



Access = Design

Royal Pavilion Garden, Brighton

Access Statement

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1.0 Access statement

This Stage 3 Access and Inclusion Statement covers the proposed redevelopment and improvements works to the Royal Pavilion Garden, Brighton. It outlines how the scheme integrates the principles of accessibility and inclusive design so that the garden will be able to be used safely, easily and with dignity by everyone, including disabled people. The integration of inclusive design principles will be achieved by also recognising that one solution may not work for all yet getting the best possible inclusive solutions within the physical, topographical and historic constraints of the site.

The assessment in this report is based on information available at the current planning application stage and is subject to future detailed design development. All issues relating to inclusive access have been and will continue to be considered and reviewed throughout the design process.

1.1 Design guidance and standards

A range of inclusive design and accessible design guidance documents have been and will be referenced during the ongoing design of the scheme. These include the following:

- Brighton and Hove City Council – City Plan Part Two (adopted Oct 2022)
- City Plan Policy DM32 covering The Royal Pavilion Estate
- Approved Document M Access to and the use of buildings Volume 2 (2015)
- Approved Document K Protection from falling, collision and impact (2013)
- British Standard BS 8300 Part 1 – External Environment (2018)
- Easy Access to Historic Buildings – Historic England (2015)
- Easy Access to Historic Landscapes – Historic England (2015)
- Changing Places: The Practical guide, 2018 (changing-places.org.uk)
- Sign Design Guide (JMU/SDS)
- Requirements and implications of the Equality Act 2010
- Designing for Accessibility (CAE)

1.2 Design approach to inclusive design

In keeping with Brighton and Hove policy, the aspiration is to create an inclusive environment that is accessible and useable by as many people as possible as well as ensuring legislative requirements around accessibility are met. The City Plan Part Two Policy DM32 covers the Royal Pavilion Estate specifically and includes requirements for:

- Improved visitor welcome
- Increased accessibility
- More legible and coherent perimeter treatment
- Enhanced entrances to create a sense of arrival.
- Ensure more effective and attractive pedestrian circulation.

It is recognised that meeting or in some cases exceeding good practice guidance on inclusive design will benefit all users of the garden. Access and inclusion will be integrated into the scheme to maintain the aesthetic aspirations and to dovetail with architectural and historic context.

1.3 The Equality Act 2010

The Equality Act 2010 is not building legislation, nor does it have design guidance to accompany it. The Act is civil legislation which aims to protect people who have protected characteristics (including disabled people) against discrimination and unfair treatment. This protection is given to employees working within the garden, as well as customers or visitors. As the Equality Act is not compliance based and has no design standards, nationally recognized good practice guidance is followed to maximize access for disabled people with protected characteristics in the design and construction of the development.

Brighton and Hove City Council also have duties under the Public Sector Equality Duty which places duties on public authorities to **advance** opportunity for disabled people, which may mean going beyond minimum standards wherever practicable.

1.4 Access Consultant

Vin Goodwin, NRAC registered Access Consultant, has reviewed the existing access audit report, the existing site and the scheme proposals. It is recommended that an access consultant is involved in the on-going design process appraising elements of the design at the relevant stages to ensure that the best possible level of access is achieved and that the proposals meet relevant legislation and recognised good practice guidance as outlined above.

1.5 Current access issues

An access audit was carried out during June 2019 by Earnscliffe access consultants. A review of the site and the access audit report were carried out by Vin Goodwin in 2022.

The audit and subsequent review highlighted a number of access issues including:

- Garden entrance identification not always clear
- Uneven entry gate thresholds with water pooling in some locations
- Uneven surfacing on pedestrian paths
- Poor signage
- Steep gradients in some areas
- Lack of adequate seating and resting spaces
- Narrow path widths in places

For full details refer to the Royal Pavilion Garden Phase 2 Access Audit Report dated June 2019, (Earnscliffe) and the Royal Pavilion Garden Access Review, April 2022, (Access=Design).

2.0 Park entrances

The existing locations for entrances to the garden will be retained. Entrances will have new signs to clearly identify their location on approach. The signs will be clearly contrasting and visible to assist all users, particularly people with sight impairments. Signs will be designed with reference to the Sign Design Guide.

The clear opening widths of entrances to the garden will all meet or exceed 1000mm meeting good practice guidance.

