

Access Statement for Change of Use and Extension to Barnsley Chiropractic Centre

Context: The clinic is in a set back location adjacent to the Health Centre on the High Street in Dodworth. The property is currently laid out to the clinic at ground floor, with residential accommodation at first floor and storage at second floor level. Access into the property is currently provided by a timber door with level threshold.

The applicant wishes to change the use of the first floor of the property to create further treatment rooms, together with moving the residential accommodation (currently at first floor) to the second floor level. The applicant also wishes to extend the property to create a rehabilitation gym to provide added benefits to clients who wish to undertake specific exercises to rebuild and strengthen parts of the body.

Introduction

We are a small business wishing to expand the existing chiropractic services by the creation of additional treatment rooms and a rehabilitation gym. Currently the main frontage is accessed via a concrete path which leads to a timber entrance door. As part of our alterations we intend to make the property more accessible and user friendly with the inclusion of a disabled toilet within the clinic and a disabled toilet and changing room within the gym. We already have facilities to accommodate ambulant customers which include fully righting benches that can lower patients into the correct treatment position.

We acknowledge that another gym is located within close proximity; however, feel that the services we intend provide will not be detrimental to the existing facility.

Statement of Intent

As a small business wishing to extend its client base we wish to offer a friendly service that is responsive to customer needs and thus maximises the business opportunity. We fully intend to comply with all current regulations and good practice. The physical limitations of the building impose some constraints; however it is our intention to make the scheme as accessible as possible in line with local planning policy and disability Discrimination Act (DDA) requirements. In addition, we intend to ensure that staff are trained in order to ensure an accessible service.

Sources

We have referred to:

- └ Taken advice from the local building control surveyor and used as our main source of reference the standards in Approved Document Part M and BS 8300 in so far as it is relevant.
- └ In addition, we have contacted the Disability Rights Commission (DRC) helpline.

Consultation

No detailed customer consultation has been used since we have no established client base. However, we have liaised with the Council's Access Officer, the Local Building Control Dept and have spoken with the local access group regarding our proposals. The scheme is based upon the advice they have given. Once established we intend to gauge feedback from our regular client base in the form of a questionnaire.

Specific Access Issues

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
Car parking: One space to be marked out outside shop on shared area specifically for disabled car users in line with local design note standard.	Planning and Building Regulations	Planning
Bus Stop: Nearest bus stop 75 m away. Most people will either arrive on foot or by car because of nature of business therefore no implications.	Planning & Highways	N/A
Routes to entrance: Clear area over 1.2m wide leads to main entrance doors. Area to be managed to ensure route kept clear at all times.	Planning and DDA	Planning and management
Entrance: A) New door designed to create 1M opening flush with top of surface. B) Door half glass half solid with lever handle and have weighting < 20N	A) Planning and Building Regulations B) Planning and Building Regulations C) Building Regulations	A) Planning B) Planning and Build Regs C) Build Regs and management
Floor Space: Customer area/service area to be carpeted with man made carpets to allow wheelchair traffic.	Building Regulations/ DDA/Occupiers Liability	Building Regulations and management
Counter/Service area: A) Assisted service to be provided by reception staff for completing any paperwork. B) Induction loop pad and sign provided in reception.	A) Building Regulations and DDA B) Building Regulations and DDA	A) Building Regulations B) Building Control
Toilet facilities: 2 No. new wheelchair accessible wc's to be provided.	DDA Part II (Employment)	Management
Décor: Colour scheme to be designed to include colour contrast between walls, floors, counter door and ironmongery	Building Regulations and DDA	Building Regulations and management
Other Management Issues: * Large print directional signage to be provided in line with RNIB guidance. * Staff to read information on request and offer appropriate assistance	DDA	Management issues.
Evacuation: Evacuation by customers via entrance doors. No specific alternatives proposed due to minimal fire risk on customer side	Building Regulations Fire Regulations and DDA	Building Regulations and management