Access Statement

Provision of Porched Access
to Squash Courts

At

Cheetham Hill Squash Courts

For

Cheetham Hill Cricket Club

Access Statement for Tomax Building Services Limited

Cheetham Hill Squash Court, Catherine Road, Crumpsall

Access Statement 1
Stage One – 3
Strategic Level Access Statement 3
Stage One – Strategic Level Access Statement 4
Underlying Philosophy 4
Influencing Legislation at Cheetham Hill Squash Club 4
Consultation 5
Representation 6
Operational Level 6
Effective On-going Management: 6
Staff Development and Training 6
Stage Two - The Access Statement at Planning 8
Background 8
The Property - Existing 9
The Property - Proposed 9
Sources of Guidance 10
Consultation 10
Specific Access Issues at this Stage 11
Car Parking 11
Public Transport 11
Pedestrian Approach 12
Routes to Entrances 12
Entrances 13
Entrance Door 14
Horizontal and Vertical Circulation 15
Signage 16
Toilet Facilities 17
Other Access Features 17
Hearing enhancement systems 17
Means of Escape 17
Staff Training 18
Appendix A – Location Plan 19

Stage One –
Strategic Level Access Statement

Stage One – Strategic Level Access Statement

Underlying Philosophy

Cheetham Hill Cricket Club is committed to a policy of equality, inclusion and accessibility, in the delivery of its services to its members and members of the public and in the employment opportunities afforded to existing and future employees.

Cheetham Hill Cricket Club 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 in providing day to day services.

Cheetham Hill Cricket Club 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.

Influencing Legislation at Cheetham Hill Squash Club

Cheetham Hill Cricket Club acknowledges that the proposed development at their Squash Club, presents issues relating to accessibility and inclusion which will 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) are to be met.

The nature of the activities to be undertaken at the club, together with the diversity of people using the facility, will place some unique obligations on Cheetham Hill Cricket Club, 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, Cheetham Hill Cricket Club will increase the potential understanding of information with site specific measures such as increased levels of appropriately designed symbols and pictograms.

The designers of the development will be encouraged to work to the latest legislation and good practice guidance on accessibility available at the design and construction stages. These will include, for example,

- BS 8300: inc AMD1 2005 (Design of buildings and their approaches to meet the needs of disabled people),
- The Building Regulations Part B (Fire Safety), Part M (Access to and use of buildings) and Part K (Protection from falling, collision and impact), and
- BS 5588 - part 8 (Fire precautions in the design, construction and use of buildings).
- Design For Access 2 – Manchester Disabled People's Access Group (December 2003)
- Any other related publications or guidance from the Disability Rights Commission.

Within the design, the provision of features and facilities, and the selection of materials will be influenced by 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), and be taken into consideration

Other good practice guidance considered will include:

- The Sign Design Guide – a guide to inclusive signage (JMU Access Partnership and The Sign Design Society),
- The Code for Lighting (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. (Both current and where applicable consultation documents)

An accessibility manual will be developed by the design team. It will detail the use, testing and replacement of specialist equipment, suggested maintenance cycles and priorities, and the reasons why particular designs, materials, finishes, equipment and colour schemes were chosen. The manual is seen as an important resource in the on-going management of the facility.

Consultation

Cheetham Hill Cricket Club is committed to a policy of obtaining information and first hand experiences from users and potential users, and those organisations representing them. Consultation will form an important part of the information gathering process at all stages of the development and the level to which it is being/will be used will be clearly identified in the development of the access statement at later stages. This includes consultations with Sport England in connection with day to day use of the courts and future completions to be held at the refurbished venue.

Representation

Cheetham Hill Cricket Club will appoint a suitably qualified/experianced Access Consultant to work with the design team.

The role of the Access Consultant will be to represent Cheetham Hill Cricket Club in the design of the facility and in the selection of materials, finishes and equipment that will have an impact on the long term accessibility of the facility.