It is proposed that entrance surface material is resurfaced to ensure a smooth and even junction for all users thus improving access for wheelchair users and pushchair users but also reducing tripping hazards and the risk of water pooling in these locations.

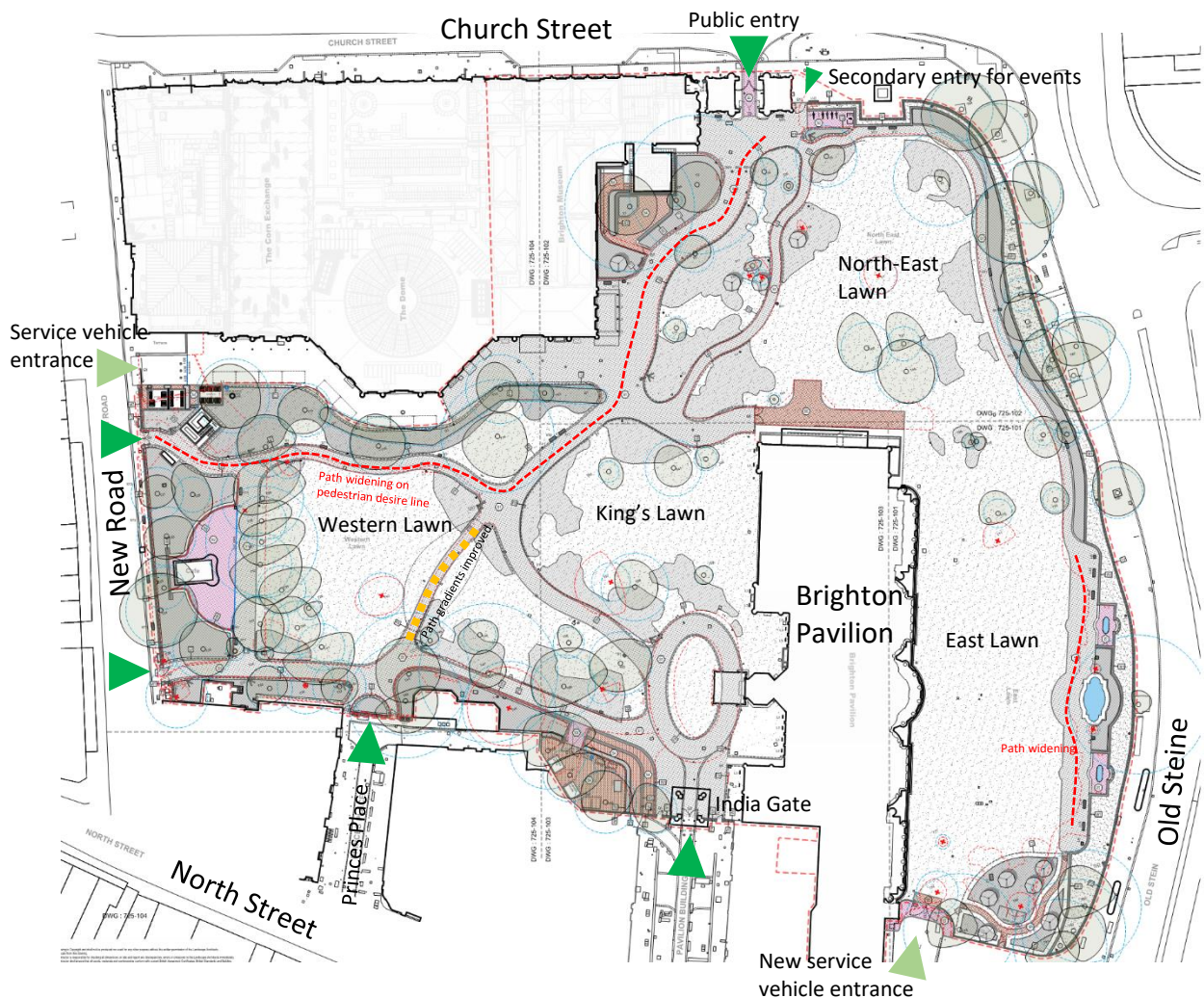
The existing south-east pedestrian entrance, which is currently not used, will not be re-opened as part of the proposed scheme since future adjacent developments will preclude this as a public entrance. A new vehicular entrance will be provided in the south-east side of the garden to enable safer access for vehicles without disturbing pedestrian entrances and routes.

