

Accessibility audit of Riverbank Arts Centre, Newbridge, Co Kildare.

Prepared for: Riverbank Arts Centre.

11th August 2016



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Access Audit (Revision No. 1)

Prepared for:
Riverbank Arts Centre.

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2 Contact details

2.1	Name of Venue:	Riverbank Arts Centre.
2.2	Address:	Main Street, Newbridge, Co Kildare.
2.3	Main Contact:	Linda Geraghty (Venue Director).
2.4	Telephone No.	045-448319.
2.5	E-mail Address:	linda@riverbank.ie .
2.6	Facility Manager:	Eimear McGinn (Senior Executive Librarian) KCC. emcginn@kildarecoco.ie
2.7	Website Address:	www.riverbank.ie www.kildare.ie/library
2.8	Access Officer	KCC Access Officer - Michael Hurley.

3 Background information

3.1	When was the building built?	2000.
3.2	Number of permanent staff:	Approximately 30.
3.3		
3.4		
3.5		
3.6		

5 Services provided by the organisation

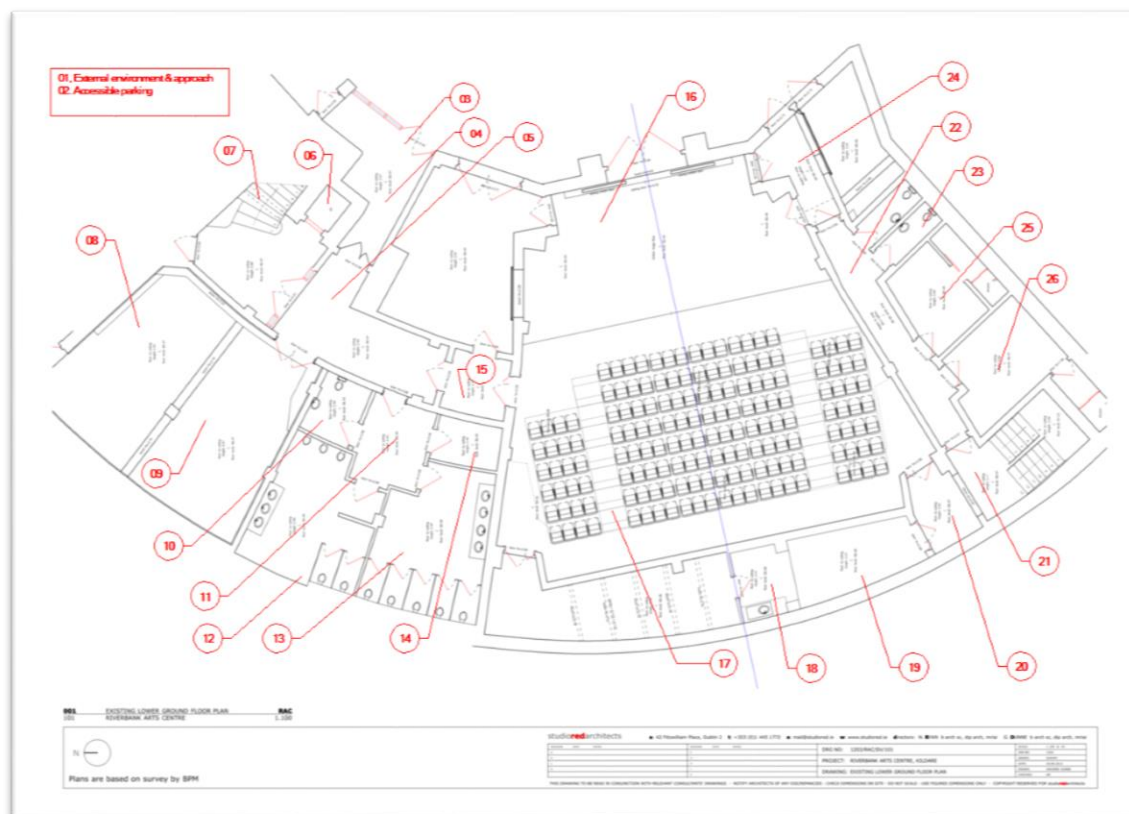
4.1	What are the typical types of services that take place at the building?	Riverbank: Ticket Sales; Box Office/Reception enquiries, Gallery, Workshop and Theatre event Meetings and lectures. Library & Arts Services HQ: Administration Services, Book purchasing, cataloguing, servicing and distribution. Café: Food and drink service, commercial.
4.2	What accessibility initiatives has the organisation taken in the past?	Cinema night takes place on Monday – Riverbank Arts Centre provides special screenings as part of cinema nights. School screening take place and accessibility needs to be addressed.
4.3	What are the key facilities provided within the building (i.e. Auditorium, cafe, restaurant, Lecture Theatre etc.).	• Theatre (180 seats). • Upper Children's Gallery. • Lower Adult Gallery. • Boardroom. • Café Facility (60 seats approx). • Public Bathrooms. • Offices.
4.4	What and when are peak times?	Peak times of public usage is during ticketed Theatre events - most busy on Thursday, Friday and Saturday nights from 7pm - 11pm approx. Depending on programme Wednesday nights can occasionally have heavy audience attendance.
4.5	Are there any proposed plans to make changes in the building?	Riverbank Arts Centre is currently applying for grant to make improvements to the building.
4.6	Who is responsible for the day to day management of the building?	Shared management responsibility between Riverbank management team and the Library & Arts Services management team.

6 Route appraisal findings

Ref No.	Built Environment Accessibility - Management		Recommendations
5.1	Has the organisation carried out a detailed access audit of the building in the past? If yes, please provide details of the audit and some of the changes that have resulted from this audit.	No.	Ensure accessibility audits are carried out in line with the guidance provided by the National Disability Authority (NDA). The NDA recommends these are carried out every three years. Ensure accessibility pre-visit information is provided on the website and the website is designed to meet accessibility guidelines. Ensure reasonable accommodations policies and procedures are put in place to meet the needs of staff with disabilities.
5.2	How does the building consider accessibility in the day to day management of the facility (E.g. do you carry out regular checks to ensure accessibility is maintained)?	Staff are well briefed on the importance of accessibility - route ways, exit doors are kept clear but there is no regular schedule of checks.	Ensure accessibility criterion are embedded into the maintenance/accessibility checks that are currently taking place at Riverbank Arts Centre. Checks should be regularised and responsibility for carrying out same assigned. When carrying out repairs and refurbishments, KCC should use them as opportunities to make the building more accessible.

5.3	How has the implications of accessibility been addressed in relation to Health and Safety? For example, are people with disabilities considered in evacuation procedures? Are ground floor exits accessible? Do alarms cater for people with hearing impairments?	Annual training is carried out in relation to evacuation procedures and health and safety. No visual fire alarms in place.	Accessibility proof all Health and Safety policies and procedures and update as required. Liaise with Fire Consultants and identify if current policies and procedures meet the needs of people with disabilities. Ensure remedial works address accessibility where practicable. Ensure the Health and Safety Officer at Riverbank Arts Centre is made aware of meeting the needs of people with disabilities.
5.4	Are contractors made aware of accessibility in tendering processes and awarding of contracts?	Unaware of same.	Ensure access is a criterion in the procurement process and all contractors are made more aware of accessibility.

