

**DAISHO GROUP**

**PARK HYATT SYDNEY**

**ACCESS REVIEW**

**Morris-Goding Accessibility Consulting**

**FINAL**

30<sup>th</sup> June 2010

## Access Review

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## 1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design development of the Park Hyatt Sydney located at Hickson Road, The Rocks Sydney and an appropriate response to the AS1428 series, Building Code of Australia (BCA), and ultimately the Commonwealth Disability Discrimination Act (DDA).

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

The development has been reviewed to ensure that ingress and egress, 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 reports recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, and common area access, can be readily achieved.

The recommendations in this report pertain to detail associated with the detailed design and should be carried out during the design development stage.

- In conjunction with the Hyatt's management plan for access (food and beverage), wheelchair access is still needed to the eastern ground floor function area. The main function room cannot be used as the accessible path of travel to the eastern function area when it is in use.
- To mitigate a complaint made against the client, the use of signage (as described in the Hyatt's management plan for access) may be provided informing guests of the hotel main entrance.
- Ensure the accessible toilet is enlarged to have a minimum 2800mm (L) x 1900mm (W) rectangle internal dimension. This will allow for an unobstructed circulation area of 2300mm x 1900mm around the toilet pan, with the basin to sit outside this area (basin encroach 100mm – max). This will cater for person (s) with larger wheelchairs (scooters), compliant with AS1428.2 & the City of Sydney Council Access DCP Clause 4.2.8. Currently the nominated accessible WC (at gridline 19) is inappropriate due to the angled wall.

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## **2. INTRODUCTION**

### **2.1. General**

Daisho Group has engaged Morris-Goding Accessibility Consulting to provide a design review of the alterations to the Park Hyatt located at Hickson Road, The Rocks Sydney.

The requirements of the investigation are to:

- (i) Review supplied drawings of the proposed development (A-205 revision A to A-216 revision A).
- (ii) Provide a report that will analyse the design of the development, and
- (iii) Recommend actions that will ensure the design complies with the Federal Disability Discrimination Act (DDA), Building Code of Australia (BCA) and Australian Standards 1428.

### **2.2. Objectives**

The Report considers user groups that include Hotel guests, staff and members of the public. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- People with sensory impairment (hearing & vision)
- People with mobility impairment (ambulant & wheelchair)
- People with dexterity impairment

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 grounds of disability.

### **2.3. Statutory Requirements**

The statutory & regulatory guidelines to be encompassed in the Access Review include:

- Building Code of Australia.
- Australian Standards 1428 series.
- Draft DDA Premises Standards
- City of Sydney Council Access DCP 2004

### **3. INGRESS AND EGRESS**

#### **3.1. Main Entrance**

Entry into the Park Hyatt hotel is from a porte cochere area from Hickson Road. The porte cochere shared zone has 1:40 gradients/crossfall, which is suitable for wheelchair users and compliant with AS1428.1.

From the car drop off zone, the main entry into the building is via two sets of dual hinged entry doors. The two sets of dual hinged entry doors each have an 850mm clear width each, compliant with AS1428.2.

There are also two separate single hinged doors located adjacent to each set of dual hinged entry doors. These doors have 850mm clear widths (920mm door leafs), compliant with AS1428.2 & the City of Sydney Council Access DCP 2004.

There is a clear path of travel from all areas of the porte cochere to the entry doors. The circulation spaces in front of and beyond the entry doors will allow adequate wheelchair manoeuvrability, compliant with the City of Sydney Access DCP 2004.

The entry foyer area will allow a person in a wheelchair the ability to turn 180° in an equitable and dignified manner. The paths of travel around the foyer will also allow two people in wheelchairs the ability to pass each other, travelling in opposite directions, compliant with AS1428.2 and in line with the DDA Premises Standards.

There is an accessible path of travel from the entry doors to passenger lifts 1 & 2.

*Recommendation:*

- (i) To mitigate a complaint made against the client, the use of signage (as described in the Hyatt's management plan for access) may be provided informing guests of the hotel main entrance.

#### **3.2. Emergency Egress**

The ground floor main entry doors that lead out to the port cochere area is the accessible wheelchair exit point. There appears to be 7 existing fire stairs (approximately) which provide emergency egress from the upper floors through to the ground floor.

All exiting emergency fire exit doors have 800mm clear widths, (870mm door leafs).

