

BS 9266:2013 supplements BS 8300:2009+A1:2010 and provides advice on the design of accessible and adaptable general needs housing.

Extracts of BS 9266:2013 are reproduced below with Gradus recommendations shown in blue. A full copy of the standard can be obtained from BSI
(see bottom of page)

The requirements of a dwelling's occupants can change as a result of accident, illness or ageing, giving rise to reduced mobility or increasing sensory loss. In order to meet these changing requirements, homes need to be accessible and adaptable; accessible for both visitors and residents and adaptable to meet residents' changing needs both temporary and longer term.

The standard outlines recommendations for design features which can be incorporated when the dwelling is first built, or have provision made at the outset for their future adaptation. This helps reduce the need for expensive or disruptive alterations or substantial adaptations in the future.

The Building Regulations and British Standards are designed to ensure the optimum specification of products through a combination of legislative requirements and guidance. The following extracts have been taken from British Standard BS 9266:2013 and show how Gradus products can be used to help satisfy these requirements and help achieve an inclusive environment in line with the Equality Act 2010. For further details on this or any other aspect of British Standards contact Gradus Technical Support on 01625 428922.

This British Standard gives recommendations for methods of selection, planning, installation and maintenance for both stair nosings and barrier matting. Gradus advice and recommendations are [shown in blue text](#)

Guidance on stair edgings

6 External access routes

6.8 Steps on access routes

6.8.1 Stepped access routes to individual houses

All step nosings should incorporate a permanently contrasting continuous material for the full width of the stair on both the tread and the riser. The material should contrast visually with the remainder of the tread and riser¹.

¹ All Gradus stair edging colours have been measured to provide Light Reflectance Values (LRVs)* in order to provide the specifier with information to ensure that suitable contrast is achieved with the surrounding stair material. PVC-u Hardnose stair edgings can provide an ideal solution for internal applications as channel and insert colours can be matched to contrast with the tread and riser *These values have been determined using the CIE Y value, in accordance with BS 8493:2008+A1:2010

NOTE 2 A contrasting nosing at the junction between tread and riser might assist people with a visual impairment.

NOTE 3 Further information on the design of steps, and on visual contrast, refer to BS 8300:2009+A1:2010

6.8.2 Stepped access routes to blocks of flats

All step nosings should incorporate a permanently contrasting continuous material for the full width of the stair on both the tread and the riser, to help people with a visual impairment appreciate the extent of the stair and identify individual treads¹.

¹ All Gradus stair edging colours have been measured to provide Light Reflectance Values (LRVs)* in order to provide the specifier with information to ensure that suitable contrast is achieved with the surrounding stair material. PVC-u Hardnose stair edgings can provide an ideal solution for internal applications as channel and insert colours can be matched to contrast with the tread and riser *These values have been determined using the CIE Y value, in accordance with BS 8493:2008+A1:2010

The material should be 50 mm to 65 mm wide on the tread and 30 mm

to 55 mm on the riser, and should contrast visually with the remainder of the tread and riser².

² The profile dimensions stated are guidance only and other factors should be taken into consideration when specifying stair edgings such as step dimension and type and frequency of traffic. However, a large proportion of Gradus stair edgings fall between these dimensions stated, including the XT range for internal use and the TEX range of heavy duty stair edgings suitable for external use.

The whole tread and the nosing should incorporate a slip-resistant material, starting as close as practicable to the front edge of the nosing and extending the full width and depth of the tread³.

³ Gradus offer a Heavy-Duty Stair & Floor system suitable for heavy traffic exterior and interior environments. The system features stair edgings and tread plates for use on stairs and sheet material for use as a floorcovering on landings and walkways to help reduce the risk of slips and trips in the most demanding environments.

NOTE 1 A proprietary nosing can provide a durable solution that satisfies both visual contrast and slip resistance criteria (see BRE IP 15/03 [12]).

NOTE 2 Further information on slip resistance is given in BS 8300:2009+A1:2010

8 Communal areas within blocks of flats

8.2 Design of common steps and stairs

The design of common steps and stairs should conform to 6.8.2

Guidance on entrance matting

7 Entrances to individual houses or blocks of flats

7.8 Entrance matting in blocks of flats

A communal entrance lobby of a block of flats should have an entrance flooring system to help collect water and debris from the soles of shoes, etc. To minimize the risk of slips, trips and falls, any matting should either have its surface level with the adjacent floor finish or, if surface laid, be of a type that has a slip-resistant backing and chamfered edges.

NOTE Guidance on the selection, planning, installation and maintenance of entrance flooring systems is given in BS 7953.

Gradus offers a range of matwell frames and primary barrier mats designed to work together to provide a smooth transition to the surrounding floor finish.

