

NOTES IN SUPPORT OF AN APPLICATION

FOR

A DISABILITY ACCESS CERTIFICATE

FOR

**EXTENSION OF ST. CLARES NATIONAL SCHOOL,
MANORHAMILTON**

AT

MANORHAMILTON, CO. LEITRIM

This Specification Report must be read in conjunction with drawings issued under the disability cert, the grant of planning permission and Fire Cert and all Codes of Practice etc. to be complied with by main Contractor and Specialist Sub-Contractors.

Prepared By:
F Davitt Planning & Structural Design Engineers,
Main St ,
Drumkeerin,
Co Leitrim.
Ph/Fax 07196 48886
Mob 087 9067606
Vat no IE5833587C
E Mail: info@davittplanningdesign.ie
Web site: www.davittplanningdesign.ie

Job Ref: 24060
May 2025

TABLE OF CONTENTS

0.1 INTRODUCTION.....	3
0.2 Key Project and Applicant Details.....	4
0.3 Description of the Development / Works	4
0.4 Nature and Extent of Proposed and Existing Uses	5
0.5 Drawings	5
0.6 Standards and References.....	5
 1.0 APPROACH TO BUILDING [1.1] & [2.1]	6
1.1 Approach to Building [1.1.2] & [2.1.2]	6
1.2 Handrails [1.1.3.6] & [2.1.3.6].....	7
1.3 Pedestrian Crossings [1.1.4] & [2.1.4]	7
1.4 On-site Car Parking [1.1.5] & [2.1.5].....	7
1.5 On-site Set-Down Area [1.1.6] & [2.1.6]	7
 2.0 ACCESS TO BUILDINGS [1.2] & [2.2]	8
2.1 Accessible Entrances [1.2.3] & [2.2.3]	8
2.2 Accessible Entrance doors [1.2.4] & [2.2.4].....	8
 3.0 CIRCULATION WITHIN A BUILDING [1.2-1.3.2] & [2.3.2 - 2.3.4.5].....	9
3.1 Horizontal Features [1.3.3] & [2.3.3].....	9
3.2 Vertical Circulation [1.3.4] & [2.3.4]	9
 4.0 SANITARY FACILITIES [1.4.3 - 1.4.4] & [2.4 - 2.4.3]	10
4.1 Wheelchair accessible unisex WC's [1.4.3.1 – 1.4.5] & [2.4.3].....	10
4.2 WC Cubicles [1.4.3.2 – 1.4.6] & [2.4.3]	10
4.3 Accessible Urinals [1.4.3.3 & 1.4.7] & [2.4.3].....	10
4.4 Accessible Bathrooms/Shower Rooms [1.4.3.4 & 1.4.8]	10
4.5 Changing and / or showering facilities [1.4.3.5 & 1.4.9].....	10
 5.0 OTHER FACILITIES [1.5-1.5.2] & [2.5 - 2.5.2]	11
5.1 Audience and Spectator Facilities with Fixed Seating [1.5.3] & [2.5.3] ..	11
5.2 Audience and Spectator Facilities without Fixed Seating [1.5.4] & [2.5.4] ..	11
5.3 Refreshment Facilities [1.5.5] & [2.5.5].....	11
5.4 Accessible Sleeping Accommodation [1.5.6] & [2.5.6].....	11
5.5 Switches, Outlets and Controls [1.5.7] & [2.5.7]	11
 6.0 AIDS TO COMMUNICATION [1.6-1.6.2] & [2.6 - 2.6.5]	12
6.1 Signage [1.6.3] & [2.6.3].....	12
6.2 Visual contrast [1.6.4] & [2.6.4].....	12
6.3 Lighting [1.6.5].....	12
6.4 Audible aids [1.6.6] & [2.6.5].....	12

0.1 INTRODUCTION

Scope of Report

This report is submitted with drawings and other documentation in support of an application for a Disability Access Certificate under Part III B of the Building Control Regulations 1997 to 2024 to construct an extension to the existing St. Clares National School, Manorhamilton, Co Leitrim.

