

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL COMMITTEE – 25 AUGUST 2005

KILMAURS CABIN – DDA AUDIT FINDINGS

Report by Executive Director of Educational and Social Services

1. INTRODUCTION

- 1.1 The purpose of this report is to advise Committee of the findings of the DDA Audit, conducted by Technical Services, for the Kilmaurs Cabin, Main Street, Kilmaurs.

2. BACKGROUND

- 2.1 A report to the Northern Area Local Committee on 10 March 2005 highlighted that the Council did not own the Kilmaurs Cabin. However, Committee instructed that Technical Services conduct a DDA Audit on the premises to identify areas that would require to be upgraded by the Kilmaurs OAP Association who are the owners of the property.

3. DDA AUDIT FINDINGS

- 3.1 Appendix 1(attached) details the findings of the audit, and it is apparent that much work will be required to make the property compliant with DDA legislation. The Executive Summary details that all internal aspects of the building and the external access routes will require to be upgraded to make the building fully compliant with DDA legislation.

4. FINANCIAL/POLICY/LEGAL IMPLICATIONS

- 4.1 Nil

5. RECOMMENDATIONS

- 5.1 Members are asked to:
- (i) note the contents of this report

John Mulgrew
Executive Director of Educational and Social Services

EC/JBS
8 August 2005

LIST OF BACKGROUND PAPERS

Northern Area Local Committee – 10 March 2005 – Agenda Item 7 (Kilmaurs Cabin – DDA Implications)

Any Member wishing further information should contact Euan Couperwhite, Head of Resource Support at (01563) 576090.

IMPLEMENTATION OFFICER : EUAN COUPERWHITE

KILMAURS CABIN – DDA AUDIT EXECUTIVE SUMMARY

The Audit is carried out to comply with BS8300, Design of buildings and their approaches to meet the needs of disabled people.

The building is single storey located within the centre of Kilmaurs.

There is no car park or setting down point. A setting down point and disabled car parking space would be appropriate location would require to be agreed with the Roads Department.

ACCESS ROUTES FROM HIGHWAYS - PUBLIC FOOTPATHS

Street lighting of surrounding areas should be upgraded. [Detail survey with Lux meter required.]

Heights of drop kerbs at road crossings require to be altered.

Drop kerbs should also be provided to the footpath leading to the Wheatsheaf Inn and a new footpath surface provided within the cobbled area 1800mm wide.

Repairs required to footpaths to eliminate trip hazards, detailed levelling survey required to confirm all footpath gradients and cross falls. New cover required to gully outside building.

Stone attached to façade should be removed or painted to contrast in colour with the surrounding background.

Bollards that are less than 1000mm high and street furniture along the route should be painted to contrast in colour with the background.

All free standing signposts, lamp posts, etc. along the route to incorporate contrasting 150mm bands at 1500mm above the ground level.

MAIN ENTRY TO BUILDING

Provide lighting at door.

Vision panel to be provided to door.

Ironmongery will require to be renewed.

Canopy to be provided above entrance to door.

Replace threshold below door.

Provide new ramp incorporating steps.

HORIZONTAL CIRCULATION, LOBBY

Corridor width and length require to be increased to comply, structural alterations and detail design required.

Widths of Kitchen and Toilet doors to Lobby require to be increased.

Remove thresholds from all internal doors.

Renew ironmongery to all internal doors that are retained.

Ironmongery to contrast in colour with the door.

The leading edge of all doors to be painted to contrast in colour with the door face.

Vision panels to be provided within all doors excluding Toilet doors.

Remove loose laid rug.

MAIN HALL

Provide an induction loop.

Reposition furniture to maximise the circulation space for wheelchair users.

DECORATION GENERAL

Colour contrast to be provided between floors,walls and ceilings, doors must also contrast in colour with the walls.

High gloss finishes must not be used.

SERVICES GENERAL

Renew all lights switches, power points controls etc throughout and install at new heights to comply.

Provide guards to all radiators or renew with low surface temperature radiators.

Upgrade lighting throughout.

KITCHEN

The Kitchen area is not suitable for the use of disabled people.

All appliances, fittings, etc will require to be renewed.

Detail design required.

TOILET

The toilet area is not suitable for the use of disabled people.

Structural alterations required.

All appliances, fittings, etc will require to be renewed.

Detail design required.

SIGNAGE

To be provided within the building and externally.