*Recommendations:*

- (i) Where possible, consideration is needed for all new fire exit doors to have 850mm clear widths (920mm door leafs), compliant with AS1428.2.
- (ii) Consideration is needed for emergency warning systems that include audible and visual warnings to assist people with sensory disabilities (best practice).

## **4. PATHS OF TRAVEL**

### **4.1. Ground Floor Access**

There is a major arterial corridor leading from the main entry foyer area to the ground floor restaurants & bars. The walkway has minimum clear widths of 2500mm. The clear width of the corridor will allow a person in a wheelchair the ability to turn 180° in an equitable and dignified manner. The circulation spaces within will also allow two people in wheelchairs the ability to pass each other, travelling in the opposite directions, compliant with AS1428.2.

The drawings indicate a number of existing floor level changes within the bar and restaurant area, which are serviced by a series of stairs and a ramp.

There is an existing stair access to 13 existing rooms on a split half level to the north east of the hotel. Accessibility to this level is not required under BCA or draft DDA Premises Standards.

From the information provided, there is a 1:20 gradient walkway located centrally with the ground floor (between grid points 15-NK). The 12m walkway has a clear width of 1200mm, compliant with AS1428.1.

#### *Recommendation:*

- (i) In conjunction with the Hyatt's management plan for access (food and beverage), wheelchair access is still needed to the eastern ground floor function area. The main function room cannot be used as the accessible path of travel to the eastern function area when it is in use.

### **4.2. Guest Room Access**

There is lift access from the ground floor, level 1, level 2, level 3 to the roof level for a person in a wheelchair via passenger lifts no 1 & 2.

The corridors leading to the guestrooms (1<sup>st</sup> floor to the roof level) have 1700mm clear width will allow a person in a wheelchair the ability to turn 180° in an equitable and dignified manner. The paths of travel within the corridors will also allow two people in wheelchairs the ability to pass each other, travelling in opposite directions, compliant, with AS1428.2.

### **4.3. Doors**

The majority of internal doors have 800mm clear widths (870mm door leafs), compliant with AS1428.1. However there are some doors that have 650mm clear widths.

#### *Recommendation:*

- (i) Ensure all new doors that will be commonly used by visitors, guests and staff members shall have a minimum 850mm clear width (920mm leaf) and 510mm latch side clearances, compliant with AS1428.2 and the City of Sydney Council Access DCP 2004.

### **4.4. Stairs**

There are numerous stairs, which lead to the various sections within and around the ground floor restaurant and bar.

*Recommendation:*

- (i) In line with the BCA, ensure all stairs commonly used by public or guests have handrails on both sides compliant with AS1428.1 and TGSi's installed in accordance with AS1428.4.

**4.5. Passenger Lifts**

There are 2 passenger lifts located on the ground floor of the Park Hyatt building. Passenger lifts no 1 & 2 have 1900mm (L) x 1700mm (W) internal dimensions, compliant with AS1428.2 and the City of Sydney Council Access DCP 2004 Clause 4.2.7. The public passenger lifts are to provide a continuous accessible path of travel from the ground to the roof top level.

The existing public passenger lifts are placed in an area, which are easily accessible by all persons with a mobility issue (i.e. wheelchair users). There is an accessible path of travel from within each floor (ground – roof level 3) of the Park Hyatt building to the passenger lift lobbies for a person (s) in a wheelchair.

The lift lobbies on the ground floor to the roof level will allow appropriate wheelchair manoeuvrability, compliant with AS1428.1 & the City of Sydney Council Access DCP 2004.

Due to the two different levels proposed on the roof top pool area, a chair lift has been provided to assist guests who are in wheelchairs. Access to and circulation spaces in front of the lift (when embarking & disembarking) this lift is appropriate for wheelchair users.

*Recommendations:*

- (i) Ensure that public passenger lift car components (control panels, audio/visual indicators, handrails and light levels), comply with AS1735.12.
- (ii) Ensure the choice of lift used is compliant with AS1735.15.

**4.6. Accessible Toilet**

At this stage of the design, the drawings indicate there is 1 accessible toilet located adjacent to the block of male/female toilets at grid points 18/19.

