



Development Name:

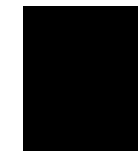
Specification ID:

**Checklist IDP - Inclusive design principles necessary to provide access and usability to amenities recognised under Was 1, Was 3 and Hea 3**

Inclusive access and usability requirement	Specifications and dimensions to meet requirement	Applicability		Tick
		Typology	Issue	
<p>The following guidelines are drawn from BS 8300:2009, BS 5709:2006, BS 1703:2005, Approved Documents Part M and H</p>				
<p>1) The distance of the inclusive access route, taken as the route between the closest external entrance door and the external amenity (the waste storage space, composting facility or private space for which mandatory elements or credits are being awarded), must be kept to a minimum and be level or gently sloping. In all cases, the inclusive access route towards the waste storage/composting facility/private space must be from the closest external entrance door and be direct and the shortest possible.</p>	<p>Pathways making up any part of the inclusive access route must preferably be level (no gradient exceeding 1:60 and/or no crossfall exceeding 1:40) or gently sloping. Where topography prevents this, a 'gently sloping' pathway must be provided. Maximum gradients permitted dependent on the distance are given below:</p> <p>1:12 on an individual slope up to 2 metres;                      1:13 on an individual slope up to 3 metres;                      1:14 on an individual slope up to 4 metres;                      1:15 on an individual slope up to 5 metres;                      1:16 on an individual slope up to 6 metres;                      1:17 on an individual slope up to 7 metres;                      1:18 on an individual slope up to 8 metres;                      1:19 on an individual slope up to 9 metres;                      1:20 on an individual slope of 10 metres, or more than 10 m*</p> <p>*Providing there are top, bottom and intermediate landings of not less than 1.2 m excluding the swing of doors and gates for each 10 metre length of slope.</p> <p>Steps specified in accordance with section 6 of Approved Document Part M are only acceptable on an alternative/secondary route, this secondary route being in addition to the inclusive access route provided to the amenity. Where any part of the inclusive access route is gently sloping (with maximum gradients as set out above), a secondary</p>	<p>All forms of dwelling – For dwellings with individual entrance doors, an inclusive access route must be provided from the closest entrance door to each amenity (regardless of whether this is a principal or secondary entrance). For blocks of dwellings with communal entrances, this requirement applies to the closest communal entrance door to each amenity (regardless of whether this is a principal or secondary entrance). For walk-up or basement flats with individual external entrances, this</p>	<p>Was 1, Was 3, Hea 3</p>	



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	<p>stepped approach in accordance with section 6 of Approved Document M must also be provided.</p> <p>Note: All dwellings, regardless of site topography, must meet this requirement. Allowance is given for walk-up and basement flats below.</p>	requirement applies from the closest external entrance door of the flat to the amenity, regardless of whether the entrance is principal or secondary. In this situation, external stairs are permitted provided they comply with criterion 8.		
<p>2) The inclusive access route from the closest external entrance door must not exceed:</p> <p>a) 50 m walking distance to the private space.</p> <p>b) 30 m walking distance to composting facilities.</p>	As a principal aim, both private space and composting facilities must be as close to the dwelling or block as possible. Please note that to comply with Part H of the Building Regulations, storage areas for waste containers and chutes should be sited so that the distance householders are required to carry refuse does not usually exceed 30 m. It is not the role of the Code assessor to confirm this.	All forms of dwelling – as above.	Hea 3	
<p>3) Any pathways making up part of the inclusive access route must be made of a suitable surface. Those within the curtilage of an individual dwelling must have a minimum width of 900 mm. Communal paths must have a minimum width of 1200 mm.</p>	Suitable surfaces must be firm, slip-resistant and reasonably smooth, and must contrast visually against adjacent surfaces. Surfaces in accordance with section 6 of Approved Document Part M can achieve this requirement.	All forms of dwelling.	Was 1, Was 3 Hea 3	
<p>4) Waste containers must be sited on a suitable surface.</p>	As above.	All forms of dwelling.	Was 1	
<p>5) There must be space for turning a wheelchair at the amenity.</p>	A turning circle of 1500 mm diameter or a 1700 mm x 1400 mm ellipse is required. This area must be made of a surface in accordance with criterion 3 above.	All forms of dwelling.	Was 1, Was 3 Hea 3	

