

# **ACCESS STATEMENT**

**14-16 Wote Street  
Basingstoke  
Hampshire**

**on behalf of**

**The Topsy Goose**

**compiled by**

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**This document contains 10 pages  
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## 1.0 INTRODUCTION

### 1.1 Access Statement

The Topsy Goose instructed Teagle Access Consultants to produce an access statement for the Bar & Restaurant on the 1<sup>st</sup> floor of 14-16 Wote Street, Basingstoke.

Production of this Access Statement takes into consideration the following:

- Information provided via the original access statement by RDjW Architects Limited reference 5180/2.2
- Site visit carried out on 2<sup>nd</sup> November 2018 by Jenny Teagle and Dee Tunc

This access statement considers the building and the proposed facilities to be provided within the 1<sup>st</sup> floor area with special consideration given to the access and egress arrangements to this area.

Access to the main entrance is located directly off the high street leading into a small lobby area providing access to the main staircase. The ground floor lobby area is small with no facilities within the space. The 1<sup>st</sup> floor is an open plan bar / restaurant with a variety of seating, tables and chairs, a commercial kitchen, male and female WC's, access stairs to the roof (access restricted to maintenance personnel & staff only) and access to the rear fire escape stairs. The latter leads to the fire escape door into the rear car parking area.

The statement was prepared to demonstrate the current access approach to the property in line with the duties imposed by the Equality Act 2010 with regard to disability.

The statement identifies areas where inclusive design has not been provided, for instance because of restraints, and details areas which are fully accessible.

Access Statements are living documents and must evolve with the building. Review and update when there are any planned refurbishments or extensions to the property.

The owners of the restaurant are fully committed to providing an inclusive environment where this is deemed to be reasonable and achievable.

Accessibility to those with hearing & sight impairments and ambulant users has been considered with the following facilities / provisions to be provided:

- Trained staff – Diversity & Inclusive Awareness Training
- Induction loop of those with hearing impairments
- Ambulant WC facility
- Accessible staircase with handrails and highlighted nosings

- Menus in large print
- Tactile card machine
- Variety of seating style and height

At present it is not deemed feasible to provide access to wheelchair users. Installing such provision will reduce fire safety standards, reducing the number of fire escape routes, increasing risk of fatality should a fire occur.

Please also refer to the following documents:

- RDJW Architects letter dated 2<sup>nd</sup> November
- Original Access Statement dated 16<sup>th</sup> October 2018

## 2.0 ACCESS STATEMENT

### 2.1 Philosophy & Approach

14-16 Wote Street is an established building situated along Basingstoke High Street. The topography of the high street consists of a steep gradient therefore many of the retail outlets incorporate raised entrance steps to allow for the gradient. Entrance to the restaurant unit consists of a raised step (approx. 5-12mm) which may present access issues to some users.

The high street is fully pedestrianised therefore there are no access to vehicles, prohibiting the provision of a drop off zone outside the entrance to the property.

At present the ground floor is leased to Subway and the layout cannot be altered. The refurbishment works are therefore governed by the existing ground floor and first floor building layouts and stair circulation spaces already provided. The work has mostly been completed and has changed the use from mixed use A1 and Sui Generis use class (beauty treatments) to A3 Restaurant and Cafe.

The philosophy to ensure accessibility to as many user groups as possible whilst being governed by the constraints of the existing building and therefore, the restaurant will not be accessible to all groups i.e. those who are unable to access the area

The design approach towards ambulant access has been undertaken where we have been able to accommodate and will meet requirements set out in the following regulations:

**Approved Document M** - Access to and use of buildings: Volume 2 - Buildings other than dwellings;

*Date published:* March 2015; *ISBN:* 978 1 85946 609 4

**Approved Document B** (Fire safety) – Volume 2: Buildings other than dwellinghouses (2006 edition incorporating 2010 and 2013 amendments)

*Date published:* January 2013; *ISBN:* 978 1 85946 489 2

**Approved Document K** - Protection from falling, collision and impact

*Date published:* January 2013; *ISBN:* 978 1 85946 484 7

### 2.2 Vehicular & Transport Links

The building is located approximately 8-10 minutes walk from Basingstoke Train Station. There is a public car park located at the rear of the property with accessible parking bays close to the property. Wote Street is fully pedestrianised therefore there is no space for drop off zones.

## 2.3 Description of Building

The 1<sup>st</sup> floor unit has been vacant for approximately 20 years. The new fully glazed door has a clear opening of 800mm and provides good vision when entering and leaving the property. The door will be manually operated non powered.

## 2.4 Vertical & Horizontal Circulation

Vertical circulation to and from the restaurant is provided via a main staircase, which consists of 8 steps, a landing and 13 further steps leading to the entrance door into the restaurant. The entrance door is classified as a fire door (please note the intumescent strips on the door frame must be reinstated). Plans to improve accessibility of the staircase is to install circular handrails on both sides which will improve access for ambulant users and improves safe use of the staircase for all. There are highlighted nosings of the staircase which provides visual contrast for those with visual impairments. Good lighting is installed on the staircase as well as maximising external lighting with the new glazed front door.

