MERTON UNITARY
DEVELOPMENT PLAN

SPG

SUPPLEMENTARY PLANNING GUIDANCE NOTES

Accessible Environments

JUNE 2003

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MERTON UNITARY DEVELOPMENT PLAN
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Accessible Environments

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What this note is about

This Supplementary Planning Guidance Note (SPG) identifies the Council's requirements in relation to providing an accessible environment for people with disabilities in Merton, and to encourage the provision of childcare and children's facilities particularly in relation to new development within the Borough.

This SPG gives details on how the Council is addressing the concerns of Government legislation, guidance and advice, and at the same time reflecting the needs of the local population.
The Guidance mainly provides advice consistent with Building Regulations 1991 Part M and the Council's own published design guidelines for wheelchair accessible accommodation to address practical design considerations.
The latter is based on practice and advice from housing practitioners and occupational therapists working in Merton.

Merton Council is committed to ensuring that the needs of people with disabilities, the elderly, and parents, carers and children are catered for.
This guidance, together with the policies in the Unitary Development Plan, therefore attempts to reflect this aim.

As such, the guidance set out in this document will be considered when assessing planning applications for new development. Developers are therefore advised to take note, and apply its contents.

This note will be subject to regular review, and where necessary will be amended to reflect any changes that may occur in Government guidance and advice.

For more information

This is one of a series of guidance notes available on a diverse range of subjects, which should be read in conjunction with the Council's Unitary Development Plan. It is proposed that these notes will be updated as and when necessary.
If you require any advice on the contents of this note then you can contact the following Council Officers at Merton Civic Centre, Morden

Building Control
020 8545 3145

Planning Policy & Information Team
020 8545 3053 or 3060 or email:
policyandinformationteam@merton.gov.uk

Transport Planning
020 8545 3058

If you have a question in relation to a specific site proposal then you should contact our **Development Control Section** on
020 8545 3117 for sites in Mitcham, Colliers Wood and Morden,
or 020 8545 3112 for sites in Wimbledon and Raynes Park.

Supplementary Planning Guidance

Accessible Environments

JUNE 2003

www.merton.gov.uk

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If you need help reading this document which aims to improve accessibility to the built environment, then please ask a friend to read it to you, or contact the Council, either by writing, visiting the Civic Centre or by telephoning 020 8545 3171. The document can be made available in various formats including, Braille, large print, and cassette (translation of the document in to other languages can be arranged).

1. Key Issues

- Merton Council, in line with Government advice, is positively committed to ensuring the provision of independent access throughout the Borough. To this end, and within available resources, the Council will promote the provision of appropriate means of access for people with disabilities and endeavour to ensure that our built environment is suitable for people with all types of disability (whether they be temporary or permanent).
  The council will also seek to provide a safe and accessible environment for parents and carers responsible for young children.

- The Council believes that people with disabilities the elderly and those people responsible for young children should not be discriminated against in their access to public buildings, and in their movement both throughout the Borough and beyond.

- The Council will encourage, as far as it is practicable and reasonable, for access to buildings for people with disabilities to be through the main public access point and not through other entrances.

- The Council will endeavour to ensure that people with disabilities are consulted, so far as is reasonably practicable, on the provision of new or improved facilities, including access, in all new development.

- The Council believes that building design needs to accommodate for the ease of use and convenience of all sections of the community. This means that those responsible for children must also be able to gain easy access to buildings for public use, and suitable childcare and children's facilities should be provided.

- The Council will require developers to build new homes to the lifetime homes standards, to enable occupiers to adapt their home through out their lifetime to meet their changing needs.

2. Introduction

2.1 Nearly all of us have some form of disability in our lifetime, even though it may only be temporarily, such as when we break an arm or a leg. Others however may have a permanent disability that affects their ability gain equal access to our modern world. We all have differing levels of access to our environment, but we have the ability to exercise some control over the built environment to make it easier for everyone to get around and to use.

2.2 It is very important that we take into account the needs of those people that have a disability, older people and parents with young children when we design our built environment.
This relates to the design of homes, the layout and features of our streets and open spaces, and the accessibility of shops, leisure facilities and other public buildings.

2.3 Generally speaking, if a building is designed with the wheelchair in mind, it will be accessible for most people with mobility problems, elderly people and people with pushchairs. It is worth remembering that problems of mobility affect not only wheelchair users but also the ambulant disabled such as those with hearing or sight problems, and those with children and pushchairs. People with a hearing disability can, in certain circumstances, have restricted mobility.

For example, fire alarm systems for people who are deaf or have impaired vision are of limited value unless accompanied by flashing lights. Similarly an emergency telephone is of little use to a person who cannot speak.

2.4 Gaining access to public buildings can be difficult for many people, including parents and carers responsible for young children.
New developments should be built to standards that cater for both the needs of people with disabilities, people with small and growing children, and with children's safety in mind. Childcare and children's facilities such as baby changing facilities, and children's toilets should be provided to allow parents to make full use of public buildings.

2.5 High standards are necessary in the development of buildings for public use to enable all sections of the community to gain access to our public buildings, however it is also important that everyone has a choice over where they live. People's needs change throughout their lifetime and often their homes don't adapt easily to these changing circumstances. This can reduce the choice that people have over where they live. To ensure that homes are suitable for people at all stages of their lives, they need to be built to lifetime homes standards. This will enable the occupier to easily adapt their home to cope with events that may occur over their lifetime such having some form of disability, or they may become frail in old age, or looking after young children. Creating accessible and adaptable homes is crucial to creating a more accessible environment.

3. Legislation & Statutory Obligations

3.1 There is an increasing amount of legislation relating to accessibility in our environment, some of which is listed below. In addition there has been an evolving body of planning and building control legislation relating to access and facilities for people with disabilities. However, it is not the purpose of this guide to examine this legislation in detail, but only to address practical design considerations.

Legislation

The Chronically Sick and Disabled Persons Act 1970 requires facilities and access arrangements both to and within buildings or premises used by the public.

The Disabled Persons Act 1981 (Circular 10/82) deals with the provision for the needs of people with disabilities in buildings open to the public.

Building Regulations 1991 Part M (from June 1992 onwards)

Part III & V of the Disabilities and Discrimination Act 1995

4. The Local Context

udp
merton council UDP review

4.1 The Unitary Development Plan contains policies which seek to achieve a better environment for people with disabilities in the design of new developments and improve the safety and security of children and allow people with young children to make use of new developments. This supplementary planning guidance note provides practical advice on how developers can take into account the needs of people with disabilities when designing new developments.
Normally buildings built to standards that take into account the needs of people with disabilities, will be accessible for those with children or pushchairs, however this SPG gives specific guidance on how developers can design new buildings to provide safety, security and facilities for children and childcare.
The standards that are included within this guidance are preferred standards that the Council will

seek in new developments, however if these can't be achieved the minimum required would be the standards set out in the Building Regulations 1991. It primarily applies to buildings in the public realm, but the principles can also be equally applied to workplaces and homes.

4.2 The Council is keen to encourage the provision of "lifetime homes" in new residential developments within the Borough. Such a home is simply designed so that it can meet the changing needs of occupiers throughout their lifetime. Lifetime homes are adaptable which means that they can be used by people who may at some time in their life have a disability, the elderly or those with young children. Guidance on the standards for lifetime homes is set out in this supplementary planning guidance note.

SECOND DEPOSIT UDP (2000) POLICIES

UDP Policies Relevant to both Disabilities and Childcare Facilities.

BE28 - Design of New Development
BE32 - Facilities for the Public
RN12 - Accessibility
HS1 - Housing Layout and Amenity
C12 - Provision of Health Facilities
S10 - Access for people with disabilities
S11 - Facilities for Customers

UDP Policies Relevant to Childcare facilities.

C9 - Day Care Provision
L10 - Children's Play Facilities
L14 - Increase Participation in Leisure and Recreation Activities
HN3 - Dwelling Mix
L13 - Provision of new facilities

(Above) Centre Court Shopping Centre, Queens Road, Wimbledon.

(Below) 42-44 Russell Road, Wimbledon.

5. The Street Scene

5.1 It is often assumed that pedestrians are so mobile that almost any surface, gradient or width of path will suffice. This is without the added hazard of traffic and other signs, lampposts, litter bins and bollards taking up even more of the pedestrians space. In some instances it is even difficult for the fit and energetic to negotiate certain streets or developments, let alone those who are less mobile, including those in wheelchairs, or pushing prams.

5.2 Our streets and indeed any public place should always endeavour to contain vehicular traffic, and be wholly safe and enjoyable for all modes of transport, including walking and especially the movement of people with prams, small children, the elderly and those with impaired vision or mobility.

STREET FURNITURE

5.3 Street furniture should always be sited with care to allow for the clear passage of pedestrians, especially elderly people, wheelchair users, and those with pushchairs and prams. An obstacle free footway of 1800mm wide should be preserved along pedestrian routes and pedestrianised areas. Any pedestrian route should always be a direct one, and more importantly hazard-free, which can be achieved by ensuring that the following points are addressed:-

- Avoid projections onto pedestrian routes which cannot be detected by visually impaired people.
- Recess any street furniture, or group it in an identifiable zone, preferably at the pavement edge.
- Ensure that all surfaces are not going to be slippery in either wet or dry conditions, and that the surface is appropriate for the use of wheelchairs or those with pushchairs.
- Consider a change of surface texture to indicate where there are obstructions.
- Don't use low or knee high street furniture.
- Ensure that bollards are in a contrasting colour to their surroundings to improve visibility, and are at waist height (not knee height)
- Ensure that drainage channel gratings are outside of the main walking area.
- Ensure that all surfaces are flat and that all surface joints are closed and flush.
- Avoid the use of steps wherever possible.
- Always provide dropped kerbs where necessary, identified by a change in surface texture.

5.4 Telephones, where they are grouped together, should include at least one lower height telephone suitable for the use of people in wheelchairs. Lower height telephones should be fixed at 1000mm. There must be sufficient space in front to manoeuvre a wheel chair 1700 mm x 1700 mm and they should be provided on a level surface. Provision of a folding seat at a height of 450mm adjacent to the telephone is recommended

Fig. 1

5.5 Facilities such as cash dispensers, letter boxes and vending machines should also be located at an optimum height of 1000mm to facilitate easy access (see Fig. 1 above).
Controls should incorporate raised text or symbols to allow for use by people with a visual impairment.

5.6 Poles can be located near the kerb or at the back of the footway depending on circumstances and items such as waiting restrictions or street lighting lanterns can sometimes be fixed to walls or buildings.

SIGNPOSTING

5.7 Signposting whether inside or outside a building, should be clear, legible and distinguishable from its background by the use of strong contrast, and be readily visible (see Fig.2 opposite right).
Signs generally should be consistent, thorough and continuous along routes, thereby providing reassurance for all users. Lettering and motifs should be within hand reach, with attention paid to size, style and colour.

