



MCLOUGHLIN ARCHITECTURE

DISABILITY ACCESS CERTIFICATE APPLICATION

Client: The Board of Management – Kildangan National School

Prepared by: David Farrell

Our Ref: 21 30

Date: May 2024

www.mclarchitecture.ie
Unit 48
Elm House
Millennium Park
Naas
Co. Kildare.

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Unit 4B
Elm House
Millennium Park
Naas
Co. Kildare
Ireland

T: 045 854 900
F: 045 854 894
E: info@mclarchitecture.ie

www.mclarchitecture.ie

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GENERAL INFORMATION

The following Drawings and Documents Form Part of the Application for the Disability Access Certificate for the Extension to the Building.

Disability Access Certificate Compliance Report

Reduced Disability Access Certificate Application Fee €500

Completed Disability Access Certificate Application Form and the following drawings;

<u>Drawing Number</u>	<u>Title</u>
DAC 001	Proposed Site Layout and Site Location Map
DAC 002	Proposed Floor Plans
DAC 003	Proposed Elevations and Sections

NOTE:

ALL NON-RELEVANT SECTIONS OF THE FOLLOWING REPORT HAVE BEEN "GREYED OUT".
NO CHANGES TO BE MADE TO EXISTING.

PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT HAS BEEN APPROVED BY KILDARE COUNTY COUNCIL ON 05.04.2024 UNDER PLANNING REGISTER REFERENCE 2460104.
A FIRE SAFETY CERTIFICATE APPLICATION FOR THE PROPOSED DEVELOPMENT IS BEING SUBMITTED TO KILDARE COUNTY COUNCIL IN TANDEM WITH THIS DISABILITY ACCESS CERTIFICATE APPLICATION

Applicant Details

Site Name: Kildangan National School
Site Location: Kildangan Ns, Derry, Co. Kildare
Classification: Primary School
Date: April 2024

Applicant: The Board of Management – Kildangan National School
Architect: McLoughlin Architecture
Unit 4B
Elm House
Millennium Park
Naas
Co. Kildare

Proposed Use: Special Education Unit as Part of Existing Primary School

Description of Proposed Development

This Disability Access Certificate Application forms part of the following Proposed Development for which Planning Permission has been granted by Kildare County Council under Planning Register Reference Number 2460104.

A Fire Safety Certificate Application is being submitted to Kildare County Council concurrently with this Disability Access Certificate Application.

Planning Description

Provision of a single storey extension to the front and a separate single storey extension to the side of existing School Building (existing floor area = 1,048sqm) consisting of an extension to the existing Entrance Lobby, a 1no. Classroom Special Education Unit including ancillary spaces, 1no. Mainstream Classroom and an extension to existing Mainstream Classroom (floor area of proposed extension = 264sqm), together with a secure external soft play area, minor internal alterations and elevational amendments, realignment / setting back of part of the existing roadside boundary wall to provide a bus set down area, and all ancillary site development works

The special Education unit will be used as part of the overall Existing Primary School Facility. The existing Car Parking is provided to the South side of the Existing School Structure and access to the Main Accessible Entrance / Link Corridor of the school from this area is by means of an existing level access route. Please refer to Drawing Number DAC-001.

The entire scheme can be seen from the plans, elevations, site location and site layout plans which accompany this application.

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 2011 at Kildangan National School, Kildangan, Derry, Co. Kildare.

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 described in this report, will comply with the requirements of Part M of the Building Regulations 2022.

The application will be based on Technical Guidance Document M of the Building Regulations 2022 and will demonstrate compliance with the following Sections as appropriate;

- | | | |
|-----------|---|---|
| Section 1 | - | Access and Use of Buildings other than Dwellings |
| Section 2 | - | Access and Use of Existing Buildings other than Dwellings |
| Section 3 | - | Access and Use of Dwellings |

Philosophy and Approach

The underlying philosophy on which the requirements are based is that buildings should be accessible and usable by everyone, regardless of age, gender, or disability.

Those involved in the design and construction of buildings should have a regard to this philosophy of universal access, and should consider making additional provision where practical and appropriate.

DoEHLG Guidelines

The Department of the Environment, Heritage and Local Government guidelines to Local Authorities require that applicants should demonstrate how the building or works comply with the Requirements of Part M of

the Building Regulations, currently TGD Part M 2022, in particular in relation to the following, where applicable;

Approach to Buildings
Access to Buildings
Circulation within Buildings
Sanitary Facilities for Buildings
Other Facilities for Buildings
Aids to Communication

Context of TGD M 2022

The current Technical Guidance Document (TGD) Part M 2022 was introduced on 7th December 2022. This report demonstrates compliance with the current requirements of Part M with reference to (TGD) Part M 2022 and where appropriate where it is proposed to exceed those minimum requirements.

It is noted that this report is not to be treated as a specification for the works.

Standards and References

TGD Part M 2022
TGD Part M 2010 (where applicable)
TGD Part M 2000 (where applicable)
BS 8300:2009
BS 6465-1:2006
BS 6262-4

Key Accessible Design Issues

There are alternative methods which could be used to demonstrate compliance with Part M in this part of the written report. The method chosen below examines each section of TGD M 2022 in turn and describes how it will be met. It follows the reference numbers and sequences shown in the TGD M 2022 itself.

Part M of the Building Regulations 2022 requires that adequate provision shall be made to enable people with disabilities to safely and independently access and use a building.

SECTION 1 - ACCESS AND USE OF BUILDINGS OTHER THAN DWELLINGS

The guidance in Section 1 applies to buildings other than dwellings and their environs. The guidance in Section 1 also applies to the common areas of apartment blocks and their environs. Additional guidance on certain elements and features of existing buildings of the abovementioned types is given in Section 2. Guidance for dwellings and the common areas of duplex buildings is given in Section 3.

SECTION 1.1 – APPROACH TO BUILDINGS OTHER THAN OTHER DWELLINGS

The approach route to the Main Accessible Entrance of the Proposed Extension from the public footpath is by means of proposed purple access route.

1.1.1 - Objective

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

1.1.2 - Introduction

The approach route(s) to the accessible entrance(s) of a building are the routes from:

- A. The adjacent road or the entrance point at the boundary of the site, and
- B. Any designated car-parking spaces for people with disabilities and/or setting down areas.

The circulation routes around a building are the routes:

- C. between the accessible entrance(s) and any other subsidiary entrances and buildings, where external circulation is required between them;
- D. to and from facilities associated with the building and within the complex, and
- E. from the building exits to assembly points or to the boundary of the site.

The building should be designed within the overall constraints of space, so that the difference in level between the entrance storey and the site entry point, any designated car-parking spaces, any setting down areas, other subsidiary entrances/ buildings, any associated facilities or assembly points is minimized. The approach and circulation routes as defined in 1.1.1 should be designed and constructed as access routes in accordance with 1.1.3.

Level access routes accommodate the widest range of abilities and should be provided. For the purpose of this guidance a gradient of 1:50 or less steep is considered to be level. Changes in level are difficult for many people to negotiate (e.g. wheelchair users, people using walking aids, pushing buggies, people with vision impairment) and should be avoided.

Where it is not possible to provide a level access route, a gently sloped access route should be provided. The gradient of a gently sloped approach should be as shallow as possible. For the purpose of this guidance a gradient steeper than 1:50 (but less steep than 1:20) is considered to be gently sloped. Access routes of 1:20 or less steep are preferred.

Where it is not possible to provide a gently sloped access route, a ramped access route should be provided. For the purpose of this guidance a gradient of 1:20 or steeper is considered to be a ramp.

Where the ramp has a rise greater than 300 mm (equivalent to 2 x 150 mm steps), a stepped access route should be provided in addition to a ramped access route. Some people find it easier to use a flight of steps

rather than to travel on a ramp e.g. people with mobility difficulties who use certain walking aids; older people, people with vision impairment. Alternatively, a platform lift may be provided where site specific constraints require it (in addition to a ramped or stepped access route) conforming to BS 6440: 19993.

It is important to restrict the number of barriers, restrictions or other hazards that people encounter on an access route. Guidance on hazard protection is given in 1.1.3.

Where pedestrian crossings are provided along access routes they should be designed and constructed in accordance with the guidance given in 1.1.4.

Where car-parking is provided on site, designated car-parking spaces (exclusively for the use of holders of a disabled person's parking permit) should be provided on a proportional basis. The level of provision, design and construction of designated car-parking spaces should be in accordance with the guidance given in 1.1.5.

Where there is a road on site leading to the building, there should be a setting down area provided at or adjacent to at least one accessible entrance. This facilitates a person arriving at a building as a passenger in a vehicle, to alight from the vehicle and enter the building safely and conveniently. Where setting down areas are provided, they should be designed and constructed in accordance with the guidance given in 1.1.6.

1.1.3 - Access Routes

1.1.3.1 - General

[The approach route to the Main Accessible Entrance of the Proposed Development from the Public Footpath is by means of proposed level access route.](#)

The following guidance applies to all access routes, whether level, gently sloped, ramped or stepped. Additional specific guidance on the above four types of access route is given in 1.1.3.2 to 1.1.3.5.

Where an access route is provided:

- A. Projecting features, which may present hazards, should be avoided to reduce the risks to people with vision impairment. However, if they are unavoidable hazard protection should be provided if objects project more than 100 mm into an access route and their lower front edge is more than 300 mm above the ground. A window or door in general use should not open out onto these routes, within a height of 2100 mm above floor or ground level. Where such hazards are unavoidable, the area should be protected by guarding, planting or other suitable barrier incorporating low level cane detection (refer to Diagrams 1 and 2);

[Not applicable – No projecting features are located along the existing access route from the designated car parking to the Proposed Development.](#)

- B. The minimum headroom provided should be 2100 mm. The underside of stairs, ramps or similar features that restrict headroom below this level should be enclosed. Rationale: This reduces the risk to people especially those with vision impairment from colliding with the edge of these features;

[Not applicable – No projecting features are located along the existing access route from the designated car parking to the Proposed Development.](#)

- C. Tapping rails or low-level kerbs should be avoided beneath free-standing stairs as they can be a tripping hazard;

[No tapping rails or low-level kerbs will be provided along the existing access route.](#)

- D. Street furniture, such as lighting columns, signposts, litter bins, seats, etc, should be located at or beyond the boundaries of the access route;

Not applicable – No street furniture, litter bins, etc. will be provided along the existing access route.

- E. Low level posts e.g. bollards should not be located within an access route. Wherever bollards are provided they should contrast visually with their background (refer to 1.6.4) and should be at least 1000 mm high. Bollards should not be linked with chains. Rationale: These can be hazardous to people with vision impairment;

Not applicable - No low-level post or bollards, etc. will be provided within the existing access route.

- F. The danger of inadvertently walking into a vehicular route should be minimized by providing a separate pedestrian route. Otherwise, tactile paving should be used to provide warning and guidance for people with vision impairment (refer to 1.1.4);

Proposed pedestrian route to be separated from proposed vehicular route otherwise tactile paving to be used to provide warning as indicated in subsection 1.1.4.

- G. The access route should be clearly identifiable and well lit. Where this is provided by artificial light it should achieve a minimum luminance of 20 lux on level and gently sloped access routes, with a minimum luminance of 100 lux on ramps or steps, measured at ramp, tread and landing level. Signage should be provided where necessary (refer to 1.6.3);

The proposed access route will be clearly identifiable and lit in accordance with the above requirements as necessary.

