

Report for an Application for a Disability Access Certificate,

for

Converting an existing one and a half storey dwelling and retail shop into a single storey tea room with local shop on the ground floor and staff changing and store at first floor,

at

**Cappagh,
Glenmore,
Co. Kilkenny.**

for

Glenmore Community Development Committee,

Prepared by

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Haggard,
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Co. Kilkenny.**

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INTRODUCTION

0.1 Scope

This report is submitted with the relevant drawings and documentation in support of an application for a Disability Access Certificate on behalf of Glenmore Community Development Committee under Part III of the Building Control Regulations 1997 - 2015.

The report demonstrates that the works, if constructed in accordance with the drawings and design details contained herein will comply with the requirements of Part M (Access for People with Disabilities) of the Second Schedule to the Building Regulations.

Note: Where a particular product or form of construction is specified in this report, this shall not be taken to preclude the use of other materials, products or forms of construction, provided an equivalent level of disability access performance is achieved and the product or method used meets with the requirements of Part M of the Building Regulations as specified in this report.

Format of the Report

The report follows the structure as set out in TGD-M: 2023 and split up into the following headings:

- 1.0 Approach to a Building
- 2.0 Access within a Building
- 3.0 Circulation within a Building
- 4.0 Sanitary Conveniences
- 5.0 Audiences'/spectator or other facilities
- 6.0 Aids of communication

0.2 Key Project and Applicant Details

Applicant Details:

Applicant: Glenmore Community Development Committee

Owner: Kilkenny County Council

Agent : Michael Tobin MRIAI, Haggard, Glenmore, Co. Kilkenny.

Site Location: Cappagh, Glenmore, County Kilkenny.

Relevant Development Details:

No. of basement stories: 0

No. of floors 2, Ground Floor Tea Room/Local Shop, First Floor Staff Changing and store.

0.3 Description

This Disability Access Certificate relates to converting an existing one and a half storey dwelling and retail shop into a single storey tea room with local shop on the ground floor and staff changing and store at first floor.

The development shall be assessed to ensure universal access as part of the design process.

Technical Guidance Document M 2023 is the relevant guidance document for the design process.

Universal access is a key concept that all environments should be accessible by everyone, where the access, use and egress of every given environment can be provided to everyone regardless of ability to undertake in work, leisure, business and productive activities irrespective of a persons degree of physical, sensory, mental or hidden ability.

0.3 Drawings:

The lists of drawings accompanying this application are listed below and should be read in conjunction with this compliance report:

- Existing Floor Plans, Ground Floor Plan and First Floor Plan
- Existing Section & Proposed Elevations
- Proposed Floor Plans, Ground Floor and First Floor Plan
- Proposed Site Layout

0.4 Application of Part M

The requirements of Part M apply to the building in accordance with Section 0.6 (c) of TGD-M as follows;

Alterations to Existing

The tea room/shop shall take guidance from Section 2 of TGD-M and Section 1 TGD-M where applicable and practicable.

0.5 Determination of Practicability

In accordance with Section 0.7 of TGD-M, and the determination of 'practicability' with respect to works to an existing building, its facilities or its environs, the following non-exhaustive list of circumstances will be considered.

- a) Where the works would have a significant adverse effect on the historical significance of the existing building, facility or environs e.g. works to a Protected Structure;
- b) Where the existing structural conditions would require moving or altering a load bearing member which is an essential part of the overall structural stability of the building;
- c) Where other existing physical or site constraints would prohibit modification of an existing feature;
- d) Where the works would need to be carried out on part of a building, its facilities or its environs that are not under the same control/ ownership e.g. in the case of a sub-leaseholder in a multi-occupancy building;
- e) Where specific alternative guidance to Section 1 is provided in Section 2 and an existing feature or facility satisfies that guidance;
- f) Where a specific planning condition prohibits modification of an identified existing feature.

1. SECTION 1: ACCESS AND USE OF BUILDINGS OTHER THAN DWELLINGS

1.1 APPROACH TO BUILDINGS OTHER THAN DWELLINGS

It shall be noted that the existing approach routes facilitating access to the building are outside of the ownership of the applicant and shall be maintained as existing where no new or greater contravention in terms of compliance with TGD M . The existing approach routes are further addressed within Section 2.1 of the compliance report.

