



## Equalities Impact Assessment & Access Design Appraisal

### Southwark Council – Victory Community Park

Date: February 2021  
CAE ref: 2021J347

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## 1. Background & brief

Victory Community Park is located between Rodney Place, Munton Rd, Balfour St and Victory Place in London SE17. The park is approximately 4700 m<sup>2</sup> or 1.16 acres in size. Victory Primary school is on the south-west boundary of the park, with residential apartments and housing to the south, east and north. To the west lies Elephant Park, and a large mixed-use development under construction (completion December 2024). Within the general footprint of the park, but not publicly accessible, lies a nature area managed by Southwark Council & the Friends of Victory Community Park and a boarded up area of private land.

The park has five pedestrian entrances and is accessible from every street facing boundary. It has one vehicle entrance that providing access to half of the park. There are no buildings in the park, but it contains varied infrastructure and park facilities - a sunken hard standing ball-court with sloped and stepped paths to access; a pedestrian footbridge linking the two higher ends of the sunken area, currently closed due to structural safety concerns. There is a play area, mounded grass areas and picnic tables, and bespoke seating. The park is currently locked every night by the Rangers service, according to seasonal opening hours.

Victory Community Park requires a complete re-design reducing fencing, improving sport and play provision, enhancing planting and improving access, visibility and path network including addressing the issue of the pedestrian footbridge.

The design objectives are:

- The provision of a high quality, welcoming and safe playground offering diverse and innovative play opportunities for a range of ages and abilities.

- Value, quality and scope added to the sports provision (currently an important local facility provision of football, basketball and table tennis). The need to repair the bridge is an opportunity to repair the existing, design a new bridge or potentially raise the existing sunken area ball court.
- To replace the current fencing and gates, which are unwelcoming and create a negative initial impression of the park.
- To reduce opportunities for crime and anti-social behaviour and increase perceptions of safety in the park, which could increase female visitor numbers.
- Enhance the horticultural interests and biodiversity within the park, by including the existing natural area/nature garden in the wider park landscape, visually as a minimum and possibly physically by opening up/increasing public access.
- Develop the park without increasing revenue costs, ensuring designs while creative are robust and low maintenance.

The scheme should enable easy access for people with disabilities or limited mobility, and fully meet the requirements of the Equality Act. Particular user groups would include older people and parents with young children, as well as provision for wheelchair-users and people with limited or partial sight.

The scheme will include appropriate surface treatments, sensitive placement of furniture, initiatives to aid interpretation of park elements, and other measures to aid equality of access and enjoyment.

The Equality Act Protected Characteristics that are potentially impacted by a purely physical space are Disability, Age and Pregnancy & Maternity – all of which are affected by access to the space and the facilities provided. Sex, women in particular, may also be impacted by safety or security considerations. The provision of sanitary facilities would increase the potential impact to include additional characteristics such as Religion/Belief and Gender/Sexual Orientation, but there are no sanitary facilities provided within the park.

This review was undertaken by Teresa Rumble, Senior Access Advisor at the Centre for Accessible Environments, in February 2021, with consideration of the proposal plans provided, public consultation reports and a site visit.

A public consultation was undertaken at the beginning of the project, to allow the public to shape the designs and direction of the project from the start. This public engagement took place from Monday 13th January 2020 to Sunday 9th February 2020 with an online survey and two public drop-in sessions held in the park.

A second public consultation took place from Friday 18 September to Wednesday 28 October 2020 with an online survey open for responses. A public online consultation meeting was held on Wednesday 21 October from 6:30pm to 8pm. This session was held on Zoom and run by the Project Manager and Landscape Architect.

Both consultation reports are appended to this document and reference is made to comments as required throughout.

It is recommended that stakeholders, local community and access groups are consulted in the design/refurbishment process to review impact and ensure an inclusive design. The consultations noted above are welcomed and CAE would also encourage follow-up events and communications to assess the impact and usage of any new design.

