

Design for Access 2: Detailed Response

0654: 1 Park Place, Manchester

Revision P1

06 October 2023

Executive Summary

The document accompanies an application for full Planning Permission, submitted to Manchester City Council (MCC) on behalf of Benjamin Property Ltd (the “Applicant”), for the development of land within the current address at 1 Park Place, Manchester, bound by the roads Park Place and Cheetham Hill Road, for residential and commercial use.

It assesses the scheme against the Design For Access 2 document (issued by Manchester City Council), which assesses the buildings level of accessibility.

EXTERNAL AREAS

1. Car Parking

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
1.1.0	On-Street Parking				
1.1.1	Designated parking bays on the highway for disabled people require a Traffic Regulation Order under the Traffic Regulation Act 1984.	n/a	n/a	n/a	The development proposes no accessible car parking bays on the public highway.
1.1.2	When parallel to the kerb, on-street designated parking bays should be 6600mm long and preferably 3600mm (minimum 2700mm) wide, as shown on diagram 1.1.	n/a	n/a	n/a	
1.1.3	When at an angle to the kerb, on-street designated parking bays should be 4200mm long and preferably 3600mm wide.	n/a	n/a	n/a	
1.1.4	The bay should be clearly marked with the word 'DISABLED' as well as being clearly signed with the Blue Badge symbol. The signing and lining associated with this type of bay must comply with the Traffic Signs Regulations and General Directions 2002.	n/a	n/a	n/a	
1.1.5	The pole sign should clearly say whether payment is required.	n/a	n/a	n/a	
1.1.6	A dropped kerb should be provided to permit convenient access from the parking bay onto the pavement.	n/a	n/a	n/a	
1.1.7	Accessible parking bays should be located on pedestrian access routes.	n/a	n/a	n/a	
1.2.0	Off Street Parking				
1.2.1	In pedestrianised areas, car parking for disabled people should be within 50 metres of the destination.	n/a	n/a	n/a	The development proposes no disabled car parking bays on the public highway.
1.2.2	Individual bays and spaces should be wide enough to allow wheelchair transfer to and from the vehicle. The bay dimensions should be 4800mm x 2400mm with a minimum 1200mm 'safety zone' around the bay to maintain access to both the sides and the rear of the vehicle.	n/a	n/a	n/a	
1.2.3	For economy of space, parking bays can be located side by side with a shared space of 1200mm between the two bays, as shown in diagram 1.2.	n/a	n/a	n/a	

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1.2.4	Where a covered area is involved, headroom should be no lower than 2600mm.	n/a	n/a	n/a	
1.2.5	The bays should be clearly marked with the Wheelchair Symbol on the surface as well as being clearly signed with the Blue Badge symbol.	n/a	n/a	n/a	
1.2.6	All designated parking bays for disabled people must be accessible from a safe independent pedestrian route.	n/a	n/a	n/a	
1.2.7	A dropped kerb should be provided to permit convenient access from the parking bay onto the pedestrian area.	n/a	n/a	n/a	
1.2.8	The surface of the parking space should be even and stable with any variation of surface profile not exceeding 5mm, that is, between paving, surface features and mix of different surfaces or finishes.	n/a	n/a	n/a	
1.2.9	Information, including payment terms, should be provided at the entrance to a car park to make it clear whether free parking is available to disabled motorists.	n/a	n/a	n/a	
1.2.10	The following ratio of accessible parking bays should be used for new developments: 1-10 bays must include 1 accessible bay 11-25 bays must include 2 accessible bays 26-50 bays must include 4 accessible bays 51-75 bays must include 8 accessible bays 76-100 bays must include 12 accessible bays 100+ parking bays must include 12% accessible bays.	n/a	n/a	n/a	
1.3.0	Multi-Storey Car Parks				
1.3.1	The design of multi-storey car parks should meet the technical requirements in the previous section 1.2: Off-Street Parking.	n/a	n/a	n/a	
1.3.2	The dimensions of an enclosed parking space should be 4200mm x 5700mm. Headroom should be no lower than 2600mm.	n/a	n/a	n/a	

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1.3.3	Car park entry and pay equipment should be capable of use without the driver leaving their vehicle, in terms of closeness of approach and simplicity of operation.	n/a	n/a	n/a	
1.3.4	Systems which rely only on intercoms should not be used.	n/a	n/a	n/a	
1.4.0	Garages, Secure and Enclosed Parking				
1.4.1	The access route should be level and preferably under cover.	n/a	n/a	n/a	
1.4.2	The dimensions of an enclosed parking space should be 4200mm x 5700mm. Headroom should be no lower than 2600mm.	n/a	n/a	n/a	
1.4.3	Where power-operated systems are fitted to the entrance to enclosed private parking or garages they should be remotely operable from inside a vehicle.	n/a	n/a	n/a	
1.5.0	Taxi Ranks				
1.5.1	Taxi ranks should have accessible seating, good lighting, shelter and directional and other signage.	n/a	n/a	n/a	
1.5.2	Taxi ranks should be well signed throughout the City, should be on safe pedestrian routes which include dropped kerbs and tactile surfaces and, if possible, should be near to a controlled crossing.	n/a	n/a	n/a	
1.5.3	Taxi ranks should be located so that passengers can board at the near side (not the driver's side) of the taxicab.	n/a	n/a	n/a	
1.5.4	Barriers or bollards should not be located near taxi ranks where they would obstruct the use of taxicab ramps.	n/a	n/a	n/a	

2. Pedestrian Crossings, Dropped Kerbs and Tactile Surfaces

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
2.1.1	Uncontrolled crossings should have tactile paving which is buff or a colour (other than red) which provides a contrast with the surrounding footway surface.	n/a	n/a	n/a	
2.1.2	Tactile paving one tile deep (400mm) should be provided on the approach to dropped kerbs to span the width of the crossing. When the pedestrian crossing is in line with the direction of pedestrian movement the number of tiles should increase to three in depth (1200mm). When the crossing is away from a junction the tactile paving should be two tiles deep (800mm). See diagram 2.1.	n/a	n/a	n/a	
2.1.3	Tactile paving should generally be installed to provide a perpendicular crossing point to the kerb edge. When the crossing point is askew, skewed tactiles can be used to direct pedestrians to the line of walk.	n/a	n/a	n/a	
2.1.4	Crossing points should be located on the pedestrian line of walk, even if this is across a radius kerb.	n/a	n/a	n/a	
2.1.5	Pedestrian crossing points on segregated cycle tracks should be provided with a corduroy hazard warning surface.	n/a	n/a	n/a	
2.2.0	Controlled Crossings				
2.2.1	Signalised controlled crossings should have visual and audible signals for pedestrians, with red tactile paving and a white kerb edge.	n/a	n/a	n/a	
2.2.2	For standard ‘L’ shaped tactiles the tail should extend to the back of the footway or for 5000mm. See diagram 2.2a.	n/a	n/a	n/a	
2.2.3	For ‘L’ shaped tactiles on askew crossing points, tactile paving at the kerb edge should be two tiles (800mm) deep. If the crossing is in line with the direction of pedestrian flow, tactile paving at the kerb edge should be three tiles deep. See diagram 2.2b.	n/a	n/a	n/a	
2.2.4	Controls should be set at a height of 900mm from ground level.	n/a	n/a	n/a	
2.3.0	Refuge Islands				

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
2.3.1	Diagram 2.3a shows a refuge island arrangement when the island width is less than 2000mm. This narrow refuge should only be used where the width of the carriageway does not permit the use of a wider refuge. There are three rows of tactile.	n/a	n/a	n/a	
2.3.2	Diagram 2.3b shows a refuge island arrangement when the island width is greater than 2000mm. There are two separate rows of tactile each 2 tiles deep.	n/a	n/a	n/a	
2.3.3	Diagram 2.3c shows a refuge island arrangement for a staggered crossing facility. There are two rows of tactiles, two tiles deep, at each crossing point, and guardrails around the island.	n/a	n/a	n/a	
2.4.0	Raised Crossings				
2.4.1	When raising the level of the carriageway to that of the footway, the resulting surface of the traffic calming feature should be flush with that of the footway. Care should be taken in the design, particularly at road junctions.	n/a	n/a	n/a	
2.4.2	The gradient of the ramps at each side of the hump or plateau should be maximum 1 in 12 (8%).	n/a	n/a	n/a	
2.4.3	Guard railing should be provided to ‘deflect’ pedestrians when the crossing point is not on the line of walk.	n/a	n/a	n/a	
2.4.4	Tactile arrangements should be as described in sections 2.1: Uncontrolled Crossings and 2.2: Controlled Crossings.	n/a	n/a	n/a	
2.4.5	See diagram 2.4 for details of raised crossings.	n/a	n/a	n/a	
2.5.0	Metrolink Crossings				
2.5.1	For street running sections, the pedestrian crossing points should be treated in the same way as for carriageways, that is, controlled or uncontrolled crossings, with appropriate tactile paving and dropped kerbs, should be provided.	n/a	n/a	n/a	
2.6.0	Dropped Kerbs				

