

**CARDIFF COUNCIL
CYNGOR CAERDYDD**

PROJECTS, DESIGN AND DEVELOPMENT

PROJECAU, DYLUNIO A DATEBLYGU

**DESIGN AND CONSTRUCTION
MANAGEMENT**

RHEOLAETH CYNLLUNIO AC ADEILADU

ACCESS STATEMENT

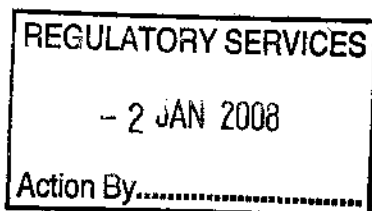
Project title: Cathays Library refurbishment

Project No: CLPC 6510

Date: December 2008

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Stage 1 – Strategic

Access Statement for: Culture, Leisure & Parks

Project: Cathays Library Refurbishment

Project No: CLPC 6510

**Name of site/address: Cathays Library,
Fairoak Road,
Cathays,
Cardiff,
CF24 4PW**

- 1.0 Background**
- 2.0 Underlying Philosophy**
- 3.0 Influencing Legislation and Guidance**
- 4.0 Consultation**
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Stage 1

1.0 Background

- 1.1 The project entails refurbishment of the existing building, improving provision of existing services and facilities, creating dedicated space for community services and improving disabled access to the main front entrance and amenity area.

2.0 Underlying Philosophy

- 2.1 Cardiff County Council has in place a "Strategic Equal Opportunities Policy Statement" which aims to ensure the Council continues to be an organisation which recognises and values diversity and intends to be a leading edge example of good practice, achieved by implementing equal opportunities across the whole spectrum of the Council's activities. [Full statement can be viewed on the website www.cardiff.gov.uk – ref. '1.CM.042' : issue 3 : Dec.03.].

- 2.2 Cardiff County Council has published a Disability Equality Scheme 2007 – 2010. This outlines the Council's commitment to promoting independence and involvement of disabled people in the life of the City. [A full copy of the documents can be viewed on the website www.cardiff.gov.uk – Main Scheme, 07-07[1].

3.0 Influencing Legislation & Guidance

- Planning Policy Statement 1, ODPM, 2005
- Cardiff Unitary Development Plan, 2003
- Planning and Access for Disabled People - A good practice guide, Drivers Jonas, ODPM, 2003
- Disability Discrimination Act 1995 Part II - Employment
- Disability Discrimination Act 1995 Part III - Discrimination in relation to goods, facilities & services

Guidance:

- Approved Document to Part M of the Building Regulations, 2004
- BS8300:2001 *Incorporating Amendment No. 1* Design of buildings and their approaches to meet the needs of disabled people Code of practice, 2005
- Guidance on Access Statements, DRC, 2004

4.0 **Consultation**

- The Local Authority Planning Department
- Peter Ashby for Cadw
- Local Authority Building Control & Fire Officer
- Feasibility Report compiled by Boyes Rees Architects
- Councillors Ward Members
- Client/ Employees

5.0 **Representation**

5.1 The Council's in-house Access Advisor will provide access advice on the project.

6.0 **Operational Level**

6.1 Cardiff County Council has produced a Disability Equality Scheme Action Plan 2007 – 2009 in tandem with the Disability Equality Scheme outlining how they intend to promote access for disabled people. [A full copy of the documents can be viewed on the website www.cardiff.gov.uk – Appendix 3 – Action Plan, 07-07].

7.0 **Effective Ongoing Management**

- 7.1 Cardiff County Council from time to time appoints consultants to undertake Access Audits of properties by suitably qualified personnel in access and inclusion issues.
- 7.2 Building management will ensure that effective policies and procedures relating to disability access and awareness will be put in place.
- 7.3 Building management will ensure that any specialist equipment or decorative features provided to aid disabled people will be effectively maintained.

8.0 **Staff Development & Training**

- 8.1 Staff will continue to be trained in disability awareness.
- 8.2 Staff will be trained in the testing and use of any specialised equipment included in the scheme, e.g. hearing induction loops, alarm call systems.
- 8.3 Staff will be trained in any new and evolving duties of the DDA, such as the Disability Discrimination Act 2005.

Stage 2 – Planning

Access Statement for: Culture, Leisure & Parks
Project: Cathays Library Refurbishment
Project No: CLPC 6510
Name of site/address: Cathays Library,
Fairoak Road,
Cathays,
Cardiff,
CF24 4PW

- 1.0 Background**
- 2.0 Details of Site Plan**
- 3.0 Specific Access Issues with the Proposal**
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- 6.0 Professional Advice**
- 7.0 Public and Transport Links**
- 8.0 Technical Guidance**
- 9.0 Means of Escape**
- 10.0 Other Site Issues**
- 11.0 Information and Communication Strategy**