There are two garden entrances from Church Street in the north: one is the large prominent entrance way and a smaller side entrance which is the one most used by the public. The scheme proposes to make the large entrance the main public entrance from Church Street which means it is clearly identifiable and visible on approach and is larger and more welcoming. The smaller side entrance will be closed unless required for events held in the garden.

3.0 Pedestrian circulation

All pedestrian routes, for public and staff will be improved throughout. Path surfaces proposed are resurfaced existing bituminous macadam, new resin bonded gravel, York stone paving and granite setts. All new surfaces will be smooth, evenly laid and slip resistant in all weather conditions. Setts will be flat topped to avoid an uncomfortable walking and wheeling surface.

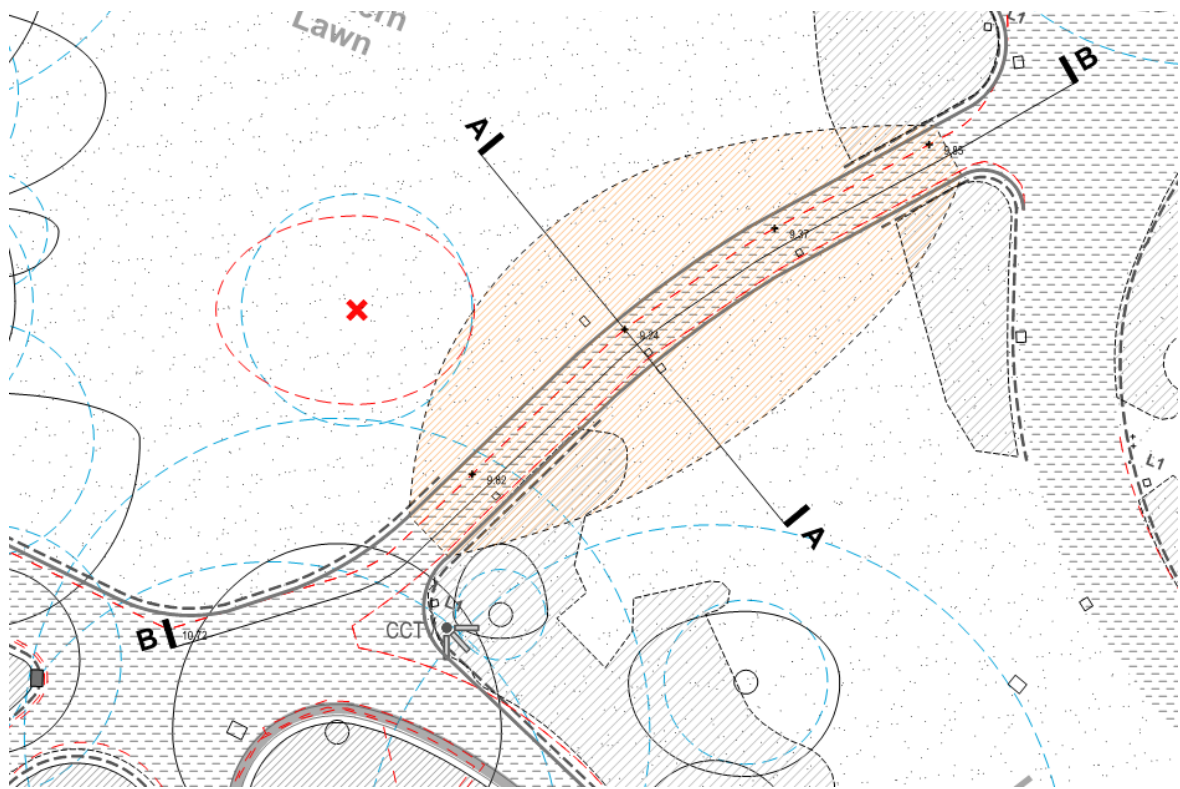
Path routes will be improved and widened in many areas to improve permeability, wayfinding and orientation. The design has been developed in response to known desire lines such as the well-used route between the north to the west entrances.



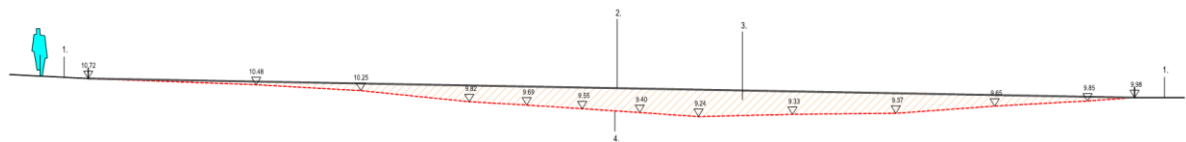
Site plan indicating entrance locations and widened pedestrian desire line path.

