

BS 8300-2:2018



BSI Standards Publication

Design of an accessible and inclusive built environment

Part 2: Buildings — Code of practice

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Contents

	Page
Foreword	vi
Introduction	1
1 Scope	2
2 Normative references	2
3 Terms and definitions	4
4 Integrating inclusive design principles into the development process	7
4.1 Inclusive design strategy	8
<i>Table 1 — Inclusive design strategy</i>	9
4.2 Design and access statements	9
4.3 Access strategy	10
5 Strategic site and building layout	10
5.1 Site planning and position of buildings and other features	10
5.2 Navigation, orientation and way-finding	11
6 Arriving at a destination and parking	13
7 Access routes to and within buildings	13
7.1 General	13
7.2 Protection from hazards projecting from a building	13
8 Entering a building	13
8.1 Entrances	13
8.2 Entrance doors and lobbies	14
<i>Figure 1 — Minimum dimensions of lobbies with single leaf doors</i>	18
8.3 External and internal doors (including lobby doors)	19
<i>Table 2 — Effective clear widths of doors</i>	19
<i>Figure 2 — Effective clear width through a doorway</i>	20
<i>Figure 3 — Example of door location and side clearance on the pull side</i>	21
<i>Figure 4 — Minimum zone of visibility and examples of acceptable vision panel configurations</i>	23
8.4 Door fittings	24
<i>Figure 5 — Location of door opening and closing furniture</i>	25
<i>Figure 6 — Examples of lever furniture showing key dimensions</i>	27
8.5 Access control systems	29
8.6 Entrance and reception areas	30
<i>Figure 7 — Minimum dimensions of an interview room</i>	32
9 Horizontal movement	33
9.1 Corridors and passageways	33
<i>Figure 8 — Dimensions and space allowances for corridors</i>	34
9.2 Doors fitted with controlled door closing devices	36
10 Vertical movement	38
10.1 Steps and stairs	38
10.2 Ramps and slopes	40
<i>Table 3 — Maximum permissible relationship between going, gradient and rise of ramps</i>	42
10.3 Handrails to ramped and stepped access	44
10.4 Hazard protection beneath stairs and ramps	46
10.5 Lifting appliances	47
<i>Table 4 — Minimum dimensions of a lift car with a single entrance or two opposite entrances</i>	48
10.6 Escalators and moving walks	51
11 Surface finishes	52
11.1 Visual characteristics	52
11.2 Materials and acoustic design	53

11.3	Floor surfaces	53
11.4	Wall surfaces	54
11.5	Glazed walls and screens	54
12	Signs and information	55
12.1	Provision of signs and information	55
	<i>Figure 9 — Standard public information symbols</i>	57
12.2	Location and design of signs and information	57
12.3	Visual signs	58
	<i>Table 5 — Text x-heights for different types of sign</i>	58
12.4	Tactile and Braille signs and symbols	59
	<i>Figure 10 — Location of Braille messages on a tactile signboard</i>	60
12.5	Complementary audible information	60
13	Audible communication systems	60
13.1	Public address and other communication systems	60
13.2	Assistive listening systems	61
13.3	Induction loop systems	61
13.4	Infrared systems	62
13.5	Radio and Wi-Fi systems	63
13.6	Inductive couplers	64
13.7	Alarm/alerting systems	64
14	Lighting	65
14.1	General principles of lighting	65
14.2	Avoiding glare and shadows	65
14.3	Colour rendering	66
14.4	Illumination for lip reading	66
15	Facilities in buildings	66
15.1	Seating in general waiting areas	66
	<i>Figure 11 — Space needed to allow access by people using crutches</i>	68
	<i>Figure 12 — Spaces for wheelchair users in a general seating layout</i>	69
15.2	Storage facilities	70
	<i>Figure 13 — Access to storage from the front when seated</i>	71
	<i>Figure 14 — Access to shelves from the side</i>	72
15.3	ATMs and other coin and card operated devices	73
15.4	User interfaces with touch screens	74
15.5	Windows and window controls	74
15.6	Public telephones and internet booths	76
	<i>Figure 15 — Height of telephone controls for wheelchair users</i>	77
	<i>Figure 16 — Key features of a telephone booth for wheelchair users</i>	78
	<i>Figure 17 — Tactile telephone symbol</i>	78
15.7	Building services (outlets, switches and controls)	79
	<i>Figure 18 — Heights to the centre of outlets, switches and controls</i>	80
	<i>Figure 19 — Distance of outlets, switches and controls from the corner of a room</i>	81
15.8	Assistance dog toilets/spending areas	81
16	Counters and reception desks	81
16.1	Location and access for visitors and customers	82
16.2	Space in front of a counter or reception desk	82
	<i>Figure 20 — Access on customer side of a counter or desk</i>	82
16.3	Counter and reception desk dimensions for visitors/customers	82
	<i>Figure 21 — Key dimensions of counters and reception desks</i>	83
	<i>Figure 22 — Space dimensions for counters allowing access for two wheelchair users</i>	84