- H. Drainage gratings should be positioned beyond the boundaries of the access route. Where this is not feasible, they should be flush with the surrounding surface. Rationale: It is important to minimize the risk of trapping canes or wheelchair wheels;

Proposed drainage gratings will be in accordance with above requirement.

- I. Dished channels should not be incorporated within an access route. Rationale: They increase the risk of tripping;

No dished channels will be incorporated within the proposed access route.

- J. The surface should be firm, reasonably smooth and durable. Materials such as loose pebbles should not be used;

The surfaces of the proposed access route are tarmacadam and concrete in accordance with the above requirement.

- K. The surface should be slip resistant, especially when wet. Guidance on slip resistance is given in BS 8300:2009 Annex E;

The tarmacadam and concrete surfaces of the existing access route complies with the above requirement in terms of slip resistance.

- L. The frictional characteristics of the surface materials used along the access route should be similar to prevent tripping and falling at interfaces between different materials.

Not applicable – The surface finish of the entire access route is of tarmacadam with no interfaces of different materials.

1.1.3.2 - Level Access Routes

A Proposed Level Access Route is provided at each Final Accessible Entrance to the Proposed Development.

The following guidance applies to all level access routes in addition to the general guidance in 1.1.3.1.

For the purpose of this guidance, a gradient of 1:50 or less steep is considered to be level. Where the gradient of the access route is 1:50 or less steep, it is acceptable for a cross-fall gradient of not steeper than 1:40 to be provided to ensure effective surface drainage.

Where a level access route is provided:

- A. The minimum clear width (between walls, upstands or kerbs) should be 1500 mm;

The access route is across the proposed concrete access route and is far in excess of 1500mm.

- B. Passing places for wheelchair users should be provided. They should be 2000 mm long and 1800 mm wide (inclusive of the width of access route) and located within direct sight of another passing place, or at a maximum spacing of 25 m from each other whichever is closer. Passing places are not required if the access route is a minimum width of 1800 mm. Rationale: An 1800 mm wide access route can accommodate non-vehicular traffic without the need for passing places as it allows two wheelchair users to pass one another.

Not applicable – the access route across the proposed concrete access route is far in excess of 1800mm.

1.1.3.3 - Gently Sloped Access Routes

Not applicable – No gently sloped access routes are proposed in the Proposed Development.

1.1.3.4 - Ramped Access Routes

Not applicable – No ramped access routes are proposed in the Proposed Development.

1.1.3.5 - Stepped Access Routes

Not applicable – No stepped access routes are proposed in the Proposed Development.

1.1.3.6 - Handrails

Not applicable – no handrails are proposed in the Proposed Development.

1.1.4 - Pedestrian Crossings

Not applicable – No pedestrian crossings are proposed on the Existing Site Location.

Where pedestrian crossings are provided, tactile paving and dropped kerbs should be provided at controlled and uncontrolled pedestrian crossings in accordance with 'Good Practice Guidelines on Accessibility of Streetscapes'.

1.1.5 - On-Site Car Parking

Not applicable – No on-site car parking is proposed on the Existing Site Location.

1.1.6 - On-Site Setting Down Areas

An On-site Setting Down Area to be provided in front of Main Entrance to the Proposed Extension has been assessed below.

Refer to Drawing DAC-001 for location.

Where there is a road on site leading to the building, there should be a setting down area provided at, or adjacent to, at least, one accessible entrance. This facilitates a person arriving at a building as a passenger in a vehicle, to alight from the vehicle and enter the building safely and conveniently.

Where a setting down area is provided:

- (a) It should be easily located. If necessary signage should be provided, (refer to 1.6.3);

Proposed setting down area to be easily located at the front of the main entrance.

- (b) It should be located on firm and level ground as close as practicable to the accessible entrance(s) and should not form an obstruction to through traffic;

The proposed setting down area will be located on firm level ground (tarmacadam surface) and on that space closest to the proposed level access to the proposed extension. Refer to drawing number dac-001 for location.

- (c) An access route in accordance with 1.1.3 should lead from the setting down area to an accessible entrance;

The proposed access route to be in accordance with above.

- (d) The surface of the access route alongside the setting down area should be level with the carriageway at that point to facilitate wheelchair users. Otherwise dropped kerbs should be provided.

Proposed dropped kerbs to be provided from Proposed Setting Down Area to Proposed Access Route. Refer to Drawing Number DAC-001 for location.

SECTION 1.2 - ACCESS TO BUILDINGS OTHER THAN DWELLINGS

1.2.1 – Objective

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

1.2.2 - Introduction

All of the following entrances should be accessible:

- (a) The main entrance which a visitor not familiar with the building would normally expect to approach;
- (b) The entrance closest to the designated parking area, and
- (c) The entrance closest to the setting down area.

Subsidiary external entrances that should also be accessible include:

- (d) Any main entrance to a unique functional area or facility of a building e.g. In multi-occupancy buildings (retail, office, residential areas, etc), or multi-functional buildings (hospitals with separate entrances for reception, A&E, outpatients, etc);
- (e) Any entrance used exclusively by staff, and

- (f) Building exits to assembly points or to the boundary of the site.

Where main entrances are accessible to all they promote a spirit of inclusion that segregated accessible entrances do not. In certain exceptional situations it may not be practicable for each of the entrance(s) above to be accessible, due to steeply sloped or restricted sites or planning requirements. Therefore, in such circumstances only, an alternative accessible entrance or entrances may be provided.

1.2.3 - Accessible Entrances

Please note that all external access points to the Proposed Development including the Main Accessible Entrance with comply with the following requirements.

Accessible entrances should facilitate the widest possible range of abilities. Approaches to accessible entrances should comply with Section 1.1.

The route from an alternative accessible entrance should lead directly, via an accessible internal route conforming to Section 1.3, to the spaces served by the corresponding main entrances.

Likewise, entrances close to the designated parking area and setting down Area, (b) and (c) above, should connect to the main entrance reception area (or equivalent), via an accessible internal route conforming to Section 1.3.

Main entrances and subsidiary entrances should be clearly identifiable. Signage should be provided where necessary (refer to 1.6.3).

Where an accessible entrance is provided:

- (a) It should be easily identified among the other elements of the building under all lighting conditions, shadow or strong sunlight e.g. By lighting and/or visual contrast (refer to 1.6.4). Glare and reflection from lighting or materials should be avoided as it is confusing for those with vision impairment (refer to 1.6.5);

The accessible entrances to the proposed development will be clearly identifiable in accordance with the above requirement.

- (b) A level landing at least 1800 mm x 1800 mm clear of any door or gate swing should be provided immediately in front of the entrance;

A clear level landing of 1800mm x 1800mm is provided in front of all of the accessible entrances to the proposed development.

Please refer to drawing number dac-002 for details.

- (c) The surface of the landing should not impede the movement of wheelchairs or other mobility aids;

The surface of the landing in each case will not impede the movement of wheelchairs or other mobility aids.

- (d) The threshold should be level, i.e. With a maximum threshold height of 15mm with exposed edges chamfered or pencil rounded.

Rationale: level thresholds do not create a trip hazard or barrier to people using wheelchairs or other mobility aids;

The threshold at each accessible entrance location is level.

- (e) Any door entry system should be accessible to people with hearing, vision, speech or mobility impairment including wheelchair users. Refer to the nda publication 'guidelines for public access terminals accessibility';

A door entry system will be used that is fully compliant and accessible for all users.

- (f) Any structural supports at the entrance should not present a hazard for people with vision impairment;

Not applicable – No structural supports are to be provided at any accessible entrance.

- (g) Internal floor surfaces adjacent to the threshold should not impede the movement of wheelchairs or other mobility aids;

The floor surfaces adjacent to the threshold in each case will not impede the movement of wheelchairs or other mobility aids.

- (h) Changes in floor materials adjacent to threshold should not create a potential trip hazard, and

Not applicable – there are no changes in floor materials adjacent to the threshold in each case.

- (i) Where mat wells are provided, the surface of the mat should be level with the surface of the adjacent floor finish and the material should be firm.

Rationale: this will prevent wheels from sinking into the surface which causes difficulty for a person using a wheelchair or mobility aid to manoeuvre.

If mat wells are to be provided, the surface of the mat will be level with the adjacent floor finish.

1.2.4 - Accessible Entrance Doors

Manually operated external doors, with a self-closing device, can pose difficulties for people with a wide range of abilities, including children. It is extremely difficult for people with limited upper body strength, with assistance dogs, walking aids or wheelchairs, to open and manoeuvre through this type of door as it requires an opening force greater than the resistance force of the self-closing device itself plus any extra resistance exerted by weather seals and/or wind pressure. This may result in people being unable to continue their journey independently.

If the force required for opening doors is too great or its speed of closing is too fast, people with disabilities risk being pushed off balance. Any self-closing hinged (single swing) or pivoted (single or double swing) entrance doors should have controlled closing devices and allow independent use by people with disabilities. Guidance is given in 1.2.4.2 on accessible manual doors.

Where it is not possible for a controlled closing device to close an entrance door and keep it closed against external conditions without exceeding the opening force set out in 1.2.4.2 (a), one of the following should be used:

- i. A power-operated door – sliding, folding, balanced or swing (refer to 1.2.4.3);

Not applicable – No power operated doors are provided.

- ii. a low energy swing door (refer to 1.2.4.4)

Not applicable – No low energy swing doors are provided.

- iii. a lobby or air lock system of inner and outer doors (refer to 1.2.5).

Not applicable – No lobbies or air lock system of inner and outer doors are provided.

Powered door opening and closing systems are accessible to a very wide range of people as they require little, if any, strength to open. Powered sliding doors, either manually controlled or automatically operated by sensors, are the preferred type of accessible entrance door.

In general, revolving doors are not considered accessible and present particular difficulties and risk injury for people with vision impairment, assistance dogs, mobility difficulties, elderly people and for parents with small children or buggies. Where a revolving door is used, a complementary accessible door should be provided immediately adjacent to the revolving door and be available for use at all times. The accessible door may be a swing, sliding or folding door, and be automatic, manual or power-operated and should be clearly identifiable.

Doors that provide high levels of accessibility may not always be suitable as escape doors. Where an accessible entrance door also forms part of an escape route reference should be made to the guidance in tgd b (refer to section detailing with general provisions for means of escape), on doors across escape routes, including automatic doors, to ensure compliance with part b.

Where an accessible entrance door is provided:

- (a) It should have an effective clear width (refer to diagram 10) through a single door or at least one leaf of a double door as set out in table 3 below;

The clear opening width of the accessible entrance door in each location to the proposed development is a minimum of 1000mm in accordance with Table 3.

- (b) Door handles should be located at a height of between 800 mm and 1050 mm (900 mm preferred) above finished floor level. Where a pull handle is provided the available grip zone of the pull handle should be between 700mm (min) to 1000mm (max) above finished floor level. The top end of the pull handle should be 1300mm (min) above floor level;

Door handles will be located in accordance with the above requirement.

- (c) Where possible, unless for reasons of security, entrance and lobby door leaves and side panels wider than 450mm should have vision panels towards the leading edge of the door. The minimum vertical zone of visibility should be between 500mm and 1500mm from the floor. If a door has multiple viewing panels, the minimum zone of visibility should not be interrupted by opaque areas that obstruct more than 350mm of the vertical height of the zone. Rationale: this allows people to see another person approaching the door in the other direction in time to avoid a collision. The extent of the visibility zone facilitates people of all heights or those using a wheelchair, refer to diagram 10 for more details;

The accessible entrance doors at each location will incorporate a vision panel in accordance with the above requirement.

