

Guildhall Options

Access Advisory Forum

Ben Smith
19 March 2018



Context and Background

- The Guildhall is a Grade 1 Listed Building, dating from 1687.
- Access audit prepared by MaceMark Access Consultants Ltd under the Equality Act 2010.
- Support the assessment of options to improve access to the first floor and the identification of an action plan.
- The building is broadly split into two main parts – the ground floor museum with its own entrance and the civic side entrance at ground floor but leading to 1st Floor and Basement levels.
- Two main parts are linked via a mezzanine which is accessed via a short rise of stairs.
- Access to the Museum is inclusive with automated doors, the same is not said for the civic sign, which has out of date signage and is not accessible.
- Lack of vertical access and lack of fully inclusive accessible WC facilities.
- Balance the historic value with the statutory duties under the Equality Act and the Public Sector Duty.
- Current provision is not sufficient for the type of services currently being delivered within the building.

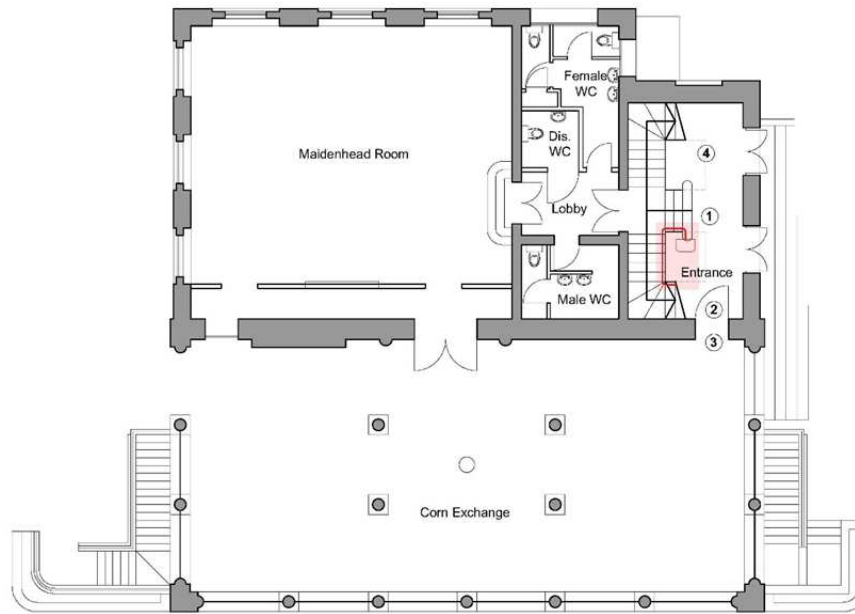


Access audit and Access Options

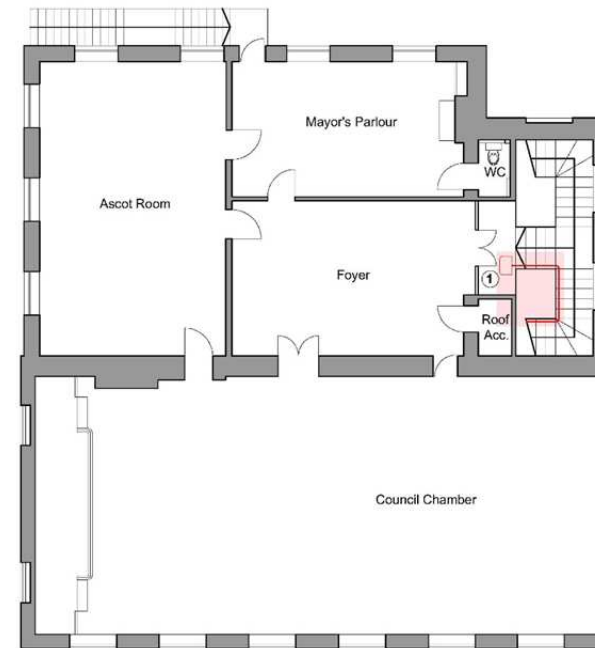
- Access Audit - Elements considered:
 - External approaches, entrances, receptions, horizontal circulation, vertical circulation including stairs and lifts, WC and Sanitary facilities, internal surfaces, Dais and staging, Wayfinding, Lighting, Acoustics, means of escape for disabled people.
- Access Audit - Action Plan
 - Essential works, desirable works and longer term options, with a Budget estimate of £65K in total
- Access Options
 - 5 Main options – offering differing levels of access and improvement
 - Range in budget estimates reflecting the scope of the works to each option.