Useful products: Entrances are prone to heavy soiling and moisture ingress, which should be removed at the access points to a building to increase life expectancy and reduce maintenance costs of the adjacent floorcovering. Combinations of exterior and interior primary matting and secondary barrier carpet can be installed to provide attractive, functional barrier solutions that ensure adequate removal of both tracked in dirt and moisture. Gradus offers a range of primary mats (Esplanade 8000, Esplanade Plus, Esplanade 1500, Esplanade 1000, Topguard, Topguard FR, Tyreguard and Access) that can be used in conjunction with secondary barrier carpet (Boulevard 1500, 5000^{HD} and 6000) to fulfill this requirement.

Guidance on light reflectance values

8.5 Visual contrast between surfaces or building elements

Differences in light reflectance value (LRV) should be used to assess the degree of visual contrast between surfaces such as floors, walls, doors and ceilings, and between key fittings/fixtures and surrounding surfaces.

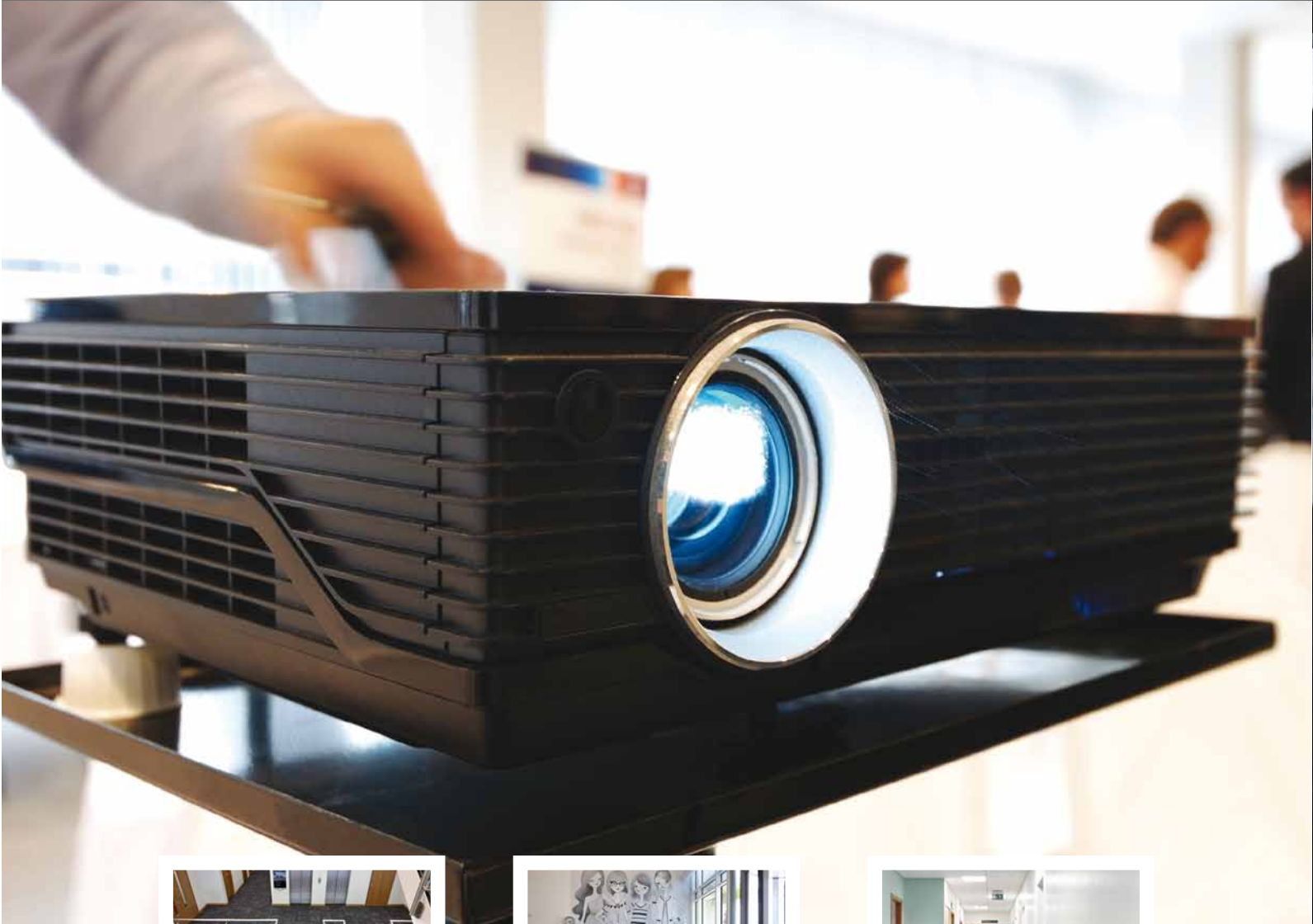
NOTE Relevant LRV differentials and methods of LRV measurement are provided in BS 8300:2009+A1:2010, Annex B.