- (d) It can be a manual or power-operated door in accordance with 1.2.4.1 to 1.2.4.4 respectively.

The accessible entrance doors at each location will be manually operated.

1.2.4.1 - Accessible Glass Doors

Where the external door leaves (including lobby doors) consist of a frameless glass door or a fully glazed framed door with a narrow stile the following guidance applies in addition to the general guidance in 1.2.4 above.

Where accessible glass doors are provided:

- (a) The door should be clearly defined with permanent manifestation on the glass, within two zones, from 850mm to 1000mm and from 1400mm to 1600mm above the floor, contrasting visually with the background seen through the glass (from inside and outside) in all lighting conditions (refer to 1.6.5). The edges of a glass door should also be apparent when the door is open (refer to 1.6.4);

All accessible entrance doors (fully glazed framed doors) will incorporate permanent manifestations in accordance with the above requirement.

- (b) If the manifestation takes the form of a logo or sign, it should be at least 150mm high (repeated if on a glazed screen) or at least 50mm high if it takes the form of a decorative feature such as broken lines or continuous bands;

Not applicable – The manifestations will not take the form of a logo or sign.

- (c) If a glass door is adjacent to, or is incorporated within, a fully glazed wall or glazed screen should be clearly differentiated from one another, with the door being more prominent e.g. The door may be framed on both sides and on the top by an opaque high-contrast strip at least 25mm wide.

Rationale: this ensures that people with vision impairment can clearly identify the location of the door;

A glazed screen will be located adjacent to the fully glazed framed accessible entrance doors to the entrance lobby but the doors will be more prominent as required by the use of opaque high contrast strips as described above.

- (d) The door, where it is capable of being held open, should be protected by guarding to prevent the leading edge constituting a hazard. Further guidance on the design of glazed doors is given in bs 6262:2005.

Not applicable – The accessible entrance doors will not be capable of being held open.

1.2.4.2 - Accessible Manual Doors

The following guidance applies to accessible manual doors in addition to the general guidance in 1.2.4 above.

Where accessible manual doors are provided:

- (a) When measured from the leading edge of the door, the opening force should be not 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 cycle⁵;

The required opening force of the accessible manual doors will comply with the above requirement.

- (b) There should be an unobstructed space of at least 300mm between the leading edge of a single leaf door (when it opens towards you) and a return wall, unless the door is opened by remote automatic control.
Rationale: this enables a person in a wheelchair to reach and grip the door handle, then open the door without releasing hold on the handle and without the footrest colliding with the return wall (refer to diagram 10);

A leading edge far in excess of 300mm is provided at each accessible entrance door in accordance with the above requirement. Please refer to drawing number dac-002 for details.

- (c) Where fitted with a latch, the door opening furniture should be operable with one hand, without the need to grab and twist (i.e. Using a closed fist) e.g. A lever handle.

Rationale: this facilitates people with limited manual dexterity;

Not applicable – The accessible entrance doors will not be fitted with any latches.

- (d) All door opening furniture should contrast visually with the surface of the door to assist those with vision impairment (refer to 1.6.4).

All door furniture will contrast visually with the surface of the door as required.

1.2.4.3 - Accessible Power-Operated Doors

Not applicable – No accessible power-operated doors are provided to the Proposed Development.

1.2.4.4 - Low energy swing doors

Not applicable – No low energy swing doors are provided to the Proposed Development.

1.2.5 - Entrance Lobbies

An Entrance Lobby is provided at the Main Accessible Entrance, but the dimensions of this space far exceed the requirements of Diagram 11 for lobbies and single leaf doors.

Entrance lobbies serve a number of functions including air infiltration and draught reduction. The presence of an entrance lobby may allow the external door to have a lower powered self-closing device. Where they are provided, they should be designed and constructed to ensure that there is sufficient space to enable a person using a wheelchair and an assistant to move clear of one door before opening the other door.

Where an accessible entrance lobby is provided:

- a) The length should be in accordance with Diagram 11 for single swing doors and at least $DP1 + DP2 + 1570$ mm for double swing doors;

The length of the Entrance Lobby at the Main Accessible Entrance to the Proposed Development at 7620mm, far exceeds the requirements of Diagram 11 for lobbies with single leaf doors. Please refer to Drawing Number DAC-002 for details.

- b) The width (excluding any projections into the space) should be (Greater of DL1 or DL2) + 300 mm, when single leaf doors are used and at least 1800 mm when double leaf doors are used;

The width of the Entrance Lobby at the Main Accessible Entrance to the Proposed Development is 9410mm and far exceeds the requirements of Diagram 11 for lobbies with single leaf doors. Please refer to Drawing Number DAC-002 for details.

- c) Areas of full height glazing, glazed curtain walling or glazed screens surrounding a lobby should display the manifestations as required for glass doors in 1.2.4.1;

The glazed screen adjacent to the Main Accessible Entrance Door (and to all other accessible entrance doors throughout the Proposed Extension) to the Entrance Lobby will contain manifestations as per 1.2.4.1.

- d) Floor surface materials within the lobby should not impede the movement of wheelchairs or other mobility aids;

The floor surface of the Entrance Lobby as described above will not impede the movement of wheelchairs or other mobility aids.

- e) Changes in floor materials should not create a potential trip hazard;

There will be no changes in floor materials in the Entrance Lobby as described above.

- f) Any columns, ducts or similar full height elements that project into the lobby by more than 100 mm should be protected by a visually contrasting guard rail (refer to 1.6.4);

Not applicable – there are no columns, ducts, etc. Projecting into the Entrance Lobby as described above.

- g) The floor surface should help remove rainwater from shoes and wheelchairs.
Rationale: This reduces the potential for slipping within the building e.g. By using cleaning mats;

The floor finish in the Entrance Lobby as described above will comply with the above requirement.

- h) Where mat wells are provided, the surface of the mat should be level with the surface of the adjacent floor finish and the material should be firm.

Rationale: This will prevent wheels from sinking into the surface which causes difficulty for a person using a wheelchair or mobility aid to manoeuvre.

If mat wells are provided, the surface of the mat will be level with the surface of the adjacent floor finish and the material will be firm in each case as required.

SECTION 1.3 - CIRCULATION WITHIN BUILDINGS OTHER THAN DWELLINGS

1.3.1 - 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.

1.3.2 - Introduction

An entrance hall and reception area is the first point of contact and a source of information for many when arriving at a building and should be accessible to all.

Corridors, passageways and internal lobbies should facilitate a free flow of people around a building. Doors along internal circulation routes can create barriers for people, particularly for those with limited upper body strength, and should only be provided where necessary. However, where they are necessary, for the purposes of compliance with Part B – Fire Safety, they should be easy to use and/or held open on electronic hold-open devices.

Appropriate directional signage indicating the location of the various facilities within the building should be provided where necessary (refer to 1.6.3).

Each storey of a building should be so designed and constructed as to allow for independent circulation by people with a wide range of abilities and independent access to the range of accessible services and facilities provided on that storey.

Where a change of level within a storey of a building is necessary because of site constraints or design considerations, a suitable means of access should be provided between the levels by a gently sloped access route, a ramp and steps or a platform lift.

A passenger lift is a convenient means for many people including those pushing buggies, using wheelchairs and carrying luggage, to travel from one floor to another in order to access all relevant facilities. Passenger lifts should be provided in all multi-storey buildings (some exceptions are provided in 1.3.4.1.1).

At least one stairs suitable for ambulant disabled people should also be provided to all floors above and below the entrance level to provide a choice for users.

Guidance is given in this section on the features and characteristics of internal circulation areas, required to make them accessible to people with a wide range of abilities.

Section 1.3.3 deals with internal horizontal circulation features such as; entrance hall and reception areas; internal doors; corridors and passageways and internal lobbies.

Section 1.3.4 deals with internal vertical circulation features such as; passenger lifts; internal stairs suitable for ambulant disabled people; internal ramps and handrails.

1.3.3 - Horizontal Features

1.3.3.1 - Reception Area In Entrance Halls

Not applicable – No new reception area is provided to the Proposed Development.

1.3.3.2 - Internal Doors

Doors can create barriers for people, particularly for those with limited upper body strength, and therefore should only be provided where necessary.

Self-closing devices create particular difficulties for some people (refer to Section 1.2) and their use on internal doors should be minimised. While these devices are generally required on fire doors, TGD B gives guidance on acceptable methods of holding them open, where a self-closing device is considered a hindrance to the normal use of a building. Refer to TGD B, Annex B, Fire Doors, Self-closing devices, B3 for guidance. Fire doors should be held open in accordance with this guidance, where possible, in areas of the building frequently used by the public.

Where internal doors are provided to wheelchair accessible areas:

- (a) The opening force when measured from the leading edge of the door, should be not 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 cycle⁵. Doors that have a requirement to self-close for reasons of fire and smoke control, privacy, acoustics or energy control, should have closing devices fitted and adjusted so that the opening forces are well below the limits set above, consistent with the door functioning as intended. Care should be taken to ensure that controlled door closing devices allow the door to open to provide the required effective clear width;

The opening forces of all internal doors will comply with the above requirement.

- (b) The effective clear width through a single leaf door or one leaf of a double leaf door should be in accordance with Table 3 and Diagram 10;

The clear width of all internal doors in the Proposed Development is 900mm or greater which exceeds the requirements of Table 3.

- (c) There should be an unobstructed space of at least 300 mm on the pull side of the door between the leading edge of the door (when it opens towards you) and a return wall, unless the door is opened by remote automatic control or it provides access to a standard hotel bedroom or en-suite, standard, enlarged cubicle, cubicles for ambulant disabled people, storage or maintenance area;
In the case of a changing places toilet the unobstructed space should be at least 600mm on the pull side of the door between the leading edge of the door (when it opens towards you) and a return wall, unless the door is opened by remote automatic control.

An unobstructed leading edge of at least 300mm is provided on the pull side of all internal doors as required.

- (d) Door handles should be located at a height of between 800 mm and 1050 mm (900 mm preferred) above finished floor level. Where a pull handle is provided the available grip zone of the pull handle should be between 700 mm (min) to 1000 mm (max) above finished floor level. The top end of the pull handle should be 1300 mm (min) above finished floor level. Where fitted with a latch, the door opening furniture should be operable with the closed fist of one hand or an elbow e.g. A lever handle;

Door handles / pull handles will be located in accordance with the above requirement.

None of the internal doors are fitted with a latch.

- (e) All door opening furniture should contrast visually with the surface of the door (refer to 1.6.4);

All door opening furniture will contrast visually with the surface of the door in each case.

- (f) The door, door frames or architrave should contrast visually with the surrounding wall (refer to 1.6.4);

All door frames will contrast visually with the surrounding wall in each case.

- (g) The surface of the leading edge of any door that is not self-closing, or is likely to be held open, should contrast visually with the other door surfaces and its surroundings so it does not create a hazard (refer to 1.6.4).

Rationale: This ensures that people with vision impairment can still identify the door opening within the wall;

The leading edges of any internal doors that are not self-closing or that are likely to be held open will contrast visually with the surface of the door and its surroundings as required.

- (h) Where possible, unless for reasons of security or privacy, door leaves and side panels wider than 450 mm should have vision panels towards the leading edge of the door whose vertical dimensions include at least the minimum zone or zones of visibility between 500 mm and 1500 mm from the floor. If a door has multiple viewing panels, the minimum zone of visibility should not be interrupted by opaque areas that obstruct more than 350 mm of the vertical height of the zone. Refer to Section 1.2.4 and Diagram 10.

