

SLIGO COUNTY COUNCIL

The Nest, Quay Street,
Sligo, F91 K79P

Disability Access Compliance Report

September / 2026

0690-MFA-CVL-DAC-100-003



Sligo County Council
Comhairle Chontae Shligigh

Sligo.



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Key Project and Applicant Details

Applicant:	Sligo County Council
Designer:	MFA Consulting Engineers
Site Location:	The Nest, Quay street, Co. Sligo
Classification:	DAC

Relevant Building Details

Site Area:	330 square meters.
Number of basement stories:	0.
Number of floors above Ground floor level:	2
Floor Area of Building:	221.5 square meters (internal area). 134.3 square meters (internal area) Floor Area of Entrance Level.
Floor area of Material Extension:	Not Applicable
Planning Permission	P24/60126
Fire Certificate Number:	To Be Lodged. Submission number 3046985

Philosophy and Approach

The underlying philosophy and approach adopted by MFA Consulting Engineers is that the building shall be accessible and usable by everyone.

Proposed Building:

The new development will comprise of construction of a new building with Studio accommodation, recording facilities and community room with associated site works. The new building falls within purpose groups 5 assembly and recreation.

Basis for Compliance:

Basis for compliance –Technical Guidance Document M – 2022.

Objective

The objective of the report is to provide all information required to satisfy the regulatory authorities in terms of Disability Access. The assessment is based upon a comparison of the proposed development with the statutory requirements as set out in Technical Guidance Document M of the Building Regulations 2022.

The report is accompanied by such plans, calculations, specifications and other particulars as are necessary to;

- (a) Identify and describe the building or works to which the application relates, and
- (b) Show that the building or works will comply with the requirements of Part M of the Building Regulations.

Scaled drawings accompanying application:

Drawing Number	Rev	Description	Scale	Size
0690-MFA-XX-ZZ-DR-DAC--000		Site Location Map	1:550	A3
0690-MFA-XX-ZZ-DR-DAC--001		Site Layout Plan.	1:550	A3
0690-MFA-XX-ZZ-DR-DAC--100		Ground Floor/First Floor Plan.	1:100	A3
0690-MFA-XX-ZZ-DR-DAC--200		Elevations & Sections	1:100	A3

Section 1.1: Access and Use of Building Other than Dwellings:

Part M of the Second Schedule to the Building Regulations, (as amended), provides as follows

“Access and Use	M1	Adequate provision shall be made for people to access and use a building, its facilities and its environs
	M2	Adequate provision shall be made for people to approach and access an extension to a building.
Sanitary Facilities	M3	if sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension
Changing Places Toilet	M4	Where sanitary facilities are provided in a building, or in a building that is to be extended, adequate provision shall be made for people to access and use a changing place toilet, having regard to the use and size of the building.
Non-Application of Part M	M5	Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.

1.1.3 Access Routes.

The site is located on Lower Quay Street, Sligo, County Sligo. The site is bounded to the north by the Garavogue river, to the south by lower Quay Street. Vehicular and pedestrian access to the proposed building is provided from lower quay street.

Vehicular Access Existing.

People with disabilities can access the new building by way of the existing access route. People with disabilities can alight from a car and access the main entrance via hard paved/concrete area to the southern side of the proposed building. See attached Drawing 0690-MFA-XX-ZZ-DR-DAC-001.

1.1.3.1 Access Routes General

- Any doors opening externally that project into the external circulation routes will have provided with guarding and cane detection at low level. The low-level opening sections of windows will be restricted to open within the window reveal.
- Any stairs, ramps or similar features will maintain a minimum headroom of 2100mm.
- No tapping rails being provided.
- Any street furniture will be located at or beyond the boundaries of the access routes.
- No bollards will be located within the access route. Where bollards are used, they will contrast visually with their background.
- Pedestrians will be kept apart from vehicular traffic where possible.
- All routes will be adequately lit.
- Drainage grating will not be located on access routes and if drainage channels are located on access routes, they shall be flush with route.
- No dished channels will be incorporated within the access route.
- The surface will be smooth and level.
- The surface will be slip resistant.
- The friction characteristics will be similar between surfaces to avoid tripping/slipping.

