

APPENDIX **7**

Guidelines for Access and Safety in the Built Environment

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Guidelines for Access and Safety in the Built Environment

Introduction

- A7.1 In accordance with Policy U5 (Chapter 8, page 131) this appendix sets out the guidelines to which the Borough Council will have regard in considering access and safety aspects in the built environment.

Legislation

- A7.2 In the case of access for people with disabilities, there are statutory requirements which should be complied with. These are embodied in the Chronically Sick and Disabled Persons Act 1970, the Town and Country Planning Act 1990 and Part M of the Building Regulations 1991.
- A7.3 Section 76 of the Town and Country Planning Act 1990 requires local planning authorities to draw the attention of applicants for planning permission, in relevant cases, to the provisions of the Chronically Sick and Disabled Persons Act 1970, the Code of Practice for Access for the Disabled to Buildings (BS 5810:1979) and Design Note 18 "Access for Disabled People to Educational Buildings" (1984).
- A7.4 The Council's Building Control Division has the primary responsibility for ensuring that statutory provisions are complied with, and the Council's Access Officer, a member of the same division, advises on access issues at the planning application stage. Developers are encouraged to exceed the minimum statutory requirements and, with major development proposals, to liaise with the Access Officer and the Southend Committee on Access for the Handicapped (see Appendix 13). Developers' attention is also drawn to advice contained in Design Guidance Notes for Developers published by the Access Committee for England and Department of the Environment Development Control Policy Note 16 - 'Access for the Disabled', HMSO.

Access and Safety Considerations

- A7.5 Some of the factors affecting crime lie outside the control or direct influence of the Police. Every individual citizen and all those agencies whose policies and practice can influence the extent of crime, should make a contribution. Preventing crime is a task for the whole community. The Borough Council both as planning authority and agent highway authority will seek to ensure that access to parks and other open land and the space around buildings, in particular pedestrian routes to facilities open to the public, are designed to be safe and convenient to use by all members of the community, especially those people with disabilities. Please refer to Appendix 8 for guidelines on car parking standards and recommended dimensions for disabled parking.
- A7.6 The local Police Architectural Liaison Officer (ALO) can explain important crime prevention principles for development where there is potential to eliminate or reduce criminal activity through the adoption of appropriate measures at the design stage. Developers will be encouraged (in accordance with Circular 1/84 - Crime Prevention, January 1984) to consult with the Police ALO on applications which involve a large number of people or properties, e.g. new housing estates, industrial estates, shopping centres, leisure complexes and car parks. (For

housing for people with disabilities see Chapter 3, Policy H5, page 51). The Police Architectural Liaison Officer address is set out in Appendix 13.