## SMART Access Assessment

<table>
<thead>
<tr>
<th>Company Name</th>
<th>Trinity College Dublin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Premises</td>
<td>House 35 New Square - Zone 2</td>
</tr>
<tr>
<td>Date Of Audit</td>
<td>29 September 2008</td>
</tr>
<tr>
<td>Auditor</td>
<td>Wendy Dolan</td>
</tr>
</tbody>
</table>

### Priority 1
Adjustments required as a high priority to remove or avoid barriers to access for disabled people.

### Priority 2
Adjustments to be incorporated into an existing maintenance or development works programmes in the medium term to long term.

### Priority 3
Works and adjustments further considered for inclusion in longer term development planning or refurbishments.
Foreword

This access audit identifies a range of barriers that potentially restrict access for disabled people in the external and internal built environments.

For the purposes of the access assessment the environment’s features have been broken down into its constituent features. Each feature is assessed for conformity against certain access criteria. These criteria are derived from the following range of Best Practice sources, guidelines, standards, publications and legislation:

• Disability Act 2005 and related Sectoral Plans - Ref 1
• Standards Institute BS8300:2001 and BS5588 - Ref 2
• Regulations 2000, Technical Guidance Document M - Access for People with Disabilities (Department of the Environment, Heritage and Local Government) - Ref 3
• for Everyone - Access and use for all citizens (National Disability Authority) - Ref 4
• to the Historic Environment - Meeting the needs of Disabled People (Lisa Foster) - Ref 5
• Management Guidelines (Irish Government Publications 2003) - Ref 6
• Auditing of the Built Environment guidelines (National Disability Authority) - Ref 7
• Mobility - A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure (Department of Transport United Kingdom) - Ref 8
• on the use of Tactile Paving Surfaces: UK Department for Transport - Ref 9

Where a site feature does not conform to this guidance, an explanation as to the potential restriction on access is provided, together with a suggested action and the priority in which such actions should be undertaken.

The Disability Act 2005 and the National Disability Authority’s initiatives build on relationships and practices which currently exist among councils, city planners, building professionals and community groups to make services in Ireland more accessible to people with disabilities.

In addition to people who use wheelchairs or have restricted mobility, there are many people affected by some degree of hearing loss, learning disability, facial disfigurement, visual impairment, mental illness or conditions such as arthritis or incontinence. This access assessment considers the needs of all potential users from a universal access perspective.

The audit is an organisation’s first step in identifying physical barriers that people with disabilities may encounter when engaging with the community, public services and facilities.

It is equally important to implement effective staff equality training and to implement good inclusive management strategies that ensure equal access for all.
Configure Limited provides consultancy, project management and equipment to help make buildings accessible for all.

For further information contact us on 01 708 9198 or e-mail info@configure.ie

Configure Limited, First Floor, 32 Upper Kevin Street, Dublin 8

www.configure.ie
**Introduction and General Information**

This Audit Report is one of a series of measures that Trinity College Dublin is taking as part of its development program to identify, remove and prevent barriers to people with disabilities.

**Background**

Trinity College Dublin has engaged Configure Ltd to conduct Access Audits for the various campus buildings and facilities at the College.

This Access Assessment identifies a range of barriers that potentially restrict access for people with disabilities in Trinity College. An Access Plan is included at the end of the assessment, bringing together issues of a similar priority and providing an indication as to the likely cost estimates of adjustments.

The Assessment highlights issues in the physical environment. A scope of works of the physical environment is included.

Responsibilities including the Equal Status Acts and the Disability Act 2005 are crucial to the vision of a College that improves accessibility and mobility for its students and staff. Through this Access Audit and Access Plan Trinity College may look to the future of the institution with a commitment to creating an accessible environment for all.

Accessibility initiatives already exist in Trinity College:

- Trinity College has committed to a Code of Practice applying to the Employment of People with Disabilities.
- Trinity College has an established policy of equal opportunity in education.
- Trinity College has adopted a Universal Design Policy in recognition of the principles of Universal Access.

Configure provides advice, equipment and staff training to assist service providers in removing barriers which turn impairment into disability. We work with service providers from all sectors and are happy to offer advice and guidance on any access issue.

**Building Rating for Disabled Access.** This rating system serves as a summary designation for College's internal building management and planning.

<table>
<thead>
<tr>
<th>Rating</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Fully compliant with BS8300:2001 and other best practice guidelines</td>
</tr>
<tr>
<td>B</td>
<td>Partially compliant, some changes required. Ground floor accessible</td>
</tr>
<tr>
<td>C</td>
<td>Partially compliant, some changes required. Ground floor inaccessible</td>
</tr>
<tr>
<td>D</td>
<td>Partially compliant, changes required include structural civil works</td>
</tr>
<tr>
<td>E</td>
<td>Not compliant, major civil works required</td>
</tr>
</tbody>
</table>
House 35 New Square - Zone 2
Trinity College Dublin.

Building Rating Type
This building is rated C

Currently the accommodation at house 35 has no accessible ground floor entrance. The Main Front Entrance is not accessible due to steps being the only means of accessing the building. There is no ramp provide in conjunction with the steps.

Building Description
The building was built circa mid 1800s. The building comprises of 3 storeys referred to as Ground, First and Second floor. The upper floors are served by a main central staircase and are therefore inaccessible to wheelchair users. The building comprises of varying sized apartments with bedrooms, bathrooms and kitchen facilities.

Uses of the Building
The buildings are occupied by:
Residents only

Building Opening Times:
Monday to Fridays: 24 hours (key access only)
Saturday and Sundays: 24 hours (key access only)

Facilities offered are:
Apartments which consist of:
Bedrooms
Kitchen
Bathroom
Living room

NOTE: All the ground floor apartments were audited
35.0.01 - 35.0.06
<table>
<thead>
<tr>
<th>1.0</th>
<th>Accessible Parking Provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Given that you do not provide general parking facilities for employees or visitors, you are not obliged to provide accessible parking. Ensure that your staff members know about the local public parking arrangements</td>
</tr>
</tbody>
</table>
2.0 **Access Routes to the Premises**

2.1 The ease with which mobility impaired people can approach the premises has an impact on their ability to access the services provided within the premises. Accordingly, the condition and layout of the access route to the premises is considered below. It is understood that you are responsible for the upkeep and maintenance of the access route to the premises.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
<th>Action</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.2 Is the access route from the car park to the entrance to the premises a minimum of 1200mm wide?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.3 If the access route to the premises extends for a distance greater than 50 metres and is predominantly less than 1800mm wide, are suitable passing places provided at regular intervals?</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.4 Is the access route surface free from holes or cavities more than 18 mm deep?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.5 Is the difference in level between adjacent paving slabs or access covers less than 5 mm?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.6 Are surface joints or cracks in the pavement no wider than 10mm and no deeper than 5mm?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
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<tr>
<td>2.7</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
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</tr>
<tr>
<td>Are slots in drain gratings no more than 13mm wide and set at right angles to the line of pedestrian movement?</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>2.8</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the access route clear of abrupt changes in level with cross falls or cambers being less than 1:50?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.9</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the access route free from any trip or collision hazards for visually impaired or blind pedestrians?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.10</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Are all free-standing posts or columns on the access route marked with a contrasting coloured band?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.11</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the route free from windows and doors that could open out into the path of sight impaired pedestrians?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.12</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the access route clear of obstacles mounted more than 300mm above the floor and jutting out into the access route by more than 100mm?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Access route is free of hazards
### 3.0 External Steps

The following locations in the access route to the building were identified as having external steps:

1. Main Steps to building

<table>
<thead>
<tr>
<th>Feature</th>
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</tr>
</thead>
<tbody>
<tr>
<td>3.2</td>
<td>No</td>
<td>The vertical height of each individual step should be between 150mm to 170mm. Main Steps to building: The step height is 200mm.</td>
<td>Adjust the vertical height of the steps to conform with the dimensions recommended by best practice.</td>
<td>3</td>
</tr>
<tr>
<td>3.3</td>
<td>No</td>
<td>The flat tread of each step should be between 250mm to 300mm deep. Main Steps to building: The step tread depth is 320mm.</td>
<td>Adjust the tread depth of the steps to conform with best practice recommendations.</td>
<td>3</td>
</tr>
<tr>
<td>3.4</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.5</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.6</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
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</tr>
<tr>
<td>3.7  Is the flat tread of each step slip resistant?</td>
<td>No</td>
<td>In addition to Health and Safety implications, accessibility for people with limited mobility is reduced where step treads do not provide a solid, well gripping surface. Main Steps to building: 3 step(s) do not have a solid, well gripping surface.</td>
<td>Improve the slip resistance of the identified steps.</td>
<td>3</td>
</tr>
<tr>
<td>3.8  Does each continuous flight of steps between landings contain less than 12 individual steps?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.9  Do the top and bottom landings of the flight of steps incorporate a corduroy hazard warning surface?</td>
<td>No</td>
<td>Tactile warning surfaces provide an important indication to people with a visual impairment of the location of changes in level associated with steps and stairs. Main Steps to building: The top and bottom landings do not incorporate a corduroy hazard warning surface.</td>
<td>Install corduroy hazard warning surfaces in the identified location.</td>
<td>2</td>
</tr>
<tr>
<td>3.10 Are contrasting step nosings incorporated on the front face as well as the top of each step?</td>
<td>No</td>
<td>Each step nosing should contrast in colour and luminance with the step tread and riser so that visually impaired people can distinguish the edge of the step whether ascending or descending. The following steps lack contrasting step nosing: Main Steps to building: 3 steps require contrasting step nosing.</td>
<td>Install colour contrasting step nosing in the identified location.</td>
<td>2</td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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</tr>
<tr>
<td>Is lighting even, sufficiently bright and oriented so as to avoid people negotiating the steps in their own shadow?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td>Provide dual handrails which conform with BS8300 for the identified external steps locations.</td>
<td>1</td>
</tr>
<tr>
<td>Looking from the bottom of the steps is there a handrail to the left and right hand side?</td>
<td>No</td>
<td>Where feasible, handrails should be provided on both sides of external steps to provide uninterrupted support and directional guidance for people with mobility and/or visual impairments. It was noted that there is inadequate handrail provision for the steps at the following locations: Main Steps to building: Left hand side Main Steps to building: Right hand side</td>
<td>Provide dual handrails which conform with BS8300 for the identified external steps locations.</td>
<td>1</td>
</tr>
</tbody>
</table>
### Building Entrances and Entrance Doors