5.8 Wherever access and facilities are provided for people with disabilities they should be clearly and consistently signposted e.g. ramps, car parking spaces, toilets, lifts, accessible routes and entrances. Standard symbols should be used. In large developments such as shopping centres, an information panel identifying these facilities should also be provided.

5.9 Raised or embossed lettering and floorplans should be used, supplemented by the use of Braille, and located within reach, ideally at 1400mm above floor level. Symbols should be as near pictorial as possible. The use of symbols and pictograms can also help people who do not read or understand English, and in some circumstances signs in other languages may be appropriate.

5.10 Reduction of sign clutter by grouping on common poles is not only of environmental and economic benefit but also assists people with disabilities by reducing unnecessary obstacles.
Use of contrasting colour bands will improve visibility.

Fig. 2

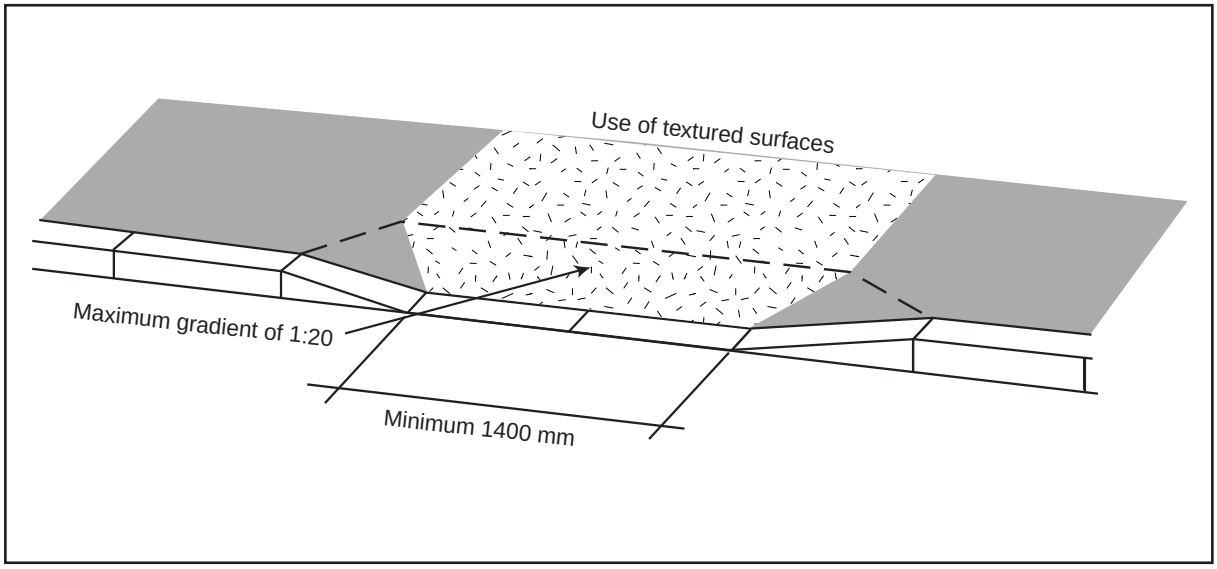


Fig. 3

KERBS AND CROSSINGS

5.11 The provision of dropped kerbs is probably the most beneficial single improvement in facilitating access for people with mobility difficulty those pushing prams and for wheelchair users. Dropped kerbs should be flush with the carriage-way and textured paving provided and must be provided at pedestrian crossing units, signalled junctions, junctions in areas of high pedestrian activity, and other access points such as car parks where pedestrian access is required across a normally raised kerb.

5.12 Where a footway is being constructed or renewed a dropped kerb should ideally be provided over the whole width of the footway, although this obviously depends on the quantity and speed of vehicular traffic expected in the area. The optimum gradient is 1:20, and should never be greater than 1:20 (as illustrated in Fig.3 above). A high level of quality control will be required to ensure that such gradients are achieved.

5.13 Particular attention also needs to be given to pedestrian crossings. These should ideally be light controlled, and incorporate barriers on the junctions for safety. Visual and audible signalling, and textured, non-slip surfacing will help to make the footways safer for pedestrians. Tactile surfaces will assist people with sight loss.

5.14 It is important that the controls at pedestrian crossings are located at a height of 1000mm. Appropriate surfacing should always be used to improve safety, using skid resistant surfaces where appropriate.

SEATING

5.15 Seating should be provided wherever people are likely to be waiting for any length of time - bus stops, taxi ranks, stations, etc. Seats should also be provided along routes which are frequently used by elderly people or people with disabilities, particu-larly in shopping streets or near markets. Covered seating should be provided in areas where people will spend time waiting.

5.16 The optimum height of benches and seats is 450mm with arm rests at 750mm. Shelf type seats at 500mm allow people who have difficulty sitting to rest. In terms of safety, seats should always be located in busy areas, where they are well overlooked, and where there are views of activity that are easily visible when seated.

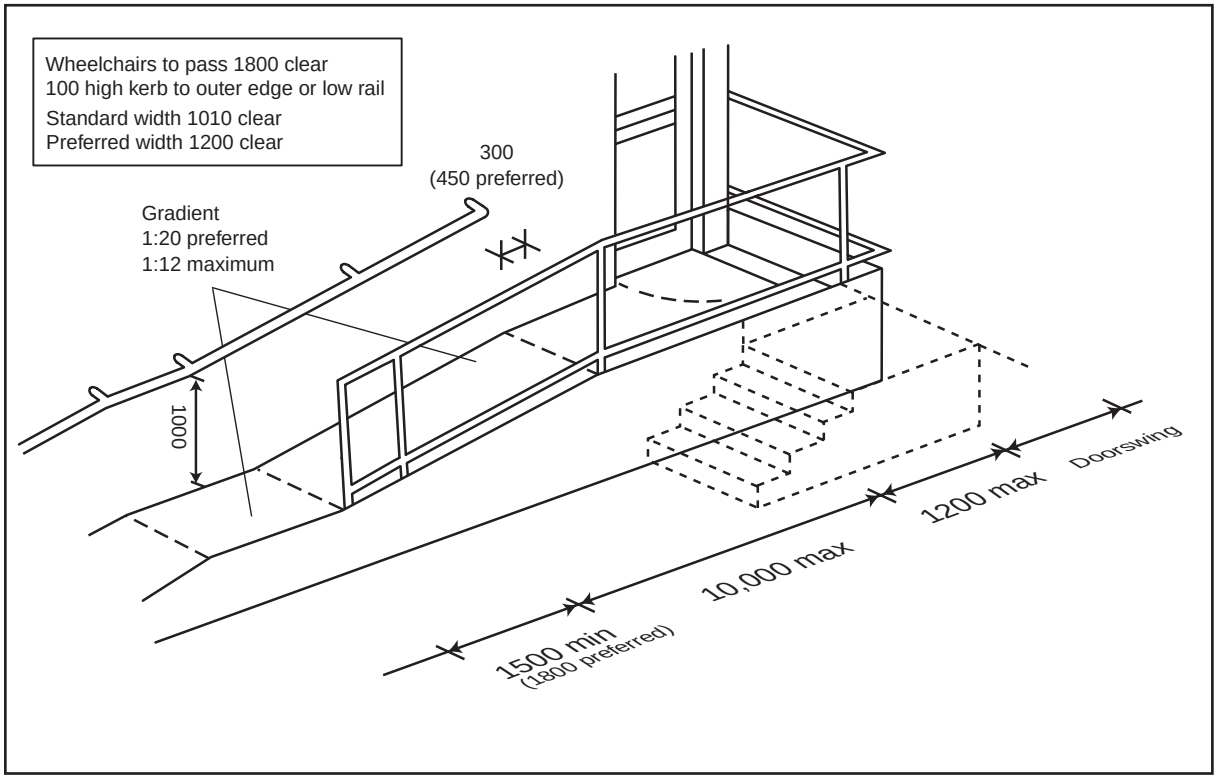


Fig. 4 Ramps.

6. Ramps

6.1 When considering the layout of any particular development, whether it is internally or externally, unnecessary changes in level should be avoided. When developing areas there may also be the opportunity to improve on the current situation by levelling steep or inaccessible areas.

6.2 Where significant level changes exist or are necessary, it is important to provide alternative means of negotiating the change of level. This can be achieved by installing ramps, and a short flight of steps with handrails. Both ramps and steps should be easily identifiable and have a non-slip surface.

6.3 Particular attention should be given to shopfronts to ensure that the entrance to the shop is flush with the ground, or a ramp provided to allow access for people in wheelchairs, and those with pushchairs or prams. A minimum door width of 900mm should be provided.

6.4 Ramps provide an essential connection between different levels for people with reduced mobility. They allow access to the main entrance to a building. The installation of ramps should be an integral element in the design of new buildings and not an afterthought.

6.5 For permanent ramps the preferred gradient is 1:20 (Should be no steeper than 1:15 if individual flights are not longer than 10m) up to a maximum of 1:12 (if individual flights are not longer than of 5m). The ramps should have a minimum width of 1200mm, although 1800mm is preferred to allow wheelchairs to pass. (See Fig.4 above).

6.6 A level and unobstructed area of not less than 1200mm x 1200mm should be provided at the foot and top of each 10m run of ramp. Where there are outward opening doors the platform must be large enough for a person in a wheelchair to be able to open the doors without having to reverse the chair onto the ramp.

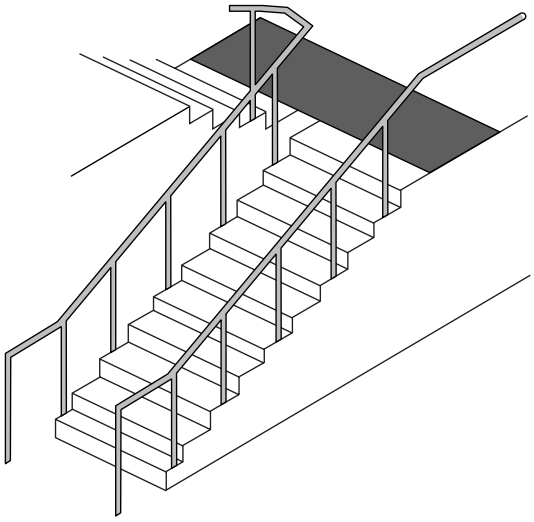
6.7 Handrails should be provided on both sides of the ramp, extending at least 300mm beyond the ramp at both ends. A 100mm high kerb is necessary on exposed side of the ramp to prevent wheelchairs or walking sticks from slipping off.

7. Stairs

7.1 Steps should have a riser of no more than 150mm maximum, while treads need to be at least 280mm (see Fig.5 below). The rise of a flight between landings should be no more than 1200mm, in order to allow people to rest between flights. An intermediate landing should have a width and depth at least as great as the flight.

