



AccessAble
Your Accessibility Guide

St Nectan's Glen

<https://www.accessable.co.uk/england/access-guides/st-nectan-s-glen>

This Accessibility Improvement Report (AIR) Matrix has been compiled from an assessment by an AccessAble surveyor. The aim of the document is to flag potential accessibility improvements.

Some of these may not be feasible, but we hope the report is helpful in flagging areas that you may wish to consider. We have also added guidance for standard facilities as there may be elements such as visual contrast which will help people who may not require a fully wheelchair accessible facility. This could either be now, or when carrying out remedial or refurbishment work in the future. Factors that often influence the viability of work being undertaken are the venue's usage and age, budgets, and the physical feasibility of the work itself. AccessAble's team of NRAC auditors and consultants are able to provide specialist support, including design reviews and inclusive design expertise during the planning process. Please visit www.AccessAbleConsultancy.co.uk for more information.

It is not possible for an organisation to say your venue is 'DDA compliant' or 'compliant to the Equality Act'. (The Equality Act superseded the Disability Discrimination Act in 2010). This is because there is no standard set within the legislation, it is a rights based piece of legislation and requires on going anticipation of the needs of disabled people.

The best practice referenced in this report is drawn directly from British Standard

Disclaimer - We do not accept any responsibility for any direct, or third party, loss or damages as a result of this report's use.

How to read this document

There is a tab per area of the building/venue.

In column A are the accessibility features that a building/venue should ideally be able to offer.

If a cell is green it means the accessibility feature is in place.

If a cell is yellow it means the accessibility feature is in place, but it does not have all the attributes/features outlined in BS8200:2019.

If a cell is orange it means that the accessibility feature specified is not available.

Any cells in black are not relevant to that building/venue.

In some instances there may be multiples e.g. entrances, accessible toilets. If this is the case the information provided will be based on the 'best example'.

Columns C,D,E reference BS8300 guidance.

How venues use the document
They look at the colours per accessibility feature to spot areas they may want to prioritise. For example, they look at all orange cells to further prioritise them and explore the feasibility of improvements at the Best Practice Guidance - checking the specific advice and the context in which area is being referenced.

Key



Available
Available, however there are issues
Not available
Not applicable

Access To (Waterfall, shop and Tree of Life café)

Does the most accessible route have step-free access?

Does the entrance / access point offer automatic or no doors?

Does the entrance / access point offer an opening width of 80cm?

Do entrance / access point doors contrast visually with the immediate surroundings?

Comment

BS8300 Best Practice Guidance

Access routes should not contain steps, stairs, turnstiles, revolving doors, escalators or other features which constitute a barrier to disabled people, unless a suitable means for bypassing the barrier has been provided close by and is always available for use. If a change in level along an internal circulation route is unavoidable, it is necessary to provide an alternative means of access, i.e. a slope or ramp, or, if there is insufficient space for a ramp, a non-enclosed vertical lifting platform.

~~A ramp should have the lowest practicable gradient within the range 1:20 to 1:12 (5%.~~

Entrance doors to a building should be usable by all.

Unless suitably designed, the entrance to a building can often be a barrier to access. Factors including the ease and operation of the entrance door/doors should be addressed in the design of the entrance to a building.

The minimum effective clear width of a single leaf door, or one leaf (the primary leaf) of a double leaf door, clear of any projections from the face of the door should be 82.5cm where the approach is at right angles from an access route at least 120cm wide and 80cm either straight on or at right angles from an access route at least 150cm wide. There should be an unobstructed space of at least 30cm between the leading edge of the door and a return wall or other obstruction. Increasing this space to 60cm will improve manoeuvrability; reduce the risk of wheelchair colliding with the wall, and enable wheelchair users to pass through the door more easily. An effective clear width of less than 80cm might result in people with poor manoeuvring ability or with large wheelchairs not being able to pass through without damage to themselves or the door or frame (a 75cm – 77.5cm door (depending on the approach) is however still acceptable for existing buildings under current Building Regulations (80cm is required under Scottish Building Standards)). Use of the 1 00cm effective clear width more easily accommodates electric mobility scooters, powered wheelchairs, double

~~Any entrance door, including entrance doors in fenestration, should contrast visually with its immediate surroundings and should be well lit and clearly signed. It should not have a mirrored finish, and the frames to glazed doors should be distinguished from surrounding fenestration.~~

BS8300 Guidance Ref	BS8300 Diagram Ref
Vol 1 - 8.1.1, 9.2.2 & Vol 2 - 10.2	Table 3
Vol 2 - 8.2.1, 8.2.3 & 8.4.1	N/A
Vol 2 - 8.2, 8.3.1 & 8.3.2	Table 2
Vol 2 - 8.1.2	N/A

Entrance (Shop and Waterfall)

Does the venue offer an accessible step-free entrance / access point?

Does this entrance / access point offer automatic or no doors?

Does this entrance / access point offer an opening width of 80cm?

Does this entrance / access point door(s) contrast visually with the immediate surroundings?

Comment

The door has a medium visual contrast.

