

**06**

# Access Strategy

## 06: Access Strategy

### Introduction

The development is designed to be as accessible as possible, taking into account the influencing legislation and guidance.

Part M ‘Access to and use of buildings’ revised in 2015, states that reasonable provision shall be made for people to gain access to and use buildings and their facilities. The Approved Document M gives guidance on how to achieve this, which will be used throughout the design phase as minimum requirements, with any derogation detailed and explained.

Inclusive design benefits everyone and maximises the life and potential of the building and the independence of those who use it. An inclusive environment enables everyone to enter, circulate, enjoy and utilise all facilities.

The information provided in this document is based on criteria from the following design guidance:

- + ‘Access to and use of buildings’. Part M and Approved Document M (2015 edition) of the Building Regulations
- + BS 8300:2009 ‘Design of buildings and their approaches to meet the needs of Disabled people: Code of Practice’.
- + The Equality Act 2010
- + ‘Designing for Accessibility’. Centre for Accessible Environments
- + BS 9999:2008 – Fire safety in design, management and use of building
- + ‘Fire Safety, Volume 2: Buildings other than dwelling houses’.
- + Part B and Approved Document B (2006 edition incorporating the 2010 and 2013 amendments) of the Building Regulations

### Site

The main pedestrian access has been re-instated from Eldon street and retained from Hanson Street.

### Pedestrian access

The main visitor’s and residents’ entrances into the building will be from Eldon Street and Hanson Street will be used for staff, servicing and group activities.

### Cycle Access

Remain as existing.

### Building Entrance

The building entrance will stand out clearly in the existing façades by use of the historic doors and by the double height recessed stone arch. The Main Entrance will be held in the open position and the internal lobby doors are automatic sliding doors opening on approach for ease of entry and exit, a level threshold, and a spacious lobby area before entering the reception lobby of the building. A separate entrance is provided for the residential units leading to a residents lobby accessing the lift and stairs.

### Box Office

The reception is located off the entrance lobby and the counter is provided with a lowered section at 750mm high with a 700mm high knee-recess for wheelchair users. There will be a counter induction loop with a sign to indicate its presence. The area behind the desk will have a plain background, so as not to distract people who lipread.

### Horizontal Circulation

All floors have level access to each of the spaces. Doorways will provide the minimum clear width of 800mm opening. The new corridors and circulation areas are generally a minimum of 1500mm. Access to all areas of the building are provided from the entrance lobby corridor and simple way-finding will be provided to make it easy to orientate and navigate through the building.

Colour schemes have been chosen to ensure good contrast between floors and walls and doors and frames so they will stand out against the walls in which they are located. The aim will be for a 30 point difference in Light Reflective Values between contrasting surfaces.

### Vertical Circulation

Vertical circulation is provided for by existing lifts & stairs. The central passenger lift accessed from the entrance lobby has been re-configured to provide access to all levels above GF. The existing platform lift is retained for access to upper ground floor level.

A new lift is provided for residential users only serving the new apartments.

### Stairs

All existing staircases are retained for access and fire escape along with the historic central staircase which will be uncovered and re-instated for public access to the upper floors.

### Doors

Doors will be designed to meet Building Regulations and the recommendations of BS8300 Section 7.2.5 to 7.3.4 inclusive and will not present an obstacle to a disabled person. The leading edge of any doors held open will contrast in colour and luminance with the remaining surface of the door and its surroundings.

Doors and door frames will be clearly identified by contrasting with the wall in tone, colour and luminosity. Door furniture will be clearly distinguishable from the door and will be easily gripped and operated. Vision panels will be suitable for persons both standing and seating. (BS8300 Clause 6.4. 3). Door closures will be adjusted to the minimum force necessary (30N) for the initial openings arc of 0° to 30°, and 22.5N for 30° to 60 opening. The layout of the plan shall be designed to provide an unobstructed space of at least 300mm on the pull side of the door between the leading edge of the door and any return wall.

### Toilets

#### General Use

General use toilets will provide for ambulant disabled people by providing the following facilities.

Door closures (where fitted) that meet the BS8300 requirements. Door furniture that is easy to grip including toilet cubicle door bolts. Fixtures and fittings that will stand out against background floors and wall colour. Slip reducing flooring will be utilised. Handrails will be fitted in the cubicles designed for use by ambulant disabled people.

