morris goding accessibility consulting

EPM PROJECTS PTY LTD

KNOX GRAMMAR SCHOOL SCIENCE & TUTORIAL BUILDINGS REFURBISHMENT

ACCESS REVIEW

Morris Goding Accessibility Consulting

FINAL

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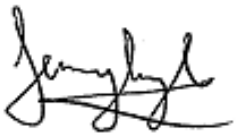

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of Knox Grammar School's Science & Tutorial Buildings Refurbishment and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris-Goding Accessibility Consulting has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The development has been reviewed to ensure that paths of travel, circulation areas and toilets comply with relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. In line with the report's recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to common area access and accessible sanitary facilities, can be readily achieved.

The recommendations in this report are to be developed in the ongoing design development and should be confirmed prior to construction certificate stage. As the project proceeds, further review of documentation is strongly recommended to ensure that appropriate access is provided to and throughout the development.

2. INTRODUCTION

2.1. General

EPM Projects Pty. Ltd. has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed refurbishment of the Science & Tutorial buildings located at Knox Grammar School, Wahroonga.

The refurbishment of will include new labs, study areas, staff toilets, plant/equipment room, prep rooms, staff room and store rooms.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development,
- Provide a report that will analyse the provisions of disability design of the development, and,
- Recommend solutions that will ensure the design complies with the Federal Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The Access Review Report considers user groups, who include staff and visitors. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

1. People with sensory impairment
2. People with mobility impairments
3. People with dexterity impairments

The Report seeks to provide compliance with the DDA. In doing so, the Report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.3. Statutory Requirements

The following standards are to be used to implement the Report:

- AS 1428.1 – 2009 (General Requirements for Access)
- BCA - Building Code of Australia 2013
- DDA Premises Standards 2010
- Ku-ring-gai Council Access DCP No 31

3. INGRESS & EGRESS

3.1. Affected Part

The proposed new works involved in the refurbishment of the science & tutorial buildings are classified as new parts of the building, in accordance with DDA Premises Standards Part 2.1 (3) and (4).

A new part in the building triggers the requirement of the 'affected part' to be accessible for people with a disability, in accordance with AS1428.1-2009. In accordance with the DDA Premises Standards Part 2.1(5) the 'affected part' is the principal pedestrian entrance of an existing building that contains a new part and the continuous accessible path of travel from this entrance to the new parts (including lifts).

The affected part will be suitable due to the provision of the new KSSA Building, which will be located adjacent to this proposed building with appropriate accessible linkages. This is suitable under AS1428.1:2009, BCA and DDA Access Code as required by the DDA Premises Standards (Part 1-6).

3.2. Emergency Egress

Recommendation:

(i) Consider that emergency services should include audible and visual warnings and signals to assist people with sensory disabilities.

4. PATHS OF TRAVEL

4.1. General

The main paths of travel throughout all floors in the building are level and have appropriate clear widths and circulation areas compliant with AS1428.1 and the DDA Premises Standards. In general, the corridors have minimum 2000mm clear width allowing a wheelchair user to make 180˚ turn or pass a wheelchair user travelling in the opposite direction.

There corridor ends at the western end of the building (i.e. in front of New Lab 3 on level 2 and in front of New Lab 7 on level 3) require a 1540mm x 2000mm turning bay within 2m of the corridor end in accordance with the DDA Premises Standards. With design modification, an appropriate AS1428.1 compliant turning bay can be readily achieved.

Recommendations:

(i) Ensure western corridor ends have minimum 1540mm x 2070mm turning bays in accordance with the DDA Premises Standards and AS1428.1.

(ii) Ensure common area floor surfaces are suitably slip resistant and traversable by a wheelchair or walking frame, compliant with AS 1428.1:2009 and HB197/AS4856 (wet pendulum method).

4.2. Doors

Common use doors within the building range in clear width from 740mm to 840mm. Modification is required to ensure doors achieve the required 850mm clear width (generally 920mm door leaf) compliant with AS1428.1.

In general, common use doors within the building have appropriate door circulation. However, the doors to New Lab 3 and New Lab 7 require greater latch side clearance to allow for suitable side approach compliant with AS1428.1. Fig. 31.

In addition, various doors into and between the new labs and prep rooms have insufficient door circulation due to obstruction from lab workbenches. Re-configuration of classroom layouts can achieve appropriate door circulation compliant with AS1428.1.

Recommendations:

(i) Ensure all common use doors have at least one active leaf with minimum 850mm clear width (generally 920mm door leaf) compliant with AS1428.1.

(ii) Ensure all common use doors have appropriate latch/hinge side clearances and clear depth compliant with AS1428.1 Fig 31.

5. SANITARY FACILITIES

5.1. Accessible Toilet

There are new male and female staff toilets being proposed at the western end of level 2.

An accessible toilet has been provided with minimum 1900mm x 2300mm circulation space around the toilet pan compliant with AS1428.1. The washbasin is located outside this required circulation area.

Recommendation:

(i) Accessible toilet fixtures and to comply with AS1428.1.

5.2. Ambulant Cubicles

The provision of an accessible toilet triggers the requirement of ambulant cubicles bring provided in the male and female toilets. The new male and female staff toilets will need to be made suitable for a person with an ambulant disability in accordance with the DDA Premises Standards Clause F2.4(c).

Recommendation:

(i) Provide ambulant cubicles in accordance with the DDA Premises Standards. Ambulant cubicle fixtures and circulation to comply with AS1428.1.

6. MISCELLANEOUS

6.1. Lighting

Recommendation:

(i) In general the maintenance illumination levels should be 150 lux for paths of travel, corridors and stairs. Ensure all lighting levels comply with AS1680.

6.2. Signage

Recommendation:

(i) Signage to comply with BCA part D3.6.