Option 1



Existing Ground Floor Plan - 1:100

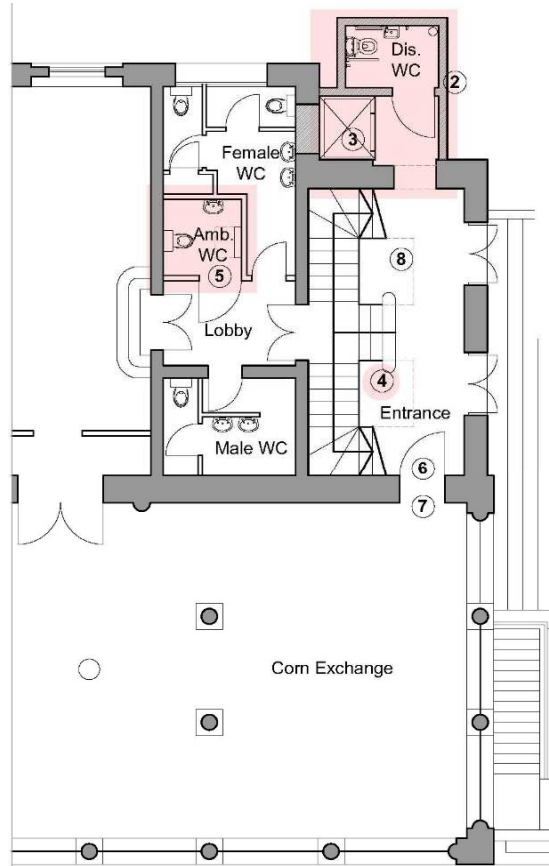


Existing First Floor Plan - 1:100

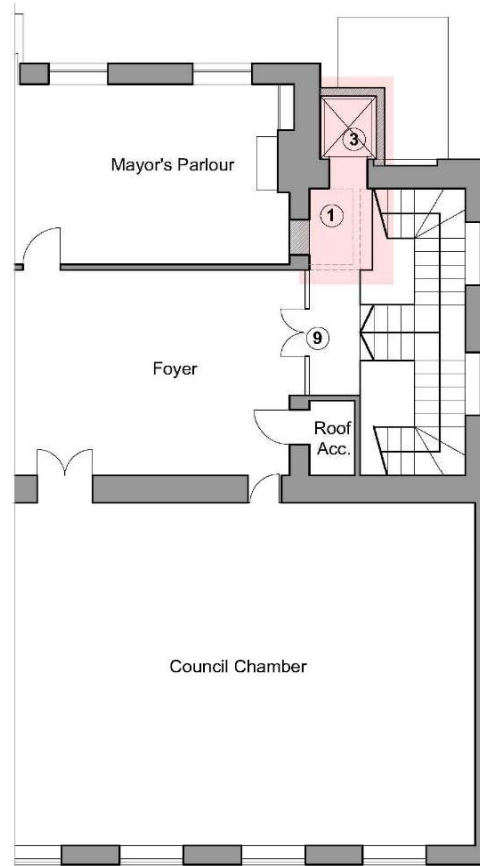
Option 1 (refer to numbered floor plans)

1. Replacement of existing chair lift with a more flexible platform to accommodate wheelchair-bound users
2. Upgrade internal door furniture with more user-friendly fittings (Audit ref. 3.4.3) or provide an option for a secondary automated fully glazed door as per the museum entrance (3.4.4)
3. Remove and/or replace loose coir entrance mat (3.4.5)
4. Replace existing reception desk with new inclusively-designed furniture with signage and induction loop system (3.5.1)