The accessible toilet has a dimension of 2000mm (W) x 2500mm (L) with a splayed wall, which is non-compliant under the City of Sydney Council Access DCP & AS1428.1. The accessible toilet entry door has a clear width of 850mm (870mm door leaf), compliant with AS1428.2.

*Recommendation:*

- (i) Ensure the accessible toilet is enlarged to have a minimum 2800mm (L) x 1900mm (W) rectangle internal dimension. This will allow for an unobstructed circulation area of 2300mm x 1900mm around the toilet pan, with the basin to sit outside this area (basin encroach 100mm – max). This will cater for person (s) with larger wheelchairs (scooters), compliant with AS1428.2 & the City of Sydney Council Access DCP Clause 4.2.8. Currently the nominated accessible WC (at gridline 19) is inappropriate due to the angled wall.

## 5. ACCOMMODATION

### 5.1. Provision of Accessible Guest Rooms

The development proposes 6 accessible guest rooms; 102, 104, 115, 123, 124, 137, including the following room types; 4 x King Rooms, 1 x ZIP room and 1 x Junior Suite.

The diversity of accessible room types reflects a range of amenity and cost of accommodation available within the development, in line with BCA Table D3.2 3(b) requirements.

### 5.2. Pathways to Accessible Guest Rooms

The 6 accessible guest rooms; 102, 104, 115, 123, 124, 137: are located on the first floor level of the building. A continuous path of travel to the rooms is provided from the ground floor entry lobby, via 2 centrally located passenger lift facilities.

The main arterial corridor leading to the accessible rooms has a stepped formation with widths, which appear to be at least 1800mm clear wide. This will allow 2 wheelchairs the ability to pass each other when travelling in the opposite direction in accordance with AS1428.2. Secondary corridors appear wide enough (1500mm min) to allow a wheelchair and an ambulant person the ability to pass each other when travelling in the opposite direction in accordance with AS1428.2.

The pathway widths will allow sufficient wheelchair manoeuvrability, compliant with AS1428.2 and the DDA Premises Standard.

### 5.3. Entry to Accessible Guest Rooms

The Entry doors to Units 102, 104, 115, 123, 124, 137, appear to be 900mm clear width single swing doors, compliant with AS1428.2.

The doors generally provide limited door circulation space on the external and internal sides of door, which may not enable a person in a wheelchair to independently access the door or complete a 90 degree turn to enter/exit room. This requires review for compliance with AS1428.1.

#### *Recommendations:*

- (i) Ensure entry doors to accessible guest rooms provide at least 850mm clear width, compliant with AS1428.2.
- (ii) Ensure that Units 102, 104, 123 provide 190mm min. width on latch side of door (externally) & 1570mm clear length in front of door (internally) for compliance with AS1428.1 Fig. 12 (a) & (f).
- (iii) Ensure that Unit 115 provides 460mm min. width on latch side of door (externally) & 1350mm clear length in front of door (internally), for compliance with AS1428.1 Fig. 12 (c) & (g).
- (iv) Ensure that Unit 124 provides 460mm min. width on latch side of door (externally and internally), for compliance with AS1428.1 Fig. 12 (c) & (g).



- (v) Ensure that Unit 137 provides 460mm min. width on latch side of door (externally) & 1570mm clear length in front of door (internally) for compliance with AS1428.1 Fig. 12 (c) & (f).

#### **5.4. Accessible Room Design – General**

The overall layout and circulation paths within Rooms 102, 104, 115, 123, 124, 137, appear to provide appropriate access in compliance with AS1428.1 & 2.

In general, paths of travel at least 1000mm clear width, are provided on each side of the bed and leading to the doors of terrace areas (where provided), compliant with AS1428.1 & 2.

Clear circulation areas of at least 1540mm width x 2070mm length are maintained at the foot of the beds, in front of presumed mini-bar fridge and in lounge area (Room 115), which will enable a person using a wheelchair the ability to complete a 180 degree turn, compliant with AS1428.2.

An exception was noted in Room 104 where limited space (currently 600mm width) is provided around/between the twin bed arrangement.

The bathroom doors appear to be 1000mm clear width single sliding doors, which exceeds the 850mm clear width required for compliance with AS1428.2. See Sections 1.5 – 1.8 for bathroom door circulation space requirements.

It is presumed that equitable level access will be provided to the external terrace areas provided in Rooms 102, 104, 115 and 137.