BS8300 Best Practice Guidance

Access routes should not contain steps, stairs, turnstiles, revolving doors, escalators or other features which constitute a barrier to disabled people, unless a suitable means for bypassing the barrier has been provided close by and is always available for use. If a change in level along an internal circulation route is unavoidable, it is necessary to provide an alternative means of access, i.e. a slope or ramp, or, if there is insufficient space for a ramp, a non-enclosed vertical lifting platform.

~~A ramp should have the lowest practicable gradient within the range 1:20 to 1:12 (5%.~~

Entrance doors to a building should be usable by all.






Unless suitably designed, the entrance to a building can often be a barrier to access. Factors including the ease and operation of the entrance door/doors should be addressed in the design of the entrance to a building.

Unless suitably designed, the entrance to a building can be a critical barrier to access for disabled people. The minimum effective clear width of a single leaf door, or one leaf (the primary leaf) of a double leaf door, clear of any projections from the face of the door should be 100cm (a 77.5cm clear door opening width is however still acceptable for existing buildings under current Building Regulations (80cm is required under Scottish Building Standards)). There should be an unobstructed space of at least 30cm between the leading edge of the door and a return wall or other obstruction. Increasing this space to 60cm will improve manoeuvrability, reduce the risk of wheelchair colliding with the wall, and enable wheelchair users to

~~Any entrance door, including entrance doors in fenestration, should contrast visually with its immediate surroundings and should be well lit and clearly signed. It should not have a mirrored finish, and the frames to glazed doors should be distinguished from surrounding fenestration.~~

BS8300 Guidance Ref	BS8300 Diagram Ref
Vol 1 - 8.1.1, 9.2.2 & Vol 2 - 10.2	Table 3
Vol 2 - 8.2.1, 8.2.3 & 8.4.1	N/A
Vol 2 - 8.2, 8.3.1 & 8.3.2	Table 2
Vol 2 - 8.1.2	N/A

Shop	Comment
Are the majority of circulation routes step-free and accessible?	
Are main aisle widths over 150cm?	
Are product aisle widths over 150cm?	The majority of product aisle widths are between 120cm - 150cm.
Checkouts	Comment

<p>Does the checkout area have step-free access?</p>	
<p>Do the checkouts have a plain background (no patterns/glazed screens or televisions)?</p>	
<p>Is the checkout at a suitable height for a standing user? (between 95cm - 110cm)</p>	
<p>Is the checkout at a suitable height for a seated user? (between 76cm - 86cm)</p>	
<p>Is there a signed hearing assistance system?</p>	

BS8300 Best Practice Guidance	BS8300 Guidance Ref	BS8300 Diagram Ref
<p>Access routes should not contain steps, stairs, turnstiles, revolving doors, escalators or other features which constitute a barrier to disabled people, unless a suitable means for bypassing the barrier has been provided close by and is always available for use. If a change in level along an internal circulation route is unavoidable, it is necessary to provide an alternative means of access, i.e. a slope or ramp, or, if there is insufficient space for a ramp, a non-enclosed vertical lifting platform.</p> <p>A ramp should have the lowest practicable gradient within the range 1:20 to 1:12 (5% - 8.3%).</p>	Vol 1 - 8.1.1, 9.2.2 & Vol 2 - 10.2	Table 3
<p>Aisles should provide a minimum effective clear width of 150cm to allow wheelchair users to turn, or in larger stores 180cm as this allows two users to pass each other comfortably. Displays of goods or merchandising displays should be planned to allow ease of circulation around them, taking into account people stopping to look at items on them. Where clear routes between displays form an aisle they should achieve the minimum effective clear widths above.</p>	Vol 2 - 20.13.5 & Annex H	Figure H.1
<p>Aisles should provide a minimum effective clear width of 150cm to allow wheelchair users to turn, or in larger stores 180cm as this allows two users to pass each other comfortably. Displays of goods or merchandising displays should be planned to allow ease of circulation around them, taking into account people stopping to look at items on them. Where clear routes between displays form an aisle they should achieve the minimum effective clear widths above.</p>	Vol 2 - 20.13.5 & Annex H	Figure H.1
BS8300 Best Practice Guidance	BS8300 Guidance Ref	BS8300 Diagram Ref

