at least 400mm from any return wall.
- Continuous pressure controls should be provided, with landing call buttons the same as for a passenger lift.

Minimum dimensions should be

- 800mm wide and 1250mm wide where the platform is not enclosed and provision is being made for an unaccompanied wheelchair user.
- 900mm wide and 1400mm deep if the platform is enclosed and provision is made for unaccompanied wheelchair users.
- 1100mm wide and 1400mm deep where two doors are located at 90 degrees relative to each other and where the platform is enclosed, or where provision is made for unaccompanied wheelchair users.
- Doors should have clear opening of 900mm for an 100mm x 1400mm platform and 800mm clear opening in other cases. Audio and visual announcements should be provided for platform arrival and location indication.

Wheelchair Platform Lifts

- In a building with a single stairway required width for means of escape should be maintained when the platform is in the parked position (see Approved Document B).
- Continuous pressure controls should be provided. The minimum dimensions are 800mm wide and 1250mm deep.
- Access with an effective clear width of at least 800mm should be provided.

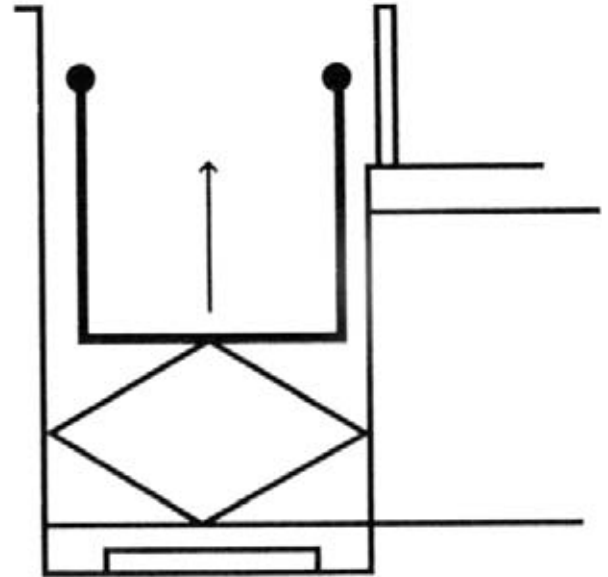


Fig. 22

Platform lift

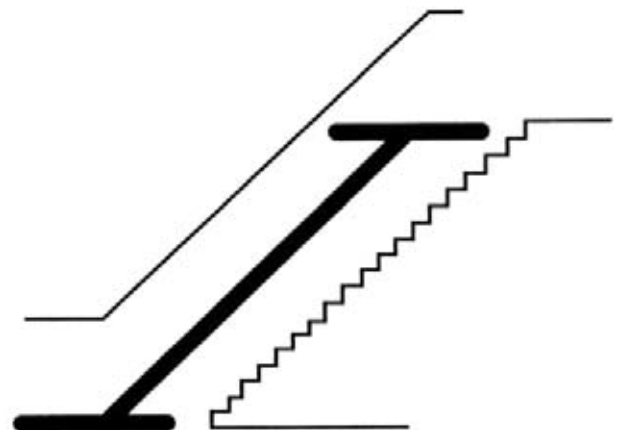


Fig. 23

Wheelchair stairlift