

ACCESS STATEMENT

Date: 31/07/14

Address: 4th Floor, 65 Kingsway, Holborn, London, WC2B 6TD.

Client: Absolute Return for Kids (ARK)

Work: Tea Point and Shower Room

Legislation:

The Building Regulation 2000: The work consists of a material alteration to the existing layout and the installation of new controlled service and fittings in the form of a new tea point and shower facility. As such the work is required to comply with the design requirement of part M.

The Equality Act 2010 (EA/DDA): Under the EA / DDA the tenant / employer has a duty to make alterations to staff accommodation when:

- a) A disabled person is employed
- b) It comes to light that an existing member of staff has a disability
- c) When interviewing a person with a disability.

The Act does not require a tenant to carry out work in anticipation of employing a person with a disability.

Part III of the Act applies to service providers i.e. those who provide a service to members of the public. The duties under Part III are anticipatory. Meaning that all barriers should be removed prior to a person with a disability arriving.

Background:

Workspace Interiors Limited has been appointed to fit out the existing office to meet the needs of ARK.

The accommodation will be used by both members of staff and members of public arriving for interviews and meetings.

As part of the works a Tea Point and Shower facility will be created for staff use only. Having looked at various options it has not been possible to create a fully accessible Tea Point or Shower facility. In this instance both facilities are for staff use only.

We current do not employ a person with a disability that the new facilities would create a problem for.

As a company we are aware of these concerns and have policies and procedures in place to overcome these should a disabled guest or member of staff arrive.

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As an employer we are aware of our responsibilities under both the Building Regulations and Disability Discrimination Act and are prepared to carry out all reasonable and necessary work to create an inclusive environment.

Should a wheelchair user or ambulant disabled person be employed in future we will, subject to their specific disabilities, make further alterations to suit their needs or alternatively if their disability prevents them gaining access to the building, due to its existing limitation, alternative accommodation arrangements, such as home working, will be provided.

Design Measures

The following items have been included in the design to assist people with a range of disabilities including mobility disabilities, visual and hearing impairments.

Circulation

As part of the fit out all internal doors will allow a clear opening width of not less than 750mm wide and therefore ensure that wheelchair access is available.

Each leaf of the double doors will allow a clear opening of not less than 750mm. All doors along the circulation route have been fitted with vision panels that extend down to within 500mm and up to 1500mm above of the floor. The panels will provide early warning of a person approaching the doors on the opposing side and therefore help prevent collision.

We are aware that people with visual impairment often suffer from reduced confidence due to their inability to clearly focus on their surroundings. To assist the design has been adjusted to accommodate door furniture that contrasts from the colour of the doors and doorframes that contrast from the colour of the walls.

Where possible we have ensured that the floor finish and wall finishes have been chosen so that visual contrast has been achieved. Glossy surfaces have been limited to prevent people who have eye conditions such as cataracts suffering the painful affects created by glare.

Manifestation will be fitted to all glazed screens and vertically to the glass doors to ensure that people with impaired vision do not collide with the obstruction.

The door furniture has been designed in accordance with BS8300 to assist people with dexterity problems and deformities.

Alterations have been made to the design to ensure that a 300mm leading edge will be provided adjacent all doors.

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Facilities

The sink in the refreshment areas will be fitted with lever arm taps to assist people with dexterity problems and deformities as well as chair users who have limited reach.

Fittings

The proposed switches and sockets have, where possible, been located between 400mm and 1200mm above the floor. The faceplates have been chosen to contrast against the walls to assist people with visual impairments.

Signage

Signs indicating the installation of induction loops will be provided as necessary in the meeting rooms so that people with hearing impairments are aware of the need to set their hearing aids to the 'T' setting without the need to ask or be instructed.

Design Limitation and Management Arrangements

We feel that it is unreasonable to provide an accessible tea point and shower facility in this instance as:

- We do not have sufficient space within the insisting tenancy to create the facilities to the required dimensions.
- We do not have any employees that would use the facilities.
- Members of the public will not have access.
- We are concerned that should the good design guidance change prior to us employing a disabled person we will have had incurred unreasonable costs in creating a facility that would need to be replaced prior to its use.
- We will make changes to the design / teapoint when a member of staff requires changes.

As a caring employer we are prepared to carry out all necessary work to suit the specific needs of our staff in the future, as required by the EA/DDA, as and when required.

Date: 06 Aug 2014

Signature: 

Position: Office Supervisor

Company: Absolute Return for Kids (ARK)