7.2 Nosings in a contrasting colour aid easy recognition. There should be a surface change at the top and bottom of stairs for the benefit of people with visual disabilities. Handrails should be provided on each side of the steps, extending at least 300mm beyond the steps at the top and bottom of the flight. Stairs wider than 2000mm should also have a central handrail. These should be at a height of 850mm above the nosing line, and not more than 1000mm above the landings. If a landing is provided, a fold down seat is recommended at a height of 450mm.

- Textured warning surface at head of flight, recessed finish preferred to raised.
- Good lighting important.
- Open risers not recommended.
- Return rail to wall or close end.
- Handrails both sides, continuous and grippable, 45/50 diameter, in distinct contrasting colour.
- All stair nosings distinguishable by integrated contrasting finishes.



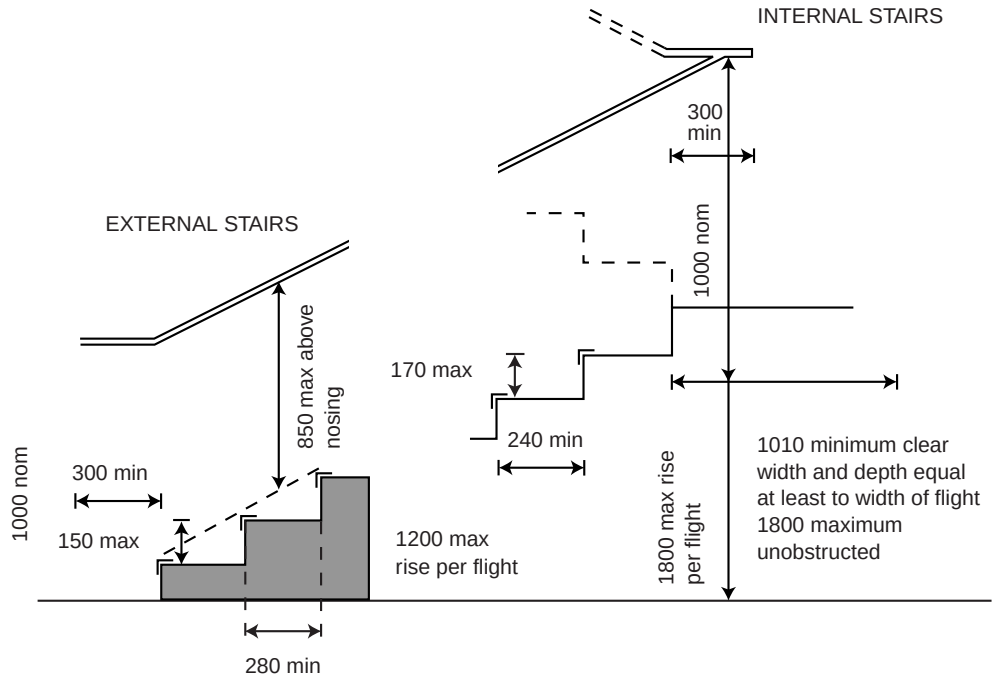


Fig. 5 Stairs.

8. Entrances to Buildings

8.1 The Council will require (in accordance with the Disabilities Discrimination Act), that access to buildings for people with disabilities is provided through main public access points and not through other access points.

8.2 Consideration should always be given to ensure that appropriate dropping points are available near to the main entrance, where cars, ambulances and Dial-a-Ride vehicles can drop off passengers. It is important when designing public, residential and commercial schemes that distances from all types of transport modes are kept to a minimum.

8.3 The most appropriate and least obstructive form of entry to a building is by way of automatic sliding doors. These will ideally be touch sensitive or have an overhead sensor with delay time of 15 seconds. Alternatively a side door hung with an easy action opening and a delayed closer with minimum closing pressure is acceptable. Whatever system is utilised it should be clearly identified and doors should be easily noticeable.

8.4 Entrance doors should always have a well-lit and unobstructed level approach. Fully glazed doors should be clearly marked with vision bands in contrasting colours to ensure that they are clearly visible. These should be set at an optimum height of 575mm.

8.5 Many people cannot use revolving doors. Thus in no circumstances should a revolving door be the only access point at an entrance to a building. An additional door should always be located adjacent to any revolving door which should be open for use at the same times. The door should be 900mm and lightweight, this will allow for wheelchair or double buggy to pass through. Doors should be glazed top and bottom, the bottom glass should be toughened to withstand kickplate 400mm minimum. (See illustrations in Fig. 6 below).

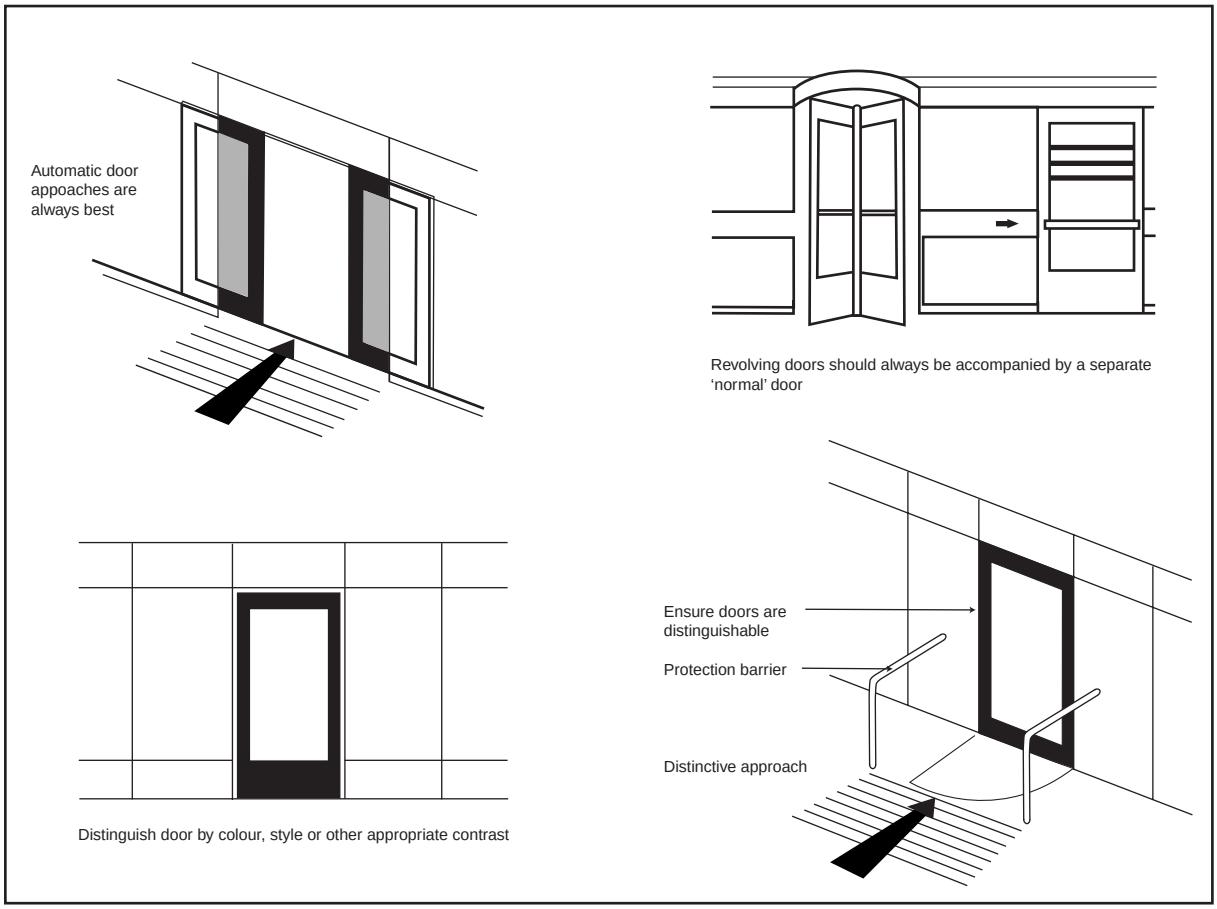


Fig. 6 Entrances to buildings.

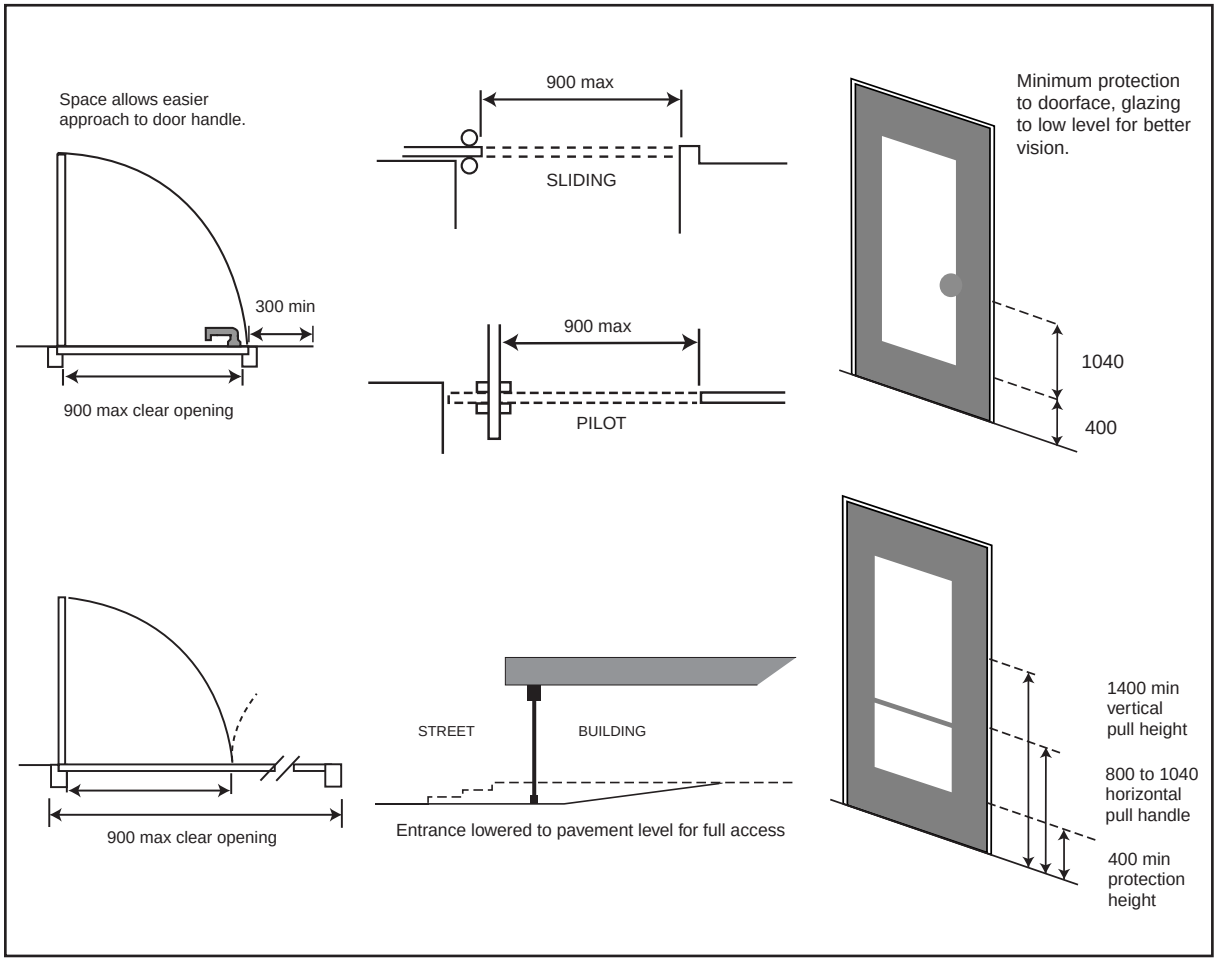


Fig. 7 Door Dimensions

DOOR DIMENSIONS

8.6 Door thresholds should preferably be set flush. However, where weather thresholds are necessary then they should not exceed 12mm in height, and the threshold should be of a smooth, not angular, design.