Rationale: This allows a person to see another person approaching in the other direction in time to avoid a collision. The extent of the visibility zone facilitates people of all heights or those using a wheelchair;

For reasons of privacy, the doors to all Sanitary Facilities and for reasons of security, the doors to the Store Room will not contain any vision panels.

All other internal doors will contain a 150mm wide vision panel towards the leading edge of the door in accordance with Diagram 10.

- (i) Frameless glass doors or fully glazed framed doors with a narrow stile, should comply with 1.2.4.1;

Not applicable – No frameless glass or fully glazed framed doors are provided.

- (j) A low energy powered swing door system should comply with 1.2.4.4;

Not applicable – No low energy powered swing doors are provided.

- (k) Refer to TGD B for the direction of opening on doors on escape routes.

All doors openings comply with TGD B in terms of direction of opening.

1.3.3.3 - Corridors And Passageways

A corridor or passageway should be wide enough to allow people to pass each other, taking into account common activities and mobility aids such as people pushing buggies, using a wheelchair or walking frame, carrying luggage or using crutches. A corridor that is 1500 mm wide will allow a wheelchair user and an ambulant person to pass one another. A corridor that is 1800 mm wide will allow two wheelchair users to pass one another. Wheelchair users or people pushing buggies should have adequate space available to turn into adjoining spaces or to turn through 180 degrees.

All corridor / passageway widths within the Proposed Development are a minimum of 1800mm.

Where corridors and passageways are provided:

- (a) the unobstructed clear width should be at least 1200 mm. Elements such as columns, radiators and fire hoses should not project into this corridor width;

The unobstructed clear width of the corridor / passageway in each instance is 1800mm which exceeds the above requirement.

- (b) passing places should be provided where the unobstructed width of the corridor is less than 1800 mm. Passing places should have a total unobstructed width of corridor of 1800 mm wide over an 1800 mm length. Passing places should be provided:

Not applicable – No passing places are required or provided as the unobstructed width of the corridor / passageway in each instance is 1800mm.

- i. At reasonable intervals, not more than 20 m apart

Not applicable.

- ii. At junctions, and

Not applicable.

- iii. At ends of corridors.

Not applicable.

- iv. Opposite a sliding door, or inward opening door, to a changing places toilet.

Not applicable.

Rationale: This will allow wheelchair users to turn in the opposite direction and to pass each other (refer to Diagram 12);

- (c) The floor should be level. For the purpose of this guidance document a gradient of 1:50 or less steep is considered to be level;

The floor of the corridor / passageway in each instance will be level.

- (d) Where a section of the floor has a gradient in the direction of travel, steeper than 1:50 but less steep than 1:20 it is defined as gently sloping and a level rest area of at least 1800 mm long should be provided at each rise of 500 mm. Where this is not possible refer to 1.3.4.4 internal ramps;

Not applicable – The floor of the corridor / passageway in each instance will be level.

No internal ramps to be provided in Proposed Extension.

- (e) Any section with a gradient of 1:20 or steeper should be designed as a ramp (refer to 1.3.4.4);

Not applicable – The floor of the corridor / passageway in each instance will be level.

- (f) Any gently sloping section should extend the full width of the corridor, otherwise the exposed edge should be clearly identified and contrast visually (refer to 1.6.4). Where necessary, it should be protected by guarding;

Not applicable – The floor of the corridor / passageway in each instance will be level.

- (g) Any door opening towards a corridor which is a major access route or an escape route should be recessed so that when fully open, it does not project into the corridor space except where the doors are minor utility facilities such as small store rooms and locked duct cupboards. Rationale: This is to avoid collisions with passers-by;

The doors to both Unisex Accessible W/C's open outwards but are recessed from the main thoroughfare in such a manner so as not to pose a danger of collision with passers-by.

Similarly, the outward opening door from the Staff W/C does not compromise any escape route from this area.

- (h) If the door from the unisex accessible WC opens into a corridor that is not a major access route or an escape route, there should be a clear width remaining in the corridor as illustrated in Diagram 12. Rationale: To allow a person using a wheelchair to manoeuvre out the door into the corridor;

The outward opening doors of both Unisex Accessible W/C's do not reduce the effective clear width of the corridor / passageway and complies with Diagram 12. Please refer to Drawing Number DAC-002 for details. Similarly, the outward opening door from the Staff W/C does not compromise any escape route or reduce the effective clear width of the corridor from / in this area.

- (i) On a major access route or an escape route, the wider leaf of any series of double doors placed across the route, having leaves of unequal width, should be on the same side of the corridor throughout the length of the corridor;

Not applicable – No series of double doors are provided in the Proposed Development.

- (j) Floor surface finishes should be slip resistant. Refer to Annex E of BS 8300:2009;

All floor surfaces finishes will be slip resistant in accordance with the above requirement.

- (k) Any full height glazed screens alongside a corridor or passageway should be clearly defined with manifestation on the glass at two levels, 850 mm to 1000 mm and 1400 mm to 1600 mm contrasting visually (refer to 1.6.4) with the background seen through the glass in all lighting conditions (refer to 1.6.5);

The glazed screens beside the internal doors located between Corridors / Hall/ Entrance Lobby / Lobby will be provided with permanent manifestations in accordance with the above requirement.

- (l) Clear unobstructed headroom of 2100 mm (except for any door frame) should be provided to prevent people colliding with projecting edges at head height.

Where a stairway crosses over a circulation route, suitable precautions should be taken to ensure that any part of the area under the stairway with a height lower than 2100 mm cannot be used for circulation purposes. The area should be enclosed, protected by guarding and low level cane detection or a permanent barrier giving the same degree of protection.

A clear unobstructed headroom will in excess of 2100mm will be provided throughout the Proposed Development.

- (m) Corridors and passageways should be adequately lit. Artificial lighting for corridors and passageways that receive no daylight should be designed to achieve an illuminance at floor level of at least 100 lux (refer to 1.6.5);

The corridors / passageways will be adequately lit as required in accordance with the above requirement.

- (n) Where seating and/or handrails are provided in long corridors i.e. Over 20 m, a minimum clear corridor width of 1200 mm should be maintained.

Not applicable – the corridor / passageway in each instance is not over 20m long with therefore no requirement for any seating and / or handrails to be provided. In addition, the corridor / passageway width in each instance is 1800mm throughout their lengths.

1.3.3.4 - Internal Lobbies

Internal lobbies to wheelchair accessible areas should be in accordance with entrance lobbies in 1.2.5.

The internal lobbies outside of the Unisex Accessible W/C's and Shower Room and outside of the Staff W/C and Sluice Room are in accordance with the guidance in 1.2.5 as required.

1.3.4 - Vertical Features

1.3.4.1 - Provision

A passenger lift is the most accessible means of vertical circulation and allows people with a wide range of abilities to travel conveniently and without discomfort from floor to floor in order to make use of all relevant facilities.

1.3.4.1.1 - Lifts

Not applicable – Proposed Development is a single storey building.

1.3.4.1.2 - Stairs

Not applicable – Proposed Development is a single storey building.

1.3.4.2 - Passenger Lift Details

Not applicable - No passenger lift is provided to Proposed Development.

1.3.4.3 - Internal Stairs Suitable For Ambulant Disabled People

Not applicable - No internal stairs suitable for ambulant disabled people is provided to Proposed Development.

1.3.4.4 - Internal Ramps

Not applicable - No internal ramps is provided to Proposed Development.

1.3.4.5 - Handrails

Not applicable - No new handrails is provided to Proposed Development.

SECTION 1.4 - SANITARY FACILITIES FOR BUILDINGS OTHER THAN DWELLINGS

1.4.1 - Objective

The objective is to provide independently accessible sanitary facilities that meet the needs of people with a wide range of abilities.

1.4.2 - Introduction

For the purposes of this part specific guidance on the provision of sanitary facilities is given in 1.4.3. Detailed guidance on the design of the sanitary facilities is given in 1.4.4 to 1.4.10.

1.4.3 - General Provisions

The number and location of sanitary facilities required in a building will be dictated by the nature of the building, the size of the building, the number of people who will use the building, gender ratio, patterns of use and the ease of access.

Refer to Part G/ TGD G for the scale of provisions for sanitary facilities. In the case of places of work, designers should also have regard to the Safety, Health and Welfare at Work (General Application) Regulations, 2007 (S.I. No. 299 of 2007).

Section 1.4.3 requires the provision of accessible sanitary facilities where sanitary facilities are provided in a building, whether this is for customers, visitors, or staff working in the building. It does not create a

requirement for the provision of sanitary facilities in a building or for different user groups e.g. for visitors where provision has only been made for staff.

However, in the case of buildings where sanitary facilities are being provided for use by people other than staff, at least one changing places toilet should be provided in the buildings listed in Table 1 having regard to the use and size of the building.

The following guidance represents the minimum provisions to ensure that sanitary facilities were provided for a particular user group, are accessible to all in that group e.g. customers and/or staff.

The guidance is based on providing a minimum clear turning space of 1800 mm x 1800 mm for a wheelchair. This space provision will be adequate for many wheelchairs; however, some powered wheelchairs and scooters may require larger turning spaces. A wheelchair accessible unisex WC is designed to meet the needs of independent wheelchair users, but it is also equipped to suit ambulant disabled people. In addition, it may be used by people who require additional space, the support of grab rails or integral hand washing facilities. A unisex facility enables assistants of either sex to assist a person with a disability.

A changing places toilet is an accessible sanitary facility with a toilet, hoist, basin, adult-sized changing bench and optional shower designed to meet the needs of people with a range of abilities who may require assistance.

In addition to the above, 1.4.3.1 to 1.4.3.6 outline the provisions required in relation to specific types of sanitary facilities.

In primary school buildings where WCs are provided within the classroom provision should be made for ambulant disabled people. In addition, a minimum provision of one wheelchair accessible unisex WC should be made, either as part of the classroom environment or in the common areas of the building. The travel distance to this WC should be minimised where it is not located within the classroom. For further requirements on sanitary facilities in primary schools, refer to the Department of Education and Skills Technical Guidance Documents available on www.education.ie.

Sanitary facilities used solely for individual use within offices are not covered in the following sections however; consideration should be given to meeting the needs of the user.

1.4.3.1 - Provisions For Wheelchair Accessible Unisex WC's

The provisions for wheelchair accessible unisex WCs are as follows:

- (a) Buildings with a nett floor area per floor greater than 200 m² should provide a wheelchair accessible unisex WC with minimum turning space of 1800 mm x 1800 mm (Refer to Diagram 15a). Buildings with a nett floor area per floor of 200m² or less may provide a minimum turning space of 1500 mm x 1500mm (Refer to Diagram 15b). Where space permits, a turning space in excess of 1500 mm x 1500 mm should be considered. In calculating the nett floor area the area of any vertical circulation, common sanitary facility and maintenance areas in the storey should not be included;

A total of 4no. Accessible Unisex WC's for use by students and staff are provided throughout the Special Education Unit (including 1no. contained in the Accessible Unisex WC / Shower Room). A turning space of 1800mm x 1800mm is provided in all the Accessible Unisex WC / Shower Room and Assisted W/C locations.

- (b) Where there is only one WC facility provided in the building, it should be unisex, wheelchair accessible and incorporate a standing-user height washbasin, in addition to the finger rinse basin associated with the WC pan. Rationale: This provision will facilitate the needs of a wider range of users;

Not applicable – More than one WC facility is provided as described above. Please refer to Drawing Number DAC-002 for details.