#### General Use

General toilets are provided on each level as unisex cubicles or separated male / female clusters. These include 1no. ambulant accessible cubicle to each of the cluster of toilets with outward opening doors. General use toilets will provide for ambulant disabled people by providing the following facilities. A min 450mm diameter manoeuvring space provided in cubicle between door swing and edge of pan. Door furniture that is easy to grip including toilet cubicle door bolts. Fixtures and fittings that will stand out against background floors and wall colour. Slip resistant floors Handrails will be fitted in the cubicles designed for use by ambulant disabled people. Lighting levels will be in accordance with CIBSE guidance.

#### Accessible Toilets

The Unisex Accessible WC’s are distributed to all levels of

floors to ensure that any wheelchair user does not have to travel more than 40m.

Wash hand basins will be usable from the seated position on the WC and soap and hand drying facilities will be within reach in side transfer corner facilities. Taps will be mono-block lever operated located on the side of the wash hand basin closest to the WC in side transfer corner facilities. Floors will be slip reducing finishes. Fixtures and fittings will be clearly visible using coloured/tonal contrast. Emergency alarm cord will be provided that extend to the floor level and are easy to grip and in accordance with the recommendations of BS8300 clause 12.4.10. A Spatula lever flush will be located on the transfer side of the cistern. Door ironmongery will be easily gripped and will contrast with the backgrounds to which it is fitted. Toilets will be provided with emergency lighting and visual indication of fire alarm Activation

### Changing Places

A changing places room is provided which provides a combined toilet, shower and changing facility for use by people with complex and multiple disabilities who require the help of up to two assistants.

Wash hand basins must be usable from the seated position on the WC and soap and hand drying facilities will be within reach in side transfer corner facilities. Taps will be mono-block lever operated located on the side of the wash hand basin closest to the WC in side transfer corner facilities. Floors will be slip reducing finishes. Shower is provided with hinged seat and shower curtain. Fixtures and fittings will be clearly visible using coloured/tonal contrast. Emergency alarm cord will be provided that extend to the floor level and are easy to grip and in accordance with the recommendations of BS8300 clause 12.4.10. A Spatula lever flush will be located on the transfer side of the cistern. Door ironmongery will be easily gripped and will contrast with the backgrounds to which it is fitted. Toilets will be provided with emergency lighting and visual indication of fire alarm Activation.

### Internal Surfaces (General)

The surfaces throughout the facility will be suitable for wheelchair users and ambulant disabled people and junctions will be level and well defined. Contrasts in colour and tone will be achieved between floor and wall finishes and in addition doors and their frames will also contrast with the walls in which they are fitted in accordance with the requirements of Part M and BS8300. Decoration will be chosen with reference

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to the design guidance produced from Project Rainbow – “Colours, Contrast and Perception” sub heading “Design Guidance for Internal Built Environment” by Keith Bright, Jeff Cooke and John Harris and “A Design Guide for the Use of Colour and Contrast to Improve the Built Environment for Visually Impaired People” published by ICI Paints.

### **Acoustics**

It is important to allow people with hearing impairment to use the hearing they do have, and to keep background noise to a minimum. Sounds can be useful for people with visual impairments. The following incorporated into the design will help in noise reduction:

Adequate sound insulation will be provided to minimise intrusive noise from both outside and within the building. Relatively quiet areas and noisy areas (informal meetings) of the building will be separated. Heating units and cooling systems will run quietly with a view to minimising background noise which can be distracting and tiring for people with hearing impairments.

### **Lighting**

Good lighting is essential for everyone for visibility and safety. The system will be used to accentuate interior colour, tone and texture. Good management in keeping windows, blinds and lamps clean will maximise the amount of lighting available. Lights will be positioned where they do not cause glare, reflection, confusing shadows or pools of light and dark. All lighting including natural light will be controllable and adjustable where possible to suit the needs of building users.

### **Way Finding**

Visual information will be provided by distinguishing floors, walls and ceiling planes, door

surrounds and decorative features. The colours and tones will be carefully chosen using guides such as the project Rainbow Publications – “Colour, Contrast and Perception” sub heading “Design Guidance for Internal Built Environment” by Keith Bright, Jeff Cooke and John Harris and “A Design Guide for the Use of Colour and Contrast to Improve the Built Environment for Visually Impaired People” published by ICI Paints. Location of signs will be part of the process of planning the building. They will be placed in a logical position and be obviously identifiable. Signs will be situated so that they do not cause obstruction and are well lit. Signs will not be positioned against a background of low level sunlight or artificial light. The sign board will contrast with the background against

which they are seen and the lettering will contrast with the sign board. Many signs will be fixed at eye level with easy access for close viewing. Signs will be simple, short, and consistent and easily understood using prescribed type faces to suit the Civic branding, colour and graphic devices.

