

# Possible Format for DAC applications - Part M 2022 -



## Buildings Other Than Dwellings

(Flats & Apartments dealt with in addendum template)

This document should only be used with the clear understanding of the following:

- The aim of this document is to illustrate one possible **format** for the **layout** of a DAC application to Part M 2022. Other formats such as that produced by the Local Government Management Service Board (LGMSB) are available online.
- The information provided under the 'Particular Information' headings is provided to illustrate how the information might be presented.

**\*\*\*\* Don't edit the template sections. \*\*\*\***

*(these are the Non-grey TGD M references & "general information" headings)*

The **GREY** sections – the Tables and "particular information" sections is where you should enter all of the application specific information.

If you edit the 'Non-Grey' template sections, this usually causes problems of either Unintended caveats or errors by omission.

**As Revised:**

**March 2024**

## Notes on the composition & layout of this possible format

- (a) **Reference to Disabilities** Part M deals with access & use for all people, including the able-bodied. As such, the document avoids reference to disabled people.
- (b) **Items 0.4 to 0.9** Applicants should be aware that a DAC application is likely to be the first time that the officer assessing the application has seen the project.  
In conjunction with the drawings, the information provided in items 0.4 to 0.9 must contain sufficient detail to adequately describe the works and to explain how the building will operate.
- (c) **Particular Information Headings** Under each heading a statement of compliance with the relevant sections and paragraphs of TGD M 2022 are provided. Thereafter, a clear description of what is actually being proposed is provided under the 'Particular Information' headings.  
For example:
- Where are the accessible approach routes? [describe each]
  - Which entrances are the accessible entrances?
  - Which internal stairs are the accessible stairs?
  - Which doors won't have vision panels? [provide reasons]
- (d) **Deviations from TGD M** If elements of the works are not accessible to all people or deviate from the guidance given in TGD M 2022, they must be clearly identified and justified. Compensating features should be proposed, as necessary.
- (e) **Section 2 References** - For existing buildings, the format used is to state that all works will comply with Section 1 of TGD M 2022 & only refer to Section 2 for the individual items where it's not practicable to meet the guidance given in Section 1.  
Where direct reference is made to Section 2 in the 1<sup>st</sup> instance, this generally does not provide the assessing officer with sufficient information to:
- determine what won't comply with the section 1 guidance, or
  - assess the 'Practicability' of compliance with the section 1 guidance.
- (f) **WILL vrs Should** As a DAC is a proposed design, the report is written in terms of what will be done rather than what should be done.
- (g) **"Not Applicable"** – where this phrase is used, clarification/explanation should be provided as it is not always clear to the officer assessing the DAC why is it N/A.
- (h) **Drawings** - It is not possible to fully describe the proposed works in the report only. The drawings accompanying the application must be sufficiently detailed and annotated. Some suggestions are provided at the end of this document.

**\*\*\* Ground floor Plans \*\*\***

*These **MUST** include details of the external features around the building otherwise the Access Routes can't be assessed properly. This should include spot levels and details of all footpaths, ramps, steps, landings, parking places etc to a reasonable distance out from the building.*

*Preferably this should be at a scale of not greater than 1:100*

## 0.1 Introduction

This report is submitted together with the drawings listed below in support of an application for a Disability Access Certificate as required under the Building Control Regulations. This application demonstrates that the proposed works, if built in accordance with the drawings and design details submitted will comply with Part M of the second schedule to the Building Regulations as revised in 2022.

## 0.2 Notes on dimensions and wording of report

- a) All widths and other dimensions referred to within this report or indicated on the drawings are to be taken as meaning the clear unobstructed measurement of the finished works as set out in TGD M 2022.

For example, a reference to the opening width of a door is to be taken as meaning the effective clear width as defined in Diagram 10 of TGD M 2022.

- b) Any reference to a Paragraph of TGD M 2022 or other specified reference document is to be taken as including all sub paragraphs.

