

Havant Thicket Reservoir Visitor Centre
and Recreational Facilities

Building Regulations Part M Compliance Statement

2462-01
June 2026

1.0 Purpose of Statement

This statement sets out the details of compliance of the proposed design for the Havant Thicket Reservoir Visitor Centre and Recreation Facilities Reserved Matters Application against the Building Regulations Part M: Access to and use of buildings, volume 2: buildings other than dwellings; and in particular its alignment against the associated Approved Document M. It sits alongside the Relevant Requirements Tracker which we develop for completion by the end of RIBA Stage 4, which provides a comprehensive evaluation of the designed proposals against the full suite of the Building Regulations.

2.0 Status of Report

This report has been prepared by Urban Fabric, in their role as Design Team Leader, Project Architect and Principal Designer under the Building Safety Act.

The report specifically addresses alignment against Building Regulations Part M: Access to and use of buildings, volume 2: buildings other than dwellings, but also references as relevant wider compliance with The Equality Act 2010, and best practice methods.

Given the design is at the appropriate stage of development for the Reserved Matters submission, this accordingly results in some aspects of the design being in development for conclusion at the completion of RIBA Stage 4, which is currently programmed to be December 2026. Accordingly, where further detail will be developed during RIBA Stage 4 this is noted in the text below.

3.0 Structure of Statement

The report sets out each key requirement of Building Regulations Part M: Access to and use of buildings, volume 2: buildings other than dwellings in tabulated form below, with how compliance has been effected or is being addressed further during the subsequent RIBA 4 process.

4.0 Compliance Table

The table below sets out every section of Building Regulations Part M: Access to and use of buildings, volume 2: buildings other than dwellings, with clauses located by their page number in the documentation. For each set of clauses, the method of compliance is set out in detail.

Part M clause and/or section	page number	compliance method
Section 0	p11-15	Clause 0.1 demonstrates that the Part M is applicable to the project: to the buildings as new-build installations and as under 0.13, 'Part M applies to those features, outside the building, which are needed to provide access to the building from the edge of the site and from car parking and setting down points within the site. Clause 0.14 sets out the wider requirements of Part M and these are addressed through specific compliance with the clauses set out below. As noted in clause 0.20, whilst a formal access strategy is not required, appropriate engagement with the Building Control body is required and the design team shall undertake this comprehensively prior to the completion of RIBA Stage 4.
Section 1: Access to buildings other than dwellings	p16-23	Compliance as set out below
Clauses 1.1 – 1.13 level approach from the boundary of the site and car parking	p16	The approach to each of the 3 new buildings: visitor centre, services building and education bird hide is level (that is less than a 1:20 slope), both from each other and from the car-park. The variable height of the floating visitor centre has been addressed through an adjustable ramp mechanism which itself does not exceed a 1:20 slope. All routes are at least 1800mm width and are surfaced so that people are able to travel along them easily, without excessive effort and without the risk of tripping or falling. The exact materials of routes are set out on the landscape drawings.
Clauses 1.14-1.18 On-site car parking and setting down	p17-18	16 no. designed accessible bays are provided, closest to the visitor centre and services building (with café kiosk), with dimensions aligning with the requirements of clause s1.18 b and e. The car-park is surfaced in tarmac to provide a smooth and secure surface, in accordance with the requirements of 1.18 c. The precise design of the ticket machines (clause 1.18 d is yet to be developed but will be covered in the submission of the Site Management Plan.
Clauses 1.19-1.26 ramped access	p19-20	A ramped access is not required to any of the buildings.
Clauses 1.27-1.39	p20-23	A stepped access is not required to any of the buildings.

Section 2: Access into buildings other than dwellings	p24-28	Compliance as set out below
Clauses 2.1-2.7 accessible entrances	p24	Clauses 2.1 – 2.6 are guidance; 2.7 covers requirements. This is met by clear signposting (to be developed further and submitted under the Site Management Plan), the main entrance door will have contrast colour framing, there are no structural supports at the entrance to cause a hazard, there is a level landing larger than 1.5m x 1.5m in front of the door, the threshold is level, there is no door entry system, the entrance is covered by a large canopy, and entrance matting is suitable (Gradus Entrance Matting or similar) and level.
Clauses 2.8-2.13 doors to accessible entrances	p24-25	Clauses 2.8- 2.12 are guidance; 2.13 covers requirements. This is met by using a powered sliding main entrance door to the visitor centre with automatic activation with presence detection, and an effective opening width greater than 1000mm. The services building has no public access but does have a main entrance door with a width greater than 1000mm. The education bird hide has its entrance door with a width greater than 1000mm and is also a powered door, with a swing operation.
Clauses 2.14-2.17 manually operated non-powered entrance doors	P25-26	The manually operated non-powered entrance doors to the service building will not have a self-closing device. The accessible entrances are sufficiently wide. The visitor centre entrance is fully glazed for good visibility from both sides; the services building is a rarely used entrance door and needs to be unglazed for security purposes. The education bird hide, is again generally used only by one group at a time, and will need to be unglazed to avoid visual disturbance. Each of the doors will have a greater than 1000mm effective clear width. The manually operated entrance door to the services building will have generous space to fulfil the requirements of 2.17 b, and ironmongery selected to meet the requirements of 2.17 c and d.

