

FACILITIES IN BUILDINGS OTHER THAN DWELLINGS

Audience and Spectator Facilities

Refreshment Facilities

Sleeping Accommodation

Switches, Outlets and Controls

Aids to Communication

Sanitary Conveniences

Wheelchair Accessible Changing and Shower Facilities

Wheelchair Accessible Bathrooms

Audience and Spectator Facilities

Audience and spectator facilities fall into 3 categories

- Entertainment facilities, eg. Cinemas and theatres
- Sports Stadiums
- Lecture & Conference Facilities

General

- People with mobility or sensory impairments may need to view from a particular side or sit in the front to lip read or see sign interpreters.
- Care needs to be taken so that poor lighting or very bright natural light does not make it difficult to see the interpreter.
- Wheelchair users, people who have difficulty using chairs with fixed arms and those with assistance dogs should have the choice of sitting next to a seated companion or a companion wheelchair user.
- Consideration should be given to providing space by certain seats for assistance dogs to rest.
- Greater spacing between rows of seats at the rear of a block or at the end of rows may provide extra legroom for people of large stature.

Table 3 Provision of wheelchair spaces in audience seating

Seating capacity	Minimum provision of spaces for wheelchairs	
	Permanent	Removable
Up to 600	1% of total seating capacity (rounded up)	Remainder to make a total of 6
Over 600 but less than 10 000	1% of total seating capacity (rounded up)	Additional provision, if desired

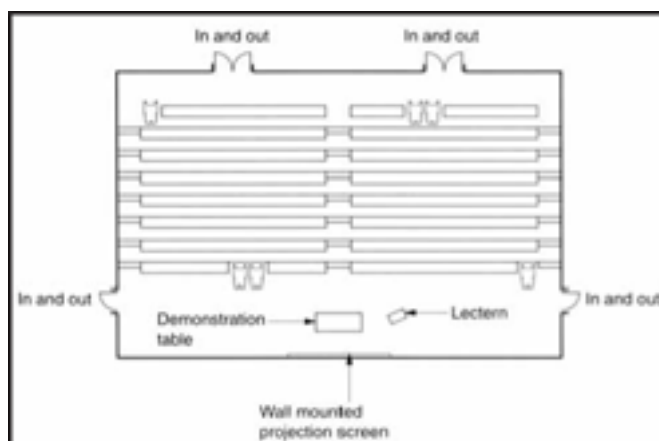
Note:
For seating capacities of 10,000 or more, guidance is given in 'Accessible stadia: a good practice guide to the design of facilities to meet the needs of disabled spectators and other users'.

LECTURE AND CONFERENCE FACILITIES

- Where a podium or stage is provided wheelchair users should have access to it by means of a ramp or a lifting platform.
- A hearing enhancement system should be provided for the hearing impaired.

Guidance on hearing enhancement systems can be found in BS 8300.