1.1.5 On-Site Car Parking.

Due to the small size of the proposed development, the existing parking arrangements were deemed by Planning Authority to be sufficient.

1.2 ACCESS TO BUILDINGS OTHER THAN DWELLINGS

The existing access to the building is further addressed within Section 2.2 of the compliance report.

1.3 CIRCULATION WITHIN BUILDINGS OTHER THAN DWELLINGS

The existing circulation within the building is further addressed within Section 2 of the compliance report.

1.4 SANITARY FACILITIES FOR BUILDINGS OTHER THAN DWELLINGS

Sanitary facilities are provided in the tea room/shop on the ground floor to meet the needs for people with varying degrees of disability. Wheelchair accessible unisex WC in accordance with 1.4.4 of TGD-M.

1.5 OTHER FACILITIES IN BUILDINGS OTHER THAN DWELLINGS

1.5.1 Objective

The objective is to ensure that all facilities within a building are accessible to and useable and that they are designed and constructed to facilitate active participation where appropriate.

1.5.2 Introduction

This section provides further details on the provisions of facilities within the development to ensure facilities are accessible for people with a wide range of abilities.

1.5.3 Audience and spectator facilities with fixed seating

Not applicable.

1.5.4 Audience and spectator facilities without fixed seating

Not applicable.

1.5.5 Refreshment facilities

Staff changing on the first floor.

1.5.6 Accessible sleeping accommodation

Not applicable.

1.5.7 Switches, outlets and controls

New proposed switches, outlets and controls provided will be in accordance with section TGD M 2023.

1.6 AIDS TO COMMUNICATION

1.6.1 Objective

The objective is to provide adequate aids to communication to ensure people can independently access and use a building and its facilities.

1.6.2 Introduction

This section provides further details on the provisions of signage, visual contrast, lighting and audible aids within the development to provide assistance for people with a wide range of abilities.

1.6.3 Signage

New signage within the development will be provided with the International Symbol for Access on signs to features and facilities that are accessible such as entrances, routes, sanitary and other facilities in accordance with Technical Guidance Document M 2023 as follows:

- a) Signs will be clear, short and concise as practicable.
- b) Text on signs will not be set entirely in capital letter.
- c) Visual signs will be designed with due consideration given to the height of the sign, layout of sign, font size, font type, use of symbols and visual contrast with background etc.
- d) All key location information, such as signs directories and orientation signs will be visual and in tactile form when low enough to be touched. Tactile signs will be designed using embossed text, symbols and / or Braille.
- e) The international Symbol for Access will be provided where necessary on signs to features and facilities that are accessible such as entrances, routes, sanitary and other facilities.
- f) No induction loop or infrared hearing enhancement systems provided – not applicable.
- g) The position of the signage will not create a hazard within a circulation route.

1.6.4 Visual contrast

The difference in the LRV (Light Reflectance Values) of surfaces within the building shall be in accordance with BS 8300:2009 Annex B and BS 8493:2008 and TGD M 2023.

1.6.5 Lighting

New artificial lighting shall give good colour rendering of all surfaces, and shall not create glare or pools of bright light and strong shadows.

1.6.6 Audible aids

Not applicable.

2. SECTION 2: ACCESS AND USE OF EXISTING BUILDINGS OTHER THAN DWELLINGS

2.1.1 Objective

This objective is to provide independently accessible means of approach to the accessible entrance(s) of a building and means of circulation around a building.

2.1.2 Introduction

This section deals with the provision of adequate means of approach to the accessible entrance(s) of a building / unit from the point of access on the boundary and circulation around a building to enable people with disabilities to safely and independently access and use a building.

2.1.3 Access routes

2.1.3.1 General

Access routes to the building and surrounding areas are existing and are either in the ownership of the Local Authority or shared with neighbouring dwellings and shall be maintained as existing where no new or greater contravention is proposed. The accessible approach route shall be in accordance with, Technical Guidance Document M 2023 where possible and as follows:

- a) The minimum clear width shall be not less than 1000mm. The existing public footpath is the public road generally exceeds 4000mm along the approach route.
- b) Passing places are not required.
- c) There are no additional drainage gratings provided along the access route that are not flush with the surface or provided with holes that will trap canes or wheelchairs
- d) Dished channels are not provided on the access route to the main entrance
- e) Existing access routes are firm and durable i.e. concrete surface. Materials such as loose gravel, sand etc are not used.