<p>Access routes should not contain steps, stairs, turnstiles, revolving doors, escalators or other features which constitute a barrier to disabled people, unless a suitable means for bypassing the barrier has been provided close by and is always available for use. If a change in level along an internal circulation route is unavoidable, it is necessary to provide an alternative means of access, i.e. a slope or ramp, or, if there is insufficient space for a ramp, a non-enclosed vertical lifting platform. The approach from the entrance to the counter or reception point should be direct, free from obstructions, have a firm, slip-resistant surface and allow easy manoeuvre of a wheelchair.</p> <p>A ramp should have the lowest practicable gradient within the range 1:20 to 1:12 (5% - 8.3%).</p>	<p>Vol 1 - 8.1.1, 9.2.2 & Vol 2 - 10.2, 8.6.3 & 16.1</p>	<p>Table 3</p>
<p>Reception counters should not be placed in front of backgrounds which are patterned. People who are Deaf and hard of hearing, and who lip read, might be distracted by patterned wall surfaces or screens located behind counters, reception points, speakers' rostrums and similar spaces.</p> <p>Glazed screens at counters and reception points should be constructed from glass with a low light reflectance and located such that they do not affect the ability of people who are Deaf and hard of hearing to lip read through them. Glass that is silvered or highly reflective should be avoided.</p>	<p>Vol 2 - 8.6.3, 11.4, 11.5 & 16.6</p>	<p>N/A</p>
<p>All customer counters or reception desks should include two work surface heights to accommodate customers or visitors standing (95cm - 110cm) and sitting (76cm - 86cm) (including wheelchair users), as appropriate to the circumstance.</p>	<p>Vol 2 - 16.3</p>	<p>Figure 21</p>
<p>All customer counters or reception desks should include two work surface heights to accommodate customers or visitors standing (95cm - 110cm) and sitting (76cm - 86cm) (including wheelchair users), as appropriate to the circumstance.</p>	<p>Vol 2 - 16.3</p>	<p>Figure 21</p>
<p>An assistive listening system, using induction loop, infrared or radio transmission, should be installed at help and information points and service or reception counters where the background noise level is not low or where glazed screens are used. The presence of an assistive listening system should be clearly indicated for each area by the relevant public information symbol.</p>	<p>Vol 2 - 13.2</p>	<p>Figure 9</p>

Eating and Drinking (Tree of Life)

Is there a signed hearing assistance system?

Does the counter have step-free access?

Does the counter have a plain background (no patterns/glazed screens or televisions)?

**Is the counter at a suitable height for a standing user?
(between 95cm - 110cm)**

**Is the counter at a suitable height for a seated user?
(between 76cm - 86cm)**

Is the tray rail at a height of 85cm?

Does the seating area have step-free access?

Is there room for a wheelchair user to manoeuvre (150cm x 150cm)?

Is there a mixture of seating options, e.g. fixed or removable, with or without armrests

Is the surface height of tables suitable for wheelchair users (73cm - 76cm to the top of surface)?

Is the clear height under the tables suitable for wheelchair users (70cm - 76cm to the underside and free from obstruction)?

Comment

There are no chairs with armrests

The surface height of some of the tables is suitable for wheelchair users.

The clear height under some of the tables is suitable for wheelchair users.

BS8300 Best Practice Guidance

An assistive listening system, using induction loop, infrared or radio transmission, should be installed in rooms and spaces used for meetings, lectures, classes, performances, spectator sport or films, and at help and information points and service or reception counters where the background noise level is not low or where glazed screens are used. The presence of an assistive listening system should be

~~clearly indicated for each area by the relevant public information symbol.~~
Access routes should not contain steps, stairs, turnstiles, revolving doors, escalators or other features which constitute a barrier to disabled people, unless a suitable means for bypassing the barrier has been provided close by and is always available for use. If a change in level along an internal circulation route is unavoidable, it is necessary to provide an alternative means of access, i.e. a slope or ramp, or, if there is insufficient space for a ramp, a non-enclosed vertical lifting platform. The approach from the entrance to the counter or reception point should be direct, free from obstructions, have a firm, slip-resistant surface and allow easy manoeuvre of a wheelchair.

Reception counters should not be placed in front of backgrounds which are patterned. People who are Deaf and hard of hearing, and who lip read, might be distracted by patterned wall surfaces or screens located behind counters, reception points, speakers' rostrums and similar spaces.

Glazed screens at counters and reception points should be constructed from glass with a low light reflectance and located such that they do not affect the ability of ~~people who are Deaf and hard of hearing to lip read through them. Glass that is~~

All customer counters or reception desks should include two work surface heights to accommodate customers or visitors standing (95cm - 110cm) and sitting (76cm - 86cm) (including wheelchair users), as appropriate to the circumstance.

All customer counters or reception desks should include two work surface heights to accommodate customers or visitors standing (95cm - 110cm) and sitting (76cm - 86cm) (including wheelchair users), as appropriate to the circumstance.

A self service area should have a continuous counter at a height of 85cm to allow a disabled person to manoeuvre a tray, and a suitable table should be provided within close proximity of the till.

Access routes should not contain steps, stairs, turnstiles, revolving doors, escalators or other features which constitute a barrier to disabled people, unless a suitable means for bypassing the barrier has been provided close by and is always available for use. If a change in level along an internal circulation route is unavoidable, it is necessary to provide an alternative means of access, i.e. a slope or ramp, or, if there is insufficient space for a ramp, a non-enclosed vertical lifting platform.

~~A ramp should have the lowest practicable gradient within the range 1:20 to 1:12 (5%).~~
The space for access to seating, including manoeuvring space for wheelchair users and people with ambulant mobility impairments, should meet the recommendations for general seating areas. Access to seating in general waiting areas should be direct and unobstructed. Seating areas should be located such that they are easily identifiable by people who are blind or partially sighted. The clear space for access to seating should be: a) 90cm minimum in front of a row of seats (120cm where practicable), to allow access by people with crutches along a cross-aisle; b) 105cm wide × 230cm deep to allow for manoeuvring a wheelchair into a designated space from a circulation route at right angles (e.g. between rows of seats).

