rama.co.uk

4 Mallowdale Avenue
Fallowfield
Manchester
M14 6GT
Tel: 07976 171 006
Email: info@archirama.co.uk

ACCESS STATEMENT

For

PROPOSED CHANGE OF USE TO A5 HOT FOOD TAKE AWAY UNIT WITH NEW SHOP FRONT & ASSOCIATED SIGNAGE

June 2008

FARHAN RAMA

Initial Access Strategy

Access Appraisal

The appraisal anticipates any potential access problems that may arise within the proposed building, thereby mitigating the need for future physical adjustments that may otherwise have been necessary to comply to the legislative requirements of the Disability Discrimination Act 1995, and the supplementary Disability Discrimination Regulations 2001.

Item	Comments	Design Consideration	Building Management
	General Note : The Disability Discrimination Act aimed at preventing discrimination against disabled people by service providers or those involved in the disposal, letting or management of premises. Part M of the current Building Regulations, provide recommendations to allow disabled people to visit new buildings and to use the principal entrance. For a building which is altered, there is no obligation under Part M to improve access and facilities for disabled people, however, any alterations must not reduce the level of suitability or accessibility.		
1.0	**Car Parking**		
1.1	The new proposals are served by the existing car parking facilities or drop of points	Y	
2.0	**Entrances**		
2.1	There is level access into the existing building	Y	Y
2.2	There should be good, clear signage above the entrance into the building.	Y	Y
2.3	The building entrances should be easily distinguishable from the façade, which can be achieved through the use of colour and tonal contrast.	Y	
2.5	If the doors are to be substantially glazed, for visibility and safety they should colour contrast with adjacent side panels and ideally be further identifiable with 150mm deep horizontal vision bands fitted 850 and 1400mm above floor level.	Y	
2.6	If side hung doors, we would recommend the maximum force of the door closers should be 25-30 Newtons or alternative automatic operation for ease of opening.	Y	
2.7	The door threshold should be as flush as possible and not exceed 6mm provided that it is clearly visible and the floor finishes provide a flush junction.	Y	
2.8	A recessed matwell should be installed which is flush with the surrounding floor finish and be non-slip when wet, extending 1500mm (minimum) into the building.	Y	
		Y	
3.0	**Corridors**		
3.1	Recommend adequate tonal contrast in colour schemes to walls, floors, doors and ceilings. This information can be used to convey orientation and wayfinding information within the building.		
3.2	Chosen surfaces should have minimal light reflection and sound reverberation as this can confuse people with sensory impairments. See Internal Surfaces Section.	Y	
3.3	There should be even illumination throughout to ensure that there is no glare or silhouettes. 150 lux is recommended.	Y	
3.4	Corridor projections such as radiators, outward opening doors, fire extinguishers, etc can be hazardous to visually impaired people and if possible should be recessed or identified by tonal contrasting with the background.	Y	
		Y	
4.0	**Internal Doors**		
4.1	The doors should provide a minimum clear opening width of 800mm, with a minimum 300mm (although preferably more) unobstructed space to the leading edge of the door to allow manoeuvre wheelchair.		
4.2	Lever handles should preferably be of contrasting tonal colour to the door and fitted 950mm above floor level. There should be at least 45mm finger space between the handle and door and be between 20 -35mm diameter, which should be fitted at least 500mm from the edge of the door.	Y	
4.3	The maximum force of the door closers should be 25-30 Newtons.	Y	
4.4	Doors in frequent use should have vision panels suitable for standing and seated people. The minimum zone of visibility is 500mm - 1800mm above floor level. Vision panels should not be subsequently covered up.	Y	