Option 2



Ground Floor Plan - 1:100



First Floor Plan - 1:100

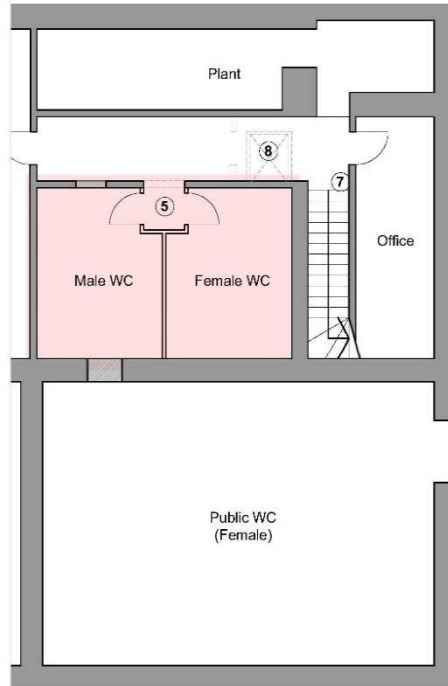
Option 2

1. Removal of WC to Mayor's Parlour to create new lift access at first floor level.
2. New extension to South-East corner housing lift and accessible WC.
3. New enclosed platform lift (min. 1100x1400mm) such as Stannah Midlift or similar, accessed from main entrance.
4. Removal of existing stair lift.
5. Existing disabled WC converted into ambulant disabled WC (with baby change facilities); minimal changes to existing M & F WCs. (Audit ref. 3.8.2, 3.8.3)
6. Upgrade internal door furniture with more user-friendly fittings (3.4.3) or provide an option for a secondary automated fully glazed door as per the museum entrance. (3.4.4)
7. Remove and/or replace loose coir entrance mat. (3.4.5)
8. Replace existing reception desk with new inclusively-designed furniture with signage and induction loop system. (3.5.1)
9. Automate existing doors to provide 800mm min. clear opening. (3.6.5)