#### 4.1 The following entrances were identified at the premises:
- Main entrance door

<table>
<thead>
<tr>
<th>Feature</th>
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</tr>
</thead>
<tbody>
<tr>
<td>4.2 Is the entrance clearly indicated by appropriate signage?</td>
<td>No</td>
<td>Clear signage identifying the location of the entrance from the access route is essential. Colour contrasting signage with a minimum character size of 150mm is recommended. The presence and location of the following entrances are not adequately indicated by appropriate signage: • Main entrance door</td>
<td>Provide additional signage to clearly indicate the location of the identified entrance.</td>
<td>1</td>
</tr>
<tr>
<td>4.3 Is an adequate and even level of lighting provided at the entrance?</td>
<td>No</td>
<td>It is important to provide adequate artificial lighting to the main entrance for safety and security. Lighting is necessary for good accessibility principally for persons with vision impairment to avoid potential trip hazards.</td>
<td>Consider providing improvements to Lighting or additional street lighting units in public areas in the area/s identified.</td>
<td>1</td>
</tr>
<tr>
<td>4.4 Is the entrance easy to identify and clearly distinguishable from the rest of the building by provision of colour contrasting doors, frames or ground surfaces?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
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<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
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<tr>
<td>4.5 Are the doors at the entrance power operated?</td>
<td>No</td>
<td>Power operated entrance doors, although not essential, are of benefit to a wide range of people. It was observed that the doors at the following entrances are not power operated: • Main entrance door</td>
<td>Consider upgrading doors to power operation or incorporating a low energy pneumatic opener for self closing doors.</td>
<td>3</td>
</tr>
<tr>
<td>4.6 Is at least 300mm of clear space provided between the leading edge of the door and any side wall or other obstruction so that wheelchair users can manoeuvre to reach the door handle?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.7 Is the door handle set at a height between 900-1100mm?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.8 Is the door handle D- or U-shaped with a minimum clearance between the handle and door of 45mm?</td>
<td>No</td>
<td>Customers with impaired manual dexterity will benefit from a door handle which is in a U-shape format for ease of operation. The door handles for the entrance doors in the following locations require replacement: • Main entrance door</td>
<td>Replace the door handle with a recommended design format.</td>
<td>1</td>
</tr>
<tr>
<td>4.9 Does the door handle contrast in colour and luminance with the door surface?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
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<tr>
<td>Is an unobstructed passage width of at least 800mm available in the doorway when the door is fully open?</td>
<td>No</td>
<td>Best practice recommends that the minimum effective width of an entrance door should be at least 800mm to facilitate access for wheelchair users and mobility impaired people. Main entrance door: The effective width at the doorway is 700mm.</td>
<td>Adjust the doorway to provide an effective width of at least 800mm</td>
<td>3</td>
</tr>
<tr>
<td>Is level access provided at the entrance such that users are not required to navigate unavoidable flights of steps, individual steps or threshold lips more than 13mm high?</td>
<td>No</td>
<td>It was observed that there are flight of steps, individual steps or a threshold step with a height exceeding 13mm at the following entrances: • Main entrance door</td>
<td>Provide a portable ramp or build a permanent solution</td>
<td>1</td>
</tr>
<tr>
<td>Is a portable ramp available for deployment to assist wheelchair users overcome steps at the entrance?</td>
<td>No</td>
<td>In suitable location where the change in level is not too severe, a portable ramp should be made available for wheelchair users. • Main entrance door</td>
<td>Provide a portable ramp or built solution to overcome entrance and threshold steps and lips.</td>
<td>1</td>
</tr>
<tr>
<td>Does the weather matting at the entrance provide a level and even surface?</td>
<td>No</td>
<td>The surface of the weather mat or matting provided inside and outside the entrance doorway should be level with flush joints between flooring materials. Surface laid mats which are not firmly fixed to the floor along all four edges are a trip hazard for sight and mobility impaired users. • Main entrance door: The weather mat should be secured or replaced because it constitutes a trip hazard.</td>
<td>Replace or secure the weather mat.</td>
<td>1</td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
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<tr>
<td>4.14</td>
<td>Yes</td>
<td>No Action Required.</td>
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</tr>
</tbody>
</table>

**Feature Description**

- **4.14**
  - Do the dimensions and shape of the lobby permit wheelchair users and an assistant to move clear of the first door before opening the second?
  - Conforms: Yes
  - **Access Comment**: No Action Required.

**Visuals**

- **Main entrance door: Step up to the lobby from entrance**
- **Main entrance door: No power entrance doors. -No vision panels in place and no lighting features**
- **Main entrance door: No vision panels in place**
Main entrance door: No D or U shaped handle in use

Main entrance door: Weather mat not securely fixed to the ground
## 5.0 Signage

5.1 The existing signage provision within the premises is examined below.

<table>
<thead>
<tr>
<th>Feature</th>
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</tr>
</thead>
<tbody>
<tr>
<td>5.2 Are external signs clear of overgrown vegetation?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.3 Do suspended and wall mounted signs provide a minimum headroom of at least 2300mm?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.4 Are room identification signs located consistently both at eye level (1500mm) and on the wall immediately adjacent to the latch side of the door?</td>
<td>No</td>
<td>In order to assist blind and sight impaired people to identify specific room locations, it is recommended that room identification signage should be positioned on the wall next to the door in case the door is left open or is opened when the sign is being read.</td>
<td>Reposition signage at eye level on the wall next to the latch side of doors.</td>
<td></td>
</tr>
<tr>
<td>5.5 Is Braille and embossed signage provided in conjunction with standard signage?</td>
<td>No</td>
<td>Where blind or visually impaired people are likely to navigate a building independently, it is recommended that Braille and tactile way-finding information should be provided.</td>
<td>Where blind or visually impaired people are required to navigate a building independently, it is recommended that Braille and tactile way-finding information is provided.</td>
<td></td>
</tr>
<tr>
<td>Feature</td>
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<tr>
<td>5.6</td>
<td>No</td>
<td>Glare can be a major cause of discomfort in buildings and can be responsible for disorienting sight impaired visitors and rendering signage unreadable. The most common causes of glare are signboards with a glazed or high gloss finish which reflects natural or artificial lighting and internally illuminated signs. Apply matt finishes to signage and avoid placing suspended signs directly against a light source. Wherever possible, all artificial light sources should be concealed or shaded and the intrusion of sunlight at different times of the day should be forestalled by providing blinds at windows.</td>
<td>Improve internal non-tactile signage.</td>
<td>1</td>
</tr>
<tr>
<td>5.7</td>
<td>No</td>
<td>Effective colour contrast on signage is essential and is as important as the size of the lettering or symbols. Colours can appear different under various light sources, so when choosing sign colours ensure that you are under the same lighting conditions as will be used in the area of the building where the sign is to be located. Particularly avoid red and green colour schemes due to the prevalence of red/green colour blindness.</td>
<td>Replace signs which do not have a clear colour contrast.</td>
<td>1</td>
</tr>
</tbody>
</table>
Room signage set too high up

Without contrasting colours and surface is reflective

Room signage set too high up

Without contrasting colours and surface is reflective

Without contrasting colours and surface is reflective
Emergency exit signage set at adequate height
### 6.0 Corridors

6.1 The following corridors were observed at the premises:

- Main corridor ground floor
- Bedroom Ground Floor
- Kitchen area
- Bathroom

<table>
<thead>
<tr>
<th>Feature</th>
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</tr>
</thead>
<tbody>
<tr>
<td>6.2</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Does the corridor have an unobstructed circulation width of 1200mm? (A reduction in width to 1000mm around a permanent obstruction is permissible for a short distance only)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.3</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Is there a clear radius of at least 1800mm in which to circulate (i.e. the turning circle) at the junctions of the corridor with other corridors?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
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</tr>
<tr>
<td>6.4</td>
<td>No</td>
<td>It is important that removeable items and projections such as service pipes and hosereels do not reduce the circulation width available in the corridor. Bedroom Ground Floor Kitchen area</td>
<td>Where feasible, remove obstructions from the identified corridors. Where projections and obstructions are unavoidable, provide guarding and warning notices as appropriate.</td>
<td>2</td>
</tr>
</tbody>
</table>

Main corridor ground floor: Adequate passing width

Bedroom Ground Floor: Table acts as obstruction in the room

Bathroom: Good circulation space
Kitchen area: Good circulation space

Kitchen area: Bin may act as obstruction in this area
### Internal Surfaces

#### 7.1 Internal Surfaces

Both the condition of internal surfaces and the materials from which they are constructed can have an impact on the ease with which people can navigate around the building. The internal surfaces of the premises are considered below.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
<th>Action</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.2 Is the flooring throughout the building slip-resistant even when wet?</td>
<td>No</td>
<td>Internal flooring which is not slip-resistant can be a hazard to users during wet weather, after cleaning operations and in cases of accidental fluid spillage or other contamination. It is recommended that flooring materials with high slip potential characteristics should be replaced when next refurbishing. Hazard signs should be erected whenever the floor is wet and members of staff should be trained to deal promptly with any occurrence which compromises the safety of floor surfaces on internal access routes. The floor surfaces in the following locations were identified as lacking in slip-resistance when wet: Floor in house Kitchen area Bathroom area</td>
<td>Replace the identified flooring with a more slip-resistant surface when next refurbishing. In the interim, provide hazard signs whenever the flooring is wet and ensure cleaning and maintenance operations are appropriate.</td>
<td>3</td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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</tr>
</tbody>
</table>
| 7.3 Are access routes within the building clear of highly reflective finishes or glass walls and partitions? | No       | Glazed or highly polished finishes can disorientate people with a visual impairment. Strong directional lighting used in conjunction with reflective surfaces will increase the likelihood of glare leading to confusion or disorientation for those navigating through the premises. Glass walls in corridors or glass partitions should be indicated by opaque warning markings.  
  