##### *Recommendations:*

- (i) Room 104 - Ensure a clear path of travel, at least 1000mm wide is provided to at least one side of each of the twin beds and leading to the terrace doors, compliant with AS1428.1 & 2.
- (ii) Ensure the external terraces are wheelchair accessible to ensure equity under DDA Premises Standard.

#### **5.5. Accessible Bathroom Design – King Rooms 102 & 137**

Review of the proposed bathroom layouts at DA stage have identified the following areas requiring review to ensure correct circulation areas are provided for a potential guest using a wheelchair:

WC - The current WC position provides insufficient clear space at DA stage (1600mm length x 2000mm width) around pan.

Basin– the current basin/vanity location encroaches more than 100mm (currently 450mm) into the clear circulation area required for shower recess.

Shower – insufficient clear circulation space at DA stage (currently 1400mm x 1500mm) is provided outside shower recess.

##### *Recommendations:*

- (i) Increase overall size of bathrooms to ensure compliance with AS1428.1 circulation space between fixtures. From the information provided this will be reviewed prior to CC.

- (ii) Reposition WC pan or increase width of bathroom to ensure a clear area of at least 2000mm length x 1600mm width around WC pan, compliant with AS1428.1 Fig.22.
- (iii) Review the basin/vanity location to ensure at least 1600mm x 1400mm clear circulation space is provided outside shower recess, compliant with AS1428.1 Figure 26. NB. The basin may encroach 100mm max. into the WC or shower clear circulation space provided at least 1100mm clearance is maintained, compliant with AS1428.1 Fig.28.
- (iv) Ensure at least 1100mm clearance between edge of basin and the sliding door entry. Bathroom door circulation space is to be compliant with AS1428.1 Fig. 30 & 13.

#### **5.6. Accessible Bathroom Design – ZIP Room 104**

Review of the proposed bathroom layout has identified the proposed Bath location/design does not comply with AS1428.2 Fig 17 circulation requirements (at DA Stage).

##### *Recommendations*

- (i) Ensure an accessible basin/vanity design, which provides circulation space compliant with AS1428.1 Fig. 24 & 23.
- (ii) Ensure at least 1100mm clearance between edge of basin and the sliding door entry. Bathroom door circulation space is to be compliant with AS1428.1 Fig. 30 & 13. From the information provide, this will be reviewed prior to CC.

#### **5.7. Accessible Bathroom Design –Junior Suite 115**

Review of the proposed bathroom layout has identified the following areas which require review to ensure the correct circulation areas are provided for a potential guest using a wheelchair:

Bathroom door–no latch side door circulation space is provided outside the door as required by AS1428.1.

##### *Recommendation:*

- (i) Provide at least 415mm clear space on the external latch side of bathroom door for compliance with AS1428.1 Fig. 13 (a).

#### **5.8. Accessible Bathroom Design – King Rooms 123 & 124**

Review of the proposed bathroom layouts have identified the following areas, which require review to ensure the correct circulation areas are provided for a potential guest using a wheelchair:

The current dimensions noted around WC pan at DA Stage (1600mm length x 2000mm width) do not comply with AS1428.1. However there appears to be adequate space between WC and basin to achieve compliance with AS1428.1 circulation requirements.

##### *Recommendations:*

- (i) WC - Ensure a clear circulation area of 2000mm length x 1600mm width is provided around WC pan, compliant with AS1428.1 Fig.22.

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- (ii) Ensure at least 1100mm clearance is maintained between the edge of basin and the WC, compliant with AS1428.1 Fig.28.
  - (iii) Ensure an accessible basin/vanity design, which provides circulation space compliant with AS1428.1 Fig. 24 & 23.
  - (iv) Ensure the shower area provides at least 1600mm x 1400mm clear circulation space outside shower recess, compliant with AS1428.1 Figure 26.
  - (v) Ensure at least 470mm latch side space on internal side of bathroom door, compliant with AS1428.1 Fig. 13. From the information provided, this will be reviewed prior to CC.

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## **6. MISCELLANEOUS**

### **6.1. Lighting**

*Recommendation:*

- (i) Ensure the following illumination levels comply:

Reception	250 lux
Entrances	150 lux
Corridors	150 lux

### **6.2. Signage**

*Recommendation:*

- (i) Signage to the ground floor public areas, lifts, public amenities shall be shall comply with the BCA clause D3.6.