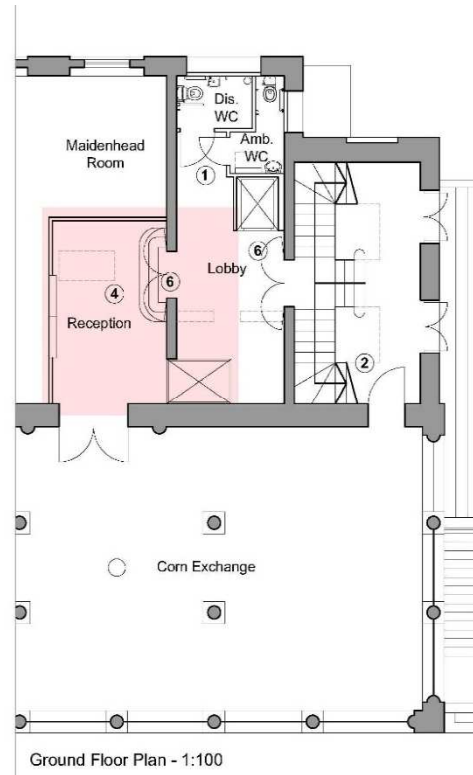


Stannah Midlift example image

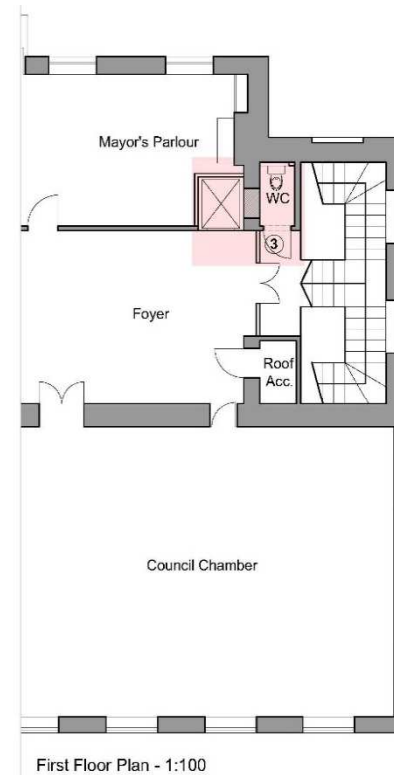
Option 3a



Basement Plan - 1:100



Ground Floor Plan - 1:100



First Floor Plan - 1:100

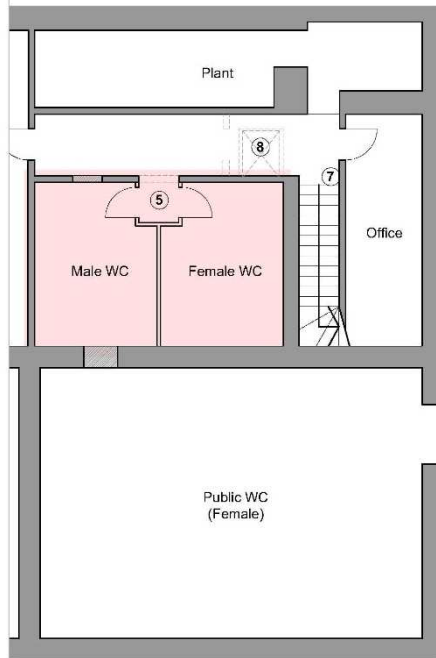
Option 3a

- Existing WCs reconfigured for Disabled and Ambulant Disabled (inc. baby change) access. (Audit ref. 3.8.2, 3.8.3)
- Public access to new basement WCs in existing reception area. (existing stair lift removed)
- Reconfigured WC entrance at first floor to allow for new platform lift (min. 1100x1400mm) such as Stannah Midlift or similar.
- Reconfigured partition to provide combined reception to Maidenhead Room and first floor areas (via steps / platform lift by Lythaus or similar).
- New and expanded dedicated M / F WCs to basement level.
- Double doors to be adjusted to swing flush against wall during opening hours to allow greater access to lobby/lift area.
- Install second handrail to basement staircase and improve overall lighting to accommodate public access.
- Possibility of reconfiguring room layout at a later date to allow platform lift to serve basement level if required.