## 2. Abbreviations

- **AFL** - Above floor level (or height above ground or the finished floor surface)
- **ECW** - Effective clearance width (as in the dimension of the door opening clear of any projections from the face of the door such as door furniture and weather boards)
- **LRV** – Light Reflectance Value (the measurement of the tonal value of a surface material)
- **BS8300** – British Standard codes of practice

## 3. EIA & Design Appraisal – Victory Community Park

CAE Comment	Protected characteristic impact:			
	Disability	Age	Pregnancy & Maternity	Sex
<b>3.01 Park approach</b>				
<p><b>Description</b></p> <p>Pedestrian access to the park itself is mixed, with the entrance on Victory Place in particular having a very generous pavement width and appropriate dropped kerbs and tactile warning surfaces.</p> <p>However, the access could be improved in other places and should be considered along with designs for the interior. For example, the current pavement has some obstacles to general access, e.g. Muntion Road has informal unidentified dropped kerbs at each end, plus signage posts/ticket machine reducing the pavement width in places along its length. There is also a narrow pinch-point on the pavement width currently caused by green hoarding on Rodney Place, and the entrance to the nature area of the park on Elba Place is inaccessible (narrow pavement, lack of dropped kerb, gateway width).</p>	✓	✓	✓	

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Sufficient pavement widths and clear vision is a safety concern for any vulnerable people and those caring for them and the width of any path is now a health and safety concern with regards to Covid-19 and the need to maintain social distancing. This concern is expected to be on going for many people, particularly those with the Protected Characteristics being considered.				
<p><b><u>Pavements</u></b> Pavement widths should be <u>at least 1200mm</u>, although 1800mm is preferable. A width of 2000mm would accommodate larger electric mobility scooters.</p> <p>Clear widths should also be maintained up to a height of at least 2.5 m above ground level, as vegetation along access routes can be a particular hazard to people with visual impairments.</p> <p>Pavements should be level or gently sloping, and the surface should be firm, slip-resistant and reasonably smooth.</p> <p>Pavements should have a detectable demarcation which can be followed by people who are blind or partially sighted, for example a kerb edge, and visual contrast should also be provided.</p>	✓	✓	✓	
<p><b><u>Dropped Kerbs</u></b> Dropped kerbs, meeting all the standards detailed in BS8300 and not less than 1200mm in width, should be provided on corresponding sides of the carriageway to enable wheelchair and mobility scooter users, those pulling shopping trolleys and those pushing prams and pushchairs to safely cross the carriageway and</p>	✓	✓	✓	

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<p>access the park.</p> <p>Concerns regarding dropped kerbs were raised as general comments in the 2nd public consultation, with Southwark Council committing to ensuring provision in the right places.</p> <p>There appears to be a blue badge parking space on Balfour Street, but no adjacent dropped kerb to enable access onto the park side of the road, which would necessitate a wheelchair user leaving the vehicle from the roadside to travel down the road vehicle carriageway to the Victory Place end.</p>				
<p><b><u>Seating adjacent to the park</u></b></p> <p>A metal bench currently positioned on the corner of Balfour Street and Victory Place is on a loose surface material, unsuitable for a wheelchair-user or people who are otherwise mobility impaired.</p> <p>The surface should be firm, slip-resistant and reasonably smooth – grass, bare earth, sand, bark or un-bonded gravel should not be used.</p> <p>Seating should be located so that it and its users do not reduce the access route width recommended when in use by a variety of people, including those with shopping or buggies and people using mobility aids or assistance dogs, and there should be space <u>alongside</u> to allow wheelchair users to be integrated within the general seating provision.</p>	✓	✓	✓	

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Seating should visually contrast with the background against which it is seen and it should not have a highly reflective finish.				
<p><b>Cycle Parking</b></p> <p>Cycle parking is currently located outside of the part itself on the corner of Balfour Street and Victory Place, with cycle stands contrasting visually with the background against which they are seen, as recommended.</p> <p>The area would benefit from tactile surface treatment to enable visually impaired people to identify the cycle parking area.</p> <p>The space provided appears to take into account the different types and sizes of cycle that exist, including adapted cycles such as hand cycles, upright and recumbent tricycles, tandems and solo cycles with adaptations to suit the rider's specific needs, as these can be considerably larger than other cycles.</p> <p>The cycle stands or bike racks are positioned so that when in use (i.e. when a cycle is placed on one of them), they do not reduce the access route width below that recommended in above.</p> <p>Comment regarding cycle parking is included in the 2nd public consultation report, with Southwark Council commitment that this would be included in a refurbished park design. This would be welcomed to enable any park user to keep their cycles/mobility aids in view. The recommendations above regarding space, visual contrast and tactile properties would still apply.</p>	✓	✓		