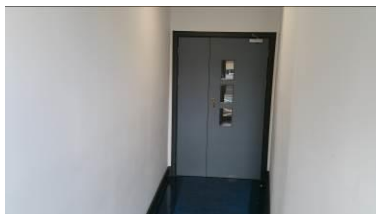
7 Accessibility Review – Lower Ground Floor



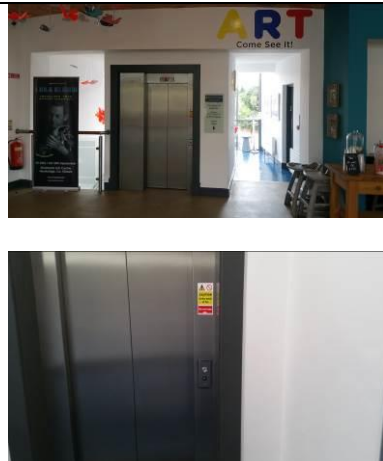
1	External Environment & Approach	The main lower ground floor entrance is to the rear of the building and is accessed through the shared car park via Main Street. This access route is for staff only and access to members of the public is via the upper ground floor only.		Ensure that accessible access routes to the main entrance are easily identified and that information re same is included in pre-visitor information.
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	Pedestrian access is via the public footpath on main street. Access to the car park area is access controlled. Staff members are informed of the key code and there is a call button directly linked to the box office for assistance. The key pad height is 1420mm (1200mm would be the recommended limit) and the height of the assistance buzzer is 1050mm. On exiting there is only a key pad, no push button to exit or call button for assistance which may restrict a person's ability to exit particularly in an emergency. No signage indicating the accessible entry route etc. is provided. The opening force of the gate appeared heavy and it was noted that no closer was fitted to the gate. A clear opening of 1320mm is provided. It was noted that the mag lock for the access control is located on the opening side of the gate at a height of 1820mm and projects approximately 75mm into the access route, this could potentially be a hazard re someone banging their head. The pedestrian access route through the rear car park to the entrance is not clearly defined/line marked and there is a danger that persons with vision impairment could inadvertently walk into a vehicular route. It is noted that the circulation area between the main lower ground floor entrance and the back	   	Consultation with Kildare County Council should also be considered to identify if access can be improved. During any future upgrading works to the lower ground floor access route the following should be considered: • The access control key pad height at the pedestrian gate should be brought within the range identified in TGD Part M 2010 section 1.5.7. • Signage to indicate the location of the accessible public entrance. • The opening force required to operate the gate – the possible inclusion of power assisted opening /closing, push button release or call buzzer for assistance to be fitted on the internal side, and relocating the existing mag lock out of head height range. • A separate pedestrian route should be identified and clearly marked to minimise the danger of persons inadvertently waling into vehicular routes.
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		stage/performers entrance has been defined with yellow line marking hatching. No kerbing etc. is provided as the area is level with the car park surface. 2 no. columns are located within this hatched space and they have good visual contrast with the background.		
2	Accessible Parking	1 Number accessible parking bay is provided in the rear car park measuring 2.5x4.9m with a 1.2m access zone to the rear and one side only of the designated parking bay. The access symbol is incorporated into the line marking. No high level signage is provided. The designated space is conveniently located next to the main lower ground entrance.		Riverbank Arts Centre should consider, as part of any future upgrading works, bringing the existing designated disabled persons car parking space in line with best practice - in accordance with TGD Part M 2010, section 1.1.5 & diagram 8.
3	Main Lower Ground Floor Entrance	The entrance doors are incorporated into a large glazed portion of the façade and consists of an outward opening door and a half (slave door). The slave door was in the locked position at the time of inspection. The glazed façade directly adjacent has a mirrored effect and no manifestations have been incorporated into the glazed façade and could cause confusion for visually impaired persons. One high level band of etched manifestation exists on the entrance door set itself. The door has not been clearly defined with a visually contrasting material from its surroundings. It is noted that this entrance is for staff only and as such the staff would be familiar with the door location. Adequate clear space is provided at the entrance on the line marked pedestrian route but the surface is uneven		Riverbank Arts Centre should consider, as part of any future upgrading works, the following; • Permanent manifestations to the lower ground floor entrance door and adjacent glazed façade and by providing a high-contrast strip around the entrance door in accordance with TGD Part M 2010 section 1.2.4.1. • Provision of new ironmongery that will allow for opening with one hand without the need to grab or twist – in accordance with TGD Part M 2010 section 1.2.4.2

		with different material finishes at this location which may cause a trip hazard or difficulty for wheelchair users. The leading door is manually operated by a twist knob which could cause difficulty for persons of limited dexterity. A pull handle is also provided and both pull handle and knob do not visually contrast with the door. No call bell etc. is provided to assist persons of limited mobility and no signage indicating the location of the accessible entrance is provided. The opening force appeared heavy and had an average reading of 55N – closed position to 30°, and 55N from 30° to 60°. (recommended max should be 30N & 22.5N) A clear opening of 710mm is provided due to the push bar mechanisms interference on entry/exit. A metal strip is provided at the door threshold and appears adequate.		• Signage indicating the location of the location of the accessible public entrance. • Adjust/replace as necessary door closing mechanism ensuring the opening force is in accordance with TGD Part M 2010 section 12.4.2 • The clear width of the entrance door should be increased to be in accordance with TGD Part M 2010 Table 2. Possibly remove the existing door & a half and replace with one larger accessible door.
4	Entrance Lobby/Corridor	The entrance lobby/corridor is approximately 4700m in length and narrows to 1255mm in the centre of the corridor. There is good visual contrast provided between the floor & walls, and the doors & walls. The lighting appeared adequate at the time of inspection. No mat well is provided and the floor may become slippery when wet. The lobby internal door set consists of a door and a half. The leading door provided a clear opening of 753mm and the pull handle provided is not appropriate for its location. Vision panels are provided on the leading edge of the main door between a height of 800 & 1800mm the door appeared heavy on opening.	 	Riverbank Arts Centre should consider, as part of any future upgrading works, the following; • Testing and recalibration of existing door closers ensuring that the opening force are in accordance with TGD Part M 2010 section 1.2.4.2 • The provision of an additional low level vision panel in accordance with TGD Part M 2010 diagram 10 • The provision of an entrance mat well in accordance with TGD Part M 2010 1.2.3 (I)

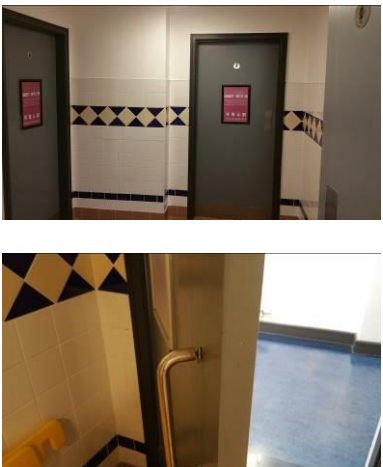
		No directional signage indicating stair /lift /WC locations is provided. A door leading from the lobby to a private room was noted - this door was locked at the time of inspection and as this room is not accessible to the public this area was not considered as part of the accessibility audit.		Signage indicating the location of key facilities should be provided. signage should be designed in accordance with TGD Part M 2010 section 1.6.3
5	Main Lower Ground Level Foyer	The area was open and clear of any obstructions at the time of inspection. Lighting was adequate and there was a good visual contrast between walls and floor, and walls and doors. While signage indicating the room access from the foyer was noted, no signage indicating the location of stair/lift/box office was visible. A double door set provided access to the stair and lift. Both doors were operable at the time of inspection and the doors are rebated. Push plates are provided on both doors but no push signage. Both doors have vision panels at a height of 1020 – 2020mm. A clear opening of 800mm is provided via the leading door. The opening force of the leading door appeared heavy – an average reading of 55N – closed position to 30°, and 25N from 30° to 60°. (recommended max should be 30N & 22.5N)		Riverbank Arts Centre should consider, as part of any future upgrading works, the following; - Signage indicating the location of key facilities should be provided. signage should be designed in accordance with TGD Part M 2010 section 1.6.3 - Testing and recalibration of existing door closers ensuring that the opening force are in accordance with TGD Part M 2010 section 1.2.4.2 - The provision of an additional low level vision panel in accordance with TGD Part M Diagram 10.
6	Passenger lift	The following was noted in relation to the design of the lift off the main foyer: No signage, including symbols, indicate the presence of the lift.		Riverbank Arts Centre should consider, as part of any future upgrading works, the following;