Fig. 24 An example of wheelchair spaces in a lecture theatre



Audience and Spectator Facilities

Fig. 25 Possible location of wheelchair spaces in front of a rear aisle

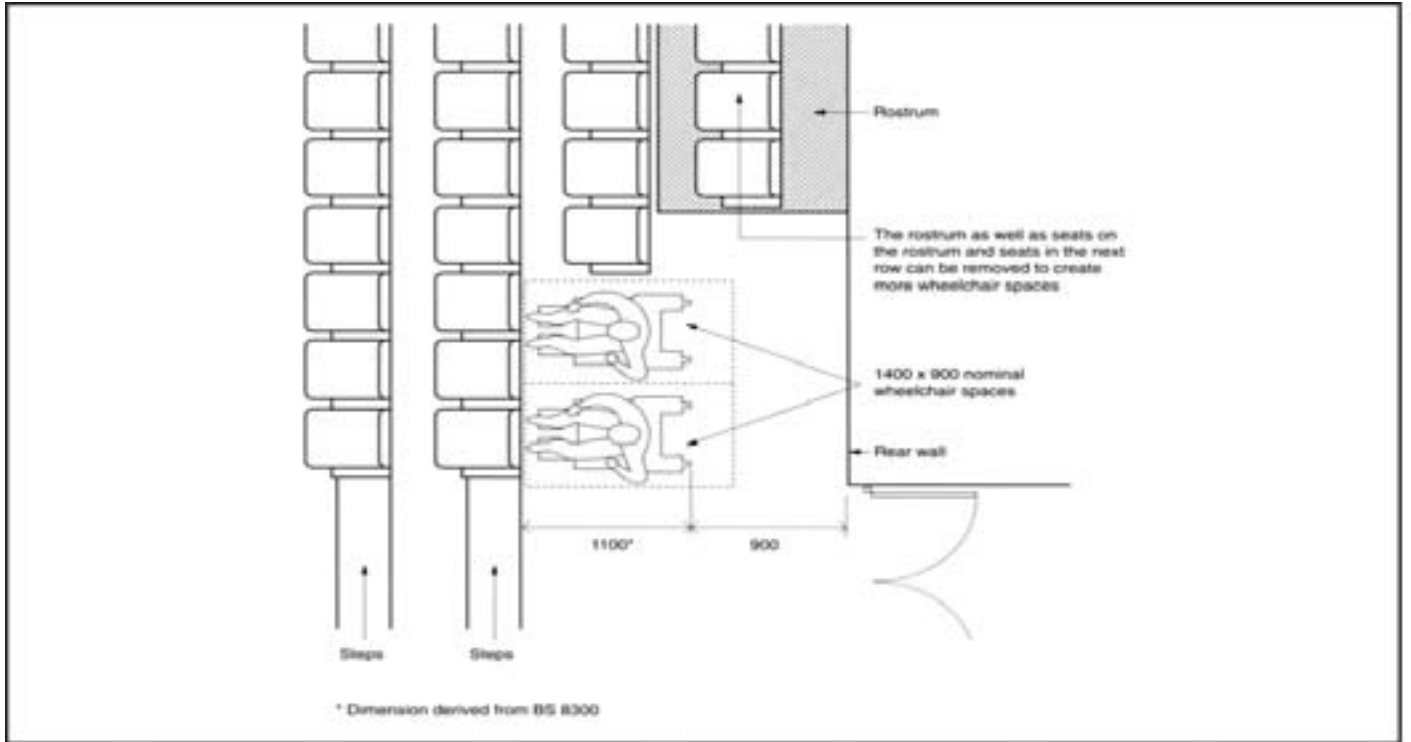
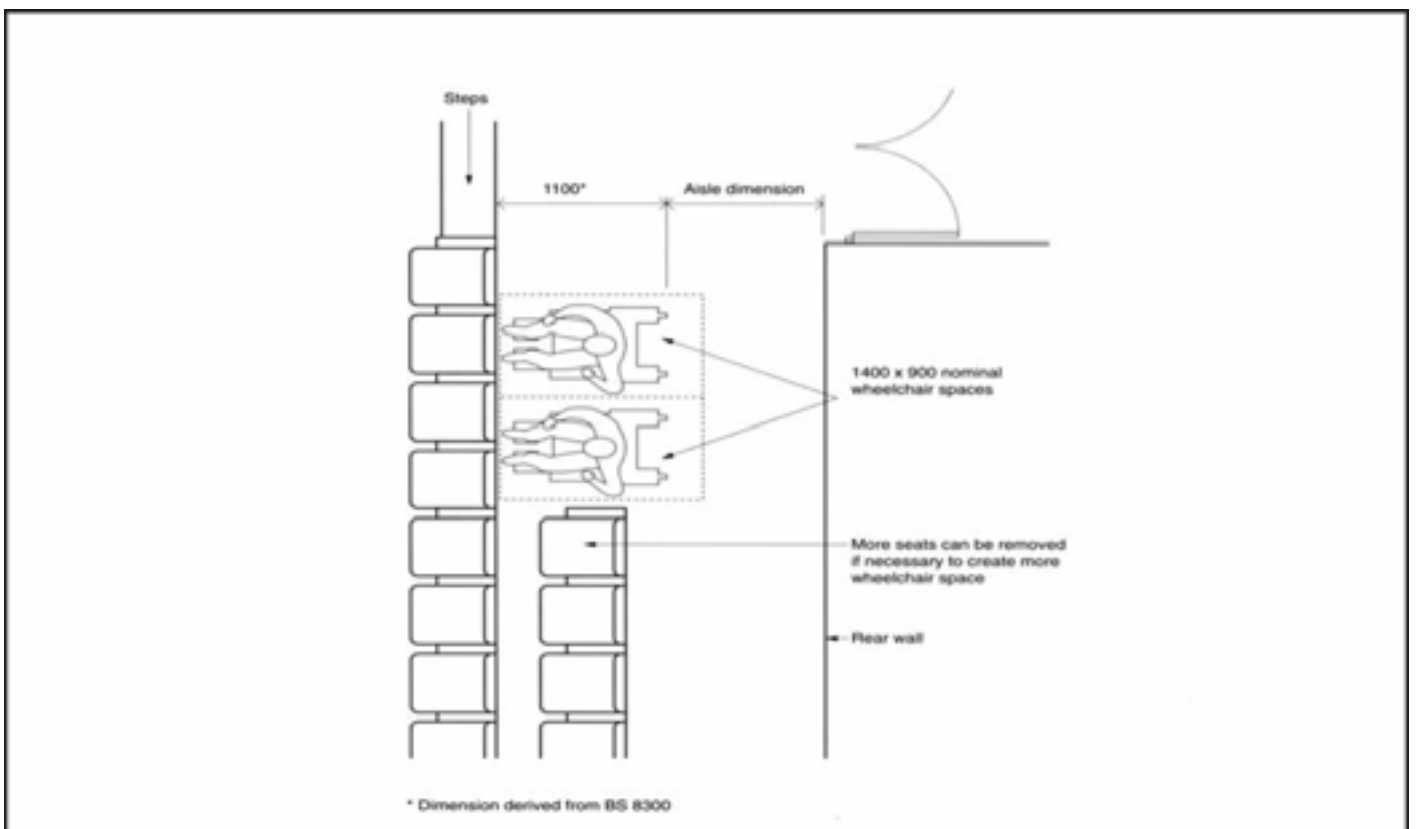