16.4	Space below a counter or desk	84
16.5	Profile of work surface	85
16.6	Communication	85
16.7	Acoustics	85
16.8	Permanent or temporary control barriers for queuing	85
16.9	Space for secure and private transactions	86
17	Audience and spectator facilities	86
17.1	Provision of seating	86
	<i>Table 6 — Provision of accessible viewing in audience seating</i>	87
17.2	Provision of wheelchair spaces in audience seating	87
17.3	Access to audience seating	87
	<i>Figure 23 — Sight lines for unfixed seating on a level floor</i>	88
17.4	Raked floors	88
	<i>Figure 24 — Example of locations of wheelchair spaces in a lecture theatre</i>	89
	<i>Figure 25 — Guarding to wheelchair spaces at changes of level on a raked floor</i>	90
	<i>Figure 26 — Maintaining sight lines with seating on a raked floor</i>	91
17.5	Ancillary equipment	91
	<i>Figure 27 — Lectern and associated equipment heights</i>	92
17.6	Lecture and conference facilities	92
	<i>Figure 28 — Recommended spaces between study tables/desks</i>	93
18	Sanitary accommodation	94
18.1	General	94
	<i>Figure 29 — Examples of techniques for independent transfer from a wheelchair to a WC</i>	95
18.2	Shower rooms and bathrooms	99
	<i>Figure 30 — En-suite shower room with corner WC for independent use</i>	100
	<i>Figure 31 — En-suite shower room for use with a ceiling mounted full room cover tracked hoist system for assisted use</i>	102
	<i>Figure 32 — En-suite bathroom with a ceiling mounted full room cover tracked hoist system for assisted use</i>	103
	<i>Figure 33 — Bathroom for independent use incorporating a corner WC layout</i>	105
	<i>Figure 34 — Bathroom for assisted use of a bath and peninsular WC</i>	106
	<i>Figure 35 — Grab rails where bath adjoins a wall, and transfer facilities</i>	107
	<i>Figure 36 — Bathroom allowing assisted use of the bath (and WC) using a mobile hoist operated by an assistant</i>	109
18.3	Changing and shower areas	110
	<i>Figure 37 — Self-contained changing area and accessories</i>	112
	<i>Figure 38 — Self-contained unisex shower room for independent use</i>	114
18.4	Accessible bath changing facilities	116
18.5	Toilet accommodation	116
	<i>Figure 39 — Unisex toilet for use by people with ambulant mobility impairments</i>	118
	<i>Figure 40 — Unisex accessible toilet with corner WC layout where other accessible toilet accommodation is available</i>	120
	<i>Figure 41 — Unisex accessible toilet with corner WC layout where only one toilet is provided within a building/unit</i>	121
	<i>Figure 42 — Heights of fixtures and fittings for toilets with corner WC layout</i>	122
	<i>Figure 43 — Location of independent mirrors, accessories and washbasins</i>	123
	<i>Figure 44 — Baby changing facilities in an enlarged unisex accessible toilet</i>	124
	<i>Figure 45 — Unisex accessible toilet with peninsular WC for assisted use</i>	125
	<i>Figure 46 — Accessible WC compartment for people with ambulant mobility impairments</i>	126