1.1.3.2 Level Access Routes.

Level access route will be provided to the main entrance.

- Minimum clear width between walls, upstands or kerbs shall be 1500 mm.
- Passing places are not required as access route will maintain a minimum width of 1800mm.

1.1.3.3 Gently Sloped Access Routes.

- a) The minimum clear width between walls, upstands or kerbs shall be 1500mm.
- b) Passing places will not be required as access routes will maintain a minimum width of 1800mm.
- c) Not applicable as the maximum rise will not exceed 500mm.
- d) Landings will be provided at the top and bottom of each slope and will maintain minimum dimensions of 1800mm wide and 1800mm long.
- e) Not applicable.
- f) All landings will maintain 1:50 gradient or less.

1.1.3.4 Ramped Access Routes

Ramped access route is not envisioned, if provided it will

- a) Minimum clear width between walls, upstands or kerbs shall be 1500 mm.
- b) Level landings will be provided in accordance with table 2 of TGD-M 2022.
- c) Level landings will be provided at the top and bottom of the ramp and will meet minimum requirements of 1800mm long and 1800mm wide.
- d) Not applicable as there is one flight per ramp and it is designed in accordance with table 2 of TGD-M 2022.
- e) The minimum unobstructed width between handrails shall be not less than 1200 mm. Handrails, in accordance with 1.1.3.6 shall be provided on both sides.
- f) Edge protection of a minimum height of 100mm will be provided to the open side of any landing/ramp and will contrast visually with the surface of the ramp and landing.
- g) The intended ramped access route will be clearly sign posted where necessary.
- h) Not applicable as no ramp will have a rise greater than 300mm.
- i) Platform lift will not be provided as the total rise of any ramp will not exceed 2000mm.

1.1.3.5 Stepped Access Routes.

No stepped access is being provided.

1.1.3.6 Handrails.

Where handrails are provided.

- a) The vertical height to the top of the upper handrail from the pitch line of the surface of a flight shall be between 900 mm and 1000 mm and from the surface of a landing shall be between 900 mm and 1100 mm (refer to Diagram 6).
- b) Where there are two or more flights separated by a landing, the handrails will be continuous across flights and landings.
- c) handrail shall extend at least 300 mm beyond the top and bottom of a ramped approach and the top and bottom risers of a stepped approach and terminate in a closed end which does not project into a route of travel and reduces the risk of clothing being caught.
- d) Handrails provided will contrast visually from the surface they are mounted.
- e) The handrails provided will be circular with a diameter between 40mm to 50mm.
- f) Handrails will not protrude more than 100mm into the surface width of the access route where it will impinge on the minimum stair width required.
- g) There shall be a clearance of at least 50mm to 60mm between the handrail and any adjacent wall surface.
- h) There shall be a clearance of at least 50 mm between a cranked support and the underside of the handrail. The handrail support shall meet the handrail centrally on its underside.
- i) The handrails inner face shall be located no more than 50mm beyond the surface width of the access route.

- j) Handrail fixings will be designed to meet the loading recommendations of I.S. EN 1991-1-1:2002.

1.1.4 Pedestrian Crossing

No pedestrian crossings are provided.

1.1.5 On Site Parking

No dedicated-on site car parking facilities are provided for the building due to its constrained location within a built-up urban area. Public parking is available in the vicinity, as indicated on the site layout plan.

1.1.6 On Site Setting Down Area

No set down area will be provided.

Section 1.2: Access to Buildings other than Dwellings

1.2.3 Accessible Entrance

- a) The main entrance will be easily identifiable among the other elements of the building.
- b) A level landing of 1800x1800mm will be provided clear of the door swings externally.
- c) The surface of the landing will not impede the movement of wheelchairs/mobility aids.
- d) The thresholds, if provided, will be level or be max height of 15mm with chamfered /pencil rounded edge.
- e) Any door access system shall be available to persons with a wide range of disabilities.
- f) Structural supports will not present a hazard for people with vision impairment.
- g) The internal floor surfaces will not impede the movement of wheelchairs/mobility aids.
- h) Changes in floor material adjacent to the threshold will not present a potential trip hazard.
- i) Matwell provided will be level with the surface of the floor.

