

Removal of existing facilities

A sanitary facility that is not an accessible facility may be altered or removed where the minimum provision for a dwelling, with regards to sanitary facilities, is maintained.

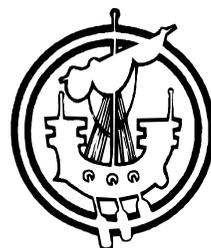
Accessibility of existing facilities

However, where activity spaces for existing sanitary facilities come close to meeting either the current recommendations for accessible sanitary accommodation, or the previous guidance for an accessible toilet, they will still offer greater amenity to a wide range of people and should be treated in the same way as accessible sanitary facilities when considering altering or relocating as noted above. The previous guidance for an accessible toilet sought an activity space, clear of any door swing, of 800 mm wide x 750 mm deep in front of, but not necessarily centred on, the WC. A small wall-hung wash hand basin could project into this activity space.

Please note that this leaflet is merely intended to provide supplementary guidance. Should you have any doubts about whether any work requires a building warrant or whether it complies with current regulations please consult the Building Standards Section at the number shown below.

Please also note that works of the nature included in this leaflet may still require a Building Warrant.

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Building Standards

Accessible Sanitary Accommodation



The purpose of this leaflet is to provide additional guidance on the construction of accessible sanitary accommodation and necessary activity spaces in accordance with the current building regulations.

Please take one.

Should you need further assistance then please do not hesitate to contact one of our Building Standards officers.

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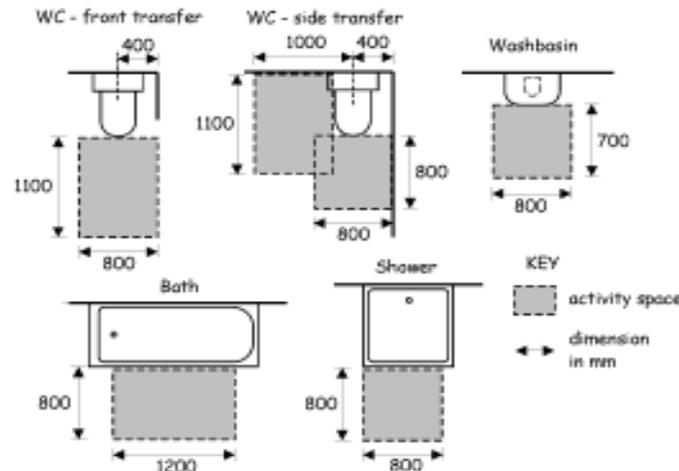
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Design of Accessible Bathrooms

A dwelling should have at least 1 accessible WC, or waterless closet, and wash hand basin and at least one accessible shower or bath. These sanitary facilities should be located on the principal living level of a dwelling and be of a size and form that allows unassisted use, in privacy, by almost any occupant. This should include use by a person with mobility impairment or who uses a wheelchair, albeit with limited manoeuvring space within the sanitary accommodation. Where an apartment is intended for use solely as a bedroom, it is considered a private space. To ensure that privacy can be maintained, the only accessible sanitary accommodation in a dwelling should not be en suite, reached through such an apartment.

Accessible sanitary accommodation should have:

- a manoeuvring space that will allow a person to enter and close the door behind them. This should be at least 1.1 m long by 800 mm wide, oriented in the direction of entry, and clear of any door swing or other obstruction;
- except where reduced by projection of a wash hand basin, unobstructed access at least 800 mm wide to each sanitary facility;
- an activity space for each sanitary facility, as noted in the diagram opposite. These may overlap with each other and with the manoeuvring space noted above. A door may open over an activity space;
- an unobstructed height above each activity space and above any bath or shower of at least 1.8 m above floor level;
- walls adjacent to any sanitary facility that are of robust construction that will permit secure fixing of grab rails or other aids;
- where incorporating a WC, space for at least one recognised form of unassisted transfer from a wheelchair to the WC.



Where a dwelling has a bathroom or shower room on another level, which is not en-suite to a bedroom, some occupants may not require the immediate provision for bathing on the principal living level. Where this is the case the principal living may instead have a separate enclosed space of a size that, alone or by incorporation with the accessible toilet, will permit formation of an accessible shower room at a future date. It should be of a size that will accommodate both a level access floor shower with a drained area of not less than 1.0m x 1.0m (or equivalent) or a 900mm x 900mm shower tray (or equivalent). In addition, this space should also have a manoeuvring space at least 1.1m long by 800mm wide, oriented in the direction of entry, and clear of any door swing or other obstruction.

This space also should have a drainage connection, positioned to allow installation of both a floor shower or raised shower tray, sealed and terminated either immediately beneath floor level under a removable access panel or at floor level in a visible position. If not adjacent to an accessible toilet and separated by an easily demountable partition, a duct to the external air should be provided to allow for later installation of mechanical ventilation.

Requirements For Alterations

Additional sanitary facilities need not be provided as part of an extension to, or alteration of, a dwelling. However, an additional accessible toilet may be needed, where the entrance level of such a dwelling contains 2 or more apartments, if one does not exist on the entrance level of a dwelling.

New sanitary facilities

If it is intended to install a new sanitary facility on the principal living level or entrance storey of a dwelling and there is not already an accessible sanitary facility of that type within the dwelling, the first new facility should be in accordance with the guidance given for accessible sanitary accommodation and access to sanitary accommodation. In the case of alterations within an existing dwelling, the new sanitary facility should also be in accordance with this guidance as far as is reasonably practicable. This recognises that it may not always be possible, within the confines of an existing building, for accessible sanitary facility to be in accordance with guidance and that the provision of a facility that is usable by most occupants will still improve amenity.

Alteration of existing facilities

If altering existing sanitary accommodation on the principal living level or entrance storey of a dwelling which meets current accessible sanitary facility requirements or the previous guidance for an accessible toilet, any changes should at least maintain the level of compliance present before alterations. Existing sanitary accommodation which meets the current accessibility requirements or previous guidance for an accessible toilet, should only be removed or relocated where facilities at least equivalent to those removed will still be present within the dwelling.