  Floor in house  
  Kitchen area  
  Bathroom area                                                                 | As part of your building maintenance programme, replace gloss surfaces with a matt finish to reduce glare. Provide opaque warning markings (manifestations) for glass walls and partitions. | 2                                                                 | 2 |
| 7.4 Where fitted, do carpets give a firm surface to allow wheelchair passage without sinking in? | Yes      | No Action Required                                                                                                                                                                                              |  
  
  Secure the junctions of the flooring areas identified.                                                                                                                                              | 2                                                                 | 2 |
| 7.5 Are there flush joints between different types, textures and/or colours of flooring? | No       | In order that there is a safe and smooth transition across different types of flooring materials, it is important that any joints between them are level and even and, where necessary, incorporate a suitable edging strip.  
  
  It is recommended that surface laid mats should not be used in buildings used by members of the public unless they are securely fixed to the floor at their edges.  
  
  Floor in house: This location has uneven joints between different flooring materials.                                                                                           |  
  
  Secure the junctions of the flooring areas identified.                                                                                                                                              | 2                                                                 | 2 |
Uneven surface condition caused by cracks in the internal surface

Joints not flush between surfaces

Joints not flush between surface

Floor is reflective and not slip resistant
The following internal doors or generic door types have been identified within the premises:

1. Single leaf panel door ground floor
2. Apartment door single leaf
3. Bedroom Door single leaf
4. Bathroom door single leaf
5. Toilet door

<table>
<thead>
<tr>
<th>Feature</th>
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<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.2</td>
<td>Is the minimum unobstructed width of the door opening at least 750mm?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>8.3</td>
<td>Is at least 300mm of unobstructed space available at the side of the leading edge of the door for wheelchair users to manoeuvre and operate the door handle?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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<td>------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>8.4 Are clear visibility panels</td>
<td>No</td>
<td>To enable people to see and be seen through internal doors in frequently used</td>
<td>Install appropriately configured vision panels on doors in constant</td>
<td>2</td>
</tr>
<tr>
<td>incorporated in doors which are</td>
<td></td>
<td>access routes, a glazed vision panel between 500mm and 1500mm from the floor,</td>
<td>use.</td>
<td></td>
</tr>
<tr>
<td>in constant use?</td>
<td></td>
<td>or two panels, one from 500mm to 800mm and a second 1150mm to 1500mm from</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>the floor should be provided. The following internal doors either lack</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>visibility panels or the existing panels do not conform with the</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>recommended configuration:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Apartment door single leaf</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Bedroom Door single leaf</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Bathroom door single leaf</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Toilet door</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.5 Is the door handle located</td>
<td>No</td>
<td>Best Practice requires that door handles should be located between 900mm and</td>
<td>Reposition or replace the door handle.</td>
<td>2</td>
</tr>
<tr>
<td>between 900mm and 1100mm from the</td>
<td></td>
<td>1100mm from the floor and a minimum of 50mm in from the leading edge of the</td>
<td></td>
<td></td>
</tr>
<tr>
<td>floor and 50mm in from the leading</td>
<td></td>
<td>door. The handles for the following internal doors are not set at the</td>
<td></td>
<td></td>
</tr>
<tr>
<td>edge of the door?</td>
<td></td>
<td>recommended height:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Single leaf panel door ground floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Apartment door single leaf</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>- Bedroom Door single leaf</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td>- Bathroom door single leaf</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Toilet door</td>
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<tr>
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</tr>
<tr>
<td>8.6</td>
<td>No</td>
<td>The configuration of the door handles which do not fully conform with the recommended specification is provided below:</td>
<td>Replace or adjust the configuration of the identified door handles.</td>
<td>2</td>
</tr>
<tr>
<td>Is the door handle U shaped with a gap in excess of 45mm between the grip area of the handle and the door panel to which it is attached and does it contrast in colour to the door panel?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single leaf panel door ground floor</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Is the door handle U or D-shaped? No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Is there at least 45mm grip area between the handle and door? No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Does the handle contrast visually with the door? No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment door single leaf</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Is the door handle U or D-shaped? No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Is there at least 45mm grip area between the handle and door? No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Does the handle contrast visually with the door? No</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Bedroom Door single leaf</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Is the door handle U or D-shaped? No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Is there at least 45mm grip area between the handle and door? No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Does the handle contrast visually with the door? No</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Bathroom door single leaf</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Is the door handle U or D-shaped? No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Is there at least 45mm grip area between the handle and door? No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Does the handle contrast visually with the door? No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Toilet door</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Is the door handle U or D-shaped? Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Is there at least 45mm grip area between the handle and door? No</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
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<tr>
<td>8.7</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.8</td>
<td>No</td>
<td>Manual controls for door security entry systems should be positioned at an accessible reach height between 750-1050mm. Wall mounted devices should be set back 400mm from the leading edge of the door when fully open. Reposition the following internal door entry operating devices: • Single leaf panel door ground floor</td>
<td>Reposition the internal door entry controls</td>
<td>1</td>
</tr>
<tr>
<td>8.9</td>
<td>No</td>
<td>Door security entry systems should not require manual dexterity or the use of two hands to operate the controls. It is recommended that systems that use card swiping mechanisms should be oriented vertically. Replace the following internal door security controls: • Single leaf panel door ground floor • Apartment door single leaf</td>
<td>Replace the existing door security entry devices.</td>
<td>1</td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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<td>---</td>
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</tr>
</tbody>
</table>
| 8.10 | No | Manual controls for door release systems should be positioned at an accessible reach height between 750-1050mm.  
• Single leaf panel door ground floor  
• Apartment door single leaf  
• Bedroom Door single leaf  
• Toilet door | Reposition the door release operating controls to the recommended height. | 1 |
| 8.11 | No | Door release mechanisms should not require manual dexterity or the use of two hands to operate the controls.  
• Single leaf panel door ground floor  
• Apartment door single leaf  
• Bedroom Door single leaf  
• Toilet door | Replace door release mechanism | 1 |
Single leaf panel door ground floor: This is a push door so no handles required from the outside - handle on the inside - ksy access only to this door

Single leaf panel door ground floor: Door requires additional vision panels

Bedroom Door single leaf: No D or U shaped door handle and door opening mechanism requires good manual dexterity
Bedroom Door single leaf: Door lock is located high up and the door security mechanism requires good manual dexterity

Bathroom door single leaf: No D or U shaped door handle

Toilet door: Door opening mechanism requires good manual dexterity
### 9.0 Telephone points

#### 9.1
If telephones are provided in the premises, they should be accessible to users with a range of different abilities. Public telephone facilities were identified at the following locations:

- At Lobby ground floor

<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
<th>Action</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are the phone controls and coin slot located between 750 and 1000mm?</td>
<td>No</td>
<td>Relocate the telephone (or at least one unit if a number of telephones are provided) to a height accessible for wheelchair and seated users and people of short stature.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• At Lobby ground floor</td>
<td>Relocate the telephone to a more accessible height.</td>
<td>2</td>
</tr>
<tr>
<td>Is a fold down or perch seat provided for ambulant disabled telephone users?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is tactile and Braille signage provided to identify accessible telephone facilities?</td>
<td>No</td>
<td>The availability of accessible phone facilities must be adequately signed from the nearest appropriate access route. As a minimum, operating instructions should be provided in an easy to read large print format. Provide appropriate signage for the following public telephone locations:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• At Lobby ground floor</td>
<td>Install accessible signage for the identified locations.</td>
<td>2</td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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</tr>
</tbody>
</table>
| 9.5     | No       | Provide hearing assistance in at least one telephone in the following locations:  
• At Lobby ground floor | Provide phone amplification or hearing induction loop facilities at the identified locations. | 2        |

- **At Lobby ground floor:** Telephone coin slot set too high
- **At Lobby ground floor:** Without Braille signage in place
### Internal Steps

10.1 The following locations were identified as having steps:

1. Main Steps in house

<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
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<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the vertical height of each individual step between 150mm to 170mm (exceptionally 100mm to 180mm)?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the flat tread of each step between 250mm to 300mm deep?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the overlap or lip on the front edge of any step protrude less than 25mm?</td>
<td>No</td>
<td>People who wear callipers and those with stiffness in their hip or knee joints are at risk of tripping by catching the front of their shoes beneath the protruding step lip. The overlap or lip on the front edge of the steps should protrude no more than 25mm.</td>
<td>Remove the risk of customers tripping on the step lip.</td>
<td>3</td>
</tr>
<tr>
<td>Do steps have a minimum unobstructed width of 1000mm?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Are the vertical risers of each step solid and not open?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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</tr>
<tr>
<td>10.7 Is the flat tread of each step slip resistant?</td>
<td>No</td>
<td>In addition to Health and Safety implications, accessibility for people with limited mobility is reduced where step treads are lacking in slip resistance. Main Steps in house: 44 steps do not have a slip-resistant surface.</td>
<td>Improve the slip-resistance of the identified steps as part of your building maintenance programme.</td>
<td>3</td>
</tr>
<tr>
<td>10.8 Does each continuous flight of steps between landings contain less than 16 individual steps?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.9 Do the top and bottom landings of the flight of steps incorporate a corduroy hazard warning surface?</td>
<td>No</td>
<td>Tactile warning surfaces provide an important indication to people with a visual impairment of the location of changes in level associated with steps and stairs. Main Steps in house: The top and bottom landings for this staircase do not incorporate a corduroy hazard warning surface.</td>
<td>Install corduroy hazard warning surfaces in the identified location.</td>
<td>2</td>
</tr>
<tr>
<td>10.10 Are contrasting step nosings incorporated on the front face as well as the top of each step?</td>
<td>No</td>
<td>Ensuring that step nosings incorporate clear colour contrast provides significantly improved access for visually impaired people. Main Steps in house: 44 steps require contrasting nosing</td>
<td>Install colour contrasting nosings for the steps in the identified location.</td>
<td>2</td>
</tr>
<tr>
<td>10.11 Is lighting over the steps sufficiently bright and oriented so that people do not have to walk in their own shadow?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
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<tr>
<td>10.12</td>
<td>No</td>
<td>Where feasible, handrails should be provided on both sides of internal steps and staircases to provide uninterrupted support and directional guidance for people with mobility and/or visual impairments. It was noted that there is inadequate handrail provision for the steps at the following locations: Main Steps in house: Left hand side</td>
<td>Provide dual handrails for the identified stairway location.</td>
<td>1</td>
</tr>
<tr>
<td>10.13</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.14</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.15</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.16</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.17</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
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<td>----------</td>
</tr>
<tr>
<td>Does the handrail extend at least 300mm beyond the top and bottom of the steps and return the end of the handrail to the wall or the floor?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the handrail contain tactile warning marks to indicate the top and bottom of the steps?</td>
<td>No</td>
<td>Tactile warning marks at the top and bottom of a handrail assist people with a visual impairment to identify the approaching change in gradient. Main Steps in house: The right handrail does not incorporate tactile warning marks.</td>
<td>Install tactile warning marks in the identified location.</td>
<td>1</td>
</tr>
<tr>
<td>Is the handrail easy to grip and not cold to the touch?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the handrail between 45mm to 50mm in diameter?</td>
<td>No</td>
<td>Handrails with the correct diameter will be accessible to the broadest number of people. Main Steps in house: The right handrail is not of the recommended diameter.</td>
<td>Replace the handrail in the identified location.</td>
<td>3</td>
</tr>
<tr>
<td>Is the handrail contrasting in tone and colour to its surroundings?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the maximum intrusion of the handrail into the stairway less than 100mm with a clearance of 50-60mm provided between the rail and any adjacent wall surface?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Main Steps in house: Handrails one side of the staircase only