1.2.4. Accessible entrance doors

The main accessible entrance will be located on the front elevation of the building.

Location	Structural ope/clear width	clear width	Part M Compliance
Main accessible entrance 1 (Front Entrance Door)	1150mm	1000mm min leading door leaf.	<i>External doors and internal lobby door at entrance to buildings used by members of the general public Part M Table 3 item (b). Note Door clear width measured in accordance with Diagram 10 Part M.</i>

- a) The effective width of the accessible entrance doors will be in compliance with Table 3 as noted above.
- b) Door handles are located at a height of 900mm above FFL.
- c) Any glazed panel to the accessible entrance doors will have minimum zone of visibility between 500mm-1500mm.
- d) The main entrance can be a manual or power- operated door in accordance with 1.2.4.1 to 1.2.4.4 respectively.

1.2.4.1 Accessible Glass Doors.

The external access door as noted in the table above will not be fully glazed and will comply with Part M.

1.2.4.2 Accessible Manual Doors.

- a) The opening force of the door will not be more than 30N.
- b) There will be 300mm unobstructed space between the leading edge of the door and return wall to allow it to be opened by person in wheelchair. See attached drawing 0690-MFA-XX-ZZ-DAC-100
- c) The ironmongery to the doors will be capable of being operated with one hand i.e., operated by closed fist.
- d) Door furniture will contrast visually with the surface of the door

1.2.4.3 Accessible Power Operated Doors.

Not being provided.

1.2.4.4 Low Energy Swing Doors

Not providing low energy swing doors.

1.2.5 Entrance Lobby.

Where lobbies are provided

- a) The length will be in accordance with diagram 11 where the minimum length of the lobby clear of the door swing be DP1 + DP2 + 1570mm.
- b) The Width will be in accordance with diagram 11 Part M where DL1 or DL2 + 300 mm, when single leaf doors are used and at least 1800 mm when double leaf doors are used.
- c) Areas of full height glazing, glazed curtain walling or glazed screens surrounding a lobby shall display the manifestations as required for glass doors in 1.2.4.1.
- d) Floor finishes will not impede wheelchair users.
- e) Changes in floor material adjacent to the threshold will not present a potential trip hazard.
- f) Any columns, ducts or similar full height elements that project into the lobby by more than 100 mm will be protected by a visually contrasting guard rail.
- g) Recessed Mat wells provided will help remove rainwater from shoes and wheelchairs.
- h) Recessed Mat wells provided and will be recessed so as the adjacent floor finishes will be level. The matt well material will be firm.

Section 1.3: Circulation within Buildings other than Dwellings

1.3.3 Horizontal Features

1.3.3.1. Reception Area in Entrance Halls

No reception area is being provided.

1.3.3.2 Internal Doors

- a) The opening force of internal doors fitted with self-closing devices will be in compliance with Part M. The opening force from the leading edge of the door will not be more than 30N from 0° to 30° and 22.5N FROM 30°to 60°

Minimum Effective Clear Widths of Internal Doors			
Direction /width of approach	Minimum effective clear required under Part M Table	Proposed width of corridor	Ground floor/ first floor corridor doors
At right angles to an access route of 1200mm wide.	825mm.	1200mm.	825mm clear width will be achieved.

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- b) The effective clear width of the internal doors will comply with table 3 and diagram 10.
- c) There will be an unobstructed space of 300mm between the leading edge of the door and the return wall. See attached drawing 0690-MFA-XX-ZZ-DAC-100.
- d) Door handles are located at a height of 800mm to 1050mm. Proposed height 900mm.
- e) Door furniture will contrast visually with the door leaf.
- f) Doors, door frames and architraves are to contrast visually with the surrounding wall as required by Section 1.6.4 of TGD M.
- g) Any door which not self-closing is or will be held open will contrast visually from other door surfaces so as not to create hazard.
- h) Any glazed panel to the accessible entrance doors will have minimum zone of visibility between 500mm-1500mm.
- i) Frameless glass doors not proposed for the building.
- j) No low energy swing doors provided.
- k) All escape routes comply with TGD-B for direction of travel.