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
2.6.1	All pedestrian crossings should have a dropped kerb and tactile paving.	n/a	n/a	n/a	
2.6.2	Dropped kerbs should have a maximum 6mm upstand. Detailed design prior to the installation of tactile paving is shown in diagram 2.6. These design details also apply to vehicular crossovers and vehicular accesses.	n/a	n/a	n/a	
2.6.3	Gullies should not be located in the highway channel at dropped crossing and gradients should be sufficient to avoid ponding of water at the crossing.	n/a	n/a	n/a	
2.6.4	Consideration should be given to measures to prevent the obstruction of dropped kerbs on uncontrolled crossings by parked vehicles.	n/a	n/a	n/a	
2.7.0	Tactile Surfaces				
2.7.1	The nationally recommended tactile surfaces should be used for platform edges, segregated shared cycle tracks, guidance paths and information.				Tbc by Landscape Architect
2.7.2	Where possible, pedestrians should be segregated from cyclists by a change in level on joint pedestrian/cycle routes.				Tbc by Landscape Architect
2.7.3	A corduroy hazard warning surface should be used to alert people of hazards for example, at steps, on level crossings and at the approach to on-street Metrolink platforms. Corduroy surfacing should also be used, on the cyclists' side, where a footway joins a segregated shared route for cyclists and pedestrians.				Tbc by Landscape Architect
2.7.4	The profiles and plans of blister and hazard warning tactile surfaces are shown in diagram 2.7.				Tbc by Landscape Architect

3. Footways, Pathways and Access Routes

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
3.1.0	Access Routes				
3.1.1	Access routes should have a firm and smooth surface.	Proposed access routes to be compliant			To be included within the Landscape Architecture specification
3.1.2	Access routes should either be level or have the shallowest possible gradient. Any access route that has a gradient of 1 in 20 (5%) or steeper should conform to the recommendations for ramped access in section 6: Ramps.	Proposed access routes are level where possible and contain no gradients greater than a 1:21 fall.			
3.1.3	The joints between paving units should be flush with the surface. If this is not feasible, the joints should be no wider than 10mm, so long as they are completely filled, and no wider than 5mm if recessed.	Paved external area to be compliant			To be included within the Landscape Architecture specification
3.1.4	With the exception of tactile paving and hazard warning, undulations in the surface of paving on an access route should not exceed 5mm under a 3000mm straight edge.	Paved external area to be compliant			To be included within the Landscape Architecture specification
3.1.5	Drainage gratings should be positioned beyond the boundaries of the access route. Where this is not possible the gratings should be set flush with the surrounding surface.	Paved external area to be compliant			To be included within the Landscape Architecture specification
3.1.6	Kerb edges and upstands of 100mm and above should be defined by colour and luminance contrast.	Proposed kerbs to be compliant			To be included within the Landscape Architecture specification
3.1.7	The cross fall gradient across an access route from building to pavement should not exceed 1 in 50 (2%) except when associated with a dropped kerb.	Main entrance areas to be compliant			To be included within the Landscape Architecture specification
3.1.8	Access routes should have a minimum unobstructed width of 2000mm, and 1800mm over a short distance to pass an obstruction, for example, a tree.	Access routes to be compliant			
3.1.9	Access routes in shopping areas and the City Centre should have a minimum width of 3500mm and 1800mm over a short distance to pass an obstruction, for example, a tree.	n/a	n/a	n/a	
3.1.10	Footway widths at bus stops should have a minimum width of 3000mm and 1800mm over a short distance to pass an obstruction, for example, a tree.	n/a	n/a	n/a	

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3.1.11	Access routes should not contain obstacles. Where an obstacle cannot be removed an alternative permanent route should be provided, where possible, and the obstacle should be identified with hazard warning. See section 4: Street Furniture.	n/a	n/a	n/a	
3.1.12	Where railings are provided they should have a lower rail set 100mm from the ground.	n/a	n/a	n/a	
3.1.13	Where there is no building line or railings, path edges should be defined with a 100mm upstand.				Tbc by Landscape Architect
3.1.14	The swing of entrance and exit doors and windows should not extend into an access route.	To be compliant.			
3.1.15	Headroom of at least 2500mm should be provided between any footway and the underside of any projection from walls, buildings, canopies, signs, tree branches, etc.	No projection over footways			3.5m headroom below protected entrance to community space.
3.1.16	Street signs should use clear text against a contrasting background. See section 24: Signs and Wayfinding.	n/a	n/a	n/a	
3.1.17	See diagram 3 for details of Footways, Pathways and Access Routes.	n/a	n/a	n/a	
3.2.1	Highway works and other authorised work on the highway must be provided with warning signs and barriers, in accordance with Chapter 8 of the Traffic Signs Manual published by the Department for Transport, and the accompanying Code of Practice 'Safety at Street Works and Road Works'.				Tbc by main contractor
3.2.2	Alternative safe crossings should be provided if existing dropped crossings are to be obstructed by the works.	Yes			Tbc by main contractor
3.2.3	Hoardings, scaffolding and skips on public highways must be licensed by the City Council. If these create an obstruction the license should state the alternative access arrangements.	Yes			Tbc by main contractor

4. Street Furniture

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
4.1.1	Formal approval is needed from the City Council to place seats and tables on the public highway outside coffee bars, restaurants, and licensed premises. These areas should be clearly demarcated to ensure that they do not obstruct access routes.	n/a	n/a	n/a	
4.1.2	For those instances where formal approval is not required the guidance in this section should be taken into account as best practice.	n/a	n/a	n/a	
4.1.3	A-boards and other temporary features placed on the public highway are illegal and will be removed.	n/a	n/a	n/a	
4.1.4	Temporary features which are placed on private forecourts, such as A-boards, paste tables, planters and market stalls, should be located so as not to obstruct access routes.	n/a	n/a	n/a	
4.1.5	Street furniture that cannot be removed from the footway, such as lighting columns, signposts, free standing advertisements, litter bins and seats, should be positioned in a zone not exceeding 275mm from the back of the footway or in a zone at the front of the footway starting 450mm from the kerb face. An obstacle-free route of minimum 1800mm should be retained.	All columns and posts will be located to comply.			
4.1.6	See diagram 4 for guidance on the location of street furniture.	n/a	n/a	n/a	
4.1.7	All street furniture should be clearly distinguishable from the background by careful choice of overall colour, or by the use of colour bands or clearly defined logos.	All proposed street furniture is of a colour contrasting from the surrounding paving.			To be included within the Landscape Architecture specification
4.1.8	Any posts or columns or other obstructions within a route should incorporate a band, 150mm deep, with its bottom edge 1500mm above ground level. The band should contrast in colour and luminance* with remainder of the post or column.	The detailed design and specification of posts/columns will comply.			To be included within the Landscape Architecture specification
4.1.9	Bollards should be at least 1000mm high and should not be linked with chains. Bollards also require a colour and luminance* contrast feature.	Proposed bollards to be compliant.			To be included within the Landscape Architecture specification
4.1.10	Obstructions within a route should be avoided. However, where this is not possible, a sett				Tbc by Landscape Architect

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
	paved textured surface should be placed around any obstacle or item of street furniture that cannot be removed from the line of walk, starting on the line of walk a minimum of 1000mm in front of the obstruction, and extending a minimum of 300mm to the side. Tree grilles are an acceptable alternative around trees, to a width of 1000mm.				
4.1.11	Hazard protection should be provided if an obstacle projects more than 100mm into a route and its lower edge is more than 300mm above the ground. Protection should take the form of a kerb or other solid barrier, which is colour and luminance* contrasted, and should not extend beyond the front edge of the object, nor be set back more than 100mm from its front edge.	n/a	n/a	n/a	
4.1.12	Spaces beneath steps, stairways and ramps should be blocked off and provided with a protective guard-rail, or with some other permanent feature, which is colour and luminance* contrasted, at least 900mm above ground level, to avoid collision with the underside.	n/a	n/a	n/a	

5. Seating

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
5.1.1	Frequent resting places should be provided, not more than 50 metres apart, in pedestrian areas and at transport interchanges.	n/a	n/a	n/a	
5.1.2	Seats should be located in safe, clearly visible and well lit areas.	n/a	n/a	n/a	
5.1.3	Seats should be positioned off the footway, and should allow an area of 400mm in front of the seat.	n/a	n/a	n/a	
5.1.4	A firm wheelchair parking area 900mm wide should be provided on both sides of seating.	n/a	n/a	n/a	
5.1.5	The seat level should be 475-500mm from the ground. If a number of seats are to be provided, then some of these should be at a higher level.	n/a	n/a	n/a	
5.1.6	Seat width should be 500mm. Include a back support and arm rests on both sides of the sitting position.	n/a	n/a	n/a	
5.1.7	The seat colour and luminance* should contrast with the background.	n/a	n/a	n/a	
5.1.8	Use materials which do not significantly retain heat or cold. For example, some metals or plastics would be inappropriate.	n/a	n/a	n/a	
5.1.9	When seating forms an obstruction a tactile warning surface should be incorporated, in accordance with section 4: Street Furniture, whilst maintaining smooth access.	n/a	n/a	n/a	