	<i>Figure 47 — Urinals accessible to wheelchair users and people with ambulant mobility impairments</i>	129
18.6	Changing Places toilets	131
	<i>Figure 48 — Example of fittings and accessories in a Changing Places toilet</i>	134
19	Individual rooms	135
19.1	Kitchen areas	135
	<i>Figure 49 — Kitchen and work surface layout in a kitchen for shared use (with dual height work surfaces)</i>	136
	<i>Figure 50 — Work surfaces and accessories</i>	137
	<i>Figure 51 — Layout of shared refreshment facility</i>	139
19.2	Accessible bedrooms	145
	<i>Figure 52 — Example of an accessible bedroom with en-suite sanitary facilities</i>	146
	<i>Figure 53 — Accessible en-suite shower room for people with ambulant mobility impairment</i>	147
	<i>Figure 54 — Examples of accessible bed layouts</i>	149
	<i>Figure 55 — Examples of wheelchair access to balconies</i>	152
19.3	Quiet spaces	154
20	Building types	155
20.1	General	155
20.2	Transport-related buildings	155
20.3	Industrial buildings	157
20.4	Administrative and commercial buildings	158
20.5	Health and welfare buildings	159
20.6	Refreshment buildings, including public houses, restaurants and cafes	159
20.7	Entertainment-related buildings	160
	<i>Figure 56 — Location of wheelchair spaces in front of a rear aisle</i>	161
	<i>Figure 57 — Location of wheelchair spaces at a service way</i>	162
20.8	Sports-related buildings	163
20.9	Religious buildings and crematoria	166
20.10	Educational, cultural and scientific buildings	167
20.11	Historic buildings	168
20.12	Travel accommodation and terminals	169
20.13	Shops, supermarkets and shopping malls	169
	<i>Table 7 — Self-service checkout facilities</i>	171
Annex A	(informative) Management and maintenance	173
Annex B	(informative) Using light reflectance values (LRVs) to assess visual contrast	175
	<i>Figure B.1 — Zones of good, acceptable and poor visual contrast in relation to the LRV of two adjacent surfaces</i>	176
	<i>Table B.1 — Light reflectance values associated with the BS 4800 range of colours</i>	177
Annex C	(informative) Slip potential characteristics of treads, ramp surfaces and floor finishes	179
Annex D	(informative) Induction loop systems	181
	<i>Table D.1 — Examples of where induction loop systems are used</i>	184
Annex E	(informative) Reach ranges	185
	<i>Table E.1 — Range of wheelchair-related dimensions</i>	186
	<i>Figure E.1 — Definitions of key wheelchair dimensions</i>	186
	<i>Figure E.2 — Minimum dimensions of kneehole profile</i>	187
	<i>Table E.2 — Dimensions associated with comfortable and extended reach ranges</i>	188
	<i>Figure E.3 — Reference planes, reach angles and definition of height/depth</i>	189
	<i>Table E.3 — Reach ranges associated with common activities</i>	190

	<i>Figure E.4 — Examples of applying reach range data to common activities</i>	191
Annex F	(informative) Guidance on the choice of hoists, associated slings and showering/ changing benches	192
Annex G	(informative) Space allowances for wheelchair manoeuvring	194
	<i>Table G.1 — Space required for a sample of self-propelled wheelchairs when stationary</i>	194
	<i>Table G.2 — Space required for a sample of electrically propelled wheelchairs when stationary</i>	195
	<i>Table G.3 — Space required for a sample of self-propelled and electric wheelchairs when stationary</i>	195
	<i>Table G.4 — Space required for a sample of attendant pushed wheelchairs when stationary</i>	195
	<i>Table G.5 — Space required for a sample of electric mobility scooters when stationary</i>	195
	<i>Figure G.1 — The manoeuvre and the space required for a 90° turn</i>	196
	<i>Table G.6 — Space required for users of self-propelled wheelchairs to turn through 90°</i>	196
	<i>Table G.7 — Space required for users of electrically propelled wheelchairs to turn through 90°</i>	196
	<i>Table G.8 — Space required for users of self-propelled and electrically propelled wheelchairs to turn through 90°</i>	197
	<i>Table G.9 — Space required for an attendant to turn a wheelchair through 90°</i>	197
	<i>Table G.10 — Space required for users of electric mobility scooters to turn through 90°</i>	197
	<i>Figure G.2 — The manoeuvre and the space required for a 180° turn</i>	198
	<i>Table G.11 — Space required for users of self-propelled wheelchairs to turn through 180°</i>	198
	<i>Table G.12 — Space required for users of electrically propelled wheelchairs to turn through 180°</i>	198
	<i>Table G.13 — Space required for users of self-propelled and electrically propelled wheelchairs to turn through 180°</i>	199
	<i>Table G.14 — Space required for an attendant to turn a wheelchair through 180°</i>	199
	<i>Table G.15 — Space required for a user to turn an electric mobility scooter through 180°</i>	199
Annex H	(informative) Space allowances for people passing on an access route	200
	<i>Figure H.1 — Space allowances for people on an access route</i>	200
	Bibliography	201
	Index	206

Summary of pages

This document comprises a front cover, and inside front cover, pages i to viii, pages 1 to 220, an inside back cover and a back cover.

Foreword

Publishing information

This part of BS 8300 is published by BSI Standards Limited, under licence from The British Standards Institution, and came into effect on 31 January 2018. It was prepared by Technical Committee B/559, *Access to buildings for disabled people*. A list of organizations represented on this committee can be obtained on request to its secretary.

