

BS 8300-2:2018



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Design of an accessible and inclusive built environment

Part 2: Buildings — Code of practice

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Summary of pages

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Foreword

Publishing information

This part of BS 8300 is published by BSI Standards Limited, under licence from The British Standards Institution, and came into effect on 31 January 2018. It was prepared by Technical Committee B/559, *Access to buildings for disabled people*. A list of organizations represented on this committee can be obtained on request to its secretary.

Supersession

Together with BS 8300-1, this document supersedes BS 8300:2009+A1:2010, which is withdrawn.

Relationship with other publications

BS 8300 is published in the following parts:

- Part 1: *External environment – Code of practice*;
- Part 2: *Buildings – Code of practice*.

Information about this document

A full revision of BS 8300:2009+A1:2010 has been undertaken. The principal change overall is to split the document into two parts, as discussed below. The principal changes in respect of the buildings content are:

- addition of recommendations for inclusive design;
- updating of recommendations for assistive listening systems;
- revision of recommendations for counters and reception desks;
- revision of recommendations for shops and supermarkets;
- addition of recommendations for quiet spaces.

During the revision, some changes were required to consolidate the changes made in BS 8300:2009+A1:2010, and many others to incorporate changes thought necessary by the Technical Committee following consideration of comments submitted by the public, organizations of disabled people and built environment professionals. More fundamentally, changes in the content have been necessitated by the decision to restructure BS 8300 into two parts, one to cover buildings and one to cover the external built environment.

Following the precedent established by the first edition of BS 8300, the structure of the two new parts follows the logic of the “journey sequence”, starting with the new BS 8300-1 dealing with the wider external built environment, and BS 8300-2 dealing with the building itself. In the course of restructuring the document, the drafting panels have also taken the opportunity to update the guidance and recommendations in the light of current good practice, including a comprehensive introduction to inclusive design and its place in the wider design process, and to take into account the content of new or revised standards published since 2010.

BS 8300 no longer gives guidance on individual dwellings as this is now covered by BS 9266.

The provisions in BS 8300 are based on ergonomic research conducted in 1999. The Technical Committee responsible for BS 8300 is aware of changing requirements relating to the variety of mobility aids now available and the physical space needed to use such devices, as well as the implications of the increasing use of technology and new building construction methods. However,

at the time of publication of this edition of the standard, the committee does not know of any new ergonomic research on which to base changes to the space recommendations within the standard.

Many of the general access requirements of disabled children will be addressed by the recommendations in the standard. However, at the time of publication of this standard, the committee does not know of any ergonomic research that would justify any more specific recommendations being given. Detailed guidance on designing schools for disabled children and children with special educational needs is available in Building Bulletin 102 [1].

Since publication of the amended 2009 edition of BS 8300, the International Organization for Standardization (ISO) has published ISO 21542, which covers accessibility and usability of the built environment and is undergoing revision at the time of publication of this edition of BS 8300. Also, the European Commission has issued a mandate (Mandate 420) to European Standards bodies CEN and CENELEC to prepare a European Standard on accessibility requirements for public procurement in the built environment. The outcome of these processes will be taken into account in the next regular review of BS 8300.

Use of this document

As a code of practice, this British Standard takes the form of guidance and recommendations. It should not be quoted as if it were a specification and particular care should be taken to ensure that claims of compliance are not misleading.

Any user claiming compliance with this British Standard is expected to be able to justify any course of action that deviates from its recommendations.

The recommendations in this British Standard are accompanied by scene-setting commentary that places the recommendations in context for readers not familiar with the barriers experienced by disabled people when using the external environment and approaching buildings. In some instances, recommendations are quite specific; in others, they include dimensional ranges. Where dimensions and/or measurements are stated, they are subject to tolerances. Dimensional ranges are intended to provide designers with some flexibility of design solution.

Presentational conventions

The provisions of this standard are presented in roman (i.e. upright) type. Its recommendations are expressed in sentences in which the principal auxiliary verb is “should”.

Commentary, explanation and general informative material is presented in smaller italic type, and does not constitute a normative element.

Where words have alternative spellings, the preferred spelling of the Shorter Oxford English Dictionary is used (e.g. “organization” rather than “organisation”).

Websites referred to in this standard were last viewed on 3 January 2018.

Contractual and legal considerations

This publication does not purport to include all the necessary provisions of a contract. Users are responsible for its correct application.

Compliance with a British Standard cannot confer immunity from legal obligations.

Particular attention is drawn to the following legislation:

- Equality Act 2010 [2];
- Building Regulations 2010 and subsequent amendments [3];
- Building (Amendment) (Wales) Regulations 2014 [4];

- Building (Scotland) Regulations 2004 and subsequent amendments [5];
- Building Regulations (Northern Ireland) 2012 and subsequent amendments [6];
- Regulatory Reform (Fire Safety) Order 2005 [7];
- Fire Safety (Scotland) Regulations 2006 [8];
- Fire Safety Regulations (Northern Ireland) 2010 [9].