## 0.3 Basis of Compliance

Throughout this report, achievement of compliance with Part M of the Building Regulations is demonstrated by reference to Technical Guidance Document M 2022 – referred to in this report as TGD M 2022

Reference may also be made to the following documents:

- Building For Everyone by the National Disability Authority (NDA)
- BS 8300: 2018

## 0.4 Scope of the Application

*The existing development is in a rural setting 7km outside of Ballymilltown and is situated on a gently sloping elevated site. The existing development is a tourist attraction consisting of a 19<sup>th</sup> century mill building and associated out buildings.*

*The existing approach route from the northern boundary is generally unsuitable and required upgrading. The mill building is perpendicular to the public road and faces the courtyard, which includes stables and a grain store. A mill race runs through the site and there is a 3m diameter waterwheel. The location of the site and the mill are indicated on the Site Location Map.*

*It is proposed to provide a new entrance from the southern boundary to improve the approach route and parking facilities and to construct a new visitor centre attached to the existing mill building. The central courtyard is to be re-ordered and upgraded to provide greater accessibility to the existing exhibition buildings and the waterwheel.*

## **0.5 Outline description of the proposed works**

### **0.5.1 Outline of works to the building (Internal)**

*The existing mill building has been a tourist attraction for a number of years. The proposed new single storey visitor centre extension will be attached to the existing mill building and will include offices, a café, a shop and sanitary facilities.*

*Works to the existing mill building will be restricted to breaking through to the new extension and the provision of a new exit on the western elevation to provide an area for closer viewing of the water wheel.*

### **0.5.2 Outline of works to the building environs and external facilities.**

*A new roadway from the southern boundary is to be constructed from the public road and a parking area for 30 cars and 2 coaches is to be provided. Designated parking spaces and a set down area are to be provided adjacent to the new main entrance.*

*The courtyard and routes between the buildings are to be upgraded and re-ordered to provide greater accessibility to the existing exhibition buildings and the waterwheel.*

*While the routes from the existing exhibition buildings are being upgraded as part of the proposed works, the buildings themselves do not form part of this application.*

## **0.6 Identification of inspection, repair and maintenance areas.**

The areas of the building outlined below (including their entry door), are to be used solely to enable inspection, repair or maintenance of the building. In accordance with paragraph 0.6(f) they are not required to comply with the guidance given in TGD M 2022.

- a) The Electricity Substation Room (externally accessed only)*
- b) The boiler room adjacent fire exit 7 (externally accessed only)*

## 0.7 Changing Places Toilet (CPT)

With Reference to Table 1 of TGD M 2022, the following information is relevant to determining if a Changing places toilet is required.

\* Table 1 of TGD M 2022 defines "Relevant floor area" as areas to which people other than staff generally have access.

Information	Comment
Relevant Building Use – as per Table 1	Group 3 – Assembly & recreation
Floor area limit as per Table 1 of TGD M 2022	1,000 m <sup>2</sup> (relevant area)
- Gross Floor area of existing Building	1,886 m <sup>2</sup>
- Relevant* floor area of existing building	1,872 m <sup>2</sup>
- Gross Floor area of Extension	322 m <sup>2</sup>
- Relevant* Floor area of Extension	300 m <sup>2</sup>
<b>New Building</b> – Does area exceed Table 1 limit	Yes. (1872+300 >1000m <sup>2</sup> )
<b>Extension</b> – Is area >25% the Table 1 limit	Yes (300m <sup>2</sup> = 30% Of 1000m <sup>2</sup> )
- <b>Other considerations</b> -	
<b>Roadside Service Facilities</b> – Relevant Area of Food halls & Dining areas	N/A Not Roadside services.
<b>Leisure Centres and Hotels.</b> - Length of any swimming pool	No Pool
<b>Hotels</b> - Conference/Function room Capacity	None. Not a Hotel.
<b>Overall Capacity</b> (outdoor amenities only)	N/A – Single building.