Fig. 26 An example of wheelchair space provision in a cinema or theatre



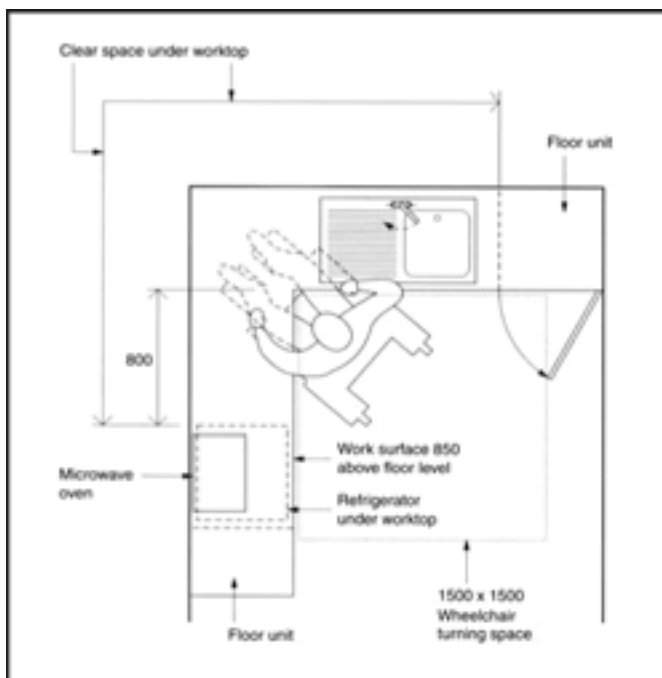
Refreshment Facilities

All bars/restaurants should be designed so all potential customers have full and independent access.

All public areas including toilets, public telephones and external terraces should be fully accessible, as should self-service and payment points.

- In many restaurants changes of level are used to differentiate between different functions or to create atmosphere.
- Changes of level are only allowed if they are fully accessible by a ramp or lifting platform.
- Part of the bar should be accessible to wheelchair users and be no higher than 850mm from the floor level.
- Worktops in shared refreshment facilities, for example tea making areas at work, should be accessible no higher than 850mm from the floor, with a clear space beneath at least 700mm above the floor.

Fig. 27 A example of a shared refreshment facility



Sleeping Accommodation

Sleeping accommodation where provided for a significant number of people such as hotels, motels and student accommodation, should be convenient for everyone.

- In student accommodation it is beneficial to provide a wheelchair accessible toilet for visitors.

This guidance should be followed for all bedrooms;

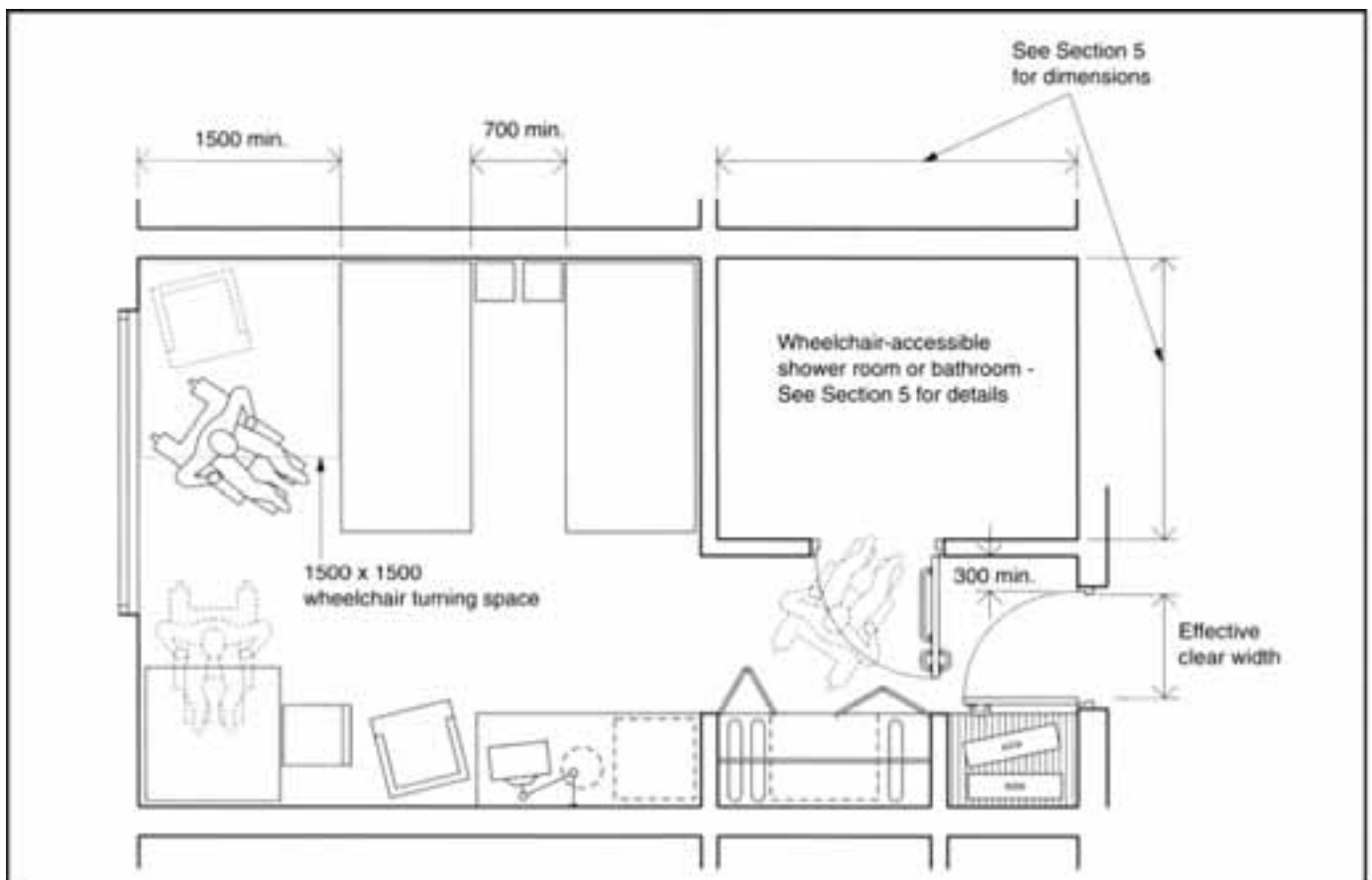
- Effective clear width of the door from the access corridor should comply with table 2 (page 15).
- Swing doors on wardrobes etc should open through 180 degrees.
- Handles on hinged and sliding doors should be easy to grip and operate and contrast visually from the door.

