

Disabled access to principal entrances (England & Wales)

(January 2025) (Second issue – supersedes December 2008)

The Technical Guidance Notes are produced by NHBC as guidance solely for our builder customers as to how to interpret the technical requirements in relation to the warranty cover provided by NHBC under its Buildmark, Buildmark Choice, Buildmark Link, Buildmark Solo, Buildmark Connect or any similar product from time to time. It has not been created or intended for distribution or use outside of that purpose. The information contained in this Technical Guidance Note does not constitute advice and is not to be relied upon by any third party. Nothing in this Technical Guidance Note is intended to, nor should it be taken to, create any legal or contractual relationship. Any third party who chooses to rely upon the information contained in the Technical Guidance Notes shall do so entirely at their own risk and NHBC accepts no duty of care or liability, however caused, in connection with its use or reliance by any third party.

Question

Where the principal entrance to a dwelling is close to a public footpath and there is no space to provide a ramped access and landing is it permissible to have a stepped approach?

Considerations

- Approved Document M (England & Wales) refers to the provision of disabled access to the principal entrance to dwelling in the form of ramps or steps.
- Approved Document M says that a ramped approach to the principal entrance should normally be provided but steps are acceptable where they are 'unavoidable'.

Answer

In England & Wales where a property is constructed with the principal entrance close to a public footpath and room for a ramped approach is not available a stepped approach at the entrance door is acceptable. A single step no more than 150mm in height with an accessible threshold should be provided. There is no requirement for a minimum width of footpath in front of the step.



NHBC, NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Bucks MK5 8FP
Tel: 0344 633 1000 Web: nhbc.co.uk

National House-Building Council (NHBC) is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority for carrying on insurance business and insurance distribution activities.

NHBC is registered in England and Wales under company number 00320784. NHBC's registered address is NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Buckinghamshire, MK5 8FP. Note that only certain parts of our products and services are within the scope of UK financial services regulations. For more information on our products and services, please see our website nhbc.co.uk or your NHBC product documentation.