A mixture of seating options, e.g. fixed or removable, with or without arm rests, should be provided for customers or visitors to a building. If a seat is too high or too low, or if there are no arm rests or side supports, a person can experience considerable discomfort as a result of poor posture. A person might also have difficulty rising from a seated position if the seat is set too low, or if it has no arm rests. Some seating should be provided with arm rests to both sides of the seat in order to provide additional support.

~~If tables and chairs are bolted to the floor, many people are unable to use them.~~

A range of table heights should be available, with the clear space to the underside of the tables between 70cm and 80cm.

A range of table heights should be available, with the clear space to the underside of the tables between 70cm and 80cm.

BS8300 Guidance Ref	BS8300 Diagram Ref
Vol 2 - 13.2	Figure 9
Vol 1 - 8.1.1, 9.2.2 & Vol 2 - 10.2, 8.6.3 & 16.1	Table 3
Vol 2 - 8.6.3, 11.4, 11.5 & 16.6	N/A
Vol 2 - 16.3	Figure 21
Vol 2 - 16.3	Figure 21
Vol 2 - 20.6	N/A

Vol 1 - 8.1.1, 9.2.2 & Vol 2 - 10.2	Table 3
Vol 2 - 15.1.3 & 17.3	Figure 11 & 12
Vol 2 - 15.1, 15.1.1, 17.1 & 20.6	N/A
Vol 2 - 20.6	N/A
Vol 2 - 20.6	N/A

Eating and Drinking (Baking Tims)

Is there a signed hearing assistance system?

Does the counter have step-free access?

Does the counter have a plain background (no patterns/glazed screens or televisions)?

**Is the counter at a suitable height for a standing user?
(between 95cm - 110cm)**

**Is the counter at a suitable height for a seated user?
(between 76cm - 86cm)**

Is the tray rail at a height of 85cm?

Does the seating area have step-free access?

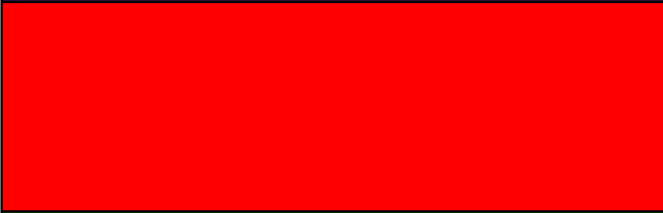
Is there room for a wheelchair user to manoeuvre (150cm x 150cm)?

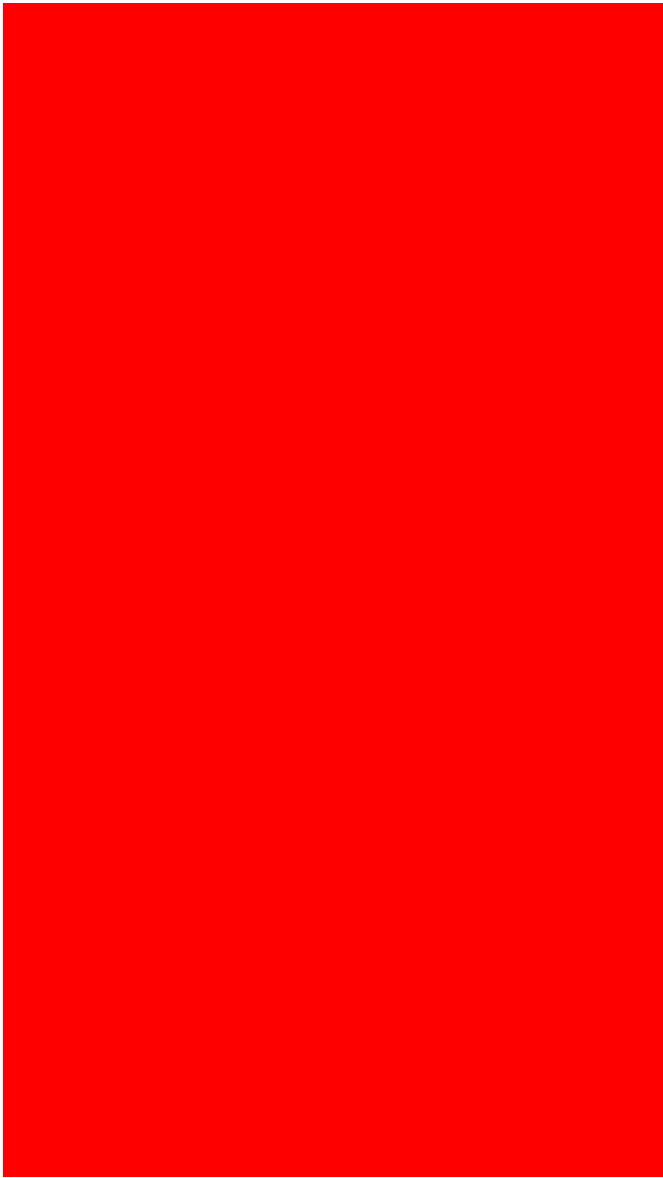
Is there a mixture of seating options, e.g. fixed or removable, with or without armrests

Is the surface height of tables suitable for wheelchair users (73cm - 76cm to the top of surface)?