- All bedrooms should have a visual fire alarm signal in addition to the requirements of Approved Document B.
- Room numbers should be indicated in embossed characters.

WHEELCHAIR ACCESSIBLE BEDROOMS

- At least 1 in 20 bedrooms should be wheelchair accessible.
- The wheelchair accessible bedrooms should be located to provide a choice of location and be on accessible routes to all the facilities.

Fig. 28 One example of a wheelchair-accessible hotel bedroom with en-suite sanitary facilities



Sleeping Accommodation

- They should be of the same standard as all other bedrooms.
- The entrance door to the bedroom and to the en-suite facility should comply with table 2 (page 15) and have a maximum opening pressure of 20N .
- En-suite facilities should comply with the provisions for wheelchair accessible bath and shower facilities.
- The size of the room should allow a wheelchair user to manoeuvre at the side of the bed and transfer independently.
- An emergency assistance alarm and reset button should be located in the bedroom and be activated by a pull-cord that can be operated from the bed or the floor.
- Openable windows and window controls should be located between 800mm and 1000mm above the floor and be easy to operate without the need to use both hands simultaneously.
- On the outside of the room the call signal should be easily seen and heard and linked to a central control point

Switches, Outlets and Controls

- Wall mounted socket outlets, telephone points and television sockets should be located between 400mm and a 1000mm above the floor with a preference for the lower end of the range.
- Switches for permanently wired appliances should be located between 400 and 1200mm above the floor.
- All switches and controls that require precise hand movements should be located between 750mm and 1200mm above the floor.
- Controls that need close vision should be located between 1200mm and 1400mm from the floor, so readings can be taken from a seated or standing position.
- Sockets should be at least 350mm from any room corners.
- Light switches for use by the general public should be large push pads and align horizontally with the door handles within the range between 900mm to 1100mm from the floor. Where this cannot be achieved pull cords should be provided in the same height range.
- The front plates of sockets should contrast visually from the background and have a clear indication that they are ON.

Detailed guidance on surface finishes, visual, audible and tactile signs as well as the characteristics and appropriate choice of hearing enhancement systems is given in BS 8300.

- Provision for a hearing enhancement system should be installed in rooms and spaces designed for meetings, lectures, classes, spectator sport or films and at service or reception counters, particularly in noisy areas or where they are behind glass screens.
- All facilities should be indicated with the appropriate symbol and signage.



Fig. 29



Fig. 30

Sanitary Conveniences

Fig. 32 Heights and arrangement of fittings in a unisex wheelchair-accessible toilet (looking towards walls A in Fig. 31)