The Access Consultant will also advise, when appropriate, on how selection decisions may affect Cheetham Hill Cricket Club's 'evolving duty' and long term obligations placed on them as service providers and/or employers under the DDA and other associated legislation. The Access Consultant will also be available, if required, to advise the design team on disability related matters.

Operational Level

Within its existing portfolio of buildings and environments, Cheetham Hill Cricket Club currently carries out several programmes of review for compliance with legislation related to health and safety and fire precautions. Cheetham Hill Cricket Club 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.

Cheetham Hill Cricket Club 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.

Effective On-going Management:

Regular access audits, linked to inspections for fire precautions, health and safety and risk assessment will be carried out by staff suitably qualified in accessibility and inclusion related issues. Accessibility issues which require on-going review will also be linked to the maintenance programme for the facility.

Feedback on matters related to accessibility will be sought on a frequent and regular basis from visitors and other users of the site.

Staff Development and Training

Staff training in disability awareness, the testing and use of specialised equipment (such as induction loops, personalised lighting and communication equipment) will be undertaken as part of Cheetham Hill Cricket Club's current on-going staff development programme.

Cheetham Hill Cricket Club is committed to undertaking a structured programme of regular reviews of new technologies, constructional developments and training to ensure that the on-going and evolving obligations imposed by the DDA are met.

Stage Two –
The Access Statement at Planning

Stage Two - The Access Statement at Planning

Background

The overall intention of the development at Cheetham Hill Cricket Club is to develop an increase awareness and use of the Squash Club facilities, and to create a relaxed, friendly and inviting sporting venue for members, non-members and visitors to the Club.

The long term aim is to provide an excellent range and quality of facilities that will be valued and seen as a valued asset by those using the club.

Design and management of the facility in an inclusive a manner as possible is seen as a factor that generates acceptance and understanding amongst the people it serves and is essential.

Ease of use by all potential users, including disabled people, parents, older people and young people, is also considered to be an essential element of breaking current physical barriers.

The nature of the activities to be undertaken at the club, will place some unique obligations on the managers, both as employers and service providers. These obligations will be addressed by positive actions to maximise participation. These will include, for example, 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, we will increase the potential understanding of information with site specific measures, such as increased levels of appropriately designed symbols and pictograms.

The Property - Existing

The property is currently used as a Squash Club, laid out with 3 Courts accessed via a central corridor with a staircase to an upper viewing gallery.

The footprint of the site is indicated in Appendix A.

The property is located on the mixed use site as part of the wider Cheetham Hill Cricket Club. Referencing the Manchester City Council website the property does not appear to be listed.

The building is surrounded by the Cricket Club's, Club House and the Pavilion building. There is also the grounds keepers equipment storage in the adjacent garages.

The building itself is functional in nature with provision only for use of the 3 courts and limited viewing areas.

An existing staircase is located near the centre of the building, being positioned to enable the first floor balcony to allow viewing of all the courts.

The Property - Proposed

The proposal outlined within this access statement, is to provide a new entrance porch and extends on a previous proposal, which is underway, for works to provide an extension to the building, allowing the creation of a viewing gallery with tiered seating, to the area adjacent to Court 3.

The provision of the porch completes this proposal by providing a draught lobby to the building and a more structured approach to the building from Catherine Road. Provision of a ramped access and new entrance door also add to the accessibility of the squash Courts.

Unfortunately, no toilets are provided in the proposal due to both space and cost constraints. Toilets in the adjacent Pavilion are used. Circulation between the Pavilion and the Squash is via an external route, though this is being looked at as a future scheme as and when monies become available.

Within the existing building we are constrained by its specialist nature, essentially three squash courts with a central link corridor and stairs to an upper viewing gallery. In addition the use of the immediate space around the frontage of the building limits any further extension.

In designing the above the designer has been constrained by the following limiting factors;

- Client overall budget
- Specialist nature of the building, as built, in conjunction with restricted expansion opportunities to the footprint of the building.
- Location of the building Entrance in relation to the site and adjacent buildings on the site.