### Identification of areas excluded from 'Relevant Area' calculations.

(Areas to which people other than staff DON'T generally have access)

Identification / Location	Area excluded	Reason
New Boiler & substation rooms	12 m <sup>2</sup>	Maintenance areas
New Cash office	10m <sup>2</sup>	Security – Staff only
Staff Changing Rooms	14m <sup>2</sup>	Staff only

### Changing places Toilet (Provision) – Particular Information.

As the relevant floor area of the extended building exceeds the 1,000m<sup>2</sup> limit and the extension itself exceeds 25% of the Table 1 limit a changing places toilet is required. A Changing Places toilet is provided by the main reception.

## 0.8 Concept for approach to the building & external circulation

On completion, visitors will be required to pass through the visitor centre to gain access to the mill building and the existing exhibition buildings. All routes on site have been designed to be level or as gently sloping as possible. Only route E which leads to the waterwheel requires people to use steps.

Entrance ED01 will be the main entrance to the visitor centre and it will be approached from the new car and coach park [Route A]. As the car park is some distance from the visitor centre, 2 designated parking spaces and a set down area are provided closer to the building. [Route B]

Entrance ED02 provides access from the visitor centre to the courtyard and the existing exhibition buildings [Routes C & D]

The new entrance ED03 in the existing mill building provides access to view the waterwheel [Route E]. As this route crosses over the mill race, the provision of steps on this route was unavoidable.

## 0.9 Concept for internal circulation and operation of the building

It is anticipated that at the height of the tourist season up to 8 staff will be employed to operate the overall development and that there will be up to 350 visitors per day.

Visitors will be required to pay at the reception desk to gain entry to the visitor centre. There after they are free to circulate within the visitor centre and the mill building. The staff canteen (Rm03) the staff toilets (Rm04) and the office (Rm05) will be for staff only. The café has space for 20 seats with an additional 15 seats available on the raised area shown on the drawings. All facilities are available at the lower level and so a lift is not provided to this overflow seating area. During fine weather the courtyard area may also be used for seating.

The tour of the existing mill starts at the new doorway [Door10] and loops around the mill returning to the visitor centre via door 11. The visitor centre is to be constructed at the same floor level as the existing mill building. Internally the existing mill building is not being altered as part of the proposed works and is not adversely affected by the proposed works. The only section of the tour which requires the use of steps is the existing mill stone platform. The steps in this area are part of the original building and cannot be removed. This area may however be bypassed as shown on the drawings.

## Section 1.1 Approach to building.

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

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

### 1.1.1 Access Routes: General Information:

- a) Building features will not present a hazard to people on routes adjacent to the building and will be in accordance with paragraph 1.1.3.1 of TGD M 2022. This will include routes which are not designated as access routes.
- b) Manifestation to glazing will be in accordance with item 1.2.1 of this report.
- c) Gentle slopes and ramps will have a maximum flight rise of 500mm.
- d) Ramps will have a maximum flight rise of 300mm unless specifically noted. Where this occurs, a stepped access route will be provided in addition to the ramp.
- e) A gradient of 1:20 or steeper is to be considered a ramp.

### 1.1.2 Identification and Description of Access Routes.

The following approach and circulation routes, which are clearly identified and annotated on the drawings, will be the Access Routes.

**Note:** *The minimum width of Access Routes is the width along the route. The width of accessible entrance doors are given separately, elsewhere in this report.*

#### Access Route A

To/From: *New access route from car/coach park to main entrance ED01*

	Detail	Comment	ID
Max level difference	100mm		
Minimum Width along the Access Route.	1500 mm	2 Passing Places	
Maximum Gradient	1:50	Level	-
Steps on route?	No		

*a) This will be the main approach route to the visitor centre and leads to the new main entrance door ED01.*

*b) As the route is less than 1800mm wide, 2 passing places are provided.*

**Access Route B**To/From: *New access route from the designated parking & set down area to ED01.*

	<b>Detail</b>	<b>Comment</b>	<b>ID</b>
Max level difference	80 mm		
Minimum Width along the Access Route.	1500 mm		
Maximum Gradient	1:50	Level	-
Steps on route?	No		

