

Section 3.3

Circulation within dwellings

Section 3.3 Circulation within dwellings

3.3.1 Objective

The objective is to facilitate circulation of visitors within the entrance storey, or where there is no habitable room at this level, in the storey containing the main living room.

3.3.2 Circulation within a dwelling

3.3.2.1 Horizontal circulation within a dwelling

Corridors, passageways and doors to habitable rooms in the entrance storey or, where there is no habitable room at this level, in the storey containing the main living room, should be sufficiently wide and free of stepped changes of level so as to allow convenient circulation.

Table 4 Doors to accessible habitable rooms	
Minimum effective clear width	Minimum unobstructed corridor width
775 mm	1050 mm (900 mm if approached head on)
800 mm	900 mm

Corridors and passageways should have a minimum unobstructed width of not less than 900 mm to facilitate circulation of people using wheelchairs. Localised permanent obstructions, such as radiators, may be allowed, provided that the unobstructed width in those areas is at least 800 mm and the obstruction does not occur opposite a door.

Doors to accessible habitable rooms should be designed and constructed so that the minimum effective clear width, in relation to the adjacent unobstructed corridor width, complies with Table 4.

The length of unobstructed corridor complying with the minimum width requirement specified should be at least 1200 mm approaching any door (refer to Diagram 33).

Saddle boards, where provided, should be bevelled, with a maximum upstand of 10 mm.

Doors to rooms (other than cloak rooms, hot presses, etc), which can only be accessed by the use of steps or stairs, may have a minimum effective clear width of 750 mm.

Diagram 33 illustrates the guidance on internal doors, corridors and passageways for convenient wheelchair use in the entrance storey or, where there is no habitable room at this level, in the storey containing the main living room.

Door handles should be located at a height of between 800 mm and 1200 mm (900 mm preferred) above floor level.

Where a stepped change of level is provided within the storey, e.g. because of the slope of the site, it should be located so that at least one habitable room and a room containing a WC can be accessed from the accessible entrance without the need to negotiate the step(s).