- (c) Where there is more than one WC facility provided in a building at different locations, at least one wheelchair accessible unisex WC should be provided at each location;

All new W/C facilities within the Special Education Unit are wheelchair accessible.

- (d) Where independent access to storeys, above or below the entrance storey, is not available for wheelchair users, i.e. if access is by stairway only, a wheelchair accessible unisex WC should be located on the entrance storey, except where the entrance storey contains only the entrance and vertical circulation areas. However, in every such building, provision for a WC for ambulant disabled people should still be made;

Not applicable – Vertical circulation area is not located at the entrance. Wheelchair Accessible W/C's are provided at either side of the Proposed Development.

- (e) Where more than one wheelchair accessible unisex WC is provided, the layouts should be handed. Rationale: This facilitates both left and right handed transfer techniques onto the WC. For further information on transfer techniques refer to 'Building for Everyone: A Universal Design Approach (2010 edition)';

Handed layouts in the 4no. Wheelchair Accessible Unisex W/C locations are provided as required.

- (f) Where wheelchair accessible unisex WCs are provided, they should meet the minimum requirements set out in 1.4.4 and 1.4.5.

The 4no. Wheelchair Accessible Unisex W/C's (including 1no. in the Accessible Unisex WC / Shower Room) in the Special Education Unit will meet or exceed the requirements of 1.4.4 and 1.4.5.

1.4.3.2 - Provisions for WC cubicles

Each Mainstream Classroom will be provided with 2no. Unisex W/C cubicles for Ambulant Disabled People.

The provisions for WC cubicles are as follows:

- (a) Where WC cubicles are provided in a washroom, at least one WC cubicle should be provided for ambulant disabled people amongst the standard cubicles in each washroom as per 1.4.6.1 and 1.4.6.2;

The 4no. Unisex W/C cubicles for ambulant disabled people to be provided in the Mainstream Classrooms to meet or exceed the requirements of 1.4.6.1 and 1.4.6.2.

- (b) Where four or more WC cubicles are provided in a washroom, one WC cubicle should be an enlarged cubicle for use by people who need extra space in addition to the requirement in (a) above. Rationale: Enlarged cubicles are not a substitute for cubicles suitable for ambulant disabled people but rather an alternative arrangement to meet the needs of people with another range of abilities;

Not Applicable – 2no. WC cubicles to be provided in each Mainstream Classroom.

- (c) If there is more than one enlarged WC cubicle provided, layouts should be handed as the WC is offset. Rationale: This facilitates people who are stronger on one side;

Not Applicable – No enlarge WC cubicles to be provided.

- (d) Where WC cubicles are provided, they should meet the minimum requirements set out in 1.4.4 and 1.4.6.

All provided WC cubicles to be compliant in above requirements.

1.4.3.3 - Provisions for urinals

Not applicable - No new urinals are provided to Proposed Development.

1.4.3.4 - Provisions For Accessible Bathrooms / Shower Rooms

A Unisex Wheelchair Accessible WC / Shower Room is provided in the Special Education Unit in the Proposed Development. This is not an en-suite facility for independent use but rather a Wheelchair Accessible WC which also contains a level access shower area. It is envisaged that this shower area will only occasionally be used as not all students attending the Special Education Unit will be toilet trained and some will have toileting issues.

The provisions for accessible bathrooms/shower rooms are as follows:

- (a) Where an en suite sanitary facility is provided in an accessible bedroom for independent use by a wheelchair user e.g. in hotels, guest accommodation, residential accommodation, medical facilities etc, the sanitary facility should be in accordance with 1.4.8 (for information on the provision of accessible bedrooms in hotels (refer to 1.5);

As stated above, the Unisex Wheelchair Accessible WC / Shower Room is not for independent use by a wheelchair user but will meet or exceed the requirements of 1.4.8 and Diagram 21. The door opens into the Unisex Wheelchair Accessible WC / Shower Room but does not impede the 1800mm x 1800mm turning space by virtue of the room being larger than the recommended size at 2500mm x 4000mm.

- (b) A balanced combination of en-suite bathrooms and en-suite shower rooms should be provided when more than one en-suite bathroom or shower room is provided. If only one accessible en-suite facility is provided, it should include an accessible shower, rather than a bath.

Rationale: Many people with disabilities and elderly people may find it easier to use a shower;

Both Unisex Wheelchair Accessible WC/ Shower Room to be provided with showers to be compliant in above requirements.

- (c) A choice of layouts suitable for left-hand and right-hand transfer should be provided when more than one en-suite bathroom or shower room is provided;

A left-hand and right-hand layout to be provided to Unisex Wheelchair Accessible WC/ Shower Room for the Proposed Development.

- (d) Where a sanitary facility combining showers/baths and WCs is provided in a building, e.g. hotels, hospitals, student accommodation, sports, leisure facilities, an accessible shower room or bathroom as per 1.4.8 should be provided. When more than one of each type is provided a choice of layouts suitable for left-hand and right-hand transfer should be provided. This should not be the only wheelchair accessible WC in the building;

Not applicable.

- (e) Where accessible bathrooms / shower rooms are provided, they should meet the minimum requirements in 1.4.4 and 1.4.8.

The Unisex Wheelchair Accessible WC / Shower Room meets or exceeds the requirements of 1.4.4 and 1.4.8.

1.4.3.5 - Provisions for Changing and / or Showering Facilities

The provisions for changing and/or showering facilities are as follows:

- (a) Where communal separate-sex changing and/or showering facilities are provided, accessible changing and/or showering facilities should be provided in communal areas by subdividing the area and providing accessible space and fittings as for self-contained facilities as per 1.4.9;

- (b) In sport facilities, accessible individual unisex self-contained showering and/or changing facilities should be provided as per 1.4.9 in addition to communal separate-sex facilities. Where it is not practicable to provide both communal and individual facilities, an individual unisex and accessible showering and/ or changing facility as per 1.4.9 should be provided. A choice of layouts suitable for left-hand and right-hand transfer should be provided when more than one changing and/ or showering facility is provided.

1.4.3.6 - Provisions for Changing Places Toilets

The provisions for changing places toilets are as follows:

- (a) At least one changing places toilet should be provided in the buildings listed in Table 1 having regard to the use and size of the building.

1no Changing Place Toilet is provided in accordance with the above requirement

- (b) Where a changing places toilet is provided:
- i. It should be suitably located having regard to the use and operation of the building.

The changing Place toilet complies with the above requirement.

- ii. It should be in addition to, and not instead of, the provision of standard and unisex accessible WCs, accessible bathrooms/ shower rooms and other changing and/or showering facilities;

The changing Place toilet complies with the above requirement.

- iii. It should meet the minimum requirements set out in 1.4.10.

The changing Place toilet complies with the above requirement.

1.4.4 - Sanitary Facilities – General

The space provided for manoeuvring and the relative positioning of WCs, wash basins and other accessories is critical to enable wheelchair users or people with mobility impairment to adopt various transfer techniques that allow independent or assisted use of sanitary facilities. The guidance given in the following sections provides acceptable sample sizes and layouts for the situations called up in 1.4.3 above. For further information on accessible sanitary facilities refer to BS 8300:2009 and Building for Everyone: A Universal Design Approach (2010 edition) and I.S. E.N. 17210:2021.

Where accessible sanitary facilities are provided:

- (a) Accessible sanitary facilities should be located in a convenient and accessible part of the building. Refer to 1.1 to 1.3 for approach, access and circulation routes;

The proposed accessible sanitary facilities are located in a convenient and accessible part of the Proposed Development close to the SEN Classroom in the Special Education Unit. Refer to Drawing Number DAC-002 for details.

- (b) Accessible sanitary facilities should be clearly identifiable.
Rationale: People with difficulty communicating may prefer not to ask directions and should therefore be able to rely on signage (refer to 1.6.3);

The proposed accessible sanitary facilities will be clearly identifiable with signage in compliance with 1.6.3.

- (c) Any bath, shower or washbasin tap should be either controlled automatically or be capable of being operated using a closed fist e.g. By lever action;

The washbasin taps will be controlled by lever action or automatically in compliance with the above requirement.

- (d) Any door handles and other ironmongery should comply with the requirements for internal doors in 1.3.3.2. Where fitted with a latch, the door opening furniture should be capable of being operated with one hand using a closed fist e.g. A lever handle. All door opening furniture should contrast visually with the surface of the door (refer to 1.6.4);

All door handles and ironmongery will comply with the requirements contained in 1.3.3.2 and will contrast visually with the door surface as per 1.6.4.

- (e) Doors to accessible sanitary facilities should be fitted with light action privacy bolts so that they can be operated by people with limited dexterity. Where doors to accessible sanitary facilities are required to self-close, they should meet the provisions of 1.3.3.2 (a);

All doors to the accessible sanitary facilities will be fitted with light action privacy bolts in accordance with the above requirement.

There is no requirement for any self-closing doors to be provided to the sanitary facilities areas.

- (f) It is preferable to have outward opening doors (or Sliding doors) to accessible sanitary facilities. If inward opening doors are used, the size should be increased to ensure that the swing of the inward opening door does not encroach into the wheelchair turning space/activity space or transfer area;

The doors to the 4no. Unisex Accessible WC's open outwards in accordance with the above requirement refer to Drawing Number DAC-002 for details.

- (g) Outward opening doors should be fitted with a horizontal pull rail fixed to the inside face and should not project into circulation routes or obstruct emergency escape routes (refer to 1.3.3.3(g));

The outward opening doors as described above will be fitted with horizontal pull rails in accordance with the above requirement.

- (h) Doors to accessible sanitary facilities should have an emergency release mechanism e.g. Lifting off hinges
Rationale: So that the doors are capable of being opened outwards from the outside, in case of emergency, in the case where someone has fallen against the door and is unable to get up;

The doors to the Wheelchair Accessible Unisex W/C's will be outward opening and fitted with an emergency release mechanism to allow them to be opened outwards from the outside in the event of an emergency.

- (i) Doors to accessible sanitary facilities should comply with the guidance on internal doors in 1.3 however although the effective door width should be as wide as possible 1.3.3.2 (b) and (c) do not apply to standard cubicles or cubicles for ambulant disabled people;

The doors to the Wheelchair Accessible Unisex W/C's will comply with 1.3 and exceed the minimum widths recommended in Table 2 and Diagram 10 (providing a clear opening width of at least 900mm).

- (j) The fire alarm should emit a visual and audible signal.
Rationale: To warn occupants with vision or hearing impairment;

The fire alarm in these areas will comply with the above requirement as required.

- (k) The emergency assistance alarm system (where required, refer to Diagrams 15a, 15b, 16, 21, 22, 23, 24, 25, 26, 27(a), 27(b) and 27(c)) should have:

The Wheelchair Accessible Unisex W/C's will be fitted with an emergency assistance alarm system and will include the following;

- i. a pull cord reachable from a wheelchair and the WC, the shower or bath, or from the floor if someone has fallen, in some cases two pull chords may be required (refer to 1.5.7 (e));

A pull cord reachable from a wheelchair and the W/C will be provided in the Wheelchair Accessible Unisex W/C's as required.

- ii. Visual and audible indicators to confirm that an emergency call has been activated;

Visual and audible indicators will be provided in the Wheelchair Accessible Unisex W/C's as required.

- iii. A reset control reachable from a wheelchair and the WC, in case a false alarm is raised;

A reset control in accordance with the above requirement will be provided in the Wheelchair Accessible Unisex W/C's as required.