The potential for providing access to wheelchair users has been fully considered. Two options were investigated, the provision of a passenger lift or the installation of a chair lift. Both options would provide access to those using wheelchairs however implementing either of these options would greatly reduce the fire safety of all occupants, by reducing access to an escape staircase.

Due to space constraints installing a passenger lift would mean removing the main staircase. In the event of a fire the use of a lift is prohibited (unless a full evacuation lift was installed) therefore all occupants would have to escape via the rear fire staircase. The distance from the furthest point in the restaurant to the escapes stairs is considered excessive. Occupants within the WC facilities and that side of the restaurant may get trapped. The current escape strategy depends on the potential availability of two escape routes.

The width of the staircase prohibits the installation of a stairlift as it would seriously reduce the width of the staircase and obstruct access and especially egress. A stairlift would not be able to function in the event of a fire therefore both options would result in those using wheelchairs being trapped on the 1<sup>st</sup> floor. Escape could only be carried out manually using evacuation chairs. As part of the research into the latter option a practice evacuation was carried out on 2<sup>nd</sup> November 2018. The restaurant owners (3 persons) carried J Teagle in her light manual wheelchair down the staircase to the high street. This is only possible with no obstructions on the staircase and was deemed to be unsafe for all involved. The time taken to complete the exercise was 2m 45secs. The risk of muscular-skeletal injuries for those lifting is high due to space constraints.

In conclusion at this present time Duck & Tibble are unable to provide access to those who cannot use the staircase. To provide such access is to reduce the safety of all other occupants and is not deemed to be a reasonable adjustment. The cost of the adjustments is also cost prohibitive.

Horizontal circulation throughout the restaurant is considered good with a completely level space with sufficient circulation space.

## 2.5 WC Facilities

There are currently male (2xurinals; 1xWC; 2xWHB) and female (2xWC; 2xWHB) sanitary accommodation located to the right hand side of the bar, close to the main entrance door on the 1<sup>st</sup> floor. The facilities are to be refurbished. The latter will ensure that there is good visual contrast between the facilities installed and the surrounding ceilings & doors. This along with the good lighting installed will assist those with visual impairments. The ladies WC consists of a standard WC cubicle and a larger cubicle which is sufficient in size to accommodate facilities for ambulant users. It is now planned that this cubicle be as a unisex facility. A baby changing table will also be installed.

## 2.6 Facilities & Hospitality

There is a one bar, bench seating and tables (these are to be secured into the floor), couches in two areas, wall counters and round table and stools. The stools provided are height adjustable which is excellent in providing seating at a variety of heights. The couches will be supplemented with chairs with armrests in a similar design. This approach provides varied and flexible seating which will suit many people. The menu will be displayed on a blackboard and large print menus will also be provided for those with sight impairments. Tactile surface is also in place for the credit card machine. Staff will be provided with Diversity & Equality Training which will provide them with awareness of various customer's needs.

To enable those with hearing impairments, an induction loop is to be installed at the bar area. A sign indicating its location will be displayed and staff are to be trained in system usage.

## 3.0 INFORMATION

### 4.1 British Standards:

**BS 9266:2013** - Design of accessible and adaptable general needs housing. Code of practice  
**BS 8300:2018 Part 1 & Part 2** Code of Practice for design of buildings and their approaches to meet the needs of disabled people: BSI  
**BS 9999:2008** Code of practice for fire safety in the design, management and use of buildings  
**BS 5588-1:1990** Fire precautions in the design, construction and use of buildings. Code of practice for residential buildings  
**BS 4787-1:1980** Specification for dimensional requirements of internal and external wood door-sets, door leaves and frames: BSI  
**BS 5395-1:2010** Stairs. Code of practice for the design of stairs with straight flights and winders: BSI  
**BS 5655-6:2002** Lifts and service lifts. Code of practice for the selection and installation of new lifts: BSI  
**BS 6440:1999** Code of Practice for powered lifting platforms for use by disabled persons: BSI  
**BS EN 81-40:2008** Safety rules for the construction and installation of lifts. Special lifts for the transport of persons and goods. Stair-lifts and inclined lifting platforms intended for persons with impaired mobility: BSI  
**BS 6180:1999** Code of Practice for barriers in and about buildings: BSI  
**BS 6187:2000** Code of Practice for demolition: BSI