6. Ramps

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
6.1.1	The existence and location of a ramp should be clearly indicated.	External ramps to be clearly indicated			Tbc by Landscape Architect
6.1.2	The preferred surface width of a ramp is 1800mm minimum.	Ramps to be compliant			Tbc by Landscape Architect
6.1.3	Stepped ramps should not be used.	None proposed			
6.1.4	A ramp into or within a building should have a gradient not exceeding 1 in 20 (5%).	Ramps to be compliant			External ramps to be 1:21 and 1:40, Tbc by Landscape Architect
6.1.5	No individual flight of a ramp should have a going (or horizontal distance) of more than 10 metres, or a rise of more than 500mm.	Ramps to be compliant			Tbc by Landscape Architect
6.1.6	No series of ramps to a building should rise in total more than 2000mm. If the difference in height is more than 2000mm an alternative means of access, such as a lift, should be provided.	Ramps to be compliant			Tbc by Landscape Architect
6.1.7	The maximum surface cross-fall gradient of a ramp should be 1 in 50 (2%).	Ramps to be compliant			Tbc by Landscape Architect
6.1.8	Landings should be provided at the foot and head of a ramp and at intervals of no more than 10 metres.	Ramps to be compliant			Tbc by Landscape Architect
6.1.9	Landings should be at least the width of the ramp and a minimum of 1800mm x 1800mm, clear of any door swing or other obstruction.	Ramps to be compliant			Tbc by Landscape Architect
6.1.10	Handrails should be provided on both sides of all ramps. See section 9: Handrails.	Handrails provided on both sides of the ramps			Tbc by Landscape Architect
6.1.11	Surface materials should be smooth, easy to maintain and slip resistant*.	Ramps to be compliant			Tbc by Landscape Architect
6.1.12	The colour and luminance* of the ramp surface should contrast with that of the landings.	Ramps to be compliant			Tbc by Landscape Architect
6.1.13	Highlight the top and bottom of the ramp by use of colour and luminance* contrast.	Ramps to be compliant			Tbc by Landscape Architect
6.1.14	Where a ramp runs along the side of a building a kerbed upstand, at least 100mm high and differentiated by colour and luminance* contrast, should be provided on the open side.	Ramps to be compliant			Tbc by Landscape Architect
6.1.15	Good lighting should be provided, particularly at the top and bottom of the ramp. Avoid glare and cross-shadows, which can cause problems	Ramp lighting to be compliant			Tbc by Landscape Architect

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	in detecting the top and bottom of a ramp and changes in gradient. See section 25: Lighting.				
6.1.16	See diagram 6 for details of ramps.	n/a	n/a	n/a	

7. Footbridges

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
7.1.1	Access to footbridges should be by both ramps and steps whenever possible. See sections 6: Ramps and 8: External Steps.	n/a	n/a	n/a	
7.1.2	The ramps should not be less than 1800mm wide.	n/a	n/a	n/a	
7.1.3	Handrails should be provided to both sides of the steps and ramps. See section 9: Handrails.	n/a	n/a	n/a	
7.1.4	A central handrail should be provided when the width of steps or ramps exceeds 1800mm.	n/a	n/a	n/a	

8. External Steps

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
8.1.1	External steps should be protected from bad weather.	None are proposed			
8.1.2	Ramped steps should not be used.	None are proposed			
8.1.3	Steps which 'feather' into ramps should not be used, as changes of level are not easily detected.	None are proposed			
8.1.4	Isolated single steps should not be used.	None are proposed			
8.1.5	The unobstructed width of a stepped access route should be 1800mm minimum.	None are proposed			
8.1.6	No flight of steps should rise more than 1200mm.	None are proposed			
8.1.7	The rise of each step should be as close as possible to, but not less than, 150mm, and each rise within a flight, or series of flights, should be uniform.	None are proposed			
8.1.8	The tread depth for steps should be 280mm. Each tread within a flight should be uniform and slip resistant.	None are proposed			
8.1.9	A step should not overlap the one below. If an overlap is unavoidable, the nosing should not project over the tread below by more than 25mm.	None are proposed			
8.1.10	All nosings should be distinguished by contrasting colour and luminance*.	None are proposed			
8.1.11	There should be a level unobstructed landing of minimum 1800mm x 1800mm, clear of any door swing, at the top and bottom of each flight of steps.	None are proposed			
8.1.12	A colour and luminance* contrasted corduroy tactile warning surface should be incorporated into the landings at the top and bottom of the steps.	None are proposed			
8.1.13	Do not use open risers or tapered treads, including spiral and helical stairs.	None are proposed			
8.1.14	Do not use open recesses under steps.	None are proposed			

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8.1.15	A flight of steps that contains two or more risers should have a continuous handrail on both sides.	None are proposed			
8.1.16	If any stairway consists of two or more flights, separated by a landing or landings, each handrail should be continuous throughout the series of flights.	None are proposed			
8.1.17	Where the overall unobstructed width of steps is greater than 1800mm, an additional handrail or handrails should be provided to divide the flight into separate channels. No channel should have an unobstructed width of less than 1000mm or more than 1800mm. For further details about handrails, see section 9: Handrails.	None are proposed			
8.1.18	Steps should have strong, even lighting throughout. Avoid glare and cross-shadows, which can cause problems detecting changes in gradient.	None are proposed			
8.1.19	See diagram 8 for details of external steps. 1. All nosings should be identified by a contrasting colour and luminance. 2. Provide corduroy hazard warning at top and bottom. 3. Landings should be minimum 1800mm x 1800mm. 4. Open risers should not be used.	n/a	n/a	n/a	

9. Handrails (Ramps, Stairs and Steps)

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
9.1.1	Handrails should be provided to both sides of ramps, stairs and steps.	External ramps to be compliant			
9.1.2	A central handrail should be provided when the width of the ramp, stairs or steps exceeds 1800mm.	External ramps to be compliant			
9.1.3	Handrails should be fixed 1000mm above the surface of landings, 900mm above the surface of ramps and stair nosings, and not more than 100mm beyond the surface width of the ramp or stairs.	External ramps to be compliant			
9.1.4	Handrails should be continuous along ramps and stairs, and across landings and rest places.	External ramps to be compliant			
9.1.5	Handrails should extend 450mm beyond the start and finish of the ramp or stairs.	External ramps to be compliant			
9.1.6	Handrails should be turned down and terminated at the floor or ground level, or turned into the wall on the closed side of the ramp or stairs.	External ramps to be compliant			
9.1.7	Handrails should be smooth, free of studs and comfortable to grip. Handrails should not significantly retain heat or cold, for example, some metals or plastics would be inappropriate.	External ramps to be compliant			
9.1.8	Handrails should be finished to contrast in colour and luminance* with the surroundings.	External ramps to be compliant			
9.1.9	Handrails should be of a circular profile, 40mm-45mm in diameter, or an oval profile of 50mm width.	External ramps to be compliant			
9.1.10	Handrails should be fixed 60mm-75mm from any adjacent wall or surface.	External ramps to be compliant			
9.1.11	See diagram 9 for details of handrails.	n/a	n/a	n/a	

BUILDINGS (OTHER THAN DWELLINGS)

10.Doors

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
10.1.1	A single leaf external door should have a minimum clear opening of 1000mm. The effective clear opening should be free of projections such as door furniture.	Doors to be compliant			
10.1.2	Where there are double doors, at least one leaf should have a clear opening of not less than 1000mm. The effective clear opening should be free of projections such as door furniture.	Doors to be compliant			
10.1.3	Power operated sliding doors should be provided when possible.	Doors to be compliant			To be confirmed in the detailed design process.
10.1.4	Where there are revolving doors, there should also be an accessible side hung or sliding door, which is in regular use.	n/a	n/a	n/a	n/a
10.1.5	All outward opening doors should be recessed.	To be compliant			Bollard protection provided where necessary.
10.1.6	Protection from the weather should be provided at all non-powered entrance doors.	To be compliant			
10.1.7	Thresholds should be flush.	Yes			
10.1.8	See diagram 10.1 for details of external doors.	n/a	n/a	n/a	
10.2.0	Internal Doors				
10.2.1	A clear opening of at least 850mm should be provided. Doors to accessible toilets and to baby changing facilities should have a minimum clear opening of 900mm. The effective clear opening should be free of projections such as door furniture.		Accessible toilets to comply with M4(3) for wheelchairs users and be 850mm wide		All entrance doors to accessible apartments and communal areas to have a minimum clear opening of 850mm.
10.2.2	At the leading edge of a door to an accessible area, a clear wall space of at least 450mm should be provided.		All leading edges to comply with M4(3) for wheelchairs users and be 300mm minimum. Some will be greater.		Communal areas hold open or powered doors are proposed to be developed during in the specification.
10.2.3	See diagram 10.2 for details of internal doors.	n/a	n/a	n/a	

11.Design and Fitting of Doors and Entry System

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
11.1.1	All main entrance doors and doors on circulation routes should be automatically activated with sensors.	Main entrance doors and circulation routes between the lift core and reception to be automatically activated.			
11.1.2	Where possible, doors should have a two-way swing.				To be specified in the detailed design process.
11.1.3	Where possible, doors should be hung to the same side and open in the same direction in communal and circulation areas.		Aspiration for doors to open in the same direction in communal and circulation areas, except where swing direction is led by fire strategy.		
11.1.4	Doors should have a closing force not exceeding 20 Newtons*, that is, they should open and close with a light touch.	All internal doors and publicly used entrance and exit doors to be compliant.			To be specified in the detailed design process.
11.1.5	Where doors form part of a building’s security, fire protection or energy management systems, any ‘hold open’ devices should be fixed at the top rather than the bottom of the door.	All internal doors with hold open devices shall be top fixed.			To be specified in the detailed design process.
11.1.6	Door furniture should contrast with the door and the door itself should contrast with its surround.	Circulation doors to be compliant.			To be specified in the detailed design process.
11.1.7	A kicking plate 250mm in height should be fitted to both sides of the door.	Circulation and front doors to be compliant.			To be specified in the detailed design process.
11.1.8	A vision panel of minimum width 150mm should be fitted to all doors to provide a viewing area, except where privacy is needed (to toilets, changing rooms or counselling rooms for example). The base of the vision panel should be no higher than 500mm above floor level, and should extend to a minimum height of 1500mm. Beading around the vision panel should be flush with the door.	All internal circulation routes to have doors with compliant vision panels.			To be specified in the detailed design process.
11.1.9	Fully glazed doors should be highlighted with permanent contrasting strips or continuous features at heights of 1000mm and 1500mm above ground level. The leading edge of the door should be colour and luminance* contrasted.	Fully glazed doors to be compliant.			To be specified in the detailed design process.
11.1.10	Glazing in doors should be safety glass. Where they are capable of being held open, glass doors should be protected by guarding.	Doors to be compliant			To be specified in the detailed design process.
11.1.11	Where it is necessary to ensure that the door is closed, and the door is not self-closing, an	Doors to be compliant			To be specified in the detailed design process.