1.3.3.3 Corridors and Passageways.

- a) Corridors to the building are all greater than the minimum requirement set out in Part M of 1200mm min. See attached drawing 0690-MFA-XX-ZZ-DAC-100.
- b) Passing places are not provided as the corridors provided are less than 20m.
- c) Floor will be level.
- d) Floor will be level.
- e) No internal ramps are being provided in the building.
- f) Any gently sloping section shall extend the full width of the corridor.
- g) No doors open out into the corridor; Please see dimensions of clear width on attached drawing 0690-MFA-XX-ZZ-DAC-100.
- h) The door to the accessible unisex toilet does not open into a circulation area. Please see dimensions of clear width on attached drawing 0690-MFA-XX-ZZ-DAC-100.
- i) Not applicable, as double doors will be of equal width.
- j) Floor surface will be slip resistant.
- k) Any full height glazed screens alongside a corridor or passageway shall be clearly defined with manifestation on the glass at two levels, 850 mm to 1000 mm and 1400 mm to 1600mm contrasting visually
- l) Clear headroom of 2100 mm will be maintained throughout circulation areas.
- m) Corridor/passageway will be artificially lit and achieve a min illuminance level of 100Lux.
- n) Not Applicable as corridors provided do not exceed 20m.

1.3.3.4 Internal Lobbies

The internal lobbies will comply with section 1.2.5.

1.3.4 Vertical Features.

1.3.4.1.1 Lifts

A lift is not being provided

1.3.4.1.2 Stairs

Internal stairs suitable for ambulant disabled people will be provided as a means of vertical access.

1.3.4.2 Passenger lift details.

Noy being provided.

1.3.4.3 Internal Stairs Suitable for Ambulant Disabled People.

The internal access stair will be an ambulant stair,

- a) The minimum clear width between enclosing wall will be 1200mm
- b) A landing will be provided at the top and bottom of each flight.
- c) The landing to each flight will be level and have 1200mm clear of any door swing
- d) There are no single steps
- e) The rise between flight will not exceed 1800mm
- f) All steps will be fitted with a permanently contrasting continuous material on the stair tread. The tread nosing's will be between 50/65mm wide and the contrast visually with the remained of the treads.
- g) There will be no projecting or overhanging step on the stair flights.
- h) The rise and going will be consistent on each stair flight.
- i) The rise of each step will be between 150-180mm/Going will be 300mm. See attached drawings [0690-MFA-XX-ZZ-DAC-200](#).
- j) Tapered/open riser will not be used.
- k) Continuous handrails will be provided each side of the stair flights.
- l) The stair width will not be greater in width than 1200mm.
- m) Tread surface will be slip resistant.
- n) The illuminance on the tread will be min 100 lux.
- o) There is no guidance on hazard warning surfaces at the head of internal stairs as there is no recognised warning/hazard surface for internal use that can be guaranteed not to constitute a trip hazard when used alongside flooring with different frictional resistances. Therefore, where possible, internal stairs shall not be directly in line with an access route. Rationale: Due to the potential risk that people will not recognise the stairs in time
- p) Where an area beneath a stair has a soffit height less than 2100mm above floor level, it will be enclosed or guarded to prevent access. See attached drawing drawings [0690-MFA-XX-ZZ-DAC-200](#).

1.3.4.1.4 Internal Ramps.

The floor is level throughout therefore no internal ramps are required or provided.

1.3.4.1.5 Handrails.

Handrails are provided to the ambulant disabled stairs.

- a) The vertical height to the top of the upper handrail from the pitch line of the surface of a flight shall be between 900 mm and 1000 mm and from the surface of a landing shall be between 900 mm and 1100 mm (refer to Diagram 6).