Sources of Guidance

Advice has been sought from a number of sources.

In addition an Access Consultant has been commissioned to work with the team. This input was commissioned to ensure that inclusive design principles where maintained as a major element of the project.

Main design references used included:

- The Approved Document to Part M (2004)
- BS 8300:2001 (AMD1)
- Design for Access 2 (MCC & MDPAG)
- The Sign Design Guide (The Sign Design Society)
- Building Sight (RNIB)
- DRC Codes of Practice
- Guidance on Access Statements (DRC)
- Inclusive Projects (DPTAC)
- Planning and Access for Disabled People – A Good Practice Guide (ODPM)

Consultation

The Applicants see consultation as an ongoing process and would welcome the opportunity to continue these liaisons including, if possible, by formally presenting the proposal, if required to the Access Officer on site.

Specific Access Issues at this Stage

Note : options are only costed where considered prudent in relation to the specific issues being raised. Options deemed impractical/unviable are not costed as a mater of course.

Issue	Relevant Legislation	Stage to be considered
Car Parking The building is located behind both the Club House and Pavilion with limited direct access to the building as shown in Appendix A Provision for parking on site is to the perimeter with Catherine Road and to the boundary with the grassed area of the Cricket Grounds, no clear parking layout is provided with past line markings faded. It is estimated that upon being marked out the area as is it has provision for circa 30 spaces, though no accessible bays are indicated at present. Reviewing the position on site, in relation to accessible parking it is considered the closest and safest access point is locating space(s) to the left of the Club House. This allows a degree of protected circulation and clear access through to both the Squash Club and the Pavilion and or Club House. We did note that the Cellar Access / Drop Point for the Club house is in this area though the circulation space to this area is good. This area allows for one fully marked out accessible space and clear access around to both the barrel Drop and the Rear Garden of No.26	Planning, Building Control and DDA	Planning
Public Transport Bus stop. The site is parallel with Bury Old Road, A665 and can be accessed via Park Road onto Catherine Road. Bus routes along here include 135, 137, 138 and 154. All are approx within 160m distance.	Planning, Building Control and DDA	Planning

Pedestrian Approach: All approaches to the site are along the local authority highway. The building entrance is to the rear of the Cheetham Hill Cricket Club – Club House accessed via the open tarmac area. Several trees are noted along the footpath. External lighting along all access routes is provided via street lighting and will be supplemented in the area of the building entrance to provide, light levels in line with guidance of 150Lux as indicated in 'Inclusive Mobility' (DfT) and positioned not to cause undue shadowing.	Planning and Building Control	Planning

Routes to Entrances: The approach to the building will be highlighted, where practical with signs meeting the recommendations in the Sign Design Guide. The main entrances will be highlighted using colour and luminance contrast and appropriate level of lighting. In addition the direct route from the public footpath and the Accessible parking area will be graded as part of the works to minimise overall undulations and cross falls, manholes are to be reset flush. 	Planning and Building Control	Planning

Entrances: The main entrance is to be formed as a porch area to give a degree of weather protection to the inner squash court area. Finished floor level is approx 150mm above adjacent ground levels. The detailing to overcome this has been reviewed ; • **External Ramp Access**: To overcome the change in level, following Part M guidance a ramp going of 3.0m (1:20) down to 1.8m (1:12) – DFA2 allows for a minimum gradient of 1:20. It is envisaged that 1:20 is achievable. • Due to the requirements for the Cellar Drop and known drainage and access covers in the area it is envisaged that the final ramp gradient of circa 1:20 can be achieved though the width of the ramp would have to be limited to 1200mm, due to the configuration of the porch and known drainage runs in this area.  • Handrails will project where possible 450mm along the horizontal and be at a height of 1000mm following onto 900mm on the ramp.	Planning, Building Control and DDA	Planning