8.7 The surfaces in doorways, both inside and out side should be of a non-slip material in all weather conditions. Where mats are provided this should be in a mat well which is flush with the adjacent surface, to avoid tripping.

13.6 An optimum opening width of 900mm with a 300mm space beside the leading edge of the door should be provided to allow easy manoeuvrability of wheelchairs (see Fig.7 above). Where double doors are provided, one leaf should have a minimum of 860 mm of clear opening width.

13.7 Door handles are preferable to door knobs. They should be easy to grasp, clearly visible, and set at an optimum height of 1040mm from floor level. (See Fig.8 below).

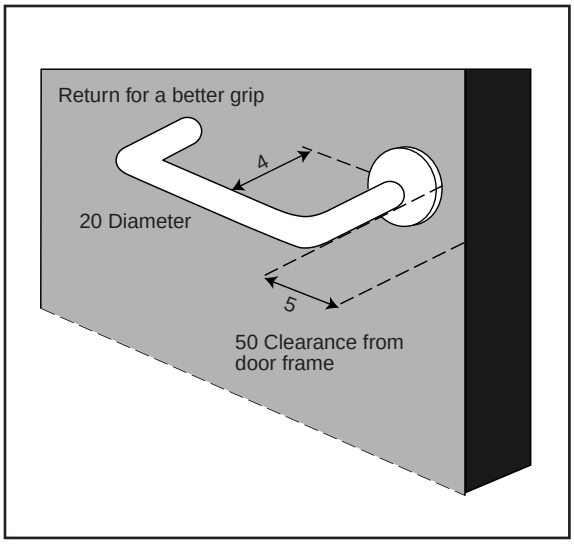


Fig. 8

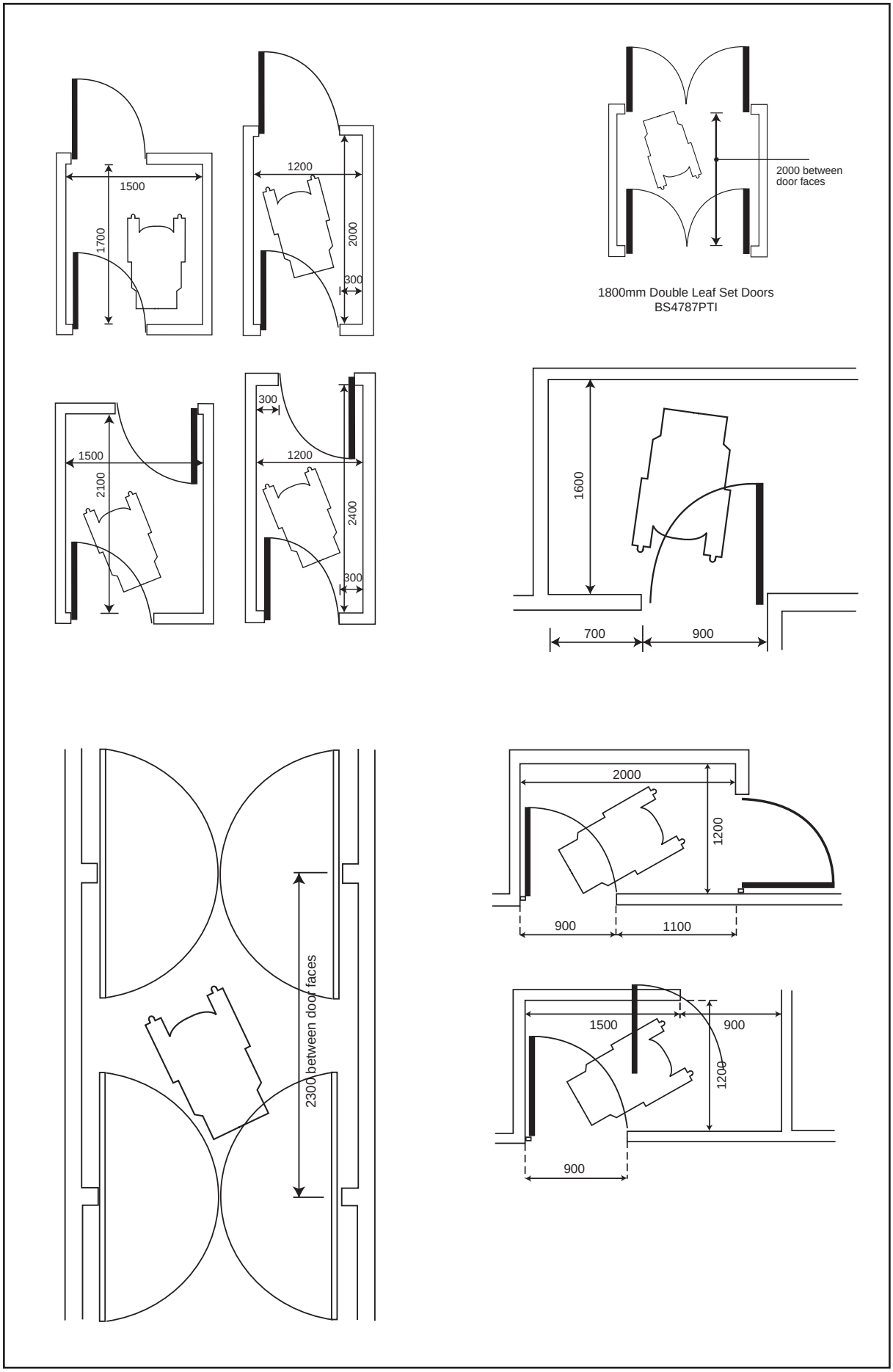


Fig. 9 Examples of lobby arrangements showing minimum space requirements for wheelchair access.

9. Internal Design of Buildings

LOBBIES & RECEPTION AREAS

9.1 Room for manoeuvre by wheelchair users in entrance lobbies is an optimum 2m between doorsets. Doors should preferably swing the same way, and ideally be automatic. (See Fig.9 on opposite page).

9.2 Information desks are useful in busy public places. Provision of an information desk close to a front access in a quiet area of a major building will be helpful. A counter placed at the optimum height of 775mm with a depth of 800mm of unobstructed space below is necessary for wheelchair users. The adoption of the Sympathic Hearing Scheme for reception staff must be included.

9.3 Seating should be generously provided in pleasant and well-lit areas. Low seating can cause difficulties when sitting and standing, so the optimum height for seats is 450mm above floor level with arm rests at 700mm. A range of heights is desirable where possible.

9.4 Tables with fixed seating are inaccessible for many people. It is desirable in public places to have tables with movable seats situated near an entrance with sufficient space to manoeuvre a wheelchair into position.

For wheelchair users the recommended table dimensions are 800mm wide, 550mm deep, and 775mm high. There should be unobstructed space underneath to allow a wheelchair user full reach. These dimensions also apply to desks, workbenches, and other work surfaces.

CORRIDORS

9.5 Corridors and circulation areas should be unobstructed, with appliances such as radiators and fire extinguishers recessed to avoid projecting into circulation space (see Fig.10 below).
Corridors should be at least 1800mm wide.
Splayed or rounded corners can help wheelchair manoeuvre. Unexpected obstacles like freestanding signs and changes of level, especially near doorways must be avoided.

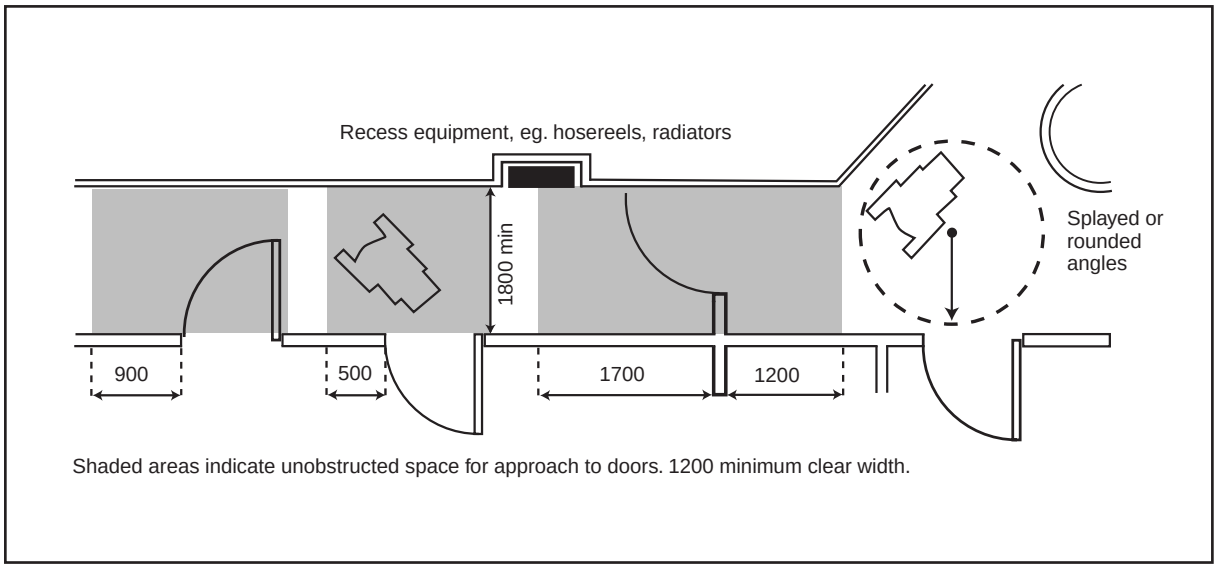


Fig.10 Corridor.

LIFTS

9.6 Lifts should be made available to all floors, including basement car parks, to enable people with disabilities or those with buggies/prams to have access throughout the building.

