

BVN

PRINCE OF WALES MHICU

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

16th December 2010

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design of the hospital building development 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 maximise 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, common area access, accessible parking and accessible sanitary facilities, can be readily achieved.

It is advised that the provisions of the DDA Access Code 2010 are due to be inserted into the BCA from 1 May 2011. The provisions of the DDA Access Code will from that date onwards thereby become mandatory for new building work. If it is anticipated that construction certificate for this project is to be granted on or after 1 May 2011, the immediate adoption of the recommendations in this report that have been made in accordance with the DDA Access Code is advised.

The recommendations in this report are associated with detailed design. These recommendations should be addressed prior to construction certificate.

2. INTRODUCTION

2.1. General

BVN Architecture has engaged Morris-Goding Accessibility Consulting, to provide a design review of the Mental Health Unit at Prince of Wales Hospital.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development (no AR_MHICU_DA-D 00 Issue 04, AR_MHICU_DA_D B1 Issue 04 and SKT_0008 Issue 01),
- 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 Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The report considers user groups such as residents and residential visitors. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- ✘ People with sensory impairment (hearing and vision)
- ✘ People with mobility impairments (ambulant and wheelchair)
- ✘ 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 - (80% of people with disabilities accommodated)
- AS 1428.2 - (90% of people with disabilities), where relevant
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- BCA - Building Code of Australia
- DDA - Disability Discrimination Act
- Australasian Health Facilities Guidelines

3. INGRESS & EGRESS

3.1. Main Entry

The main entry into the MHICU is via the pedestrian footpath near Nurses Road. From the pedestrian footpath, the main entry door can be accessed via stairs on the corner of Nurses Road and Simeon Pearcon Drive. A wheelchair accessible entry is possible via a 9m long walkway with a 1:20 gradient in accordance with AS1428.1.

There is appropriate circulation at the top of the walkway, before the entry door suitable for a person in a wheelchair to turn 180° compliant with AS1428.2, clause 6.2. There are also appropriate clearances to allow two wheelchair users to pass each other compliant with AS1428.2, clause 6.5.

The dual-hinged entry doors have a clear width of 885mm compliant with AS1428.1:2009, fig. 31. There are appropriate circulation areas and accessibility via this entrance.

Recommendations:

- (i) Provide handrails on both sides of entry stair to comply with AS1428.1.
- (ii) Provide TGSI for the stair compliant with AS1428.1 and AS1428.4.

3.2. Discrete Entry

There is a Discrete Entry located adjacent the Main Entry with dual-hinged doors with 850mm clear width compliant with AS1428.1:2009, fig. 31.

3.3. Emergency Egress

There are two external stairwells which provide emergency egress from the lower ground and ground floors of the POW MHICU. The emergency egress doors have a clear width of 900mm compliant with AS1428.1:2009, clause 13.2 and the DDA Premises Standards.

The main accessible points of travel are from the main entry doors near Nurses Road.

Patient emergency egress doors have a 1000mm clear width.

Recommendation:

- (i) Ensure inpatient room doors on ground level have a clear door opening of 1200mm wide suitable for the movement of beds compliant with BCA D1.6(f) and AHFG.

4. PATHS OF TRAVEL

4.1. Circulation Areas

From the main entry, there are accessible paths of travel throughout all levels in accordance with the DDA Premises Standards.

All public areas have suitable circulation areas with corridors a minimum 2100mm wide, suitable for two wheelchair users to pass each other when travelling in the opposite direction compliant with DDA Premises Standards and AHFG.

All corridor ends have a minimum 1550mm width to allow wheelchair users to perform 180° turns compliant with the DDA Premises Standards.

From information provided by the architect, patients will not be transported in beds in the MHICU.

Recommendation:

- (i) Ensure handrails are provided along at least one side of every passageway or corridor that is used by patients. Where practical the handrail shall be continuous for their full length, compliant with BCA section D2.17.

4.2. Doors

All publicly accessible doors have a clear width of 900mm with appropriate circulation on the internal and external leaf of the door compliant with AS1428.1:2009, fig. 31.

In general, extra care rooms (secure courtyard, gymnasium, dining room) have hinged doors with 850mm clear widths compliant with AS1428.1:2009, fig. 31 and DDA Premises Standards.

All doors have appropriate circulation on the external and internal leaf of the door compliant with AS1428.1:2009, fig. 31.

4.3. Stair

There is an internal stair located opposite the staff room on ground level which provides access to the lower ground level below.

Recommendation:

- (i) Provide handrails for stairs with to comply with AS1428.1.

4.4. Passenger Lift

There is 1 passenger lift within the MHICU department located on the south-eastern corner of the building. The lift provides an appropriate path of travel between all floors compliant with AS1428.1. The lift appears to be a service lift used by staff only.