- Turning space of 1800x1800 is available at both ends of this route.*

**Access Route C**To/From: *New access route from ED02 to the Stables and store exhibition building*

	<b>Detail</b>	<b>Comment</b>	<b>ID</b>
Max level difference	700 mm		
Minimum Width along the Access Route.	1800 mm		
Maximum Gradient	1:15	2 ramps	R1 & R2
Steps on route?	Yes	Provided with Ramp	SW 1

- There is a 700mm difference in level between the visitor centre and the stables.*
- As clearly shown on the drawings, it was not possible to avoid the use of ramps on this route. 2 ramps with a gradient of 1:15 are provided. The upper flight has a rise of 250mm and the lower flight has a rise of 320mm and so steps [SW01] are provided in addition to the lower flight.*
- As this route forms part of an existing wider ramped area across the courtyard, the new ramped along access route will be clearly identified and signposted.*
- Where this route crosses the existing curved cobblestone courtyard the cobblestones will be replaced to provide an even surface.*



**Access route D**To/From: *New access route from ED02 to the existing grain store*

	Detail	Comment	ID
Max level difference	550 mm	Intermediate landing	
Minimum Width along the Access Route.	1500 mm	2 passing places	
Maximum Gradient	1:21	2 gently sloping flights	-
Steps on route?	No		

- As the rise of the gently sloping section exceeds 500mm an intermediate landing has been provided. See drawings.*
- This route is 45m long with a clear view from start to finish. The top and bottom landings will be constructed as 2000mm long and 1800mm wide so that they can also act as passing places.*

**Access Route E**To/From: *New access route from ED03 to loop around the waterwheel.*

	Detail	Comment	ID
Max level difference	600 mm	Intermediate Landing	
Minimum Width of Access Route. (excludes Accessible Entrance door)	1200 mm	1500mm except at bridge	
Maximum Gradient	1:50	level	
Steps on route?	Yes	Steps to Mill race bridge	Sw02 & Sw03

- A new bridge is to be provided where the route crosses over the mill race. Steps (SW02 & 03) are provided at either end of the bridge to overcome the existing 600mm high channel walls. These walls could not be reduced because the water level in the channel is above the adjacent ground level.*
- The 3m x 2m wider area before the bridge allows for a turning place and a view of the waterwheel without the need to cross over the new bridge.*

### 1.1.3 Hazards - Particular information

- a) Small items (e.g. bollards or signposts) can be difficult to identify on scaled drawings. All access routes and circulation routes around the building will be free from hazards and obstructions and will be in accordance with TGD M 2022, except where clearly highlighted and labelled on the drawings and listed here:

- *None. Free from hazards*

- *Guarding is provided to both sides of the outward opening doors at*
- *All windows in the existing buildings are vertically sliding sash windows.*
- *All windows in the extension will be provided with restrictors where they open onto circulation routes.*
- *Routes A and B run are to be separated from the building by a 1m wide gravel bed to prevent the windows and outward opening doors posing a hazard.*

### 1.1.4 Pedestrian Crossings - Particular information

- *A pedestrian crossing is provided where Route A crosses the road.*

### 1.1.5 On site Car parking - particular information.

- *2 of the 32 parking spaces are designated spaces. This represents over 5% of the spaces.*

### 1.1.6 On site Set down areas.

- *A set down parking area has been provided adjacent to the designated parking spaces. It is located within 6m of the main entrance ED01.*

## Section 1.2 Access to the Building

The provision and design of access to the building will be in accordance with section 1.2 of TGD M 2022.

- a) The design of accessible entrances will be in accordance with paragraph 1.2.3 of TGD M 2022.
- b) The design of accessible entrance doors will be in accordance with Paragraph 1.2.4 of TGD M 2022.

### 1.2.1 General Information: Accessible Entrances

- a) Adequate guarding will be provided to outward opening doors which are in general use to ensure that they do not pose a hazard to people approaching or circulating past the door in either direction.
- b) Glazed elements of the building will not constitute an undue hazard for people.

