

# Access Statement

## The Elgar Suite, All Saints House, Worcester



### 1.0 Introduction

- 1.1 Recent guidance has introduced the concept of Access Statements as a way of demonstrating that services have, or will, address the obligations of reasonableness introduced by the Disability Discrimination Act 1995 (DDA).
- 1.2 A correctly developed Access Statement will provide an opportunity for JDR-Leisure to demonstrate their commitment to ensuring accessibility in the services they provide. It will allow them to demonstrate how they are meeting, or will meet, the various obligations placed on them by legislation, and how they will continue to manage accessibility throughout the delivery of the services they provide or the employment opportunities they create.
- 1.3 The government is committed to achieving “Thriving, inclusive and sustainable communities in all regions” (Mission Statement of the Office of the Deputy Prime Minister, 2003). A fundamental element in achieving this will be the removal of unnecessary physical barriers imposed on people by the poor design or management of buildings and spaces.
- 1.4 Inclusion and sustainability, are not only about addressing the needs of disabled people. Older people, families with small children, and carers, friends or relatives who accompany disabled people would all benefit from improved accessibility.

### 2.0 Underlying Philosophy

- 2.1 JDR-Leisure is committed to a policy of equality, inclusion and accessibility in the delivery of its services to members of the public, and in the employment opportunities afforded to existing and future employees. JDR-Leisure fully recognises the diversity of cultural, religious and individual abilities of its customers and employees, and is active in ensuring that any potential sources of discrimination are addressed in both the physical attributes of the buildings it uses and in the management practices and procedures it adopts.
- 2.2 JDR-Leisure is committed to ensuring that the facilities it provides, uses and manages afford its customers, clients and employees the opportunity to maximise their individual abilities and enjoy safe and, wherever possible, independent participation.

### **3.0 Influencing Legislation at JDR-Leisure**

- 3.1 JDR-Leisure acknowledges that the development at The Elgar Suite, presents issues relating to accessibility and inclusion which need to be addressed if the obligations imposed on them by the Disability Discrimination Act 1995 (DDA) as employers (Part II) and service providers (Part III) Disability Act 2001, are to be met.
- 3.2 The nature of the activities to be undertaken at The Elgar Suite, together with the diversity of cultures and languages of the people using the facility, will place some unique obligations on JDR-Leisure, both as employers and service providers. These obligations will be addressed by positive actions to maximise participation. These will include the appropriate communication of information about the site, its facilities and management practices in formats which meet the diverse needs of the population. Where appropriate, JDR-Leisure will increase the potential understanding of information with site specific measures, such as increased levels of appropriately designed symbols and pictograms.
- 3.3 How the design, the provision of features and facilities, and the selection of materials will influence any obligations imposed by other legislation affecting the on-going management of the facility (such as the Occupiers Liability Acts 1957 and 1984, the Human Rights Act: 1998 and The Equal Treatment Directive 1975 - Amended 2002), will also be taken into consideration.
- 3.4 Other good practice guidance to be considered will include: The Sign Design Guide – a guide to inclusive signage (JMU Access Partnership and The Sign Design Society), The Code for Lighting 2001 (Society of Light and Lighting - CIBSE), the Department for Transport (Inclusive Mobility), the ODPM (Planning and Access for Disabled People), and DRC Codes of Practice.

### **4.0 Operational Level**

- 4.1 JDR-Leisure currently carries out a programme of review for compliance with legislation related to health and safety and fire precautions. JDR-Leisure is committed to developing and enforcing on-going structured reviews of any issues related to physical barriers, management practices and procedures which may affect accessibility. JDR-Leisure is also committed to ensuring that the stringent levels of inspection, reporting, feedback and action associated with those areas of health and safety and fire regulations it is responsible for, are applied and linked to an on-going accessibility strategy.