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
	additional horizontal handle fixed at 900mm above floor level will be required.				
11.1.12	Entry systems for doors, gates and barriers should be designed to be accessible, located horizontally at 900mm above floor level and, where possible, should incorporate additional vertical systems.	Doors to be compliant			To be specified in the detailed design process.
11.1.13	All numbers and letters on entry systems should be identifiable by raised symbols. The depth of embossing should be at least 1.5mm.	Doors to be compliant			To be specified in the detailed design process.
11.1.14	Include clear instructions, in minimum 14 point font size, on the use of the entry system.	Doors to be compliant			To be specified in the detailed design process.
11.1.15	Entry systems must not rely only on audible intercoms and must incorporate inclusive entry procedures. New technologies and improved designs for providing accessible entry systems should be used.	Entry system to be compliant			To be specified in the detailed design process.
11.1.16	Where possible, incorporate CCTV cameras at entry systems for security and information.	n/a	n/a	n/a	To be specified in the detailed design process.
11.1.17	See diagram 11 for details of the design and fitting of doors.	n/a	n/a	n/a	

12.Door and Window Furniture

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
12.1.1	Door and window weight should be as low as possible for the purpose and location. Hinges should be of sufficient strength and positioning for leaf width.	Doors and windows to be compliant			
12.1.2	Where possible, use power-assisted activators for windows and doors which are operated by remote control, or design the structure to allow for powered control in the future. In all cases devices should 'fail safe' for manual operation in case of power failure.				To be specified in the detailed design process.
12.1.3	Use fittings which are capable of being adapted to specific requirements.				To be specified in the detailed design process.
12.1.4	All handles, levers, catches, keys and locks should be large enough to hold easily and not be circular in design. Keys and locks should, where possible, be useable within a 90 degree radius. The use of sliding bolts is not recommended.				To be specified in the detailed design process.
12.1.5	Catches, handles and all projections should contrast in colour and luminance* with their surroundings.				To be specified in the detailed design process.
12.1.6	Door fastening mechanisms should be of the lever type and fixed at a height not exceeding 900mm. Where a lock is needed for privacy (for example, for toilets, changing rooms or counselling rooms) this should be externally accessible, in case of an emergency, and should incorporate an 'engaged' indicator.				To be specified in the detailed design process.
12.1.7	Locks should be fixed at 850mm above floor level.				To be specified in the detailed design process.
12.1.8	Where horizontal handles are fitted these should be of minimum width 400mm and fixed 900mm above floor level.				To be specified in the detailed design process.
12.1.9	Diagonal and vertical 'D' type handles should be fixed at 900mm from the centre of the handle to the floor.				To be specified in the detailed design process.
12.1.10	Window fastenings should be located at 900mm above floor level.				To be specified in the detailed design process.
12.1.11	Catches and locks should be smoothly free turning and maintained for low friction operation.				To be specified in the detailed design process.

13.Reception and Refreshment Areas

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
13.1.1	Signs should clearly identify the reception area from the entrance. See section 24: Signs and Wayfinding.	To be compliant			
13.1.2	If the reception area is not continuously staffed, suitable monitoring equipment should be provided, for example, CCTV systems, to alert the receptionist that assistance is required. Intercoms should not be used.	n/a	n/a	n/a	Concierge facilities to be confirmed.
13.1.3	Counters should be at 760mm above floor level, with knee recess spaces minimum 1500mm wide and 730mm high. An open shelf should be provided, above the counter, at 900mm. Counters should be 700mm wide and, where relevant, should provide a minimum depth of 400mm on the service side and 300mm on the customer side.				To be specified in the detailed design process.
13.1.4	Where glazed barriers are installed, there should be no obstructions to the view of the receptionist’s face.				To be specified in the detailed design process.
13.1.5	Lighting should allow for lip reading and facial expressions. See also section 25: Lighting.				To be specified in the detailed design process.
13.1.6	Displays, leaflets, booklets and other literature should be available at a height of 900mm.				To be specified in the detailed design process.
13.1.7	Public address systems, where provided, should be supplemented by visual information systems with large print and colour contrasted* to the background.				To be specified in the detailed design process.
13.1.8	Seats should be available at reception desks or counters, or a waiting area with seating should be provided, with sufficient space to manoeuvre. A mixture of seating options should be provided in a waiting area, for example, different heights, fixed or removable, and with or without arms. See section 5: Seating.				To be specified in the detailed design process.
13.1.9	Information and menus on display should be in 18 point font minimum. Avoid words in capitals and italics and use of underlines. All information should use clear print guidelines, with additional alternative formats wherever				To be specified in the detailed design process.

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
	possible. See Useful Sources of Information section.				
13.1.10	An unobstructed space of 1800mm x 1800mm in front of the reception counter.				To be specified in the detailed design process.
13.1.11	Induction loops or other enhanced sound systems at the reception desk, with a sign clearly indicating their presence. See section 23: Communication Systems. Signs and/or badges should also be used to indicate whether interpreters are available.				To be specified in the detailed design process.
13.1.12	Public telephones centred at 900mm above floor level, with the availability of text phones and hearing enhancement systems. They should be located where they can be used with privacy and their use will not cause an obstruction.				To be specified in the detailed design process.
13.1.13	Aisles at counters which are minimum 1800mm wide.				To be specified in the detailed design process.
13.1.14	Tables and chairs, which are not fixed to the floor, to enable people to choose where they sit. Appropriate seating should be provided. See Section 5: Seating.				To be specified in the detailed design process.
13.1.15	An unobstructed route of at least 800mm between sets of chairs and tables.				To be specified in the detailed design process.

14.Lobbies, Corridors and Internal Spaces

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
14.1.0	Lobbies				
14.1.1	Lobby doors should be positioned for easy, unobstructed approach and passage, and should ideally be two-way swing.	To be compliant minus provision for two way swing.			
14.1.2	When a door into a lobby is open, there should be a minimum turning cycle of 2000mm diameter remaining within the lobby.		1500mm x 2100mm minimum space provided in every lobby in line with evacuation lobby requirements.		
14.1.3	Mats should be flush with the floor surface. Avoid natural materials, which may cause traction.				To be specified in the detailed design process.
14.1.4	Transitional lighting should be provided to reduce the contrast between the outside and the building interior. See section 25: Lighting.				To be specified in the detailed design process.
14.1.5	Transitional schemes which contrast in colour and luminance* should be used to separate lobbies from other parts of the building.				To be specified in the detailed design process.
14.1.6	See diagram 14.1 for alternative lobby arrangements.				To be specified in the detailed design process.
14.2.0	Corridors and Internal Spaces				
14.2.1	Corridors and internal spaces should be a minimum of 1800mm wide.		All approach routes to apartments are compliant with M4(2)		Corridors in lift lobbies are a minimum of 1500mm wide. With internal residential communal corridors a minimum of 1350mm wide.
14.2.2	Keep corridors and communal spaces clear of obstructions. Notice boards and appliances such as fire extinguishers should be recessed.				To be specified in the detailed design process.
14.2.3	Use slip resistant* floor covering for corridors and communal spaces. See section 22: Surfaces and Finishes.				To be specified in the detailed design process.
14.2.4	Provide unobstructed turning space of minimum 2000mm diameter at corners.		All approach routes to apartments are compliant with M4(2)		
14.2.5	Provide unobstructed space for approaching and opening doors.	Doors within corridors serving residential apartments to be kept clear and unobstructed			
14.2.6	Provide recessed seating in all corridors longer than 50 metres.				No corridors to be longer than 50m

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
14.2.7	There should be a contrast, in colour and luminance,* between walls and ceilings, and between walls and floors.				To be specified in the detailed design process.
14.2.8	See diagram 14.2 for details for corridors and internal spaces.	n/a	n/a	n/a	

15.Internal Stairs

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
15.1.1	Flights of stairs should have a maximum of 12 risers per flight and a maximum rise of 1800mm.	Internal stairs to be compliant			
15.1.2	The clear width of stairs should be 1000mm minimum and 1800mm maximum.	Internal stairs to be compliant			
15.1.3	The depth of tread should be 280mm.		Stairs to be compliant with M4(2)	General access stairs tread depth to be 250 mm across the scheme, compliant with Part K	Stairs to be as per Approved Document Part K General Access.
15.1.4	Risers should be as close as possible to, but no less than, 150mm.	Risers to be 150-170mm as per General Access stair	Stairs to be compliant with M4(2)		Stairs to be as per Approved Document Part K General Access.
15.1.5	Do not use open risers, tapered treads or helical or spiral* stairs.	Stairs to be compliant			
15.1.6	Avoid open recesses under stairs.	Stairs to be compliant			
15.1.7	There should be a level unobstructed landing, 1800mm x 1800mm minimum, at the top and bottom of each flight, clear of any door swing.		Stairs to be compliant with M4(2)	Stairs to be complaint with Approved Document Part K General Access Stair	
15.1.8	A colour and luminance* contrast should be incorporated into the landings at the top and bottom of the stairs.				To be specified in the detailed design process.
15.1.9	A step should not overlap the one below.	To be compliant			
15.1.10	The leading edge of all steps should be distinguished by colour and luminance* contrast.				To be specified in the detailed design process.
15.1.11	Treads should be constructed of opaque non-reflective materials.				To be specified in the detailed design process.
15.1.12	Stairs should have strong even lighting throughout.	To be compliant			To be specified in the detailed design process.
15.1.13	For guidance on handrails see section 9.	n/a	n/a	n/a	
15.1.14	See diagram 15 for details of internal stairs. 1. Maximum of 12 risers per flight. 2. Risers should be as close as possible to 150mm. 3. Open risers should not be used.	n/a	n/a	n/a	