• Finishes to the top and bottom of the ramp will contrast, with the ramp, by careful selection of materials. • As part of the approach the ramp will be provided with good lighting to avoid glare and shadows. • An alternative single step is to be provided adjacent to the ramp as an alternate access route and will be suitably highlighted, leading to an unobstructed landing area of 1500mm depth is to be provided in excess of the 1200mm of Part M.		
Entrance Door: The overall structural width of the existing front entrance area is circa 950mm. We are allowing for an increased door width over the existing configuration, into the Porch Area and are renewing the configuration of the inner door with a wider clear opening width. 	Planning, Building Control and DDA	Planning/Building Control

Horizontal and Vertical Circulation: **Corridor**; the existing corridor between the squash courts is circa 1600mm, it is not proposed that this is altered as part of these works. The approach through to the rear of Court 3 and the seating area is circa 1400mm at its narrowest.	Occupiers Liability, Health and Safety and DDA	Building Control and Management
Squash Courts; All doors to the squash courts are to be widened to allow wheelchair access onto the courts in conjunction with Sports England guidance.	Occupiers Liability, Health and Safety and DDA	Building Management
Stairwell; No works are proposed to the existing stairwell.  Its re-configuration is limited due to constraints on space and the specialist configuration of the building. No works are proposed at this stage to the staircase.		

Lifts; A Lift is not provided on site nor is any proposed due to cost constraints.	Building Control, Occupiers Liability, Health and Safety and DDA	Building Management

Lighting: The proposal does not intend to provide any lighting of a strobe or flash nature which may be potentially harmful to a proportion of customers. The Squash Courts are to be lit following Sports England Standards while circulation areas are to be to current standards.	Building Control and DDA	Building Control and Management
Decoration: The design and selection of materials for finishes will follow, and in many places exceed, the latest best practice guidance in terms of surface finishes to walls, floors and ceilings, colour and luminance contrast, lighting and the usability of features such as, for example, control panels and switches. The guidance which has been, and will continue to be followed includes those identified earlier (Sources of Guidance). 	Building Control and DDA	Building Control and Management
Switches / Controls: All switches, including court timer lighting is to be set in accordance with BS8300 and/or Part M Diagram 29	Building Control and DDA	Building Control and Management
Signage: A way-finding strategy will be developed by the Access Consultant which will take into account the nature of the user base. Wherever possible, written information will be supplemented with pictograms or symbols.	Building Control and DDA	Building Control and Management