Main Steps in house: Without step nosing, anti slip surfacing and corduroy strips

Main Steps in house: View from the top
11.0 **Accommodation Shared Refreshment Facilities**

| 11.1 | Where shared refreshment facilities are not provided for use by members of the general public, there is no general or anticipatory duty to make provision for disabled people, although it is recommended that specific adjustments to improve access for known disabled individuals and members of staff should be considered on their merits. The following shared refreshment facilities were identified:

Kitchen shared for 35.0.01, 35.0.02 and 35.0.03
Kitchen shared for 35.0.04, 35.0.05 and 35.0.06 |

<table>
<thead>
<tr>
<th>Feature</th>
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<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>11.2</td>
<td>Is there at least 1500×1500mm of manoeuvring space available to enable wheelchair users and ambulant disabled users to gain access to work surfaces, storage facilities and seating areas?</td>
<td>Yes</td>
<td>Wheelchair users and people who use mobility aids require sufficient manoeuvring space to gain access to the preparation and seating facilities. Where possible, moveable items which obstruct access in key work areas should be relocated.</td>
<td></td>
</tr>
<tr>
<td>11.3</td>
<td>Is there effective colour and luminance contrast between the walls, ceiling and floor to assist easy orientation by visually impaired users?</td>
<td>Yes</td>
<td>The colour and luminance of the wall should be noticeably different from that of the ceiling and floor. Sight impaired people are dependent on visual contrast between the main elements of a room to determine the size of the space they are entering and to locate potential hazards.</td>
<td></td>
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<tr>
<td>Feature</td>
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<tr>
<td>11.4</td>
<td>Yes</td>
<td>It is essential that users are easily able to identify individual objects and visually distinguish items such as cupboard handles from their background. It is recommended that the importance of effective colour and luminance contrast between items are taken into consideration whenever procuring equipment.</td>
<td></td>
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<tr>
<td>11.5</td>
<td>Yes</td>
<td>It is important that an even level of illumination is provided, particularly in food preparation areas.</td>
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</tr>
<tr>
<td>11.6</td>
<td>No</td>
<td>In areas where there is a high risk of food and liquid spillages, it is essential that the floor surface has good slip resistance. Kitschen shared for 35.0.01,35.0.02 and 35.0.03 Kitschen shared for 35.0.04,35.0.05 and 35.0.06</td>
<td>Replace the floor surface when next refurbishing.</td>
<td>3</td>
</tr>
<tr>
<td>11.7</td>
<td>No</td>
<td>In order for wheelchair users to gain access to the work surfaces, it is recommended that a section of the worktop is provided at a height suitable for seated users. Kitschen shared for 35.0.01,35.0.02 and 35.0.03 Kitschen shared for 35.0.04,35.0.05 and 35.0.06</td>
<td>Provide a section of worktop at a height suitable for wheelchair users</td>
<td>2</td>
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<tr>
<td>Feature</td>
<td>Conforms</td>
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<tr>
<td>11.8</td>
<td>No</td>
<td>Users who are unable to grip or carry objects require a smooth and continuous work surface, particularly if the area is used for the preparation of more elaborate food items. KItchen shared for 35.0.01,35.0.02 and 35.0.03 KItchen shared for 35.0.04,35.0.05 and 35.0.06</td>
<td>Remove unnecessary work surface partitions or replace the worktop.</td>
<td>3</td>
</tr>
<tr>
<td>11.9</td>
<td>No</td>
<td>People with a limited reach range and wheelchair users are unable to reach immersed items from the bottom of a deep sink. It is recommended that a sink bowl with a maximum depth of 150mm should be provided. KItchen shared for 35.0.01,35.0.02 and 35.0.03 KItchen shared for 35.0.04,35.0.05 and 35.0.06</td>
<td>Provide a shallow sink bowl.</td>
<td>3</td>
</tr>
<tr>
<td>11.10</td>
<td>No</td>
<td>People with limited reach or dexterity are unable to conveniently operate traditional plug and chain devices to empty the sink of waste water. KItchen shared for 35.0.01,35.0.02 and 35.0.03 KItchen shared for 35.0.04,35.0.05 and 35.0.06</td>
<td>Provide a lever operated sink waste mechanism.</td>
<td>3</td>
</tr>
<tr>
<td>Feature</td>
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<tr>
<td><strong>11.11</strong> Are the existing water taps operated by lever action or automatic control?</td>
<td>No</td>
<td>People with limited dexterity are unable to operate standard water taps which require users to grip and turn their wrist. Kitchen shared for 35.0.01, 35.0.02 and 35.0.03 Kitchen shared for 35.0.04, 35.0.05 and 35.0.06</td>
<td>Provide automatic or lever operated water taps.</td>
<td>2</td>
</tr>
<tr>
<td><strong>11.12</strong> Is there a swivel neck mixer tap fitted at the side of the sink bowl to be within easy reach of wheelchair users?</td>
<td>Yes</td>
<td>Wheelchair users and people with limited reach are unable to operate water taps located at the rear of the sink and will need to swivel the tap to fill kettles on the adjacent work surface.</td>
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</tr>
<tr>
<td><strong>11.13</strong> Is a means provided for water temperature at the outlet to be limited below 41°C?</td>
<td>No</td>
<td>Particular care is needed for people who are insensitive to temperature. It is recommended that water heaters which do not incorporate thermostatic control or which do not provide a logical and clear indication of water temperature should be replaced. Kitchen shared for 35.0.01, 35.0.02 and 35.0.03 Kitchen shared for 35.0.04, 35.0.05 and 35.0.06</td>
<td>Provide thermostatically controlled water</td>
<td>3</td>
</tr>
<tr>
<td>Feature</td>
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<tr>
<td>11.14</td>
<td>No</td>
<td>A clearly displayed notice should be provided to warn users that water temperature at the outlet can exceed 41°C and lead to scalding. Kitchen shared for 35.0.01, 35.0.02 and 35.0.03 Kitchen shared for 35.0.04, 35.0.05 and 35.0.06</td>
<td>Install clear signage to notify users of the potential scalding hazard</td>
<td>1</td>
</tr>
<tr>
<td>11.15</td>
<td>Yes</td>
<td>Wall mounted water heaters can be difficult for some users to access, particularly if they are mounted at the rear of a work surface. A cordless kettle with controls located no higher than 1200mm is considered to be the safest and most accessible means of providing users with a means for heating water.</td>
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<tr>
<td>11.16</td>
<td>No</td>
<td>Storage units should be provided with large format handles which can be opened and closed with one hand. Kitchen shared for 35.0.01, 35.0.02 and 35.0.03 Kitchen shared for 35.0.04, 35.0.05 and 35.0.06</td>
<td>Replace storage unit handles.</td>
<td>2</td>
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<td>11.17 Are some cupboard and shelving storage areas available at a height appropriate for both wheelchair and ambulant users?</td>
<td>Yes</td>
<td>Ideally, storage space should be available at alternative heights to facilitate use by a range of different people. If the food preparation area is used by disabled members of staff, accessible storage areas should be allocated for their use. Wheelchair users require storage provision at a height between 630-1150mm and ambulant users between 700-1620mm.</td>
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<tr>
<td>11.18 Is at least one shelf in any refrigerator or freezer provided at a height between 600-1200mm?</td>
<td>Yes</td>
<td>People with restricted mobility may be unable to reach the low level shelving on floor mounted refrigerators. Mount the refrigerator on a plinth in order that some of its capacity is accessible to wheelchair users and people with restricted mobility. It is also important that the swing of the door does not impede access.</td>
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</tr>
<tr>
<td>11.19 Are any electrical power sockets or isolator switches that an independent user is required to operate located at a height between 900-1200mm and accessible without requiring users to stretch over a work surface or possess good manual dexterity?</td>
<td>No</td>
<td>Relocate any electrical controls to a location which is generally accessible. Kitchen shared for 35.0.01,35.0.02 and 35.0.03 Kitchen shared for 35.0.04,35.0.05 and 35.0.06</td>
<td>Relocate the power sockets to a more accessible position.</td>
<td>3</td>
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<td>Feature</td>
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<td>11.20 Are any instructions for the use of items of equipment provided in a large easy-to-read typeface?</td>
<td>No</td>
<td>It is recommended that equipment procured for a shared facility should be chosen on the basis that it is easy to use. Where necessary, accessible user instructions should be provided in an easy to read format. Kitchen shared for 35.0.01,35.0.02 and 35.0.03 Kitchen shared for 35.0.04,35.0.05 and 35.0.06</td>
<td>Provide easy to read operating instructions.</td>
<td>1</td>
</tr>
<tr>
<td>11.21 Is the kitchen fire extinguisher / blanket located in an unobstructed position at a height between 900-1200mm?</td>
<td>No</td>
<td>Where measures to tackle small fires have been provided, it is important that they are located in a position accessible to a wide range of users. The fire extinguisher / blanket in the following locations should be relocated to the recommended height in an unobstructed area. Kitchen shared for 35.0.01,35.0.02 and 35.0.03 Kitchen shared for 35.0.04,35.0.05 and 35.0.06</td>
<td>Relocate the fire extinguisher to the recommended height in an unobstructed location between the hob and the main door</td>
<td>2</td>
</tr>
<tr>
<td>11.22 Has a means been provided for wheelchair users and people of limited ambulancy to transport their cooked meal or drink to the seating area?</td>
<td>No</td>
<td>People who need assistance to carry prepared items to a seating location may need to be provided with a trolley tray or drinks holder. Kitchen shared for 35.0.01,35.0.02 and 35.0.03 Kitchen shared for 35.0.04,35.0.05 and 35.0.06</td>
<td>Provide a means for carrying snacks between the work surface and table.</td>
<td>2</td>
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<tr>
<td>Feature</td>
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<tr>
<td>11.23</td>
<td>No</td>
<td>Individual users may require the provision of specific items and auxiliary aids to be able to use the refreshment facilities independently. Kitchen shared for 35.0.01,35.0.02 and 35.0.03 Kitchen shared for 35.0.04,35.0.05 and 35.0.06</td>
<td>Provide auxiliary aids as necessary.</td>
<td>1</td>
</tr>
<tr>
<td>11.24</td>
<td>Yes</td>
<td>To accommodate wheelchair users at seating locations, it is recommended that a table with an appropriate knee recess should be provided.</td>
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<tr>
<td>11.25</td>
<td>No</td>
<td>High chairs, stools and seating which is provided at fixed table positions are inaccessible to people with restricted mobility. Some variety of seating should be available for people who require arm rests or lumbar support. Kitchen shared for 35.0.01,35.0.02 and 35.0.03 Kitchen shared for 35.0.04,35.0.05 and 35.0.06</td>
<td>Provide a variety of seating types</td>
<td>2</td>
</tr>
</tbody>
</table>
Kitchen shared for 35.0.01, 35.0.02 and 35.0.03: Fire extinguisher located too high up