In this report, it is demonstrated that the proposed works, if constructed in accordance with the drawings and design details submitted with the application, together with performance requirements prescribed in this Report, will comply with the requirements of Part M 2022 of the Building Regulations described below;

Part M of the Second Schedule to the Building Regulations requires:

Access and Use M1 Adequate provision shall be made for people to access and use a building, its facilities and its environs.

Application of the Part: M2 Adequate provision shall be made for people to approach and access an extension to a building.

M3 If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.

M4 Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.

The subject of the DAC application is limited to the areas of the proposed development identified on the accompanying drawings listed in this report and bounded by a red line. This report is a performance specification to show compliance with Part M and the information contained within it will be incorporated in the specification for construction.

Philosophy and Approach

The underlying philosophy and approach adopted by the designers is that all buildings should be accessible and usable by everyone, regardless of age, gender or ability. To support this commitment, Davitt Planning & Design have adopted the preparation of the Accessibility Checklists throughout all stages of the design:

- Prior to sign-off of Definitive Project Brief
- At the sketch stage
- At the tender stage
- At the placing of the contract
- At the construction stage.

Format of Report

The report has adopted a similar format to the structure used in TGD Part M 2022. It is subdivided using the following subheadings:

- Approach to a Building
- Access to a Building
- Circulation within a Building
- Sanitary Conveniences
- Audiences / spectator or other facilities
- Aids to communication.

0.2 Key Project and Applicant Details

Applicant Details: St. Clares National School, Manorhamilton, Co. Leitrim

Applicant: St. Clares National School

Engineer: F Davitt Plan & Design Engs, Main St, Drumkeerin, Co Leitrim.

Site Name: St Clares National School

Site Location: Station Road, Manorhamilton, F91NP08 Co. Leitrim

Classification: School

Proposed Use: School

Relevant Building Details: St Clares NS

Site Area:	9335
No. of Basement Storeys:	0
No. of floors above ground level:	1
Total Floor area of building:	1313m²
Existing (retained):	1015m²
New:	
Floor area of entrance level:	1313m²
Floor area of extension:	297 m²
Floor area of material alteration:	N/A
Planning Permission ref no:	25/60030
Fire Safety Certificate ref no:	Unknown (Submitted at same time)

0.3 Description of the Development / Works

Site Location

The application premises is located on the grounds St. Clares National School, off the N16 on the eastern edge of Manorhamilton. The proposed extension to the existing school will be located to the northern end of the existing school building. The proposed extension includes a new Main entrance and a redesign of the existing staff parking area to include designated parking and drop-off facilities.

The building is single storey.

Existing levels are shown on referenced site plan drawing. The location of the site and application premises are indicated on the referenced site plan. The extent of the site to which this Disability Access Certificate applies is clearly outlined in red on DAC-001.

Description of the Proposed Works / Building

The proposal is to construct an extension to existing national school.

0.4 Nature and Extent of Proposed and Existing Uses

Construction of single storey extensions to existing school building including 1 no SEN classroom, 3 no. SET rooms, office and ancillary rooms. Provision of enlarged car parking area to provide 3 no. additional staff car parking spaces including one designated car parking space.

0.5 Drawings

The following drawings have been prepared in support of the Disability Access Certificate application and they are to be read in conjunction with this report:

Drawing Number	Drawing Title	Scale
----------------	---------------	-------

DAC_001	– Site Location Map	1:1000@A2
DAC_002	– Site layout	1:500@A2
DAC_003	– Floor Plans	1:100@A1
DAC_004	– Elevations & Sections	1:100@A1

0.6 Standards and References

The basis for compliance for this building is based on the guidance set out in Technical Guidance Document Part M, Access and Use 2022.

Other standards listed below are referred to in the report only in the context to which they arise;

- Best Practice and Access Guidelines, Designing Accessible Environments
Irish Wheelchair Association
- Good Practice Guidelines on Accessibility of Streetscapes (2009)
Local Government Management Services Board (LGMSB)
- BS 8300:2009 *Design of buildings and their approaches to meet the needs of disabled people- Code of Practice*
- BS 6465-1:2006 *Sanitary installations. Code of practice for the design of sanitary facilities and scales of provision of sanitary and associated appliances*
- BS 6262-4 *Glazing for buildings. Code of practice for safety related to human impact*
- BS 5454 *Recommendations for the storage and exhibition of archival documents.*

1.0 APPROACH TO BUILDING [1.1] & [2.1]

The provision and design of access routes will be in accordance with section 1.1 of TGD M 2022.

