



1 Ground Floor DAC
1 : 100

Total area extension:
297m2

Legend DAC Floor Plans:

- 1800mm Wheelchair turning space
- Accessible Entrance/Exit
- 'A' Designated Entrance
- Protected Guarding with low level cane detection in accordance with TGD M
- 50 - 65mm permanent Contrast Material in accordance with TGD M clause 1.1.3.5
- Door minimum clear opening width

- = Existing Accommodation
- = Existing Walls
- = Proposed Walls

NOTES

limitation of responsibilities
this drawing is not to be scaled.
the scope of the architects work is limited to the production of drawings and information leading to the commencement of work on site.
the architects are not responsible for the administration of the contract nor the quality of work on site.
decisions that are essential to the implementation of the construction on site are to be at the sole risk and discretion of the contractor and no responsibility is taken in contract or tort for any such decision.
the accuracy of 'as built' information is reliant upon the quality and completeness of the information provided by the main contractor.

- BUILDINGS OTHER THAN DWELLINGS**
- 1. ACCESS ROUTES:**
- Where an access route is provided:
- (a) Projecting features, which may present hazards, should be avoided to reduce the risks to people with vision impairment. However, if they are unavoidable, hazard protection should be provided if objects project more than 100 mm into an access route and their lower front edge is more than 300 mm above the ground. A window or door in general use should not open out onto these routes within a height of 2100 mm above floor or ground level. Where such hazards are unavoidable, the area should be protected by guarding, planting or other suitable barrier incorporating low level cane detection (refer to Diagrams 1 and 2);
 - (b) The minimum headroom provided should be 2100 mm. The underside of stairs, ramps or similar features that restrict headroom below this level should be enclosed.
 - (c) Tapping rails or low level kerbs should be avoided beneath free-standing stairs as they can be a tripping hazard;
 - (d) Street furniture, such as lighting columns, signposts, litter bins, seats, etc, shall be located at or beyond the boundaries of the access route;
 - (e) Low level posts e.g. bollards should not be located within an access route. Wherever bollards are provided they should contrast visually with their background (refer to 1.6.4) and should be at least 1000 mm high. Bollards should not be linked with chains.
 - (f) The danger of inadvertently walking into a vehicular route should be minimised by providing a separate pedestrian route. Otherwise, tactile paving should be used to provide warning and guidance for people with vision impairment (refer to 1.1.4);
 - (g) The access route should be clearly identifiable and well lit. Where this is provided by artificial light it should achieve a minimum illuminance of 20 lux on level and gently sloped access routes, with a minimum illuminance of 100 lux on ramps or steps, measured at ramp, tread and landing level. Signage should be provided where necessary (refer to 1.6.3);
 - (h) Drainage gratings shall be positioned beyond the boundaries of the access route. Where this is not feasible they shall be flush with the surrounding surface.
 - (i) Dashed channels shall not be incorporated within an access route.
 - (j) The surface shall be firm, reasonably smooth and durable. Materials such as loose pebbles shall not be used;
 - (k) The surface shall be slip resistant, especially when wet. Refer to BS 8300:2009 Annex E;
 - (l) The frictional characteristics of the surface materials used along the access route shall be similar to prevent tripping and falling at interfaces between different materials.

- 2. HANDRAILS ON ACCESS ROUTES:**
- Where handrails are provided on a ramped or stepped access route:
- (a) The vertical height to the top of the upper handrail from the pitch line of the surface of a flight should be between 900 mm and 1000 mm and from the surface of a landing should be between 900 mm and 1100 mm (refer to Diagram 6). Where a second handrail on stairs is provided for children or those of short stature the vertical height to the top of a second lower handrail from the pitch line of the surface of a flight should be between 600 mm and 700 mm;
 - (b) Where there are two or more flights separated by a landing or landings, the handrails should be continuous across flights and landings, except where broken by side access routes on landings;
 - (c) Where the handrail is not continuous the handrail should extend at least 300 mm beyond the top and bottom of a ramped approach and the top and bottom risers of a stepped approach, and terminate in a closed end which does not project into a route of travel. Handrails should be terminated in such a way that reduces the risk of clothing being caught;
 - (d) The background against which the handrails are seen should contrast visually without being highly reflective (refer to 1.6.4);
 - (e) The profile should be either circular with diameter of between 40 mm to 50 mm or oval with a width of 50 mm (refer to Diagram 7);
 - (f) Handrails should not protrude more than 100 mm into the surface width of the access route where this would impinge on the stair width requirement of TGD 5 - Methods of Measurement;
 - (g) There should be a clearance of at least 50 mm to 60 mm between the handrail and any adjacent wall surface (refer to Diagram 7);
 - (h) There should be a clearance of at least 50 mm between a cranked support and the underside of the handrail (refer to Diagram 7). The handrail support should meet the handrail centrally on its underside;
 - (i) The handrails inner face should be located no more than 50 mm beyond the surface width of the access route (refer to Diagram 7);
 - (j) Handrail fixings should be designed to meet the loading recommendations of I.S. EN 1991-1-1: 2002.