1.0 **Background**

- 1.1 A detail feasibility study was commissioned by Cardiff County Council (Projects Design & Development) and undertaken by Boyes Rees Architects in October 2007 which established the following issues and Client brief;
- (a) Severe deterioration of the building fabric due to water and damp ingress and the need for the existing fabric to be repaired.
 - (b) A desire for the provision of existing public and staff library services to be improved including main access into the building.
 - (c) The hope that dedicated space can be provided for new community facilities.
- 1.2 The design proposals strive to mitigate the water and damp ingress problems, achieve the Client brief and maintain the internal ambience of the listed building. The main entrance access, approach and amenity area will be improved to DDA and Part M requirements whilst maintaining and enhancing the symmetrical character of the building as highlighted as a key requirement by Peter Ashby for Cadw.
- 1.3 The scope of works for the project is laid out on dwg. no. SCHD(A)08 Revision A and shows the proposed internal plan layout. For the external landscape and alterations to the front main entrance area, refer to dwg. no. CAT.08.01.01 & 02

2.0 **Details of Site Plan**

- 2.1 Details of the site plan as indicated on dwg. no. SCHD(A)01 Revision B
- 2.2 Existing and proposed gradients are indicated on dwg. no. SCHD(A)01 Revision B and dwg. No. CAT.08.01.01 & 02
- 2.3 The building main approach and side access is bounded by main roads within the city of Cardiff and is limited by no car parking. Pedestrian access is from public pavements adjacent to the public highways.
- 2.4 Rear access to the building is for maintenance only and is within cemetery grounds

3.0 **Specific Access Issues with the Proposal**

- 3.1 The fire escape layout is as existing with the refurbishment of front entrance area fire exit lobby doors. These doors are to be automated in accordance with Part M and fire detection throughout the building will be employed.

- 3.2 It is intended that doors, ironmongery, handrails etc. will be colour contrasted to aid visually impaired people.
- 3.3 The project is a re-development of existing premises.
- 3.4 The building is a Grade II* listed building. The existing 1:9 frontal approach ramp has been removed and replaced with 2 no. 1:15 gradient ramps set each side of a central stepped approach to enhance and maintain the key symmetrical character of the building commensurate with comments from the Planning Authority and CADW. See dwg. no. CAT.08.01.01 & 02 for details.
- 3.5 There is no lift access to the First or Second Floor which is for staff access only. The First Floor has limited office space for 2-3 staff. The client is aware that if they employ a disabled member of staff who cannot access the stairs then they would need to address this issue, eg. By providing duties on the Ground Floor only.
- 3.6 The Second Floor is for storage use only. The design approach has been adopted in consultation with the LA Building Control Officer and the Fire Officer.

4.0 **Influencing Legislation and Guidance**

- Planning Policy Statement 1, ODPM, 2005
- Cardiff Unitary Development Plan, 2003
- Planning and Access for Disabled People - A good practice guide, Drivers Jonas, ODPM, 2003
- Disability Discrimination Act 1995 Part II - Employment
- Disability Discrimination Act 1995 Part III - Discrimination in relation to goods, facilities & services

Guidance:

- Approved Document to Part M of the Building Regulations, 2004
- BS8300:2001 *Incorporating Amendment No. 1* Design of buildings and their approaches to meet the needs of disabled people Code of practice, 2005
- Guidance on Access Statements, DRC, 2004

5.0 **Consultation**

- The Planning Department and CADW
- Fire Officer
- Building Control Officer
- Client
- Library Manager

6.0 **Professional Advice**

- 6.1 The Council's in-house designer/ Access Advisor is qualified with an MSc in Inclusive Environments: Design and Management and is an Auditor member of the National Register of Access Consultants and has provided access advice on the project.

7.0 **Public and Transport Links**

- 7.1 Public and other transport links to the site are as existing.
- 7.2 Travel distances and route accessibility to the building from bus stops, stations etc. are as existing. Access is from the main public highway within the city.
- 7.3 There is no car parking on site due to the nature and location of the existing building.
- 7.4 There are 4 no. cycle stands proposed within the front amenity and main approach area.

8.0 **Technical Guidance**

- Approved Document to Part M of the Building Regulations, 2004
- BS8300:2001 *Incorporating Amendment No. 1* Design of buildings and their approaches to meet the needs of disabled people Code of practice, 2005
- Colour, Contrast & Perception, University of Reading, 1997
- Building Sight, RNIB, 1995

9.0 **Means of Escape**

- 9.1 Access for the emergency services is as existing and a fire hydrant is maintained within the front entrance lobby area.
- 9.2 Staff on the first floor level will use the existing emergency fire escape route leading to the fire escape door at ground floor level and out onto Fair oak Road pavement level.
- 9.3 A new internal guard rail and handrail will be provided to aid safe egress on the existing internal steps adjacent to the fire exit door.
- 9.4 The general public will use the emergency egress ramps and steps at the main entrance. There will be access via automatic doors which will open in the event of a fire.

10.0 **Other Site Issues**

- 10.1 There is no public access to the rear of the building as it is bounded by the adjacent cemetery land.

11.0 **Information and Communication Strategy**

- 11.1 Visibility of entrances and access to the buildings is shown on dwg. no. SCHD(A)01 Rev B & 09 and CAT 01.08.01 & 02.
- 11.2 New clear signage will be provided in the front amenity area with the words "Library"
- 11.3 Illuminance to new steps/ ramps will be provided by existing adjacent street lighting. Subject to further cost analysis it is proposed that supplementary up-lighting onto the building facades will be employed and offset by power from Photo Voltaics mounted on the rear flat roof.