Kitchen shared for 35.0.01, 35.0.02 and 35.0.03: No D or U shaped handles on the doors or drawers

Kitchen shared for 35.0.01, 35.0.02 and 35.0.03: Work surfaces not continuous

Kitchen shared for 35.0.01, 35.0.02 and 35.0.03: No lever type taps in operation and sink is more than 150mm deep

Kitchen shared for 35.0.01, 35.0.02 and 35.0.03: Fire blanket is located too high up

Kitchen shared for 35.0.01, 35.0.02 and 35.0.03: Overview of the kitchen
Kitchen shared for 35.0.01, 35.0.02 and 35.0.03: Kettle and toaster located too high up and access to the fridge is limited by the table.

Kitchen shared for 35.0.01, 35.0.02 and 35.0.03: Table in place but no variety of seating.

Kitchen shared for 35.0.01, 35.0.02 and 35.0.03: Floor is not slip resistant.
Kitchen shared for 35.0.04, 35.0.05 and 35.0.06: Table in place but no variety of seating

Kitchen shared for 35.0.04, 35.0.05 and 35.0.06: Swivel neck in place but not lever type taps

Kitchen shared for 35.0.04, 35.0.05 and 35.0.06: No lever type taps in operation and sink is more than 150mm deep

Kitchen shared for 35.0.04, 35.0.05 and 35.0.06: Bench is beyond the recommended height - no D or U shaped handles in place

Kitchen shared for 35.0.04, 35.0.05 and 35.0.06: Access to the sockets here requires the user to stretch

Kitchen shared for 35.0.04, 35.0.05 and 35.0.06: Floor is not slip resistant
## 12.0 Accommodation Bedrooms

### 12.1 Residential accommodation was identified in the following locations:

Bedrooms 35.0.02, 35.0.03, 35.0.04, 35.0.05 and 35.0.06

<table>
<thead>
<tr>
<th>Feature</th>
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<tbody>
<tr>
<td>12.2 Is the accommodation located on the entrance floor or on a floor level served by a lift?</td>
<td>Yes</td>
<td>It is recommended that bedroom accommodation for disabled users should be located preferably on the entrance floor or floor level that is served by a lift.</td>
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<tr>
<td>12.3 Is the bedroom accommodation located on an accessible route to the building entrance, fire escape and any communal facilities such as common rooms, kitchen or laundry?</td>
<td>Yes</td>
<td>In order that people with disabilities are able to take full advantage of the communal facilities provided, any existing or proposed provision of bedroom accommodation should be located on an accessible route at least 1200mm wide which incorporates wheelchair accessible thresholds and measures to overcome steps and other obstructions.</td>
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</tr>
<tr>
<td>12.4 Is the door lock mechanism easy to operate for users with restricted manual dexterity?</td>
<td>No</td>
<td>The door lock for an accessible bedroom should be capable of single handed operation. The entry system should not require a steady hand or a strong twisting motion. The door lock mechanism should be lowered also as it is located very high up.</td>
<td>Install an easy to operate lock mechanism.</td>
<td>2</td>
</tr>
</tbody>
</table>

Bedrooms 35.0.02, 35.0.03, 35.0.04, 35.0.05 and 35.0.06
<table>
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<tr>
<th>Feature</th>
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<tbody>
<tr>
<td>12.5</td>
<td>No</td>
<td>Wheelchair users have specific requirements in order to provide for easy transfer from a wheelchair. A bed with a height of 450mm from the floor which incorporates firm edges on the outer rim is preferred. To permit transfer from either side of the bed, it is recommended that the bed has two alternative positions. Bedrooms 35.0.02, 35.0.03, 35.0.04, 35.0.05 and 35.0.06</td>
<td>A bed with a height of 450mm from the floor should be included in the room</td>
<td>2</td>
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<tr>
<td>12.6</td>
<td>Yes</td>
<td>Wheelchair users require a transfer zone at the side of the bed of at least 800mm.</td>
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<tr>
<td>12.7</td>
<td>No</td>
<td>The main room lighting controls cannot be operated from the bed in the following locations: Bedrooms 35.0.02, 35.0.03, 35.0.04, 35.0.05 and 35.0.06</td>
<td>Install controls which operate the main room lighting from the bed.</td>
<td>2</td>
</tr>
<tr>
<td>12.8</td>
<td>No</td>
<td>Controls for appliances need to be easy to reach, simple to operate and consistent in design. The preferred height range is between 900-1200mm and switches and controls need to be 500mm from internal corners or other obstructions. Bedrooms 35.0.02, 35.0.03, 35.0.04, 35.0.05 and 35.0.06</td>
<td>Relocate inaccessible controls.</td>
<td>2</td>
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<td>Feature</td>
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<tr>
<td>12.9</td>
<td>Yes</td>
<td>Wheelchair users require at least 800mm of circulation width within the room.</td>
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<tr>
<td>12.10</td>
<td>Yes</td>
<td>Wheelchair users will be unable to access desk and table facilities provided within the room unless a suitable knee recess area is available undeneath the top surface.</td>
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<tr>
<td>12.11</td>
<td>No</td>
<td>Storage unit handles should contrast visually with the background and should preferable be provided in a U-shape format for ease of operation. Wardrobe and cupboard facilities with a sliding door arrangement are recommended. Bedrroms 35.0.02, 35.0.03, 35.0.04, 35.0.05 and 35.0.06.</td>
<td>Ensure that storage facilities can be easily be accessed by wheelchair users and visually impaired users.</td>
<td>1</td>
</tr>
<tr>
<td>12.12</td>
<td>Yes</td>
<td>En-suite WC facilities should preferably be provided in conjuftion with accessible bedroom accommodation.</td>
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</tbody>
</table>
Bedroom 35.0.02: Without D or U shaped handles on the wardrobe

Bedroom 35.0.02: Desk in place

Bedroom 35.0.02: Space to the open side of the bed

Bedroom 35.0.02: Table and seating in place in the room

Bedroom 35.0.02: Sink set at accessible height

Bedroom 35.0.02: Some of the higher shelves may not be accessible
Bedroom 35.0.02: No lever type taps in place and sink is deeper than 150mm

Bedroom 35.0.03: Good door width to the room

Bedroom 35.0.03: Bed is too high up 580mm

Bedroom 35.0.03: Desk in place

Bedroom 35.0.03: Overview of the room

Bedroom 35.0.03: Without D or U shaped handles on the wardrobe
Bedroom 35.0.04: Well configured desk

Bedroom 35.0.04: No lever type taps in place and sink is deeper than 150mm

Bedroom 35.0.04: Open space to the side of the bed - bed is too high up

Bedroom 35.0.05: No lever type taps in place and sink is deeper than 150mm

Bedroom 35.0.05: Without D or U shaped handles on the wardrobe

Bedroom 35.0.05: Desk is well configured to facilitate wheelchair access to it
Bedroom 35.0.05: Shelves are inaccessible - move around furniture to make the room more accessible

Bedroom 35.0.05: Lock is too high up - 1480 and the user requires good manual dexterity to use it

Bedroom: Open space to the side of the bed is limited due to the desk

Bedroom 35.0.01: Well configured desk in place

Bedroom 35.0.06: No D or U shaped handles in place

Bedroom 35.0.06: Open space to the side of the bed - bed is too high
Bedroom 35.0.06: Variety of seating in place
### Toilets