Is the clear height under the tables suitable for wheelchair users (70cm - 76cm to the underside and free from obstruction)?

Comment





BS8300 Best Practice Guidance

An assistive listening system, using induction loop, infrared or radio transmission, should be installed in rooms and spaces used for meetings, lectures, classes, performances, spectator sport or films, and at help and information points and service or reception counters where the background noise level is not low or where glazed screens are used. The presence of an assistive listening system should be

~~clearly indicated for each area by the relevant public information symbol.~~
Access routes should not contain steps, stairs, turnstiles, revolving doors, escalators or other features which constitute a barrier to disabled people, unless a suitable means for bypassing the barrier has been provided close by and is always available for use. If a change in level along an internal circulation route is unavoidable, it is necessary to provide an alternative means of access, i.e. a slope or ramp, or, if there is insufficient space for a ramp, a non-enclosed vertical lifting platform. The approach from the entrance to the counter or reception point should be direct, free from obstructions, have a firm, slip-resistant surface and allow easy manoeuvre of a wheelchair.

Reception counters should not be placed in front of backgrounds which are patterned. People who are Deaf and hard of hearing, and who lip read, might be distracted by patterned wall surfaces or screens located behind counters, reception points, speakers' rostrums and similar spaces.

Glazed screens at counters and reception points should be constructed from glass with a low light reflectance and located such that they do not affect the ability of ~~people who are Deaf and hard of hearing to lip read through them. Glass that is~~

All customer counters or reception desks should include two work surface heights to accommodate customers or visitors standing (95cm - 110cm) and sitting (76cm - 86cm) (including wheelchair users), as appropriate to the circumstance.

All customer counters or reception desks should include two work surface heights to accommodate customers or visitors standing (95cm - 110cm) and sitting (76cm - 86cm) (including wheelchair users), as appropriate to the circumstance.

A self service area should have a continuous counter at a height of 85cm to allow a disabled person to manoeuvre a tray, and a suitable table should be provided within close proximity of the till.

Access routes should not contain steps, stairs, turnstiles, revolving doors, escalators or other features which constitute a barrier to disabled people, unless a suitable means for bypassing the barrier has been provided close by and is always available for use. If a change in level along an internal circulation route is unavoidable, it is necessary to provide an alternative means of access, i.e. a slope or ramp, or, if there is insufficient space for a ramp, a non-enclosed vertical lifting platform.

~~A ramp should have the lowest practicable gradient within the range 1:20 to 1:12 (5%).~~
The space for access to seating, including manoeuvring space for wheelchair users and people with ambulant mobility impairments, should meet the recommendations for general seating areas. Access to seating in general waiting areas should be direct and unobstructed. Seating areas should be located such that they are easily identifiable by people who are blind or partially sighted. The clear space for access to seating should be: a) 90cm minimum in front of a row of seats (120cm where practicable), to allow access by people with crutches along a cross-aisle; b) 105cm wide × 230cm deep to allow for manoeuvring a wheelchair into a designated space from a circulation route at right angles (e.g. between rows of seats).

~~A mixture of seating options, e.g. fixed or removable, with or without arm rests,~~
should be provided for customers or visitors to a building. If a seat is too high or too low, or if there are no arm rests or side supports, a person can experience considerable discomfort as a result of poor posture. A person might also have difficulty rising from a seated position if the seat is set too low, or if it has no arm rests. Some seating should be provided with arm rests to both sides of the seat in order to provide additional support.

~~If tables and chairs are bolted to the floor, many people are unable to use them.~~

A range of table heights should be available, with the clear space to the underside of the tables between 70cm and 80cm.

A range of table heights should be available, with the clear space to the underside of the tables between 70cm and 80cm.

BS8300 Guidance Ref	BS8300 Diagram Ref
Vol 2 - 13.2	Figure 9
Vol 1 - 8.1.1, 9.2.2 & Vol 2 - 10.2, 8.6.3 & 16.1	Table 3
Vol 2 - 8.6.3, 11.4, 11.5 & 16.6	N/A
Vol 2 - 16.3	Figure 21
Vol 2 - 16.3	Figure 21
Vol 2 - 20.6	N/A

Vol 1 - 8.1.1, 9.2.2 & Vol 2 - 10.2	Table 3
Vol 2 - 15.1.3 & 17.3	Figure 11 & 12
Vol 2 - 15.1, 15.1.1, 17.1 & 20.6	N/A
Vol 2 - 20.6	N/A
Vol 2 - 20.6	N/A