All large areas of glazing such as glazed walls, screens, doors or fixed panels will be sufficiently highlighted to ensure that it does not pose a hazard, especially in areas where a person might reasonably assume unimpeded passage. Where the glazing is not sufficiently highlighted by mullions, transoms, frames, large door handles, stall risers or other components of the glazing system, it will be provided with manifestation.

The design of manifestation will be in accordance with TGD M 2022. If the manifestation takes the form of applied materials (e.g. stickers) they will be durable and not easily removed.

- c) Where glazed doors are provided adjacent to a fixed glazed screen, the wall and door shall be clearly differentiated from one another, with the door being more prominent.
- d) Faint white translucent manifestation rarely provides adequate visual contrast against the background seen through the glass. The manifestation shall not be of this design unless it can be proven to provide adequate visual contrast from both inside and outside, under all lighting conditions, including against an overcast sky.

### 1.2.2 Identification of accessible entrances

All entrances to the building are listed and described in the tables below.

For manually operated double doors, the effective clear width will be provided through at least one leaf in accordance with Tables 3 & 10 of TGD M 2022

Accessible Entrances	Minimum Effective clear width (single Leaf Width)	Vision Panels	comment
ED 01	1,000 mm	Yes	Main Entrance. Double doors.
ED 02	2 x 700mm doors	Yes	Power Operated double doors
ED 03	1,000 mm	Yes	Access to waterwheel

List of other external doors which are not proposed as Accessible Entrances.

Standard External Doors	Minimum Effective clear width (Single Leaf Width)	Vision Panels	comment
ED 04	800 mm	No	Fire Exit only. No Entry
ED 05	750 mm	No	Electricity substation room

### 1.2.3 Accessible entrances – particular information

- ED 01 will be the main entrance to the building.
- ED 02 is provided by cutting down an existing window to provide a door. As shown in drawings the mill race runs parallel to the mill walls with a gap of only 1.6m. It was not possible to provide a 1.8m x 1.8m landing. A 1.5m x 1.5m landing will be provided, which is adequate in accordance with paragraph 2.2.3 of TGD M 2022.
- To help compensate for the smaller landing, ED 02 will be power operated sliding doors. Both leaves will open automatically providing the 1400mm clear width.

### 1.2.4 Accessible entrance doors - Particular Information

- a) Where vertical pull handles are provided, the bottom of the available grip zone will be between 700mm and 1000mm above finished floor level. The top of the grip zone will be at least 1300mm above finished floor level.
- ED04 is a fire escape exit from the reception centre. As it will only be for emergency use, it will not be provided with vision panels or external ironmongery.
  - ED01 consists of a 'cat and kitten' set of double doors. The main opening single leaf has a 1,000mm clear width.
  - Guarding is provided to both leaves of the door to avoid the risk of a collision hazard to people circulating past the door or approaching from the side.

### 1.2.5 Entrance lobbies - Particular Information

- The width of the entrance lobby at ED01 is wider 1200mm wider than the minimum width given in Diagram 11. This will ensure that the required clear space at the reception counter does not obstruct passage through the lobby.

## Section 1.3 Circulation within the building

Circulation within the building will be in accordance with section 1.3 of TGD M 2022.

- a) Horizontal features will be in accordance with paragraph 1.3.3 of TGD M 2022.
- b) Vertical features will be in accordance with paragraph 1.3.4 of TGD M 2022.