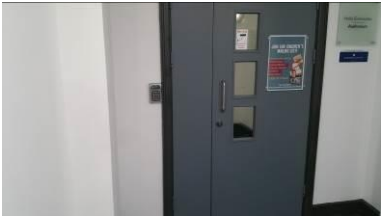
	• The lift car was 1400mm by 1100mm. • Doors have an effective clear opening of 800mm. • There is poor warning sound indicating the arrival of the lift car although a faint sounder bell can be heard announcing its arrival. • There are no voice announcements within the lift car although an audible bell sounder indicates the arrival of the lift. • A visual indicator is provided on the landings. • A handrail is provided on one wall of the lift car and it has visual contrast with its surrounding. • Controls on the landings do not contrast well with their surroundings and are located approximately 900mm off the ground. • Controls within the lift car were centrally located and have raised numbering indicating the destination but no additional signage is provided. call buttons did not visually contrast with their background. • A half-length mirror is provided. • A clear unobstructed area is provided on the upper ground floor but the clear area on the lower ground floor is reduced to 1500mm by a door swing. • The floor inside the lift car is dark in colour which could cause difficulty for the visually impaired. • An emergency communication call button is provided within the lift car (not tested as part of this audit) • Lift call button on the lower ground floor is located 440mm from the returning wall at a height of 965.		• Signage indicating the provision and location of the passenger lift should be provided to facilitate the finding of the lift. The lift installation should be reviewed to see if it can be upgraded to comply the latest accessibility standards where practicable (e.g. TGD Part M 2010 section 1.3.4.2 and diagram 13).
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7	Public Stairs	The following was noted in relation to the design of the stairs: • The public stair is not in compliance with TGD Part M 2010 guidance on stairs suitable for ambulant disabled people. • The stair consists of 20 steps in 2 no flights. 12 steps & 8 steps with a rise of 170 and a going of 320mm. • The bottom flight at 2040mm exceeds the maximum recommended rise of 1800mm. The bottom flight is widened on approach and includes 3 number of tapered steps at the bottom. • Between walls the bottom flight narrows 1670 to 1260mm at the quarter landing. The top flight achieves a width of 1060 (minimum recommendation 1200mm & narrowing may cause difficulty when full occupancy theatre exits after performance.) • Continuous handrails are provided on both sides of the stair - the handrail is over sized at approximately 65mm and does not terminate correctly – 300mm extended past the stair. • The handrail is located 900mm above the pitch line. The clear width between the handrails narrows and on the top flight fall below the recommended minimum of 1000mm. • Visually contrasting nosing's are provided on all steps.		Riverbank Arts Centre should investigate the possibility of making changes to the existing accommodation stairs and bring it, as far as is practicable, in line with best practice such as TGD Part M 2010 sections 1.3.4.1.2 & 1.3.4.2. or alternatively as part of any major upgrading works consider the provision of an additional stair suitable designed to accommodate ambulant disabled persons in accordance with TGD Part M 2010 section 1.3.4.3.
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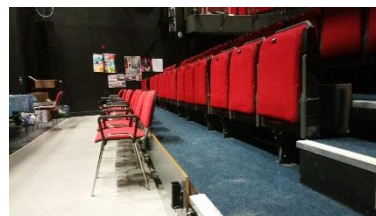
		- The quarter landing measures 1060 x 1250mm. - An adequate clear landing is provided at the bottom of the stair but at the top the clear area measures 1100mm and is further restricted by the radiator location.		
08 & 09	Lower Ground Floor – McKenna Gallery	A set of double door, indicated fire doors, provide access to the gallery. The left hand door on approach was locked and while push plates are provided on both doors on push signage on the leading door was provided. Signage indicating the room function was provided to the LHS on approach. Vision panels are provided on both doors ranging from approx. 800 – 1800mm. Internally the visual contrast between floor and walls could be improved – noted that this space would normally be occupied during displays etc. No visual contrast between the doors and the background is provided. short pull handles (approx. 250mm) are provided internally as is a thumb turn lock. The leading door achieves 800mm clear opening and good lighting levels were observed. A single structural column is located centrally and it does not visually contrast with its surroundings and may be a hazard for the visually impaired. A double set of fire exit doors are provided with poor visual contrast with the walls. A clear opening of 1560mm is provided by both doors. It was noted that the push bar mechanism catches the slave door when operated requiring both doors to be opened to exit. The escape route from here incorporates an external set of push bar operated	  	Riverbank Arts Centre should consider, as part of any future upgrading works, the following; - Increasing the visual contrast within the gallery e.g. the doors and the walls and the central column from their background – in accordance with TGD Part M 2010 section 1.6.4 and BS 8300:2009 where appropriate. - Bollards on escape route should not be chain linked and the visual contrast of the bollards should be improved.

		gates. The leading gate provides a clear opening of 992mm. the lobby created achieves 1280mm clear of the door swing to the gates. The external escape route is hampered by bollards that are chain linked.		
10	Accessible W/C	The following are some of the shortcomings in the design of the existing accessible WC on the ground floor: • The accessible W/C provided is not in compliance with the guidance given in TGD Part M 2010 in relation to provisions for wheelchair accessible W/C's • Min overall dims – 2380 x 1825mm. • The door opens inward and is located on the opposite side to the W/C. A clear opening of 860mm is provided. Privacy bolt may be difficult to operate to persons of limited dexterity. • Grab rails have no visual contrast with background or sanitary ware. • Alarm – pull cord is incorrectly located, does not extend to within 100mm of the ground, no bangles, no visual and audible indicators, no reachable reset, no visual and audible indicator easily seen outside. • Hand rinse basin located too far from W/C. • Handrails for rinse basin incorrectly located. • Hand drier, soap dispenser, paper towel, mirror incorrectly located. • Good visual contrast between floor and walls. • Lighting was adequate. • No coat hooks provided etc.		Riverbank Arts Centre should review the design of the accessible WC and make sure that it is designed in accordance with section 1.4 of TGD M 2010 where practicable. Signage for the Accessible W/C should be included in the overall wayfinding strategy for Riverbank Arts Centre.

11	W/C Lobby	Overall dimensions of the lobby are 2490 x 3270mm approximately. The entrance door opens inward and has 3 x disk signs/symbols attached indicating male/female & an accessible W/C. There is also a wall mounted sign outside the W/C lobby indicating toilets & baby changing facilities. The door has a push plate to the outside and a pull handle internally – It was noted that the pull handle is loose and may prevent persons from exiting should it come away from the door. There is good visual contrast between the floor, walls and doors. Internal doors to W/C facilities are fitted with push plates and pull handles no vision panel are provided for privacy. on the external lobby door, no vision panel has been provided.		Riverbank Arts Centre should consider the repair/replacement of the pull handle to the lobby exit door. Replacement pull handles should be designed and located in accordance with TGD Part M 2010 section 1.3.3.2(d) The opening force of all internal doors should be checked and recalibrated to be in accordance with guidance given in TGD Part M 2010 section 1.2.4.2 Consideration in relation to the provision of adult changing places to ensure the needs of the widest range of abilities including persons requiring assistance.
12	Male Toilet	The door opens inwards to a comfortable circulation space. A clear opening of 865mm is provided. There are 2 cubicles provided – both are standard and have no additional accessibility features such as grab rails, outward opening doors etc. Cubicle size is 1475 x 860mm. 3 no. urinals are provided all at the same level – rim level 550mm above finished floor level. No additional accessibility aids are provided.		When carrying out retrofits or repairs to the toilet facilities Riverbank Arts Centre should consider bringing the male toilet facilities in line with best practice. For example, ambulant disabled cubicles and ambulant disabled urinals should be fitted in accordance with TGD Part M 2010 section 1.4.6.2 & 1.4.7.