9.7 The internal dimensions of the lift car should be a minimum 1100mm wide x 1400mm deep (see Fig.11 below). This is approximately equivalent to a standard 8-person lift. A larger lift, roughly equivalent to a standard 12-person lift, will allow a wheelchair user to turn 180 degrees, thereby avoiding the need to reverse in or out of the lift.

9.8 Lift doors should have at least 1700mm x 1700mm of unobstructed space in front of them, preferably with a warning textured floor surface. The doors should be 830mm wide, with a touch sensitive mechanism to allow enough time to safely enter and leave the lift. A warning noise when the doors close is a sensible addition.

9.9 Lift controls should be at an optimum height of 1000mm above floor level to ensure that all lift controls, particularly emergency buttons are within reach of all lift users. (See Fig.11 below).
The controls, both inside the lift and outside, should also be large, clear, illuminated and with a contrasting colour to the background. They should be marked with raised letters and Braille.
Information should be audible as well as visual.
A handrail placed at 1000mm above floor level is also very useful. There should be tactile identification of floor level.

FIRE ESCAPES

9.10 It is essential to consider means of escape for people with disabilities and also ensure that alarm systems have flashing lights to cater for people who are deaf or have impaired hearing.
Evacuation chairs must be provided in buildings with lifts.

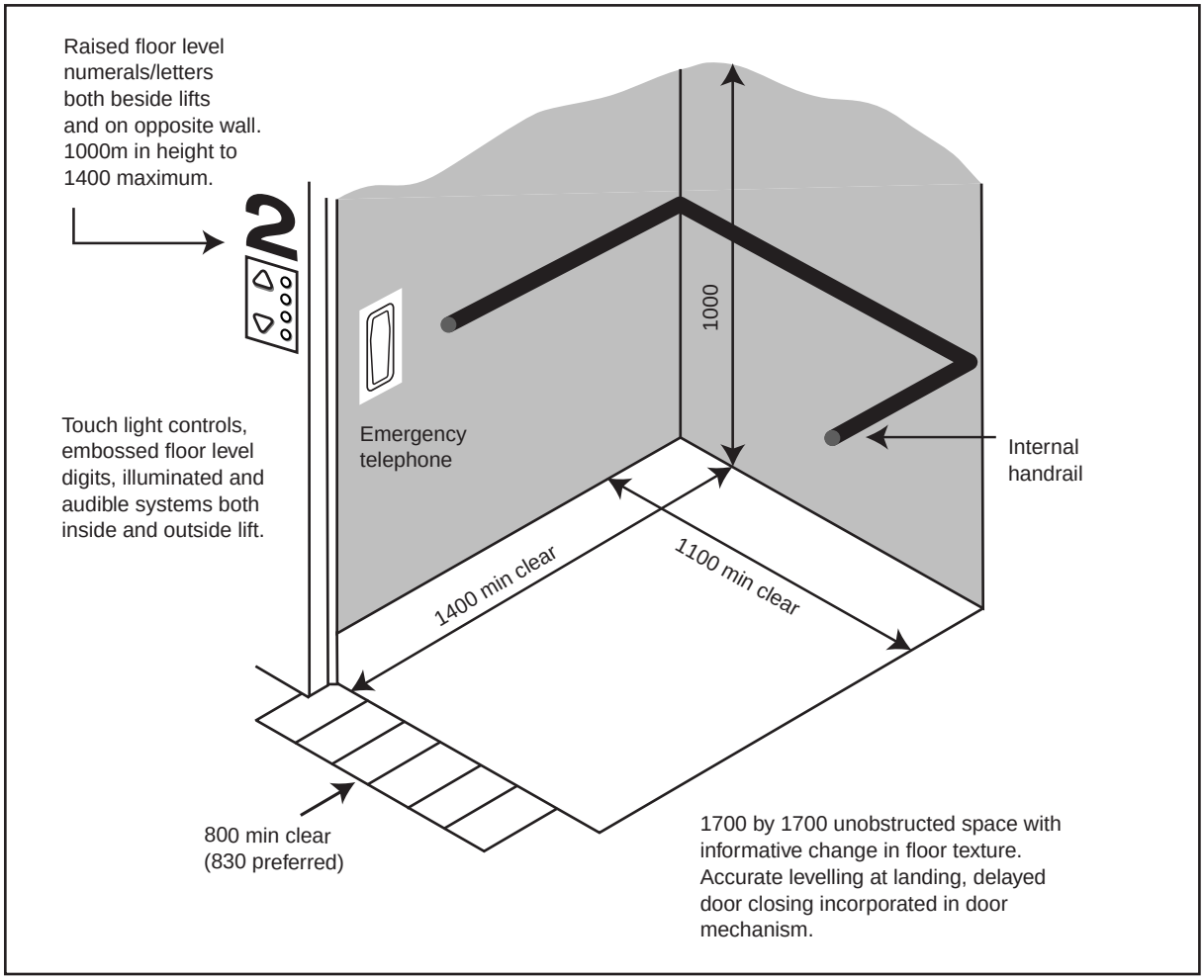


Fig.11

TOILETS

9.11 Where toilets are provided for staff or visitors in buildings or public places these should be accessible to and suitable for use by people with disabilities. A separate unisex facility is preferred, to permit assistance from a helper of the opposite sex, which should not be entered from a single sex facility. Where it is not practical to provide the unisex facility, toilets for people with disabilities can be located in multiple toilets.

9.12 The door to any wheelchair accessible compartment should comprise a 1000mm doorset giving a clear opening width of 850mm.
This should open outwards in order to allow unobstructed internal space. The door handle should be placed at 1000mm from floor level. Locks should be large, easy to use, and have an outside release facility.

9.13 The compartment should be at least 1800 x 2500 mm although rooms larger than this will allow for better facilities (see Fig.12 above). There should be a clear space of 850mm on at least one side of the toilet bowl to facilitate transfer from a wheelchair. Where an overhead cistern is fitted a backrest should be provided, 250mm deep with a chain accessible from a seated position. The rim of the toilet bowl should be 450mm above floor level for wheelchair users, with drop down rails securely fixed on either side at a height of 700mm.

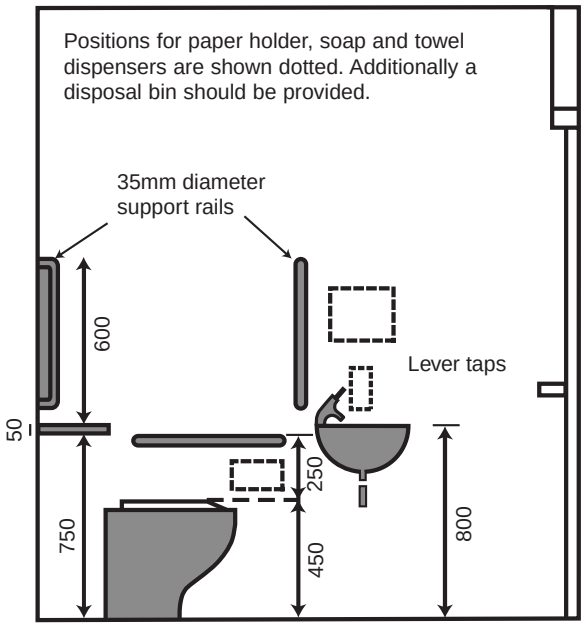


Fig.12

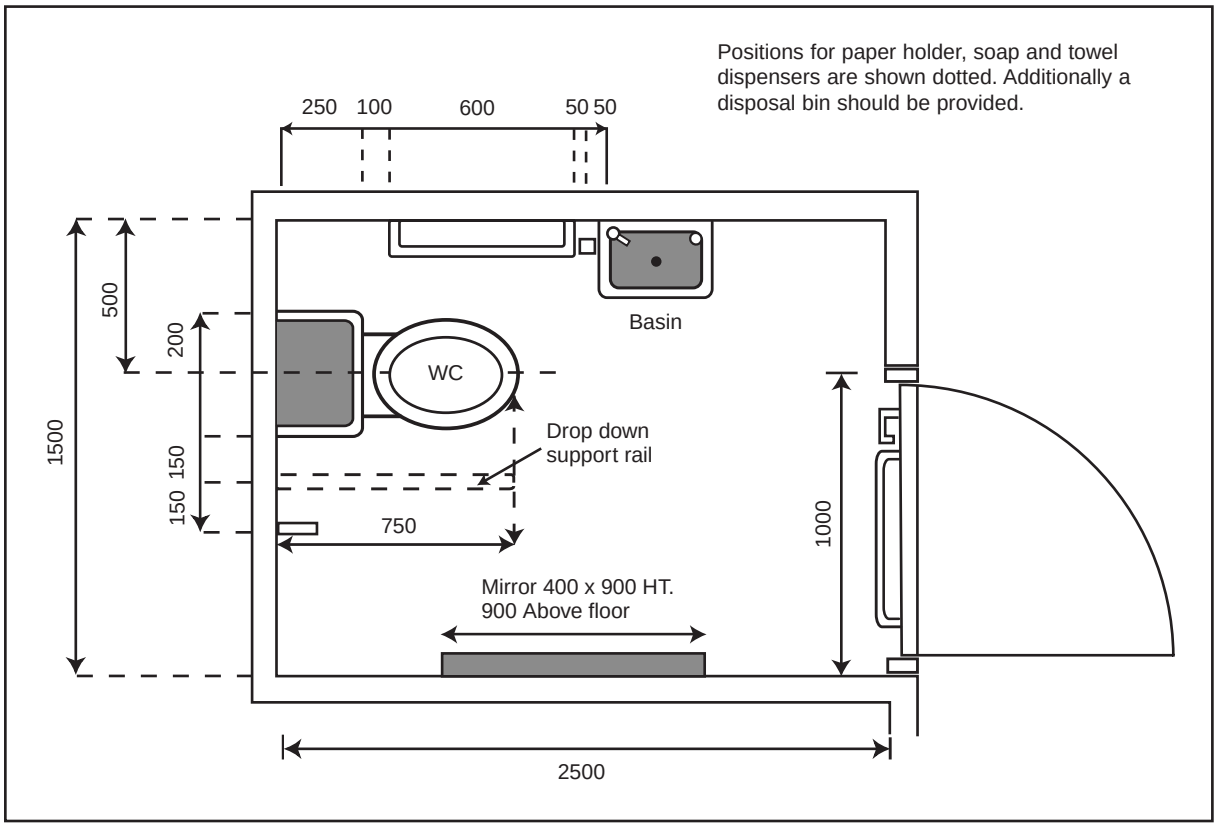


Fig.13

9.14 Fittings should be located close to the toilet bowl at heights which allow cleansing while seated. A hot air hand drier is preferred to a towel.
Use shallow basins set at 800mm height, but ensure that these do not protrude into circulation space. Adequate knee room should be allowed under the basin for a wheelchair user to reach the taps (see Fig.13 on previous page). Pedestal washbasins should not be used, as these restrict movement underneath. A mirror should be placed at a height of 900mm above floor level. Provision for coat hooks should also be provided at a height of no more than 1400mm above floor level

10. Childcare and Children's Facilities

GENERAL CONSIDERATIONS

10.1 Accessibility to our environment can often be difficult for those with young children, developments which reflect the requirements of those with small and growing children can improve their ability to make use of a building.
These needs include appropriate arrangements for entering, moving around and making use of a building, and ensuring that buildings are designed with the safety and security of children in mind.
When proposing new developments consideration should be given to those who will use it, this will include those with disabilities, the elderly and those with children, who often have to cope with pushchairs, buggies or extra baggage, as well as the children. To make development accessible to all a number of factors will need to be considered.