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### Bin Strategy

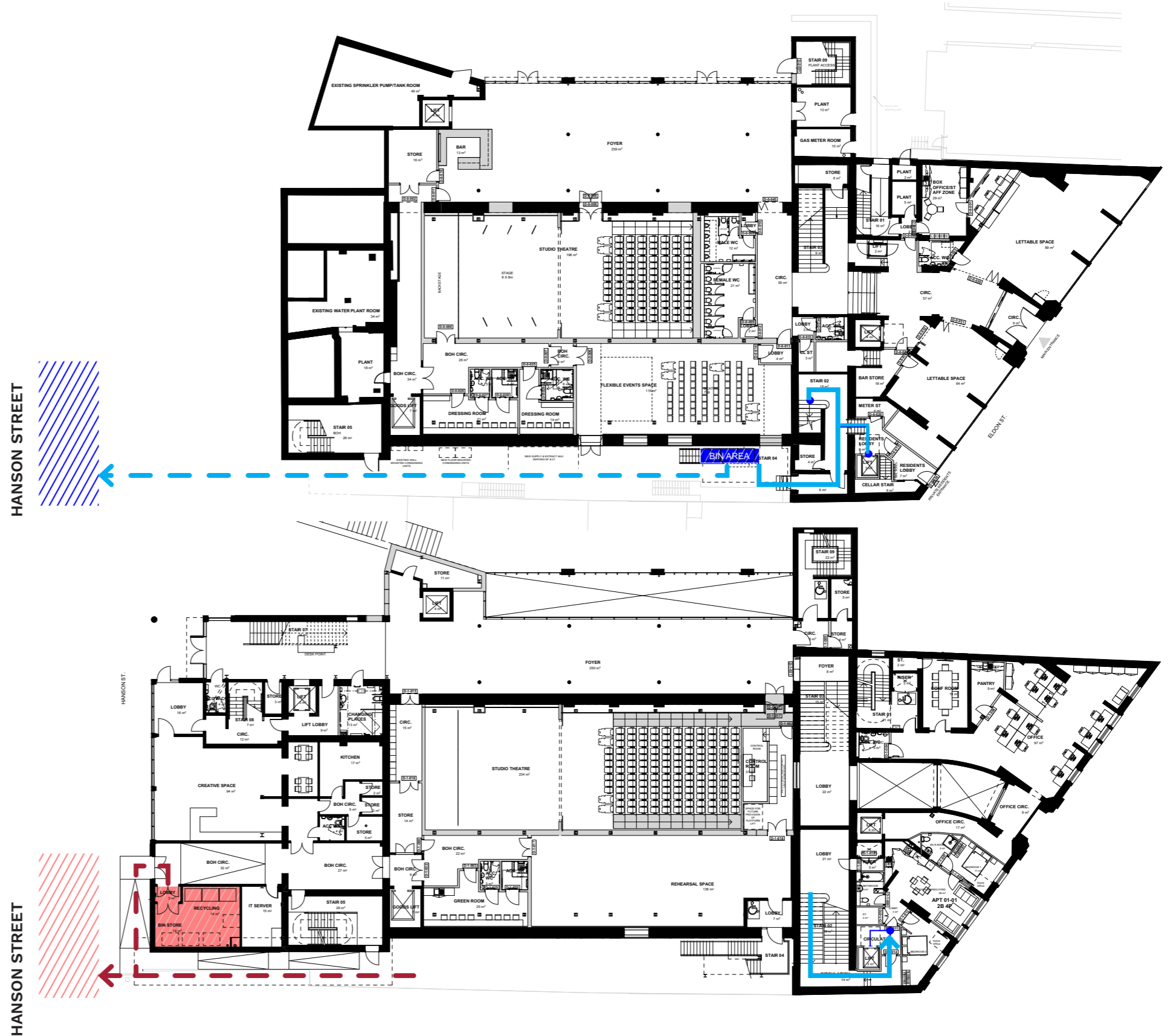
#### Bin Strategy

Following discussions with the client team the bins are to be collected from Hanson Street along with The Civic's bin collection. The residential bins have a designated area and The Civic will manage the collection from Hanson Street.

The apartment occupants will use the lift on each floor to access the bin refuse area and the distance is calculated from apartment front doors to the lift on each floor; and from the lift doors on the ground floor to the bin refuse area.