- iv. A warning signal that is distinguishable visually and audibly from the fire alarm;

The warning signal will be distinguishable visually and audibly from the fire alarm.

- v. A visual and audible indicator should be provided outside the room where it can be easily seen and heard by people able to give assistance and also at a central control point;

A visual and audible indicator will be provided outside the Wheelchair Accessible Unisex W/C's in accordance with the above requirement.

- (l) All lighting controls should comply with the guidance for switches controls (refer to 1.5.7);

All lighting controls will comply with the guidance for switches controls.

- (m) The general lighting level in sanitary facilities should be between 200 to 300 lux measured at floor level (refer to 1.6.5);

The general lighting levels in the Wheelchair Accessible Unisex W/C's will comply with the above requirement.

- (n) Any heat emitters should either be screened or have their exposed surfaces kept at a temperature below 43° Celsius;

The surface of any radiators will be kept at a temperature below 43° Celsius.

- (o) The floor surfaces should be firm, level and slip resistant when wet and dry. Guidance on slip resistance is given on BS 8300:2009 Annex E;

All floor surfaces in the Wheelchair Accessible Unisex W/C's will be firm, level, and comply with guidance given on slip resistance given in BS 8300:2009 Annex E.

- (p) The surface finish of sanitary fittings, grab rails and doors, should contrast visually with their background. There should also be a visual contrast between wall and floor finishes (refer to 1.6.4);

All surface finishes of sanitary fittings, grab rails, door, etc will contrast with their background and a visual contrast between wall and floor finishes will be provided in the Wheelchair Accessible Unisex W/C's.

- (q) A shelf should be provided for a bag, a briefcase or other personal belongings. Two clothes hooks should be provided, one at a level of 1050 mm and 1400 mm above floor level.

Rationale: This avoids a person having to place belongings on the floor;

A shelf together with two clothes hooks will be provided in the Wheelchair Accessible Unisex WC's.

- (r) Accessible sanitary facilities should not be located in a way that compromises the privacy of users. However, the provision of lobbies to accessible sanitary facilities should be avoided where possible as lobby doors may create barriers to easy movement;

For privacy purposes, the Wheelchair Accessible Unisex W/C's and Unisex Wheelchair Accessible WC / Shower Room are located off lobby areas as described above but these areas measure 1840mm x 7850mm providing easy movement. Please refer to Drawing Number DAC-002 for details.

- (s) The WC pan should conform to I.S.EN 997:2003 in terms of key dimensions, in order to accommodate the use of variable height toilet seat riser. Rationale: This will facilitate people who find it difficult to use the standard seat height;

The W/C pans will comply with the above requirement in terms of key dimensions.

- (t) A colostomy changing surface should be provided in all accessible wcs. Where high/low level cisterns are used (incorporating a rail with a padded back rest) a separate colostomy changing shelf 125 mm to 150 mm deep x 400 mm wide (min), with its surface 950 mm (max) above floor level should be provided. Where a flat topped close-coupled cistern is used the flat topped cistern should be adequate to provide a colostomy changing surface for standing users without the extra requirement for a separate shelf;

A flat topped close-coupled cistern will be provided in the Wheelchair Accessible Unisex W/C's which will act as a colostomy changing surface.

- (u) The activation of a manual flush mechanism should be clearly visible, easy to use and require little strength and no fine hand movements. TGD G should be referred to for guidance on efficient use of water for flushing. Spatula-shaped WC flush handles are suitable for people with a wide range of abilities and can be activated with an elbow or fist;

The activation of a manual flush mechanisms will comply with the above requirement.

- (v) Where automatic flushing is provided it should be clearly indicated;

Automatic flushing will not be provided.

- (w) Where the activator for the flush mechanism is to one side, it should be positioned on the open or transfer side of the WC, ensuring it can be reached by a person who has transferred back into a wheelchair;

The location of the flush mechanism activator will comply with the above requirement.

- (x) The wall construction and fixings used to support grab rails should be capable of resisting the load exerted by users when pulling themselves to a standing or upright position.

The wall construction and fixings used to support grab rails will comply with the above requirement.

1.4.5 - Wheelchair Accessible Unisex WC

In addition to the general guidance in 1.4.4 where a wheelchair accessible unisex WC is provided:

- (a) The minimum overall dimensions and arrangement of fittings within a wheelchair accessible unisex WC should comply with Diagram 15a or 15b, 16 and 17. Room dimensions of 1800mm x 2500mm are based on an 1800mm x 1800mm turning space, while room dimensions of 1500mm x 2200mm provide for a 1500mm x 1500mm turning space in small buildings as defined in 1.4.3.1;

4no. Accessible Unisex WC's are provided in the Special Education Unit of the Proposed Development – 4no. Complying with Diagram 15a providing a minimum turning space of 1800mm x 1800mm. Please refer to Drawing Number DAC-002 for details.

- (b) Where there is only one WC provided in a building, a standing user height wash basin should be provided in addition to the finger rinse basin. The overall width of the room should be increased from 1800 mm to 2300 mm (or from 1500 mm to 2000 mm for a 1500 mm x 1500 mm turning space). The washbasin should not impinge on the wheelchair turning space and the rim of the washbasin should be between 780 mm to 800 mm (refer to Diagram 17).

Rationale: This provision will facilitate the needs of a wider range of users;

Not applicable – 4no. Accessible Unisex W/C's are provided as described above. Please refer to Drawing Number DAC-002 for details.

- (c) The door should be on the wall opposite the WC, on the same side of the room as the transfer space, as illustrated in Diagram 15a;

The doors to each of the 4no. Unisex Accessible W/C's are located in accordance with the above requirement. Please refer to Drawing Number DAC-002 for details.

- (d) A distance of 750 mm should be provided from the back wall to the front of the WC pan. Rationale: This allows the wheelchair seat to be parallel with the toilet seat, so that the wheelchair can be reversed against the wall and the person using the toilet does not have to manoeuvre both sideways and also backwards to transfer to and from the WC pan;

The W/C pans will comply with the above requirement.

- (e) The distance between the front of the WC pan and the nearest edge of the finger rinse basin should be between 140 mm and 160 mm.

Rationale: The user should be able to, from a sitting position on the WC, lean forward, wash hands in the finger rinse basin and insert or take out the basins waste plug before transferring back to the wheelchair;

The distance between the front of the W/C pans and the nearest edge of the finger rinse basins will comply with the above requirement.

- (f) Grab rails should be a minimum of 600 mm in length and should contrast visually with the supporting background surface (refer to 1.6.4);

Grab rails will be a minimum of 600mm long and will be a contrasting colour to the supporting background surface.

- (g) An emergency assistance alarm system should be provided in accordance with 1.4.4 (k);

An emergency alarm system will be provided in each Wheelchair Accessible Unisex W/C.

- (h) Heat emitters, casings and shelves should be located so that they do not project into or restrict the minimum clear wheelchair manoeuvring space, nor the space beside the WC used for transfer from the wheelchair to the WC.

Any heat emitters (radiators), casings, and shelves will be located in accordance with the above requirement.

1.4.6 - Cubicles

Total of 4no. Cubicles for ambulant disabled people to be proposed for new 2no. Mainstream Classrooms in accordance to 1.4.6.2 section.

In addition to the general guidance in 1.4.4 further guidance is given below for cubicles.

1.4.6.1 - Standard Cubicles

Not applicable - No standard cubicles are provided to Proposed Development.

1.4.6.2 - Cubicles For Ambulant Disabled People

Total of 4no. Cubicles for ambulant disabled people to be proposed for new 2no. Mainstream Classrooms in accordance to below requirements.

For people using crutches or with other mobility impairment cubicles with a larger than standard clear activity or manoeuvring space and grab rails will be more accessible.

Where cubicles for ambulant disabled people are provided:

- (a) The width of the cubicle should be between 800 mm and 900 mm;

Each Cubicle for ambulant disabled people to have minimum of 900mm width.

- (b) The WC should be centrally located on the back wall;

WC to be located on the back wall for each cubicle in accordance with the above requirement.

- (c) An activity space of 750 mm (clear of the door swing) should be provided as per Diagram 19b);

The activity space of 750mm will be provided in accordance with the above requirement.

- (d) A horizontal and vertical grab rail should be provided either side to the WC pan;

Each Cubicle will be provided horizontal and vertical grab rail in accordance with the above requirement.

- (e) A colostomy changing surface should be provided. Where high/low level cisterns are used (incorporating a rail with a padded back rest) a separate colostomy changing shelf 125 mm to 150 mm deep x 400 mm wide (min), with its surface 950 mm (max) above floor level should be provided. Where a flat topped close-coupled cistern is used the flat topped cistern should be adequate to provide a colostomy changing surface for standing users without the extra requirement for a separate shelf;

Each Cubicle will be provided with colostomy changing surface in accordance with the above requirement.

- (f) The minimum dimensions and arrangement of the cubicle, activity space, grab rails and other fittings should be provided in accordance with Diagram 19a) and 19 b).

Each Cubicle will be provided with minimum dimensions and arrangements in accordance with the above requirement.

1.4.6.3 - Enlarged Cubicles

Not applicable - No enlarged cubicles are provided to Proposed Development.

1.4.7 - Accessible Urinals

Not applicable - No accessible urinals are provided to Proposed Development.

1.4.8 - Accessible Bathrooms / Shower Rooms

A Unisex Wheelchair Accessible WC / Shower Room is provided in the Special Education Unit in the Proposed Development. This is not an en-suite facility for independent use but rather a Wheelchair Accessible WC which also contains a level access shower area. It is envisaged that this shower area will

only occasionally be used as not all students attending the Special Education Unit will be toilet trained and some will have toileting issues.

In addition to the general guidance in 1.4.4 where wheelchair accessible en-suite bathrooms or shower rooms are provided:

- (a) An en-suite shower room should be in accordance with Diagram 21;

The Unisex Wheelchair Accessible WC / Shower Rooms will meet or exceed the requirements of Diagram 21.

- (b) Wall mounted drop down support rails and a wall mounted slip resistant tip-up seat should be provided in the shower area;

Wall mounted drop down support rails and a wall mounted slip resistant tip-up seat will be provided in the shower area.

- (c) An en-suite bathroom with WC for independent use should be in accordance Diagram 22 and 23;

Not applicable – The Unisex Wheelchair Accessible WC / Shower Room will not be used independently.

- (d) The bath should be provided with a transfer seat, 400 mm deep and equal to the width of the bath;

Not applicable – no bath is provided.

- (e) The WC and washbasin should be similar to the corner arrangement WC for a unisex accessible toilet, except the washbasin is larger and set back from the sidewall.

Rationale: So as not to project into the transfer space in front of the WC;

The washbasin is set back from the sidewall in accordance with the above requirement.

- (f) The washbasin should be approximately 500mm wide x 450mm deep with a rim height set between 720mm and 740mm above the floor level.

Rationale: The larger washbasin enables people to have a full body-wash or to wash personal care equipment;

The washbasin will accord with the above requirement.

- (g) The washbasin should have a waste plug.

Rationale: This enables the basin to be filled prior to using the WC, as the taps may be out of reach for some from the WC;

The washbasin will have a waste plug.

- (h) Knee space under the basin should be free of obstructions.

Rationale: This allows a wheelchair to pull up close to the basin;

There will be no obstructions under the washbasin.

- (i) The shower controls should be easy to use and capable of being operated with a closed fist e.g. With a lever handle operation.