16.Lifts

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
16.1.0	Passenger Lifts				
16.1.1	Internal dimensions should be minimum 2000mm wide x 1400mm deep x 2000mm high with maximum 15mm finishes.	Internal lift dimensions compliant			
16.1.2	For specific constrained circumstances, for example, in refurbishment schemes, minimum internal dimensions of 1100mm wide x 1400 deep x 2000mm high would be sufficient.	n/a	n/a	n/a	
16.1.3	There should be an unobstructed area in front of the lift entrance of 1800mm x 1800mm.			Unobstructed area to be a minimum of 2.1m x 1.5m	
16.1.4	The area in front of and to the side of the lift should be kept clear of obstructions to allow access to the controls.	Lifts to be compliant			To be specified in the detailed design process.
16.1.5	Seating should be provided outside and near to the lift.				No seating will be provided due to fire regulations
16.1.6	Illuminated and audible systems to identify floor levels should be positioned inside and outside the lift.	Lifts to be compliant			To be specified in the detailed design process.
16.1.7	Internal handrails should be provided 900mm above floor level.	Lifts to be compliant			To be specified in the detailed design process.
16.1.8	Where a lift has a single door, a mirror, with minimum dimensions of 1000mm wide x 1000mm high, should be positioned inside the lift on the wall opposite the door at no higher than 900mm above floor level.	Lifts to be compliant			To be specified in the detailed design process.
16.1.9	Doors should include a presence sensor and, where possible, have a minimum door opening time of 20 seconds.	Lifts to be compliant			To be specified in the detailed design process.
16.1.10	The door to the lift should provide a clear opening width of minimum 900mm. Except where space is constrained in refurbishment schemes lifts should use single or opposite doors only.	Lifts to be compliant			To be specified in the detailed design process.
16.1.11	Call buttons outside the lift should preferably be on the right side of the door, should be colour and luminance* contrasted with the surround, should have embossed symbols, and should be positioned no higher than 900mm.	Lifts to be compliant			To be specified in the detailed design process.

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
16.1.12	Control buttons within the lift should be horizontal, centred at a height of 900mm above floor level, centrally placed on the lift walls, and preferably on both sides of the compartment. There should also be a standard vertical control panel near to the door.	Lifts to be compliant			To be specified in the detailed design process.
16.1.13	All controls should be identifiable with raised and Braille symbols. The depth of embossing should be at least 1.5mm. The controls should be in a contrasting colour and luminance* on non-reflective panels.	Lifts to be compliant			To be specified in the detailed design process.
16.1.14	Lifts should have emergency communication systems, located no higher than 900mm above floor level, which provide audible and visual signals, explain how to make emergency calls and indicate, audibly and visually, when an emergency call has been received.	Lifts to be compliant			To be specified in the detailed design process.
16.1.15	Flooring, wall and ceiling finishes should be opaque, non-reflective and slip resistant*.				To be specified in the detailed design process.
16.1.16	Lighting within lifts should avoid glare, reflection, shadows or pools of light.				To be specified in the detailed design process.
16.1.17	At least one lift in each area of the building should be designed as an evacuation lift, with an independent power supply, and should be clearly indicated for this use.	Lifts to be compliant			All lifts designed as an evacuation lift.
16.1.18	Signage indicating the floor level should be provided on the wall opposite the lift doors on each landing.	To be compliant			Wayfinding signage to be confirmed
16.1.19	See diagram 16 for details of passenger lifts.	n/a	n/a	n/a	
16.2.0	Platform Lifts				
16.2.1	Internal dimensions should be minimum 1100mm wide x 1400mm deep.	n/a	n/a	n/a	
16.2.2	There should be an unobstructed area in front of the lift entrance of 1800mm x 1800mm.	n/a	n/a	n/a	
16.2.3	The area in front of and to the side of the lift should be kept clear of obstructions to allow access to the controls.	n/a	n/a	n/a	
16.2.4	The door to the lift should provide a clear opening width of minimum 900mm.	n/a	n/a	n/a	

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
16.2.5	The floor to the lift car should be level with the unobstructed area in front of the lift.	n/a	n/a	n/a	
16.2.6	The lift car should be enclosed.	n/a	n/a	n/a	
16.2.7	Flooring, wall and ceiling finishes should be opaque, non-reflective and slip-resistant.	n/a	n/a	n/a	
16.2.8	The controls should be capable of use independently by the user and set no higher than 900mm above floor level.	n/a	n/a	n/a	
16.2.9	The doors should not require the simultaneous operation of two mechanisms to open them.	n/a	n/a	n/a	
16.2.10	The door opening and closing system should be automatic.	n/a	n/a	n/a	
16.2.11	The lift should incorporate audible and visual alarm and emergency systems.	n/a	n/a	n/a	
16.2.12	Where vision panels are fitted the base of the vision panel should be no higher than 500mm above floor level, and should extend to a minimum height of 1500mm.	n/a	n/a	n/a	

17.Toilets

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
17.1.1	At least one separate unisex, accessible toilet facility should be provided for each suite of male/female toilets on each floor, with a maximum travel distance of 40 metres. Where more than one accessible toilet is provided, these should allow for transfer from alternative sides.				As it is predominantly an apartment building, the provision for shared toilets is to be confirmed in the detailed design process.
17.1.2	Suites of male/female toilets should include at least one larger sized cubicle, minimum 1200mm wide, with grab rails.				As the Ground floor and first floor amenity and commercial spaces are indicative, the provision for shared toilets is to be confirmed in the detailed design process.
17.1.3	A separate unisex accessible baby changing area should also be provided. See section 18: Baby Changing Facilities.				To be specified in the detailed design process.
17.1.4	Where a WC compartment is approached through a lobby the dimensions of the lobby should be as described in section 14.1 Lobbies.				To be specified in the detailed design process.
17.1.5	The WC compartment door should open outwards and provide a clear opening of at least 900mm and should include a horizontal handle. See section 12: Door and Window Furniture.				To be specified in the detailed design process.
17.1.6	For privacy, avoid the WC door opening directly on to a public and/or circulation area.				To be specified in the detailed design process.
17.1.7	The flooring should be of slip resistant* material.				To be specified in the detailed design process.
17.1.8	The door fastening mechanism should be of the lever type with an integral lock, which is externally accessible in case of an emergency. It should incorporate an 'engaged' indicator.				To be specified in the detailed design process.
17.1.9	The WC compartment should be minimum 2000mm x 2000mm. This will provide options for positioning the WC pan.				To be specified in the detailed design process.
17.1.10	Where there is only one toilet in a building the compartment should be increased to 2000mm x 2200mm.		2400mm x 1500mm WC provided on ground floor, compliant with approved document M		Ground floor accessible WC provided for visitors, concierge, and community room users.
17.1.11	A clear unobstructed approach should be provided to the WC. The mid-point of the pan should be located at 600mm from the adjoining wall or boxed-in pipes.				To be specified in the detailed design process.

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
17.1.12	Generally the height of the WC pan should be 480mm and the front of the pan should be 750mm from the rear wall. In suites of toilets, different levels of pans, including t a lower height, should be considered.				To be specified in the detailed design process.
17.1.13	Sensor controlled flushing systems are preferred, particularly where there is a transfer space on both sides. Alternatively, a close coupled cistern should be installed with a large, dimple-type flushing handle on the transfer side, at a height of 800mm.				To be specified in the detailed design process.
17.1.14	A counterbalanced single bar hinged support rail with an integral toilet roll holder should be provided. All support fixings should be designed to withstand an ultimate load of 15kN (kiloNewtons)*.	To be compliant			To be specified in the detailed design process.
17.1.15	A small wash-hand basin should be installed at a height of 740mm. This should be positioned so that it can be reached by a person seated on the WC and should allow for a knee clearance of 450mm minimum. In no case should the wash-hand basin overlap the WC pan.	To be compliant			To be specified in the detailed design process.
17.1.16	Where there is only one toilet in a building, an additional wash-hand basin should be installed at a height of 800mm.				As it is predominantly an apartment building, the provision for shared toilets is to be confirmed in the detailed design process.
17.1.17	A thermostatically controlled mixer tap with a lever handle should be provided, with the tap fixed on the side of the basin nearest to the WC. Sensor taps can cause difficulty.	To be compliant			To be specified in the detailed design process.
17.1.18	A soap dispenser should be sited over the wash-hand basin and should be operable with minimum pressure.	To be compliant			To be specified in the detailed design process.
17.1.19	A hot air hand drier and towel dispenser should be installed adjacent to the wash-hand basin at a height of 800mm above floor level.	To be compliant			To be specified in the detailed design process.
17.1.20	Small toilet roll dispensers are preferred and should be fitted at 450mm above floor level. If provided, larger dispensers should be 150mm above the grab rail.	To be compliant			To be specified in the detailed design process.
17.1.21	Coat hooks should be fitted at 1200mm and 1800mm above floor level.	To be compliant			To be specified in the detailed design process.