APT 01-01

The distance to the bin refuse area = 18m



- Residential Bin Strategy
- The Civic Bin Strategy

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### Bin Strategy

#### Bin Strategy

APT 02-01  
The distance to the bin refuse area = 24.5m

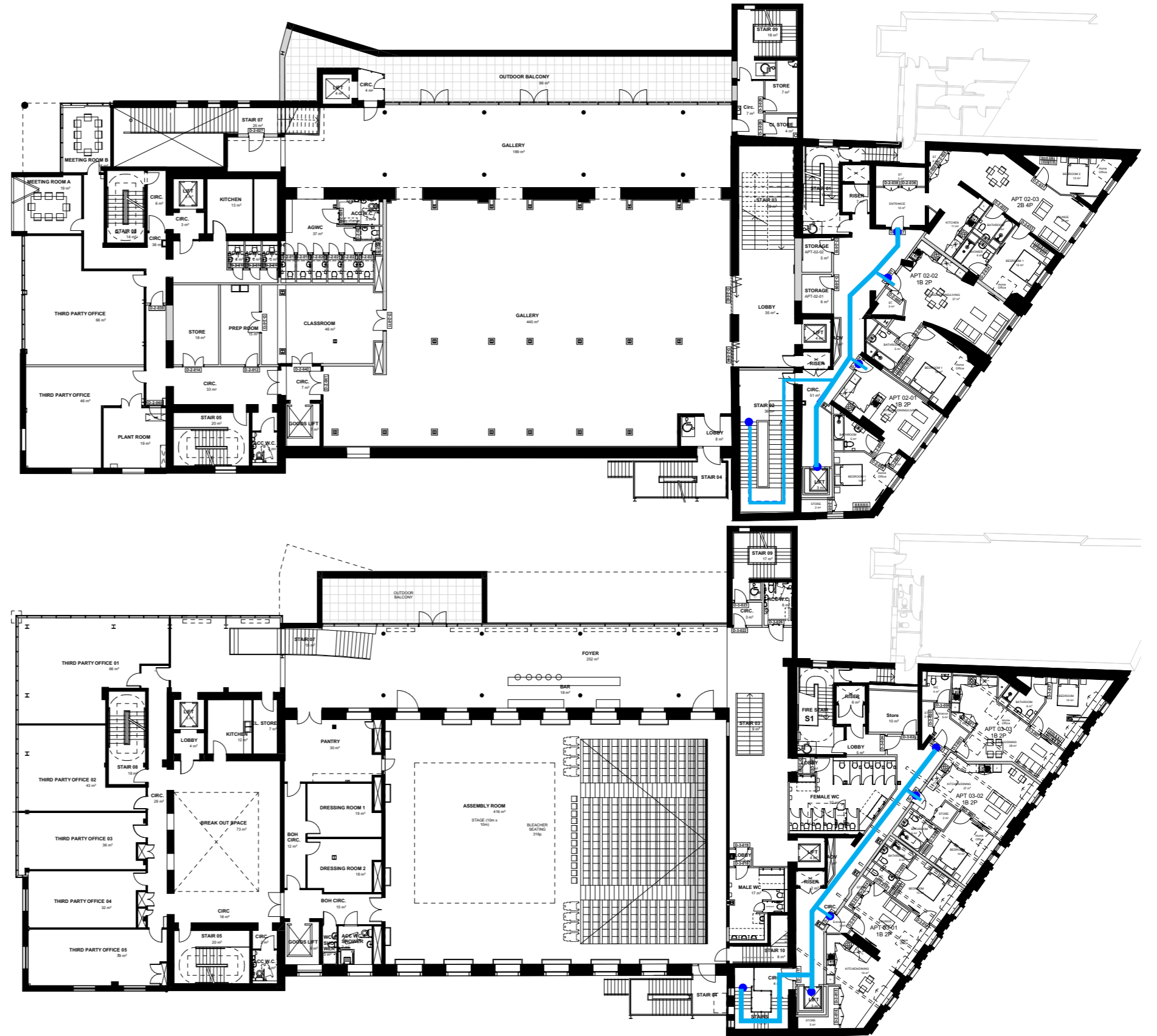
APT 02-02  
The distance to the bin refuse area = 30.7m

APT 02-03  
The distance to the bin refuse area = 33.4m

APT 03-01  
The distance to the bin refuse area = 22m

APT 03-02  
The distance to the bin refuse area = 32.1m

APT 03-03  
The distance to the bin refuse area = 19.4m



- Residential Bin Strategy
- The Civic Bin Strategy