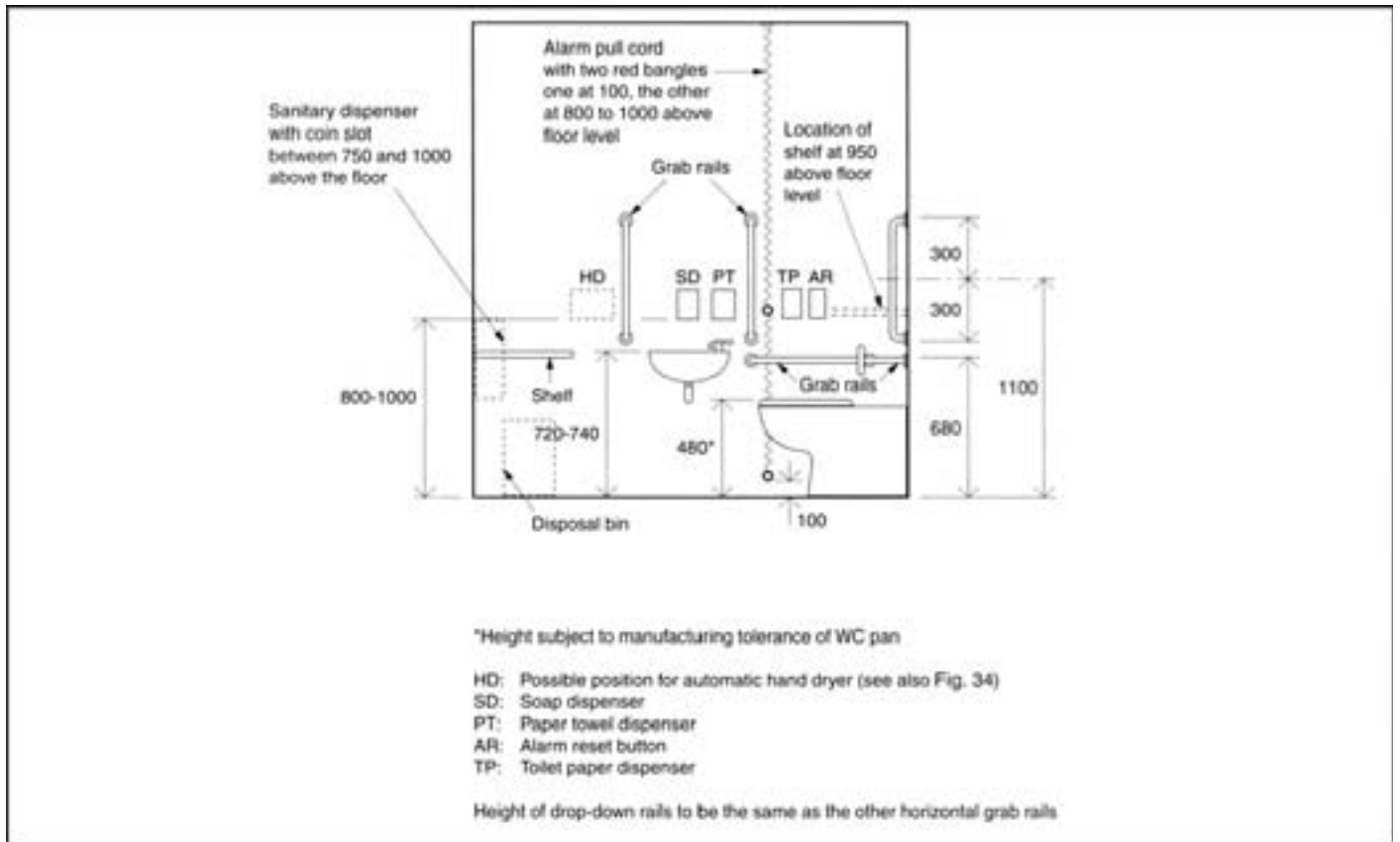
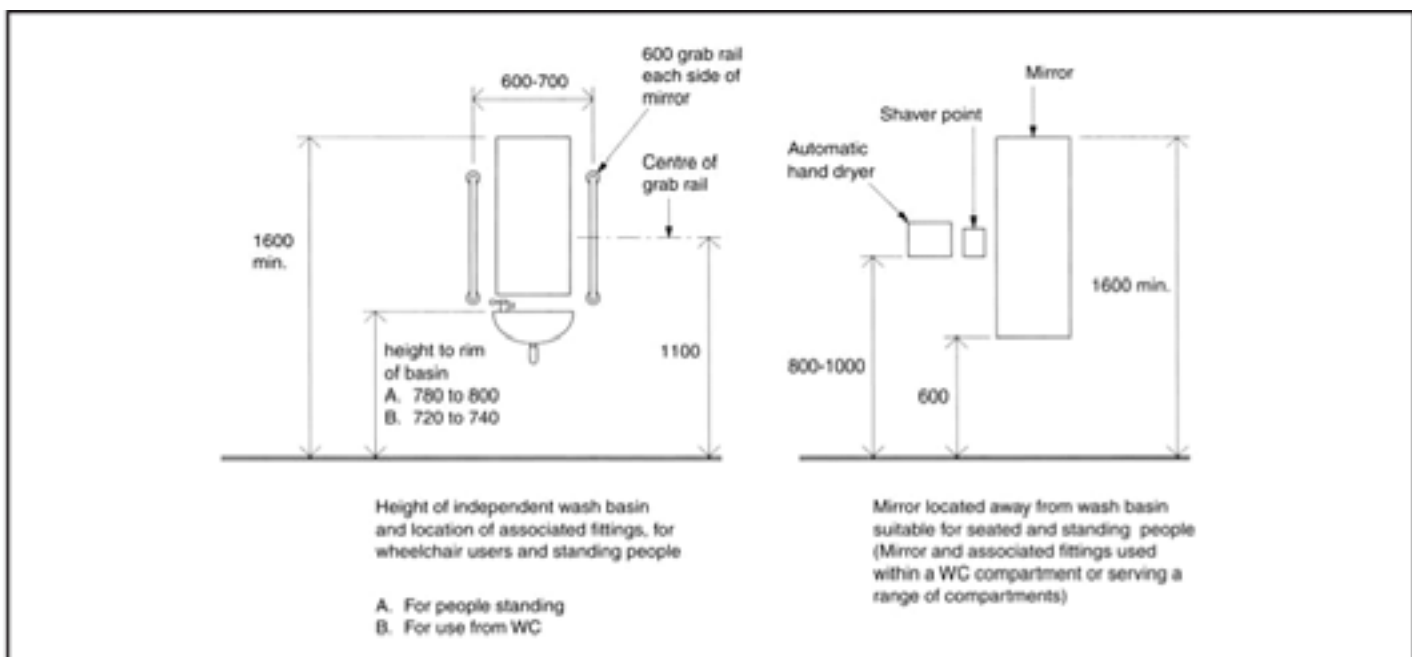


