

Disabled Access



ACCESS TO NEW DWELLINGS FOR DISABLED PEOPLE

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From 25th October 1999 access for disabled people has been required to all new dwellings.

This leaflet has been produced to give general guidance on those items that need to be considered when building a new dwelling.

Up to date details of the requirements can be found in Approved Document M of the Building Regulations, 2004 edition.

The plans approved under the Building Regulations should be referred to for specific details relating to the dwelling you are constructing as the following information is intended to highlight general rather than specific requirements.

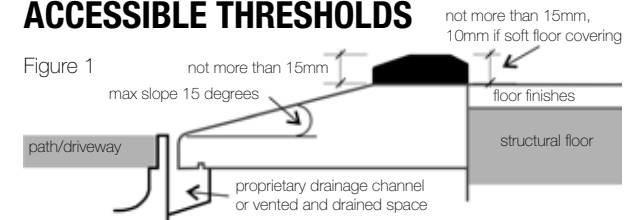
If you are uncertain of any detail relating to these or any other Building Regulation requirement please call us for advice.

ACCESS TO THE DWELLING

- ❑ The dwelling must be provided with a pathway, suitable for disabled people, leading to the principal entrance (usually the front door). The pathway must lead from the point at which a vehicle would park, either inside or outside the plot boundary.
- ❑ The driveway may form part of the approach to the dwelling.
- ❑ The path/driveway should be even and firm, such as paving slabs, brickweave, etc. Loose materials such as gravel or shingle will not be suitable.

- ❑ To employ an installer/manufacture who is registered under a Government approved Competent Persons Scheme. Approved installers will certify to the Local Authority that the work is in compliance with the Building Regulations, obviating the need for formal Local Authority approval.
- ❑ The threshold to the principal entrance door should be suitable for disabled access (see Figure 1); this can be achieved by the installation of a 'mobility door frame'.

ACCESSIBLE THRESHOLDS



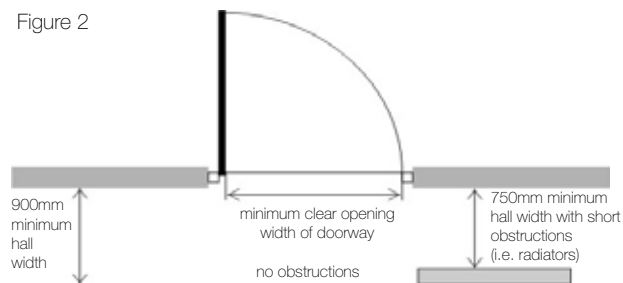
- ❑ Drainage will need to be provided between the path/driveway and threshold to prevent water penetration where the land falls towards the dwelling.
- ❑ Where the floor finish is yet to be decided, the floor level inside the dwelling can be made up using a sloped section within the reveal.
- ❑ One WC, situated within the entrance storey, will need to be suitable for disabled use.

WC PROVISION

- ❑ The dimensions of the WC compartment, positioning of the WC, clear opening width of the doorway and siting of the hand basin need to meet certain requirements and these should be checked on the approved plan.
- ❑ The door to the WC compartment must swing outwards.

DOORWAYS and HALLS/PASSAGEWAYS

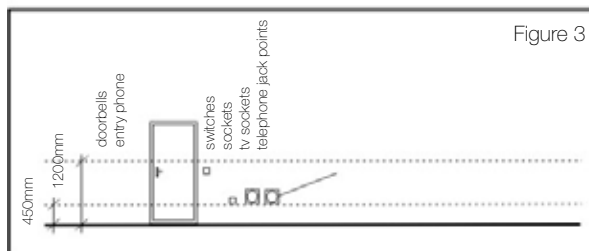
Figure 2



- ❑ This applies to the entrance storey, or principal entrance (usually the ground floor).
- ❑ The minimum clear opening width of the external entrance doorway is 775mm.
- ❑ The clear opening widths of internal doorways will vary according to the arrangement of the dwelling but the minimum is 750mm (see Table 1 overleaf)
- ❑ A 762 mm (2'6") will not be suitable where disabled access is required and a metric door may not be suitable depending upon the approach to the doorway.
- ❑ A 838mm (2'9") door will comply in most situations.
- ❑ The unobstructed width of a hall/passageway will vary according to the approach to the internal doorway and its clear opening width.

Table 1 Minimum widths of corridors and passageways for a range of doorway widths		
Clear opening width of doorway	Approach to doorway	Corridor/passageway width
750 or wider	Head-on	900
750	Not head-on	1200
775	Not head-on	1050
800	Not head-on	900

ACCESSIBLE SWITCHES AND SOCKET OUTLETS



Switches and socket outlets for lighting and other equipment in habitable rooms, should be located between 450mm and 1200mm from finished floor level. (See Figure 3) This requirement applies to all floors of the dwelling.

Minor changes to the internal layout, driveway or path construction and entrances could affect the provisions for disabled access. You are advised to discuss any proposed changes with your Area Building Control Surveyor before they are carried out on site.



NORTH NORFOLK DISTRICT COUNCIL

BUILDING CONTROL TEAM

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All surveyors can be contacted by mobile telephone

FOR QUERIES CONCERNING
BUILDING REGULATION CHARGES
CONTACT NICHOLA RANSOME (01263) 516023

Building Control Surveyors are available Monday to Friday between 8.30 and 10.30 am or at other times by prior appointment. All inspections requested before 10.30 am will be carried out the same day.

The Building Control Team is committed to maintaining standards in building based on a professional and publicly accountable service. We have a wealth of local knowledge, experience and, being on the spot, can respond quickly to your needs.

If you would like this information in large print, audio, Braille, alternative format or in a different language please contact Nichola Ransome on 01263 516023, or fax 01263 516348, minicom 01263 516005 e-mail nicky.ransome@north-norfolk.gov.uk and we will do our best to help