- a) The provision of access routes will be in accordance with paragraph 1.1.2 of TGD M 2022.
- b) The design of all access routes will be in accordance with paragraph 1.1.3 of TGD M 2022.
- c) The gradient of all access routes will be as shallow as practicable.

1.1 Approach to Building [1.1.2] & [2.1.2]

Vehicular access to the application premises shall be available from the public road N16/Station Road along the access road to the existing school building. Accessible drop-off facilities are to be provided in front of the new school entrance. A designated car parking space is to be provided within the car park extension in close proximity and within easy access of the new main entrance.

The approach routes, levels and restrictions are indicated on referenced ground floor / site plan drawing. The approach routes and circulation routes described in TGD Part M 2022 Section 1.1 are indicated on referenced floor / site plan drawings. They will be level wherever possible. Where it is not possible to provide a level access route a gently sloping access route of between 1:20 and 1:50 will be provided.

The numbers of restrictions and other hazards that people encounter on the access routes will be avoided or barrier protection will be provided and clearly identified on the same

drawing. The width of each route, and key levels are indicated on the referenced floor / site plan drawing.

The routes to and from the accessible entrances of the application premises shall be as follows:

Approach Route ‘X’ from designated set down at the premises to main entrances ‘A’ via level path to the front of the building. Max difference in level: 300mm

Approach Route ‘Y’ from designated car parking space to main entrance ‘A’ via gently sloped approach to landing in front of access door. Max difference in level: 300mm.

It should be noted that the approach / circulation routes to and from the existing entrances will be level or gently sloping as demonstrated on referenced floor / site plan drawings.

1.1.1 Accessible Access Routes [1.1.3] & [2.1.3]

All accessible access routes will be in conformance with the guidance described in *TGD Part M 2022 Section 1.1.3.1* and *Diagrams 1* and *2*. Where possible the route will be separate to the vehicular route. All routes will be well lit and tactile warning will be provided at interception of vehicular and pedestrian routes.

1.1.2 Level Access Routes [1.1.3.2] & [2.1.3.2]

The gently sloped access routes, noted above, will be in conformance with the guidance described in *TGD Part M 2022 Section 1.1.3.2*.

1.1.3 Gently Sloped Access Routes [1.1.3.3] & [2.1.3.3]

The gently sloped access routes, noted above, will be in conformance with the guidance described in *TGD Part M 2022 Section 1.1.3.3*.

1.2 Handrails on stepped or ramped access routes [1.1.3.6] & [2.1.3.6]

All proposed handrails on stepped or ramped access routes, shall be compliant with the relevant guidance described in 1.1.3.6 TGD Part M 2022, as demonstrated on referenced drawings.

1.3 Pedestrian Crossings [1.1.4] & [2.1.4]

Not applicable.

1.4 On-site Car Parking [1.1.5] & [2.1.5]

It is proposed to define designated car parking spaces / set-down areas at the application premises as shown on referenced floor / site plan drawing in accordance with the requirements of 1.1.5: TGD-M: 2022.

1.5 On-site Set-Down Area [1.1.6] & [2.1.6]

As above.

2.0 ACCESS TO BUILDINGS [1.2] & [2.2]

2.1 Accessible Entrances [1.2.3] & [2.2.3]

In accordance with *TGD Part M 2022 Section 1.2*, independently accessible entrances will be provided and segregation based on a person's level of ability will be avoided.

Main Entrance/Exit ‘A’:

This is the new main entrance to the school building visible from the site access road and easily accessed from drop-off bay and designated parking area. It is approached via level and gently sloped access routes as described previously. The entrance shall be provided with a level landing (1800mm). The doors will permit secure unrestricted access for all visitors to the building.

The referenced accessible entrance shall be in conformance with the guidance described in TGD Part M 2022 Section 1.2.3. The size of the external landing, clear of any door swing, and the dimension from leading edge of door leaf to return wall are shown on the referenced drawings.