- 4.2 Regular access audits, linked to inspections for fire precautions, health and safety and risk assessment will be carried out. Accessibility issues which require on-going review will also be linked to the maintenance programme for the facility.
- 4.3 As far as is practical and reasonable to do so, The Elgar Suite and all services provided by JDR-Leisure will be made accessible to all, irrespective of physical and mental ability / disability, ethnicity, sex or sexual orientation.
- 4.4 JDR-Leisure will take appropriate advice from professional organisations in seeking to make its services available to all, including but not limited to Chambers of Commerce, Business Link, the City Council and District Council and internet resources.

## **5.0 Context**

- 5.1 The Elgar Suite is in an elevated position with a hard-standing at the front, which it shares with other adjoining residential units. The hard surface is approached directly from the adjacent public footpath with no intermediate steps or kerbs. The frontage to the property currently has a small step at the main entrance and a steel-framed glass door. The existing clear opening width of the door is 690mm, and the door threshold is approximately 10mm. The door is made of security glass and as such is heavy to open. Whilst this presents a moderate level of difficulty for some customers, it is outside of the control of JDR-Leisure to make any modifications to the building entrance.
- 5.2 The building has no dedicated car parking. However, adjacent to the building and behind the Crowngate Multi-storey Car Park is a manoeuvring area which may be used by Blue Badge holders for drop-off and parking purposes.
- 5.3 There are a range of public transport options to access the building including bus, coach and train. The bus station is located adjacent to the building. Secure cycle storage facilities are available within the building.
- 5.4 The street lighting around the building is adequate and is supplemented by an external light over the main entrance to the building.
- 5.5 JDR-Leisure has an ongoing maintenance programme to ensure the facilities are well maintained and in good repair.

## **6.0 Internal Design**

- 6.1 Access to all floors is provided by a modern, brightly-lit lift. This is accessible without the need to ascend or descend any steps. The lift is regularly maintained. The lift is not designed to accommodate Class 2 and Class 3 electrically powered scooters. The internal stairwell is brightly lit with lighting switches at each floor and a handrail running through all levels.

- 6.2 A bright colour scheme has been chosen to highlight walls, floors, doors and ironmongery.
- 6.3 All internal doors are fitted to BS 5588:1988 standard with the appropriate level of fire-rating and are self-closing.
- 6.4 The apartment is has fitted carpets throughout with the exception of the kitchen area which is covered in slip-resistant vinyl. The carpet to vinyl join has a small metal gripper bar which is not considered to be a tripping hazard.
- 6.5 All rooms within the apartment are on a single level with no perceived tripping hazards.
- 6.6 The width of corridors and doors, surface finishes to walls, floors and ceilings, colour and luminance contrast, lighting and the usability of switches etc will follow best practice guidance.
- 6.7 Toilet facilities are usable by either sex. Waste disposal facilities are provided for sanitary towels. The bath and shower may present an access problem for some disabled guests. The bathroom is not large enough to accommodate a separate shower unit. Consideration will be given in the future to modifying bathroom facilities to provide better access to the shower/bath for disabled guests.
- 6.8 Kitchen/dining equipment is provided for children/babies. A high chair, booster seat and travel cot are available for use.

## **7.0 Continuity**

- 7.1 This Access Statement will be reviewed on at least an annual basis.
- 7.2 It will be updated in the response to any applicable modification to the building, changes to the services provided by JDR-Leisure, changes in applicable legislation or in response to relevant feedback from customers and other interested third-parties.

## 8.0 References

ODPM (2003), 'Planning and Access for Disabled People: A good Practice Guide', Authors: Drivers Jonas, Publisher: ODPM.

ODPM (2004), The Building Regulations (2000), Part M, Access to and use of Buildings, 2004 Edition, and the Approved Document to Part M (2004), Pub: TSO (The Stationery Office).

BS5588: Part 8:1988, Fire Precautions in the design, construction and use of buildings – Code of Practice for means of escape for disabled people, BSI, 1988.

DRC Codes of Practice, the Stationery Office

- Code of Practice, Rights of Access, Goods, Facilities, Services and Premises;
- Code of Practice, Elimination of Discrimination in the Field of Employment against Disabled Persons or Persons who have a Disability;

**Date of issue:** 1 September 2006