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
17.1.22	A full length safety mirror should be fitted, set at maximum 300mm above floor level.	To be compliant			To be specified in the detailed design process.
17.1.23	A small shelf should be fitted, set at 740mm above floor level.	To be compliant			To be specified in the detailed design process.
17.1.24	An emergency pull cord should be installed extending to 100mm above floor level on the transfer side of the WC. The cord should be fitted with several pull rings at different heights. Both the cord and the rings should be red coloured. The reset switch should be operable from the toilet seat.	To be compliant			To be specified in the detailed design process.
17.1.25	A fire alarm should be installed which has visual and audible signals.	To be compliant			To be specified in the detailed design process.
17.1.26	An emergency assistance system should be installed which indicates, audibly and visually, when an emergency call has been received, with visual and audible signals which are different from the fire alarm.	To be compliant			To be specified in the detailed design process.
17.1.27	Lighting operated by sensors is preferred. Light switches should be installed no higher than 900mm above floor level. Where the light is operated by a pull cord it should be white coloured, and its end should be 450mm above the floor. Pull rings should be installed at the end and at 900mm above floor level.	To be compliant			To be specified in the detailed design process.
17.1.28	All fittings and the door should contrast in colour and luminance* with the walls and floor.	To be compliant			To be specified in the detailed design process.
17.1.29	See diagram 17 for layout of toilets.				

18.Baby Changing Facilities

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
18.1.1	Baby changing areas should not be placed in a unisex accessible toilet but should be in a separate space, to ensure that an accessible unisex toilet remains available to disabled people.				As it is predominantly an apartment building, the provision for shared toilets is to be confirmed in the detailed design process.
18.1.2	The area for a baby changing facility should be a minimum size of 2000mm x 2000mm.				
18.1.3	The door should have a 900mm clear opening and should open outwards. It should include a horizontal or diagonal handle. See section 12: Door and Window Furniture.				
18.1.4	The door fastening mechanism should be of the lever type with an integral lock which is externally accessible in case of an emergency. It should incorporate an ‘engaged’ indicator.				
18.1.5	All fittings and the door should contrast in colour and luminance* with the walls and floor.				
18.1.6	The changing table should be a maximum of 500mm deep and be permanently fixed at 750mm above floor level.				
18.1.7	The table should be set against a wall, and should either be purpose-designed or have a raised edge and comply with all relevant safety standards.				
18.1.8	A wash hand basin and hand dryer or towel holder should be installed at a height of 740mm, and a full length mirror set at maximum 300mm above floor level.				
18.1.9	A chair should be provided for use if required.				
18.1.10	Where vending machines are installed the controls should be no more than 900mm above floor level.				
18.1.11	Nappy bins and other facilities should be recessed if possible, and should not obstruct circulation space.				
18.1.12	Lighting should be even throughout with no spotlights used.				
18.1.13	See diagram 18 for layout of baby changing facilities.				

19.Showers and Bathrooms

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
19.1.1	A shower room should have a minimum floor dimension of 2500mm x 2500mm and should include a WC and a wash hand basin. See diagram 19a for layout of a shower room.				As it is predominantly an apartment building, the provision for shared toilets is to be confirmed in the detailed design process.
19.1.2	A bathroom should have a minimum floor dimension of 2500mm x 2700mm and should include a WC and a wash hand basin. See diagram 19b for layout of a bathroom.				
19.1.3	Showers and bathrooms should be located on obstruction-free accessible routes.				
19.1.4	Heating should be provided but should be designed and located so as not to cause an obstruction or hazard.				
19.1.5	The door should open outwards and be self-closing.				
19.1.6	The door fastening mechanism should be of the lever type, which an integral lock which is externally accessible in case of an emergency. It should incorporate an ‘engaged’ indicator.				
19.1.7	The floor should be slip resistant* with level access.				
19.1.8	An emergency pull cord extending to 100mm above floor level should be provided on the transfer side, near to the shower or bath. The cord should be fitted with several pull rings at different heights. Both the cord and the ring should be red coloured. A continuous electronic emergency touch strip around the base of the walls could be considered.				
19.1.10	A full length safety mirror should be provided. This should be set a maximum of 300mm from floor level.				
19.1.11	Coat hooks should be provided at heights of 900mm, 1200mm and 1800mm above floor level.				
19.1.12	A towel rail should be positioned at a height of 900mm above floor level.				

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
19.1.13	All fittings and the door should contrast in colour and luminance* with the walls and floor.				
	In addition a shower room should have				
19.1.14	A wet area with a level permeable surface.				
19.1.15	An easily adjustable shower seat in the wet area at a height of 480mm above floor level. It should be minimum 400mm in depth and self draining.				
19.1.16	A fold-up seat in the dry area at a height of 480mm above floor level, with a minimum depth of 400mm.				
19.1.17	An easily adjustable portable shower spray attached to a flexible hose with a rise and fall fitting to ensure that the shower spray can be easily adjusted to different positions.				
19.1.18	A thermostatically controlled shower stream.				
19.1.19	Lever controls set at 900mm above floor level.				
19.1.20	Two counterbalanced drop down rails fitted at 600mm above floor level on both sides of the shower seat, and 320mm from the centre line of the seat.				
19.1.21	Two vertical grab rails positioned just outside the drop down rails at 750mm above floor level.				
19.1.22	Recessed soap holders fitted at 650mm and 900mm above floor level.				
19.1.23	A shelf for toiletries fitted at 650mm which can be reached from the shower seat.				
19.1.24	A shower curtain which surrounds the seat and rails, which is operable from the shower seat.				
19.1.25	See diagram 19a for layout of a shower room.				
	In addition a bathroom should have				
19.1.26	A bath board available for use.				
19.1.27	A thermostatically controlled mixer tap with a lever handle.				
19.1.28	See diagram 19b for layout of a bathroom.				

20.Kitchens

Item	DFA2 Standard	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
20.1.1	Provide a clear unobstructed circulation space of minimum 2000mm x 2000mm.				As it is predominantly an apartment building, the provision for shared toilets is to be confirmed in the detailed design process.
20.1.2	All ventilation controls should be at 900mm above floor level.				
20.1.3	Provide a separate oven and hob at a height of 760mm.				
20.1.4	Position controls at the front of appliances.				
20.1.5	Provide dual height worktops, at 760mm and 900mm, with knee recess spaces 900mm wide and 730mm high.				
20.1.6	Provide knee recess spaces below sink, hob and predation areas. Knee access spaces should also be considered beside floor mounted storage units, fridges, ovens, etc.				
20.1.7	Worktops should be a maximum of 600mm deep.				
20.1.8	Inset sink bowls should be 120mm to 140mm in depth and be designed to maximise the knee recess area.				
20.1.9	Sinks and hobs should be insulated underneath.				
20.1.10	Maximise storage space at ground level. Consider mobile storage units, avoid wall mounted cupboards where possible.				
20.1.11	All worktops should have rounded edges.				
20.1.12	All drawers and cupboards should have full-length ‘D’ type handles.				
20.1.13	All fittings and the door should contrast in colour and luminance with the walls and floor.				

DWELLINGS

21.Dwellings

Item		Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
21.1.0	Dwellings				
21.1.1	The design of the external areas should meet the relevant guidance in sections 1 to 9 of this manual.	n/a	n/a	n/a	See sections 1-9
21.1.2	At least one accessible parking space should be provided for each dwelling. The design of parking spaces should meet the relevant guidance in section 1: Car Parking.	n/a	n/a	n/a	See sections 1-9
21.1.3	A level access route of minimum 1800mm wide should be provide to the principal entrance of each dwelling. Level access routes should also be provided to bin stores, garages and other facilities. The design of access routes should meet the guidance in section 3: Footways, Pathways and Access Routes.		All dwelling approach routes meet M4(2) Level access provided to all bin store, cycle store and other facilities.		Please see Section 14.
21.1.4	For flats and sheltered accommodation and for communal dwellings, the design of doors, lobbies, corridors and internals spaces should meet the guidance in sections 10.1: External Doors and 14: Lobbies, Corridors and Internal Spaces.				Please see Section 10 & 14.
21.1.5	In flats and sheltered accommodation, facilities for parking and charging power wheelchairs and scooters should be provided close to function and meeting rooms and communal areas.				To be confirmed at detailed design stage.
21.1.6	Lift access should be provided to each dwelling above ground level. The design of lifts should meet the guidance in section 16: Lifts.	Lift access to all levels.			
21.1.7	For single family dwellings, external doors should have a minimum clear opening of 850mm. the effective clear opening should be free of projections, such as door furniture.	To be compliant			
21.1.8	All dwellings that have access to an outside area, for example a garden or balcony, should provide level or ramped access to this area. See section 6: Ramps.	To be compliant			
21.1.9	Where the accommodation is split level, provision should be made for visitors to access the main living areas.	n/a			