The shower controls will accord with the above requirement.

1.4.9 - Changing and/or Showering Facilities

1.4.9.1 - Changing facilities

In addition to the general guidance in 1.4.4 where changing facilities are provided:

- (a) The overall dimensions and the arrangement of equipment and controls for an individual self-contained unit should comply with Diagram 24;

The overall dimensions and the arrangement of equipment and controls for an individual self-contained unit to comply with the above requirement.

- (b) The floor should be level, and a manoeuvring space 1500 mm deep should be provided in front of any lockers provided in communal areas;

The floor to be level and have a manoeuvring space of 1500 mm deep to comply with the above requirement.

- (c) A choice of layouts suitable for lefthand and right-hand transfer should be provided when more than one changing and or showering facility is provided.

A choice of layouts suitable for lefthand and righthand transfer to be provided to comply with the above requirement.

1.4.9.2 - Showering Facilities

Not applicable – the Unisex Wheelchair Accessible WC / Shower Room has been assessed under 1.4.8 above.

1.4.10 - Changing Places Toilets

In addition to the general guidance in 1.4.4 where a changing places toilet is provided:

- (a) the minimum overall dimensions and arrangement of equipment, circulation spaces, grab rails and other fittings within a changing places toilet should be provided in accordance with Diagrams 26, 27(a), 27(b) and 27 (c);

The changing places toilet will accordance with the above requirement.

- (b) An 1800mm x 2000mm wheelchair turning space, that is free from obstruction, should be provided directly inside the door to the changing places toilet;

The wheelchair turning space will be free from obstruction and will accordance with the above requirement.

- (c) Unless the door is an accessible power-operated door or a fire door it should not be fitted with a self-closing device;

Not applicable – proposed door will not be self-closing as per above requirement.

- (d) The privacy door bolt should incorporate a visual indicator to display when the changing places toilet is occupied or vacant;

The privacy door bolt will visually indicate between changing places toilet being occupied or vacant.

- (e) A peninsular WC layout should be provided with a clear circulation space around the WC pan in accordance with Diagram 27(a).

The new WC layout will be in accordance with the above requirement.

- i. A distance of 750mm should be provided from the back wall to the front of the WC pan.
Rationale: This allows the wheelchair seat to be parallel with the toilet seat, so that the wheelchair can be reversed against the wall and the person using the toilet does not have to manoeuvre both sideways and also backwards to transfer to and from the WC pan;

The distance from back wall to the front of the WC pan will provide 750mm in accordance with the above requirement.

- ii. Wall mounted drop down support rails and vertical grab rails should be provided on both sides of the WC pan in accordance with Diagram 27 (a).
At least one of the drop-down support rails should incorporate a toilet roll dispenser;
Vertical grab rails should be a minimum of 600mm in length.

The new railings will be in accordance with the above requirement.

- (f) A power-operated, height adjustable wash hand basin should be provided with a clear circulation space around the wash hand basin in accordance with Diagram 27(b).
Rationale: To cater for both seated and standing users.

The new adjustable wash hand basin will be in accord with the above requirement.

- i. The height-adjustment mechanism should include a pressure sensitive safety override that will prevent the washbasin from lowering if there is any obstruction underneath.

The new height-adjustment mechanism will include a pressure sensitive safety override in accordance with the above requirement.

- ii. The washbasin should be approximately 500mm wide x 450mm deep with a minimum range of height adjustment of 600mm to 850mm above floor level.
Rationale: The larger washbasin enables people to have a full body was or to wash personal care equipment.

The new washbasin will be in accordance with the above requirement.

- iii. The knee space under the basin should be free of obstructions.
Rationale: This allows a wheelchair user to pull up close to the basin.

The new washbasin will have knee space under the basin in accordance with the above requirement.

- iv. Vertical grab rails should be provided on both sides of the wash-hand basin. The top fixings for both handrails should be 1400mm above floor level in accordance with Diagram 27(b).

The new railings will be in accordance with the above requirement.

- (g) A wall-mounted adult-sized, height adjustable, changing bench should be provided, with a clear circulation space in front of the changing bench in accordance with Diagram 27(c).

The new changing places toilet will be provided with wall-mounted adult-sized changing bench in accord with the above requirement.

- i. The height adjustment mechanism for wall mounted benches should be mains powered and include a pressure sensitive safety override that will prevent the changing bench from lowering if there is any obstruction underneath.

The wall mounted benches adjustment mechanism will be in accord with the above requirement.

- ii. It should have a changing surface that is at least 1800mm long by 800mm wide that is easy to clean and dry with a minimum range of height adjustment from 450mm to 900mm above floor level.

The wall mounted benches size and surface will be in accordance with the above requirement.

- iii. It should be certified to operate at a safe working load of not less than 200kg.

The wall mounted bench working load will be in accordance with the above requirement.

- iv. It should have retractable side safety rails along the long edge(s) that can be folded up or down.

The wall mounted benches safety railing will be in accordance with the above requirement.

- v. Where a shower facility is being provided, a suitable changing bench should be provided with provision for waste water disposal;

The wall mounted bench will be accommodated with a shower facility and a waste water disposal.

- vi. A vertical grab rail should be provided 150mm from the front edge of the changing bench at the available wall side in accordance with Diagram 27(c).

Vertical grab railing will be provided from the front edge of the changing bench in accordance with the above requirement.

- (h) Where a hand dryer is provided it should be a low-noise hand dryer, with a maximum noise level of 70 Db. The hand dryer should be operated by either a movement sensor or an easily operated push button. Hand dryers that require the user to insert their hands into the top of the dryer should not be provided.

A low-noise hand dryer will be provided in accordance with the above requirement.

- (i) A wall mounted wide paper roll dispenser should be provided adjacent to the head of the changing-bench in accordance with Diagram 27(c).

A wall mounted wide paper roll dispenser will be provided adjacent to the head of the changing-bench in accordance with the above requirement.

- (j) Ceiling mounted mechanical and electrical fittings should not obstruct the moving rail of the overhead hoist.

The ceiling mounted fittings will not be obstructing movement of overhead hoist.

- (k) A continuous charging full room cover overhead tracked hoist system should be provided that conforms to I.S. EN ISO 10535 'Hoists for the transfer of disabled persons – Requirements and test methods'.

An overhead tracked hoist system will be provided in accordance with the above requirement.

- i. The hoist spreader bar should be capable of extending from the hoist down to no more than 300mm from the floor level to facilitate a person being lifted from ground level if required in an emergency.

The hoist spreader bar will be capable of extending vertically as required above.

- ii. There should be not less than 2100mm headroom provided between the hoist track/rails and the finished floor level.

The minimum height of headroom to be 2700mm which exceeds the above requirement.

- iii. The room structure and the hoist system should be capable of supporting a safe working load of not less than 200kg and not less than that of the changing bench and height adjustable basin.

The hoist system and room structure will be capable of supporting a safe working load in accordance with the above requirement.

- (l) Controls for the operation of the hoist, height adjustable wash hand basin and height adjustable changing bench should be positioned in accordance with 1.5.7.

All controls for all devices will be positioned in accordance with the above requirement.

- (m) A wall mounted foldable privacy screen should be provided. It should have an extended length of not less than 1750mm and have a surface that is easy to clean and dry and located to provide privacy to the person using the WC, while not obstructing the space to the side of the WC when it's retracted;

A wall mounted foldable privacy screen will be provided in accordance with the above requirement.

- (n) Down lighters should not be installed within 600mm of the ends of the changing bench within the areas where a person lying on the table will be looking directly towards the ceiling as indicated in Diagram 27(c).

Rationale: Bright lights in these locations that shine directly downwards may be a source of discomfort for the person on the changing bench.

No down lighters to be provided within 600mm of the ends of the changing bench within the area of where a person will be lying on the table as in accordance with the above requirement.

- (o) Timed lighting should not be used.

Rationale: If the lighting switches off, the assistant would have to leave the disabled person unattended to re-activate the lighting;

No timed lighting will be provided.

- (p) Signage that includes instructions on how to safely operate the changing bench, overhead hoist and height-adjustable washbasin should be provided in accordance with 1.6.3;

Signages with instructions will be provided of how to operate the devices in accordance with the above requirement.

- (q) An emergency assistance alarm system with two pull cords should be provided in accordance with 1.4.4 (k). The pull cords should be positioned in accordance with Diagram 26 and should not obstruct the operation of the overhead hoist;

An emergency assistance alarm system with two pull cords will be provided in accordance with the above requirement.

- (r) Heat emitters, casings and shelves should be located so that they do not project into or restrict the minimum clear wheelchair turning space or the circulation spaces beside the WC, Wash hand basin or changing bench, nor should they be located where they may cause injury to a person using the changing bench;

Heat emitters, casings and shelves will be installed in a way to not restrict or project into minimum clear wheelchair turning space or the circulation spaces beside equipment in accordance with the above requirement.

- (s) A shower unit should be provided within the changing places toilet in buildings where sanitary facilities combining showers and WCs for use by people other than staff is provided. The shower unit should be positioned in accordance with Diagram 27(c).

A shower unit will be provided within the changing places toilet in accordance with the above requirement.

- i. The shower controls should be easy to use and capable of being operated with a closed fist e.g. with a lever handle operation.

The shower controls will be easily controlled and in accordance with the above requirement.

- ii. The markings on the shower control should be logical and clear.

The markings on the shower control will be in accordance with the above requirement.

- iii. The showerhead should be detachable and mounted on a flexible hose.

The showerhead will be detachable and mounted on a flexible hose.

- iv. The hose should be at least 2m long to allow for use on the changing bench.

The shower hose will be in accordance with the above requirement.

- v. The floor should be self-draining.

The floor will be constructed to self-drain.

SECTION 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

Provisions should be made to ensure facilities within a building are accessible for people (both visitors and staff) with a wide range of abilities, e.g. People with vision or hearing impairment, people with intellectual disabilities, people with mental impairment, ambulant disabled people, Wheelchair users and people with small children (in buggies).

Guidance is given in this section on the features and characteristics of the following facilities to make them accessible to and useable for people with a wide range of abilities:

- (i) Audience and spectator facilities with fixed seating;
- (ii) Audience and spectator facilities without fixed seating;
- (iii) Refreshment facilities;
- (iv) Accessible sleeping accommodation;

(v) Switches, outlets and controls.

Audience and spectator facilities with fixed seating may be provided in several different types of buildings such as lecture/conference facilities in hotels or offices, educational buildings, Entertainment facilities in theatres, cinemas, sports facilities in stadia and sports centres.

Often, it is a functional characteristic of these types of buildings that audience or spectator facilities with fixed seating is provided at several levels and frequently this necessitates the use of tiered or Raking floors. While ambulant disabled people should have access to all such levels, people using wheelchairs, notwithstanding the requirements for lifts, in Section 1.3, should have independent Access to sufficient wheelchair spaces in areas which afford good viewing conditions. Wheelchair seating should be designed so that the spectators in wheelchairs can still see the event when Other spectators are standing. Facilities that are available to other users of the premises, such as bars, wcs, etc, should also be accessible from these areas.

The minimum number of permanent and removable spaces should be in accordance with Table 4. Where a building contains several auditoria, e.g. A multi-screen cinema or a block of lecture theatres the minimum requirement in Table 4 applies to each auditorium

Audience and spectator facilities without fixed seating may be provided in buildings such as lecture/conference facilities in hotels or offices, educational buildings, entertainment facilities in theatres, cinemas, sports facilities in stadia and sports centres. These facilities should be accessible in accordance with 1.5.4.

