



STEPPING OUT

Technical and legislative guidance on Disabled Access - from Movement Management.

Issue 2: March 2000

Editor's Welcome

The response to issue one of Stepping Out was overwhelming. Thank you to everyone who responded and for your kind comments. Our feeling that the market would welcome an authoritative document that sets out to provide unbiased guidance on disabled access has been borne out. In this issue we look more closely at Part M of the Building Regulations. It is interesting to note that this document has been in existence since 1992 and yet certain of its stipulations regarding the application of lifts are often misinterpreted. We hope that our lead article will help to clarify this area and ensure that any specifier can confidently install a suitable product that complies with the regulations. In this issue we also look at the activities of the Centre for Accessible Environments. We are an Associate Member of the CAE and fully support its initiatives. Any reader who is not familiar with the Centre or its work is strongly recommended to visit their web site or contact them on 0171 357 8182 for more details. While on the subject of web sites we are completely overhauling our site to at the moment. It will be more useful as a source of information and guidance, particularly with reference to the DDA. More detail is available on page two. If anyone is trying to contact us via email please be patient. Your comments on our new site, once it is finished, would be very welcome.

In this issue:

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Please note that this newsletter is produced for the benefit of all those people involved in improving access to public and private buildings. While its content is well researched, we can accept no liability for any errors or omissions. The views expressed are not necessarily those of Movement Management. For more information contact Rosie Gray at Axis on 01572 724932.

DO PLATFORM LIFTS COMPLY WITH DOCUMENT M?

One of the most important documents referred to when applying platform lifts is Part M of the Building Regulations. This document deals specifically with access and facilities for disabled people and details specific requirements relating to the installation of such a machine. It applies to two types of premises, those classed as dwellings, and those to which public access is allowed. In the context of this newsletter, we will concentrate on the regulations as they apply to the latter.

Part M allows the use of platform lifts without any specific constraint on size, capacity, door type and control etc., for relatively small changes of level on the same floor of a building. However, when the building has multiple floors which exceed the areas detailed in the regulations then the lift must incorporate the specific design requirements of regulation M2:2.14.

One of the most important factors to consider when specifying any lift is its platform size. When used for disabled access, it is particularly important that there is plenty of room for wheelchair users to manoeuvre into and out of the lift easily, and that they are not restricted for space once they are inside. The Building Regulations state that Requirement M2 will be satisfied if a passenger lift "has a car whose width is

at least 1100mm and whose length is at least 1400mm".

When designing a lift it is a good idea to make the control buttons tactile, with raised numbers or letters. This makes it easier for those with sensory impairments to summon and direct the lift.



According to Part M, lifts travelling through multiple floors should be "provided with suitable tactile indication on or adjacent to lift buttons within the car to confirm the floor selected", along with "visual indication and with voice indication of the floor reached". Measures such as these make it easier for people with sensory impairments to use and

direct the lift.

The Building Regulations are national UK law and as such supersede any general directives issued by Europe. British Standards (BSs) or European Norms (ENs) represent best practice at the time they were written, but have no legal standing on their own.

The specifier or purchaser should make sure that the platform lift chosen is fully compliant with the requirements stipulated in Part M of the Building Regulations. Of course our Companion Prestige platform lift fully complies with the requirements of Document M. The pertinent section of Document M is reproduced in full on page two.



Unlike most other areas of legislation relating to building standards, this particular Act (DDA) applies retrospectively, covering existing as well as new buildings; and **there is no exemption for listed or other historic buildings.** Indeed this latter category of building has the additional requirement to satisfy English Heritage. **Yorkshire Post,** Jan. 2000

Hospital chiefs are set to shell out **£370, 000 to improve disabled access and facilities at Bradford sites.** Bradford Hospitals NHS Trust, which runs Bradford Royal Infirmary and St. Luke's Hospital, has been warned it could face action from disabled people if the work is not carried out in time. **Telegraph & Argus,** Jan. 2000

Disabled people should be able to get around council buildings and services more easily thanks to a new guide from Leeds City Council... The new guide, part of a £4m project to improve disabled people's services in Leeds, covers access and facilities for those council offices open to the public, as well as libraries, sports and recreation facilities, public halls and community centres. **East Leeds Weekly News,** Jan 2000

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APPROVED DOCUMENT M DETAILS:

Our lead on page one referred to the Approved Document M. Below we detail the sections that are particularly relevant:

- 2.12 A wheelchair user needs sufficient space and time to manoeuvre into a lift and, once in, should not be restricted for space. He or she should also be able to reach the controls which summon and direct the lift. People with sensory impairments should, in some circumstances, be advised of the floor that the lift has reached. Measures should be adopted which give a disabled person time to enter the lift to reduce the likelihood of contact with closing doors.
- 2.14 Requirement M2 will be satisfied if a passenger lift:
 - a. has a clear landing at least 1500mm wide and at least 1500mm long in front of its entrance;
 - b. has a door or doors which provide a clear opening width of at least 800mm;
 - c. has a car whose width is at least 1100mm and whose length is at least 1400mm;
 - d. has landing and car controls which are not less than 900mm and not more than

1200mm above the landing and the car floor at a distance of at least 400mm from the front wall:

- e. is accompanied by suitable tactile indication on the landing and adjacent to the lift call button to identify the storey in question;
- f. which serves more than three floors, is provided with suitable tactile indication on or adjacent to lift buttons within the car to confirm the floor selected;
- g. which serves more than three storeys, is provided with visual indication and with voice indication of the floor reached: and
- h. incorporates a signalling system which gives 5 seconds notification that the lift is answering a landing call and a "dwell time" of 5 seconds before its doors begin to close after they are fully open: the system may be overridden by a door re-activating device which relies on photo-eye or infra-red methods, but not a door edge pressure system, provided that the minimum time for a lift door to remain fully open is 3 seconds.