Supersession

Together with BS 8300-1, this document supersedes BS 8300:2009+A1:2010, which is withdrawn.

Relationship with other publications

BS 8300 is published in the following parts:

- Part 1: *External environment – Code of practice*;
- Part 2: *Buildings – Code of practice*.

Information about this document

A full revision of BS 8300:2009+A1:2010 has been undertaken. The principal change overall is to split the document into two parts, as discussed below. The principal changes in respect of the buildings content are:

- addition of recommendations for inclusive design;
- updating of recommendations for assistive listening systems;
- revision of recommendations for counters and reception desks;
- revision of recommendations for shops and supermarkets;
- addition of recommendations for quiet spaces.

During the revision, some changes were required to consolidate the changes made in BS 8300:2009+A1:2010, and many others to incorporate changes thought necessary by the Technical Committee following consideration of comments submitted by the public, organizations of disabled people and built environment professionals. More fundamentally, changes in the content have been necessitated by the decision to restructure BS 8300 into two parts, one to cover buildings and one to cover the external built environment.

Following the precedent established by the first edition of BS 8300, the structure of the two new parts follows the logic of the “journey sequence”, starting with the new BS 8300-1 dealing with the wider external built environment, and BS 8300-2 dealing with the building itself. In the course of restructuring the document, the drafting panels have also taken the opportunity to update the guidance and recommendations in the light of current good practice, including a comprehensive introduction to inclusive design and its place in the wider design process, and to take into account the content of new or revised standards published since 2010.

BS 8300 no longer gives guidance on individual dwellings as this is now covered by BS 9266.

The provisions in BS 8300 are based on ergonomic research conducted in 1999. The Technical Committee responsible for BS 8300 is aware of changing requirements relating to the variety of mobility aids now available and the physical space needed to use such devices, as well as the implications of the increasing use of technology and new building construction methods. However,

at the time of publication of this edition of the standard, the committee does not know of any new ergonomic research on which to base changes to the space recommendations within the standard.

Many of the general access requirements of disabled children will be addressed by the recommendations in the standard. However, at the time of publication of this standard, the committee does not know of any ergonomic research that would justify any more specific recommendations being given. Detailed guidance on designing schools for disabled children and children with special educational needs is available in Building Bulletin 102 [1].

Since publication of the amended 2009 edition of BS 8300, the International Organization for Standardization (ISO) has published ISO 21542, which covers accessibility and usability of the built environment and is undergoing revision at the time of publication of this edition of BS 8300. Also, the European Commission has issued a mandate (Mandate 420) to European Standards bodies CEN and CENELEC to prepare a European Standard on accessibility requirements for public procurement in the built environment. The outcome of these processes will be taken into account in the next regular review of BS 8300.

Use of this document

As a code of practice, this British Standard takes the form of guidance and recommendations. It should not be quoted as if it were a specification and particular care should be taken to ensure that claims of compliance are not misleading.

Any user claiming compliance with this British Standard is expected to be able to justify any course of action that deviates from its recommendations.

The recommendations in this British Standard are accompanied by scene-setting commentary that places the recommendations in context for readers not familiar with the barriers experienced by disabled people when using the external environment and approaching buildings. In some instances, recommendations are quite specific; in others, they include dimensional ranges. Where dimensions and/or measurements are stated, they are subject to tolerances. Dimensional ranges are intended to provide designers with some flexibility of design solution.

Presentational conventions

The provisions of this standard are presented in roman (i.e. upright) type. Its recommendations are expressed in sentences in which the principal auxiliary verb is “should”.

Commentary, explanation and general informative material is presented in smaller italic type, and does not constitute a normative element.

Where words have alternative spellings, the preferred spelling of the Shorter Oxford English Dictionary is used (e.g. “organization” rather than “organisation”).

Web sites referred to in this standard were last viewed on 3 January 2018.

Contractual and legal considerations

This publication does not purport to include all the necessary provisions of a contract. Users are responsible for its correct application.

Compliance with a British Standard cannot confer immunity from legal obligations.

Particular attention is drawn to the following legislation:

- Equality Act 2010 [2];
- Building Regulations 2010 and subsequent amendments [3];
- Building (Amendment) (Wales) Regulations 2014 [4];

- Building (Scotland) Regulations 2004 and subsequent amendments [5];
- Building Regulations (Northern Ireland) 2012 and subsequent amendments [6];
- Regulatory Reform (Fire Safety) Order 2005 [7];
- Fire Safety (Scotland) Regulations 2006 [8];
- Fire Safety Regulations (Northern Ireland) 2010 [9].