### 1.3.1 General Information – Internal Circulation

- a) All corridors and passageways will have a clear unobstructed width of at least 1200mm. Elements such as columns, radiators, fire hoses etc. will not project into this width.
- b) Manifestation to glazing will be in accordance with item 1.2.1 of this report.
- c) Within each storey, there will be no slopes, ramps or stepped changes in level except where specifically identified here:
  - *All floors are level.*
- e) In any areas which are not accessible by wheelchair users, adequate provision shall still be made for the other occupants, including people with vision, hearing or other mobility impairments.
- f) All internal doors, including those to areas (other than areas identified in item 0.6 of this report) which are not accessible to wheelchair users, shall be in accordance with the Guidance given in bullet points (a) to (k) of Paragraph 1.3.3.2 of TGD M 2022 except where specifically identified here.
  - *None - All other doors are accessible.*

#### 1.3.3.1 Reception area - Particular information

- *The reception which is also the information and pay desk is to be located at the main entrance ED01. The counter will be at 2 levels to facilitate standing and seated users. As it is necessary to transact business across the desk, it will have a knee recess on both sides to facilitate both staff and visitors.*
- *A fixed security screen and hearing enhancement system is to be installed.*
- *The glazing behind the counter which is indicated on the plans is at high level only and does not affect lighting or communication at the reception.*

### 1.3.3.2 Internal doors - Particular information

a) Vision panels will be provided to all doors other than those leading directly to sanitary facilities and closets, except where listed here:

- *None. All such doors are provided with vision panels.*

b) Where vertical pull handles are provided, the bottom of the available grip zone will be between 700mm and 1000mm above finished floor level. The top of the grip zone will be at least 1300mm above finished floor level.

- *Door 11 which was an exit from the mill, now becomes an internal door. It will be used to return to the reception centre at the end of the mill tour. The existing double door leaves are 600mm. The double doors will be replaced with a single 900mm wide door with a 300mm fixed panel.*
- *Entry control systems are to be provided to the staff areas.*

### 1.3.3.3 Corridors and passageways - Particular Information

- *The dead end corridor leading to the staff room is less than 1.8m wide. As shown on the drawings, a passing place is provided at the door.*

### 1.3.3.4 Internal Lobbies - Particular Information

a) All lobbies will be wheelchair accessible except as listed here:

- *No exemptions*

### 1.3.4.2 Provision of lifts - Particular Information

- *The visitor centre is a single storey structure and there are no changes of level with the storeys. No lift is required.*

### 1.3.4.3 Internal stairs - Particular Information

The following internal steps and stairway shall be ambulant accessible.

Ambulant accessible stairs	New, existing or upgraded	Minimum clear width (between walls, strings or upstands)	Rise (mm)	Going (mm)	Max flight rise
Stair 1	New	1,200mm	150	300	1600mm
Stair 2	upgrade	1,000mm	175	250	1800mm

- Stair 2 is the original 150 year old stairs to the mill stones platform. It will be upgraded to comply with Paragraph 1.3.4.3 of TGD M 2022, including the provision of handrails, closing of nosing and increased lighting levels.
- The existing rise (175mm) and going (250mm) and width (1,000mm) are part of the original rubble masonry construction and cannot be altered and so are retained. They are in accordance with Section 2.3.4.3(a) and (c) of TGD M 2022.

### 1.3.4.4 Internal Ramps – particular information

- There are no internal ramps.

### 1.3.4.5 Internal Handrails – particular information.

The design of all internal handrails will be in accordance with Paragraph 1.1.3.6 of TGD M 2022 unless specifically noted otherwise.

- No exemptions

## Section 1.4 Sanitary Facilities

Sanitary Facilities will be in accordance with Section 1.4 of TGD M 2022.

- a) The provision of sanitary facilities will be in accordance with Paragraph 1.4.3 of TGD M 2022 including all sub paragraphs.
- b) The design of sanitary facilities will be in accordance with Paragraph 1.4.4 of TGD M 2022 including all sub paragraphs.
- c) Changing Places Toilets will be in accordance with Paragraph 1.4.10 of TGD M 2022 including all sub paragraphs.

### 1.4.2 General information – Sanitary Facilities

- a) All sanitary facilities are clearly identified and annotated in the drawings.
- b) All inward opening doors to accessible sanitary facilities shall be capable of opening outwards from the outside in the event of an emergency in accordance with Paragraph 1.4.4(h) of TGD M 2022
- c) The provision and exact position of all new features within the sanitary facilities (e.g. grab rails, sink, alarms) will be in accordance with Section 1.4 of TGD M 2022 including diagrams unless specifically highlighted here:

- *No exemptions*

### 1.4.3 Locations of Sanitary Facilities

The following is a list of all the locations where sanitary facilities (washrooms or standalone cubicles) are provided:

Washroom ID or cubicle No.	Identification	Location
SF-01	Gents Washroom	Ground floor – by cafe
SF-02	Ladies Washroom	Ground floor – by cafe
SF-03	Wheelchair Accessible WC	Ground Floor – by cafe
SF-04	Changing Places Toilet	By main reception



### 1.4.3.1 Wheelchair Accessible WC – Particular Information

Wheelchair accessible WC facilities are provided at the following locations.

Location	Wheelchair accessible WC type	Handing
SF-03	Diagram 15a (1800x1800mm)	Right hand Transfer
-		

- The emergency assistance alarm will also be linked to the reception area which will be manned at all times when the centre is in operation.
- The Door to SF03 opens inwards to avoid a hazard on circulation routes. The door will be capable of opening outwards in the event of an emergency in accordance with Paragraph 1.4.4(h) of TGD M 2022.
- As the door to SF03 opens inwards, the room length and width has been increased in size to ensure that the 1800x1800 space is clear of the swing of the door.

### 1.4.3.2 WC cubicles – Particular information

- Where a sink is provided within a WC cubicle, it will be located such that it does not obstruct the clear activity spaces within the WC or the 450mm diameter standing space between the swing of the door, the WC pan and the side wall.
- The width of cubicles for ambulant disabled people will be between 800mm and 900mm in the zone between the toilet and the handrails as per Diagram 19 of TGD M 2022

WC cubicles are provided at the following locations:

**WC Cubicles Location** - SF01 Gents Washroom on ground floor

Location / ID	Number	Comment
Standard WC cubicle (Diagram 18)	2	
WC cubicle for ambulant disabled people. (Diagram 19)	1	Inward opening door
Enlarged Cubicle (Diagram 19)	0	Less than 4 cubicles

- In the gents washroom SF01, sinks are located in the standard cubicles. These sinks will not obstruct the 450mm dia. standing space for a person opening the door. The sinks are not to be located on wall at the leading edge side of the door.

**WC Cubicles Location** - SF02 Ladies Washroom on ground floor

Location / ID	Number	Comment
Standard WC cubicle (Diagram 18)	2	Sink within cubicle
WC cubicle for ambulant disabled people. (Diagram 19)	1	
Enlarged Cubicle (Diagram 19)	1	Required as 4 WC provided.

- As SF02 contains 4 or more cubicles, an enlarged cubicle is required.

**1.4.3.3 Urinals – Particular Information.**

Urinals are provided at the following locations:

**Urinals Location #1** - SF01 Male Washroom on ground floor

Type Of Urinals at this location	Number	Comment
Standard Urinals	2	
Urinals suitable for Ambulant disabled People	1	
Urinals suitable for wheelchair users	0	Less than 6 urinals in total.

**Urinals Location #2** - None – Urinals only provided at SF01.

Type Of Urinals at this location	Number	Comment
Standard Urinals		
Urinals suitable for Ambulant disabled People		
Urinals suitable for wheelchair users		

- SF01 is the only location where Urinals are provided.

**1.4.3.4 Accessible Shower rooms / Bathrooms - particular information**

- There are no showering facilities (or baths) for staff or the public.

**1.4.3.5 Changing facilities – particular information.**

- The staff changing room will be in accordance with Diagram 24 of TGD M 2022.

**1.4.3.5 Changing Places Toilet (CPT)**

- A changing places toilet (SF04) 4.2m x 3.0m is to be provided at the reception.
- In accordance with Paragraph 1.4.10(s) of TGD M 2022 the CPT does not include a shower as there are no other showering facilities in the building.

## Section 1.5 - Other Facilities

The facilities of the building will in accordance with section 1.5 of TGD M 2022.