4.5	Doors should be fitted with 400mm high kickplates.	Y	Y
4.6	Full length side screens should have 150mm high colour or tonal contrasted vision bands starting at 850mm and 1400mm above floor level.	Y	Y
4.7	Ideally fire doors in corridors should not be rebated but have flush stiles and intumescent strips to edges to ensure adequate operation for smoke containment. If rebated doors are to be used, appropriate door closers should be used to ensure that the doors close properly in an emergency situation.	Y	
		Y	
5.0	**Internal Surfaces**		
5.1	A combination of hard and surfaces should be used to minimise difficulties for people with hearing impairments. Different types of floor finishes provides information to assist visually impaired people's usage of a building, particularly open-plan areas, circulation areas, lift lobbies/stairwells, etc. Non-slip vinyl, linoleum, non-slip carpet, etc can be used to distinguish different area usages.		
5.2	Coir matting should be avoided as this impedes the flow of a wheelchair.	Y	
5.3	Recommend that the Dulux Design Guide is utilised for the walls, doors and floors colour scheme to ensure adequate colour and tonal contrast, with a combination of colour, tonal and textural contrast to help people with visual impairments. This tonal contrast should also be applied to distinguish surfaces and objects from the background to which they are fixed such as lighting switches, handrails, toilet fittings, etc and objects such as litter bins, etc.	Y	
5.4	Slip resistant flooring should be provided, together with flooring that does not becomes hazardous when wet.	Y	
5.5	Glossy floors can give the illusion of being wet and slippery and may inhibit mobility-impaired people and therefore should be avoided.	Y	
		Y	
6.0	**Lighting**		
6.1	Lights should be positioned where they do not cause glare, reflection, confusing shadows or pools of light and dark. Variations in lighting levels both internally and externally can create shadows that mask hazards.		
6.2	Avoid positioning of reception desks where sunlight shadows a user's face, making it difficult to lip-read. Also downlighters cause facial shadows, which cause interpretation difficulties for hearing impaired people.	Y	
6.3	The lighting levels throughout the building should be even, thereby avoiding creating pools of light and dark. Visually impaired people may experience difficulty in adjusting to differing levels of lighting. Lighting in some areas in the CIBSE guidelines are insufficient and need to be increased. However, the consideration of lighting levels must be considered in association with colour/tonal contrast and glare factors.	Y	
	Recommend that the overall levels of illumination are improved to provide the following:		
	a) External steps and ramps: 150 lux	Y	
	b) Entrance/lobbies: min 250 lux		
	c) Corridors: 150 lux		
7.0	**Building Management**		
	Good building management has a huge effect upon a disabled persons accessibility building. The following are an aide to good practice, which additionally will also address maintenance and health & safety issues:		
7.1	**Surfaces** Ensure that cleaning and polishing does not create slippery surfaces.		Y
7.2	Ensure that redecoration does not compromise carefully selected colour schemes to visually impaired people.		Y
7.3	**Lighting** Ensure that windows, lamps and blinds are kept clean to maximise light.		Y
7.4	Ensure that broken lighting is swiftly replaced.		Y
			Y

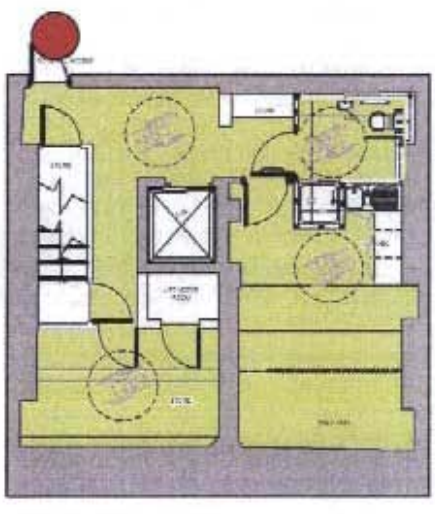
Plan Appraisal

The New hot food at upper floor plan level will have level access into the building. Adjacent to it the new Samaritans building entrance will have a very small step due to the pavement gradient. To overcome this problem there will be a choice of solutions available to help disable visitors enter the building. Firstly an assistance bell will be fixed to the external wall, when pressed a member of staff will come to the door to help the person requiring help.

At this stage the staff member can either help the wheelchair up the step or a small mobile ramp can be placed outside on the pavement to allow the wheelchair easy access into the building. The ramp would have to be placed on the public pavement and be removed immediately after access into the building has been gained.

The green shade below shows which areas of the building are accessible to wheelchair users. The green dots mark accessible entrance routes in to the building and the red dots those which are not due to the large change of levels with existing steps. In the green shaded areas there are no changes of level and disable users can move around with ease with very little obstruction. To move from one level to another they will have the use of the existing lift which is centrally located within the middle of every floor. The lift is not to DDA standards. The Samaritans have looked at options to upgrade the lift and shaft but have deemed it unfeasible due to the large expense involved. Any major work to the lift shaft now would undermine the whole structure of the building and halt the daily running of the Samaritans.

At basement level minor works are proposed to improve existing facilities, these include an upgrade of the shower / WC for full accessibility for the benefit of visitors as well as staff members.



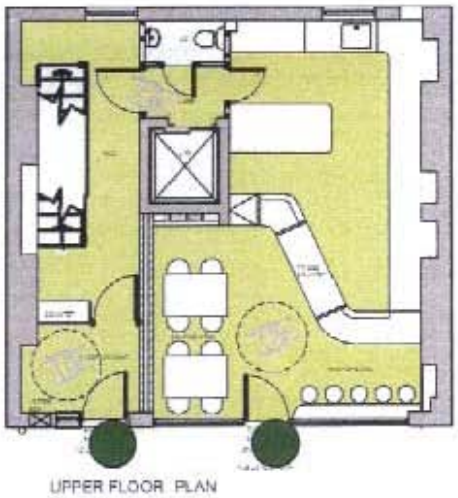
BASEMENT FLOOR PLAN



LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



UPPER FLOOR PLAN

Summary

The proposals show that all possible efforts will be made to adapt the building to make it more accessible for disable users and visitors. With good design and management practice by its occupiers the building will be vastly improved to comply with Part M compliance and eliminate any discrimination towards disable people.