		3 no. wash hand basins in a single vanity unit are provided all are at a height of 860mm. lever action taps are provided. 3 no hand driers are provided all are located at 10355mm above floor level. It is noted that a baby changer is provided. A clear opening of 865mm is provided. A good visual contrast between the floors and the walls is provided but the visual contrast between sanitary ware and their background is considered poor.		
13	Female toilet	As per the floor plan provided 5 no cubicles are provided. No accessibility fixtures or fittings have been included such as an ambulant disabled cubicle etc. 4 no. wash hand basins are located within one vanity unit and are all at the same level.		When carrying out retrofits or repairs to the toilet facilities Riverbank Arts Centre should consider bringing the female toilet facilities in line with best practice. For example, ambulant disabled cubicles should be fitted in accordance with TGD Part M 2010 section 1.4.6.2 & 1.4.7.
14	Storage area	The storage area is restricted access and for maintenance only. As such it has not been included as part of this accessibility audit.		N/A.
15	Theatre Lobby	The entrance door into the lobby consists of a double door set – a door and a half. Vision panels are provided on the leading door at an approximate height of 800 – 1800mm and the door opens outward into the foyer. The leading door is fitted with a pull handle approximately 250mm in length and is located between 1000 & 1250mm in height.		Riverbank Arts Centre should consider, as part of any future upgrading works, the following; The internal dimensions of the lobby should be increased as to meet the minimum best practice standards as far as is practicable

		A clear opening of 760mm is provided by the leading door. It is noted that during audience seating this door is normally held open. Signage indicating the use, auditorium, is located on the wall to the right hand side on approach. This door is access controlled and a key pad is located approximately 1200mm in height and approximately 400mm from the returning wall – note the access to the key pad is slightly hampered by the structural column protruding into the foyer in front of same. Internally the door is fitted with a push plate and thumb turn lock. A push button door release and emergency break glass is provided - no signage indicating the requirement to release the door is provided. Internal measurements are 2430 x 2285mm approximately. When the second door is opened fully the distance between the door swing and the lobby returning wall is reduced to approximately 790mm – 1570mm current best practice minimum. The internal lobby door is fitted with vision panels but these have been blocked up – to minimise light intrusion into the theatre.	 	– in accordance with TGD Part m 2010 diagram 10. • Signage indicating the exiting procedure should be provided within the lobby. • As the theatre lobby forms part of an escape route it should be kept clear of furniture etc. at all times.
16 & 17	Performance Area & Audience Seating	The following was noted in relation to the performance and audience seating area: • The performance floor surface was dark in colour – requirement for performances etc. The performance area is slightly raised causing a threshold between floor levels. During normal operations there is a good visual contrast		When carrying out retrofits or repairs to the toilet facilities Riverbank Arts Centre should consider bringing the audience and spectator facilities in line with the guidance given in TGD Part M 2010 section 1.5.3. Consideration should be given to the suitability of the existing seating and

		between the main floor (light in colour) v's the performance area. • With the seating extended the circulation route at the front achieves 1600mm (excluding loose chairs) which is reduced to approximately 900mm when the seating is occupied. • 2 x designated wheelchair spaces are provided. Both to the front and in the corner – poor visibility and can be hampered by curtains etc. No facility for wheelchair users to be accompanied. • The designated wheelchair spaces are not provided with a sufficiently sized clear turning space causing difficulty for a wheelchair user to manoeuvre into position particularly in an occupied auditorium. • Visually contrasting nosing's are provided on stepped access routes to the raked seating – clear width 1000mm. The rise and goings to the raked seating are not consistent (rise varied from 180 -200mm and the goings alternate between an oversized tread and a tread of approximately 285-305mm). • Rows are clearly identified on the raked access route and seats are numbered. • It is noted that the audience are normally ushered to their seats by staff and that all audience members access the theatre through the lower ground floor level. The front row of seats is not fixed and act as a barrier for the fixed row behind – no barrier incorporated into the seating.	   	the possibility of replacing same with seating facilities accessible to people with a wide range of abilities.
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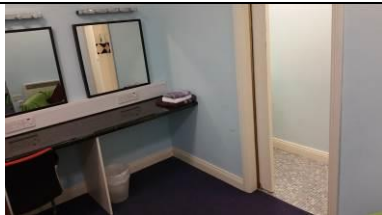
		• It was noted that the closeness of the seating can causes comfort and access issues for all users. • It was noted that a hearing enhancement system is in place but no signage indicating its presence was observed.		
18	Green Room Refreshment Facilities	Tea making and refreshment facilities are provided for performers only. No accessible features are provided such as clear under work top space shallow sink bowl etc. This could restrict the use of the facility particularly for wheelchair users/performers.		When carrying out retrofits or repairs Riverbank Arts Centre should consider upgrading the green room refreshment facilities to ensure that they are accessible in accordance with TGD Part M 2010 section 1.5.5 and Diagram 28.
19	Green Room	This area is where performers, directors, back stage personnel congregate before, during and particularly after a performance. The area is a long narrow back of house space which is limited in the number of persons it could comfortably hold. Particularly restrictive for wheelchair turning space when occupied.		The current green room space is essential a back stage area and as such is limited in its size and shape. Riverbank Arts Centre should consider the possibility of increasing the space allocated to the green room.
20	Lobby	This lobby space segregates the green room and the main theatre from the fire escape stair. For escape purposes it is important to keep this area clear from clutter and ensure clear circulation/escape route is maintained. Maintenance checks etc. required.		Riverbank Arts Centre should consider introducing regular accessibility maintenance checks into the maintenance/management procedures as this will ensure the circulation area remain free from clutter and potential hazards.