Clauses 2.18-2.21 powered entrance doors	p26	Clauses 2.18- 2.20 are guidance; 2.21 covers requirements. This is met by the visitor centre sliding entrance door being operated by a proximity detector, set so that it opens early enough, and stays open long enough, to permit safe entry and exit, has a safety stop, reverts to manual control or fail safe in the event of a power failure, and by the education bird hide entrance door operated by a card swipe, coded entry or remote control, visual and audible warnings are provided to warn people of its automatic operation when both opening and shutting, incorporates a safety stop, and reverts to manual control or fail safe in the open position in the event of a power failure. Neither door projects into an adjacent access route. Manual controls will be set at a suitable height.
Clauses 2.22-2.24 glass doors and glass screens	p27	The design of the framing and manifestation will satisfy the requirements of the associated Part K Section 7.
Clauses 2.25-2.29 Entrance lobbies	p28	Only the visitor centre has an entrance lobby. This lobby meets all the requirements of clause 2.29, through a size considerably larger than minimum requirements, suitable barrier matting, and elimination of projections into the lobby.
Section 3: Horizontal and vertical circulation in buildings other than dwellings	p29-37	Compliance as set out below.
Clauses 3.2 – 3.6 Entrance hall and reception area	p29	A reception desk is not provided; but there is a shop counter. This is easily observable from the main entrance, wheelchair access to the main desk is provided, with the desk design accommodating required lower sections, with a hearing loop, and slip resistant flooring.
Clauses 3.7 – 3.10 Internal doors	p30	Clauses 3.7- 3.9 are guidance; 3.10 covers requirements. This is met by the doors being operated by a low enough force, a minimum of 825mm effective width throughout, adequate space adjacent to the pull side, suitable ironmongery, and provision of vision panels and appropriate detailing for fire-rated doors.

Clauses 3.11 – 3.14 Corridors and passageways	p31-32	Clauses 3.11- 3.13 are guidance; 3.14 covers requirements. Only the visitor centre has corridors; and it meets the requirements by very generous corridor widths, greatly in excess of requirements, level slip resistance floors, avoidance of obstacles, and suitably details doors and glazed screens with manifestation.
Clauses 3.15 – 3.16 Internal lobbies	p32	There are no internal lobbies in any of the buildings.
Clauses 3.17-3.55 Vertical circulation within the building	p32-37	Each building has no change of level.
Section 4: Facilities in buildings other than dwellings	p38-46	Compliance as set out below
Clauses 4.1-4.12	p38-39	These are guidance clauses and requirements for audiences and spectators. These clauses do not apply to the project.
Clauses 4.13-4.16 Refreshment facilities	p40	Clauses 4.13- 4.15 are guidance; 4.16 covers requirements. This applies to the visitor centre and the services building café kiosk. The requirements are met through all users having access to all parts of the facility, suitable heights for serveries and the visitor centre staff kitchenette, and a wheelchair friendly transition to external terraces for the visitor centre.
Clauses 4.17-4.24 Sleeping accommodation	p42-43	There is no sleeping accommodation in any building.
Clauses 4.25-4.36 Switches, outlets and controls	p43-46	Clauses 4.25- 4.29 and 4.31-4.35 are guidance; 4.30 and 4.36 cover requirements. These are met by ensuring fixing heights for electrical fittings abide by stipulated requirements, and meet the detailing designs set out, and hearing enhancement systems are provided as required.
Section 5: Sanitary accommodation in buildings other than dwellings	p47-59	Compliance as set out below

Clauses 5.3-5.4 Sanitary accommodation generally	p47-48	Clause 5.3 is guidance; 5.4 covers requirements. These are met by the detailed design of these spaces meeting the requirements set out spatially and in specification.
Clauses 5.5-5.7 Provision of toilet accommodation	p48-49	Clauses 5.5 and 5.6 are guidance; 5.7 covers requirements. These are met by at least one wheelchair-accessible unisex toilet is provided at each location in the visitor centre and services building where sanitary facilities are provided for use by customers and visitors to a building, or by people working in the building, and the provision of a Changing Places facility in the services building. This is over and above the requirements of the Building Regulations but is included to meet best practice equality design standards.
Clauses 5.8-5.10 Wheelchair accessible unisex toilets	p49-52	Clauses 5.8 and 5.9 are guidance; 5.10 covers requirements. These are met by suitable locations, and adequate size, layouts and fittings. All accessible unisex toilets have outward opening doors.
Clauses 5.11-5.14 Toilets in separate sex washrooms	p52-54	All toilets are separate cubicles and are therefore not in separate sex washrooms.
Clauses 5.15-5.18 Wheelchair-accessible changing and shower facilities	p54-57	There are no wheelchair-accessible changing and shower facilities provided.
Clauses 5.19-5.21 Wheelchair-accessible bathrooms	p57-59	There are no wheelchair-accessible bathrooms provided.

5.0 Summary

As set out above, the proposed design for the Havant Thicket Reservoir Visitor Centre and Recreation Facilities has been developed to fully compliant with the relevant requirements of Building Regulations Part M: Access to and use of buildings, volume 2: buildings other than dwellings; with all matters of detailed design set out in this Reserved Matters submission, and with other matters of technical design and specification to be finalised through both the RIBA Stage 4 production information for the project and the Site Management Plan.

Urban Fabric Architects

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