

Building Regulations

A building that complies fully with **Part M** of the Building Regulations should make reasonable provision for all people, regardless of disability, age or gender, to gain access to and use the building and its facilities. Part M was substantially changed in May 2004 and now applies to

- new buildings
- extensions to buildings, including routes through the existing building if no independent access is provided
- material alterations to buildings
- buildings or parts of buildings that are subject to material change of use
- new dwellings

Minor alterations and clarifications to the Part M Approved Document have been made since 2004 and these can be found on www.odpm.gov.uk under FAQs.

Part B, Fire Safety is under revision at the time of writing, and is expected to introduce changes which will reduce reliance by disabled people on assistance for emergency evacuation. The emphasis will be on integrating inclusive design into the guidance.

Access Statements will be an integral part of applications for building approval. Where the developer wishes to deviate from the Approved Documents, justification and alternative proposals must be supplied in the access statement.

‘Accessibility by Design’ is a free publication produced by the LDSA which reproduces the Part M AD and provides useful additional ergonomic data. Copies available from Islington Council’s Building Control. Tel 0207 527 5999. ‘Access for Disabled People’ by Sports England (2003); and ‘Accessible Stadia’ published by the Football Licensing Authority(2004) provide essential additional information on design for sports and leisure facilities and sightlines for wheelchair user seating in stadia and auditoria.