- 4. ON-SITE CAR PARKING:**
- One designated accessible parking is to be provided either outside or within a building.

- 5. ON-SITE SETTING DOWN AREAS:**
- Where a setting down area is provided:
- (a) It should be easily located. If necessary, signage should be provided, (refer to 1.6.3);
 - (b) It should be located on firm and level ground as close as practicable to the accessible entrance(s) and should not form an obstruction to through traffic;
 - (c) An access route in accordance with 1.1.3 should lead from the setting down area to an accessible entrance;
 - (d) The surface of the access route alongside the setting down area should be level with the carriageway at that point to facilitate wheelchair users. Otherwise dropped kerbs should be provided.

- 6. ACCESSIBLE ENTRANCES:**
- Where an accessible entrance is provided:
- (a) It should be easily identified among the other elements of the building under all lighting conditions, shadow or strong sunlight e.g. by lighting and/or visual contrast (refer to 1.6.4). Glare and reflection from lighting or materials should be avoided as it is confusing for those with vision impairment (refer to 1.6.5);
 - (b) A level landing at least 1800 mm x 1800 mm clear of any door or gate swing should be provided immediately in front of the entrance;
 - (c) The surface of the landing should not impede the movement of wheelchairs or other mobility aids;
 - (d) The threshold should be level, i.e. with maximum height of 15mm with exposed edges chamfered or pencil rounded.
 - (e) Any door entry system should be accessible to people with a wide range of abilities. Particular attention should be paid to the needs of people with hearing, vision, speech or mobility impairment including wheelchair users. Refer to the NDA publication 'Guidelines for Public Access Terminals Accessibility';
 - (f) Any structural supports at the entrance should not present a hazard for people with vision impairment;
 - (g) Internal floor surfaces adjacent to the threshold should not impede the movement of wheelchairs or other mobility aids;
 - (h) Changes in floor materials adjacent to the threshold should not create a potential trip hazard, and
 - (i) Where mat wells are provided, the surface of the mat should be level with the surface of the adjacent floor finish and the material should be firm.

- 7. ACCESSIBLE ENTRANCE DOOR:**
- Where an accessible entrance door is provided:
- (a) It should have an effective clear width (refer to Diagram 10) through a single door or at least one leaf of a double door as set out in Table 3 below;
 - (b) Door handles should be located at a height of between 800 mm and 1050mm (900 mm preferred) above finished floor level. Where a pull handle is provided the available grip zone of the pull handle should be between 700mm (min) to 1000 mm (max) above finished floor level. The top end of the pull handle should be 1300 mm (min) above floor level;
 - (c) Where possible, unless for reasons of security, entrance and lobby door leaves and side panels wider than 450 mm should have vision panels towards the leading edge of the door. The minimum vertical zone of visibility should be between 500 mm and 1500 mm from the floor. If a door has multiple viewing panels, the minimum zone of visibility should not be interrupted by opaque areas that obstruct more than 350 mm of the vertical height of the zone. Where the minimum zone of visibility is interrupted, there should be a vision panel at both the top and bottom of the zone.
 - (d) It can be a manual or power-operated door in accordance with 1.2.4.1 to 1.2.4.4 respectively

- 8. ACCESSIBLE GLASS DOORS:**
- Where accessible glass doors are provided:
- (a) The door should be clearly defined with permanent manifestation on the glass, within two zones, from 850 mm to 1000 mm and from 1400 mm to 1600 mm above the floor, contrasting visually with the background seen through the glass (from inside and outside) in all lighting conditions (refer to 1.6.5). The edges of a glass door should also be apparent when the door is open (refer to 1.6.4);
 - (b) If the manifestation takes the form of a logo or sign, it should be at least 150 mm high (repeated if on a glazed screen) or at least 50 mm high if it takes the form of a decorative feature such as broken lines or continuous bands;
 - (c) If a glass door is adjacent to, or is incorporated within, a fully glazed wall or glazed screen, the door and wall or screen should be clearly differentiated from one another, with the door being more prominent e.g. the door may be framed on both sides and on the top by an opaque high-contrast strip at least 25 mm wide.
 - (d) The door, where it is capable of being held open, should be protected by guarding to prevent the leading edge constituting a hazard. Further guidance on the design of glazed doors is given in BS 6262:2005

- 9. ACCESSIBLE MANUAL DOORS:**
- Where accessible manual doors are provided:
- (a) When measured from the leading edge of the door, the opening force should be not more than 30N from 0°(the door in the closed position) to 30°open, and not more than 22.5N from 30° to 60°degrees of the opening cycle;
 - (b) There should be an unobstructed space of at least 300 mm between the leading edge of a single leaf door (when it opens towards you) and a return wall, unless the door is opened by remote automatic control;
 - (c) Where fitted with a latch, the door opening furniture should be operable with one hand, without the need to grab and twist (i.e. using a closed fist) e.g. a lever handle.
 - (d) All door opening furniture should contrast visually with the surface of the door to assist those with vision impairment (refer to 1.6.4).