Item		Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
21.1.10	For single family dwellings, the minimum clear width of halls and lobbies should be 1200mm and all rooms downstairs should preferably be accessed from the hall or lobby. If there are passageways, the minimum clear width should be 900mm. the design must accommodate circulation space.	To be compliant			
21.1.11	An accessible WC should be provided at entrance level within each dwelling. An accessible WC should have minimum dimensions of 1500mm x 2000mm and should include a wash-hand basin installed at maximum height of 740mm, and a close coupled cistern fitted with a large dimple-type flushing handle at a height of 800mm on the transfer side.		.		To be confirmed in the detailed design process
21.1.12	Handles and locks, including those for garages and bin stores, and other controls and door and window furniture should be easy to operate by disabled people, and positioned so as to be accessible. Their design should meet the guidance in section 12: Door and Window Furniture.				To be confirmed in the detailed design process
21.1.13	Switches, sockets and service controls for heating, lighting, radio, television, telephones and computers, etc., should be centred at 900mm above floor level.				To be confirmed in the detailed design process
21.2.0	Provision for Adaptation				All apartments are compliant with M4(2)
21.2.1	A suitable, safe location should be identified within each dwelling for parking and charging a power wheelchair or scooter.				Accessible apartment options for the building are compliant with M4(3)
21.2.2	The design of all new dwellings that are on more than one level should incorporate provision for a future stair lift, and also a suitably identified space of minimum 1400mm x 1100mm for the future installation of a house lift (through-the-floor lift) from the ground to the first floor. The proposed provision must satisfy all normal Building Regulations requirements.	n/a	n/a	n/a	
21.2.3	At least one accessible bedroom should be provided in each dwelling, of minimum dimensions 4000mm x 4000mm.	Compliant			
21.2.4	Where a development incorporates dwellings with three or more bedrooms, a proportion of	n/a	n/a	n/a	

Item		Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
	these should have a second bedroom of minimum dimensions 3000 x 3000mm.				
21.2.5	Where possible, ensuite facilities should be provided, of minimum dimensions 2000mm x 2000mm and should include a WC, a wash hand basin and a shower.	Compliant			
21.2.6	Where only one bathroom is provided it should have minimum dimensions of 2700mm x 2500mm to allow for the provision of a WC, a wash hand basin, a bath and a shower. See diagram 19b for suggested layout of a bathroom.	Compliant			
21.2.7	Walls in bathrooms, showers and toilets should be constructed to take adaptations such as grab rails.	To be compliant			
21.2.8	Ceilings, walls and floors in bedrooms, toilets, showers and bathrooms should be constructed to take adaptations such as track hoists.	To be compliant			
21.2.9	Circulation space of minimum 1800mm x 1800mm should be available in kitchens after fitting-out.	To be compliant			
21.2.10	On each floor there should be no stepped changes of level.	To be compliant			
21.2.11	Internal doors should have a minimum clear opening of 800mm. The effective clear opening should be clear of projections. Double doors may be fitted, it preferred.		All apartments are compliant with M4(2)		
21.2.12	Window sills should be no more than 900mm above floor level. Any glazing less than 900mm above floor level should be safety glass.	To be compliant			
21.2.13	The width of internal stairs should be minimum of 900mm.	To be compliant			
21.2.14	Do not use open risers or open recesses under stairs.	To be compliant			
21.2.15	A step should not overlap the one below.	To be compliant			
21.2.16	There should be a continuous handrail on both sides of the stairs and on landings. See section 9: Handrails.	To be compliant			

Item		Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
21.2.17	For new-build or complete refurbishment, the use of residential sprinklers should be considered.	All dwellings to contain sprinklers			

GENERAL

22.Surfaces and Finishes

Item	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
22.1.1	Surfaces and finishes should be durable, even and slip resistant*.			All surfaces and finishes are subject to change in the detailed design phase and will be considered against DFA2 at this stage.
22.1.2	Surfaces that are highly polished and reflective should be avoided.			All surfaces and finishes are subject to change in the detailed design phase and will be considered against DFA2 at this stage.
22.1.3	Finishes should be combined to ensure that the overall acoustic performance avoids unnecessary reflection, reverberation, echo or excessive acoustic absorbency. See section 26: Sound.			All surfaces and finishes are subject to change in the detailed design phase and will be considered against DFA2 at this stage.
22.1.4	All floor coverings should be firmly fixed.			All surfaces and finishes are subject to change in the detailed design phase and will be considered against DFA2 at this stage.
22.1.5	Floor coverings should avoid the use of deep pile carpets and natural materials, which create traction.			All surfaces and finishes are subject to change in the detailed design phase and will be considered against DFA2 at this stage.
22.1.6	Door mats should have a feathered or graded edge or a shallow well. Where a well is used there should be a non-compressible mat and the finished surface should be level with the floor.			All surfaces and finishes are subject to change in the detailed design phase and will be considered against DFA2 at this stage.
22.1.7	Designs for carpets, walls and other fittings should not use distinctive patterns, simulated steps or stripes			All surfaces and finishes are subject to change in the detailed design phase and will be considered against DFA2 at this stage.
22.1.8	Colour and or texture coded circulation schemes should be used to identify specific areas and routes, but should be limited to 5 overall themes.			All surfaces and finishes are subject to change in the detailed design phase and will be considered against DFA2 at this stage.
22.1.9	There should be a contrast, in colour and luminance,* between walls and ceilings and between walls and floors.			All surfaces and finishes are subject to change in the detailed design phase and will be considered against DFA2 at this stage.
22.1.10	Glazed areas should be identified with permanent contrasting strips or continuous features at heights or 1000mm ad 1500mm above ground level. These should not obscure communication.			All surfaces and finishes are subject to change in the detailed design phase and will be considered against DFA2 at this stage.

Item	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
22.1.11	All fixtures, fittings and controls should be identified by texture and colour and luminance* contrast.			All surfaces and finishes are subject to change in the detailed design phase and will be considered against DFA2 at this stage.

23.Communication Systems

Item	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
23.1.1	Where permanent or temporary induction loops' and other enhancement systems are likely to be required. the design of the structure should avoid interference from other electrical systems and elects-magnetic fields, and the use of structural metalwork and other potential structural interference, such as suspended ceiling grids.	n/a	n/a	To be confirmed in the detailed design process
23.1.2	All public meeting and interview rooms should have an induction loop or other hearing enhancement system permanently fitted and regularly maintained.			To be confirmed in the detailed design process
23.1.3	In auditoriums and conference rooms, and where extra information is provided through audio description, infrared systems' and induction loops should both be available.			To be confirmed in the detailed design process
23.1.4	Where confidentiality is an issue, specialist advice should be taken about the appropriate Induction loop or other hearing enhancement system. to avoid leakage of information into other rooms and corridors.			To be confirmed in the detailed design process
23.1.5	All communication systems and their controls should be visually identified and clearly indicated to public users.			To be confirmed in the detailed design process
23.1.6	Visual alarm systems should be installed in all public areas to supplement audible alarm systems. An alarm button with a visual display should also be installed in lifts, toilets and other places requiring emergency communication.			To be confirmed in the detailed design process
23.1.7	Security, emergency and alarm systems should be linked into hearing enhancement systems. Pagers should also be used where possible.			To be confirmed in the detailed design process
23.1.8	All communication equipment should be installed by trained staff.			

Item		Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
23.1.9	Regular testing of communication equipment, by trained staff. should be included in maintenance procedures.				To be confirmed in the detailed design process
23.1.10	Space should be made available to allow for clear vision of interpreters.				To be confirmed in the detailed design process

24.Signs and Wayfinding

Item	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
24.1.1	Facilities for disabled people should be clearly, and consistently signposted at ramps, car-parking spaces, entrances, toilets, baby changing facilities, lifts, reception areas, counters, and accessible routes externally and internally.			A full wayfinding strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
24.1.2	Floor plans, where provided, should be located at the main entrance to a building, or in a designated place on the floor of entry, at a maximum height of 900mm from floor level. Floor plans should ideally be slightly inclined from the horizontal, in line with the building's orientation, and with 'You are here' indicated.			To be confirmed in the detailed design process
24.1.3	Signage should be well lit.			To be confirmed in the detailed design process
24.1.4	Materials for signs should have a non-reflective surface			To be confirmed in the detailed design process
24.1.5	Signage, and symbols within signs, should be colour and luminance contrasted with their background.			To be confirmed in the detailed design process
24.1.6	Text on signs should be clear and simple using sans-serif fonts. Words should not be made up of capital letters only.			To be confirmed in the detailed design process
24.1.7	Avoid long lists of items on signs. Shorter columns are easier to read and remember.			To be confirmed in the detailed design process
24.1.8	Internationally recognised and pictorial symbols, with explanatory text, should be used wherever possible			To be confirmed in the detailed design process
24.1.9	Signage indicating rooms should be placed on the wall next to the door on the door handle side. A small embossed arrow should be used to indicate, direction. Where Braille is used, it should be located directly below the text, and arrow if used, and justified to the left.			To be confirmed in the detailed design process
24.1.10	Where raised numbers, letters. Braille and symbols are used. these should be located at 900mm from floor level. The depth of embossing should be at least 1.5mm.			To be confirmed in the detailed design process
24.1.11	The design of distinct functional areas and routes in a building should be clearly identified			To be confirmed in the detailed design process

Item	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
	through colour, signage and in other ways, to assist orientation within a building.			
24.1.12	All doors should be colour and luminance contrasted' with the surrounding walls.			To be confirmed in the detailed design process

