

Building Control Services
Tonbridge & Malling Borough Council
Gibson Building, Gibson Drive
Kings Hill
West Malling, Kent ME19 4LZ
Tel: 01732 876305
Fax: 01732 876363
building.control@tmbc.gov.uk



Access Audit REPORT

Haysden Country Park

30 April 2014



A Report to: Chris Fox
For TMBC use only

Date: 19 May 2014

Project No: Access Audit 2014/01

Issue No: 1

Document Reference: TMBC_BC_AA_2014_01

Page: 1

Prepared by:	Duncan White (For and on behalf of TMBC Building Control)
-------------------------	--

Visit to Haysden Country Park

30 April 2014

By Duncan White (Building Control), and Chris Fox

Area or Building	Problem	Suggestion / Solution / Action	
Footpaths and bridges	<p>The footpaths are a combination on grass, concrete chippings, type 1 roadstone and tarmac. Generally they are all in good condition, and whilst the whole site is not accessible by a wheelchair user due to grass/earth paths, the majority is. Some parts of the paths have worn as a result of adverse weather and some from high usage.</p> <p>Not all the bridges are wheelchair friendly. They are too narrow, or access is not suitable, or they are too narrow.</p>	<p>Where the man-made paths have become damaged and worn maintenance should be undertaken to bring them up to standard. It is important to keep the paths as smooth as possible.</p> <p>Stabilisation to the grass paths should be considered, in order to provide a firm level surface to walk on, whilst still retaining the natural surface.</p> <p>When the bridges are replaced or upgraded, the design should be inclusive.</p>	
Seating	<p>A good variety of seats adjacent to paths is provided. Some are isolated from the path. No wheelchair or pushchair spaces adjacent to ends of seats.</p>	<p>Ensure that 75% of all seats are either adjacent to the path or linked to the path by a hard surfaced path at least 760mm wide.</p> <p>Where new seats are installed, provide a hard surface space at one end of the seat, of sufficient size for a wheelchair user to manoeuvre and park. A hard surfaced path at least 760mm wide should be provided if the seat is not adjacent to the main path.</p> <p>The space provided should allow for a turning circle of 1500mm, which may include the path, but have a minimum size of 760mm x 1200mm. The longer dimension should be perpendicular to the path.</p> <p>It is recommended that a number of</p>	

		the existing seating areas are improved to a similar standard. The number of adapted wheelchair provisions of existing seating should be not less than 20% after 3 years.	
Play area	<p>The access ramp to the play area is steep and there is no landing at the top that gives a wheelchair user the opportunity to open the gate without having to reverse down the slope.</p> <p>Generally good facilities allowing use by everyone. Limited access to play equipment for a wheelchair user.</p> <p>The platform for the dipping pool is accessed via a grass bank, and is not accessible for those with mobility issues</p>	<p>The gate opens outwards for security reasons, and this causes the problem for wheelchair users. To create a ramp in compliance with the British Standard would create a long zig-zag series of ramps. This is not practicable in the space available. Another option is to move the gate further back into the play area, making sure that there is space for the wheelchair to the side of the gate to allow ease of use. However a wheelchair user is unlikely to use the facility on their own and any one accompanying them would be able to assist with the gate. Monitor public opinion and alter as necessary.</p> <p>Provision is not expressly required for disabled children to access the play equipment, however consideration should be given to providing a hard surface path 760mm wide to each item from the main footpath so that a parent/carer in a wheelchair can be part of the experience.</p> <p>The dipping platform is part of the Park experience and should be accessible. Whilst it is recognised that the access to it is also a vehicle route, it should be possible to provide a safe route for wheelchair users and those with limited mobility.</p>	
Signage	<p>Generally the signage is good. It is clear with good contrast. However some of the signs are obstructed by vegetation or are set back from the path and do not allow tactile use.</p>	<p>Ensure that signs are not overgrown and are accessible. Consider having signs nearer the path to allow for tactile recognition, eg feeling the letters.</p> <p>When signs and information maps are being replaced as part of maintenance, they should be designed to include tactile information and instruction symbols.</p>	
Car parking	<p>A number of disabled parking bays are provided at the main car park off Lower Haysden</p>	<p>When and if the secondary car park is resurfaced, disabled parking</p>	

	Lane. In the secondary car park in Lower Haysden Lane, by the A21 flyover the surface is unmade and there are no disabled parking spaces. There is not much of the park accessible from that car park	spaces should be marked out.	
Promotional Literature and Website	Good promotional literature and the website is easy to access and navigate. Browsealoud is no longer available on the website.	Speaking document software is now readily available on most computers and mobile devices. If an access friendly route is implemented it should be advertised, accompanied with video and audio support for those walking the route, are options that could be considered.	