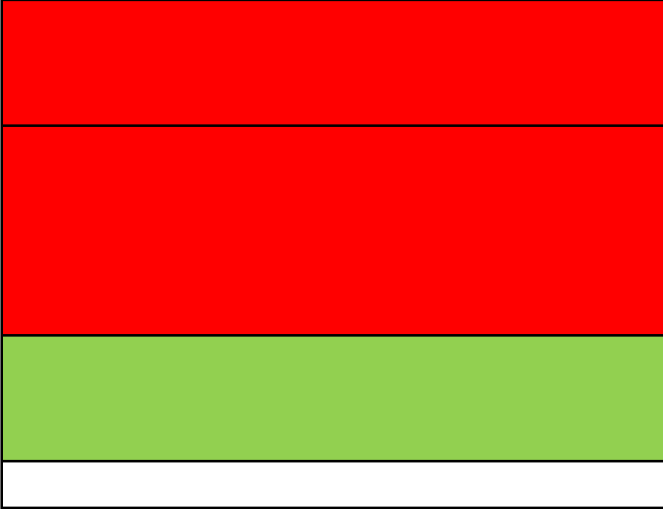
Outdoor Spaces (Waterfall)

Are the majority of the paths wide enough for wheelchair users (minimum 180cm)?

Is there step-free access throughout?

Are there seats along the paths for people to rest?

Comment



BS8300 Best Practice Guidance

To be accessible, the minimum surface width of an access route (i.e. between walls, kerbs or path edgings) should be at least 180cm for general routes, although a width of 200cm is preferable to accommodate larger electric mobility scooters.

Access routes should not contain steps, stairs, turnstiles, revolving doors, escalators or other features which constitute a barrier to disabled people, unless a suitable means for bypassing the barrier has been provided close by and is always available for use.

A ramp should have the lowest practicable gradient within the range 1:20 to 1:12 (5%). Seating can be essential for people in terms of providing somewhere to stop and rest, but can also be a valuable tool in creating a place or space which is welcoming and inviting in which people will choose to spend time. Seats should be provided at intervals of not more than 50m.

BS8300 Guidance Ref	BS8300 Diagram Ref
Vol 1 - 8.1.2	N/A
Vol 1 - 8.1.1 & 9.2.2	Table 3
Vol 1 - 10.7	N/A

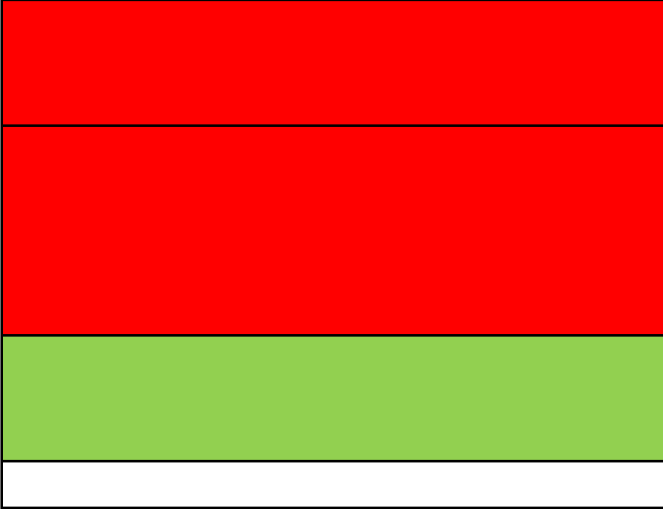
Outdoor Spaces (Nature Trail)

Are the majority of the paths wide enough for wheelchair users (minimum 180cm)?

Is there step-free access throughout?

Are there seats along the paths for people to rest?

Comment



BS8300 Best Practice Guidance

To be accessible, the minimum surface width of an access route (i.e. between walls, kerbs or path edgings) should be at least 180cm for general routes, although a width of 200cm is preferable to accommodate larger electric mobility scooters.

Access routes should not contain steps, stairs, turnstiles, revolving doors, escalators or other features which constitute a barrier to disabled people, unless a suitable means for bypassing the barrier has been provided close by and is always available for use.

A ramp should have the lowest practicable gradient within the range 1:20 to 1:12 (5%). Seating can be essential for people in terms of providing somewhere to stop and rest, but can also be a valuable tool in creating a place or space which is welcoming and inviting in which people will choose to spend time. Seats should be provided at intervals of not more than 50m.

BS8300 Guidance Ref	BS8300 Diagram Ref
Vol 1 - 8.1.2	N/A
Vol 1 - 8.1.1 & 9.2.2	Table 3
Vol 1 - 10.7	N/A

Toilet with Adaptations (Right Hand Transfer)

Is there a toilet with adaptations available?

Does the toilet with adaptations have step-free access?

Does the toilet with adaptations offer an opening width of 80cm?

Does the toilet with adaptations have dimensions of 150cm wide x 220cm deep?

Does the toilet with adaptations have a turning space of 150cm wide x 150cm deep?

Is the toilet seat at a height of 48cm?

Does the toilet have a transfer space next to it?

Does the toilet with adaptations have grab rails on both sides and a drop down on the transfer side?

Is the toilet flush easy to use (eg a large lever / spatula type flush)?

Are the washbasin taps easy to use (eg lever taps)?

Does the toilet with adaptations have a functional emergency alarm, minimum 10cm from floor level?

Do features in the toilet with adaptations have a high visual contrast?

Stoma Friendly Toilet

Does the toilet with adaptations have suitable signage available (must have 'Not All Disabilities Are Visible' or 'Stoma Friendly' signage)?