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<b>3.02 Park entrance</b>				
<p><b>Description</b></p> <p>Pedestrian gates are currently kept open once they have been unlocked each day, which is good practice for wheelchair and buggy access. This also improves access for older people, who may find heavy or fiddly gates difficult to negotiate.</p> <p>Current signage attached to the gates and fencing in various places appears messy and inconsistent, which can create confusion as well as presenting unnecessary visual clutter.</p>	✓	✓	✓	
<p><b>Gates</b></p> <p>Comments regarding the locking of gates each night were received from each public consultation:</p> <p>...no longer locking the park received split opinions, with equal numbers of people both in support and not in support...</p> <p>Victory Park has been locked at dusk for the past 5 years, originally to address antisocial behaviour issues at the time. The fencing is unusually tall for a public park and in poor condition.</p> <p>Along with better located entrances, replacing with regular height fencing (about 1 metre high) would improve views into the park, encouraging more people to come in. Improving views looking out of the park would also make it feel safer.</p> <p>Almost all parks in Southwark are not locked at night and low fences are not intended for security so locking them becomes ineffective.</p>	✓	✓	✓	

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<p>Experience has shown that opening up views can reduce antisocial behaviour. Entrances with gates may also be difficult for some people with disabilities...</p> <p>BS8300-1:2018 states that any side-hung gate on an accessible route should be capable of opening in both directions and should be easy to open with either hand. The gate should also be self-closing - a gate that is self-closing under its own weight is preferable to one with a sprung hinge.</p> <p>The catch to any gate should not require the user to have to pinch or twist their hand to operate, and a catch that can be operated with a clenched fist is best.</p> <p>All gates should be a minimum of 1000mm wide and should be of open construction to allow a user to see another approaching from the opposite side. There should be a 300mm clear space to both the pull and push sides of the leading edge of a gate, to enable access by a wheelchair-user.</p> <p>If the gates are to be left unlocked beyond dusk, the recommendation would be to provide artificial lighting - see comments below.</p>				
<p><b><u>Entrance signage</u></b> Signage should be prominently located at each entrance, and be clear and easy to read. Information and signage should be located where it is clearly identifiable and visible from all directions, but positioned to allow people to stop and study without restricting</p>	✓	✓	✓	✓

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<p>access routes. On gates that are held open, it is obviously preferable to have signage adjacent on fixed fencing, to ensure that it is always visible.</p> <p>The location of, and routes to, key accessible facilities such as nearby parking and sanitary facilities, should be clearly indicated and include distance information as well as opening times. This is especially important as there are no sanitary facilities provided in the park itself. For example, there are publically accessible toilets nearby at Walworth Library (5mins walk) and The Castle Leisure Centre (10mins walk).</p> <p>Directional signs should specifically identify routes that are accessible and step-free, and should give as much information as possible to assist people in planning and navigating their route, including distances and gradients where appropriate.</p> <p>The shape, materials, colour and typeface of signs should be consistent throughout an area. Recommendations for the design and size of lettering and symbols are given in BS8300-2:2018, 12.3.1. The Sign Design Guide also gives recommendations for information and signage.</p> <p>Visual signs should use simple words, clearly separated from one another, in short sentences. Sentences or single word messages should begin with an upper case letter and continue with lower case letters. Block capitals should not be used. Sans serif typefaces are preferable.</p>				

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<p>Regular cleaning and maintenance of signage and information panels, including cutting back of surrounding foliage, is necessary to ensure that they remain clearly legible and up to date.</p> <p>Signage should be displayed within a height band of 1100-1600mm AFL.</p>				
<b>3.03 Paths</b>				
<p><b>Description</b></p> <p>The park currently has a variety of paths types, which are predominantly level although puddling of water may occur in places in wet weather. The surface materials vary, but are predominantly firm.</p> <p>The path widths are mostly adequate, but could be improved in places, and the edges of the paths are often undefined, creating a risk of rolling inadvertently onto grass or mud.</p> <p>Noted in the public consultations is the comment that 'the fact the bridge is broken discourages people from taking a pleasant short cut through the park. Some feedback suggested that due to it being closed for several years people had become accustomed to walking a different route.'</p>	✓	✓	✓	
<p><b>Path Width</b></p> <p>Paths should be at least 1200mm wide, although 1800mm would be preferable. A width of 2000mm would accommodate larger electric mobility scooters, which are now used more frequently. The tyres of a larger mobility scooter would usually be able to navigate</p>	✓	✓	✓	✓