13.1 In addition to any wheelchair accessible WC accommodation, it is recommended that standard single-sex toilet facilities should contain at least one WC cubicle suitable for use by ambulant disabled users. Equipment and fittings within the accommodation should be easy to access and operate. Single sex toilet accommodation was observed at the following locations:

- First floor shared toilet

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<tr>
<th>Feature</th>
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<th>Access Comment</th>
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</table>
| 13.2 Do any of the existing WC cubicles provide support for ambulant disabled users? [Such cubicles will typically contain internal support grabrails and provide a minimum internal cubicle width of 800mm] | No | Where sufficient space is available in WC accommodation, it is recommended that at least one WC cubicle suitable for use by ambulant disabled users should be provided.  
- First floor shared toilet | Create a cubicle for ambulant disabled users when next refurbishing. | 3 |
| 13.3 Is there a wash basin within the toilet accommodation set at a height suitable for ambulant disabled users (i.e. Basin rim between 780-800mm) and which contrasts visually with adjacent items? | Yes | No Action Required | | |
| 13.4 Can the wash basin taps be operated by lever control or automatic operation to assist people with restricted manual dexterity? | No | Upgrade the wash taps to lever or automatic operation:  
- First floor shared toilet | Install easy to operate wash taps in the identified locations. | 3 |
<table>
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<tr>
<th>Feature</th>
<th>Conforms</th>
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<th>Priority</th>
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</thead>
</table>
| 13.5    | No       | It is important that water temperature at the tap outlet is thermostatically controlled.  
• First floor shared toilet | Provide a means to control water temperature at the outlet. | 2 |
| 13.6    | Yes      | People with restricted mobility require adequate space to manoeuvre in front of wash basins. | Install dual vertical grabrails for at least one wash basin. | 2 |
| 13.7    | No       | It is recommended that vertical grab rails should be installed to provide support for ambulant disabled users at one of wash basins.  
• First floor shared toilet | | |
| 13.8    | Yes      | It was observed that the toilet accommodation in the following locations does not incorporate effective colour contrast between the different room elements and items of equipment. | | |
| 13.9    | No       | Glazed and highly polished ceramic wall tiles offer poor slip resistance when wet and are a potential hazard for people who are unsteady on their feet.  
• First floor shared toilet | Replace the floor surface with a material which provides better slip resistance when wet. | 3 |
First floor shared toilet: Without dropdown handles or grabrails in place

First floor shared toilet: No grab rails in place at the wash hand basin

First floor shared toilet: Mirror not extending down to the edge of the wash hand basin

First floor shared toilet: Sink is more than 150mm deep

First floor shared toilet: Toilet flush handle should be replaced with a paddle push handle

First floor shared toilet: Mirror not extending down to the edge of the wash hand basin
First floor shared toilet: Shelf either side of the wash hand basin but no grab rails

No lever handles in place at the wash hand basin
### 14.0 Accommodation Shower Facilities

14.1 Shower facilities were identified in the following locations:
The shower facilities are located on the first floor.
- Shower first floor

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<tr>
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</thead>
<tbody>
<tr>
<td>Is the door lock easy to operate for people with restricted dexterity?</td>
<td>No</td>
<td>The door lock for the following accessible changing rooms does not support users with restricted manual dexterity. Replace the unit with a lever operated lock control:</td>
<td>Replace the door lock with a lever operated device.</td>
<td>2</td>
</tr>
</tbody>
</table>
| Is the door handle U-shaped, located between 900-1100mm above the floor and does it contrast visually with the door? | No       | The configuration of the door handle for the following changing rooms requires adjustment:  
  - Shower first floor  
  - Is the door handle located 900-1100mm above the floor? Yes  
  - Is the handle U-shaped with 45mm grip area available? No  
  - Does the handle contrast visually with the door? Yes | Adjust the configuration of the identified door handles. | 2        |
<p>| Does the shower incorporate a tip-up shower seat with backrest and associated support handrails? | No       | A drop down shower seat with associated handrails is a minimum requirement to provide wheelchair accessible shower facilities. | Provide a tip-up shower seat | 2        |</p>
<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
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<th>Priority</th>
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</table>
| 14.5 Is there a wall mounted horizontal handrail at the side of the shower seat? | No | To provide support for wheelchair users, a colour contrasting 600mm horizontal handrail set on the wall at a height of 680mm should be provided as part of a suite of support handrails.  
| | | • Shower first floor | Provide a wall mounted horizontal handrail> | 2 |
| 14.6 Is there a 600mm vertical handrail mounted near the shower to assist standing users? | No | It is recommended that a vertical handrail should be provided to support standing shower users in the following locations:  
| | | • Shower first floor | Provide a vertical handrail in the identified locations. | 2 |
| 14.7 Is there a drop down handrail on the transfer side of the shower seat? | No | A drop down handrail is required at the side of the shower seat to assist wheelchair users transfer from their wheelchair.  
| | | • Shower first floor | Provide a drop down handrail | 2 |
| 14.8 Is the shower operating control set at a height between 750-1050mm, operated by lever or automatic operation and is there a means of controlling water temperature below a maximum of 41°C? | No | The shower control in the following locations does not conform in every respect with published recommendations:  
| | | Shower first floor  
| | | • Is the shower control located between 750-1050mm? No  
| | | • Is the shower control operated by lever action or automatic control? No  
| | | • Is water temperature at the outlet thermostatically controlled? No  
<p>| | | • Are the control markings logical and easy to distinguish? No | Provide an accessible shower control | 2 |</p>
<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
<th>Action</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.9 Is there a shelf or receptacle within the reach of a seated</td>
<td>No</td>
<td>Install an accessible shelf or receptacle in the following locations:</td>
<td>Install a suitable shelf for toiletries in the identified location.</td>
<td>2</td>
</tr>
<tr>
<td>shower user for soap and toiletries?</td>
<td></td>
<td>• Shower first floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.10 Is there a shower curtain or screen which encloses the shower</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>seat and support rails?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.11 Is the floor self draining with a gentle cross-fall to a flush</td>
<td>No</td>
<td>In order to prevent pools of standing water, it is recommended that the floor</td>
<td>Replace any protruding drain covers.</td>
<td>3</td>
</tr>
<tr>
<td>drainage gully or grating?</td>
<td></td>
<td>should incorporate a gentle cross fall gradient which drains to a flush</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>drainage grating.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Shower first floor</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.12 Is the floor slip resistant even when wet?</td>
<td>No</td>
<td>• Shower first floor</td>
<td>Replace the floor surface when next refurbishing.</td>
<td>3</td>
</tr>
<tr>
<td>14.13 Is there a colour contrasting towel rail set at a height of</td>
<td>No</td>
<td>Non-heated towel rails should be provided at suitable locations.</td>
<td>Provide towel rails at appropriate locations.</td>
<td>2</td>
</tr>
<tr>
<td>800mm within the changing room?</td>
<td></td>
<td>• Shower first floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.14 Are colour contrasting coat hooks provided at a height of</td>
<td>No</td>
<td>Coat hooks should be provided at two different heights.</td>
<td>Provide coat hooks at different heights</td>
<td>1</td>
</tr>
<tr>
<td>1050mm and 1400mm?</td>
<td></td>
<td>• Shower first floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
</tr>
<tr>
<td>---------</td>
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<td>----------</td>
</tr>
<tr>
<td>14.15</td>
<td>No</td>
<td>It was observed that no emergency call alarm is available in the following locations: • Shower first floor</td>
<td>Install an accessible alarm system in the identified cubicles.</td>
<td>2</td>
</tr>
</tbody>
</table>

Shower first floor: Shower curtain in place
Shower first floor: Step up into the shower
Shower first floor: Bath facility also available but not configured to facilitate disabled users
Shower first floor: Shower head not adjustable

Shower first floor: Drainage area is not slip resistant

Shower first floor: Water controls are not suited for people with limited manual dexterity and instructions for the heat controls are not easy to understand

Shower first floor: Coat hook is high up at 1900mm
Current legislative documents and standards specify that it is the responsibility of building managers or service providers to ensure that there are suitable procedures in place to evacuate everyone from a building in the case of a fire or other emergency. The existing fire and evacuation procedures are examined below.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
<th>Action</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>15.1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Do members of staff and volunteers involved in the evacuation procedures for disabled people receive regular training based on written instructions from a competent person?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
</tr>
<tr>
<td>---------</td>
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<td>--------</td>
<td>----------</td>
</tr>
<tr>
<td>15.3 Has each disabled student and member of staff been issued with a personal escape plan?</td>
<td>No</td>
<td>While emergency procedures are usually generic, it is necessary to carry out a risk assessment for anyone who may have a problem escaping in an emergency and, as well as permanently disabled people, this may include children, pregnant women and people with a temporary impairment such as a broken leg. A mechanism to identify people at risk is required which normally operates by referral or pre-employment questionnaire. The risk assessment should be undertaken as soon as an impaired ability to evacuate is declared or there are reasonable grounds to suspect an impairment. An interview with the person at risk should establish which escape routes and strategies will be suitable for the individual and whether any special adjustments will be required. The personal emergency egress plan for the individual should be committed to a printed document which should be reviewed at regular intervals.</td>
<td>Provide a personal escape plan for each building occupant who has an impaired ability to evacuate using the existing generic escape procedures.</td>
<td>1</td>
</tr>
<tr>
<td>15.4 Are evacuation routes checked regularly for combustible materials, obstacles and locked doors?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.5 When the self-closing fire doors are opened manually, is the maximum pressure exerted by the closing device no more than 20 Newtons?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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<tr>
<td>---------</td>
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</tr>
<tr>
<td>15.6</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Are escape routes and final exit points as accessible to sight and mobility impaired people and wheelchair users as the entry routes?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.7</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Are external routes from the fire escapes to the assembly points free from hazards such as obstructions, unbound or slippery surface materials or poor lighting levels.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.8</td>
<td>No</td>
<td>Unlike a normal passenger lift, an evacuation lift can continue to operate safely when there is a fire in the building. Providing an evacuation lift can be an expensive option but in high occupancy, multi-storey buildings the introduction of at least one evacuation lift with a protected power supply should be considered.</td>
<td>Consider providing an evacuation lift.</td>
<td>3</td>
</tr>
<tr>
<td>Is an evacuation lift with an independent power supply available to provide vertical escape from any upper or lower floor levels?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.9</td>
<td>No</td>
<td>Apart from refuge areas associated with an evacuation lift, an appropriate evacuation aid should be provided to assist the final removal from the refuge areas to the nearest exit point. Evacuation chairs and stair sliders are now available that can be operated safely by one person.</td>
<td>Provide carry chairs or chair sliders for stairwell refuge locations to assist in final evacuation of disabled building occupants.</td>
<td>2</td>
</tr>
<tr>
<td>Are carry chairs provided in stairwells and at designated refuge areas where there is no alternative means to evacuate people unable to negotiate stairs?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
</tr>
<tr>
<td>---------</td>
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<td>----------</td>
</tr>
<tr>
<td>15.10 Is the fire alarm system supplemented by visual indicators or vibrating alert pagers to assist people who are unable to hear the audible alarm?</td>
<td>No</td>
<td>In some buildings it is necessary to provide the same level of fire warning to a profoundly deaf person as for a person with normal hearing. Buildings which contain residential accommodation should have visual alarms throughout and tactile alarms (a small vibrating unit that goes under a pillow) in rooms of sleep. It can be very costly to retro-fit visual alarms in every area of a building but you should consider providing supplementary visual alarms in locations where a hearing impaired person is likely to be alone when the alarm sounds, for example, a library or an individual study or bedroom. Other situations where this may be relevant are in a sports changing room where people change in individual cubicles or in disabled toilets where a deaf person could be on their own behind a closed door. Providing profoundly deaf individuals with a specialist remote pager system which listens for activation of the main alarm sirens and then sets off a vibrating alert is an option which should be considered for members of staff and recognised individuals who are known to be unable to hear the audible alarm.</td>
<td>Provide flashing beacons or vibrating pagers in conjunction with the main audible alarm system.</td>
<td>2</td>
</tr>
<tr>
<td>15.11 Is there a logical and consistent system of signage to indicate evacuation routes and fire doors throughout the premises?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Fire Extinguisher in place