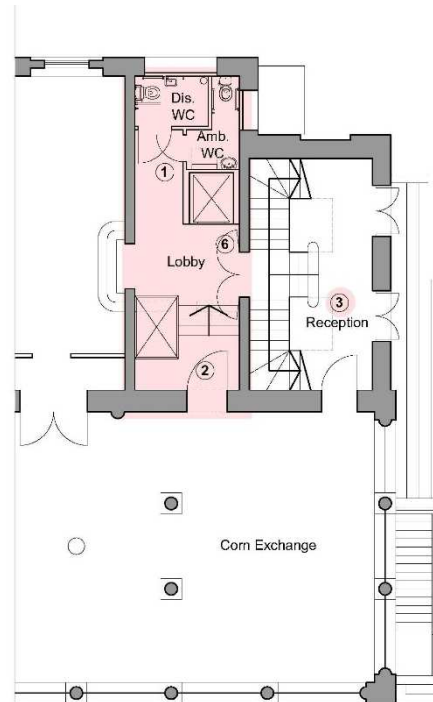


Lythaus platform lift example image

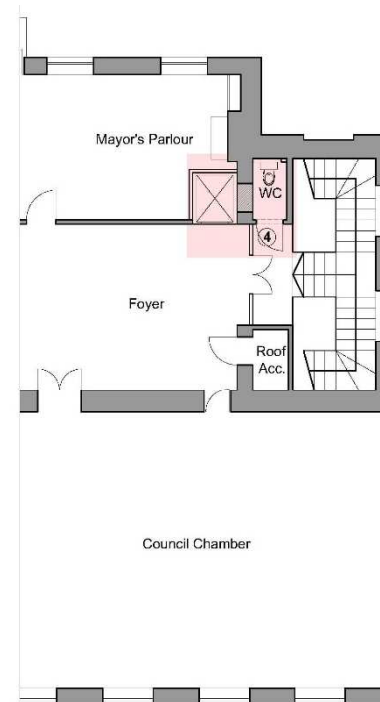
Option 3b



Basement Plan - 1:100



Ground Floor Plan - 1:100



First Floor Plan - 1:100

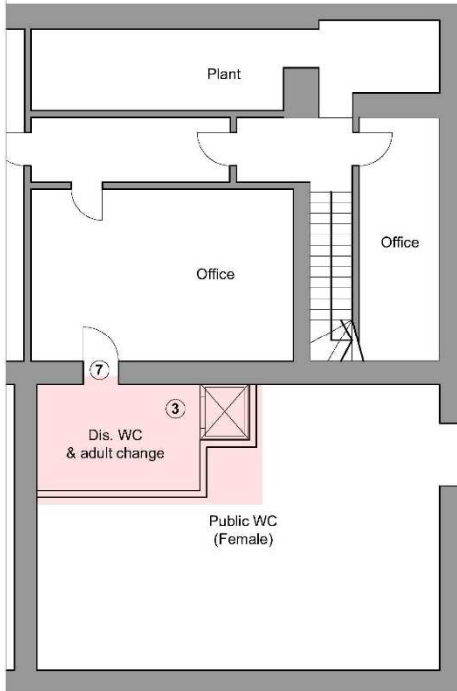
Option 3b

1. Existing WCs reconfigured for Disabled and Ambulant Disabled (inc. baby change) access. (Audit ref. 3.8.2, 3.8.3)
2. New doorway and platform lift / steps to provide access to lobby from external ground level.
3. New function reception area and access to new basement WCs (existing stair lift removed).
4. Reconfigured WC entrance at first floor to allow for new platform lift (min. 1100x1400mm) such as Stannah Midlift or similar.
5. New and expanded dedicated M / F WCs to basement level.
6. Double doors to be adjusted to swing flush against wall during opening hours to allow greater access to lobby/lift area.
7. Install second handrail to basement staircase and improve overall lighting to accommodate public access.
8. Possibility of reconfiguring room layout to allow platform lift to serve basement level.