10.2 Entrances to buildings should be easy to get to, with convenient links to public transport and parking. Clear direct routes should be provided between bus stops, and stations and the development.
Where possible these routes should avoid crossing roads. Safety and security should be a high priority, with clear well lit approaches to the development, landscaping should avoid the use of dense or high level planting.

10.3 Adequate parking is required with wide circulation and parking space should be provided for pushchairs and buggies. Car parks should be designed so that there is always a safe and convenient route to facilities for parents with young children (further advice on this is included in the Council's SPG 'Designing Out Crime').

10.4 Shop layouts should be designed to allow easy movement for wheelchair users and those with pushchairs, buggies or double buggies.
Wide aisles with no obstructions at least one checkout in eight should be easily used by those in wheelchairs or those with double buggies.

BABY CHANGING AND FEEDING FACILITIES

10.5 In appropriate developments (e.g. shopping centres, cinemas) provision of facilities for childcare should be made. This includes provision of both nappy changing and baby feeding facilities.
(See Fig.14 on opposite page). Facilities should be open to both sexes (although some privacy is needed for breastfeeding) because fathers, relatives, childminders and friends also play an active role in caring for children. Separate nappy changing facilities are preferable but where separate provision is not feasible, nappy changing facilities are a welcome inclusion in both male and female toilets so long as enough space is provided. However this is not a suitable place for feeding a baby, and facilities for this should be provided elsewhere.

10.6 These facilities would preferably be located on the ground floor with level access, or alternatively provided on upper floors with access by lift.
Clear directional signing to the facility should be in place. The facilities should be safe for young children (boxed pipes, no sharp corners, high level sockets, and low temperature radiators). Good ventilation, lighting and a comfortable temperature should always be provided. Toilets that can be used by children and adults should be in close proximity.
A public telephone that is usable by people with disabilities should be located nearby.
An Information board should be provided containing information on First Aid and emergency telephone numbers for doctors, hospitals, social services etc.

SIZE AND LAYOUT

10.7 The size of the room provided will depend on the type of building concerned. In a small development such as a local library, public office or a small restaurant it may be suitable to provide a small cubicle where a baby can be fed and changed (minimum size 7.5m^2). In larger developments such as shopping and leisure centres, central libraries, train stations and conference facilities it will be necessary to provide separate changing and feeding areas with privacy for breastfeeding mothers. Small play areas would be welcome, varying in size from 12 to 25m^2 depending on the size of the development.

NAPPY CHANGING AREAS

10.8 When nappy changing facilities are provided they should include the following (see Fig.14 below):

- Bench 1.5m x 600mm x 800mm.
- Raised lip to prevent the baby rolling off.
- No cupboards underneath so people in wheelchairs can use it.
- Benches of different sizes in larger developments.
- Easily cleaned non-slip surfaces.
- Soft changing mat on the bench, with wide tear off covering for individual use.
- Nappy disposal system.
- Sink with lever taps, soap dispenser and hand drier.
- Seating for both adults and children

To provide for the needs of parents with disabilities it may be appropriate to provide a nappy changing bench in a toilet that is designed for use by people with disabilities if no other convenient facility exists.

FEEDING AREAS

10.9 Feeding areas should contain (see Fig.14 below):

- comfortable seating,
- facilities for heating milk,
- privacy for breast feeding mothers, sinks with lever taps,
- soap dispensers and a hand drier
- baby/child feeding chair.

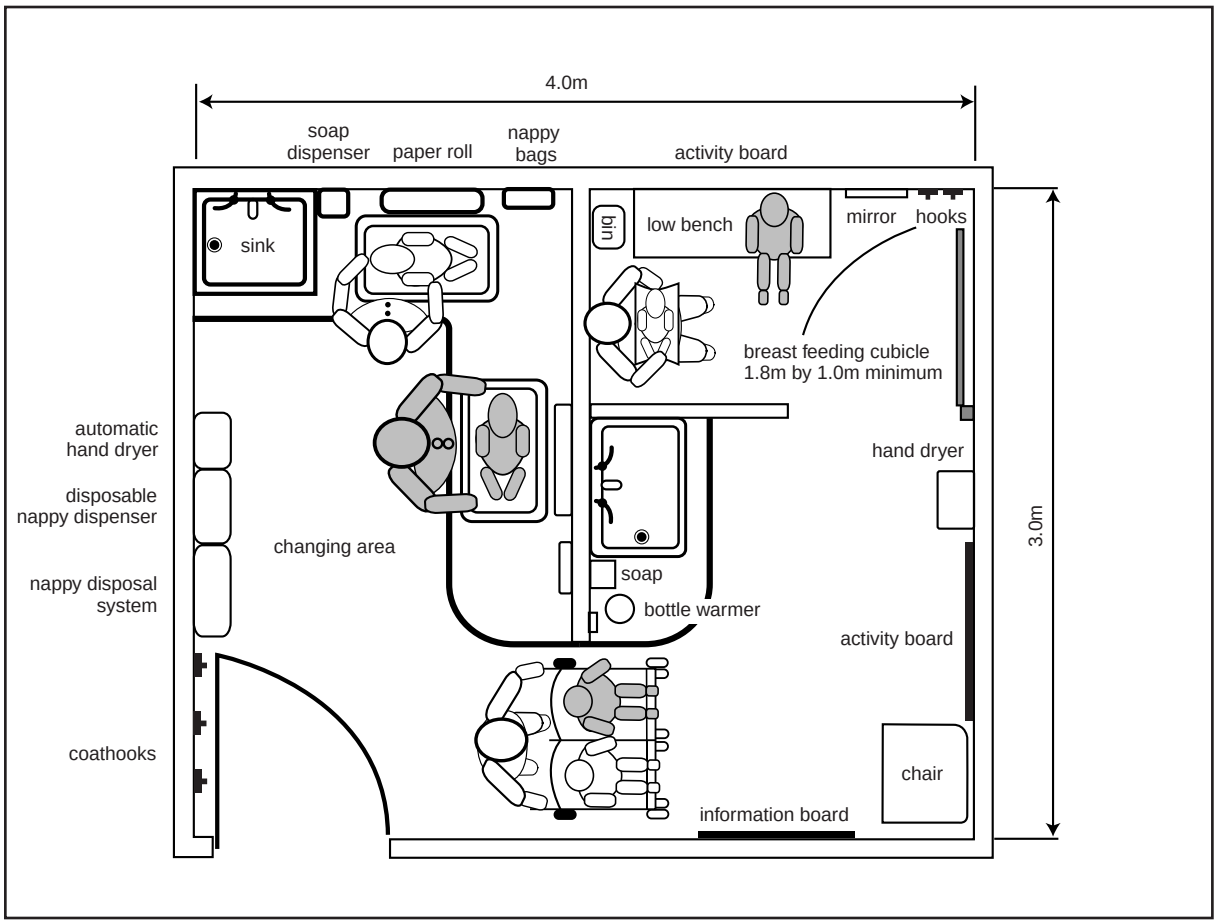


Fig.14 Baby changing and feeding facilities.

CHILDREN'S TOILETS

10.10 Where toilets are being provided it is important to consider the needs of young children for smaller and lower facilities. The following should be considered for inclusion in appropriate developments, especially where children are likely to use them (e.g. shopping centre). Fixtures and fittings for children should be smaller than for adults, easy to use and located at a suitable height. There is a need for smaller and lower toilets (305-355mm), lower level wash basins and hand driers (450-550mm high) to cater for young children. Toilets for small children may be situated separately to enable parents of either sex to accompany their children. Cubicles should be large enough to allow adults to accompany children and ensure both the safety of the children themselves and the avoidance of vandalism. Adult size equipment can also be made more accessible to children by the provision of steps or blocks. Drinking water could be provided. Facilities should be well maintained, cleaned regularly and supervised where feasible.

TOILETS IN SHOPPING DEVELOPMENTS

10.11 In shopping developments it is recommended that any large shop of 1,000m^2 (net) sales area or above should provide customer toilet facilities. Toilets can either be, within the shop or elsewhere as part of larger development scheme provided they are located in a convenient location close to main pedestrian areas and supervised.
The recommended level of provision for shops is related to their size as follows;

Net sales area 1-2,000m^2: 1 male, 1 female,

Net sales area 2-4,000m^2: 1 male cubicle plus 2 urinals, 2 female cubicles,

1 child cubicle thereafter in proportion to the area of shopping. (Female cubicles should be at least 900mm x 1,500mm to allow ease of access for pregnant women).

11. Sight & Sound

LIGHTING

11.1 Good lighting, whether daylight or artificial, allows clear identification - too little or too much lighting will cause problems, especially to those people with impaired vision.

11.2 Artificial lighting can be used to balance natural lighting where excessive contrast or glare occurs. A combination of general and localised lighting is better than high overall levels.

11.3 Controls and switches must be accessible and easy to operate. Large controls, such as whole plate switches are easy to recognise and use. Contrasting colours and clear labelling with a combination of raised text, Braille, and standard symbols will aid persons with impaired visibility. All switches should be positioned at an optimum height of 1000mm above floor level.

11.4 Windows should be positioned for maximum light and view with minimum glare. Detail windows and surrounds to reduce glare with blinds, curtains, or tinted glass.

11.5 Sills should be lowered to an optimum height of 750mm above floor level to allow a full view to a person using a wheelchair. Handles and locks should be placed at an optimum height of 1000mm above floor level.

11.6 In halls, meeting places: conference rooms, information areas and other appropriate places should be fitted with induction loops. This is an insulated cable laid around a listening area with a microphone or other input source such as a TV or loop amplifier. The loop sets up a magnetic field so that a person using a hearing aid with a pick-up coil can receive sound without loss or distortion caused through bad acoustics or extraneous noise.

12. Parking Facilities

12.1 Adequate parking facilities are of major importance to people with disabilities. It is important to provide suitable parking spaces, especially in developments that will be for public use, such as parks, cinemas, theatres, public halls, churches etc. Special places for people with children, designed to a similar standard, are also to be encouraged.

12.2 These drawings indicate the preferred layout for parking facilities for people with disabilities, and these will be sought by the Council in all new developments. (See Fig. 15 below).