- b) Where there are two or more flights separated by a landing, the handrails will be continuous across flights and landings.
- c) handrail shall extend at least 300 mm beyond the top and bottom of a ramped approach and the top and bottom risers of a stepped approach and terminate in a closed end which does not project into a route of travel and reduces the risk of clothing being caught.
- d) Handrails provided will contrast visually from the surface they are mounted.
- e) The handrails provided will be circular with a diameter between 40mm to 50mm.
- f) Handrails will not protrude more than 100mm into the surface width of the access route where it will impinge on the minimum stair width required.
- g) There shall be a clearance of at least 50mm to 60mm between the handrail and any adjacent wall surface.
- h) There shall be a clearance of at least 50 mm between a cranked support and the underside of the handrail. The handrail support shall meet the handrail centrally on its underside.
- i) The handrails inner face shall be located no more than 50mm beyond the surface width of the access route.
- j) Handrail fixings will be designed to meet the loading recommendations of I.S. EN 1991-1-1:2002.

Section 1.4: Sanitary Facilities for Buildings other than Dwellings

1.4.3.1 Provision of Wheelchair Accessible Unisex WC's:

A wheelchair accessible toilet is being provided, with a turning space of 1500mm diameter turning space. Please see attached [0645-MFA-XX-ZZ-DAC-100](#).

- a) The building has a net floor area less than 200 meters squared per floor. The accessible unisex wc will have minimum turning space of 1500mm as per provision of section 1.4.
- b) The accessible toilet on the ground floor will be unisex.
- c) The accessible toilet being provided in the building will be unisex.
- d) The wheelchair accessible unisex toilet is based on the entrance level.
- e) The wheelchair accessible unisex toilet layouts will be handed.
- f) The wheelchair accessible toilet will meet requirements set out in 1.4.4 and 1.4.5.

1.4.3.2 Provision of WC Cubicles

No WC cubicles being provided.

1.4.3.3 Provision of Urinals

None are being provided.

1.4.3.4 Provisions for Accessible Bathrooms/Shower Rooms

Not being provided.

1.4.3.5 Provisions for Changing and/or Showering Facilities

Not being provided.

1.4.3.6 Provisions for Changing Places Toilets

Not being provided.

1.4.4 Sanitary Facilities

- a) Sanitary facilities will be convenient located.
- b) All accessible sanitary facilities will be clearly signed/identifiable.
- c) All washbasin taps will be capable of being operated using a closed fist.

- d) Any door handles will be capable of being operated by one hand or closed fist and will contrast visually with the surface of the door.
- e) Doors to accessible sanitary facilities will be fitted with light action privacy bolts.
- f) The doors to the accessible toilets do not encroach on the wheelchair activity space.
- g) The outward doors to the accessible toilet will be fitted with horizontal grab rail.
- h) Doors will be fitted with lifting off hinges as recommended by Part M 2022.
- i) Doors to the accessible toilet will comply with section 1.3.
- j) The fire alarm will emit a visual/audible signal.
- k) The emergency assistance will have
 - I. Pull cord reachable from the wheelchair and WC
 - II. Visuals and audible indicators to confirm emergency has been activated.
 - III. Reset control reachable from wheelchair and WC.
 - IV. Warning signal that is distinguishable from the fire alarm.
 - V. A visual /audible indicator will be provided on the corridor.
- l) Lighting controls will comply with the guidance for switches and controls (Section 1.5.7.)
- m) The general lighting level in sanitary facilities shall be between 200/300 lux measured at floor level.
- n) Surface heater will be screened or have exposed surfaces kept at temperature of 43° Celsius.
- o) The floor finish will be firm level and slip resistant.
- p) The surface finish of sanitary/grab rails/ doors will contrast visually with the background and floor finishes.
- q) A shelf will be provided for belongings. Two coat hooks will also be provided.
- r) The sanitary facilities are located in such a manner, so they do not compromise the privacy of the users.
- s) WC will comply with I.S EN 997:2003.
- t) The WC will have flat cistern top in the accessible toilets and will suffice as colostomy changing surface.
- u) The activation of the flush mechanism to the wc's will be clearly visible and easy to operate.
- v) Not being proposed.
- w) The activation of the flush will comply with Part M 2022.
- x) The walls will be of sufficient strength to support the grab rails.