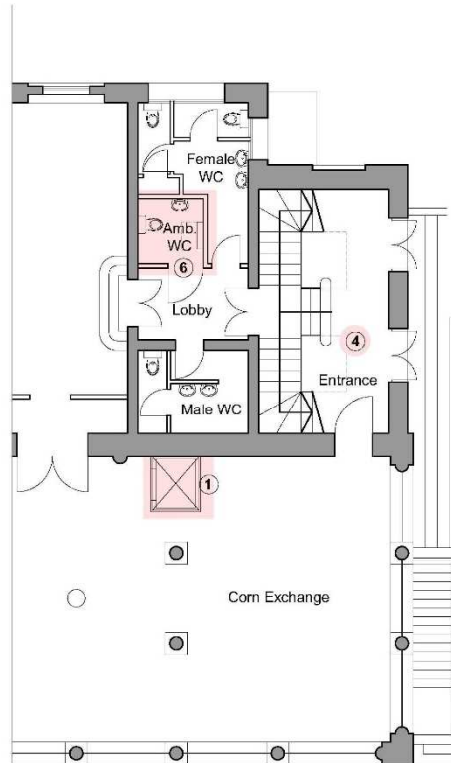


Lyftheus platform lift example image

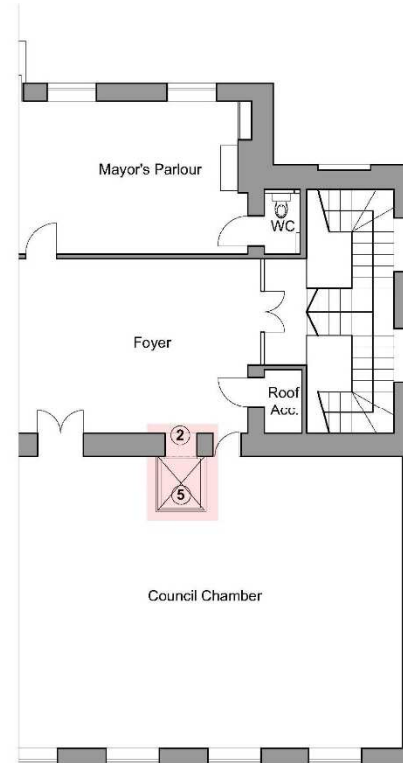
Option 4



Basement Plan - 1:100



Ground Floor Plan - 1:100



First Floor Plan - 1:100

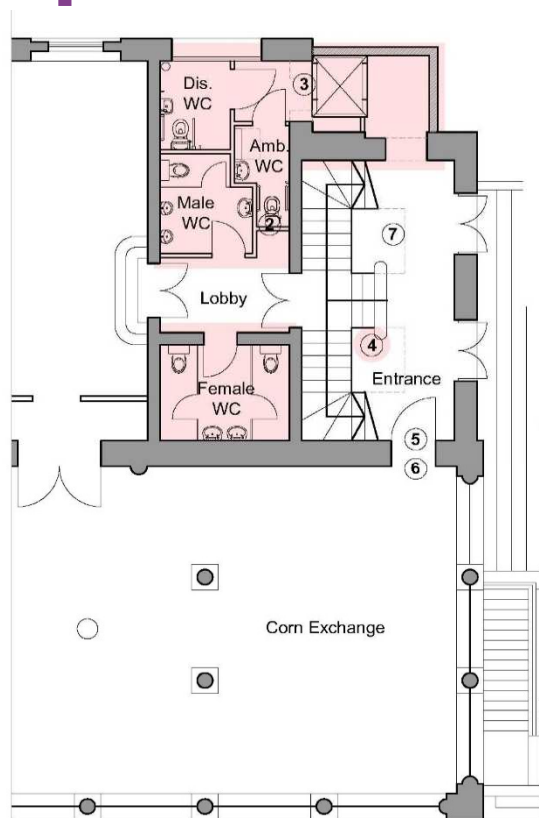
Option 4

1. New external lift enclosure at ground floor level; interior layout to remain as existing.
2. New lift enclosure at first floor level accessed from foyer.
3. New lift to serve new disabled and ambulant-disabled WCs and adult change facilities at basement level. (Audit ref. 3.7.4, 3.8.2, 3.8.3, 3.8.12)
4. Existing stair lift removed.
5. New enclosed platform lift (min. 1100x1400mm) such as Stannah Midlift Plus or similar.
6. Disabled WC converted into ambulant disabled and baby change facilities.
7. Dedicated staff access through existing doorway.

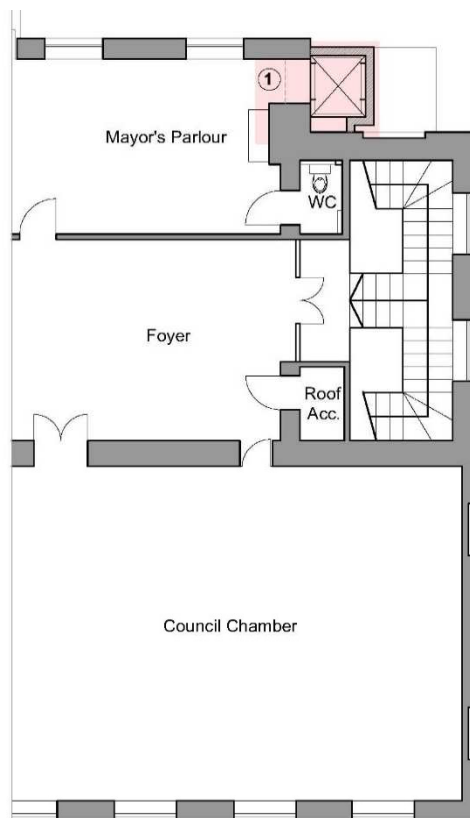


Stannah Midlift Plus example image

Option 5



Ground Floor Plan - 1:100



First Floor Plan - 1:100

Option 5

1. New lift access at first floor level from Mayor's Parlour.
2. Reconfigured WCs at ground floor level to allow creation of separate disabled and ambulant-disabled (inc. baby change) WCs. (Audit ref. 3.8.2, 3.8.3)
3. New enclosed platform lift (1100x1400mm) accessed from main entrance and to provide direct access to disabled WC.
4. Existing stair lift removed.
5. Upgrade internal door furniture with more user-friendly fittings (3.4.3) or provide an option for a secondary automated fully glazed door as per the museum entrance. (3.4.4)
6. Remove and/or replace loose coir entrance mat. (3.4.5)
7. Replace existing reception desk with new inclusively-designed furniture with signage and induction loop system. (3.5.1)

Next steps

- Consider comments and Feedback for the Access Advisory Forum
- Identify preferred/viable options to enable more detailed cost estimates to be prepared
- Consider preferred options and implications with the Planning and Conservation, and Historic England, Berkshire Archaeology
- Questions?

