

The Building (Scotland) Regulations 2004

Accessibility and Use of Buildings

Section 4 (Safety) &
Section 3 (Environment)

Steven Scott

Aims & Drivers

Background

'Buildings that are more usable and accessible to a wider range of people'

- Differing ability, not only disability
- People's changing needs
- Addressing 'Convenience'
- Support sustainability agenda
- Recognise other UK legislation

Related issues

Background

Inclusive design

- Disability Discrimination Act
- BS 8300 & further good practice
- Access statements
- PAN 78 - 'Inclusive Design'

Sustainable Homes & Accessibility

Present & future need:

- Scottish House Condition Survey

New homes should:

- Recognise peoples' changing needs
- Be more immediately accessible
- Be simpler to alter in the future

The Liveability Concept

D

How to achieve this?

- Move from 'visitability' to '**liveability**' to address needs of occupants

Experience from social housing sector

- 'Housing for Varying Needs'
- 'Lifetime Homes'

Key Issues - Liveability

D

External access & siteworks

- Avoiding step-only access, minimising gradients

Internal circulation

- Moving around and between levels
- Reaching the principal living level

Key Issues - Liveability

D

Usability - principal living level

- Enhanced apartment, kitchen and accessible sanitary accommodation

Flexibility

- Making future adaptation simpler

4.1 Access to Buildings

D

Standard now includes house with no apartment on entrance storey

- Access routes, gradients & widths
- Complementary steps & tactile paving
- Accessible entrances
- 'Reasonably practicable'

3.11 Facilities in Dwellings

D

Standard now includes welfare and convenience

- Facilities on principal living level
- Enhanced apartment
- Kitchen
- Alteration & Extensions

3.12 Sanitary Facilities

D

Standard now includes convenient use

- Improved accessible accommodation on principal living level
- Space for use in privacy
- Accessible toilet
- Accessible bath or shower

3.12 Sanitary Facilities

D

- Flexibility - always allow for showering option
- Option within house for future shower
- Wall construction for fixings

4.2 Access within buildings

D

Standard amended to safe & convenient access throughout and unassisted access on one level of **dwelling**

- The principal living level
- Circulation space on each level
- Future stair lifts
- Limited entrance storey accommodation

4.2 Access within buildings

D

Common Areas

- Updated - corridors, lobbies, doors & lifts
- Added - door forces, floor surfaces

4.3 Stairs and Ramps

D

Standard unchanged, minor changes to guidance

- Private stair - expanded definition
- Width of private stair standardised
- Ramps
- Tactile paving to external steps

4.6 Electrical Fixtures

D

Standard now includes health, safety and convenience

New

- Lighting levels in common areas
- Door entry systems

Minor update

- Socket outlets