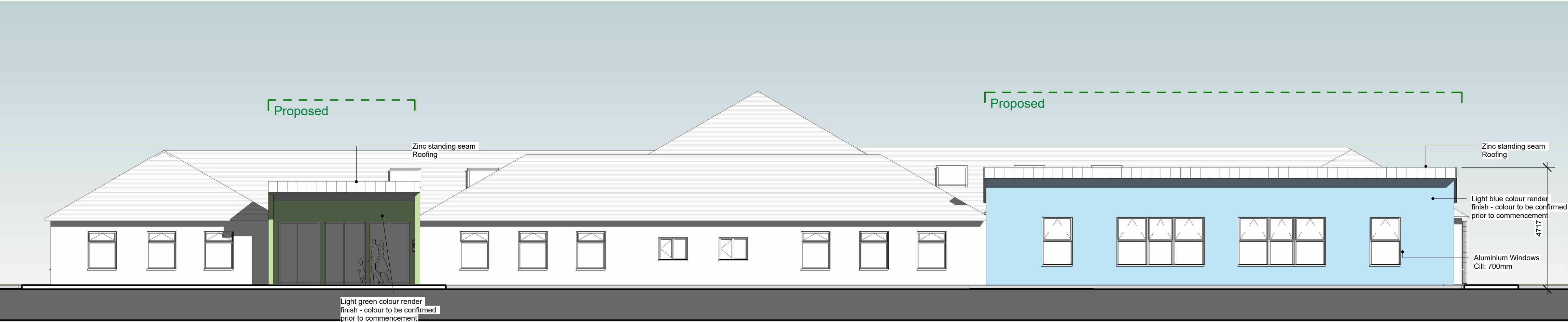
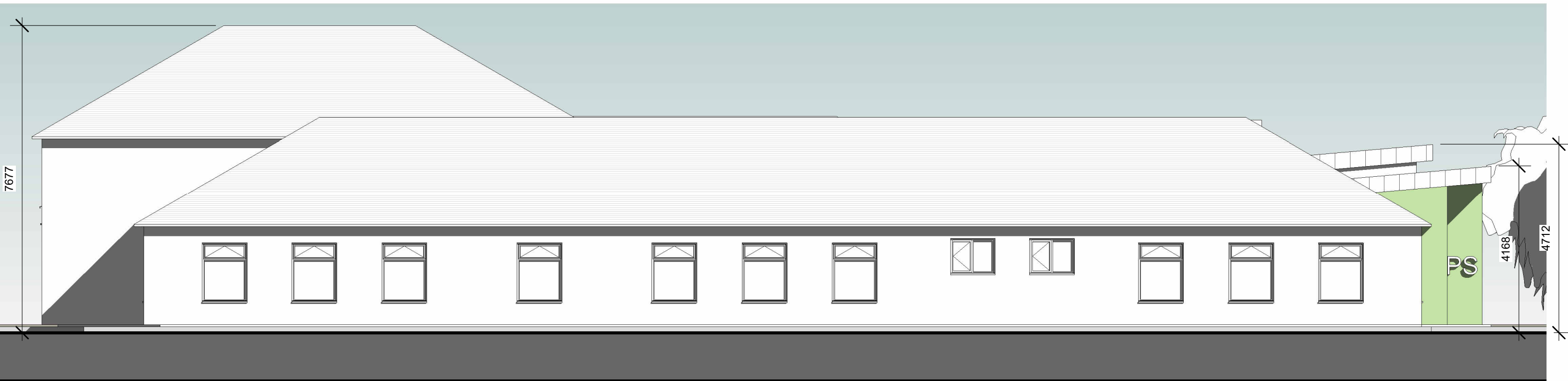