Attention is also drawn to Article 9 in the UN Convention on the Rights of Persons with Disabilities, which states that appropriate measures should be taken to ensure that disabled people have access on an equal basis with others to the physical environment, transportation, information and communications, and to enable them to live independently and participate fully in all aspects of life.

Introduction

This British Standard explains how buildings, their approaches and immediate surroundings can be designed, built and managed to achieve an inclusive environment. It complements and is intended to be read in conjunction with the recommendations given in BS 8300-1.

The aim of this British Standard is to give built environment professionals the information they need at the outset of a project to achieve an accessible and inclusive environment and to anticipate and overcome any restrictions and barriers that prevent any user making full and independent use of the built environment. It recognizes that everyone wishes to use the built environment in different ways, for example as residents, visitors, spectators, customers, employees, holders of public office, or participants in sports events, performances and conferences. Everyone, including disabled and older people with particular access requirements, should be able to enter, use and leave a building easily, comfortably and independently, including being able to escape in the event of fire or other emergency.

Previous editions of BS 8300 have advised specifically on designing for disabled people. The new BS 8300-2 explains how to design, build and manage the built environment in a way that is inclusive. Designing to address and integrate the access requirements of all people, irrespective of their personal circumstances, as part of mainstream design, and thus achieve an inclusive environment, is always preferable to designating separate or specific features.

There will be situations where features that address a particular need, such as additional grab rails, touch legible signs and assistive listening systems, might be needed to enable easy use by a disabled person. Recommendations are given on these features. However, it is recognized that there are still areas (such as specific facilities that address the requirements of people of particular faiths) where further knowledge and expertise is needed. Efforts have been made to include reference to people's neurological requirements in this revision and extension of BS 8300; however, further work is required in this area.

It is advisable for the recommendations given in this standard to be applied at the earliest possible stage in the design process. It is also advisable for checks to be made before handover of a building to ensure that the recommended facilities have been correctly installed, and that arrangements for their continued maintenance are in place. Reference is made on occasions to ways in which management and maintenance can affect safe access and use of facilities. Good management is often vital and a prerequisite to making facilities work as they were intended. The beneficial effect of good management cannot be overemphasized.

Creating an accessible and inclusive environment is integral to the economic, social and environmental dimensions of sustainable development. Meeting the recommendations in BS 8300 can contribute to achieving sustainable development.

1 Scope

This part of BS 8300 gives recommendations for the design of buildings to accommodate users with the widest range of characteristics and capabilities. It applies to:

- a) external features of a building or group of buildings, such as entrances, outward opening doors and windows, where they affect external access routes; and

NOTE 1 The recommendations in this part of BS 8300 mainly cover access within buildings. The standard also makes reference to design of some environments which might be either internal or external, such as some transport-related buildings, but the main recommendations for design of external environments are given in BS 8300-1.

- b) interiors of buildings such as entrances and reception facilities, horizontal and vertical movement, and facilities in the building.

NOTE 2 The standard makes reference to egress in the event of fire or other emergency, but the main recommendations for means of escape are given in BS 9999 and BS 9991.

The recommendations given in this part of BS 8300 apply largely to new buildings, but can also be used when assessing the accessibility and usability of existing buildings and, where practicable, as a basis for their improvement. The extent to which the recommendations apply to listed and historic buildings is determined on a case-by-case basis.

This part of BS 8300 applies to a wide range of buildings such as:

- 1) transport buildings;
- 2) industrial buildings;
- 3) administrative and commercial buildings;
- 4) health and welfare buildings;
- 5) refreshment, entertainment and recreation buildings;
- 6) religious buildings and associated facilities;
- 7) educational, cultural and scientific buildings;
- 8) residential buildings (e.g. nursing, residential and care homes, student accommodation, common parts of blocks of flats);
- 9) temporary structures accessible to or usable by the general public.

This part of BS 8300 does not apply to individual dwellings, or to residential buildings that are designed specifically to meet the requirements of people with complex or multiple impairments.

NOTE 3 BS 9266 gives recommendations for the design of accessible and adaptable general needs housing, whether in the form of flats or individual houses.

NOTE 4 This part of BS 8300 does not give recommendations for management and maintenance in occupied buildings, but a list of issues to be considered is given in [Annex A](#).

2 Normative references

The following documents are referred to in the text in such a way that some or all of their content constitutes provisions of this document. For dated references, only the edition cited applies. For undated references, the latest edition of the referenced document (including any amendments) applies.

BS 3621, *Lock assemblies operated by key from both the inside and outside of the door*