Most paths have been increased to be at least 2000mm wide which allows two wheelchair users to pass one another easily. Narrower paths are generally located in staff areas and kept to a minimum. Where narrower paths are provided, suitable passing spaces at least 1800mm wide are created.

All areas will be reachable without use of steps with routes either level or with a shallow gradient aiming for a maximum 1:20 wherever possible. Due to the existing topography, some rationalisation to the path gradients are proposed to reduce the gradient to below 1:12 and incorporate suitable level landings along graded routes wherever practicably possible. The path on the western lawns will be infilled to even the path gradient and reduce water ponding which hinders access for all. Access to the lawn areas will be step free throughout.



Part plan



Section

Plan and section indicating proposed rationalisation of path gradients in the western lawn

New street furniture includes additional bench seating with arm and back rests to assist ambulant disabled people when sitting and rising. Bench seats will have suitable spaces adjacent to allow wheelchair users to wait with companions without obstructing routes. All street furniture including bins, seating and lighting columns will be suitably contrasting and visible to reduce hazard for people with sight conditions.

Cycle parking is provided off the **north entry point from** Church Street. This is located off the main pedestrian routes to avoid a hazard. Space will be provided for accessible cycles if required.

The lighting strategy includes refurbishing existing lighting columns and fitted with new luminaires which will improve general lighting levels for all users of the garden. New signage will be provided and located at entrances and key pedestrian junctions. This will vastly improve wayfinding, orientation and legibility of the garden. Signs and any interpretation will be designed to be clearly legible following guidance in the Sign Design Guide and good practice exhibition guidance where appropriate.

Sign design will include:

- Clear typeface at appropriate size for viewing distance.
- Contrasting signboard and contrasting typeface.
- Use of recognisable pictograms where appropriate.
- Be illuminated as appropriate.
- Set at an appropriate height and viewing angle depending on their use and location.

4.0 Security and safety for disabled people and others.

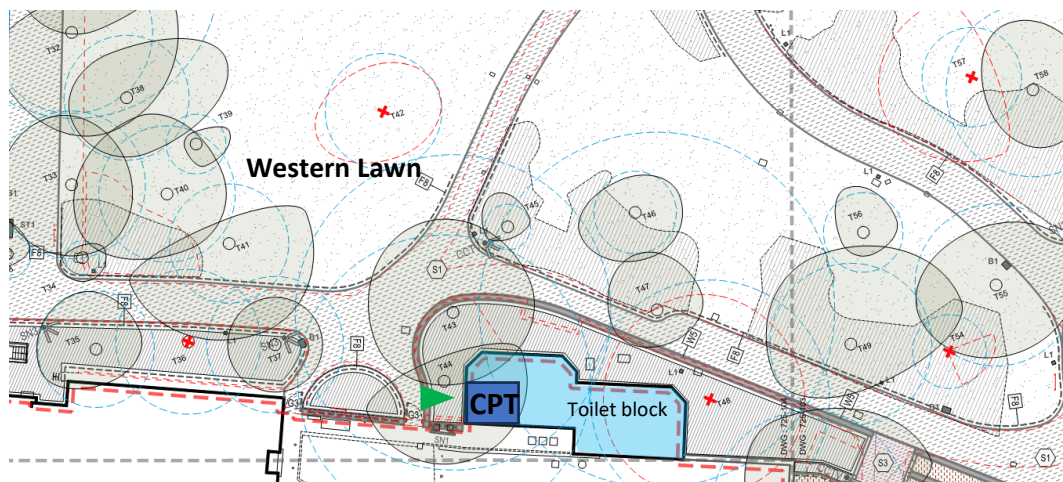
Many disabled people can feel particularly unsafe or vulnerable in public park environments which can discourage them from visiting. The scheme proposes to re-introduce historic boundary railings which will help to deter unwanted entry and resulting anti-social behaviour and crime at night. Additional CCTV points are proposed for blind spots and at new garden entrances. These measures will make the garden more accessible and welcoming for all users not only disabled people.

