

7.4.2 MANDATORY DESIGN OBJECTIVES

GENERAL

1. Seating is provided in a wide variety of locations and serves a wide variety of functions e.g. work, rest and leisure. The layout of seating can be highly structured such as in concert halls and waiting rooms or less structured such as seating in parks or on circulation routes.
2. The usability of seating depends on both the seat design and its accessibility to a wide variety of users. Lack of adequate circulation / manoeuvring space can make seating unusable. Unless there are specific functional requirements the provision of a mixture of fixed and loose seating can provide greater flexibility in space use.
3. Seats with armrests should be provided to assist people who have difficulty lowering or raising themselves into or out of a seat. A proportion of fixed seating should be provided at the end of rows, with no aisle side armrest, so as to allow transfer from a wheelchair.
4. Consideration should be given to the provision of a proportion of seating suitable for those of large stature.

7.5 WAYFINDING, INFORMATION & SIGNS

THIS SECTION DEALS WITH THE LAYOUT OF BUILDINGS WITH RESPECT TO THE PROVISION OF SIGNAGE FOR THE PURPOSE OF CONVEYING INFORMATION THAT ASSISTS WAYFINDING AND THE IDENTIFICATION OF SERVICES AND FACILITIES.

PERFORMANCE OBJECTIVE

All buildings and external spaces shall be easily and independently understandable and usable by all users. Visual, tactile and audible information shall be provided (as appropriate to the location, function and use of the space) conveying information to all users about the function and layout of internal and external spaces. All signage and information systems shall comply with relevant British Standards.

7.5.1 MANDATORY PROVISIONS

The building layout and signage provision will satisfy the performance objectives if:

GENERAL

1. Building layouts and external spaces are arranged in a logical manner which assists independent wayfinding.
2. In multi-storey buildings the key facilities such as toilets and reception areas are positioned in similar locations on each floor level.
3. Information and directional signs are provided within and to identify, as a minimum, the following areas:
 - a) Routes to and from the building from the edge of the site.
 - b) Car parking
 - c) Entrance foyers and reception areas
 - d) Lift landings and junctions in circulation routes
 - e) Toilets
 - f) Waiting areas and help desks
 - g) Refreshment facilities
 - h) Emergency exits and accessible routes and additional signage is

- provided as required (as part of a comprehensive signage strategy) to assist independent wayfinding.
4. Lettering, symbols and pictograms contrast visually with the signboard and the signboard contrasts visually with its background.
 5. Internationally recognized public information symbols are provided to identify relevant facilities.
 6. Signage complies with BS 8300:2009+A1:2010. The signage manufacturer to confirm whether their products are compliant with the BS standard or equivalent.
 7. Public address systems are clearly audible and supplemented by visual information where practicable.
 8. Hearing enhancement systems (complying with BS 8300:2009+A1:2010), using induction loops, infrared or radio transmission are provided, as a minimum, in the following areas:
 - a) Classrooms, meeting rooms and lecture theatres.
 - b) Sports and leisure venues including theatres and cinemas.
 - c) Service and reception counters.
 - d) Mosques
 - e) and additional areas as required to ensure that users with hearing impairments are not disadvantaged.The hearing enhancement system manufacturer to confirm whether their products are compliant with the BS standard or equivalent.

VIEWING RANGE	EXAMPLE	TEXT HEIGHT
Short range	Room name signs, viewed at close range	15mm to 25mm
	Directional signs	50mm to 100mm
Long range	Building name signs, viewed from a distance	150mm
Note: The text height refers to the lower case letter height		

Table 7 / Text heights and viewing distances for signs