Does the toilet with adaptations offer suitable waste disposal facilities?

Does the toilet with adaptations offer two different height coat hooks, between 95cm and 115cm and between 130cm and 150cm?

Does the toilet with adaptations offer a shelf at least 12.5cm x 40cm, and between the heights of 85cm and 105cm. Must be able to be used in front of it (does not include cistern)?

Does the toilet with adaptations offer an unobstructed full length mirror?

Comment



Comment

The mirror is not full length

BS8300 Best Practice Guidance

At least one unisex accessible WC should be provided at each location where toilet accommodation is provided for the use of customers, employees or visitors. A unisex accessible WC should be located as close as possible to the entrance and/or waiting area of a building.

Sanitary accommodation for disabled people should be located on accessible routes that are direct and obstruction-free. If a change in level along an internal circulation route is unavoidable, it is necessary to provide an alternative means of access, i.e. a slope or ramp, or, if there is insufficient space for a ramp, a non-enclosed vertical lifting platform.

A ramp should have the lowest practicable gradient within the range 1:20 to 1:12 (5%). The effective clear width of doorways to sanitary accommodation should be a minimum 80cm, however an effective clear width of 80cm might result in people with poor manoeuvring ability or with large wheelchairs not being able to pass through without damage to themselves or the door or frame.

Where there is only one toilet available in a building, or self-contained unit within a building, it should be of unisex wheelchair-accessible corner design, but enlarged (2m wide x 2.2m deep) to accommodate a standing user height washbasin, with its rim 78cm to 80cm above the floor, in addition to the hand rinse basin. Minimum dimensions for a standard, unisex wheelchair accessible WC are 1.7m wide x 2.2m deep (dimensions of 1.5m wide x 2.2m deep are however still acceptable for existing buildings under current Building Regulations).

There should be a minimum 150cm x 150cm turning space within the cubicle clear of any fixtures and fittings.

The top surface of a WC seat should be set at a height of 48cm above finished floor level (a height of 48cm is the same as the seat height of the majority of wheelchairs).

Where only one bathroom, shower room, changing room or toilet can be provided, it should be a unisex type, preferably designed for right-hand transfer. Where more than one unisex facility can be accommodated, a choice of left-hand and right-hand transfer layouts should be provided.

A peninsular WC layout is appropriate only when an assistant is available, because drop down support rails are not considered to give sufficient support for independent transfer and it is not possible to rinse hands when seated on the WC. Furthermore, the absence of a side wall can give rise to feelings of insecurity. A single unisex accessible toilet with a peninsular WC layout for assisted use should not be provided as a substitute for separate unisex accessible toilets with handed corner layouts or

A hinged drop down support rail, located on the open side should be fixed at a height of 68cm, with its centre line 32cm from the centre line of the WC and should extend 5cm to 10cm beyond the front of the WC.

A fixed horizontal grab rail should be located on the side wall with a 5cm to 6cm clearance between the rail and the wall. Vertical grab rails, at least 60cm in length, should be fixed where possible with their centre line set at 10cm above the floor. The lateral position of vertical grab rails should be set 47cm from the centre line of the WC. The height of all horizontal, fixed grab rails or drop-down support rails should be set at 68cm above the floor

The flush should be operated manually by a spatula type lever located between 80cm and 100cm above finished floor level and, for a corner arrangement, positioned on the open or transfer side of the pan for ease of access.

The hand rinse basin should have a mixer tap fitted to the side of the basin nearest to the WC to allow easy reach from the WC. Taps should either be mixer taps with a single lever action to control water flow, or individual, clearly marked, hot and cold lever operated taps. A disabled person with a poor grip can operate a single lever action mixer tap or an individual lever action tap by using the flat of the hand or the wrist.

Emergency assistance alarm systems should be provided with a pull cord reachable from changing or shower seats, from the WC and from the floor. Pull cords and reset switches should be provided near to all seating where a transfer procedure might be carried out, and the pull cord should be not more than 5cm from the adjacent wall. An emergency assistance pull cord, coloured red, should be provided with two red bangles of 5cm diameter, one set at a height between 80cm and 100cm and the other set at 10cm above finished floor level.

Maintenance should ensure that emergency assistance pull cords are kept fully extended and in working order at all times

To assist people in navigating and negotiating an environment, sufficient levels of visual contrast should be achieved. All internal doors should be identifiable and contrast visually with the surrounding wall and floor finishes, achieving a difference of at least 30 points in LRV.

The ceiling is often the least cluttered area of a space and can give partially sighted people a good impression of the size of the space that they have entered. However, as most people concentrate their vision below 120cm from the floor, the contrast between the floor and the wall is critical for way-finding. Differences in LRV should be used to assess the degree of visual contrast between surfaces such as floors, walls, doors and ceilings and between key fittings/fixtures and surrounding surfaces. The LRV of a wall should be 30 points different from that of the ceiling and of the floor. To avoid giving the wrong impression about the size of a room, skirtings should have the same LRV as the wall so that the junction between the skirting and the floor marks the extent of the room, except where coved skirtings are used, where the skirting should have the same LRV as the floor and should extend not more than 10cm above finished floor level.