21	Escape Stair	The escape stair consists of 6 no. flights of steps. The first flight of 6 and the remaining all have 7 steps. The escape route it to the upper ground floor – 4 flights is the maximum travel require to place of safety. The final exit is not clearly indicated and signage would prevent people passing the exit in the case of an emergency. The stair width achieves 1170mm and a clear width between handrails of 1080mm. steps consist of a tread of 300 and an open riser of 180mm. there are no visually contrasting nosing's although it is noted that the first and last tread on each flight visually contrast with intermediate treads. Adequate unobstructed clear space is provided at the bottom of the stair and the final exit opens outward – not interfering with the landing space. A single step downward of 190mm is provided at the final exit. (clear opening at final exit is 700mm – obstructed by push bar.) There is a danger that persons with visual impairment may walk into the underside of the stair at lower ground floor level as no guarding etc. is provided. The door opening onto the lower ground floor, providing a clear opening of 865mm, opens against the light switches which could cause confusion. Landings provided achieve 2370 x 1500mm		As part of any future upgrading works Riverbank Arts Centre should consider as far as in reasonably practical bring the escape stair in line with TGD Part M section 1.3.4.3. The location of the light switches behind the door should be considered as part of any refurbishment works. Replacement switches should be in accordance with TGD Part M 2010 section 1.5.7 Signage should be incorporated into the final exit to avoid confusion. Signage indicating the restricted nature of the top three flights of the stair should be provided.
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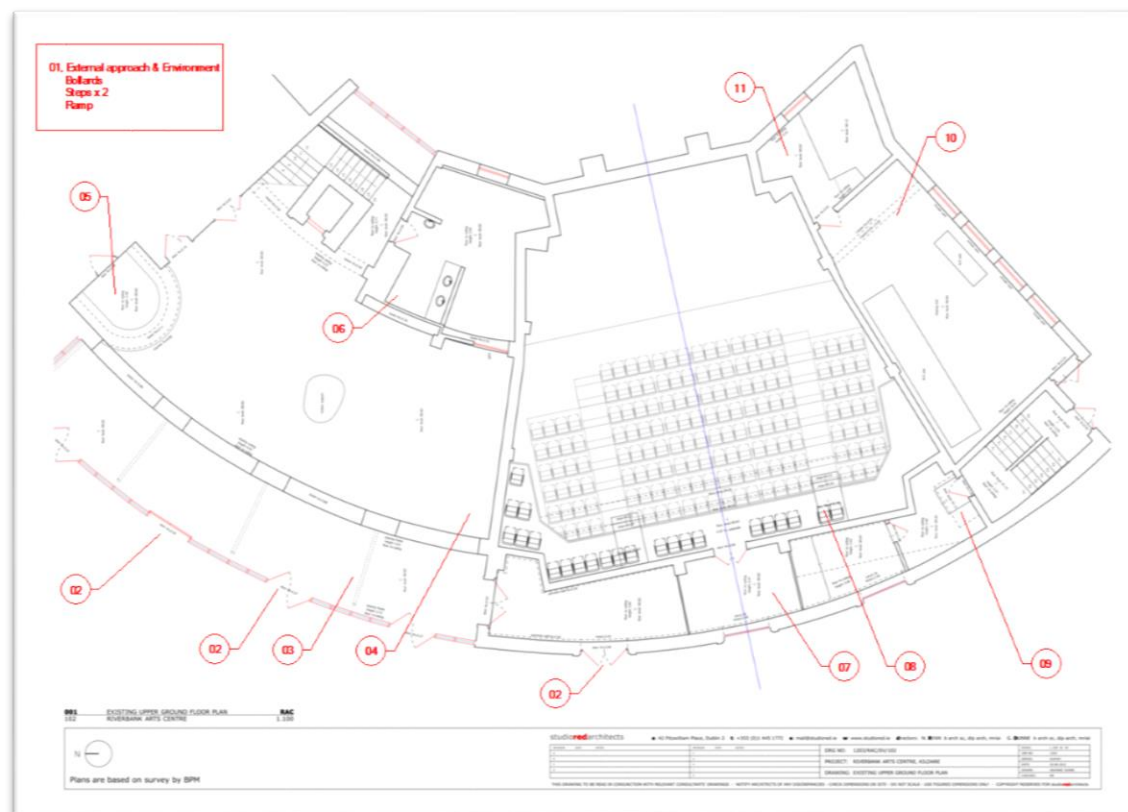
		A continuous handrail is provided on the outside/wall side of the stair (except where interrupted with doors) the central handrail is not continuous. Handrails are located 900mm above the pitch line but are not terminated correctly – 300mm extended. Lighting appeared adequate at the time of inspection. It was noted that the ceiling height at the lower ground floor level achieves 2100mm excluding a beam etc. projecting below this level, this could cause a hazard re persons hitting their head. No cautionary signage etc. present. Access from the top 3 flights is to the children's store and the projection room. Neither are accessible to the public and are accessed by authorise personnel only, as such, these areas were not included in the accessibility audit.		
22	Corridor	The corridor is approximately 9,200mm in length and irregular in shape. It narrows to 1170mm at one central location. Approximately 1500 x 1500mm clear space is provided outside the toilets and the dressing room location. The doors on the corridor have good visual contrast with their background and the corridor doors have vision panels located between 800mm and 1800mm in height.		As part of any future upgrading works Riverbank Arts Centre should consider the provision of signage indicating the location of facilities relevant to the area. Signage should be designed in accordance with TGD Part M 2010 section 1.6.3

		The floor has good visual contrast with the walls and lighting appeared good. There was no directional signage located within the corridor except for one dressing room tag on the dressing room 2 door.		
23	Staff Toilets	Both toilets are of standard fit out with no additional accessibility fixtures or fittings. The doors open inward and the clear width of both are restricted by the hand drier location behind. Clear opening currently achieved approximately 700 and 742mm. No accessible W/C or adult changing facilities are provided for performers who use wheelchairs or for performers of limited ability. Lighting levels appeared good and there is good visual contrast between the floor and the walls. The visual contrast between sanitary ware and the walls is poor – all white.		As part of any future upgrading works Riverbank Arts Centre should consider upgrading the staff toilet facilities in accordance with best practice for example it may be possible to provide an additional unisex accessible staff/performer W/C in accordance with TGD Part M 2010 section 1.4.5. the provision of adult changing facilities should be considered. The hand dryers should be repositioned maximising the clear opening of the existing doors.
24	Emergency Exit Lobby	The lobby measures approximately 3760mm in length and 1170mm in width (this is further reduced by the radiator location) The internal lobby door is fitted with a vision panel and pull handle and achieves an 870mm clear opening. Vision panels to back stage have been blocked off. The leading edge to the internal lobby door measures 100mm but it is noted that this is marginally improved by the close proximity of the stage door reveal.		As part of any future upgrading works Riverbank Arts Centre should consider increasing the leading edge dimension to the internal lobby door in accordance with best practice guidance give in TGD Part M 2010 section 1.3.3.2. The change in floor level at the back stage door threshold should be provided with a visually contrasting

		A threshold of approximately 20mm exists at one of the back stage door and is dark (black) in colour with no visual contrast with the door or any visually contrasting nosing fitted which may cause a trip hazard. A good visual contrast between the remaining walls, floors and doors was noted. The final exit door is controlled by push bar and access control mag lock and a push button release and break glass is provided – signage indicating the requirement to push the door release button is provided. It was noted that some items such as a chair and sweeping brushes etc. were left in the lobby which could cause a hazard if the route was required in an emergency. It was noted that an electrically operated roller shutter door sections off the lighting storage area from the lobby.	 	nosing strip in addition the visual contrast between the door and the floor threshold should be improved.
25	Dressing Room 1	Internally there is virtually no visual contrast between the door and the walls, the door is fitted with a pull handle and achieves 845mm clear opening. No vision panel is provided and the leading edge is 185mm which could cause difficulty for wheelchair users on exiting. A standard shower and wash hand basin is provided with no additional accessibility fixtures and fittings. via a sliding door – The door achieves 670mm clear opening and is fitted with a locking mechanism that is not suitable for persons of limited dexterity and no handle is provided on the outside.		When carrying out retrofits or repairs Riverbank Arts Centre should consider upgrading the dressing room facilities. The provision of at least one dressing room with accessible shower and W/C facility, in accordance with TGD Part M 2010 section 1.4.8, ensuring that performers who use wheelchairs can use the facilities.

				Visual contrast between door and wall should be improved and an accessible privacy lock, should be provided on the shower room door.
26	Dressing Room 2	Internally there is virtually no visual contrast between the door and the walls, the door is fitted with a pull handle and achieves 843mm clear opening. No vision panel is provided and the leading edge is 200mm which could cause difficulty for wheelchair users on exiting. A standard shower and is provided with no additional accessibility fixtures and fittings. via a sliding door.	 	When carrying out retrofits or repairs Riverbank Arts Centre should consider upgrading the dressing room facilities. The provision of at least one dressing room with accessible shower and W/C facility, in accordance with TGD Part M 2010 section 1.4.8, ensuring that performers who use wheelchairs can use the facilities. Visual contrast between door and wall should be improved and an accessible privacy lock, should be provided on the shower room door.