Elevation North

1 : 100



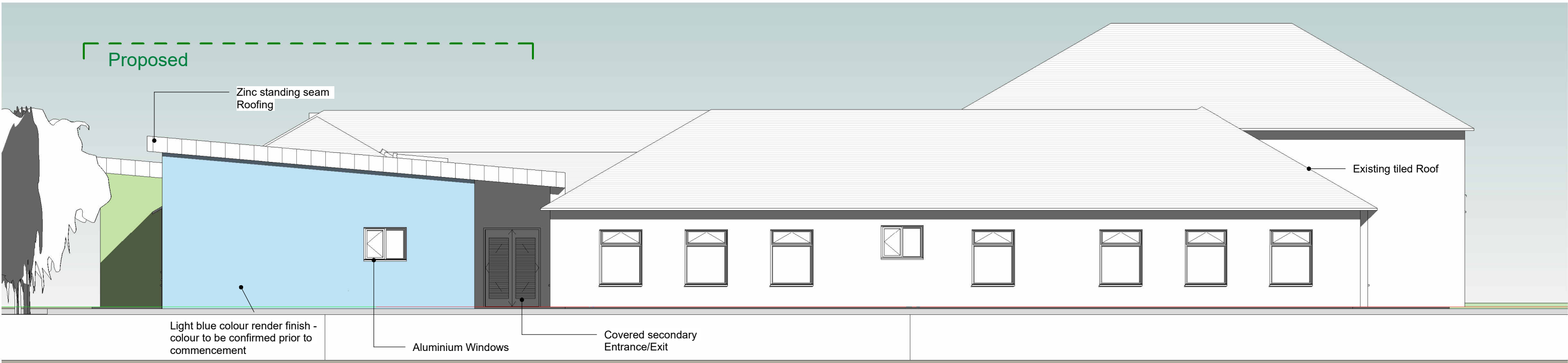
Elevation East

1 : 100



Elevation South

1 : 100



Elevation West

1 : 100

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.

13. INTERNAL DOORS:

Where internal doors are provided to wheelchair accessible areas:

- (a) The opening force when measured from the leading edge of the door, 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. Doors that have a requirement to self-close for reasons of fire and smoke control, privacy, acoustics or energy control, should have closing devices fitted and adjusted so that the opening forces are well below the limits set above, consistent with the door functioning as intended. Care should be taken to ensure that controlled door closing devices allow the door to open to provide the required effective clear width;
- (b) The effective clear width through a single leaf door or one leaf of a double leaf door should be in accordance with Table 3 and Diagram 10;
- (c) There should be an unobstructed space of at least 300 mm, on the pull side of the door between the leading edge of the door (when it opens towards you) and a return wall, unless the door is opened by remote automatic control or it provides access to a standard hotel bedroom or ensuite, standard cubicle, enlarged cubicle, cubicles for ambulant disabled people, changing places toilet, storage or maintenance area. In the case of a changing places toilet the unobstructed space should be at least 600 mm on the pull side of the door between the leading edge of the door (when it opens towards you) and a return wall, unless the door is opened by remote automatic control.
- (d) 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 finished floor level. Where fitted with a latch, the door opening furniture should be operable with the closed fist of one hand or an elbow e.g. a lever handle;
- (e) All door opening furniture should contrast visually with the surface of the door (refer to 1.6.4);
- (f) The door, door frames or architrave should contrast visually with the surrounding wall (refer to 1.6.4);
- (g) The surface of the leading edge of any door that is not self-closing, or is likely to be held open, should contrast visually with the other door surfaces and its surroundings so it does not create a hazard (refer to 1.6.4);
- (h) Where possible, unless for reasons of security or privacy, door leaves and side panels wider than 450 mm should have vision panels towards the leading edge of the door whose vertical dimensions include at least the minimum zone or zones of visibility 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. Refer to Section 1.2.4 and Diagram 10.
- (i) Frameless glass doors or fully glazed framed doors with a narrow stile, should comply with 1.2.4.1;
- (j) A low energy powered swing door system should comply with 1.2.4.4;
- (k) Refer to TGD B for the direction of opening on doors on escape routes.

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- (i) Frameless glass doors or fully glazed framed doors with a narrow stile, should comply with 1.2.4.1;
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- (k) Refer to TGD B for the direction of opening on doors on escape routes.