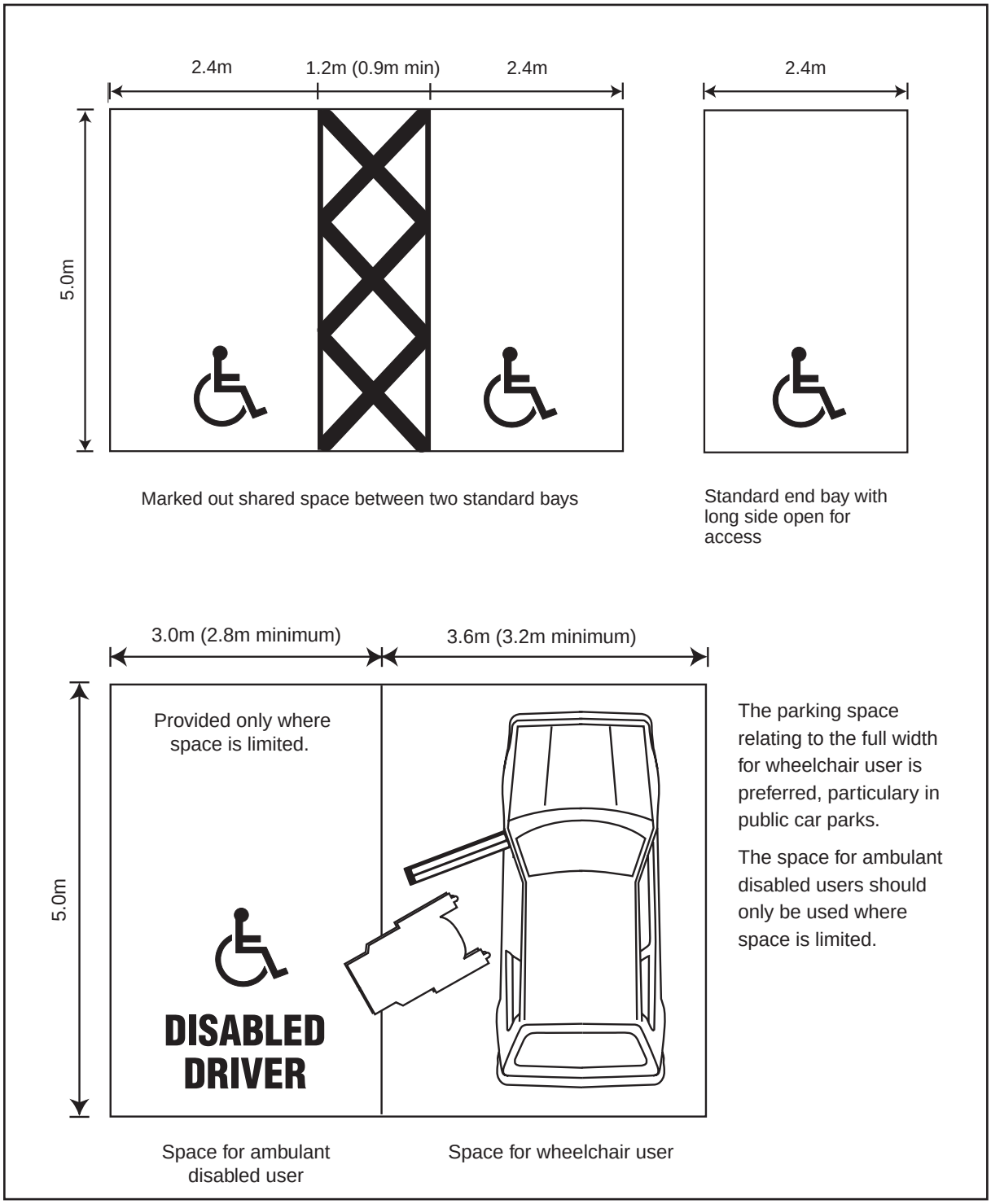


Fig.15 Preferred layout of parking facilities for people with disabilities

12.3 All entrances to car parks with reserved spaces for disabled drivers should be clearly signposted to this effect and there should be clear direction signs for reaching the reserved areas. Each parking space should be marked at both high level and on the ground with an orange badge symbol and reserved for the use of people with disabilities. In car parks with 20 or more spaces, 5% of the spaces, subject to a minimum of 2 spaces should be allocated to parking for disabled drivers. All such spaces should be as close as possible to the main entrance of the building (or destination point) and provide an additional area for cars to set down and pick up disabled visitors.

12.4 Each parking bay should be at least 3m wide, but preferably 3.6m wide (see Fig.15 on previous page). This allows for a transfer zone for wheelchair users. Dropped kerbs or ramps should be provided in these areas, and on the way to the destination point. A minimum width of at least 900mm is also required for wheelchair access between the car parking area and the destination.

12.5 As well as providing parking for people with disabilities, developers may, in appropriate locations wish to provide special parking spaces for use by parents with children. These should be of a similar standard to those reserved for people with disabilities, but should not be provided at their expense. Providing adequate parking for people with disabilities should always take priority.
All parking spaces should, wherever possible be linked to the final destination by a well defined pedestrian route. This is especially important for the two types of special user identified above.
For detailed guidance on parking requirements see Merton's SPG entitled 'Transport Planning'.

13. Lifetime Homes Standards

13.1 Many people are restricted in their choice of home because they have specific requirements which means an ordinary home is not accessible to them. Homes built to lifetime homes standards are designed to allow people to meet their changing needs throughout their lifetime. These are homes that are suitable for people at all stages of their life, they are safer and more convenient to live in whether old or young, able bodied or disabled. Lifetime homes standards should be applied to the building of new homes but existing homes could be modernised to include these features.
Lifetime homes are effectively standard homes that are designed to meet changing needs of occupiers throughout their lifetime, because people's ability to manage at home changes over time (this could be unexpectedly or with age). A home built to Lifetime homes standards will be easier and cheaper to adapt to the occupiers needs when necessary. (See Fig. 16 on page 24). By applying these standards at the development stage it will mean that the home is more convenient to use for all people and will be easier to adapt the house to meet the needs of the occupier later on. In some circumstances it might mean that rather than having to move, the occupier can continue to remain in their home or maintain independence within and outside the home.

OUTSIDE A LIFETIME HOME

13.2 Adequate parking facilities are of major importance to people with disabilities, to enable access to homes or public buildings. It is important to provide suitable parking spaces. Where car parking is adjacent to the home the general provision for a car parking space is 2400mm width.
If an additional 900mm width is not provided at the outset, it should be capable of enlargement to attain a width of 3300mm. If parking adjacent to the home is not possible, the distance from the parking to the home should be minimised.
The approach to an entrance should be level or gently sloping with a minimum width of 900mm and a gradient no steeper than 1 in 20.

If site constraints necessitate an approach steeper than 1 in 20, 1:12 is permissible on an individual slope of less than 5m or 1:15 if it is between 5-10m. In such cases a ramped approach should be provided with top, bottom and intermediate flat landings of not less than 1200mm excluding the swing of doors.

13.3 ENTRANCE TO LIFETIME HOMES

- Entrances should be covered and illuminated and have a level access over the threshold (where unavoidable an upstand not exceeding 15mm is permitted). If for any reason it takes time to get indoors a covered entrance can provide shelter and convenience when entering the house. This can make access to the home much easier and safer for everyone.

- The width of entrances should accord with the Access Committee for England's standards and should be no less than 800mm.

- Communal Stairs in blocks of flats should provide easy access. They should have a uniform rise of no more than 170mm, and uniform going of 250mm. Handrails should extend 300mm beyond top and bottom step. Handrail height 900mm from each nosing.

- If the homes are reached by a lift, the lift should be wheelchair accessible (applying these standards will also be helpful to those with small children who may be using pushchairs or prams). Wheelchair accessible lifts should meet the following standards, landing of at least 1500mm x 1500mm in front of its entrance. Doors should have a clear opening width of at least 800mm, the internal dimensions of the lift should be a minimum of 1100mm x1400mm. The control panel should have tactile controls and voice and visual indication of the floor reached if it serves more than 3 floors. The control panel should be a minimum height of 900mm and not more than 1200mm and 400mm from the lift's internal front wall.

13.4 INTERNAL DESIGN OF LIFETIME HOMES

- Dining areas and living rooms should have enough space for a turning wheelchair this will require a turning circle of 1500mm diameter or 1700x1400mm eclipse.

- Ground floor corridors must be 900mm wide when approaching a door which opens towards the user there must be 300mm between the leading edge of the door and any other obstruction.

- Any obstructions should leave a minimum width of 750mm and should not obstruct doors, however ease of circulation will be enhanced if obstructions can be recessed.

- There should be a wheelchair accessible entrance level WC, with drainage and service provision enabling a shower to be fitted at any time. The clear usable space between the front of the WC bowl and the opposite wall/door should be a minimum of 750mm. The distance from the central line of the cistern and the adjoining wall should be a minimum of 450mm. Where oblique access is provided, there should be a minimum of 250mm to the side of the door. The WC door will need to open out ward.