Fig. 33 Heights of various fittings in toilet accommodation

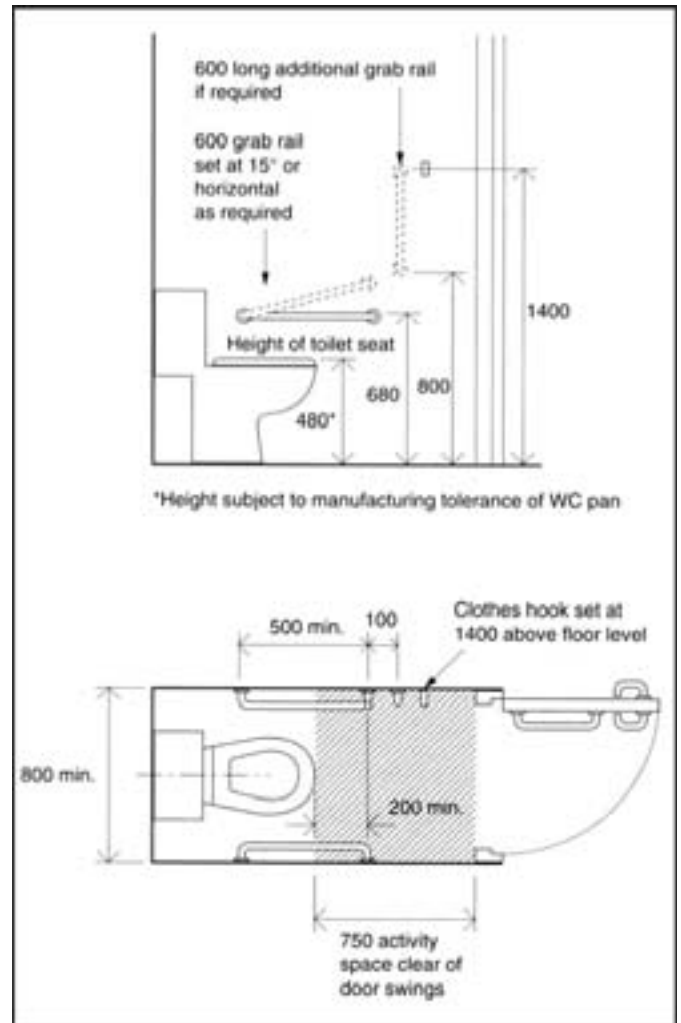


Sanitary Conveniences

GENERAL ADVICE

- At least one cubicle in same sex toilets should be designed for the ambulant disabled, as shown in Fig. 34.
- Where there are four or more cubicles in a same sex toilet one of these should be enlarged for use by people who need extra space, like parents with young children or people with shopping or luggage. Minimum width of these toilets should be 1200mm.
- Baby change units should wherever possible be provided in these units.
- Taps on baths or wash basins should be controlled automatically or can be operated using a closed fist, eg lever action.
- Door handles and other ironmongery should comply with the provisions for internal doors.
- Doors to W C compartments, and wheelchair accessible unisex toilets, changing or shower rooms should be fitted with light action privacy bolts so they can be operated by people with limited dexterity. If required to self-close, they should be openable with a force no greater than 20N.
- Any fire alarm should emit a visual and audible signal.
- Emergency assistance alarms should have:
 - Visual and audible indicators to confirm an emergency call has been received.
 - A signal which is different from the fire alarm.
 - A re-set control reachable from the wheelchair or shower or changing seat.
 - Lighting controls to conform with the provisions for switches and controls.

