KEY ELEMENTS

An accessible or level threshold consists of three principal elements:

1. The external landing and its drainage

The external landing should be sufficiently large and level for ambulant disabled people and wheelchair users to be able to approach and, if necessary, turn to face the door. It should be designed to avoid standing water and limit the amount of surface water reaching the threshold. The size of the landing should follow the guidance in Approved Document M or, in Scotland, Technical Handbook - Domestic (Section 4).

- External landings on a ramped approach should be laid to fall between 1:40 and 1:60 in a single direction in order to provide surface water drainage. There should be no cross falls. (otherwise 1 in 12 over short distance as ramp)
- A drainage channel should be provided between the landing and threshold where surface water is likely to be blown towards the threshold. The channel should discharge to a drainage system or permeable field drain.
- In extreme conditions, further drainage should be provided at the junction of the ramp and the landing, in order to avoid ponding and to keep storm water well away from the threshold.
- Additional field drainage to adjoining land may be required on low-lying or steeply sloped sites, to prevent the drainage channels from flooding.
- The drainage channel can be constructed either as a site-formed slot above a discharge channel, or by a proprietary drainage channel. In either case the drainage slots should be no more than 18mm wide to maximise drainage and to reduce the risk of wheelchair wheels and walking sticks becoming trapped.

In addition to specific guidance for the threshold design, consideration should be given to additional measures to facilitate access. For example, a porch roof will provide protection to ambulant disabled and wheelchair users while they locate keys or codes, at the same time as helping to reduce the risk of direct water entry.

2. The threshold sill and its intersection with the external landing

The threshold profile should allow access for ambulant disabled people and wheelchair users while minimising the risk of surface water entering the dwelling.

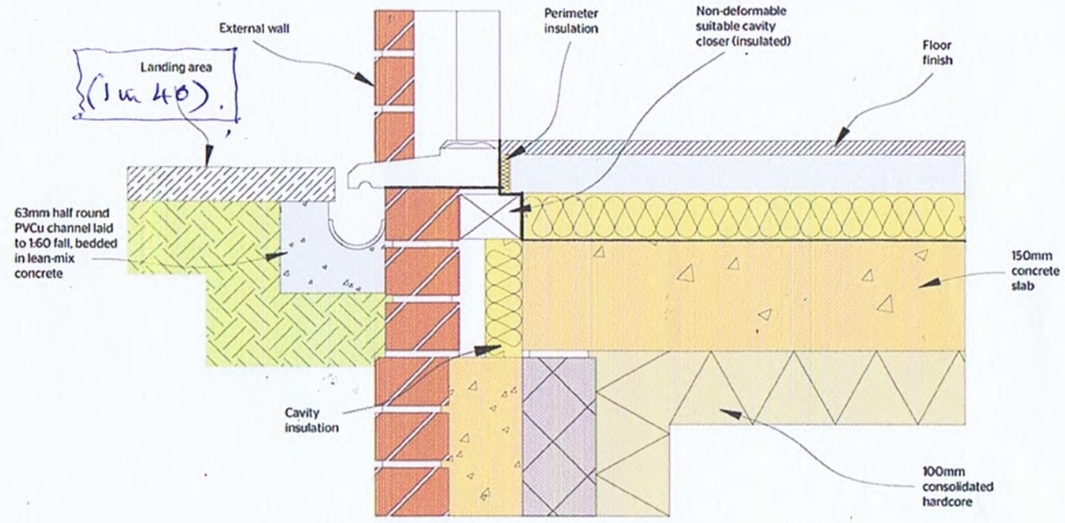
The threshold sill to external landing interface requires a difficult compromise to be made between achieving an almost level threshold while maintaining sufficient weatherproofing to reduce the risk of moisture ingress.

- Where a drainage channel is located in front of the threshold sill, it is preferable for the surface of the landing/drainage channel to be level with the door sill. However, where this is impractical due to exposure to wind-driven rain, then the landing can be up to 10mm below the level of the threshold sill. In this case, the leading edge of the threshold sill should be rounded or chamfered to assist the transition for wheelchair users.
- Threshold sills should have a slope between a maximum of 15° and a minimum of 7° to discourage water ingress and facilitate run-off.
- The upper leading edge of the door threshold unit should be no higher than 15mm. If it is higher than 15mm, the exposed edge should be rounded or chamfered.
- Due to the risk of moisture ingress and the subsequent deterioration of timber components, a drained and ventilated void should be created directly in front of any timber sills or associated components.
- In order to substantially reduce the thermal bridging risk at the threshold level, the floor insulation should be taken around concrete slabs and timber floors and be continuous with any wall insulation. To achieve this, insulate the edge of the slab, set the door frame back so that it laps with the edge insulation and specify an insulated door.
- In addition to the level threshold, there should be sufficient space provision. The width of an entrance should be at least 800mm, but ideally it should be 900mm.

3. The intersection between the door threshold and the internal floor finish

The transition between the lower threshold unit and the internal floor level should accommodate accessible transfer for ambulant disabled people and wheelchair users, while enabling occupants to vary the type and thickness of floor coverings.