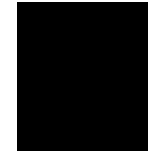


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6) The closest external entrance door to the amenity must:		All forms of dwelling. For dwellings with individual entrance doors, this requirement applies to the closest entrance door to each facility. For blocks of dwellings with communal entrances, this requirement applies to the closest communal entrance door to each amenity.	Was 1, Was 3 Hea 3	
a) Have level access over the threshold.	a) If raised, the threshold must be no higher than 15 mm and is to have as few upstands and slopes as practicable; any upstand in excess of 5 mm in height is to be chamfered.			
b) Have a clear opening width of at least 800 mm (including balcony and roof terrace entrances). The minimum clear opening width of any communal entrances along the inclusive access route must be at least 875 mm.	b) For details of how to measure the clear opening width of doors please see Figure 11 of BS 8300:2009.			
c) Be equipped with door opening furniture specified in accordance with section 6.4 of BS 8300:2009.	c) It must be possible to operate all door opening furniture with one hand, without the need to grasp or twist. Door opening furniture used in conjunction with locks and latches must have a lever action.			
7) Gates positioned along the inclusive access route must:		All forms of dwelling.	Was 1, Was 3, Hea 3	
a) Have level access over the threshold. b) Have a clear opening width of at least 900 mm.	a) As 6a above. b) As 6b above. Gates must not be spring loaded and must be operable from both sides. Note: Gates specified in accordance with Secured by Design will achieve requirement 7b by default.			
8) Any external stairs that form part of the inclusive access route from walk-up/basement flats to the amenity must provide easy access.	A stepped approach in accordance with section 6 of Approved Document Part M must be provided. The AD sets out the following requirements for a staircase: 1. Has flights whose unobstructed widths are at least 900 mm; 2. The rise of a flight between landings is not more than 1.8 m; 3. Has a top and bottom and, if necessary to comply with the AD, intermediate landings, each of whose lengths is not less than 900 mm; 4. Has steps with suitable tread nosing profiles (see Diagram 27 of	Walk-up or basement flats (providing accommodation above or below the ground floor of the building and with an individual external entrance accessed by external	Was 1, Was 3, Hea 3	



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	<p>Approved Document Part M) and the rise of each step is uniform and between 75 mm and 150 mm;</p> <p>5. The going of each step is not less than 280 mm, which for tapered treads, must be measured at a point 270 mm from the 'inside' or the tread; and</p> <p>6. Where the flight comprises three or more risers, there is a suitable continuous handrail on at least one side of the flight. A suitable handrail should have a grippable profile; be between 850 mm and 1000 mm above the pitch line of the flight; and extend 300 mm beyond the top and bottom nosings.</p>	steps).		
<p>9) Communal waste storage and composting facilities must be provided with:</p> <p>a) Signs and information specified in accordance with section 9.2 of BS 8300:2009.</p> <p>b) Lighting specified in accordance with section 9.4 of BS 8300:2009 with adequately controlled</p>	<p>a) Visual signs must be provided at the communal waste storage and composting facility giving instructions on how to use the facility (identifying different waste types, collection times etc). Signs must comprise simple words, clearly separated from one another, in short sentences. A sans serif typeface with an x height of at least 15 mm to 25 mm (lower case letter height) to capital height must be used. Any symbols or pictograms used on visual signs must be at least 100 mm in overall height. Letters, symbols and pictograms must contrast visually with the signboard. Signboards must contrast visually with their backgrounds.</p> <p>b) Artificial lighting systems should be designed to maintain a level of illumination that is suitable for blind and partially sighted people and is compatible with electronic and radio frequency installations. Where artificial lighting is provided, it should use high frequency electronic ballasts to avoid any perception of flicker. Space lighting must meet the requirements of the Ene 6 Issue (capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit Watt and controlled by push button time switches/PIR sensors or equivalent).</p>	All forms of dwelling – communal bin stores/composting facilities only.	Was 1, Was 3	



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dedicated energy efficient fittings.				
10) Switches, sockets and service controls must be at a height usable by all.	Any switches, sockets or service controls situated along the inclusive access route or at the amenity must be located so that they are easily reachable and between 450 mm and 1200 mm from the floor.	All forms of dwelling.	Was 1, Was 3, Hea 3	
11) Refuse hoppers** must be located at a height usable by all.  ** A fitting into which refuse is placed and from which it passes into a chute or directly into a refuse container. The fitting consists of a fixed frame and hood unit and a hinged or pivoted combined door and receiving unit, as defined in British Standard 1703 (British Standards Institution, 2005).	Hoppers must be fixed at a height of 750 mm, measured from floor level to the lower edge of the inlet opening.	All forms of dwelling.	Was 1	