The lift has internal dimensions of 1950m x 2650m with a lift door opening of 1200mm suitable for the movement of beds in accordance with AHFG.

There are appropriate circulation areas in front of passenger lift doors suitable for wheelchair users.

Recommendation:

- (i) Lift car components (grabrail, control buttons, lighting) to comply with AS1735.12.

4.5. Waiting & Sitting Areas

Waiting and sitting areas have appropriate circulation that will allow easy manoeuvrability for wheelchair users or persons with a walking frame. These areas will also allow 2 wheelchair users the ability to pass each other in an equitable and dignified manner compliant with the DDA Premises Standards.

4.6. Office and Staff Amenities

There are office and staff amenities located on the lower ground floor of the Prince of Wales MHICU. There is a continuous path of travel from the main entry via the passenger lift compliant with AS1428.1:2009, clause 6.1.

There is a 2440mm diameter clearance in front of the passenger lift suitable for two wheelchair users to pass one another in compliance with AS1428.1:2009, clause 6.4. There is appropriate circulation within corridors of the lower ground floor with minimum width of 1480mm outside of office doors compliant with AS1428.1:2009, clause 13.3.

From the lower ground staff area, there is a suitable path of travel to the proposed car parking area via the 920mm clear width hinged door compliant with AS1428.1:2009, clause 13.2.

Recommendation:

- (i) Consideration to provide 1550mm clear width at the end of corridors in lower ground floor (adjacent to the stairs) to ensure wheelchair manoeuvrability compliant with AS1428.1:2009, clause 6.5.3 and the DDA Premises Standards.

4.7. Secure Courtyard

The secure courtyard is accessed via four separate dual-hinged doors with a clear width of 850mm compliant with AS1428.1:2009, fig. 31 and the AHFG. There is appropriate circulation within the secure courtyard for 2 wheelchair users to pass each other as well as for wheelchair users to turn 180° in an equitable and dignified manner compliant with the DDA Premises Standards.

4.8. External Courtyards

There are 3 external courtyards on lower ground. North-West Landscape and North-East Landscape have paths of travel constructed by decomposed granite. It is unclear whether decomposed granite is a suitable floor finish appropriate for a person in a wheelchair.

There is a staff courtyard located on south-eastern lower ground floor. The path of travel is via a steel mesh walkway.

Recommendation:

- (i) Ensure appropriate hardstand paths of travel through courtyards compliant with AS1428.1. Surface of paths to have appropriate slip-resistance in accordance with AS4586/HB197.

5. SANITARY FACILITIES

5.1. Ground Level Accessible Toilet

There is a publically accessible WC located adjacent to the entry on ground level. The accessible WC has a hinged door with 900mm clear width and appropriate circulation areas in accordance with AS1428.1:2009, fig. 31 and the AHFG. There are accessible paths of travel leading to the accessible toilet from the main entry door compliant with AS1428.1:2009, clause 6.1.

The accessible WC has internal dimensions of 2175mm x 3015mm which has suitable circulation areas that will comply with AS1428.1:2009, clause 15.

5.2. Accessible Shower/Toilets

There are two accessible shower/toilets located within the Prince of Wales MHICU.

There is an accessible shower/toilet located opposite the internal courtyard on ground floor. There is an accessible path of travel from the main entry door to the accessible shower/toilet compliant with AS1428.1:2009, clause 6.1 and the DDA Premises Standards.

The accessible shower/toilet door has a 900mm clear width and appropriate circulation areas compliant with AS1428.1:2009, clause 13.3. The accessible shower/toilet has internal dimensions of 2765mm x 2550mm compliant with AS1428.1:2009 and the DDA Premises Standards. There appears to be appropriate circulation areas around the pan, shower and basin appropriate to AS1428.1:2009.

5.3. Staff Accessible Shower/Toilet

There is a staff accessible shower/toilet amenity located adjacent the staff WC areas on the lower ground floor.

The accessible shower/toilet is accessed via an air lock area with a hinged door with 900mm clear width compliant with AS1428.1:2009, fig. 31. There is appropriate door clearance within the airlock, suitable for wheelchair manoeuvrability compliant with AS1428.1:2009, fig. 31.

The accessible shower/toilet door has an 850mm clear width with appropriate latch side clearances compliant with AS1428.1:2009, fig. 31. The accessible shower/toilet has internal dimensions of 3480mm x 2350mm. There are appropriate circulation areas around the shower, pan and basin compliant with AS1428.1:2009.

6. MISCELLANEOUS

6.1. Car parking

MGAC has been advised is not part of the scope of work

6.2. Signage

Recommendations:

- (ii) Signage to comply with BCA part D3.6.
- (iii) Provide way finding signage to accessible entrances, lifts and accessible toilets.