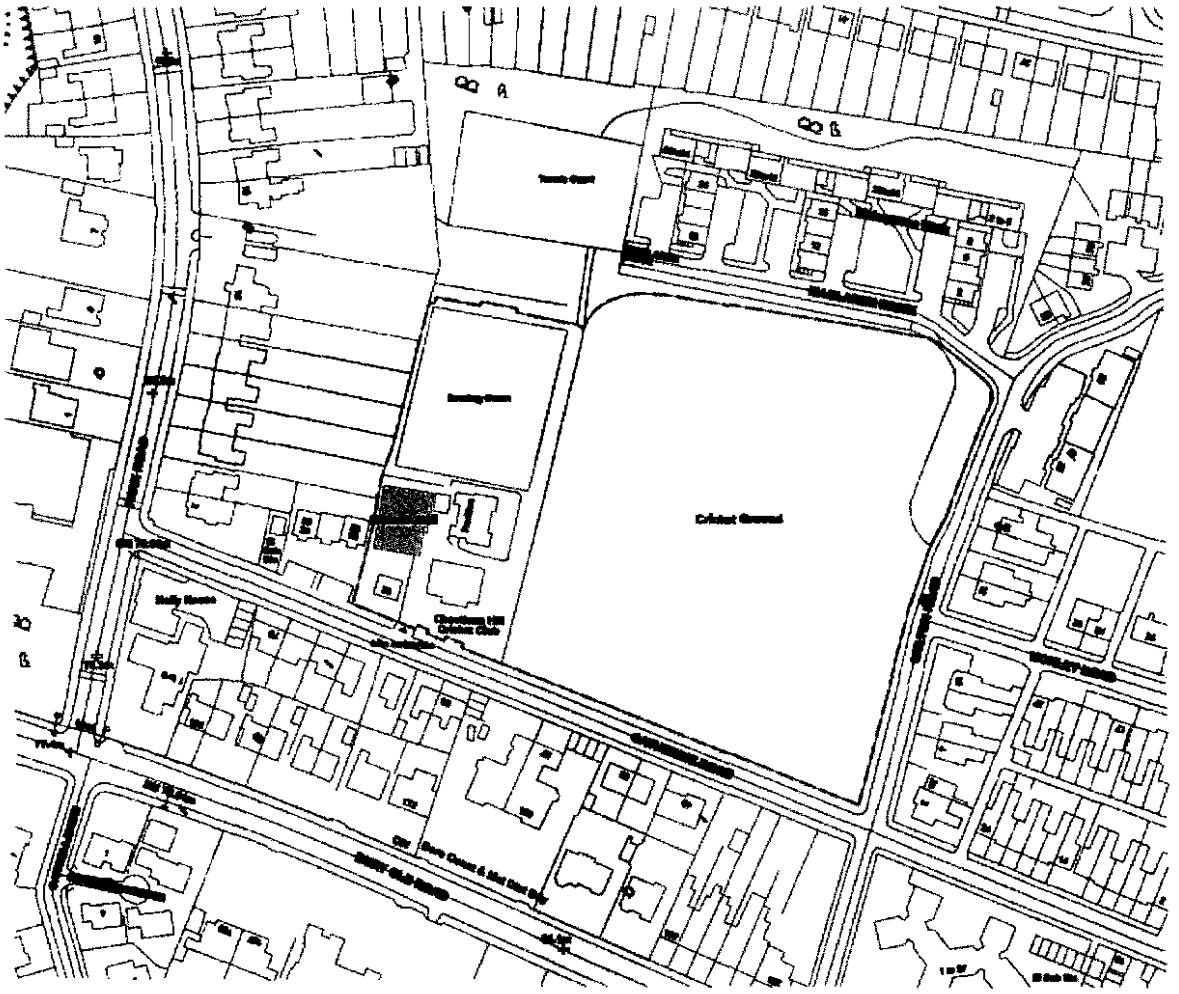
Toilet Facilities: No toilets are located within this building. Toilet provision was considered though due to the configuration of this building this has not been able to be provided in any form. This is an ongoing issue and if a solution should be found at any point, this will be considered and designed to meet the recommendations of BS8300 and the guidance identified in the Approved Document to Part M (2004).	Building Control and DDA	Building Control

Other Access Features: **Hearing enhancement systems** A hearing enhancement system will be reviewed with a specialist installer in the area of Court 3 on the ground floor and designed in accordance with BS7594-1993. Induction loops would be fitted in areas where hearing enhancement is needed though interference between adjacent systems will be a governing factor. The final configuration will be designed on site following a site survey and assessment of interference.	DDA requirements	Building Control
Means of Escape: All features and materials to comply with Part B of the Building Regulations. In addition a management plan involving the use of Personal Emergency Evacuation Plans (PEEPs) will be developed, adopted and regularly tested. An additional level means of escape is to be provided adjacent to the spectator seating area.	Building Control (Fire) and Licensing	Building Control

Staff Training: Staff training in disability awareness, the testing and use of specialised equipment (such as induction loops, personalised lighting and communication equipment) will be undertaken as part of on-going staff development programme.	DDA	Management
Cheetham Hill Cricket Club is committed to undertaking a structured programme of regular reviews of new technologies, constructional developments and training to ensure that the on-going and evolving obligations imposed by the DDA are met.	DDA	Management

Appendix A – Location Plan

Access Statement - Cheetham Hill Cricket Club



Location Plan - NTS

16 JUN 2008

[redacted]

Access Statement - Cheetham Hill Cricket Club

[redacted]