To help people who are blind or partially sighted identify key objects within sanitary accommodation, support rails and grab rails should contrast visually with the wall;

BS8300 Best Practice Guidance

Colostomy UK says signage that draws attention to the hidden nature of some conditions and disabilities helps to reduce hostility towards users without an obvious physical impairment.

Colostomy UK says a disposal bin is required to enable the disposal of used stoma bags. To avoid embarrassment, this should ideally be located in the toilet cubicle.

BS8300 says clothes hooks should be located at a height of 140cm and 105cm to allow use by people with ambulant mobility impairments and wheelchair users respectively.

BS8300 says Dimensions of 25cm wide × 15cm deep, at a height of 95cm above finished floor level, are considered suitable for a colostomy bag changing shelf over a high or low level or reduced flush cistern. Where a cistern is close-coupled, the same function may be provided by its top surface, provided that it is flat. Dimensions of 40cm wide × 20cm deep, at a height of 76cm above finished floor level, are

considered suitable for a shelf for general use. BS8300 says when a mirror is located away from a washbasin, e.g. within an individual unisex accessible toilet, or when it is serving a range of compartments or other sanitary facilities, it should be at least 100cm tall and have its bottom edge set at 60cm above the floor.

BS8300 Guidance Ref	BS8300 Diagram Ref
Vol 2 - 18.5.1	N/A
Vol 1 - 9.2.2 & Vol 2 - 18.1.1 & 10.2	Table 3
Vol 2 - 18.3 & 18.1.6	Table 2
Vol 2 - 18.5.1 & 18.5.3.1	Figure 40 & 41
Vol 2 - 18.1.6 & 18.5.3.1	Figure 40 & 41
Vol 2 - 18.5.3.4	Figure 42
Vol 2 - 18.1.2 & 18.5.3.2	Figure 40 & 41 (Figure 45)

Vol 2 - 18.5.3.5	Figure 40, 41 & 42
Vol 2 - 18.5.3.4	N/A
Vol 2 - 18.1.3 & 18.5.5.1	Figure 42 & 43
Vol 2 - 18.1.8 & 13.7.2 & Annex A b.7	Figure 40 & 42

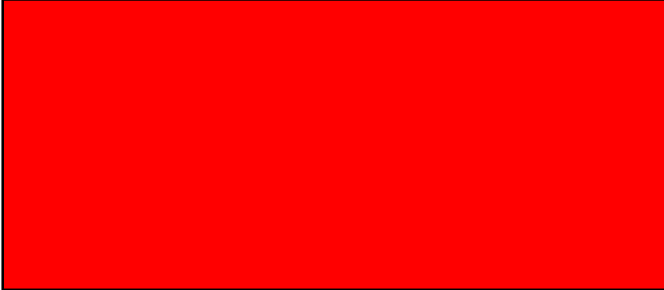
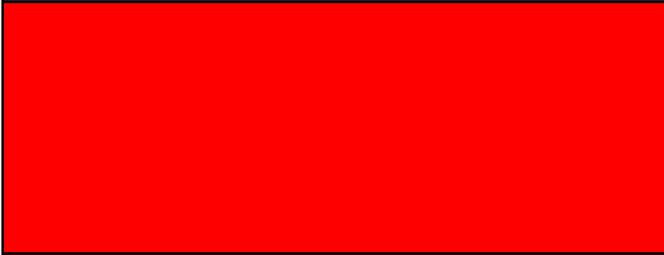
<p>Vol 2 - 11.1, 18.1.7, 8.3.4 & Annex B</p>	<p>N/A</p>
<p>BS8300 Guidance Ref</p>	<p>BS8300 Diagram Ref</p>
<p>N/A</p>	<p>N/A</p>
<p>N/A</p>	<p>N/A</p>
<p>Vol 2 - 18.1.5</p>	<p>N/A</p>
<p>Vol 2 - 18.1.5</p>	<p>N/A</p>
<p>Vol 2 - 18.5.6.2</p>	<p>N/A</p>

Standard Toilet Facilities

Do the toilets have step-free access?

Are the washbasin taps easy to use (eg lever taps)?

Comment



BS8300 Best Practice Guidance

Sanitary accommodation for disabled people should be located on accessible routes that are direct and obstruction-free. If a change in level along an internal circulation route is unavoidable, it is necessary to provide an alternative means of access, i.e. a slope or ramp, or, if there is insufficient space for a ramp, a non-enclosed vertical lifting platform.

~~A ramp should have the lowest practicable gradient within the range 1:20 to 1:12 (5%.~~

Taps should either be mixer taps with a single lever action to control water flow, or individual, clearly marked, hot and cold lever operated taps. A disabled person with a poor grip can operate a single lever action mixer tap or an individual lever action tap by using the flat of the hand or the wrist.

BS8300 Guidance Ref	BS8300 Diagram Ref
Vol 1 - 9.2.2 & Vol 2 - 18.1.1 & 10.2	Table 3
Vol 2 - 18.1.3	N/A