1.4.5 Wheelchair Accessible Unisex WC.

- a) The accessible unisex wc will have minimum turning space of diagram 15b as per provision of section 1.4.
- b) The accessible WC will provide a standing user wash basin that will not impinge on the wheelchair turning space.
- c) The door is located on the opposite wall to the accessible wc.
- d) 750mm will be provided from back of wall to front of wc pan.
- e) The distance between front of the wc pan and the nearest edge of the finger rinse basin will be between 140/160mm
- f) Grab rails will be 600mm in length and will contrast visually from supporting surface.
- g) Emergency alarm will be provided in accordance 1.4.4 (k)
- h) No heat emitting devices will project or restrict the wheelchair manoeuvring space.

1.4.6. Cubicles

1.4.6.1 Standard Cubicles

There will be a min of 450mm manoeuvring space clear of door swing as per Diagram 18 between the edge of the WC and swing of the door.

1.4.6.2 Cubicles for ambulant disabled

Not being provided.

1.4.6.3. Enlarged cubicles

Not being provided.

1.4.7 Accessible Urinals

Not being provided.

1.4.8 Accessible bathroom and Showers.

Not being provided.

1.4.9 Changing and or Showering Facilities.

Not being provided.

1.4.10 Changing Places Toilets

Not being provided

Section 1.5: Other Facilities in the Building other than Dwellings

1.5.3 Audience and spectator facilities fixed seating.

Not applicable.

1.5.4 Audience and spectator facilities without fixed seating.

Not applicable.

1.5.5 Refreshment Facilities.

No Refreshment Facilities provided.

1.5.6 Accessible Sleeping Accommodation.

Not applicable.

1.5.7 Switches, Outlets and Controls.

- a) Sockets will be located between 400mm and 1200mm above the floor.
- b) Switches for lighting and permanently wired appliances will be located between 400mm and 1200mm above the floor.
- c) All switches and controls that require precise hand movements will be located between 750mm and 1200mm above the floor.
- d) Push button controls that require limited dexterity shall be provided and located no more than 1200mm above the floor.
- e) Pull cords for emergency alarm systems shall be coloured red, located as close to a wall as possible and have two red 50 mm diameter bangles one set at 100 mm and the other set between 800 mm and 1000 mm above the floor.
- f) Controls that require vision will be located between 1200mm and 1400mm above the floor.
- g) Sockets/Outlets shall be located consistently in relation to doorways and no nearer than 350mm to room corners.
- h) Light switches for use by the general public shall have large push pads and align horizontally with door handles within the range 900 mm to 1200 mm for ease of location when entering a room.
- i) lighting pull cords shall be set between 900 mm and 1200 mm above floor level where switches described in h) above cannot be provided.
- j) The operation of switches, socket- outlets and controls shall not require the simultaneous use of both hands.
- k) Switched socket/outlets will indicate visible if they are on or off.
- l) Mains and circuit isolator switches shall clearly indicate whether they are on or off.
- m) Controls will visually contrast with their backgrounds to facilitate people with vision impairment.
- n) Switches on controls will be adequately separated to allow selection of one at a time.

Section 1.6: Aids to Communication.

1.6.3 Signage.

Signage to the building where provided will comply with 1.6.3 of Part M 2022, Building for Everyone BS 8300:2009 Sign Design

- a) Signs will be clear short and concise.
- b) Text will combination of capital and lower case.
- c) Visual signs will be deigned with due consideration to height of sign/layout of sign/font size/font type and visual contrast with background.
- d) All signage will be in visual and in tactile form.
- e) The international symbol for access will be used where necessary.
- f) Standard symbols will be in accordance with BS8501:2002 to indicate if provided the presence of induction loop or infra-red hearing enhancement system.
- g) Signs will be located within the building, so they do not create a hazard on a circulation route.

1.6.4 Visual Contrast.

- a) LRV on surfaces will be 30 points or more. large area of walls/floors a difference of 20 points will be provided as the lux is 200. Door opening furniture will have LRV of 15 points between handle and door leaf.
- b) The area will be adequately lit.
- c) Shadows and glare will be avoided.
- d) Not proposing large repeating patterns.

1.6.5 Lighting.

Lighting in the building will have good colour rendering of all surfaces and will not create glare/pools of bright light/strong shadows

1.6.6 Audible Aids

Not being provided

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