Emergency exit sign easy to see and located high up to avoid it acting as headroom hazards

Fire hose reel in place

Fire Extinguisher in place but located too high up in the kitchen

Fire blanket in place but located too high up

Fire Extinguisher in place
Fire alarm system in place
# SMART Access Plan

## Executive Summary

<table>
<thead>
<tr>
<th>Company Name</th>
<th>Trinity College Dublin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Premises</td>
<td>House 35 New Square - Zone 2</td>
</tr>
<tr>
<td>Date Of Audit</td>
<td>29 September 2008</td>
</tr>
<tr>
<td>Auditor</td>
<td>Wendy Dolan</td>
</tr>
</tbody>
</table>
Foreword

This access audit identifies a range of barriers that potentially restrict access for disabled people in the external and internal built environments.

For the purposes of the access assessment the environment’s features have been broken down into its constituent features. Each feature is assessed for conformity against certain access criteria. These criteria are derived from the following range of Best Practice sources, guidelines, standards, publications and legislation:

- Disability Act 2005 and related Sectoral Plans - Ref 1
- Standards Institute BS8300:2001 and BS5588 - Ref 2
- for Everyone - Access and use for all citizens (National Disability Authority) - Ref 4
- to the Historic Environment - Meeting the needs of Disabled People (Lisa Foster) - Ref 5
- Auditing of the Built Environment guidelines (National Disability Authority) - Ref 7
- Mobility - A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure (Department of Transport United Kingdom) - Ref 8
- on the use of Tactile Paving Surfaces: UK Department for Transport - Ref 9

Where a site feature does not conform to this guidance, an explanation as to the potential restriction on access is provided, together with a suggested action and the priority in which such actions should be undertaken.

The Disability Act 2005 and the National Disability Authority’s initiatives build on relationships and practices which currently exist among councils, city planners, building professionals and community groups to make services in Ireland more accessible to people with disabilities.

In addition to people who use wheelchairs or have restricted mobility, there are many people affected by some degree of hearing loss, learning disability, facial disfigurement, visual impairment, mental illness or conditions such as arthritis or incontinence. This access assessment considers the needs of all potential users from a universal access perspective.

The audit is an organisation’s first step in identifying physical barriers that people with disabilities may encounter when engaging with the community, public services and facilities.

It is equally important to implement effective staff equality training and to implement good inclusive management strategies that ensure equal access for all.
Configure Limited provides consultancy, project management and equipment to help make buildings accessible for all.

For further information contact us on 01 708 9198 or e-mail info@configure.ie

Configure Limited, First Floor, 32 Upper Kevin Street, Dublin 8
www.configure.ie
## Priority 1 Adjustments

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3.0 External Steps</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.12 Provide dual handrails</td>
<td>Provide dual handrails which conform with BS8300 for the identified external steps locations.</td>
<td>from €1900 per rail per flight</td>
</tr>
<tr>
<td><strong>4.0 Building Entrances and Entrance Doors</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.2 Entrance identification signage inadequate</td>
<td>Provide additional signage to clearly indicate the location of the identified entrance.</td>
<td>from €180 each</td>
</tr>
<tr>
<td>4.3 Lighting</td>
<td>Consider providing improvements to Lighting or additional street lighting units in public areas in the area/s identified.</td>
<td>€300 per lighting unit finished</td>
</tr>
<tr>
<td>4.8 Door handle format</td>
<td>Replace the door handle with a recommended design format.</td>
<td>€240 per door</td>
</tr>
<tr>
<td>4.11 Step or high threshold at Entrance</td>
<td>Provide a portable ramp or build a permanent solution</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>4.12 Portable ramp for entrance steps and lips.</td>
<td>Provide a portable ramp or built solution to overcome entrance and threshold steps and lips.</td>
<td>From €997</td>
</tr>
<tr>
<td>4.13 Weather mat trip hazard</td>
<td>Replace or secure the weather mat.</td>
<td>From €400</td>
</tr>
<tr>
<td><strong>5.0 Signage</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.4 Consistently positioned room identification signage.</td>
<td>Reposition signage at eye level on the wall next to the latch side of doors.</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>Feature</td>
<td>Action</td>
<td>Costing</td>
</tr>
<tr>
<td>---------</td>
<td>--------</td>
<td>---------</td>
</tr>
<tr>
<td>5.5</td>
<td>Braille and tactile signage. Where blind or visually impaired people are required to navigate a building independently, it is recommended that Braille and tactile way-finding information is provided</td>
<td>€120 per sign</td>
</tr>
<tr>
<td>5.6</td>
<td>Glass or reflective sign surfaces. Improve internal non-tactile signage.</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>5.7</td>
<td>Clear colour contrast on signs. Replace signs which do not have a clear colour contrast.</td>
<td>Configure Engineers Report Required</td>
</tr>
</tbody>
</table>

### 8.0 Internal Doors

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.8</td>
<td>Height of door entry security system Reposition the internal door entry controls</td>
<td>€400 per item</td>
</tr>
<tr>
<td>8.9</td>
<td>Manual dexterity required for door security entry operating devices Replace the existing door security entry devices.</td>
<td>€740 per device</td>
</tr>
<tr>
<td>8.10</td>
<td>Door release mechanism height Reposition the door release operating controls to the recommended height.</td>
<td>€420 per item</td>
</tr>
<tr>
<td>8.11</td>
<td>Dexterity required for door release control Replace door release mechanism</td>
<td>€730 per device</td>
</tr>
</tbody>
</table>

### 10.0 Internal Steps

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.12</td>
<td>Provide dual handrails for internal steps Provide dual handrails for the identified stairway location.</td>
<td>from €1900 per rail per flight</td>
</tr>
<tr>
<td>10.19</td>
<td>Tactile marks on handrails. Install tactile warning marks in the identified location.</td>
<td>€25 per handrail</td>
</tr>
</tbody>
</table>

### 11.0 Accommodation Shared Refreshment Facilities

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td>11.14</td>
<td>Water temperature warning notice Install clear signage to notify users of the potential scalding hazard</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>11.20</td>
<td>Operating instructions Provide easy to read operating instructions.</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>Feature</td>
<td>Action</td>
<td>Costing</td>
</tr>
<tr>
<td>---------</td>
<td>--------</td>
<td>---------</td>
</tr>
<tr>
<td>11.23</td>
<td>Auxiliary Aids</td>
<td>Provide auxiliary aids as necessary.</td>
</tr>
<tr>
<td><strong>12.0 Accommodation Bedrooms</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12.11</td>
<td>Storage facilities and door handles</td>
<td>Ensure that storage facilities can be easily be accessed by wheelchair users and visually impaired users.</td>
</tr>
<tr>
<td><strong>14.0 Accommodation Shower Facilities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.14</td>
<td>Coat hooks alternative heights</td>
<td>Provide coat hooks at different heights</td>
</tr>
<tr>
<td><strong>15.0 Fire and Evacuation Procedures</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.3</td>
<td>Personal Emergency Egress Plan (PEEP)</td>
<td>Provide a personal escape plan for each building occupant who has an impaired ability to evacuate using the existing generic escape procedures.</td>
</tr>
</tbody>
</table>
## Priority 2 Adjustments