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<p>the grass adjacent to the path, but this would cause the path edge to become muddy and indistinct, causing potential difficulties for other park users.</p> <p>Where the surface width of an access route is less than 1800mm, passing places should be provided to allow two wheelchair users to pass each other. Passing places should also be provided at junctions along an access route.</p> <p>A passing place should be 2000mm long by 1800mm wide and located within direct sight of another passing place.</p> <p>Sufficient path widths and clear vision throughout is also a safety concern for any vulnerable people and those caring for them.</p> <p>Improving sightlines across the park, to help reduce antisocial behaviour issues, was included in the comments for the 2nd public consultation.</p> <p>As already stated, the width of any path is now a health and safety concern with regards to Covid-19 and the need to maintain social distancing. This consideration is expected to be on-going for many people, particularly those with the Protected Characteristics being considered. Narrow paths that require people to step off to allow others to pass are particularly challenging for those with mobility disabilities and people who are visually impaired.</p>				

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Clear path widths should be maintained up to a height of at least 2.5 m above ground level. Overhanging vegetation along access routes can be a particular hazard to those with visual impairments.				
<p><b><u>Path Surface</u></b> The surface of all paths should be firm, slip-resistant and reasonably smooth – grass, bare earth, sand, bark or un-bonded gravel should not be used.</p>	✓	✓	✓	
<p><b><u>Paths general</u></b> Paths with rounded corners at path junctions will aid circulation and manoeuvrability around the park.</p> <p>Paths should be level or gently sloping.</p> <p>Concept design 3 shows level access throughout the park and would be preferable to a long and convoluted ramp accessing the sunken ball court.</p> <p>Concept design 2 does not show any wheelchair accessible access to the sunken ball court area.</p> <p>Paths should be provided to access <u>all</u> park facilities such as play areas and equipment, sports areas and equipment, seating areas and viewing points.</p> <p>Concept design 2 does not show a barrier to the open edge of the new path next to the road, which would be required for safety reasons. This barrier would affect the view into the ball court area</p>	✓	✓	✓	

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and have implications for the perception of safety for the hidden space.				
<b>3.04 Surfaces</b>				
<p>The surface of paths, seating areas, picnic areas, and specific play and sports areas should be firm, slip-resistant and reasonably smooth – grass, bare earth, sand, bark or un-bonded gravel should not be used.</p> <p>Surfaces both approaching and surrounding each specific area of the park need to be accessible for all, including disabled children and disabled adults, and should be firm and smooth as stated above.</p> <p>Although visual contrast can be useful to enable partially sighted people to perceive boundaries, bold surface patterns can be disorientating or misleading, and should be avoided. Colour, patterning, lettering and imagery used on pedestrian surfaces can be particularly problematic for people who are blind or partially sighted and people who have sensory/neurological processing difficulties.</p>	✓	✓	✓	
<b>3.05 Play and Sports Areas</b>				
<p>Play and sports areas proposed include either the existing sunken ball court or a new basketball half-court and a Panna football area. The play areas are as yet undetailed, however the <b>public consultation expressed a preference for wooden equipment.</b></p>	✓	✓	✓	✓

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<p>Improvements to the play area were well supported. Comments about the play area included; 'children should be involved with the design of the play area', 'play area should use natural and sustainable materials' 'and 'play area is too shaded and needs more light'. These will be explored in the next stage of the design including involving children from Victory Primary school.</p> <p>It was agreed that the Play area would still need fencing, and previous comments regarding gate access would apply here.</p> <p>Responses indicated that a park which is accessible to all is very important, and that the best way to provide this is by filling in the ballcourt to raise it to ground level.</p> <p>CAE would support the statement by Southwark Council that it is not possible to provide ramped access due to the length of ramp required.</p> <p>All play and sports areas should be designed to be inclusive and accessible for both potential users and their companions or carers They should avoid segregation and separation, and should provide opportunities for children and adults with a variety of impairments.</p> <p>There should be clear and accessible routes and surfaces both to and through the play area, with the ability to get close to and interact with climbing units which might not themselves be accessible. There should be play facilities within easy reach for a range of users (seated, standing and different heights).</p>				