17. SANITARY FACILITIES:

Where accessible sanitary facilities are provided:

- (a) Accessible sanitary facilities should be located in a convenient and accessible part of the building. Refer to 1.1 to 1.3 for approach, access and circulation routes;
- (b) Accessible sanitary facilities should be clearly identifiable.
- (c) Any bath, shower or washbasin tap should be either controlled automatically or be capable of being operated using a closed fist e.g. by lever action;
- (d) Any door handles and other ironmongery should comply with the requirements for internal doors in 1.3.3.2. Where fitted with a latch, the door opening furniture should be capable of being operated with one hand using a closed fist e.g. a lever handle. All door opening furniture should contrast visually with the surface of the door (refer to 1.6.4);
- (e) Doors to accessible sanitary facilities should be fitted with light action privacy bolts so that they can be operated by people with limited dexterity. Where doors to accessible sanitary facilities are required to self-close, they should meet the provisions of 1.3.3.2(a);
- (f) It is preferable to have outward opening doors (or sliding doors) to accessible sanitary facilities. If inward opening doors are used, the size should be increased to ensure that the swing of the inward opening door does not encroach into the wheelchair turning space/activity space or transfer area;
- (g) Outward opening doors should be fitted with a horizontal pull rail fixed to the inside face and should not project into a major access route or an escape route (refer to 1.3.3.3(g));
- (h) Doors to accessible sanitary facilities should have an emergency release mechanism e.g. lifting off hinges.
- (i) Doors to accessible sanitary facilities should comply with the guidance on internal doors in 1.3 however although the effective door width should be as wide as possible 1.3.3.2 (b) and (c) do not apply to standard cubicles or cubicles for ambulant disabled people;
- (j) The fire alarm should emit a visual and audible signal;
- (k) The emergency assistance alarm system (where required, refer to Diagrams 15a, 15b, 16, 21, 22, 23, 24, 25, 26, 27(a), 27(b) and 27(c)) should have (i) A pull cord reachable from a wheelchair and the WC, the shower or bath, or from the floor if someone has fallen, in some cases two pull cords may be required (refer to 1.5.7(e)); (ii) Visual and audible indicators to confirm that an emergency call has been activated; (iii) A reset control reachable from a wheelchair and the WC, in case a false alarm is raised; (iv) A warning signal that is distinguishable visually and audibly from the fire alarm; (v) A visual and audible indicator should be provided outside the room where it can be easily seen and heard by people able to give assistance and also at a central control point;
- (l) All lighting controls should comply with the guidance for switches and controls (refer to 1.5.7);
- (m) The general lighting level in sanitary facilities should be between 200 to 300 lux measured at floor level (refer to 1.6.5);
- (n) Any heat emitters should either be screened or have their exposed surfaces kept at a temperature below 43° Celsius;
- (o) The floor surfaces should be firm, level and slip resistant when wet and dry. Guidance on slip resistance is given on BS 8300:2009 Annex E;
- (p) The surface finish of sanitary fittings, grab rails and doors, should contrast visually with their background. There should also be a visual contrast between wall and floor finishes (refer to 1.6.4);
- (q) A shelf should be provided for a bag, a briefcase or other personal belongings. Two clothes hooks should be provided, one at a level of 1050 mm and 1400 mm above floor level.
- (r) Accessible sanitary facilities should not be located in a way that compromises the privacy of users. However, the provision of lockers to accessible sanitary facilities should be avoided where possible as lobby doors may create barriers to easy movement;
- (s) The WC pan should conform to I.S. EN 997:2003 in terms of key dimensions, in order to accommodate the use of variable height toilet seat risers.
- (t) A colostomy changing surface should be provided in all accessible WCs. Where high/low level cisterns are used (incorporating a rail with a padded back rest) a separate colostomy changing shelf 125 mm to 150 mm deep x 400 mm wide (min), with its surface 950 mm (max) above floor level should be provided. Where a flat topped close-coupled cistern is used the flat topped cistern should be adequate to provide a colostomy changing surface for standing users without the extra requirement for a separate shelf;
- (u) The activation of a manual flush mechanism should be clearly visible, easy to use and require little strength and no fine hand movements. TGD G should be referred to for guidance on efficient use of water for flushing. Spatula-shaped WC flush handles are suitable for people with a wide range of abilities and can be activated with an elbow or fist;
- (v) Where automatic flushing is provided it should be clearly indicated;
- (w) Where the activator for the flush mechanism is to one side, it should be positioned on the open or transfer side of the WC, ensuring it can be reached by a person who has transferred back into a wheelchair;
- (x) The wall construction and fixings used to support grab rails should be capable of resisting the load exerted by users when pulling themselves to a standing or upright position.