Main Entrance/Exit ‘B’:

This is a secondary existing entrance to the school building from the existing play area. It is approached via gently sloped route as described previously.

Back Entrance/Exit ‘C’:

This ground floor entrance allows for independent access/exit from the proposed SEN block. It also provides for an additional escape route from the school building. The entrance shall be provided with a level landing (1800mm). The doors will permit secure unrestricted access for all visitors to the building.

The referenced accessible entrance shall be in conformance with the guidance described in TGD Part M 2022 Section 1.2.3. The size of the external landing, clear of any door swing, and the dimension from leading edge of door leaf to return wall are shown on the referenced drawings.

2.2 Accessible entrance doors [1.2.4] & [2.2.4]

The accessible entrance doors will be in conformance with the guidance described in *TGD Part M 2022 Section 1.2.4*. The effective clear width of 1000mm in accordance with *Table 3 - Minimum effective clear widths of doors* from TGD M relating to all external doors at the entrance of buildings used by the general public. The position of door furniture and the force required to open any manual or automatic doors will be in conformance with the guidance described in *TGD Part M 2022*.

2.2.1 Glass doors [1.2.4.1] & [2.2.4.1]

Glass doors will be in conformance with the guidance described in *TGD Part M 2022 Section 1.2.4.1* and *Diagram 10*.

2.2.2 Accessible manual doors [1.2.4.2] & [2.2.4.2]

Where an accessible door will be required to be manually opened it will be in conformance with the guidance described in *TGD Part M 2022 Section 1.2.4.2*.

2.2.3 Accessible power-operated doors [1.2.4.3] & [2.2.4.3]

Not applicable.

2.2.4 Low energy swing doors [1.2.4.4] & [2.2.4.4]

Not applicable.

2.2.5 Entrance lobbies [1.2.5] & [2.2.5]

Not applicable.

3. CIRCULATION WITHIN A BUILDING [1.3-1.3.2] & [2.3- 2.3.2]

The building will allow people to travel horizontally within the building conveniently to make use of all relevant facilities in accordance with the guidance described in *TGD Part M 2022 Section 1.3*.

3.1 Horizontal features [1.3.3] and [2.3.3]

3.1.1 Reception Area in Entrance Hall [1.3.3.1] & [2.3.3.1]

Reception Area in entrance hall to be constructed according to TGD B (2022) 1.3.3.1

3.1.2 Internal Doors [1.3.3.2] & [2.3.3.2]

Internal doors will only be provided where necessary. They are indicated on the floor plan DAC_003.

They will be in conformance with the guidance described in *TGD Part M 2022 Section*

1.3.3.2 The effective clear width of the accessible internal doors will be in accordance with Table 3 as marked on attached floor plan drawings. The position of door furniture and the force required to open them will be designed to be in conformance with the guidance described in *TGD Part M 2022 Section 1.2.4*.

3.1.3 Corridors and Passageways [1.3.3.3] & [2.3.3.3]

The width of all passageways are dimensioned on referenced drawings and are 1800mm where possible and not less than 1200mm min. throughout the application premises in accordance with TGD Part M 2022 Section 1.3.3.3. The corridors shall comply with all aspects of section 1.3.3.3 TGD M

3.1.4 Internal lobbies [1.3.3.4] & [2.3.3.4]

N/A

3.2 Vertical Circulation [1.3.4] & [2.3.4]

3.2.1 Passenger Lifts [1.3.4.1.1 & 1.3.4.2] & [2.3.4.1.1 & 2.3.4.2]

N/A

3.2.2 Internal Stairs Suitable for Ambulant Disabled People [1.3.4.1.2 -1.3.4.3] & [2.3.4.1.2-2.3.4.3]

N/A

3.2.3 Internal Ramps / Gently Sloping Ramps [1.3.4.4] & [2.3.4.4]

N/A

3.2.4 Handrails [1.3.4.5] & [2.3.4.5]

The proposed handrails will comply with *TGD Part M 2022 Section 1.3.4.5*

4.0 SANITARY FACILITIES [1.4.3 & 1.4.4] & [2.4 to 2.4.3]

The Sanitary Facilities in this building will be independently accessible and will meet the needs of people with a wide range of abilities. The number and location of sanitary facilities will suit the nature, size and occupancy of the building and will be in accordance with the *Safety, Health and Welfare at Work (general application) Regulations, 2007*. Sanitary facilities for students are provided ancillary to the proposed classroom. Separate staff toilets will also be provided and constructed as accessible WC. The location of all the sanitary facilities are indicated on DAC-003 and will be in conformance with the guidance described in *TGD Part M 2022 Sections 1.4.3 and 1.4.4*.