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<p>Play spaces should offer a good range of play opportunities for children with a diverse range of disabilities. Inclusive play spaces should facilitate children with and without disabilities to be in the same places and play together. <b>There are examples of well-intentioned designs for inclusive play areas that are in fact inaccessible, so professional access advice is recommended, as well as consultation with children themselves.</b></p> <p>Example references - <i>Mainstreaming Inclusive Play. Good Practice Briefing 1: Inclusive Design for Play.</i> Play England and Kids charity / <i>London Plan SPG Shaping Neighbourhoods: Play and Informal Recreation</i></p> <p>The play areas should have accessible observation points, where parents, companions or carers can safely and comfortably sit and observe without necessarily being involved in the play or sports activities.</p> <p>There should be easy access to toilet facilities, and it is recommended that the park entrance signage, detailing WC facilities nearby, is repeated here.</p>				
<b>3.06 Seating</b>				
<p>As with play, sports and picnic areas there should be accessible paths leading to any seating and there should be accessible ground surface surrounding.</p>	✓	✓	✓	

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<p>Seating should be located so that it and its users do not reduce the access route width recommended when in use by a variety of people, including those with shopping or buggies and people using mobility aids or assistance dogs, and <b>there should be space alongside to allow wheelchair users to be integrated within the general seating provision.</b></p> <p>Concept design 2 and 3 both appear to show seating (benches) on the grass next to the path, with no adjacent hard standing area.</p> <p>The public consultations raised improved and increased seating and picnic tables as a concern, and include the comment that Southwark Council should additionally ensure that there are comfortable benches away from picnic tables and the playground, particularly for older people and those who want to sit in a quieter spot.</p> <p>Public consultation also commented that the seating should be reviewed, as respondents mentioned that the stone seating blocks around the park were uncomfortable, especially in winter, and that more seating with armrests should be provided.</p> <p>Seating should visually contrast with the background against which it is seen and it should not have a highly reflective finish.</p> <p>A choice of seating options should ideally be available, with and without arm and back rests, and with different seat heights - 380mm, 480mm and 580mm from ground level. However, if only one type is provided the seat height should be between 450mm</p>				

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<p>and 480mm, and the seat should have both back support and arm rests.</p> <p>Arm rests are recommended for some of the seating, as they help people lower themselves onto the seat and stand up. Arm rests should be provided at a height of 200mm from the surface of the seat. There should be space between arm rests of at least 500mm.</p> <p>Back support should be provided at a height of at least 300mm from seat level.</p>				
<b>3.07 Picnic area &amp; picnic tables</b>				
<p>See also above regarding seating in general.</p> <p>Concept design 1 &amp; 2 both indicate standard A-frame picnic table provision.</p> <p>A variety of picnic tables should be provided with wheelchair-accessible provision offered. A standard A-frame picnic table is not accessible for wheelchair users and those with mobility disabilities.</p> <p>As with play areas, there should be an accessible path leading to the picnic area and the surrounding ground surface should be accessible, as detailed in 3.04 Surfaces.</p> <p>Picnic tables and benches should visually contrast with the background against which it is seen and it should not have a highly reflective finish.</p>	✓	✓	✓	

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<b>3.08 Nature Area</b>				
<p>Currently the nature area is only accessed via a separate entrance on Elba Place. This entrance is inaccessible (narrow pavement, lack of dropped kerb, gateway width).</p> <p>In public consultation, the idea of opening up the nature garden was popular, with many residents in favour of the opportunity to make more use of it, however there were also concerns that the area could become subject to anti-social behaviour if opened up and that increased use would be detrimental for the wildlife...</p> <p>A new entrance into the nature area to enable the space to be access from within the park itself would be supported, with all previous recommendations regarding gates, paths etc. applicable.</p>	✓			
<b>3.09 Fences</b>				
<p>Victory Community Park currently has high fencing that is in poor condition and would need to be replaced.</p> <p>Public consultation comments 'agree with lower/better fencing but state that it must be high enough to lock and keep people out', However, there are reports of people in the park at night, so the current fencing, although very high, does not prevent some people from getting in.</p>	✓	✓		✓