8 Accessibility Review – Upper Ground Floor Level



No.	Item	OHAC Observation	Drawing Reference	OHAC Recommendation
1	External environment & Approach	The main upper ground floor entrance consists of basically 2 no. of access routes – 1 from the town direction and the other from the bridge direction. It is noted that as no access is provided to the public at lower ground floor level all audience members/visitors must access via the upper ground		Accessible access routes to the main entrance to be identified to be included in pre-visitor information. In addition, information on accessible parking and public transport networks that service

		floor – all access to the upper ground floor plaza area is either via the ramp or stepped access routes. Currently none of the access routes to the upper ground floor are in compliance with the minimum guidance given in TGD Part M 2010. No signage indicating the accessible route was noted. On approach from the town side there is a public footpath. A controlled pedestrian crossing is provided on Main Street just across the Liffey Terrace road which in turn is accessed via an un-controlled pedestrian crossing - both incorporate tactile paving and dished kerbing. The edge of the footpath is protected with a series of black bollards with a contrasting white capping. The average bollard height is 940mm. A bus stop is provided directly outside and on street parking is provided. it was noted that 2 x accessible parking bays are indicated on the main street. Both bays are line marked including access symbol and signage. Both spaces are echelon in style and do not include a marked 1,200mm access route. A dropped kerb is provided centrally between both spaces. The main access route from the town side is via a set of 8 curved steps which achieve approximately a 300mm going and 165mm in rise. 4 x handrails sections are provided – one on either side of the stepped access route and 2 intermediate handrails. It is noted that the intermediate handrails are provided with a second lower level handrail to assist children etc. handrail heights are 900 and 700mm	   	Riverbank Arts Centre should be provided on line as part of the pre-visitor information. As all members of the public currently have to approach the entrance via either a stepped or a ramped route this information should be provided in the pre-visitor information. Further consultation with Kildare County Council should also be considered to identify if access can be improved. i.e. accessible parking bays, existing tactile paving in public footpath etc. During any future upgrading works to the upper ground floor access route the following should be considered: • The provision of a level access route into the building for wheelchair users or alternatively the provision of an external platform lift should be considered in accordance with TGD Part M 2010 section 1.1.3.4(i) • The stepped access routes should be brought in line with best practice as far as is reasonably practicable including handrails etc.... in accordance
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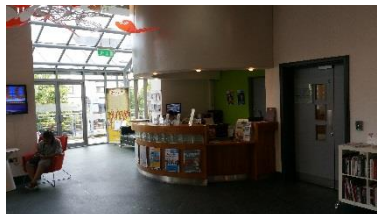
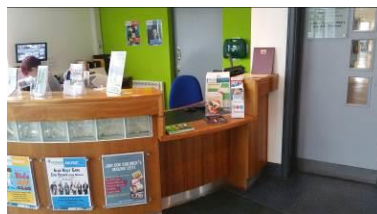
	above the pitch line. Due to the curved nature of the steps the distance between handrails increases as you climb. Increasing from approximately 1800/1900 to 3100mm in width (recommended 2000mm max). The handrail does not extend 300mm past the first riser at the bottom but 300mm is achieved at the top. Tactile paving is provided both top and bottom but is the wrong type – blister not corduroy, it is incorrectly located and the wrong colour. No visually contrasting nosing's are provided and adequate clear space is provided on top and bottom landings. It is noted that a number of the steps appear to have a water infiltration issue and are permanently wet which may increase the slipperiness of the treads. A ramp is provided adjacent to the curved stepped access route. the ramp is 1200mm in width with a handrail on one side only. The unobstructed width between the handrail and the capping is 1090mm. A level landing is provided both top and bottom. The ramp consists of 5 flights with 3 intermediate landings and one half landing. There is no visual contrast between flights and level landings. Intermediate landings are approximately 1270 x 1200mm and are not sufficiently sized to act as a passing space. The half landing is approximately 1300 x 2500mm and is further restricted by the concrete capping projecting into the route. The handrail is not continuous at the half landing and is at different heights. Ramp flight gradient range from 1:15 to 1:16 and flights range between	   	with TGD Part M 2010 section 1.1.3.5 and at least one of the two existing stepped access routes should be accessible. • The current ramped access route should be upgraded in accordance with TGD Part M 2010 1.1.3.4. • The provision of a guarding in accordance with TGD Part K should be considered at the base of stair no.2 by designers as part of any future upgrading works. • The provision of visual contrast between the canopy structural columns and the façade including the provision of a high contrast strip around accessible doors, in accordance with TGD Part M 2010 section 1.2.4.1 should be considered. • Signage indicating the accessible entrance and accessible entrance route should be provided and should be clearly visible on approach.
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	3700 and 4000mm in length. A 100m upstand is not provided on one side of the lower ramp sections. No alternative means of access is provided, such as a platform lift, for members of the public. The width and general design of the ramp could cause difficulty particularly for wheelchair users and people with buggies to negotiate. The main access from the bridge end consists of pedestrian controlled crossing at the Main Street junction with the Athgarvan Road. Tactile paving – incorrectly laid, dropped kerbs and bollards are provided at the un-controlled crossing at the staff car park entrance. A single flight of steps provide access to the plaza area and consist of 15 steps in one flight, no visually contrasting nosing's, Tactile paving is present both top and bottom but is the wrong type, it is incorrectly positioned and the wrong colour. The stair 2400mm with a clear width between handrails of 2230mm with a rise of 165 and a going of 295mm. No intermediate handrail is provided. The handrail height is 900mm above the pitch line and is incorrectly terminated at the bottom. A clear landing is provide both top and bottom but the surface is uneven at the bottom – particularly the tactile paving. It is noted that there is a low level wall/guarding provided at the bottom left hand side of the stepped access route separating the different levels between the approach route and the exit route from the lower ground floor. Which could cause a hazard (TGD Park K issue)	   	
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		The upper ground floor plaza area is a level paved area partially covered by a glazed canopy at the entrance doors. Outdoor seating and screening is provided re the café but the route to the entrance doors was kept clear at the time of inspection. The glazed canopy is supported by pairs circular columns. Taping rails have been provided but there is no visual contrast between the entrance glazed façade and the columns which may be confusing for persons with visual impairment.		
2.	Main entrance	There are 4 x entrance doors provided from the upper ground floor plaza area to the main foyer/box office/café. 1 no automatic sliding door set and 3 x manually operated double door sets that open in either direction. A clear space of 1800x1800mm is provided on approach and exit. There was no visible signage indicating the location of the accessible entrance automatic doors. All four doors are contained in a glass façade and there is no visual contrasting band etc. around the doors making them easily identifiable. Manifestation on the glazed façade is located in one band only at a height of 930-1130mm and manifestations on the doors includes branding and is located at a height of 1260-1530mm. All manifestations are of the etched type and do not have any additional visually contrasting features. The average opening force recorded on the		During any future upgrading works to the upper ground floor main entrance the following should be considered by Riverbank Arts Centre; • The provision of signage clearly indicating the accessible entrance into the building in accordance with TGD Part M 2010 section 1.6.3 & BS 8300:2009 • Additional manifestations should be incorporated into the entrance door and glass panel façade in accordance with TGD Part m 2010 section 1.2.4.1 • The opening forces of all manually operated doors should be measured and