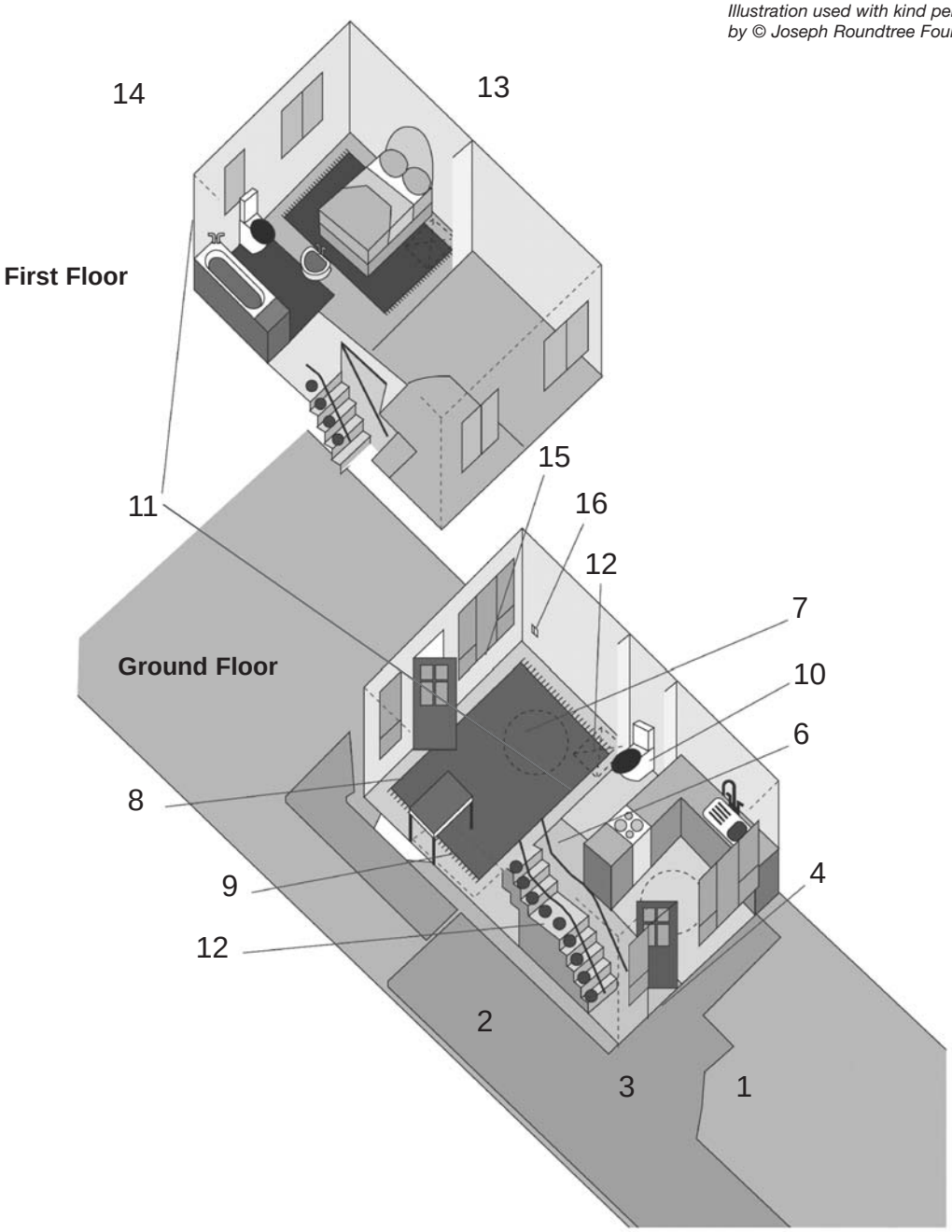
- In dwellings with three or more bedrooms the WC must be fully accessible. A wheelchair user must be able to close the door from within the closet and achieve side transfer from a wheelchair to at least one side of the WC. There must be at least 1100mm clear space from the front of the WC bowl.

- Walls in bathroom should be capable of taking adaptations such as handrails.

- The living room should be at entrance level.

- In two or more storey houses there should be sufficient space on the ground floor which could be used as a bedspace.

Illustration used with kind permission by © Joseph Roundtree Foundation



Edwin Trotter Associates

1. Parking Space capable of widening to 3300 mm.
2. Distance from the car parking space kept to a minimum.
3. Level or gently sloping approach to the Lifetime Home.
4. Accessible threshold - covered and lit.
5. Standard 5 on lifts and communal stairs applies only to flats.
6. Width of doors and hall allow wheelchair access.
7. Turning circles for wheelchair in ground-floor living rooms.
8. Living room (or family room) at entrance level.
9. Identified space for a temporary entrance level bed.
10. Accessible entrance level WC plus opportunity for shower later.
11. Walls able to take adaptions.
12. Identified space for future house lift to bedroom.
13. Easy route for a hoist from bedroom to bathroom.
14. Bathroom planned to give side access to WC and bath.
15. Low window sills.
16. Socket, controls, etc., at a convenient height.

Fig.16 Lifetime Home Standards.

- Bathroom and bedroom ceilings should be strong enough to support a hoist.

- The internal design of the house should allow for the future provision of a stairlift, and a space for a through the floor lift from ground to first floor.

- The bathroom should have a layout that is designed to incorporate ease of access probably from a side approach, to bath and WC, and the washbasin.

- Window sills should be no higher than 800mm (except in exceptional circumstances such as kitchens).

- Switches, socket, ventilation and service controls should be at a height usable by all (between 450mm and 1200mm from the floor).

(Fig. 16 on the opposite page, indicates how a home can include lifetime home standards).

Further Information on Lifetime homes can be obtained from:

THE JOSEPH ROWNTREE FOUNDATION,
THE HOMESTEAD, 40 WATER END, YORK,
NORTH YORKSHIRE Y030 6WP.
TEL: 01904 629241 FAX: 01904 620072

WHEELCHAIR ACCOMMODATION

13.5 Accessible housing is of vital importance to the rights of those with a disability and the Council will seek through negotiation to secure an element of housing that is accessible to people with physical disabilities in new residential developments.
For further guidance on what the requirements are for wheelchair accessible accommodation please refer to 'Guidelines for Accessible Accommodation' produced by the London Borough of Merton Housing and Social Services Department.

14. Additional References

British Standards Institution Codes of Practise

BS 5619 - 1978 Design and Housing for the Convenience of Disabled People

BS 5576 - 1979 Specification for powered stairlifts

BS 5810 - 1979 Access for the Disabled to Buildings

BS 6440 - 1983 Power Lifting Platforms for use by Disabled Persons

BS 6440 - 1983 Powered Lifting Platforms for use by disabled persons

BS 8820 - 1987 Guide to the Security of Buildings Against Crime

BS 5588 - 1988 Means of Escape for Disabled People

BS 7594 - 1993 Audio Frequency Induction Loop Systems

Easy Access to Historic Properties English Heritage 1995

Lifetime Homes Joseph Rowntree Foundation 1996

Lifetime Homes Improvements Joseph Rowntree Foundation 1996

Designing For The Disabled Selwyn Goldsmith RIBA (1997)

Designing for Accessibility- An Introductory Guide Centre for Accessible Environments Andrew Lacey 1999

Guidelines for Accessible Accommodation London Borough of Merton Housing and Social Services Department 1999

Access to ATMs Robert Feeney Centre for Accessible Environments (1999)

Sign Design Guide Peter Barker & June Fraser JMU Access Partnership (2000)

Access Fact Sheet CEH 1984

Access For Disabled People: Design Guidance Notes for Developers CEH 1985

Arts For Everyone CEH & Carnegie UK Trust 1985

Providing For Disabled Visitors ETB and Holiday Care Service 1985

Providing For People with Impaired Vision Partially Sighted Society 1985

Designing for People with Sensory Impairments Access Ctte for England 1985

Providing for People with a Mobility Handicap Inst Highways and Transport 1986

Good Loo Design Guide Stephen Thorpe CEH (1988)

Access In The High Street Centre on Environment for the Handicapped CEH 1981

Designing With Care: for the Intl Year of Disabled Persons United Nations 1981

A Handbook of Housing for Disabled People LHCG 2nd Ed. 1980

Made to Measure Cheshire County Council Dept of Architecture 2nd Ed. 1980

Housing Design Sheets Stephen Thorpe CEH 1985

House Adaptations for People with Physical Disabilities HMSO 1988

CEH Seminar Reports:

Designing Bathrooms for Disabled People 1985

Adapting kitchens for Disabled People 1985

Stairlifts and Home Lifts for Disabled People 1984

House Adaptations for Paraplegics 1984

Housing Associations and House Adaptations for Disabled People 1983

2/74 DoE - Mobility Housing

2/75 DoE - Wheelchair Housing

15. Useful Websites

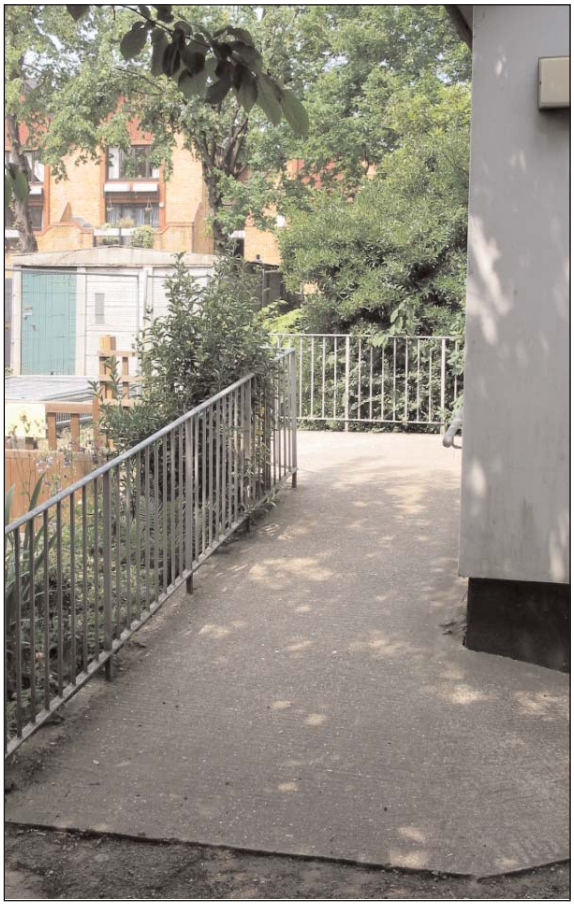
The Joseph Rowntree Foundation
www.jrf.org.uk/

Centre for Accessible Environments
www.cae.org.uk/

The Building Research Establishment
www.bre.co.uk/

(Above) 150 The Broadway, Wimbledon.

(Below) Holy Trinity Church, The Broadway, Wimbledon.



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Bengali

যদি আপনার নিজের ভাষায় লেখা আরও তথ্য চান তাহলে দয়া করে আমাদের সঙ্গে যোগাযোগ করুন, তলার বক্ সে আমাদের ঠিকানা রয়েছে

Chinese

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請按低端方格內提供的地址与我們聯系。

French

Pour tout renseignement complémentaire dans votre propre langue, veuillez nous contacter à l'adresse figurant dans l'encadré du bas.

Gujarati

જો તમને તમારી પોતાની ભાષામાં વધારે માહિતી જોઈતી હોય, તો કૃપા કરીને નીચે અંતમાં આપેલા ખાનામાં દર્શાવેલા સરનામે અમારો સંપર્ક કરો.

Panjabi

ਜੇਕਰ ਤੁਸੀਂ ਪੰਜਾਬੀ ਵਿਚ ਹੋਰ ਜਾਣਕਾਰੀ ਲੈਣੀ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕ੍ਰਿਪਾ ਕਰਕੇ ਹੇਠ ਲਿਖੇ ਖਾਨੇ ਵਿਚ ਦਿੱਤੇ ਪਤੇ 'ਤੇ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।

Somali

Hadii aad u baahan tahay faahfaahin intaa kabadan oo ku soobsan afkaaka hooyo ama Af Somali fadlan lana soo xiira cinwaanka hoos ku qoran.

Spanish

Si usted desea mas informacion en su propia lengua, por favor contactenos en la direccion al pie del formato.

Tamil

உங்கள் மொழியில் மேலதிக தகவலைப் பெற விரும்பினால், அடியிலுள்ள பெட்டிக்குள் தரப்பட்டுள்ள விலாசத்தில் எம்முடன் தொடர்பு கொள்ளுங்கள்.

Urdu

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ہم سے اس پتہ پر رابطہ قائم کریں جو کہ نیچے کے بکس میں درج ہے۔

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