### 3.2 Publications:

**Equality Act 2010:** Government Equalities Office  
**Equality Act 2010 (Regulations) Regulations 2010:** Government Equalities Office  
**Building Sight:** Peter Barker,  
Rod Wilson: HMSO in association with the Royal National Institute/or the Blind (RNIB). 1995.  
Available RNIB Customer Services.  
**Sign Design Guide** - a guide to inclusive signage: Peter Barker and June Fraser: JMU and the Sign Design Society, 2000. (ISBN 185878 412 3). (available from Centre of Accessible Environments)  
**Colour and Contrast** - a design guide for the use of colour and contrast to improve the built environment for visually impaired people: Dulux Technical Group, ICI Paints, 1997  
**Guidance on the Use of Tactile Paving Surfaces: DETR 1997:** The Stationery Office  
**Access Audits** - a guide for appraising the accessibility of public buildings: The Centre for Accessible Environments (CAE) 1999  
**Buildings for All to Use** - good practice guidance for improving existing public buildings for people with disabilities: Sylvester Bone: Construction Industry Research and Information Association (CIRIA) special publication 12, 1996  
**Designing for Accessibility** - an essential guide for public buildings: The Centre for Accessible Environments (CAE) 1999  
**Designing for Spectators with Disabilities:** Football Stadia Advisory Design Council, 1992  
**Lifetime Homes Criteria (LTH)** (Revised July 2010)  
**1. 'Electrical Controls':** Tessa Palfreyman: CAE, 1990  
**2. 'Wheelchair Stairlifts and Platform Lifts':** Stephen Thorpe: CAE, 1993  
**3. 'Automatic Door Controls':** Ann Sawyer: CAE, 1995  
**4. 'Internal Floor Finishes' improving access for all:** Vin Goodwin: CAE, 1997



### 3.3 Useful Contact Addresses

- **Centre for Accessible Environments**

Nutmeg House  
60 Gainsford Street  
London SE1 2NY

Tel / Minicom: 020 7357 8182  
Fax: 020 7357 8183  
Email: [info@cae.org.uk](mailto:info@cae.org.uk)

- **Health & Safety Executive**

Public Enquiry Point / Information Centre  
Broad Lane  
Sheffield S3 7HR

Tel: 0114 289 2345  
Fax: 0114 289 2333

- **HSE Infoline**

Tel: 08701 545 500

HSE publish many guidance's to Acts and Regulations and these can be obtained from:-

**HSE Books & Publications**

PO Box 1999  
Sudbury  
Suffolk CO10 6FS

Tel: 01787 881 165  
Fax: 01787 313 995

- **Employers' Forum on Disability**

Nutmeg House  
60 Gainsford Street  
London SE1 2NY

Tel / Minicom: 020 7403 3020  
Fax: 020 7403 0404  
e-mail: [efd@employers-](mailto:efd@employers-)

[forum.co.uk](http://forum.co.uk)

- **The Royal Association for Disability & Rehabilitation (RADAR)**

Head Office  
12 City Forum  
250 City Road  
London EC1V 8AF

Tel: 020 7250 3222  
Fax: 020 7250 0212  
Minicom: 020 7250 4119  
Website: [www.radar.org.uk](http://www.radar.org.uk)

- **Royal National Institute for Deaf People (RNID)**

19-23 Featherstone Street  
London EC1Y 8SL

Tel: 020 7296 8000  
Fax: 020 7296 8199  
Minicom: 020 7296 8001

National Body for Deaf & Hearing Issues

e-mail: [helpline@rnid.org.uk](mailto:helpline@rnid.org.uk)  
Website: [www.rnid.org.uk](http://www.rnid.org.uk)

- **The Stationery Office (formerly HMSO)**

*(for copies of Acts & Regulations)*

PO Box 276  
London SW8 5DT

Tel Orders: 020 7873 9090  
Fax Orders: 020 7873 8200

Tel Enquiries: 020 7873 0011  
Fax Enquiries: 020 7873 8247

- **British Standards Institute (BSI)**

Standards Sales & Customer Services  
389 Chiswick High Road  
London W4 4AL

Tel: 020 8996 9000  
Fax: 020 8996 7400

e-mail: [info@bsi-global.com](mailto:info@bsi-global.com)  
website: [www.bsi-global.com](http://www.bsi-global.com)

- **United Kingdom Institute for Inclusive Design**

Tel: 020 8682 0518  
Fax: 020 8682 3927

Trans national network on inclusive design

- **RNIB / GDBA Joint Mobility Unit**

224 Great Portland Street  
London W1N 6AA

Tel: 020 7388 1266  
Fax: 020 7388 2034

National advisory for visual impairments

e-mail: [helpline@rnib.org.uk](mailto:helpline@rnib.org.uk)  
website: [www.rnib.org.uk](http://www.rnib.org.uk)

- **Royal Institution of Chartered Surveyors**

12 Parliament Square  
London SW1P 3AD

Tel. 0870 333 1600  
Fax. 020 7344 3811  
Email. [contactrics.org](mailto:contactrics.org)  
Web site: [www.rics.org](http://www.rics.org)