Attention is also drawn to Article 9 in the UN Convention on the Rights of Persons with Disabilities, which states that appropriate measures should be taken to ensure that disabled people have access on an equal basis with others to the physical environment, transportation, information and communications, and to enable them to live independently and participate fully in all aspects of life.

Introduction

This British Standard explains how buildings, their approaches and immediate surroundings can be designed, built and managed to achieve an inclusive environment. It complements and is intended to be read in conjunction with the recommendations given in BS 8300-1.

The aim of this British Standard is to give built environment professionals the information they need at the outset of a project to achieve an accessible and inclusive environment and to anticipate and overcome any restrictions and barriers that prevent any user making full and independent use of the built environment. It recognizes that everyone wishes to use the built environment in different ways, for example as residents, visitors, spectators, customers, employees, holders of public office, or participants in sports events, performances and conferences. Everyone, including disabled and older people with particular access requirements, should be able to enter, use and leave a building easily, comfortably and independently, including being able to escape in the event of fire or other emergency.

Previous editions of BS 8300 have advised specifically on designing for disabled people. The new BS 8300-2 explains how to design, build and manage the built environment in a way that is inclusive. Designing to address and integrate the access requirements of all people, irrespective of their personal circumstances, as part of mainstream design, and thus achieve an inclusive environment, is always preferable to designating separate or specific features.

There will be situations where features that address a particular need, such as additional grab rails, touch legible signs and assistive listening systems, might be needed to enable easy use by a disabled person. Recommendations are given on these features. However, it is recognized that there are still areas (such as specific facilities that address the requirements of people of particular faiths) where further knowledge and expertise is needed. Efforts have been made to include reference to people's neurological requirements in this revision and extension of BS 8300; however, further work is required in this area.

It is advisable for the recommendations given in this standard to be applied at the earliest possible stage in the design process. It is also advisable for checks to be made before handover of a building to ensure that the recommended facilities have been correctly installed, and that arrangements for their continued maintenance are in place. Reference is made on occasions to ways in which management and maintenance can affect safe access and use of facilities. Good management is often vital and a prerequisite to making facilities work as they were intended. The beneficial effect of good management cannot be overemphasized.

Creating an accessible and inclusive environment is integral to the economic, social and environmental dimensions of sustainable development. Meeting the recommendations in BS 8300 can contribute to achieving sustainable development.

1 Scope

This part of BS 8300 gives recommendations for the design of buildings to accommodate users with the widest range of characteristics and capabilities. It applies to:

- a) external features of a building or group of buildings, such as entrances, outward opening doors and windows, where they affect external access routes; and

NOTE 1 The recommendations in this part of BS 8300 mainly cover access within buildings. The standard also makes reference to design of some environments which might be either internal or external, such as some transport-related buildings, but the main recommendations for design of external environments are given in BS 8300-1.

- b) interiors of buildings such as entrances and reception facilities, horizontal and vertical movement, and facilities in the building.

NOTE 2 The standard makes reference to egress in the event of fire or other emergency, but the main recommendations for means of escape are given in BS 9999 and BS 9991.

The recommendations given in this part of BS 8300 apply largely to new buildings, but can also be used when assessing the accessibility and usability of existing buildings and, where practicable, as a basis for their improvement. The extent to which the recommendations apply to listed and historic buildings is determined on a case-by-case basis.

This part of BS 8300 applies to a wide range of buildings such as:

- 1) transport buildings;
- 2) industrial buildings;
- 3) administrative and commercial buildings;
- 4) health and welfare buildings;
- 5) refreshment, entertainment and recreation buildings;
- 6) religious buildings and associated facilities;
- 7) educational, cultural and scientific buildings;
- 8) residential buildings (e.g. nursing, residential and care homes, student accommodation, common parts of blocks of flats);
- 9) temporary structures accessible to or usable by the general public.

This part of BS 8300 does not apply to individual dwellings, or to residential buildings that are designed specifically to meet the requirements of people with complex or multiple impairments.

NOTE 3 BS 9266 gives recommendations for the design of accessible and adaptable general needs housing, whether in the form of flats or individual houses.

NOTE 4 This part of BS 8300 does not give recommendations for management and maintenance in occupied buildings, but a list of issues to be considered is given in [Annex A](#).

2 Normative references

The following documents are referred to in the text in such a way that some or all of their content constitutes provisions of this document. For dated references, only the edition cited applies. For undated references, the latest edition of the referenced document (including any amendments) applies.

BS 3621, *Lock assemblies operated by key from both the inside and outside of the door*