2.1.3.2 Level access routes

All existing level access routes to the entrance of the building will be maintained as existing or improved with shallow ramps as noted, existing access routes and existing approaches will have no new or greater contravention in terms of compliance with TGD M 2023.

2.1.3.3 Gently sloped access routes

All existing gentle sloped access routes to the entrance of the building will be maintained as existing or improved, existing access routes and existing approaches will have no new or greater contravention in terms of compliance with TGD M 2023.

2.1.3.4 Ramped access routes

Proposed gentle sloped ramp with landing at the entrance double doors, existing ramped access at front door maintained.

2.1.3.5 Stepped access routes

Given the existing gentle sloped nature of the surround roads, paths and shared access there is no proposal to alter this existing situation.

2.1.3.6 External Handrails

Not applicable, none proposed.

2.1.4 Pedestrian crossings

Not applicable.

2.1.5 On-site car parking

The building is not provided with designated parking facilities, however there is ample general parking facilities under the control of the Local Authority within a short distance from the building which can be utilised.

2.1.6 On-site setting down areas

Not applicable.

2.2 Access to existing buildings other than dwellings

The objective is to provide entrances to existing buildings that are independently accessible and to avoid segregation based on a person's level of ability.

2.2.2 Introduction

This section takes into account the main entrance into the building. The existing main accessible entrance serving the building relevant to the application is clearly identified on the proposed drawings .

2.2.3 Accessible entrances

The new entrance to the shop as indicated on the attached drawings will be have a clear level area at least 1700 x 3000mm is provided directly in front of the new entrance.

2.2.4 Accessible entrance doors

The main entrance double doors shall be inward opening and have a clear width of 2000mm wide.

2.2.4.1 Accessible glass doors

The new entrance double doors are timber doors with the central area of glass.

2.2.4.2 Accessible manual doors

The new main entrance doors to the shop shall be have an opening force of not more than noted below, shall be provided in accordance with Section 2.2.4.2 TGD M 2023 and the guidance of Section 1.2.4.2 where practicable, as follows:

a) From the leading edge of the door, the opening force (1) shall not be more than 30N from 0° (the door in the closed position) to 30° open, and not more than 22.5N from 30° to 60°degrees of the opening cycle.

2.2.4.3 Accessible power-operated doors

Not applicable.

2.2.4.4 Low energy swing doors

Not applicable.

2.2.5 Entrance lobby

Not applicable.

2.3 CIRCULATION WITHIN BUILDINGS OTHER THAN DWELLINGS

2.3.1 Objective

The objective is for people to travel horizontally and vertically within a building conveniently and without discomfort in order to make use of all relevant facilities.

2.3.2 Introduction

This section takes into account the access routes within the development to all areas to which the application applies.

2.3.3 Horizontal features

2.3.3.1 Reception area in entrance halls

Not applicable, none proposed.

2.3.3.2 Internal doors

The internal doors shall have a minimum effective clear width of 825mm, with an access at right angles . 1600 x 1200mm.

2.3.3.3 Passageways

As indicated the width of the passageway shall be >1200,<1500mm, the passageways are level and well lit.

2.3.3.4 Internal lobbies

Not applicable.

2.3.4.1.1 Lifts

Not applicable.

2.3.4.1.2 Stairs

The proposed stair provides access only to the staff changing area and store at first floor.

2.3.4.2 Passenger Lift Details

Not applicable.

2.3.4.3 Internal stairs suitable for ambulant disabled people

The proposed stairs provides access only to the staff changing area and store at first floor level.

2.3.4.4 Internal ramps

No internal ramps throughout ground floor.

2.4 Sanitary facilities for buildings other than dwellings

Proposed sanitary facilities are provided by means of a wheelchair accessible w.c., and at first floor an enlarged cubical in the staff changing area as indicated. There is no level change between the wheelchair accessible w.c.'s and the tea room/shop floor level.

Wheelchair accessible w.c. in accordance with section 1.4, diagram 15b, with 1500 x 1500mm turning circle.

A handwritten signature in black ink, appearing to read 'Michael Tobin', written over a horizontal line.

Michael Tobin MRIAI

16th September 2024.