Refreshment facilities e.g. Restaurants, bars and shared self service canteens should be so designed and constructed that they can be accessed and used by all (visitors and staff) independently or with companions.

Where sleeping accommodation is provided adequate provision should be made for people with a wide range of abilities. One guest bedroom out of every twenty, or a minimum of one guest bedroom if less than twenty guest bedrooms are provided should be suitable in terms of size, layout and facilities for independent use by people with a wide range of abilities in accordance with 1.5.6. The same proportion of such bedrooms should have en-suite sanitary facilities as provided in other bedrooms. For guidance on sanitary facilities refer to Section 1.4.

Switches, outlet and controls for all facilities should be made easy to see; access and use by all (refer to 1.5.7).

1.5.3 - Audience and Spectator Facilities With Fixed Seating

Not applicable - No audience and spectator facilities with fixed seating are provided to Proposed Development.

1.5.4 - Audience And Spectator Facilities Without Fixed Seating

Not applicable - No audience and spectator facilities without fixed seating are provided to Proposed Development.

1.5.5 - Refreshment Facilities

Not applicable - No refreshment facilities are provided to Proposed Development.

1.5.6 - Accessible Sleeping Accommodation

Not applicable - No accessible sleeping accommodation are provided to Proposed Development.

1.5.7 - Switches, Outlets and Controls

Where switches, outlets and controls are provided:

- (a) Socket outlets should be located between 400 mm and 1200 mm above the floor, with a preference for the lower end of the range. Examples include wall mounted power socket-outlets, telephone points and TV sockets (refer to Diagram 32). Exceptions may be made where floor sockets are provided in open plan areas and the like, or if skirting or dado trunking is required e.g. For safety reasons. These height requirements apply only to convenience socket-outlets used for general purposes and do not apply to dedicated socket-outlets not readily accessible and used for appliances that are intended to be continuously connected in normal use;

All socket outlets will be located in accordance with the above requirement.

- (b) Switches for lighting and permanently wired appliances should be located between 400 mm And 1200 mm above the floor, unless needed at a higher level for particular appliances (refer to Diagram 32). The height requirements apply to all control devices, except where the manufacturer's instructions specify otherwise;

All switches for lighting and permanently wired appliances will be located in accordance with the above requirement.

- (c) All switches and controls that require precise hand movements should be located between 750 mm and 1200 mm above the floor, e.g. Controls for heating systems (refer to Diagram 32);

Any switches or controls that require precise hand movements will be located in accordance with the above requirement.

- (d) Simple push button controls that require limited dexterity should be provided and should be located not more than 1200 mm above the floor;

All controls will be provided in accordance with the above requirement.

- (e) Pull cords for emergency alarm system should be coloured red, located as close to a wall as possible and have two red 50mm diameter bangles one set at 100mm and the other set between 800mm and 1000mm above the floor;

The pull chords for the emergency alarms in the Unisex Accessible Unisex W/c's, etc. Will comply with the above requirement.

- (f) Controls that need close vision, e.g. Meters or heating controls should be located between 1200mm and 1400mm above the floor so that reading may be taken by a person sitting or standing (with thermostats at the top of the range). This does not apply to electricity meters or distribution/fuse boards;

Any controls that need close vision will be provided in accordance with the above requirement.

- (g) Socket-outlets should be located consistently in relation to doorways and room corners, but in any case, no nearer than 350mm from room corners;

All socket outlets will be located consistently and in accordance with the above requirement.

- (h) Light switches for use by the general public should have larger push pads and align horizontally with door handles within the range 900 mm to 1200 mm for ease of location when entering a room;

Not applicable – No light switches will be for use by the general public.

- (i) Where switches described in (h) cannot be provided, lighting pull cords should be set between 900 mm and 1200 mm above floor level and fitted with a 50 mm diameter bangle visually contrasting with its background and distinguishable visually from any emergency assistance pull cord (refer to 1.6.4);

Not applicable – No light switches will be for use by the general public.

- (j) The operation of switches, socket-outlets and controls should not require the simultaneous use of both hands except where this mode of operation is necessary for safety reasons;

The operation of any switches, socket-outlets, or controls will not require the simultaneous use of both hands.

- (k) Switched socket-outlets should indicate visually whether they are on or off;

All switched socket outlets will have a visual indication whether they are on or off.

- (l) Mains and circuit isolator switches should clearly indicate whether they are on or off;

All mains and circuit isolator switches will have a visual indication whether they are on or off.

- (m) Controls should visually contrast with their backgrounds to facilitate people with vision impairment locating controls (refer to 1.6.4);

All controls will visually contrast with their background in accordance with the above requirement.

- (n) Switches on controls e.g. Switched sockets should be adequately separated to allow selection of one at a time and avoid the unintended selection of adjacent switches.

Any switches on controls will be adequately separated in accordance with the above requirement.

SECTION 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

Signage, visual contrast, lighting and audible aids assist people, especially those people with vision or hearing impairment or people with intellectual disabilities, in accessing a building and Fully utilising the relevant facilities in and around a building.

People will benefit most if there is an integrated approach to the design of way finding, public address and hearing enhancements within a building.

In relation to way finding, people use various different strategies and tools to navigate a building. Therefore, to effectively communicate information, directions or instructions to people with a wide range of abilities may require the use of various media. This may result in visual signs, tactile signs and audible aids delivering the same message.

Visual contrast between certain elements also assists in providing spatial information to people with vision impairment and thus facilitates way finding (refer to 1.6.4). Visual contrast

Sensitivity is the ability to perceive differences between an object and its background e.g. A handle from the door or the nosing from the rest of the step.

The amount of light a surface reflects is known as the Light Reflectance Value (LRV). The range of LRV is 0 (black) to 100 (white). The larger the difference between the LRV of each surface the Greater the visual contrast is and the easier it is for someone with a low visual contrast sensitivity to perceive the difference. BS8300:2009 Annex B provides several methods for measuring LRV and provides guidance on acceptable LRV differences between adjoining surfaces. BS 8493:2008 provides LRV measurements for certain colours (as specified in BS 4800:1989).

Lighting is an important feature of a building and directly affects the buildings accessibility and the use of its facilities. Well designed and installed lighting may be used to support way finding, to identify hazards and to improve communication such as lip reading or signing (refer to 1.6.5).

There are several types of audible aids, including:

- (a) **Public address systems:** These should be coupled with audio frequency induction loops and should be supplemented with visual information;
- (b) **Audio frequency induction loop systems:** These can provide assistance to users of personal hearing aids incorporating an induction pick-up facility (T setting);
- (c) **Infra red systems:** These offer line-of-sight wireless communication to specific personal receiver units;
- (d) **Radio systems:** These offer wireless communication without the need for a clear line-of-sight to receiver units.

Throughout this Technical Guidance Document, guidance is given on the provision of signage, visual contrast and hearing enhancement systems as well as the level of lighting required in certain Locations. In all these cases the provisions should be based on the following guidance 1.6.3 to 1.6.6. For additional information and guidance on the provision, design and use of signage, visual contrast, lighting and hearing enhancement systems, refer to Building for Everyone, BS 8300:2009, Sign Design Guide, See it right Signage and The Accessible Office. Also, BS 4800:1989 and BS 5252:1976 provide colour specifications and co-ordination schemes for use in buildings (Refer to Other standards and publications).

1.6.3 - Signage

Where signage is provided in accordance with the provisions in TGD M:

- (a) Signs should be as clear, short and concise as practicable;

Any signs provided will be clear, short, and concise.

- (b) Text on signs should not be set entirely in capital letters. Rationale: When a combination of capital and lower case letters is used, word shape is easier to recognize, making text easier for many people to read;

Text on any signs will be a mixture of capital and lower-case letters.

- (c) Visual signs should be designed with due consideration given to the height of sign, layout of sign, font size, font type, use of symbols and visual contrast with background, etc. For guidance on these elements of sign design refer to BS 8300:2009;

Any visual signs will be in accordance with the above requirement.

- (d) All key location information, such as sign directories and orientation signs should be visual and in tactile form when low enough to be touched. Tactile signs should be designed using embossed text, symbols and or Braille. For guidance on these elements of sign design refer to BS 8300:2009;

Any key location information will be in accordance with the above requirement.

- (e) The International Symbol for Access should be provided, where necessary, on signs to features and facilities that are accessible such as entrances, routes, sanitary and other Facilities;

The International Symbol for Access will be provided at appropriate locations if required.

- (f) Standard symbols in accordance with BS 8501:2002 should be used to indicate the presence of an induction loop or an infrared hearing enhancement system;

Not applicable – No induction loop or infrared hearing enhancement systems are provided.

- (g) The position of the signage should not create a hazard within a circulation route e.g. Signs which require a significant period of time to read should be located where users will not obstruct the passage of other people.

No signage will create a hazard within any circulation route.

1.6.4 - Visual Contrast

Where visual contrast is provided:

- (a) The difference in the LRV of the surface should be 30 points or more when measured in accordance with BS 8300:2009 Annex B or BS 8493:2008. For large areas such as walls and floors a difference in the LRV of 20 points or more is acceptable, provided the illuminance on the surfaces is 200 lux or more. For door opening furniture, a difference in the LRV of 15 points between the product and its background is acceptable;

Where visual contrast is provided, all LRV values will be in accordance with the above requirement.

- (b) The area should be adequately lit in all conditions;

All areas will be adequately lit in all conditions.

- (c) Shadows and glare should be avoided e.g. From changing daylight or high gloss surfaces;

Shadows and glare will be avoided as required.

- (d) Large repeating patterns should be avoided in spaces where visual acuity is critical as they will hamper communication for people who are partially sighted and those who lip-read or use sign language. This would apply to locations such as reception areas with enquiry desks and speakers rostrums in lecture halls.

Not applicable – No large repeating patterns will be provided.

1.6.5 - Lighting

Where artificial lighting is provided, it should give good colour rendering of all surfaces, and should not create glare or pools of bright light and strong shadows, which poorly located up-lighters may Create.

All artificial lighting provided will be in accordance with the above requirement.

1.6.6 - Audible Aids

Where audible aids are provided:

- (a) The system should enhance sound communicated to the user, whether received directly through a personal hearing aid, through additional equipment supplied as part of the system or other means;
- (b) It should preserve the characteristics of the source, whilst suppressing reverberation and extraneous noise and should not be affected by environmental interference such as from lighting or other electrical installations;
- (c) The presence and type of hearing enhancement system installed should be indicated with clear signage;
- (d) A clearly audible public address system should be supplemented by visual information;
- (e) An inductive coupler and additional volume control to adjust amplification should be fitted into the circuitry of all public or visitor payphones, entry phones and emergency phones in lifts;
- (f) Induction loops should be designed, installed and commissioned to comply with the International Standard IEC 60118-4.

SECTION 2 - ACCESS AND USE OF EXISTING BUILDINGS OTHER THAN DWELLINGS

[This Entire Section \(Section 2\) is not applicable as the Proposed Development has been assessed under Section 1 – Access and Use of Buildings other than Dwellings.](#)

SECTION 3 - ACCESS AND USE OF DWELLINGS

[This Entire Section \(Section 3\) is not applicable to the Proposed Development.](#)

END

Signed By:



David Farrell
BSc (Hons) Arch. Tech

McLoughlin Architecture
Unit 4B, Elm House
Millennium Park
Naas, Co. Kildare
Tel : 045 854900

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End of Document.

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