25.Lighting

Item	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
25.1.1	Entrance areas, foyers and lobbies should be used as transition areas to enable people to adjust to changes in lighting levels from inside to outside, and outside to inside, and to lighting levels within different parts of a building. In public buildings, electronic monitoring of lighting levels inside and outside should be considered.			A full lighting strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
25.1.2	Use light colours for walls and ceilings as these help to reflect and diffuse the light. Gloss finishes should not be used on walls or ceilings.			To be confirmed in the detailed design process
25.1.3	Lights should be positioned where they do not cause glare, reflection, shadows or pools of light and dark.			To be confirmed in the detailed design process
25.1.4	Uplighters should not be used at street or floor level but should be positioned above 2000mm from ground or floor level.			To be confirmed in the detailed design process
25.1.5	Light fittings in circulation and work areas should be selected to have a non-directional even light spread.			To be confirmed in the detailed design process
25.1.6	Fluorescent light fittings should be screened, maintained to avoid flicker, and located to avoid interference with hearing enhancement systems.			To be confirmed in the detailed design process
25.1.7	All lighting systems should be compatible with hearing enhancement and radio frequency systems.			To be confirmed in the detailed design process
25.1.8	Where possible the lamps should have good colour rendering properties, for example, use 'daylight' lamps.			To be confirmed in the detailed design process

26.Sound

Item	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
26.1.1	Buildings should be designed to reduce background noise, reverberation and echoes.			A full acoustic strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
26.1.2	Where public address systems are used wall, floor and ceiling surfaces should be sufficiently acoustically absorbent to limit extended reverberation. or purpose-made absorbers Mould be installed.			To be confirmed in the detailed design process
26.1.3	All cables and other electrical equipment should be designed. screened and located to avoid interference with personal hearing aids and hewing enhancement systems.			To be confirmed in the detailed design process
26.1.4	Background noise should be kept to a minimum, for example, avoiding the use of music in public information areas.			To be confirmed in the detailed design process
26.1.5	Equipment and fittings should be selected and maintained to minimise background noise.			To be confirmed in the detailed design process
26.1.6	Where provision is made for signing or lip-reading, this should be suitably located to afford maximum visibility and should be well lit avoiding a distracting background.			To be confirmed in the detailed design process

27.Management and Maintenance

Item	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
27.1.1	Ensure that paths, ramps and steps are kept clean, unobstructed and free of surface water, leaves, snow and ice.			A full maintenance strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
27.1.2	Regularly review the number of accessible car parking spaces.			A full maintenance strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
27.1.3	Ensure that parking spaces which are marked out for use by Badge holders are kept clear and unobstructed.			A full maintenance strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
27.1.4	Ensure that surfaces and floor coverings are regularly inspected and that any trip hazards are repaired immediately.			A full maintenance strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
27.1.5	Ensure that passenger lifts, stair lifts and platform lifts are checked regularly for proper working order. Have procedures in place so that services can be offered when such facilities break down.			A full maintenance strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
27.1.6	Ensure that spaces required for wheelchair manoeuvring are kept unobstructed, for example, by temporary displays, deliveries and cleaning equipment.			A full maintenance strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
27.1.7	Ensure that accessible WC areas are not used as storage spaces.			A full maintenance strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
27.1.8	Ensure that shower heads are returned to the bottom of the shower rail after use.			A full maintenance strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
27.1.9	Ensure that emergency pull cords are not left tied up after cleaning.			A full maintenance strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
27.1.10	Ensure that wheelchair spaces are provided and maintained in all seating areas			A full maintenance strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
27.1.11	Ensure that access routes, of minimum width 900mm, to key facilities are provided and maintained between moveable tables and chairs.			A full maintenance strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
27.1.12	Ensure that windows, lamps and blinds are kept clean to maximise available light.			A full maintenance strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.

Item	Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
27.1.13	Ensure that hearing enhancement systems are clearly indicated, tested regularly and maintained.			A full maintenance strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
27.1.14	When carrying out refurbishment or redecoration, ensure that textures and colour schemes comply with the guidance in section 22: Surfaces and Finishes.			A full maintenance strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
27.1.15	Ensure that signs are replaced and updated when necessary.			A full maintenance strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
27.1.16	Ensure that there are emergency evacuation plans, which are regularly reviewed, for all visitors and staff.			A full maintenance strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
27.1.17	Ensure that there are emergency assistance procedures to respond to requests for assistance by the use of alarm systems in lifts, toilets, showers, bathrooms, etc.			A full maintenance strategy will be developed during the detailed design phase and will be considered against DFA2 at this stage.
27.1.18	Provide ongoing disability equality training for all staff.			To be confirmed at a detailed design stage.

28.Listed Buildings

Item		Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
28.1.1	Designers should aim to meet the guidance given in the relevant sections in this manual and should consult access officers, planners, conservation officers, building control officers and disabled people's access groups, as appropriate, to ensure that an acceptable balance is reached between the provision of good access and the protection of the character of the listed building.	n/a	n/a	n/a	
28.1.2	Designers should submit an Access Statement when proposing works that will affect access to a listed building. The Access Statement should identify the physical and communication barriers to access, assess the impact of access requirements on features of historic, architectural or archaeological interest or their setting, and devise a solution that reconciles access and conservation requirements.	n/a	n/a	n/a	

29. Playgrounds

Item		Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
29.1.1	Play areas should be fenced, with gates of minimum width 1000mm, and should have attractive, welcoming entrances, with appropriate signs and information. Any closing mechanisms should be fixed at 900mm above ground level and should be smoothly free turning and maintained for low friction operation.	n/a	n/a	n/a	Landscaping elements do not contain play areas or gardening components.
29.1.2	Landmarks are important features, whether a tree, a mound, a pond or a play structure, and of particular value is a tall feature from which views can be had.	n/a	n/a	n/a	Landscaping elements do not contain play areas or gardening components.
29.1.3	A network of unobstructed paths should connect directly with all entrances and exits and main activity centres, going around and through pieces of equipment.	n/a	n/a	n/a	Landscaping elements do not contain play areas or gardening components.
29.1.4	Paths should be stable (not sand, bark or loose gravel), smooth, firm, slip resistant', without grids and anti-skid, and joints should be tight and flush. Paths should be no steeper than 1 in 20 (5%) and should be at least 1800mm wide.	n/a	n/a	n/a	Landscaping elements do not contain play areas or gardening components.
29.1.5	Rubberised safety surfaces should be used.	n/a	n/a	n/a	Landscaping elements do not contain play areas or gardening components.
29.1.6	Bitmac and paving can be used in different colours, as can rubberised safety surfaces, to indicate different functions, different areas and changes in level. Different textures can provide clues as to different areas of the playground.	n/a	n/a	n/a	Landscaping elements do not contain play areas or gardening components.
29.1.7	Different items of play equipment should be provided in order to offer opportunities for all abilities, encourage independence and offer a wide range of experiences and challenges.	n/a	n/a	n/a	Landscaping elements do not contain play areas or gardening components.
29.1.8	Seats and/or shelters should be provided every 50 metres to give opportunities for opting out of activities or choosing others. See section 5: Seating. Retreats and breakaway points should be provided so that a child has the opportunity to check out an activity before deciding to take part. Seats and tables, dens and retreat areas should be accessible to disabled children and adults.	n/a	n/a	n/a	Landscaping elements do not contain play areas or gardening components.
29.1.9	Features in playgrounds can be designed to stimulate the use and development of all the senses. Communication can be through more	n/a	n/a	n/a	Landscaping elements do not contain play areas or gardening components.

Item		Proposal Compliant with DFA2	Not Compliant with DFA2 but exceeds Part M Requirements	Proposal Not Compliant with DFA2	Notes
	than visual cues, for example, sounds can be used. The repetition of cues can be particularly useful, for example, striking a stick on railings. However, if a system of tracking by use of colour, texture, graphics or sound is used, it is important to use it consistently.				
29.1.10	Where tunnels and bridges are provided they should be sturdy enough and wide enough to accommodate wheelchair users. Tunnels with sequences of solid walls, window openings and exit/entry places reflect sound differently and can give clues to location, so long as materials that echo are used.	n/a	n/a	n/a	No bridges or tunnels feature in the scheme.
29.1.11	Seesaws, and other equipment, should be designed to allow a disabled child to transfer from a wheelchair on to the equipment.	n/a	n/a	n/a	Landscaping elements do not contain play areas or gardening components.
29.1.12	Steps as well as ramps should be provided to high places.	n/a	n/a	n/a	
29.1.13	Slides should either allow use by a wheelchair user or provide the opportunity to transfer by ensuring access to the top and bottom of the slide.	n/a	n/a	n/a	Landscaping elements do not contain play areas or gardening components.
29.1.14	Modular play equipment should have ramps at gradients generally no steeper than 1 in 20 (5%), with handrails, leading to towers, the tops of slides and across bridges. Ramps should give access to the highest platform and should be designed as an integral part of the equipment. Platforms, resting places and places to turn around should be provided. Different colours could be used on floors and railings at different levels to cue children about how far they are from the ground.	n/a	n/a	n/a	Landscaping elements do not contain play areas or gardening components.
29.1.15	Water features, such as paddling pools, should have textured slip resistant' surfaces and gently chamfered edges, to allow disabled children to completely enter the pool. Waterfalls, streams and channels should allow disabled children to get up close.	n/a	n/a	n/a	Landscaping elements do not contain play areas or gardening components.
29.1.16	Where opportunities for gardening, nature study and messy play are provided, these should include sand trays, flower beds and nature study areas that are raised to different heights, and shaped so that users can play easily. Height and reach should be carefully calculated.	n/a	n/a	n/a	Landscaping elements do not contain play areas or gardening components.