Whilst we expect the building conversion to demonstrate our compliance with ‘*Approved Document M – Access to and use of buildings of the Building Regulations’* we also require the conversion to enable us as service providers to meet the requirements incumbent upon us under the ‘*Equality Act 2010’*. We also expect ‘*BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people – Code of practice’* to be adhered to.

We require the building to provide access to all including those with hearing, visual and mobility impairments.

We have covered below key areas:

**Design Considerations for Mobility Impaired Users:**

* The building should be fully accessible by wheel chair users.
* All internal doors should meet or exceed minimum recommended clear opening widths of 830mm.
* All door handles should be able to be operated with one hand using a closed fist.
* Door handles and ID card readers should also be designed to be no less than 750mm and no more than 1200mm above ground level so that they may be in reached from a wheel chair.
* Manually operated doors should be easily opened, the opening force at the leading edge of the door should be no greater than 20N.
* Kitchen areas should include drinks making, food preparation and dish washing facilities with access for wheel chair users.

**Design Considerations for Visually Impaired Users:**

* Visually impaired users should be aided by the addition of Braille and embossed signage throughout.
* Light levels should be distributed evenly throughout the various spaces with, wherever possible, light sources situated to avoid creating shadows to alleviate potential difficulties in adjusting to fluctuations in light.
* Task lighting should also be provided in the kitchen to augment the overall lighting system.
* Colour schemes should be kept simple and consistent with the palette limited to avoid the use of too many colours and potential confusion created.
* The contrast of doors, frames, architraves, handles and skirtings and step nosings, switches and sockets will contrast with walls/floors making them easy to pick out and assisting navigation throughout the building. Grab bars and sanitary ware should also contrast. The difference in light reflectance value between the two surfaces should be greater than 30 points.
* As indicated above, lighting installations and finishings chosen should reduce or remove visual interruptions such as glare and shadow patterns whilst furniture layouts will be designed to maintain clear visual communication lines.

**Design Considerations for Users with Hearing Difficulties:**

* A hearing loop should be installed in conference areas for those with hearing difficulties. This will provide a magnetic wireless signal to T-Coil hearing aid users, when the aid is set to the Telecoil setting, enabling the clear broadcast of verbally transmitted information.