- The internal floor adjacent to the threshold should be level or gradually sloped by means of an internal transition unit in order to make it easier to enter via doors.
- There is no requirement for a graded platform or internal transition unit where the expected finished floor level is designed to be less than 15mm below the level of the door threshold unit. This clearance should be reduced to 10mm where the floor covering specified is an uncompressed soft pile carpet.
- Where a graded transition is specified, this should have a maximum slope of 15° and have a slip-resistant surface.
- There should be sufficient space within the internal lobby area to allow full turning for wheelchair users and unobstructed entry for other disabled users.



note! 1-in 12 gradient over short distance, allowed on approach to entrance landing area. (otherwise 1-in 20 maximum).

Info, re; condition 6 = step-free access.

Plot at 32 Chudleigh Way, Ruislip.
15-6-22.

dwg - Cond. 6/1.

NOTE:

See previously approved application for reference:
49030/APP/2015/4676

MICHAEL OAKES ARCHITECTS LTD.

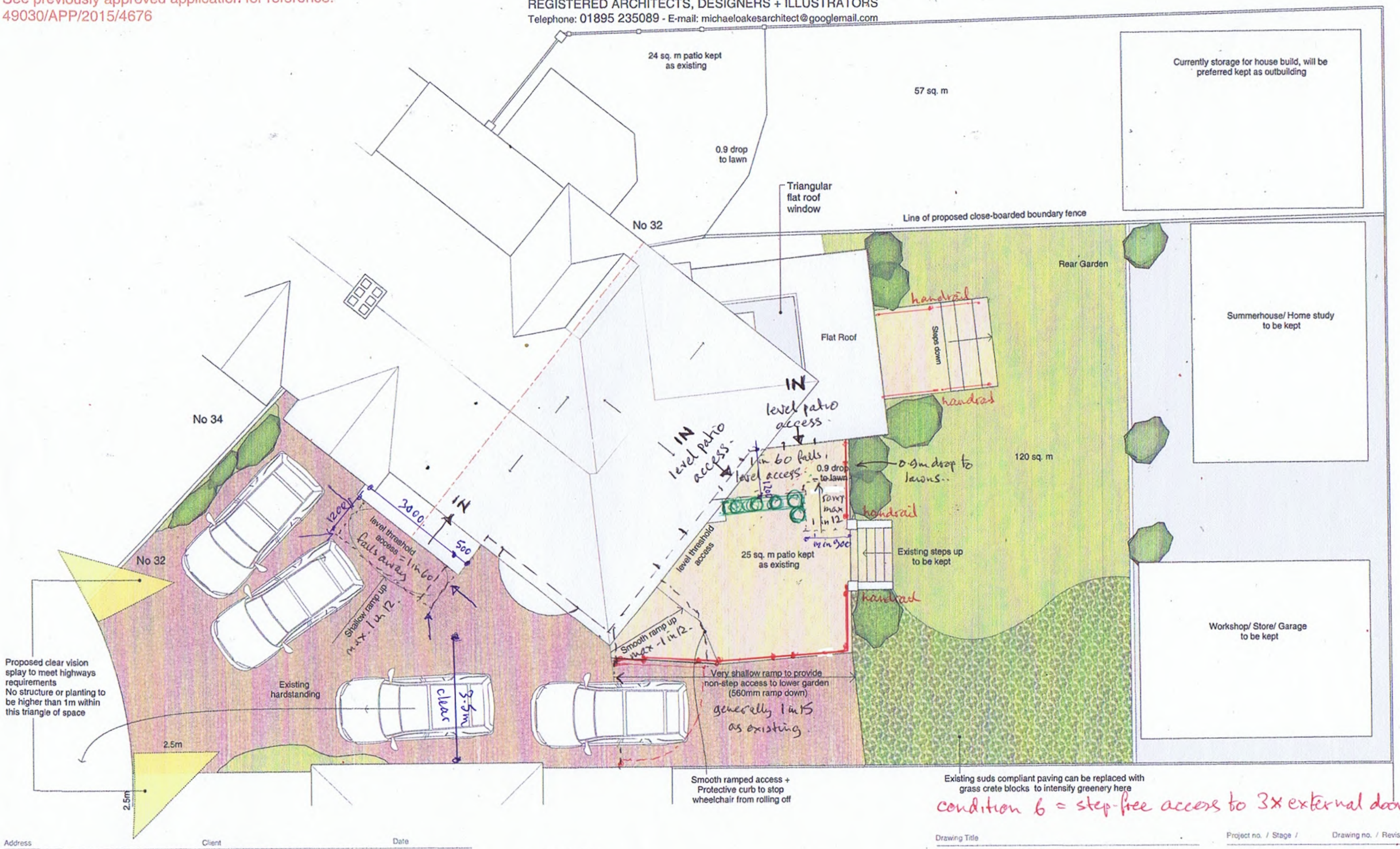
Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

KEY

= Proposed structure



Address	Client	Date
New House at 32 Chudleigh Way, Ruislip HA4 8TP	Charles Khan	March 2022

1:100 @ A3

0 1 2 3 4 5 10m

Drawing Title

As Proposed

Roof Plan

Project no. / Stage / Drawing no. / Revision

0016- PLA- dwg Covid 6/2

Revision notes: Drawn by: IR

A - First Issue 15.03.2022
B - Updated 13.04.2022

10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain