Disability Access Certificate (DAC) Compliance Report

Proposed Extension and Material Change of Use at Dublin City Wholesale Fruit and Vegetable Market, St Michan's Street, Smithfield, Dublin 7.

FINAL REPORT

Prepared for:
Dublin City Council

30 May 2024

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(Revision No. 1)

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Dublin City Council

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1 Application Details

Site Name:	Dublin City Wholesale Fruit and Vegetable Market	
Site Address:	St Michan's Street, Smithfield, Dublin 7.	
Classification:	Construction of New Building	☒
	Material Alteration	☒
	Material Change of Use	☑
	Extension to a building	☑

Applicant Name:	Dublin City Council
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2 Schedule of Drawings Accompanying this Application

The following drawings accompany this application and should be read in conjunction with this report:

Drawing No.	Drawing Title	Scale
DAC-001	Site Location Plan	1:2000@A2
DAC-E-002	Existing Site Layout Plan	1:500@A1
DAC-E-100	Existing Ground Floor Plan	1:200@A1
DAC-E-101	Existing Roof Plan	1:200@A1
DAC-E-200	Existing Section A-A, B-B, C-C & D-D	1:200@A1
DAC-E-300	Existing Elevations	1:200@A1
DAC-P-002	Proposed Site Layout Plan	1:500@A1
DAC-P-100	Proposed Ground Floor Plan	1:200@A1
DAC-P-101	Proposed Roof Plan	1:200@A1
DAC-P-200	Proposed Section A-A, B-B, C-C & D-D	1:200@A1
DAC-P-300	Proposed Elevations	1:200@A1

3 Introduction

3.1 Transitional Arrangements of Part M 2022

The Part M 2022 of the Second Schedule to the Building Regulations applies where the works commence or change of use take place on or after 1st January 2024, when also TGD M 2010 cease to have effect.

However, the transitional arrangements state the following:

"The latter document Part M 2010 may continue to be used in the case of works, or buildings where:

a) The works commence or certain change of use takes place, as the case may be, on or before 31 December 2023, or

b) The works, or buildings are the subject of –
   i. A planning application made on or before 31 December 2023 for planning permission or approval under the Planning and Development Act 2000 (No. 30 of 2000),

   ii. A notice of a proposed development under Part 8 of the Planning and Development Regulations 2001 (S.I. No. 600 of 2001) has been given by a local authority under article 81 of those Regulations on or before 31 December 2023, or

c) A fire safety certificate or a disability access certificate under the Building Control Regulations (S.I. No. 496 of 1997), in respect of the works or buildings, has been granted on or before 31 December 2023,

And where the structure of the external walls of the building has been erected by 31 December 2025."

It is noted that this application is under the transitional arrangements as set out in TGD M 2022 and above, where TGD M 2010 may continue be used where the works or the building are subject of a planning application made on or before 31 December 2023 for planning permission.

3.2 Scope

This report is submitted with drawings and other documentation in support of an application for a Disability Access Certificate (DAC) under Part III (B) of the Building Control Regulations 2009 for the Proposed Extension and Material Change of Use at Dublin City Wholesale Fruit and Vegetable Market, St Michan's Street, Smithfield, Dublin 7.

In this report, it is demonstrated that the proposed works, if carried out in accordance with the drawings and design details submitted with the application, together with the performance requirements prescribed in this report, will comply with the requirements of Part M 2010 (Access and Use) of the Second Schedule to the Building Regulations, in so far as those requirements apply to the proposed works.

3.3 Meeting the Requirements of Part M 2010

In order to meet the requirements of the Building Control Amendment Regulations 2009 the proposed works (extension and material change of use) must comply with Part M of the Second Schedule to the Building Regulations, as amended (i.e. the requirements of Part M 2010, M1-M4, refer to Figure 1 below).

Access and Use	M1	Adequate provision shall be made for people to access and use a building, its facilities and its environs.
Application of the Part	M2	Adequate provision shall be made for people to approach and access an extension to a building.
	M3	If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.
	M4	Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.

Figure 1 – The requirements of Part M 2010.

Section 4 below highlights the key access issues incorporated into the design of the proposed works to demonstrate compliance with the requirements of Part M 2010.

3.3.1 Areas used solely to enable inspection, repair or maintenance

There are a number of areas within the proposed works that will be used solely to enable inspection, repair or maintenance. These areas are clearly indicated within the blue cross hatching on the proposed floor plans submitted with this application.

Note: Section 0.6(d) of TGD M 2010 states that the Requirements of Part M do not apply to the part(s) of a building used solely to enable inspection, repair or maintenance.

3.4 Description of the Development/Works

3.4.1 Site Location

The subject site is located at Mary's Lane, Dublin 7.

3.4.2 Background

A Planning Application for this project was granted on 4th March 2015, Application number 3462/14. The planning application was for:

PROTECTED STRUCTURE:
Pursuant to the requirement of the above, notice is hereby given of the proposal to carry out improvement works at the Wholesale Fruit and Vegetable Market, Mary's Lane, Dublin 7, bounded by Arran Street East, Chancery Street and including St. Michan's Street, which is a Protected Structure. The Part VIII proposals includes change of use from wholesale trading to wholesale and retail trading, café/ restaurant use in part of existing building upgrading boundary, landscaping, signage, storage and delivery facilities upgrading existing car park, provision for a dedicated loading area and associated interventions to the building where necessary.

Main market building: Wholesale trading to continue in western half of the building. Proposed retail trading area to be fitted out with lightweight mesh cage structures or umbrella stands. Retail units to be provided with electrical supply, water, drainage and signage. A steel mesh security barrier, circa 2500 mm high, with sliding gates to secure the wholesale trading banks when not in use. The raised path along east and south walls levelled to permit wheelchair access within the markets. Frameless glazing to be provided at open wrought iron fanlights and doors, secured on internal face. Existing drains to be replaced and new connections provided where necessary. Roof fitted with height safety, stainless steel membrane posts and anchors with horizontal life line cable systems for future maintenance. Photovoltaic cells/ solar heating panels to be fitted on south facing slopes of market roof to provide hot water.

Chancery Street yard: Part demolition of rear wall of markets at Chancery Street and construction of new glazed full height wall with powder coated steel entrance gates. Demolition of toilet structures on external wall of building and construction of new, flat roofed, single storey structure to accommodate toilets. External wall constructed with facing brick, salvaged from demolished wall and featuring a green wall. Original internal doors of protected structure retained. Renovation of single storey building north east corner to include new natural slate roof covering, re-pointing to chimney, new insulated concrete slab floor, upgrade of render incorporating insulation, new window openings with double glazed timber window frames, rendered internally, re-wiring installation and heating system to provide office accommodation for market management. Freestanding

steel structures with canopies constructed for outdoor market activities and deliveries. Existing palisade fencing removed. New railings on plinth wall. Trees planted along boundary and soft landscaping. Vehicular entrance from Chancery Street retained. Existing yard levelled and re-surfaced with permeable asphalt laid to falls. Existing drains replaced to provide separate foul and surface water systems.

Daisy market: Demolition of derelict storage buildings. Removal of roof covering, glazed roof lights, rainwater goods, concrete floors, dry lining and rotten joinery of lean to buildings. Provide a new natural slate roof covering, re-pointing and re-lining chimney stacks, new insulated concrete floors and new joinery. External wall to be insulated externally and rendered to permit exposing brickwork finish internally. Provide new double glazed roof lights to match original opening sizes. Interiors to be painted or plastered as indicated, re-wired and heating installed. New disabled and visitors toilets to have tiled walls and floors. Café to be reinstated with kitchen and new double doors to outdoor seating area with a retractable awning for shelter. Retaining wall and floor to be constructed where possible with salvaged bricks. New steps constructed to connect market level with yard. Two rooms to be fitted out with sinks making all necessary connections to supply and waste. A boiler and hot water cylinder to be fitted in new plant room and connected to hot water taps within the trading area as back up to photovoltaic/ solar panel heating. Tea station to be fitted out for traders. New shop and office for staff to be provided within lean-to structure. External yard surface to be levelled and refinished to facilitate deliveries for retail market. Compactors, bins, skips and waste disposal facilities to be provided. Lock up stores and umbrella/ table storage provided. Entrance gates to be overhauled. Breaking out original window opening from offices to lane at Arran Street and fit double glazed timber window frame.

Fish market car park: Existing car park to be levelled and resurfaced to accommodate public car parking, bicycle parking. Multi Use Games Area (MUGA) and separate dedicated wholesale loading facility. Retaining wall at the boundary to St. Michan's House to be demolished and new wall built. Multi Use Games area to be located on the boundary to the north with Mary's Lane and to the West with St. Michan's House. The games area will be approximately 41m x 21 m of all weather surface, with a boundary of rebound mesh fence 5.2 m high with top net and 4 no. lighting installations. A new double gate and pedestrian gate access to be provided from Mary's Lane. New vehicular entrance to public car park and wholesale traders loading area to be provided from St. Michan's Place. Re-open and widening of entrance/ exit on St. Michan's Street. Existing pedestrian access to Mary's Lane to be widened. New railings and plinth wall to replace existing palisade fencing. Provision of appropriate informational signage and markings, bicycle stands, lighting and CCTV system. Provision of underground attenuation storage tank with associated surface water drainage infrastructure. Introduce new hard and soft landscaping measures including planting and trees. Improvements to the public realm to facilitate the disabled, visually impaired and elderly including the introduction of tactile paving, ramps, guidance strips, marked crossings and dished kerbs.

3.4.3 Proposed Works

The proposed works consist of a refurbishment and improvement works at Dublin City Wholesale Fruit and Vegetable Market, St Michan's Street, Smithfield, Dublin 7, which is a Protected Structure. The proposed works includes change of use from wholesale trading to wholesale and retail trading, café/restaurant use in part of existing building upgrading boundary, landscaping, signage, storage and delivery facilities and associated interventions to the building where necessary. It is noted that as part of the works, a number of demolitions in the existing building are proposed.

3.5 Existing Site Conditions

There are a number of existing entrances to the building associated with the proposed works that will be retained and/or upgraded. A number of existing entrance doors will be replaced to automated sliding doors and those will comply with the guidance in Section 2.2.3 & 2.2.4 of TGD M 2010, where not practicable to achieve the guidance in Section 1.2.3 & 1.2.4 of TGD M 2010.

As set out in Section 2.2.2 of TGD M 2010, a minimum of 1 No. accessible entrance to the building will be made accessible.

It is also noted that as part of the existing structure there is a level change in the existing entrance to be upgraded off Mary's Lane. As part of the proposed works, it is proposed to provide an internal sloped access route at this entrance to increase the level of accessibility as far as practicable. Same is detailed in Section 4.3.2.4 of this report below.

4 Key items incorporated into the design to demonstrate compliance with Part M of the Second Schedule of the Building Regulations

The following sections indicate how the proposed works will comply with Part M of the Second Schedule of the Building Regulations.

4.1 External Environment and Approach

Independently accessible means of approach to the new accessible entrance of the building will be provided. This is described in detail below.

The provision and design of new approach routes will be in accordance with Section 1.1.2 of TGD M 2010.

Exit routes from the building to assembly points or to the boundary of the building shall be accessible access routes designed in accordance with the guidance given in Section 1.1.3 of TGD M 2010.

4.1.1 Access Routes

As part of the proposed works, it is proposed 1 No. new approach route from the boundary of the site at Chancery Street to the new accessible entrance. This route consists of a level, gently sloped access route and/or stepped access route leading to the proposed accessible entrance of the building.

The proposed accessible access routes will conform with the guidance as described in Section 1.1.3 of TGD Part M 2010 including Diagrams 1 & 2. The gradient of all access routes will be designed to be as shallow as practicable, all routes will be well lit and dished kerbs and tactile warnings will be provided where necessary, for example; at intersections between vehicular and pedestrian routes.

It is noted that a number of existing approach routes to the existing entrances of the building will be retained, and no works are proposed to these areas. Refer to Drawing No's. DAC-E-002 & DAC-P-002 for further details.

For further details refer to Drawing No's. DAC-E-002 & DAC-P-002.

4.1.1.1 Level Access Routes

Level access routes have been designed in accordance with Section 1.1.3.2 of TGD M 2010 and the following has been incorporated into the design of the level access routes:

- The minimum clear width, between walls, upstands and kerbs shall be 1,500mm;
- Passing places, 2,000mm long and 1,800mm wide (inclusive of the width of the access route), located within direct sight of another passing place, or at a maximum spacing of 25m, whichever is greater, shall be provided where the minimum width of the access route is less than 1,800mm. Passing places are not required where the access route is a minimum of 1,800mm in width;
- The lighting lux level on the level access routes will be in accordance with Section 4.6.3 of this report.

For further details refer to Drawing No. DAC-P-002.

4.1.1.2 Gently Sloped Access Routes

Where gently sloped access routes are required, they shall be designed in accordance with Section 1.1.3.3 of TGD M 2010, and the following has been incorporated into the design of the gently sloped access routes:

- The minimum clear width, between walls, upstands and kerbs shall be 1,500mm;
- Passing places, 2,000mm long and 1,800mm wide (inclusive of the width of the access route), located within direct sight of another passing place, or at a maximum spacing of 25m, which ever is greater, shall be provided where the minimum width of the access route is less than 1,800mm. Passing places are not required where the access route is a minimum of 1,800mm in width, or less than 25m in length;
- Level landings shall be provided at each rise of 500mm;
- Level landings shall be provided both top and bottom of the gentle slope achieving at least 1,800mm by 1,800mm, and clear of any door swing or obstruction;
- Where intermediate level landings are provided, they shall achieve at least 1,500mm by 1,500mm, and clear of any door swing or obstruction; or at least 1,800mm by 1,800mm, and clear of any door swing or obstruction in instances where it is not possible for a wheelchair user to see from one end of the slope to another or the gentle slope consists of three flights or more;
- The lighting lux level on the gently sloped access routes will be in accordance with Section 4.6.3 of this report.

It is noted that a gate is being proposed at the bottom landing of the gently sloped route. This gate will be held open at all times during the operating hours of the building, therefore the level landing will be provided clear of obstruction.

For further details refer to Drawing No. DAC-P-002.

4.1.1.3 Ramped Access Routes

N/A – There are no ramped access route provided as part of the proposed works.

4.1.1.4 Stepped Access Routes

Where stepped access routes are required they shall be designed in accordance with the guidance given in Section 1.1.3.5 of TGD M 2010 and the following has been incorporated into the design of the steps:

- The minimum clear width of the stairs shall be 1,200mm;
- Level landings shall be provided at the top and bottom of each flight achieving an unobstructed length of at least 1,200mm;
- Tactile hazard warning surfaces to be incorporated at both top and bottom landings;
- The rise of a flight between landings will not exceed 1,500mm;
- All step nosings to incorporate a permanently contrasting continuous material on the tread. The material is between 50mm and 65mm wide on the tread and contrasts visually with the remainder of the tread;
- Projecting or overhanging step nosing's have been avoided;
- The rise and going of each step is consistent throughout the flight. The rise of each step is between 150mm and 180mm and each step has a going of at least 300mm;
- Tapered treads and open risers will not be used;
- There will be a continuous handrail on each side of flights and landings and the minimum unobstructed width between handrails will be not less than 1,000mm. Handrails will be designed in accordance with Section 1.1.3.6 of TGD M 2010;
- The surface of the treads will be slip resistant, especially when wet;
- The lighting lux level on the stepped access routes will be in accordance with Section 4.6.3 of this report.

It is noted that a gate is being proposed at the top landing of the stepped access routes. This gate will be held open and fixed at all times during the operating hours of the building, therefore the level landing will be provided clear of obstruction and the handrails are also provided at this location and it will be designed and constructed in line with Section 1.1.3.6 of TGD M 2010.

For further details refer to Drawing No. DAC-P-002.

4.1.1.5 Platform Lifts

N/A – There are no platform lifts provided as part of the proposed works.

It is noted that a number of lifting devices are provided for goods only in the service yard. Please note these areas are not accessed by general public and it is intended to be used exclusively for the operation of the building by authorised staff only.

4.1.2 Pedestrian Crossings

N/A – There are no pedestrian crossings provided as part of the proposed works.

4.1.3 On-Site Car Parking

N/A – There are no on-side car parking provided as part of the proposed works.

4.1.4 On-Site Setting Down Areas

N/A – There are no setting down area provided as part of the proposed works.

4.2 Access to the Building

As part of the proposed works, the provision and design of the new access to the building will be in accordance with Section 1.2 of TGD M 2010. The design of accessible entrances will be in accordance with the guidance given in Section 1.2.3 of TGD M 2010 and the design of accessible entrance doors will be in accordance with the guidance given in Section 1.2.4 of TGD M 2010 as far as practicable. Note new accessible entrances will meet the requirements of Section 2.2 of TGD M 2010 where it is not practicable to achieve the guidance on Section 1.2 of TGD M 2010.

As set out in Section 2.2.2 of TGD M 2010, a minimum of 1 No. accessible entrance to the building will be provided in accordance with the guidance in Section 1.2 of TGD M 2010, as far as practicable. Refer to Section 4.2.1 below for further details.

4.2.1 Accessible Entrances

The proposed new accessible entrance will consist of automated sliding doors, leading to the market area. The design of the new accessible entrance will be in accordance with Section 1.2.3 of TGD M 2010 (e.g. Thresholds, 1,800mm landings free from obstructions; surface finishes). The accessible entrance lobby has been designed in accordance with Diagram 11 of TGD M 2010 and floor surface materials in the lobby will not impede movement of people with reduced mobility.

The following specifications have been incorporated into the design to ensure the main entrance is in line with the recommendations of Section 1.2.3 & 1.2.4 of TGD M 2010:

- A level landing which measures 1,800mm by 1,800mm clear of the door swing will be provided directly in front of the door and the surface of the landing will

be designed so as not to impede the movement of wheelchairs or other mobility aids;

- The door will have a level threshold with chamfered or pencil rounded edges and this will not exceed the maximum allowable height of 15mm;
- The internal surface adjacent to the entrance will be slip resistant and not impede a wheelchair user or other mobility aids;
- All door entry systems will comply with Section 1.2.3 (e) of TGD M 2010.
- Door furniture will be easy to use, and door handles will have a return on the end of the handle and contrast visually from the surroundings;
- Door frames will be clearly identified by tonally contrasting with the wall and floor and with each other;
- The minimum effective clear width of the accessible main entrance doors will be 1,000mm in accordance with Table 2 Section 1.2 of TGD M 2010;
- An unobstructed space of 300mm between the leading edge of a door and a return wall will be provided.

Fully glazed entrance doors will incorporate the following:

- Fully glazed door leaves will be clearly identifiable with permanent manifestations on the glass within two zones, from 850mm to 1,000mm and from 1,400mm to 1,600mm above the floor, contrasting visually with the background seen through the glass (from inside and outside) in all lighting conditions. The manifestations will meet the recommendations of Section 1.2.4.1(b) of TGD M 2010;

The automated sliding entrance doors will be in compliance with sections 1.2.4 and 1.2.4.3 of TGD M 2010, including:

- When installed, automatic sensors will be set so that the automatically operated doors open early enough and stay open long enough to maintain safe entry and exit;
- The activation device will be positioned to detect traffic at a suitable distance, taking account of the width, mass and operating speed of the door;
- Control systems will incorporate a safety stop that activates if the doors begin to close when a person is passing through;
- Control systems will revert to manual control or fail safe in the open position in the event of a power failure.

For further details refer to Drawing No. DAC-P-002 & DAC-P-100.

4.3 Circulation within the Building

Horizontal and vertical circulation within the building shall be designed in accordance with the guidance given in Section 1.3 of TGD M 2010 ensuring people can travel within the building without discomfort in order to make use of all relevant facilities.

4.3.1 Horizontal Features

The design of the horizontal features within the proposed works will conform to the guidance in Section 1.3.3 of TGD M2010. The design of circulation routes in accordance with Section 1.3 of TGD M 2010 will be addressed during the detail design process.

4.3.1.1 Reception Area

N/A – There are no reception area provided as part of the proposed works.

4.3.1.2 Internal Doors

All new doors will comply with the requirements of Section 1.3.3.2 of TGD M 2010 and the following has been incorporated into their design:

- The door opening forces when measured at the leading edge of the door; will 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° of the opening cycle. Care will be taken to ensure that the closing device allow the door to open to provide the required effective clear width;
- The effective clear width through a single leaf door or on one leaf of a double leaf door will be in accordance with Table 2 and Diagram 10 of TGD M 2010;
- There will be an unobstructed space of at least 300mm on the pull side of the door between the leading edge of the door and a return wall, unless the door is a standard, enlarged cubicle, cubicle for ambulant disabled people, storage or maintenance area;
- Door handles will be located at a height of between 800mm and 1,050mm (900mm preferred) above finished floor level. Where a pull handle is provided the available grip zone of the pull handle will be between 700mm (min) and 1,000mm (max) above finished floor level. The top end of the handle will be 1,300mm (min) above floor level. Where fitted with a latch, lever handles will be used;
- All door opening furniture will contrast visually with the surface of the door, refer to Section 1.6.4 TGD M 2010;
- The door, door frame and architrave will contrast visually with the surrounding wall; refer to Section 1.6.4 TGD M 2010;
- The surface of the leading edge of any door that is not self-closing, or is likely to be held open, will contrast visually with the other door surfaces and its surroundings;
- Vision panels will be provided on doors in circulation routes unless for reasons of security or privacy. Door leaves and vision panels wider than 450mm will have vision panel towards the leading edge of the door. The vertical dimensions include at least the minimum zone or zones of visibility between 500mm and 1,500mm above floor level, refer to Section 1.2.4 and Diagram 10 of TGD M 2010;
- Frameless glass doors or fully glazed framed doors with a narrow stile, should comply with Section 1.2.4.1 of TGD M 2010;

Note new internal doors will meet the requirements of Section 2.3.3.2 of TGD M 2010 where it is not practicable to achieve the guidance on Section 1.3.3.2 of TGD M 2010, including:

- The effective clear width of proposed internal doors will be as wide as possible but not less than 750mm.

4.3.1.3 Corridors and Passageways

The following will be incorporated into the design of all new corridors and passageways during the fit-out stage of the proposed works:

- Objects will be carefully located in corridors and all corridors will be unobstructed as far as possible. Where objects are located in circulation routes they will meet the requirements of Section 1.3.3.3 of TGD M 2010;
- Floor surfaces will be firm, level and flush. Colour and tonal contrast will be provided and the requirements of Section 1.3.3.3 of TGD M 2010 in relation to floor surfaces will be met. The surface finish will be slip resistant and in accordance with Annex C of BS8300-2:2018;
- Doors opening directly out into the main circulation routes will be avoided;
- The illuminance in the corridors and lobbies will be a minimum of 100 lux;
- The unobstructed clear width of corridors will be at least 1,200mm. Elements such as columns, radiators and fire hoses etc. will not project into this corridor width;
- Passing places will be provided where the unobstructed width of the corridor is less than 1,800mm. Passing places will have a total unobstructed width of corridor of 1,800mm wide over an 1,800mm length. Passing places will be provided: at reasonable intervals, not more than 20m apart; at junctions, and at ends of corridors;
- The design of corridors and passageways will meet the guidance in Section 1.3.3.3 of TGD M 2010.

4.3.1.4 Internal Lobbies

All new internal lobbies as part of the proposed works will be designed (during detailed design stage) to be wheelchair accessible and will conform to the guidance in Section 1.2.5 & 1.3.3.4 of TGD M 2010.

4.3.2 Vertical Features

The building comprises ground floor level only. However, due to the existing levels on site and the existing building, it is proposed 1 No. internal gently sloped associated with an existing entrance to be retained. The proposed internal gently sloped is described in Sections 4.3.2.3 below. The proposed vertical features within the building will be designed in accordance with Section 1.3.4 of TGD M 2010 and its relevant sub-clauses.

For further details refer to Drawing No. DAC-P-100.

4.3.2.1 Passenger Lifts

N/A – There are no passenger lifts provided as part of the proposed works.

4.3.2.2 Platform Lifts

N/A – There are no platform lifts provided as part of the proposed works.

4.3.2.3 Internal Stairs Suitable for Ambulant Disabled People

N/A – There are no reception area provided as part of the proposed works.

4.3.2.4 Internal Gentle Slopes

As part of the works a sloped access route will be provided at one of the existing entrances to the building at Mary's Lane. The gentle slope will be designed to meet the guidance in Section 1.3 and 1.1.3.3 of TGD M 2010 where practicable (e.g. level landings for every 500mm rise, width and gradient less steep than 1:21).

A level landing of 1,800 by 1,800mm will be provided at the top and bottom of the proposed internal gently sloped. However, due to the existing constraints of the building, the top level landing proposed will be located at the existing entrance door (to be upgraded as an automated sliding door). Every effort has been made to provide this existing level change at the existing entrance as accessible as possible.

It is noted that the entrance door to be upgraded will be designed and constructed in accordance with Section 1.2.4.3 of TGD M 2010, where the automatic sensors will be set to ensure the doors open early enough and stay open long enough to maintain safe entry and exit taking into consideration the internal gently sloped route and the proposed landings. Refer to Section 3.4 & 4.2.1 above for further details on the existing and proposed accessible entrance doors.

For further details refer to Drawing No. DAC-P-100.

4.3.2.5 Internal Ramps

N/A – There are no internal ramps provided as part of the proposed works.

4.4 Sanitary Facilities

The sanitary facilities in this building will be independently accessible and will meet the needs of people with a wide range of abilities. The number and location of sanitary facilities will suit the nature, size and occupancy of the building and will be in accordance with the Safety, Health and Welfare at Work (general application) Regulations, 2007 and Part G of the of the Second Schedule of the Building Regulations. All sanitary facilities will be in accordance with Section 1.4 of TGD M 2010. The provision of sanitary facilities will be in accordance with Section 1.4.3 of TGD M 2010 including all sub paragraphs as far as practicable. The design of sanitary facilities will be designed to conform to the guidance in Section 1.4.4 of TGD M 2010 including all sub paragraphs as far as practicable. Note the sanitary

facilities will meet the requirements in Section 2.4 of TGD M 2010 where it is not practicable to achieve the guidance in Section 1.4 of TGD M 2010.

As part of the proposed works, it is also proposed to provide a changing place toilet in the building, and same will comply with the guidance in Section 1.4.3.6 & 1.4.10, and Diagrams 26 & 27(a, b and c) of TGD M 2022 as far as practicable.

Location of Sanitary Facilities
There are a number of sanitary facilities provided within the building. These are listed in the table below.

Floor Level	Facility	Transfer
Ground floor level	1 No. accessible WC (customers)	Right hand
	<u>Female washroom (customers):</u>	
	1 No. cubicle for ambulant disabled people	N/A
	1 No. enlarged cubicle	N/A
	8 No. standard cubicles	N/A
	<u>Male enclosed WCs fitted with a sink (traders/staff):</u>	
	1 No. enclosed standard WC fitted with a sink	N/A
	1 No. enclosed ambulant disabled WC fitted with a sink	N/A
	<u>Male washroom (customers):</u>	
	1 No. cubicle for ambulant disabled people	N/A
	1 No. enlarged cubicle	N/A
	3 No. standard cubicles	N/A
	4 No. standard urinals	N/A
	1 No. ambulant disabled urinal	N/A
	<u>Female washroom (traders/staff):</u>	
	1 No. cubicle for ambulant disabled people	N/A
	1 No. enlarged cubicle	N/A
	3 No. standard cubicles	N/A
	1 No. changing place toilet	N/A
	1 No. accessible WC (staff)	Right hand
	<u>Unisex WCs fitted with a sink (kitchen staff):</u>	
	2 No. enclosed standard WC fitted with a sink	N/A
	1 No. enclosed ambulant disabled WC fitted with a sink	N/A
	1 No. accessible WC (customers)	Left hand
	<u>Unisex WCs fitted with a sink (traders/office staff):</u>	N/A
	2 No. enclosed standard WC fitted with a sink	N/A
	1 No. enclosed ambulant disabled WC fitted with a sink	N/A
	1 No. accessible WC (traders/office staff)	Right hand

As there is more than one WC facility provided in the building at different locations as listed in the table above, at least one wheelchair accessible unisex WC will be provided at each location in line with Section 1.4.3.1(c) of TGD M 2010. The wheelchair accessible unisex WC's will be designed and constructed to conform to the guidance in Diagram 15a and Section1.4.5 of TGD M 2010 as far as practicable. The layouts of the proposed accessible unisex WC's at each location will be handed to suit both left and right-hand transfer. Refer to table above for details.

For further details on the location of toilet facilities within the proposed works refer to Drawing No. DAC-P-100.

4.4.1 Wheelchair Accessible Unisex WC

The locations and transfer technique of the unisex wheelchair accessible WC's are listed in the table above and at least one wheelchair accessible unisex WC will be provided at each location in line with Section 1.4.3.1(c) of TGD M 2010 as far as practicable. The wheelchair accessible unisex WC's will be designed and constructed to conform to the guidance in Diagrams 15a & 16 and Section 1.4 of TGD M 2010 as far as practicable. For example; the fit out of all unisex accessible WCs will conform to the minimum requirements as set out in Sections 1.4.4 and 1.4.5 of TGD M 2010 and the following will be provided:

- Signage to clearly identify the location of the accessible WC;
- All door opening furniture provided on the door to the accessible WC will contrast visually with the surface of the door and door handles and other ironmongery will comply with the requirements for internal doors (ref: Section 1.3.3.2 of TGD M 2010);
- The door will be on the wall opposite the WC, and will be located to facilitate access to the transfer space;
- The door will open outwards, and will be fitted with light action privacy bolts. The door to the accessible WC will also be fitted with a horizontal pull rail which is fixed to the inside face of the door;
- Lifting off hinges will be fitted to the accessible WC door to provide an emergency release to open the door outwards in the event of a person falling against the door when inside the WC;
- The width of the door to the accessible WC will comply with the requirements of Section 1.3 of TGD M 2010;
- To warn occupants of the WC who may have vision or hearing impairments a fire alarm will be fitted internally which emits a visual and audible signal;
- An emergency assistance alarm system will be fitted in the WC and linked to the Reception which is manned at all times when the building is occupied, and the following will be provided to facilitate it's use;
    - A pull cord reachable from a wheelchair and the WC, or from the floor if someone has fallen;
    - A visual and audible indicator to confirm that an emergency call has been activated;
    - A reset control reachable from a wheelchair and the WC, in case a false alarm is raised;

  - A warning signal that is distinguishable visually and audibly from the fire alarm;
  - A visual and audible indicator will be provided outside the room where it can be easily seen and heard by people able to give assistance and at a control point at the reception area.
- All lighting controls will comply with the guidance for switches and controls in accordance with the requirements of Section 1.5.7 of TGD M 2010;
- Lighting levels in the WC will, when measured from floor level, be between 200 and 300 lux in accordance with Section 1.6.5 of TGD M 2010;
- The exposed surfaces of radiators or other forms of heating will be maintained at a temperature below 43° Celsius;
- The floor will be firm and level and only flooring materials which are slip resistant when wet and dry will be specified in accordance with the recommendations of Annex C of BS8300-2:2018;
- Sanitary fittings, grab rails and doors will contrast visually with their background;
- Visual contrast between the walls and floor will be provided in accordance with Section 1.6.4 of TGD M 2010;
- A shelf for personal belongings will be provided within the accessible WC and will be large enough to accommodate a bag or briefcase;
- 2 No. clothes hooks will be provided. One of these will be located 1,050mm above finished floor level and the other will be located 1,400mm above finished floor level;
- The dimensions of the specified WC pan within the accessible WC will be in accordance with the guidance provided in I.S EN 997:2003;
- A colostomy changing surface will be provided. If a high/low level cistern incorporating a rail with a padded back rest is specified then a separate colostomy changing shelf which is 125mm to 150mm deep by 400mm wide (min), with its surface 950mm (max above floor levels) will be provided;
- If a flat topped close-coupled cistern is specified, the flat-topped cistern will be adequate to provide a colostomy changing surface for standing users without the extra requirement for a separate shelf;
- If the specified WC flush mechanism is manually operable it will be suitable for activation by people with an elbow or a fist and will be clearly visible, easy to use and require little strength and no fine hand movements;
- The front of the WC pan will be located a distance of 750mm from the back wall;
- The nearest edge of the finger rinse basin will be located between 140mm and 160mm from the front edge of the WC pan;
- All grab rails within the accessible WC will be a minimum of 600mm long and will contrast visually with the supporting background in accordance with Section 1.6.4 of TGD M 2010;
- If the specified WC is provided with automatic flushing it will be clearly identifiable;
- If the activator for the flush mechanism is to one side, it will be positioned on the transfer side of the WC, and located so that it can be reached by a person who has transferred back into a wheelchair;

- All wall construction and fixings which are used to support grab rails will be capable of resisting the load exerted by users when pulling themselves to a standing or upright position.

For further details refer to Drawing No. DAC-P-100.

4.4.2 Standard Cubicles

Standard cubicles will be provided in the general male & female toilets as indicated on the floor plans. Standard cubicles will conform to the guidance in Section 1.4.6.1 of TGD M 2010. For example; clothes hooks will be provided and a 450mm diameter space will be provided clear of the door swing.

For further details refer to Drawing No. DAC-P-100.

4.4.3 Cubicles for Ambulant Disabled People

There will be a minimum of 1 No. ambulant disabled cubicle provided in each of the male and female washrooms as indicated on the floor plan. These cubicles will be designed and constructed to conform to the guidance in Section 1.4.6.2 of TGD M. For example; the doors will open out and horizontal and vertical grabrails will be provided on each side of the WC pan.

Note the enclosed cubicles for ambulant disabled people fitted with a sink provided as part of the works will meet the guidance of Section 18.5 and Figure 39 of BS 8300-2:2018.

For further details refer to Drawing No. DAC-P-100.

4.4.4 Enlarged Cubicles

Enlarged cubicles will be provided in the female and male washrooms as indicated on the floor plans. These cubicles will be designed and constructed to conform to the guidance in Section 1.4.6.3 of TGD M 2010. For example; the minimum width of the cubicle will be 1,200mm and horizontal and vertical grabrails will be provided adjacent to the WC pan.

For further details refer to Drawing No. DAC-P-100.

4.4.5 Accessible Urinals

A minimum of 1 No. urinal in the male toilet as indicated on the floor plan will be suitable for use by ambulant disabled users. The urinal will be designed to conform to the guidance in Section 1.4.7 and Diagram 20 of TGD M 2010. For example, vertical grabrails that contrast visually with the wall will be provided for standing users each side of the urinal.

For further details refer to Drawing No. DAC-P-100.

4.4.6 Accessible Bathrooms/Shower Rooms/Changing Rooms

N/A – There are no accessible bathrooms, shower rooms and/or changing rooms provided as part of the proposed works.

4.4.7 Changing Places Toilet

1 No. changing place toilet will be provided in the building as part of the proposed works. The changing place toilet will be designed and constructed to conform with the guidance in Section 1.4.3.6, 1.4.4 & 1.4.10, and Diagrams 26 & 27(a, b and c) of TGD M 2022 as far as practicable.

For further details refer to Drawing No. DAC-P-100.

4.5 Other Facilities

A number of other facilities are provided within the proposed works, same will comply with the guidance in Section 1.5 of TGD M 2010.

4.5.1 Refreshment Facilities

As part of the proposed works, refreshment facilities will be provided in the staff canteen at ground floor level.

The refreshment facilities within the scope of works will be designed in accordance with Section 1.5.5 & Diagram 28 of TGD M 2010 as outlined below:

- A manoeuvring space of 1,800mm by 1,800mm (minimum) will be provided in front of a counter;
- The worktop will be no more than 850mm above finished floor level;
- A knee recess will be provided beneath the worktop to at least 700mm above finished floor level;
- The water taps will be accessible and either controlled automatically or capable of being operated with a closed fist;
- The sink bowl will be 150mm deep;
- A clear accessible route will be provided to the refreshment facilities.

For further details refer to Drawing No. DAC-P-100.

4.5.2 Commercial Kitchen

Please note that the kitchen indicated within the red cross hatching on the proposed floor plan will be classified as a commercial kitchen and therefore this area will not be made fully accessible for people with reduced mobility due to health and safety concerns. Note: BS8300:2018 recommendations do not apply to commercial kitchens in accordance with Section 19.1 of BS 8300-2:2018.

It should be noted that storage room and kitchen staff WCs and changing room are proposed as part of this area that is associated with the commercial kitchen

and the works carried out in this area (i.e., work not suitable for persons with reduced mobility due to health and safety concerns).

For further details refer to Drawing No. DAC-P-100.

4.5.3 Other Facilities

It is noted that additional facilities will be provided as part of the proposed works such as offices, canteen, restaurant and conservatory. The design and layout of these facilities will meet the requirements of Part M of the Second Schedule of the Building Regulations.

It is noted that a number of small rooms, such as the office areas, are being proposed a minimum of 1 No. turning circle of 1,500mm within each room.

For further details refer to Drawing No. DAC-P-100.

4.5.4 Market Area

The market area will be designed and constructed to meet the requirements of Part M of the Second Schedule of the Building Regulations.

It is noted that a number of existing historical kerbstones will be reinstalled in the market area as part of the proposed works, where a level surface will be provided. In this area of the building drainage channels will also be provided in line with the guidance in Section 1.1.3.1(h) of TGD M 2010 and Section 8.2.1.5 of BS 8300-1:2018 (e.g. gratings will be flush with the surrounding surface, slots will be not more than 13mm wide and will be set at right angle to the dominant line of travel, where circular holes in gratings are provided it will have a diameter not more than 18mm). Furthermore, the circulation areas in the Market Area will be designed and constructed as per Section 4.3.1.3 of this report.

For further details refer to Drawing No. DAC-P-100.

4.5.5 Switches, Outlets and Controls

The design and location of all switches, outlets and controls will be in accordance with Section 1.5.7 and Diagram 30 of TGD M 2010.

4.6 Aids to Communication

Aids to communication will be in accordance with Section 1.6 of TGD M 2010.

4.6.1 Signage

The provision of signage will be in accordance with TGD M 2010 and as proposed elsewhere in this report. It will assist wayfinding and communication. All signs will be designed in accordance with Section 1.6.3 of TGD M 2010.

The following is a non-exhaustive list of some of the signage provided:

- Signage for the sanitary facilities.

The proposed layout of the areas on each floor has been designed with a logical layout and this will directly assist way finding for people with vision impairments and people with learning impairments as well as facilitating means of escape. Careful use of colour will be used to signal where certain features can be found within the building (i.e. doors to sanitary facilities).

The design will ensure that the design and installation of signage will consider the latest access requirements set out in Section 12 of BS8300-2:2018. For example; the design of signage will consider: Language, wording and punctuation, consistency and size, typeface and arrows, colour contrast, tactile surfaces, Braille and use of symbols.

Signs will be correctly located. This includes height above floor level and location of signage on walls and doors (i.e. WC signs will be located on doors while all other signage will be located adjacent to doors).

All proposed directional and wayfinding signage in the main circulation areas of the proposed works will be designed in accordance with BS8300-2:2018. The design of all signage will also meet the requirements of Section 1.6.3 of TGD M 2010.

4.6.2 Visual Contrast

Visual contrast within the building will be provided in accordance with Section 1.6.4 of TGD M 2010. As indicated in Section 1.6.4 of TGD M 2010, provision of visual contrast is required in certain locations as part of the building design. The design will ensure that visual contrast in accordance with Section 1.6.4 of TGD M 2010 has been met for signage, sockets and switches, doors, door opening furniture, grab rails, ironmongery, walls, and architraves, columns, manifestations on glass doors and door opening furniture.

Where visual contrast is provided, the difference in the LRV will be as follows:

- Generally – 30 points or more;
- Large areas such as wall and floors – 20 points or more;
- Door opening furniture against background – 15 points or more.

Reflective finishes (mirrors, mirrored walls etc.) and reflective surfaces (glossy walls, doors, floors etc.) will be avoided where possible.

Matt/Eggshell finishes will be used throughout. Doors, floors, walls, furniture and fixtures will provide sufficient colour and tonal contrast from each other.

The risks of accidents will be reduced by eliminating hazards or highlighting objects such as fire extinguishers, using sufficient colour and tonal contrast.

4.6.3 Lighting

External lighting levels have been based on the recommendations on the latest guidance, as provided in the supporting standards BS8300-1:2018 and BS5489-1:2013. The rationale behind referring to these standards in lieu Part M 2010 in relation to external lighting lux levels, is the updated guidance provides more current and expanded design philosophy in relation to lighting and accessibility.

BS8300-1:2018 recognises a need to preserve the darkness of the external environment, thereby reducing light pollution, and allows for a gradual reduction of illuminance from the internal to the wider external environment, while maintaining higher lux levels adjacent to entrances. The below table outlines the recommended lighting lux levels as provided in Table 5 of BS8300-1:2018:

Application	**Average illuminance (lux)**	**Minimum illuminance (lux)**
Pedestrian routes in the external environment	5	-
Pedestrian routes adjacent to the entrances / exits of buildings	-	100
Cycleways	10	-
Stairways and ramps (open) in the external environment	30	15
Stairways and ramps (open) adjacent to the entrances / exits of buildings	-	100
Outdoor car park (light traffic)	5	-
Outdoor car park (medium traffic)	10	-
Outdoor car park (heavy traffic)	20	-
Reading signs	50	-
Conflict areas	-	5-15
Pedestrian crossings	-	10-15

Lighting within the building will be provided in accordance with Section 1.6.5 of TGD M 2010. Large variations in lighting levels within the building will be avoided. Any changes in lighting levels will be gradual and reflections will be kept to a minimum. Internal lighting levels will be in accordance with TGD M 2010. For example, lighting in the unisex accessible WC's and showers will be between 200 and 300 lux measured at floor level.

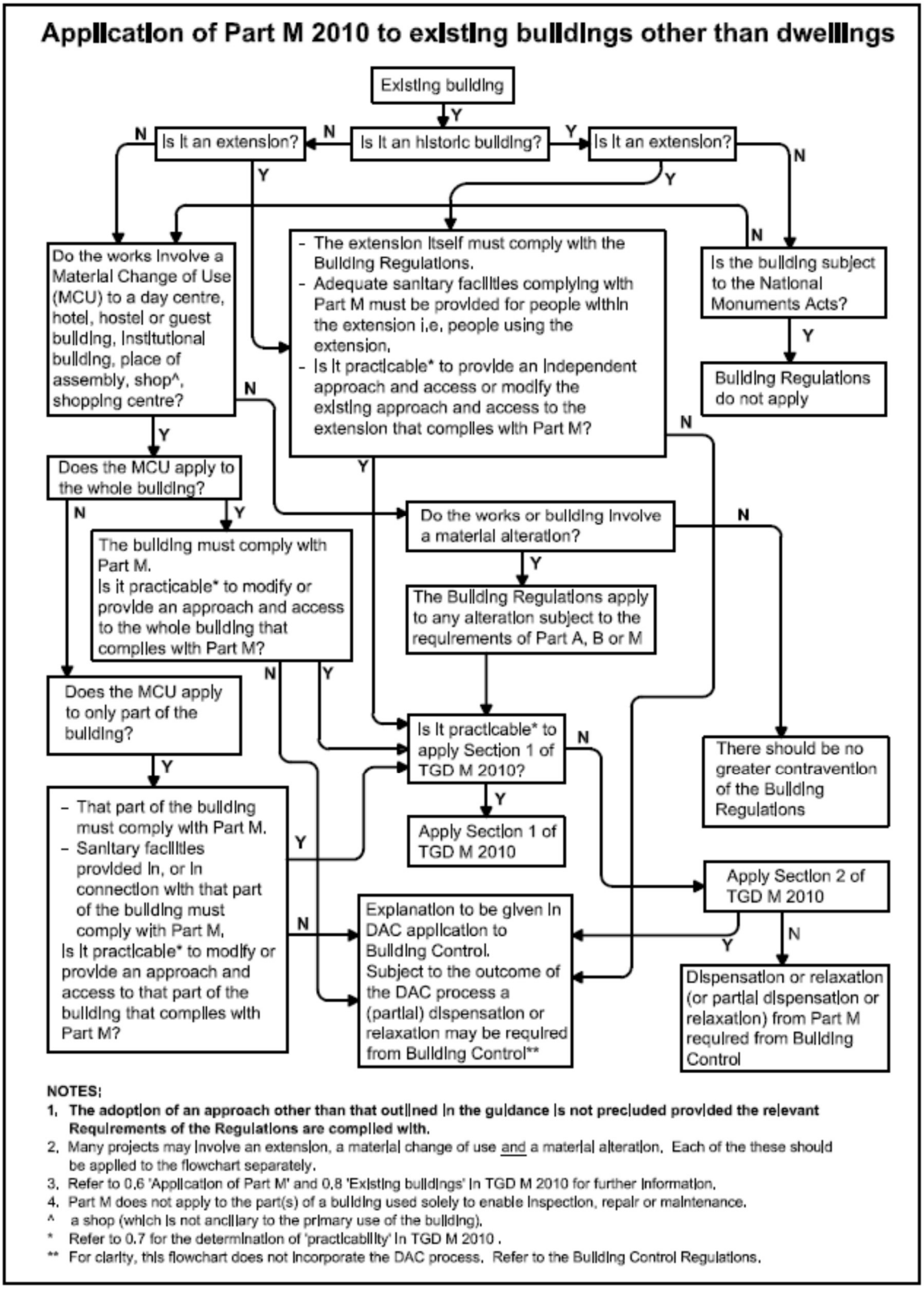
4.6.4 Audible Aids

N/A – There are no audible aids provided as part of the proposed works.

5 References/Bibliography

1. DEHLG (2010) Building Regulation, 2010 Technical Guidance Document M. Disability Access. Department of Environment, Heritage and Local Government, Dublin.
2. DEHLG (2022) Building Regulation, 2022 Technical Guidance Document M. Disability Access. Department of Environment, Heritage and Local Government, Dublin.
3. Access – improving the accessibility of Historic Buildings and Places published by the Department of Arts, Heritage and Gaeltacht.
4. Architectural Heritage Protection - Guidelines for Planning Authorities (2004) – Chapter 18 – Improving Access;
5. BSI (2018), BS8300-1: Design of an accessible and inclusive built environment, Part 1: External environment – Code of practice.
6. BSI (2018), BS8300-2: Design of an accessible and inclusive built environment, Part 2: Buildings – Code of practice.
7. NDA (2002), Building for Everyone. The National Disability Authority, Dublin.

6 Appendix 1 - Application of Part M 2010 to existing buildings other than dwellings



NOTES:

1. **The adoption of an approach other than that outlined in the guidance is not precluded provided the relevant Requirements of the Regulations are complied with.**
2. Many projects may involve an extension, a material change of use and a material alteration. Each of the these should be applied to the flowchart separately.
3. Refer to 0.6 'Application of Part M' and 0.8 'Existing buildings' in TGD M 2010 for further information.
4. Part M does not apply to the part(s) of a building used solely to enable inspection, repair or maintenance.

^ a shop (which is not ancillary to the primary use of the building).

* Refer to 0.7 for the determination of 'practicability' in TGD M 2010 .

** For clarity, this flowchart does not incorporate the DAC process. Refer to the Building Control Regulations.