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<p>Some respondents disliked low fencing and stated that the park should have a high fence. The low fencing was included in all designs as a result of the first consultation, where 26% of people mentioned without prompting that they did not like the current high fencing... there was also a point of view that tall fencing was needed...</p> <p>In terms of accessibility the fencing impact is limited, however the open aspect for general views into and around the park would affect the safety and perception of safety of the area.</p>				
<b>3.10 Lighting</b>				
<p>The proposed design does not indicate any artificial lighting in the park, and Southwark Council policy is generally not to introduce new lighting due to the negative effect on wildlife, and the potential to increase antisocial behaviour by encouraging use of the park at night.</p> <p>Artificial lighting would be recommended however, to help maintain a level of illumination that is both comfortable for all park users, particularly those with visual impairments, neurodiversity and safety concerns. Good lighting, at dusk, night or gloomy days would provide physical and perceived safety to help facilitate surveillance, and discourage antisocial behaviour.</p> <p>CAE would agree with a public consultation comment that if the park was not locked at night, there should be lighting to be safe.</p>	✓	✓		✓

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Daylighting should be considered, along with any consideration of artificial lighting, to avoid excessive illuminance and glare on critical surfaces and elements. This should be achieved through avoidance of highly reflective surfaces and the use of natural shading.				
<b>3.11 Bins, Planting and Miscellaneous</b>				
<p>Bins should be positioned to be recognizable, convenient and usable, but they should not reduce the access route width.</p> <p>Waste bins should have a minimum height of 1000mm, with the opening 1000mm from ground level.</p> <p>Bins should be detectable at ground level, incorporating a consistent profile throughout their height from ground level, or a form of ground level detection, plinth or tapping rail should be provided to assist people who are blind or partially sighted in detecting the bin.</p>	✓	✓		
<p>General planting, foliage and soft landscaping features should not be located within a clear pedestrian route or desire line. Roots and branches should also not provide an obstruction.</p> <p>Climbing plants along fences need to be regularly maintained, so that they do not create an obstruction at any height up to 2.5m.</p> <p>Surface or ground-mounted tree pits should provide a smooth transition and accessible surface from the surrounding ground</p>	✓	✓	✓	✓

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<p>level/finish, and any joints between ground surfaces should be smooth and level.</p> <p>Raised planters can help contribute to an interesting landscape with a variety of accessible levels. They should be at least 150 mm high from ground level and must be maintained to prevent over-hanging onto paths. Raised planters should contrast visually with the surrounding surface finishes to ensure that they are recognizable. Raised planters need to be maintained to ensure that any plants within the planter do not intrude over pedestrian routes and create a trip hazard.</p> <p>Care should be taken to ensure that trees and large shrubs do not affect the functionality of lighting, both natural and artificial, as this would affect the usability of the space by many people. It can also have an impact on safety or the perception of safety within the park.</p> <p>A sensory aspect to the planting can provide a valuable resource for a wide range of uses and can provide orientation and interest.</p> <p>Grassed and soft landscaped areas should be regularly maintained so that they remain attractive and usable: overgrown areas can feel unsafe and are more likely to be subject to anti-social behaviour and vandalism.</p>				
<p>General signage should follow the same guidance given at item 3.01 regarding the park entrance signage.</p>	✓	✓		

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A notice board or case should have information displayed within a height band of 1100-1600mm AFL, with items repeated at both the upper and lower height. The notice board should be located on a firm surface to enable approach by a wheelchair user, but off the main access route to avoid obstruction.				
Note that bollards generally should not be located within an access route, as they are particularly hazardous to people who are blind or partially sighted. If bollards are used to create protective distance, the effective clear width between the physical features should be not less than 1200mm. They should be at least 1000mm high and should contrast visually with the background against which they are seen. They should not have a highly reflective finish and it is recommended that they have a 150mm deep contrasting strip at the top.	✓	✓		

#### 4. SCOPE

This report is based on information and access provided to the consultant at the time of audit. Any recommendations are based upon evidence seen. While every care is taken to interpret current Acts, Regulations and Approved Codes of Practice, these can only be authoritatively interpreted by Courts of Law.

**Any notes written by the Access Consultant on the drawings or extracts from them associated with this review do not constitute a design or specification and are purely observations which may be used at the Designer's discretion to develop into a working design. Any CDM implications that arise from the final design should be considered by the**



## **Designer under the Construction (Design and Management) Regulations 2015 and associated regulations.**

Undertaking the recommendations in the report may assist with meeting obligations under the Equality Act 2010 but does not guarantee this, as further adjustments may be needed as and when an individual's particular disability requires. The Act does not contain prescriptive standards to improve accessibility or inclusion. As such, compliance with the Act cannot ultimately be determined. Only tangible standards set out in guidance documents such as BS8300: 2018 can be referred to for compliance. Although the built environment may meet Approved Document M or BS8300 in some areas, further reasonable adjustments under the Act may be needed to suit the requirements of individual disabled users.

## **5. REFERENCES**

The Equality Act 2010

British Standard BS8300-1:2018 Design of an accessible and inclusive built environment – part 1: External Environments

Designing for Accessibility – Centre for Accessible Environments (CAE)

Inclusive Urban Design – Bsi; CAE; David Bonnett Associates

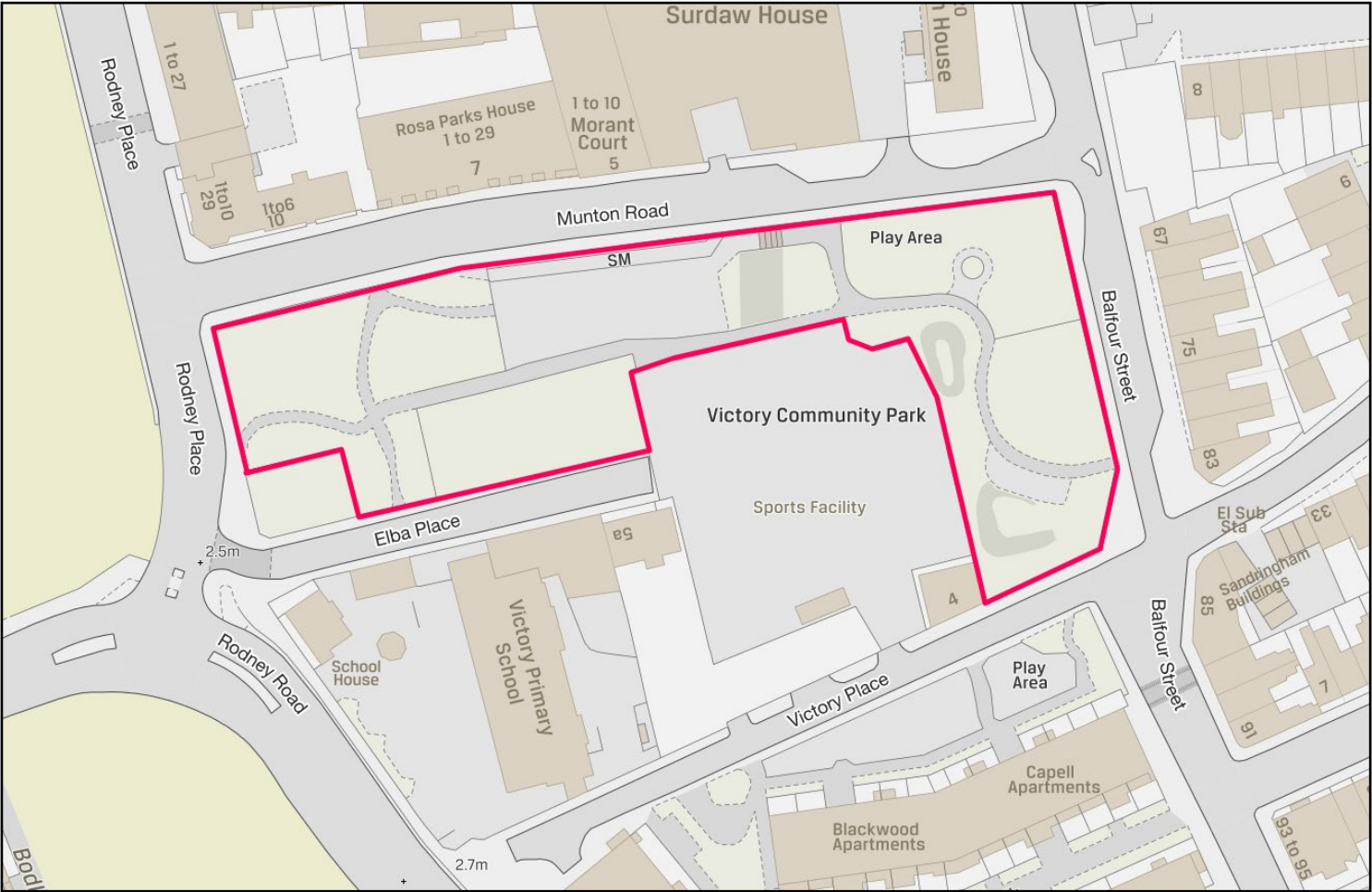
Sign Design Guide – JMU; Sign Design Society