		manually operated door was of 40N – closed position to 30°, and 55N from 30° to 60°. (recommended max should be 30N & 22.5N). A clear ope on the automatic doors of 1440mm is achieved 790mm clear ope on the leading door of the manually operated entrance door sets. Pull handles are located on either side of the manually doors and they do not contrast with the doors.		adjusted in accordance with best practice – TGD Part M 2010 section 1.2.4.2 • The main assessable entrance should be framed with a high-contrast strip to ensure it is clearly identified by persons with a visual impairment. In accordance with TGD Part M 2010 section 1.2.4.1 (c) • The manually operated doors should have the visual contrast increased on pull handles or consideration for provision of visually contrasting push plates instead where appropriate. •
3.	Entrance Lobby/Cafe	No mat wells are provided inside any of the entrance doors and may cause a slip hazard when wet. Whilst no wayfinding/directional signage was observed the route from the accessible doors to the lift and stair was well defined by the floor finish. The accessible exit was not defined by signage etc. from the other 3 exits to assist persons of limited ability on exiting.	 	During any future upgrading works to the following should be considered by Riverbank Arts Centre; • The provision of signage/wayfinding clearly indicating the location of key services and facilities within the building in accordance with TGD Part M 2010 section 1.6.3 & BS 8300:2009 • Consideration for the placement of appropriately designed mat wells inside the entrance doors to reduce

				likelihood of a slip hazard being present when wet. Any mat well should be designed in accordance with TGD Part M 2010 section 1.2.3 (i).
4.	Main foyer	No directional signage/wayfinding was observed indicating the key facilities contained within the building – box office, theatre, toilet facilities, lift, stair, etc. A clear accessible route to the lift, stair and box office are maintained but the route from the accessible entrance to the café serving area could cause confusion to the visually impaired – No signage or clearly identifiable route. A good variety of chair & table types including chairs with armrests and varying height are provided. Lighting levels appeared to be good during the inspection.	 	During any future upgrading works to the following should be considered by Riverbank Arts Centre: The provision of signage/wayfinding clearly indicating the location of key services and facilities within the building. Signage should be designed in accordance with TGD Part M 2010 section 1.6.3 & BS 8300:2009
5.	Box Office/Ticket Counter	Signage for the box office is located on the bulkhead over and faces the front façade of the building. This is not clearly visible by persons who would have entered via the accessible entrance. There is signage indicating the presence of an induction loop		As part of any future upgrading works to the box office/ticket counter Riverbank Arts Centre should ensure that it is designed in accordance with the guidance

		at the box office/reception left hand side only. It was noted that a number of mobile induction loops are present, mainly for gallery tour presentations, to be used as required. The counter is provided at 2 levels – 2 sections at 800mm and the main central counter at 1100mm. A knee recess of 300mm in depth narrowing to 860mm in width is provided at the public side of the low level counters and a counter depth of 830mm is provided here also. No access hatch is provided as staff access the box office area through a rear door located in an access controlled section of the building – key pad height/push button release is located approximately 1,155mm above floor level. Internally a counter height of 790mm is provided with a depth of 550mm. Internal knee recesses are provided 2 x 370mm at the low level counters and 1 x 560mm centrally located. Overall dimensions of the box office internally are 2,220x2,680mm. Clear manoeuvring space is provided in front of the box office counter. Whilst lighting appeared adequate at the time of inspection it was noted that down lighters only are provided and may not provide sufficient lighting at workstations. The door to the box office visually contrasts with its surroundings and has a handrail located between 1,120 & 1,320mm in height.	   	given in TGD Part M 2010 section 1.3.3.1 where practicable.
6	Café	A counter height of 940mm is provided at the café counter area. Signage, in upper and lower case, indicating the café services is provided on the bulk head over the serving area. No knee recess is		As part of any future upgrading works to Riverbank Arts Centre Cafe counter the guidance given in TGD Part M 2010 section 1.3.3.1

		provided and no signage indicating the presence of an induction loop etc. was present. It is noted that table service is and can be provided to persons when required but no signage indicating same was observed.		should be implemented where practicable.
7	Upper Gallery/Children's Gallery	A set of visually contrasting doors including vision panels on the leading edge of both doors provided access to the upper gallery/children's gallery area. Push plates and pull handles, internally, are fitted and contrast visually with the door itself. A clear opening of 805mm is provided. Signage is provided on approach on the wall to the left hand side indicating the use designated for the space. One set of push bar controlled fire exit glazed doors are provided in the gallery area alongside 2 x large glazed windows that extent nearly to the ground – no manifestations are provided on any of the glazed panels. There is good visual contrast between doors, walls & floors. The width of the gallery space varies from approximately 1.7 – 2.6m. There is a slight change in level at the children's store end where the floor is raised approximately 40mm. There is no visually contrasting nosing provided at the threshold between floors and may cause a tripping hazard. It is noted that one emergency exit route from the theatre is through the gallery area and that the double door on exiting protrude into the gallery space approximately 590mm – no guarding is provided. The gallery was empty on inspection.	  	As part of any future upgrading works Riverbank Arts Centre should consider the following; • Removing the raised section of flooring at the children's store end of the Gallery this would remove the trip hazard existing. • Consideration for increasing the space/area allocated to the gallery – the gallery currently forms part of an escape route and is narrow in its design. Whilst the gallery was empty on inspection it was noted that it can become difficult to maintain clear circulation/escape route through the gallery when it is in use.

8	Theatre - Upper Level	It is noted that during performances that access to this area is through the lower ground floor entrance and that seating and that the exit route located at this level is for emergency exit only. The door set on entry is controlled by access control key pad located at a height of 1130mm. the door set consists of double doors with the leading door providing only 588mm clear opening and may require both doors to open to allow escape. On exiting the push button control is located at a height of 1200mm and no signage indicating the requirement to push button on exiting was observed. The width of the gallery is 1355mm approximately and 740mm clear of an unoccupied seat. The floor has two 180mm single stepped down sections that provided access and egress to the main seating during performances. Nosing's are provided. a guarding/handrail is provided achieving 1100mm in height with the infill in glass. It is noted that a large gap is provided under the handrail in well in excess of 100mm – This could be a TGD Part K issue.	 	The theatre upper level was inspected separately to the main theatre as the theatre seating was pushed back to allow for live rehearsals. As part of any future upgrading works Riverbank Arts Centre should consider increasing the size of the exit door to allow for an effective clear opening, in accordance with TGD Part M 2010 table 2 to be achieved, if practicable. The part K issue regarding the guarding provided should be discussed with the Riverbanks architect/engineers re compliance with Part K of the Second Schedule of the Building Regulations.
9	Children's store	This area is not accessible to members of the public as is solely for use by authorised personnel for storage etc. As such this area has not been included in this accessibility Audit.		N/A.
10 & 11	Machine/Plant Room	This area is not accessible to members of the public as is solely for use by authorised personnel for maintenance, repair and inspection purposes. As such this area has not been included in this accessibility Audit.		N/A.

9 References

1. DEHLG (2000) Building Regulation, 2000 Technical Guidance Document M. Access for people with disabilities. Department of Environment, Heritage and Local Government, Dublin.
2. DEHLG (2010) Building Regulation, 2010 Technical Guidance Document M. Access and Use. Department of Environment, Heritage and Local Government, Dublin.
3. Access – improving the accessibility of Historic Buildings and Places published by the Department of Arts, Heritage and Gaeltacht.
4. Architectural Heritage Protection - Guidelines for Planning Authorities (2004) – Chapter 18 – Improving Access;
5. BSI (2009), BS 8300: The design of buildings and their approaches to meet the needs of disabled people - Code of practice
6. NDA (2002), Building for Everyone. The National Disability Authority, Dublin.