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>External Steps</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.9</td>
<td>Corduroy hazard warning.</td>
<td>Install corduroy hazard warning surfaces in the identified location.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>from €540 per staircase flight (Dimensions 1.2m wide x 800 depth)</td>
</tr>
<tr>
<td>3.10</td>
<td>Colour contrasting step nosing.</td>
<td>Install colour contrasting step nosing in the identified location.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>from €50 per metre fitted</td>
</tr>
<tr>
<td><strong>Corridors</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.4</td>
<td>Corridor obstructions</td>
<td>Where feasible, remove obstructions from the identified corridors. Where projections and obstructions are unavoidable, provide guarding and warning notices as appropriate.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td><strong>Internal Surfaces</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.3</td>
<td>Glossy or highly glazed surfaces.</td>
<td>As part of your building maintenance programme, replace gloss surfaces with a matt finish to reduce glare. Provide opaque warning markings (manifestations) for glass walls and partitions.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>7.5</td>
<td>Flush joints between flooring surfaces.</td>
<td>Secure the junctions of the flooring areas identified.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td><strong>Internal Doors</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.4</td>
<td>Door vision panels</td>
<td>Install appropriately configured vision panels on doors in constant use.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>from €400 per door - subject to site survey</td>
</tr>
<tr>
<td>Feature</td>
<td>Action</td>
<td>Costing</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>8.5  Door handle location</td>
<td>Reposition or replace the door handle.</td>
<td>€230 per door</td>
</tr>
<tr>
<td>8.6  Handle configuration</td>
<td>Replace or adjust the configuration of the identified door handles.</td>
<td>€250 per door</td>
</tr>
<tr>
<td>9.0  Telephone points</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9.2  Height of phone controls and slots.</td>
<td>Relocate the telephone to a more accessible height.</td>
<td>Contact telephone supplier.</td>
</tr>
<tr>
<td>9.4  Telephone signage.</td>
<td>Install accessible signage for the identified locations.</td>
<td>from €120 each sign</td>
</tr>
<tr>
<td>9.5  Telephone hearing enhancement system</td>
<td>Provide phone amplification or hearing induction loop facilities at the identified locations.</td>
<td>Contact telephone supplier.</td>
</tr>
<tr>
<td>10.0 Internal Steps</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.9 Corduroy hazard warning.</td>
<td>Install corduroy hazard warning surfaces in the identified location.</td>
<td>€240 per location</td>
</tr>
<tr>
<td>10.10 Colour contrasting step nosings.</td>
<td>Install colour contrasting nosings for the steps in the identified location.</td>
<td>from €50 per metre</td>
</tr>
<tr>
<td>11.0 Accommodation Shared Refreshment Facilities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.7 Worktop section for wheelchair users</td>
<td>Provide a section of worktop at a height suitable for wheelchair users</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>11.11 Easy operation water taps</td>
<td>Provide automatic or lever operated water taps.</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>11.16 Storage Unit Handles</td>
<td>Replace storage unit handles.</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>11.21 Siting of kitchen fire extinguisher / blanket</td>
<td>Relocate the fire extinguisher to the recommended height in an unobstructed location between the hob and the main door</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>Feature</td>
<td>Action</td>
<td>Costing</td>
</tr>
<tr>
<td>------------------</td>
<td>------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td>11.22 Hostess Trolley</td>
<td>Provide a means for carrying snacks between the work surface and table.</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>11.25 Variety of seating options</td>
<td>Provide a variety of seating types</td>
<td>Self help - obtain and position new seating arrangement</td>
</tr>
</tbody>
</table>

### 12.0 Accommodation Bedrooms

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td>12.4 Door lock easy to operate</td>
<td>Install an easy to operate lock mechanism.</td>
<td>€600 per device</td>
</tr>
<tr>
<td>12.5 Firm bed surface</td>
<td>A bed with a height of 450mm from the floor should be included in the room</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>12.7 Operate lights from bed</td>
<td>Install controls which operate the main room lighting from the bed.</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>12.8 Accessible switches and controls</td>
<td>Relocate inaccessible controls.</td>
<td>Configure Engineers Report Required</td>
</tr>
</tbody>
</table>

### 13.0 Toilets

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td>13.5 Water temperature above 41°C.</td>
<td>Provide a means to control water temperature at the outlet.</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>13.7 Wash basin grabrails</td>
<td>Install dual vertical grabrails for alt least one wash basin.</td>
<td>€1360 per full set Grab Rails fitted.</td>
</tr>
</tbody>
</table>

### 14.0 Accommodation Shower Facilities

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.2 Door lock</td>
<td>Replace the door lock with a lever operated device.</td>
<td>€240 per door</td>
</tr>
<tr>
<td>14.3 Door Handle</td>
<td>Adjust the configuration of the identified door handles.</td>
<td>€240 per door</td>
</tr>
<tr>
<td>14.4 Tip-up shower seat</td>
<td>Provide a tip-up shower seat</td>
<td>€750 per seat fitted.</td>
</tr>
<tr>
<td>14.5 Horizontal wall handrail</td>
<td>Provide a wall mounted horizontal handrail&gt;</td>
<td>€160 per Handrail unit fitted.</td>
</tr>
<tr>
<td>Feature</td>
<td>Action</td>
<td>Costing</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>------------------------------------------------------------------------</td>
<td>----------------------------------------------</td>
</tr>
<tr>
<td>14.6 Shower vertical handrail</td>
<td>Provide a vertical handrail in the identified locations.</td>
<td>€160 per Handrail unit fitted.</td>
</tr>
<tr>
<td>14.7 Drop down handrail not present</td>
<td>Provide a drop down handrail</td>
<td>€160 per Handrail unit fitted.</td>
</tr>
<tr>
<td>14.8 Shower operating control</td>
<td>Provide an accessible shower control</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>14.9 Toiletry shelf</td>
<td>Install a suitable shelf for toiletries in the identified location.</td>
<td>€100 per shelf fitted.</td>
</tr>
<tr>
<td>14.13 Towel rail</td>
<td>Provide towel rails at appropriate locations.</td>
<td>€160 per rail</td>
</tr>
<tr>
<td>14.15 Emergency Alarm System</td>
<td>Install an accessible alarm system in the identified cubicles.</td>
<td>€640 per unit location fitted.</td>
</tr>
</tbody>
</table>

### 15.0 Fire and Evacuation Procedures

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td>15.9 Carry chairs and life sliders</td>
<td>Provide carry chairs or chair sliders for stairwell refuge locations to assist in final evacuation of disabled building occupants.</td>
<td>approx €1200 per chair, inc training</td>
</tr>
<tr>
<td></td>
<td></td>
<td>approx €2000 per chair, inc training</td>
</tr>
<tr>
<td>15.10 Supplementary fire alert for hearing impaired people</td>
<td>Provide flashing beacons or vibrating pagers in conjunction with the main audible alarm system.</td>
<td>From €740 per sounder. or From €4000 Install Fire Pager Alert system.</td>
</tr>
</tbody>
</table>
## Priority 3 Adjustments

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3.0</strong> External Steps</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.2 Vertical height of step.</td>
<td>Adjust the vertical height of the steps to conform with the dimensions recommended by best practice.</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>3.3 Flat tread depth of steps.</td>
<td>Adjust the tread depth of the steps to conform with best practice recommendations.</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>3.7 Flat tread slip resistant.</td>
<td>Improve the slip resistance of the identified steps.</td>
<td>€75 per metre²</td>
</tr>
<tr>
<td><strong>4.0</strong> Building Entrances and Entrance Doors</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.5 Power operated doors</td>
<td>Consider upgrading doors to power operation or incorporating a low energy pneumatic opener for self closing doors.</td>
<td>€1,500 per door leaf - subject to survey</td>
</tr>
<tr>
<td>4.10 Minimum doorway width</td>
<td>Adjust the doorway to provide an effective width of at least 800mm</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td><strong>7.0</strong> Internal Surfaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.2 Slip-resistance of floor surfaces.</td>
<td>Replace the identified flooring with a more slip-resistant surface when next refurbishing. In the interim, provide hazard signs whenever the flooring is wet and ensure cleaning and maintenance operations are appropriate.</td>
<td>€25 per step or €30 m².</td>
</tr>
<tr>
<td><strong>10.0</strong> Internal Steps</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Action</td>
<td>Costing</td>
</tr>
<tr>
<td>---------</td>
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<td>---------</td>
</tr>
<tr>
<td>10.4</td>
<td><strong>Overlap or lip.</strong></td>
<td>Remove the risk of customers tripping on the step lip.</td>
</tr>
<tr>
<td>10.7</td>
<td><strong>Flat tread slip resistant.</strong></td>
<td>Improve the slip-resistance of the identified steps as part of your building maintenance programme.</td>
</tr>
<tr>
<td>10.21</td>
<td><strong>Handrail diameter.</strong></td>
<td>Replace the handrail in the identified location.</td>
</tr>
</tbody>
</table>

**11.0 Accommodation Shared Refreshment Facilities**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td>11.6 Floor slip resistance</td>
<td>Replace the floor surface when next refurbishing.</td>
<td>€25 per step or €30 m².</td>
</tr>
<tr>
<td>11.8 Work surface continuous</td>
<td>Remove unnecessary work surface partitions or replace the worktop.</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>11.9 Sink bowl depth</td>
<td>Provide a shallow sink bowl.</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>11.10 Lever waste mechanism</td>
<td>Provide a lever operated sink waste mechanism.</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>11.13 Water supply limited below 41°C</td>
<td>Provide thermostatically controlled water</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>11.19 Power sockets</td>
<td>Relocate the power sockets to a more accessible position.</td>
<td>Configure Engineers Report Required</td>
</tr>
</tbody>
</table>

**13.0 Toilets**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td>13.2 WC cubicle for ambulant users</td>
<td>Create a cubicle for ambulant disabled users when next refurbishing.</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>13.4 Wash basin taps</td>
<td>Install easy to operate wash taps in the identified locations.</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>Feature</td>
<td>Action</td>
<td>Costing</td>
</tr>
<tr>
<td>---------</td>
<td>--------</td>
<td>---------</td>
</tr>
<tr>
<td>13.9</td>
<td>Slip resistant floor surface. Replace the floor surface with a material which provides better slip resistance when wet.</td>
<td>€25 per step or €30 m².</td>
</tr>
<tr>
<td><strong>14.0 Accommodation Shower Facilities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.11</td>
<td>Floor drainage Replace any protruding drain covers.</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>14.12</td>
<td>Floor slip resistance Replace the floor surface when next refurbishing.</td>
<td>€25 per step or €30 m².</td>
</tr>
<tr>
<td><strong>15.0 Fire and Evacuation Procedures</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.8</td>
<td>Evacuation Lift Consider providing an evacuation lift.</td>
<td>Configure Engineers Report Required</td>
</tr>
</tbody>
</table>