## **6. APPENDICES**

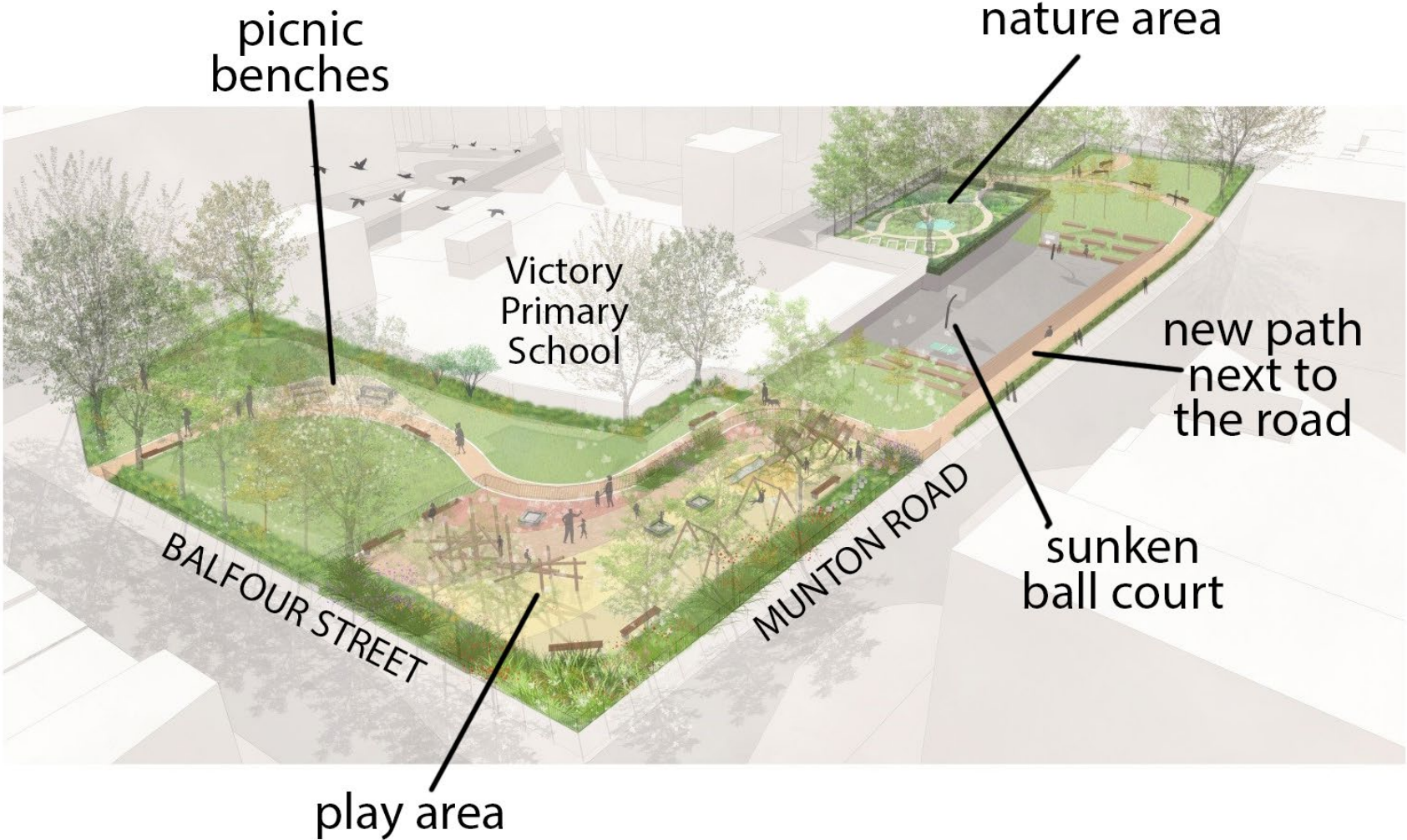
A copy of CAE's standard appendices are attached for general guidance.

*All advice is given in good faith and based upon information and knowledge available at the time of the review. CAE does not accept any responsibility for any loss occasioned by reason of non-compliance with legislation, including the Equality Act 2010 and any subsequent amendments.*

Site Location Plan



Concept design 2





Concept design 3