Visual contrast is used to indicate the visual perception of one element of the building, or fitting within the building, against another to ensure the difference in light reflectance value between the two surfaces is greater than 30 points. All Gradus stair edging colours have been measured to provide Light Reflectance Values* in order to provide the specifier with information to ensure that suitable contrast is achieved with the surrounding stair material. *These values have been determined using the CIE Y value, in accordance with BS 8493:2008

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Gradus Information Paper on BS 9266:2013

Design of accessible and adaptable general needs housing - Code of practice

Gradus Information Paper on BS 9266:2013

What is it?

BS 9266:2013 is a new British Standard and provides a Code of Practice for the ‘Design of accessible and adaptable general needs housing’.

BS 8300:2010 and Approved Documents M & K of The Building Regulations 2010 already provide guidance on accessible design for all aspects of public buildings, including public areas in residential buildings e.g. entrance lobbies, stair cases and service rooms.

However, this guidance has mainly been used in student accommodation, residential care and nursing home environments and has not been widely applied to the design of public areas within other types of residential developments e.g. blocks of flats, whether privately or publicly funded.

BS 9266:2013 is designed to ensure that best practice is applied to all new general needs housing and is an essential guide for anyone involved in design and build of housing from architects and designers to residential property developers, house builders and all sub-contractors such as flooring contractors.

What does it cover?

BS 9266:2013 gives recommendations for the design of accessible and adaptable general needs housing, whether in the form of flats or individual houses. It covers car parking, external access routes to blocks of flats or individual houses, common circulation areas in blocks of flats, circulation areas within dwellings and the provision of key rooms and facilities.

The standard covers all areas in depth but the parts that are relevant to Gradus are as follows:

Entrances to individual houses or blocks of flats

- External approach area
- Entrance matting in blocks of flats

External access routes

- Steps on access routes

Communal areas within blocks of flats

- Identification of access routes to individual flats
- Design of common steps and stairs

The key points within the standard that apply to Gradus products are:

Stair Edgings

- Permanently contrasting material the full width of the tread on both tread and riser
- Material should be 50mm to 60mm wide on the tread and 30mm to 55mm on the riser
- Should contrast visually with the remainder of the tread and riser

Visual Contrast

- Differences in light reflectance value (LRV) should be used to assess the degree of visual contrast between key fixtures and surrounding surfaces

Entrance Matting

- An entrance lobby of a block of flats should have an entrance flooring system to help collect water and debris from the soles of shoes, etc. To minimise the risk of slips, trips and falls any matting should either have its surface level with the adjacent floor finish or, if surface laid, be of a type that has slip-resistant backing and chamfered edges

Why Gradus?

The Gradus Guarantee

All Gradus products are designed to meet the latest UK building regulations. Accessibility to buildings, as well as the provision of an inclusive environment for all, is now a requirement of the building regulations (Approved Documents M & K of The Building Regulations 2010, BS 8300:2009+A1:2010 & BS 9266:2013). Gradus actively seeks the advice of RNIB Access Consultancy Services and The Centre For Accessible Environments, and has consulted directly with Communities & Local Government (formerly the Office of the Deputy Prime Minister). Gradus is confident that all stair edgings, pvc skirtings and transition strips meet the necessary standards and, as such, building owners and specifiers can use Gradus Accessories with confidence.