5.0 Toilet block including new changing Places toilet (CPT)

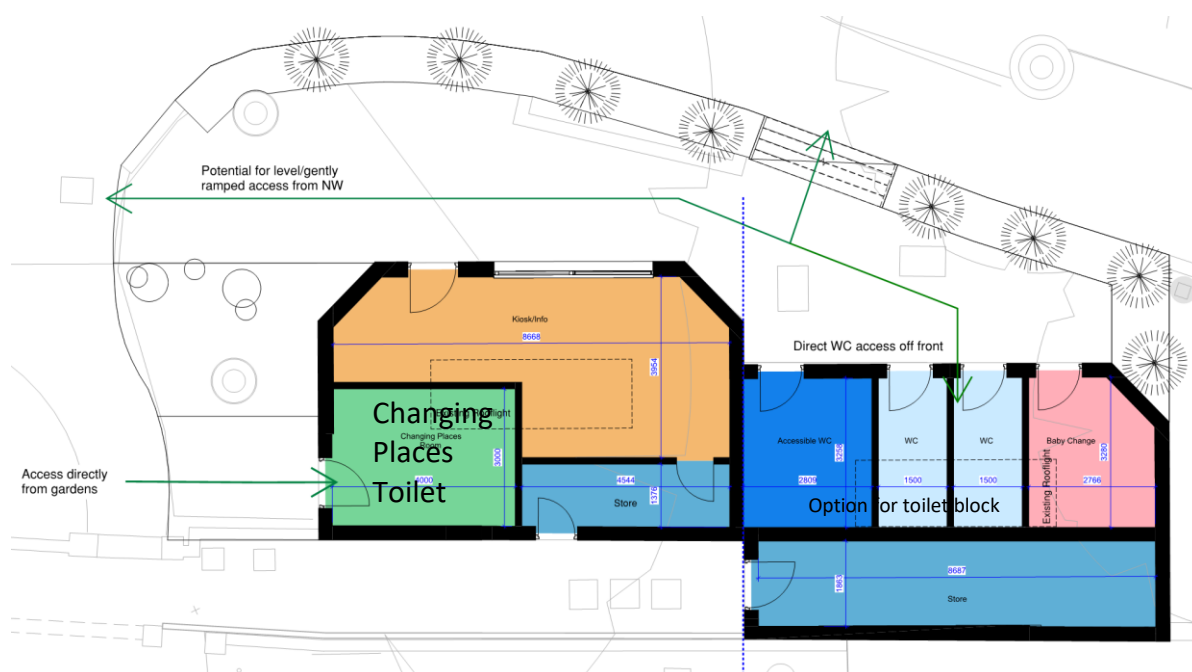
The toilet block is located on the south side of the garden, centrally to the Western Lawn. The redevelopment of this block falls within the scope of the project with feasibility options being developed at this stage. This may include a kiosk, WC facilities and baby change though it will include a Changing Places Toilet Facility (CPT). Changing Places toilets provide opportunity for around quarter of a million people nationally who require additional space, changing facility and hoist to use the toilet.

There is an existing level change in the landscaping on approach to the toilet block, and this will be overcome using steps and an alternative step free route. Where steps are provided these will be easy going with risers of 150 – 170mm and goings of 280mm minimum, with suitable handrails to both sides meeting AD M and BS8300 guidance. The Changing Places toilet will have suitable new step free approach, a compartment size of 3m by 4m and a door opening of at least 1000mm as required by Changing Places Guidance. The facility will be detailed and fitted out in accordance with guidance including outward opening door, peninsular WC, powered height adjustable basin, height adjustable adult size changing

bench and a full room cover (XY) hoist system. The facility will be designed following the Changing Places guidance ensuring CPT registration can be gained.



Part site plan indicating location of CPT off the Western Lawn



Indicative feasibility study option for the proposed Changing Places toilet facility

(Design subject to further development)

6.0 Conclusion

As outlined in this report, the design team have, and will continue to consider access and use of the environment for all users of the proposed redevelopment of Royal Pavilion Garden Phase 5 from outline to detailed design. This includes access and inclusion for disabled people, older people, children, families, carers of children, people from diverse faith and cultural background. The features and measures incorporated within the

proposed development not only aim to meet minimum client, planning and other legal requirements but also aim to advance opportunities and improve use and enjoyment by as many people as possible.

Working with constraints presented by the existing, historic site, the design team will ensure good inclusive design standards are incorporated seamlessly, while maintaining landscape architectural aspirations, and creating a public space that will be easy to live work and play in and be pleasant places to be for all.