LAUNCH OF WEBSITE

We are about to launch our new company website. The site is simple, straightforward in design, and very easy to navigate. Like Stepping Out, it will provide a valuable source of technical and legislative information for anyone interested in overcoming disabled access problems.

As well as giving a brief profile of our company, and our contact details, the site includes information about the wide range of disabled access products we offer. Also featured on the site are details of the range of loading bay equipment we supply, including dock levellers and liftbays.

Much of the site is dedicated to issues surrounding disabled access; there are pages outlining the implications of the Disability Discrimination Act for service providers, and also the ways in which changes in technical legislation have affected the design and manufacture of platform lifts for disabled access.

There is a page for each of the

platform lifts in our Companion range - the Prima, Excel, Prestige and Supreme - featuring a description of possible applications and a specification overview, including maximum height of travel, load capacity, power requirements and warranty.

The site also features regularly updated articles from past issues of Stepping Out, covering both legislative and technical issues, and application stories showing how various installations of platform lifts have solved access problems faced by wheelchair users. The website incorporates a series of links to other related sites (including the Centre for Accessible Environments, and Scope) for those who want to explore further the issues raised.

If visitors to the site require more information regarding a specific product, or would like to receive a regular copy of Stepping Out, the website has an email facility which can be used to contact us directly. You can visit our website at this address: www.moveman.co.uk.

CHAMPIONING THE CAUSE FOR THE DISABLED

A registered charity based in Gainsford Street, London, the Centre for Accessible Environments (CAE) has been providing a much needed information and training resource on accessibility for the construction industry, the care professions and disabled for the past 30 years.

The core philosophy of the charity is a commitment to promote the provision of buildings and environments that are accessible to all users, including disabled and older people, and to the general enhancement of quality in design. Another priority of the CAE is to ensure that people not only gain access to the building, but also to all the facilities available inside.

The CAE provides a wide range of services which include:

- technical information and advice by telephone and letter.
- advice on compliance with Part M of the Building Regulations.
- access audits of buildings and places.
- access appraisals - assessment of access provision in architects' drawings.
- a comprehensive training programme on

topics of current concern to the construction industry and care professions.

- the journal *Access by Design*.
- design guides, specifiers' handbooks, and other publications.
- a register of member professionals with experience of access issues.

Members of the CAE include government departments, high street retailers, financial service providers, health providers, schools and colleges and those involved with arts and community projects.

Laura Matthews, Information Officer at CAE says: "Since the Disability Discrimination Act (DDA) required service providers from October last year to start making "reasonable adjustments" to their services and from 2004 to the physical features of the premises; property developers, owners and managers of buildings are becoming increasingly concerned that their premises should be accessible to all users, including disabled staff and visitors.

"By joining the CAE" continues Laura Matthews "members have access to a wealth of information, are kept informed about all the latest technical and legislative changes and

can tap into the facilities we provide such as our access auditing and appraisal services or our comprehensive training programmes."

Training is one of the core services provided by the CAE. Laura explains: "Training can now be undertaken by our team who carry out access audits and consultancy work generally."

Another key initiative recently undertaken by the CAE is a project to launch a National Register of Access Consultants (NRAC). Laura Matthews says: "After extensive initial research we submitted a detailed report to the DfEE and DETR, who are jointly funding the project. The report highlighted the current state of the access consultancy/auditing market and the need for such a Register. On 13th December last year, Margaret Hodge MP formally launched the Register at the Centre's AGM."

For further information about the CAE contact Laura Matthews, Centre for Accessible Environments, Nutmeg House, 60 Gainsford Street, London SE1 2NY. Tel: 0171-357 8182, Fax: 0171-357 8183 or visit the Centre's website at www.cae.org.uk

Transport officials have approved a **£400, 000 deal to provide disabled people with vital access** to a Birmingham railway station. A transport authority spokesman said that Aston was one of about 15 stations without disabled access to platforms.
Evening Mail Solihull, Jan 2000

Town centre shopkeepers and small businesses are being urged to **improve their facilities for disabled customers** before new legislation hits them in the pocket, a disabled action group warned this week.
Evening Mail Solihull, Jan 2000

in the NEWS

OUR NEW RECRUITS

Movement Management has recently strengthened its presence in the Midlands, North and South East of England with the appointment of two new sales representatives, Gary Strong and Steve Carter.

Steve Carter is responsible for promoting Movement Management products in London and the Home Counties. Prior to joining Movement Management, Steve worked for a leading company which supplied lifting equipment for industrial applications.

Steve has more than 27 years experience in the lifting equipment business, where he has undertaken a variety of sales, technical and managerial roles. Steve is well placed to explain the importance and benefits of installing Movement Management products to those responsible for commissioning, designing or managing new or established public buildings.

In Gary Strong's case, the words 'new recruit' are not strictly true as he has returned to work for Movement Management after a one year break. Prior to 1998 Gary worked for Movement Management for eight years in the internal sales department at the company's headquarters based in Leicester. In his new role Gary will be utilising his valuable knowledge and experience of the company by revisiting existing customers and making contact with new prospects throughout the Midlands and North East of England.

Gary says: "I'm delighted to be back at Movement Management at such an exciting time. I'm looking forward to re-establishing relationships with my previous customers whilst also concentrating on expanding the company's new client portfolio even further."

Both Steve Carter and Gary Strong can be contacted on the main Movement Management tel no. 0116-2252100.