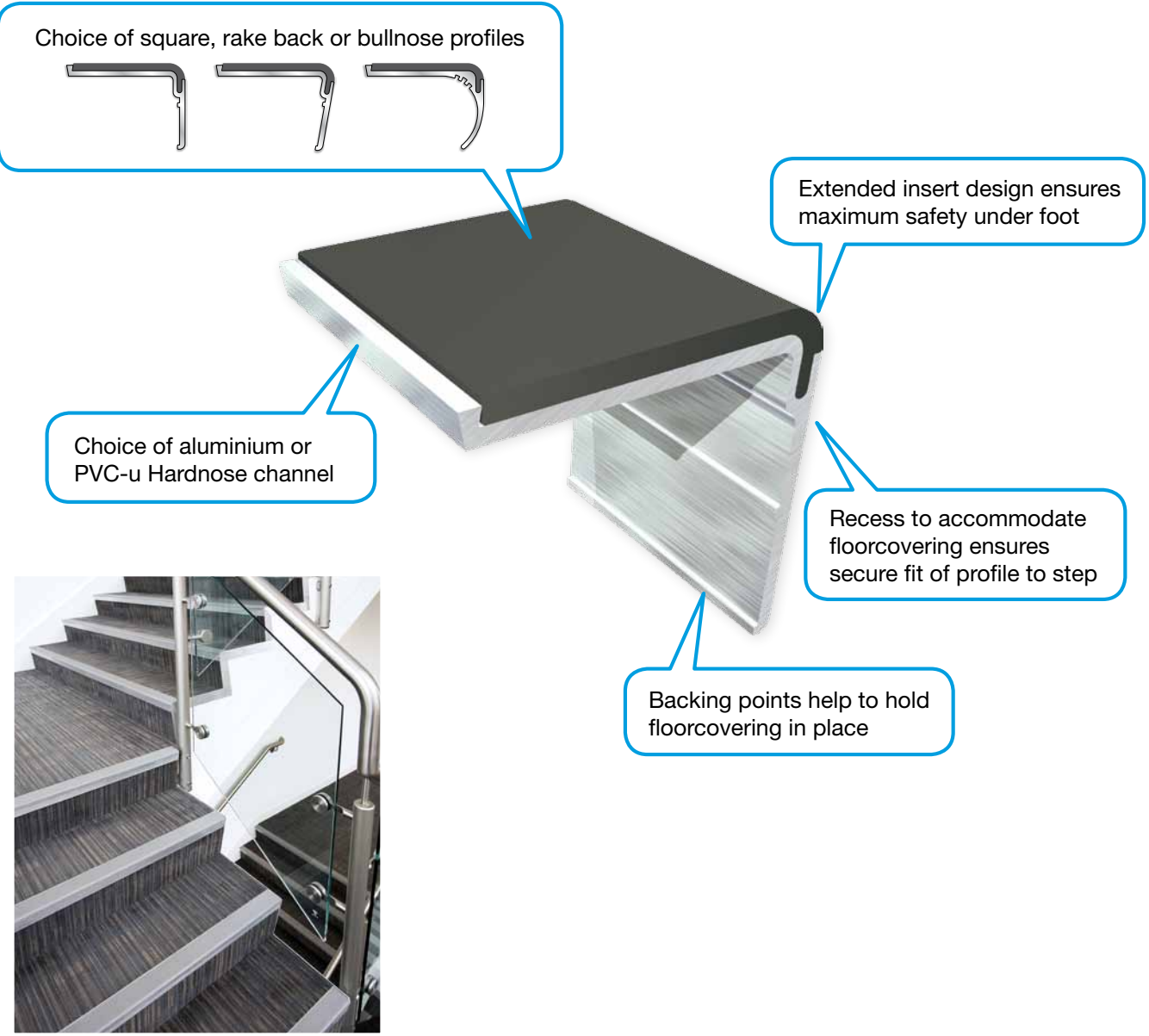
The Gradus XT Range of Stair Edgings

The Gradus XT range of stair edgings offers the ultimate solution in reducing slips, trips and falls on stairs.

- Developed in line with the latest legislation and guidelines such as Approved Documents M (ADM) & K (ADK) of The Building Regulations 2010, BS 8300:2009+A1:2010, BS 9266:2013 and research from BRE, the XT range helps ensure buildings are safe and accessible to all users.

- Research undertaken by BRE shows that if the depth of the tread is less than 300mm the risk of overstep is increased. A stair edging with a slip-resistant insert that wraps around the riser of the step reduces this risk by increasing the slip resistance at the step edge.

- The XT range features an extended insert design to provide additional slip-resistance around the leading edge of the step; this ensures that foot contact is always made with the slip-resistant element of the stair edging.



For more information on the XT range visit <http://www.gradusworld.com/xt-range-aluminium-pvc-u-hardnose>

Gradus Entrance Matting

Gradus offers an extensive range of barrier matting systems, providing an effective barrier against dirt and moisture at entrances, access points and circulation areas.

An effective barrier matting system helps to:

- Increase public safety
- Reduce slip accidents
- Create a safe, accessible entrance in line with the latest legislation and guidelines
- Increase the lifecycle of surrounding floorcoverings
- Remove dirt and moisture tracked in by foot and wheeled traffic by up to 90%
- Reduce maintenance costs



For more information on the range of barrier matting systems available visit <http://www.gradusworld.com/barrier-matting-systems>

Light Reflectance Values (LRVs) Explained

An LRV is a value given to a surface to denote the amount of light reflected. Therefore, as many people with a visual impairment can perceive light and dark, LRVs are a suitable method to measure contrast.

- BS 8300:2009+A1:2010, BS 9266:2013 & Approved Documents M (ADM) & K (ADK) of The Building Regulations 2010 highlight the need to ensure there is sufficient visual contrast at the step edge, providing a safe environment for all building users.
- Project Rainbow and ADM recommend that there is at least a 30 point difference between the LRVs of the stair edging and floorcovering to achieve a suitable contrast.
- All Gradus stair edging colours are measured for Light Reflectance Values (LRVs), in accordance with BS 8493:2008+A1:2010 allowing you to make the right decision when selecting colour.



Two different colours?



This is what it could look like to someone with a visual impairment

For more information on LRVs download the LRV booklet from <http://www.gradusworld.com/download/lrv-booklet-colour-sheets-february-2013>