Fig. 34 WC cubicle for ambulant disabled people

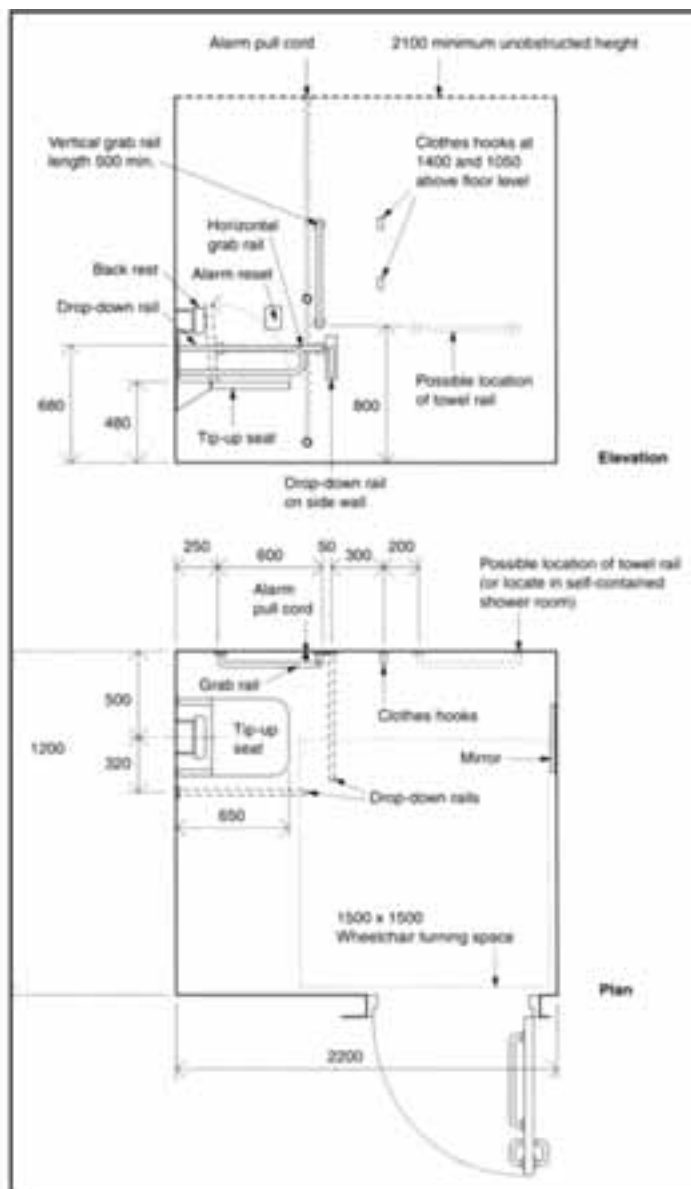


- Heat emitters are screened or their surface temperature is kept below 43 degrees centigrade.
- All fittings and grab-rails should contrast visually with the background wall and floor finish and there should be contrast between the walls and floor.

Wheelchair Accessible Shower and Changing Facilities

- Where more than one unit is provided provision for left or right handed transfer should be made.
- Should provide wall mounted drop down support rails and wall mounted, slip resistant tip up seats (Not spring loaded).
- In sports facilities individual self contained shower facilities should be provided in addition to communal separate sex facilities.
- A shower curtain should be provided that covers the seat and rails when in the horizontal position and can be opened and closed from the shower seat.

Fig. 35 An example of a self-contained changing room for individual use

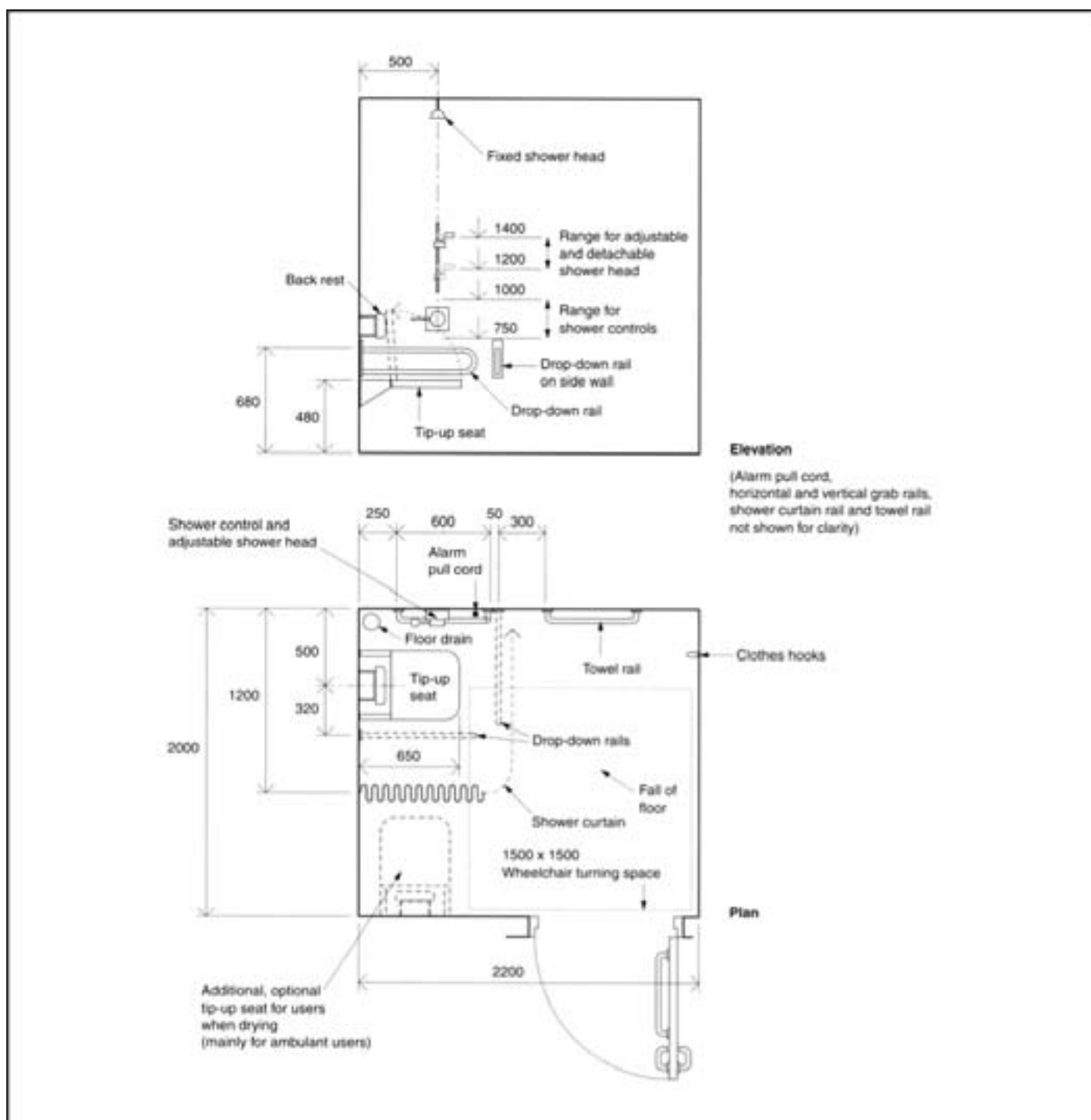


- A shelf that can be reached from the seat or wheelchair should be provided for toiletries.
- An emergency assistance pull cord should be easily identifiable and can be reached from the seat or the floor, the assistance alarm should be as for sanitary accommodation.
- Facilities for limb storage should be included for the benefit of amputees.
- When associated with shower facilities the floor should be level and slip resistant when dry or wet.
- There should be a manoeuvring space of at least 1500mm deep in front of lockers.