A changing places toilet need not be provided according to Table 1, TGD M (2022) as the application premises is an existing school building. An assisted user WC and Shower room is provided ancillary to the main SEN classroom.

4.1 Wheelchair accessible WC's and shower rooms [1.4.3.1 & 1.4.3.4 & 1.4.5] & [2.4.3]

According to TGD M (2022) a minimum of one unisex wheelchair accessible WC with 1800mm turning circle is required. The existing school building contains a accessible WC with a 1800 * 1800mm turning circle. Proposed Assisted user Toilet/Shower will also meet these requirements. 2 staff Toilets are to be provided with turning bays of 1500*1500mm

4.2 WC Cubicles [1.4.3.2 & 1.4.6] & [2.4.3]

Not applicable

4.2.1 Standard Cubicles [1.4.6.1] & [2.4.3]

Not applicable

4.2.2 Cubicles for Ambulant Disabled People. [1.4.6.2] & [2.4.3]

Not applicable

4.2.3 Enlarged Cubicle [1.4.6.3] & [2.4.3]

Not applicable

4.3 Accessible Urinals [1.4.3.3 & 1.4.7]

Not applicable

4.4 Accessible Bathrooms/Shower Rooms [1.4.3.4 & 1.4.8]

N/A

4.5 Changing and / or showering facilities [1.4.3.5 & 1.4.9]

N/A

4.5.1 Changing Facilities [1.4.9.1]

N/A

4.5.2 Showering Facilities [1.4.9.2]

N/A

5 .0 OTHER FACILITIES [1.5 - 1.5.2] & [2.5 - 2.5.2]

The facilities within the building will be accessible to, and usable by, people with a range of abilities, as much as is practicable and feasible. The building will facilitate active participation as appropriate and be in conformance with the guidance described in *TGD Part M 2022 Section 1.5*.

5.1 Audience and Spectator Facilities with Fixed Seating [1.5.3] & [2.5.3]

N/A

5.2 Audience and Spectator Facilities without Fixed Seating [1.5.4] & [2.5.4]

N/A

5.3 Refreshment Facilities [1.5.5] & [2.5.5]

N/A

5.4 Accessible Sleeping Accommodation [1.5.6] & [2.5.6]

N/A

5.5 Switches, Outlets and Controls [1.5.7] & [2.5.7]

Switches, outlets and controls will be provided to be in conformance with the guidance set out in *TGD Part M 2022 Section 1.5.7* and *Diagram 32*.

6.0 AIDS TO COMMUNICATION [1.6-1.6.2] & [2.6 - 2.6.5]

The building will provide adequate aids to communication to ensure people can independently access the building and use it and its facilities. The building will be in conformance with the guidance described in *TGD Part M 2022 Section 1.6.2*.

6.1 Signage [1.6.3] & [2.6.3]

All proposed relevant signage will be in conformance with the guidance described in *TGD Part M 2022 Section 1.6.3*.

6.2 Visual contrast [1.6.4] & [2.6.4]

Visual contrast will be in conformance with the guidance described in *TGD Part M 2022 Section 1.6.4*.

6.3 Lighting [1.6.5]

All proposed artificial lighting will give good colour rendering of all surfaces, and will not create glare or pools of bright light and strong shadows, in conformance with the guidance described in *TGD Part M 2022 Section 1.6.5*.

6.4 Audible aids [1.6.6] & [2.6.5]

Audible aids will be designed to be in conformance with the guidance described in *TGD Part M 2022 Section 2.6.5* Signage will be provided to indicate this.

Signage will be provided to indicate presence of audible aids in conformance with the guidance described in *TGD Part M 2022 Section 1.6.3*.

- Check size of existing disabled wc
-