10 Appendix 1 – Legislative overview

Riverbank Arts Centre has a legal requirement to comply with the following legislation which has implications on equality, accessibility and Universal Design:

- The Equal Status Act 2000-2012,
- The Disability Act 2005,
- The Building Control Act 1990-2007,
- The Safety, Health and Welfare at Work Act 2005.

10.1 The Equal Status Act and its implications for the private/public sector

The Employment Equality Act, 1998 and the Equal Status Act, 2000-2012 outlaw discrimination in employment, vocational training, advertising, collective agreements, the provision of goods and services and other opportunities to which the public generally have access on nine distinct grounds.

These are: gender; civil status; family status; age; disability; race; sexual orientation; religious belief; and membership of the Traveller Community. Discrimination is described in the Act as the treatment of a person in a less favourable way than another person is, has been or would be treated on any of the above grounds. For further details see <http://www.ihrec.ie/>

10.2 The Disability Act and its implications for the public sector

The Disability Act places a number of requirements on Public Bodies, including Local Authorities, The HSE and the Department of the Environment, Heritage and Local Government: The following are the salient provisions:

- Section 25 of the Disability Act¹ requires that Public Bodies ensure that their public buildings are, as far as practicable, made accessible to people with disabilities not later 2015. This section has a number of implications for the Estates Office.
- Section 26 of the Disability Act requires that Public Bodies, where practicable and appropriate, ensure their mainstream public services are accessible for people with disabilities, and provide assistance if requested, with Access Officers appointed to co-ordinate arrangements.

¹ <http://www.oireachtas.ie/viewdoc.asp?DocID=4338>

- Section 27 of the Disability Act requires that services supplied to Public Bodies are accessible to persons with disabilities, unless it would not be practicable or justifiable on cost grounds or would result in an unreasonable delay.
- Section 28 of the Disability Act requires that Public bodies, as far as practicable, communicates in forms that are accessible.
- Section 29 of the Disability Act requires that heritage sites, to which the public has access, are accessible, as far as practicable, to persons with disabilities.
- Sections 38, 39 and 40 of the Disability Act specify the procedures for complaints and inquiries arising out of failures to implement the provisions of the Act. and
- Section 47 of the Disability Act requires that, in so far as practicable, all reasonable measures are taken to promote and support the employment by Public Bodies of persons with disabilities.

Another principal component of the National Disability Strategy, in terms of delivering services to people with disabilities, is the suite of sectoral plans to be put into practice by six Ministers and their Government Departments. These six Departments are: Environment, Heritage and Local Government; Health and Children; Social and Family Affairs; Transport; Communications, Marine and Natural Resources; and Enterprise, Trade and Employment.

10.3 Building Control Act 1990 (2007)

Riverbank Arts Centre must ensure that all new buildings and works (i.e. extensions or material alterations) meet the requirements of Part M of the Building Regulations. Part M 2010² came into operation on the 1st January 2012 and the requirements of Part M 2010 must be followed subject to certain Transitional arrangements. The requirements of Part M 2010 are as follows:

²<http://www.environ.ie/en/Legislation/DevelopmentandHousing/BuildingStandards/FileDownload,24775,en.pdf> and <http://www.environ.ie/en/Publications/DevelopmentandHousing/BuildingStandards/FileDownload,24773,en.pdf>

Access and Use	M1	Adequate provision shall be made for people to access and use a building, its facilities and its environs.
Application of the Part	M2	Adequate provision shall be made for people to approach and access an extension to a building.
	M3	If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.
	M4	Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.

Figure 1 The requirements of Part M (2010) of the Building Regulations

Under the Building Control (Amendment) Regulations Riverbank Arts Centre must also submit a Disability Access Certificate (DAC) application to Kildare County Council as required. A DAC is a certificate of compliance to show that if the works are built in accordance with the design it will meet the requirements of Second Schedule of Part M of the Building Regulations. Generally, a DAC is required for works requiring a Fire Safety Certificate including all new buildings, extensions, some material alterations etc. For further details, see S.I. No. 351 of 2009.

10.4 The Safety, Health and Welfare at Work Act 2005.

The two main relevant pieces of legislation are:

- Safety, Health and Welfare at Work Act (1989)2005
- Safety, Health and Welfare at Work (General Application) (Amendment) Regulations (1993)2007 (S.I. No. 732 of 2007) - Chapter 1 of Part 2 of the General Application Regulations 2007

The main legislation providing for the health and safety of people in the workplace is the Safety, Health and Welfare at Work Act 2005.

This Act consolidates and updates the provisions of the Safety, Health and Welfare Act 1989 and applies to all employers, employees (including fixed-term and temporary employees) and self-employed people in their workplaces.

The Act sets out the rights and obligations of both employers and employees and provides for substantial fines and penalties for breaches of the health and safety legislation.

Regulation 25 states that “An employer shall ensure that places of work, where necessary, are organised to take account of persons at work with disabilities, in particular as regards doors, passageways, staircases, showers, washbasins, lavatories and workstations used or occupied directly by those persons”.

Project: 160062 – Accessibility route appraisal of Riverbank Arts Centre – Summary of findings
Date: 11th August 2016.
Prepared by: Eoin O'Herlihy & Patrick Mullins.

Management/Operations	Design of building – High Priority Actions:
1. Development of an overall access policy and action plan for Riverbank Arts Centre services and premises. 2. Appointment of Access Officer ensuring access remains on Riverbank Arts Centre agenda. 3. Procurement. 4. Role of contractors. 5. Pre-visit information and accessible website. 6. Reasonable accommodation for staff (e.g. adjustments to lower ground floor access route). 7. Introduce regular maintenance checks (accessible routes, testing of alarms in WCs, lighting etc.). 8. Disability Awareness Training for staff (including point of contact staff).	1. External environment and approach – Consult with Kildare County Council re external area improvements/maintenance (e.g. accessible car parking bays) – No cost. 2. Non-compliant (Part M 2010) stepped access routes - Improving the tread surface finish, tactile paving, handrails and nosing's on existing external stepped access routes – High cost. 3. Non-compliant (Part M 2010) ramped access routes – Widths, change of level, handrails, general design - High cost. 4. Identify if access can be provided directly from street level - High cost. Provision of a level access route for visitors or a platform lift as an alternative accessible means of access for wheelchair users – Medium cost. 5. Signage indicating accessible entrance route at upper ground floor, circulation routes/wayfinding within the building including additional manifestations & visual contrast on glazing - Low cost 6. Ensure that all switches and controls – access control key pads and push buttons are within the recommended range - Maintenance cost. 7. Fit out of lift to be brought in line with good practice – (floor colour, audible announcements etc). - Medium cost. 8. Internal public stair – Provision for ambulant disabled Part M compliant stairwell – Medium/High Cost. 9. None-compliant (Part M 2010) accessible WC - Design and fit-out of accessible WC including alarm, door opening, visual contrast, location of sink. - Medium cost.

9. Consultation with staff to identify existing access needs.	10. Adult changing places – To ensure the widest range of abilities and their assistants can be accommodated including persons with profound or multiple learning disabilities, acquired brain injuries, severe stroke etc. High cost. 11. Improve accessibility of standard WCs, including provisions for ambulant disabled persons including a review of number of WCs provided in the building – High cost. 12. Additional/improved wheelchair spaces in theatre (Compliance with Part M 2010) – ensure clear space allowance for wheelchairs including good viewing conditions are provided. Review the suitability of the existing retractable seating within the Auditorium - High cost. 13. Improve accessibility of performer facilities – Accessible W/C & shower and shared green room/refreshment facilities, dedicated accessible crossover corridor – Medium/High Cost.
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- Maintenance – Low – Less than €1,000.
- Low cost – €1,000 - €5000.
- Medium cost - €5,000 – €15,000.
- High cost - €15,000 plus.