Wheelchair Accessible Shower and Changing Facilities

- Where showers are provided in commercial developments for the benefit of staff, at least one wheelchair accessible shower compartment should be provided.
- Shower controls in communal showers should be positioned between 750mm and 1000mm above the floor

Fig. 36 An example of a self-contained shower room for individual use

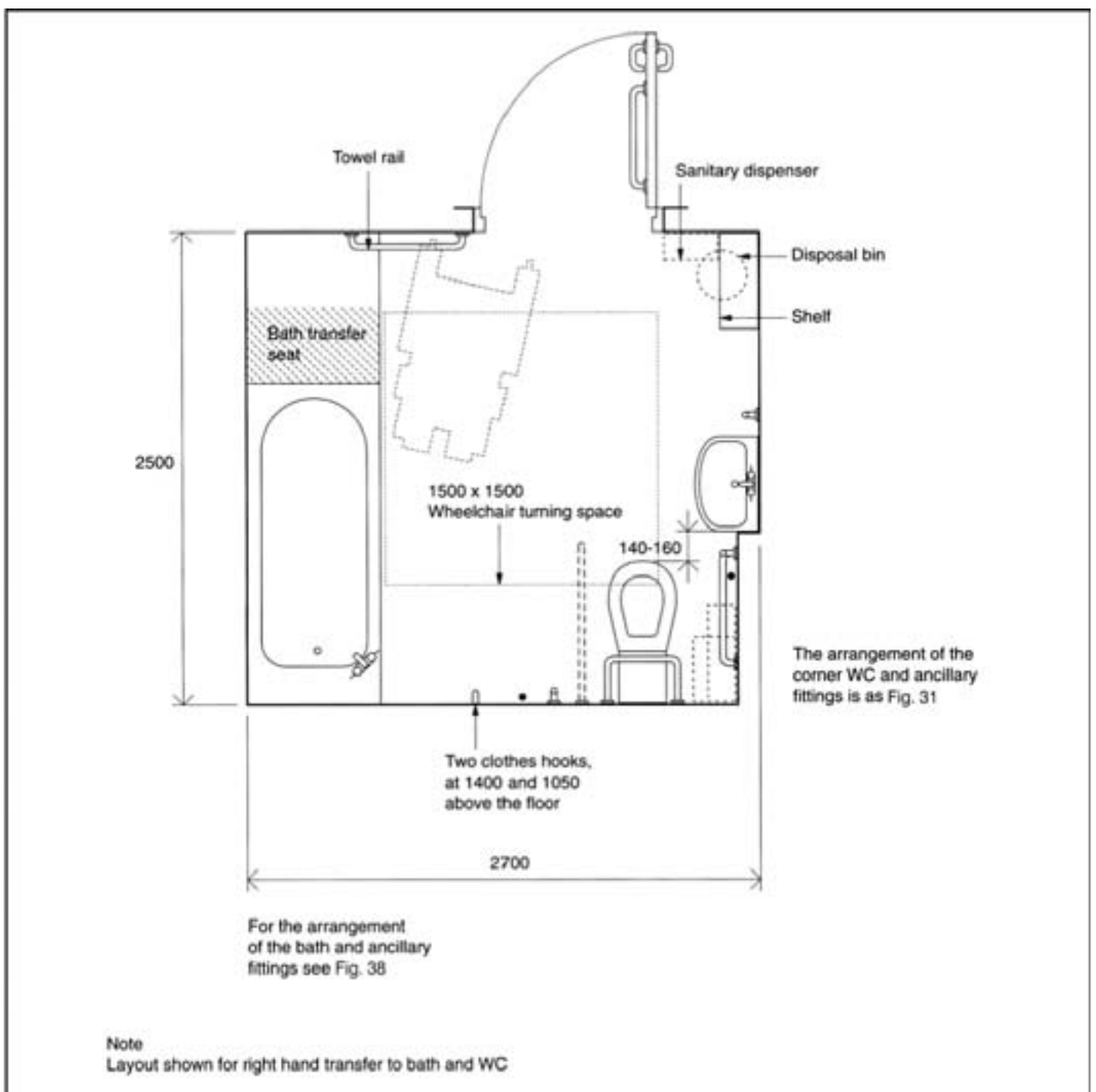


Wheelchair Accessible Bathrooms

This guidance covers wheelchair accessible bathing facilities in hotels, motels, student accommodation and relatives' accommodation in hospitals.

- A choice of left or right handed transfer should be provided where more than one accessible bathroom is provided.
- The bath should be provided with a transfer seat 400mm deep and equal to the width of a bath.

Fig. 37 An example of a bathroom incorporating a corner WC



Wheelchair Accessible Bathrooms

- Doors should open outwards and be fitted with a horizontal closing bar fixed to the inside face.
- The room should be fitted with a pull cord and assistance alarm.

Fig. 38 Grab rails and fittings associated with a bath