### 1.5.3 Audience and spectator facilities (fixed seating) – Particular information

Audience and spectator facilities with fixed seating are provided at the following locations:

- *There will be no fixed seating within the building.*

### 1.5.4 Audience and spectator facilities (without fixed seating) – Particular information

The following areas within the building will be considered as audience and spectator facilities (without fixed seating)

- *The interactive displays.*
- *All of the information from the historical & interactive displays and the guided tour will be available on portable hearing enhancement units.*

### 1.5.5 Refreshment Facilities – Particular information

Refreshment facilities are provided at the following locations. All of these facilities will be accessible in accordance with Paragraph 1.5.5 of TGD M 2022, except where specifically identified as such.

- *The café - The cafe Serving Counter*
- *The self-service tea station in the staff room (Rm03)*

### 1.5.6 Accessible Sleeping accommodation – Particular Information

- *No sleeping accommodation is provided.*

### 1.5.7 Switches, outlets and controls – Particular Information

The design and location of all switches, outlets and controls will be in accordance with Paragraph 1.5.7 and Diagram 32 of TGD M 2022.

- *Entry controls are provided to the doors of the staff areas. The general location of these controls are indicated on the drawings*

## Section 1.6 Aids to communication

Aids to communication will be in accordance with section 1.6 of TGD M 2022.

### 1.6.3 Signage – Particular Information

The provision of signage will be in accordance with TGD M 2022 and as proposed elsewhere in this report. It will assist wayfinding and communication. All signs will be designed in accordance with Paragraph 1.6.3 of TGD M 2022.

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

- *External directional signs to the designated parking spaces and set down.*
- *Notification of the presence of the audible aid at the reception.*
- *Signage for the sanitary facilities.*
- *Information for the portable hearing enhancement units for the mill tour.*

### 1.6.4 Lighting and Visual Contrast – particular information

Lighting and visual contrast will be provided in accordance with paragraphs 1.6.4 and 1.6.5 of TGD M 2022.

- *A fixed security screen is to be provided between the reception and the entrance lobby. Lighting levels in this area will be carefully adjusted to ensure that they do not cause glare which might affect communication across the screen.*

### 1.6.6 Audible Aids – particular information.

The provisions of aids to communication will be in accordance with TGD M 2022 and as proposed elsewhere in this application.

The design of all audible communication systems will be in accordance with paragraph 1.6.6 of TGD M 2022.

The following is a non-exhaustive list of some of the areas where aids to communication which will be provided.

- *The reception counter,*
- *The portable tour information units.*

.....end

























**\*\* Note to Users of this sample Format \*\*\***

*All writing should be done in the GREY sections and Tables. Do not edit the (non-grey) template sections as this invariably causes unintended caveats and errors of omission.*

**Suggested Notes to be provided on drawings.**

- a. All widths and other dimensions are the clear unobstructed measurement of the finished works as set out in TGD M 2022
- b. Within the sanitary facilities the exact position of all features (e.g. grabrails, sinks, alarms etc) will be in accordance with the relevant diagrams of TGD M 2022 unless specifically highlighted on the drawings and in the report.
- c. All access routes will be free from obstructions and hazards unless clearly labelled on the drawings and highlighted in the report.

Disability Access Certificate Symbol Key

	Access Point on Site Boundary		
	Site Boundary		
	Access Route A		
	Access Route B		
	Access Route C		
	Access Route D		
	Access Route E		
	Accessible Entrance (2 way)		
	Accessible Entrance (1 way)		
	Accessible Entrance (with specified restriction)		
	Designated Parking Clear Space		
	Area of restricted accessibility (specified in report)		
	Existing Structure		
	900x1400mm Wheelchair Space		Tactile paving
	2200x1400mm Wheelchair Space	<b>DK</b>	Dished Kerb
	1.8m x 1.8m turning space	<b>OB</b> →	Obstruction on Access Route
	1.5m x 1.5m turning space		Audible Aid/ Induction loop
			Doors held open
43.650 	Ground or floor level		300mm Clear space
	Access Control Panel		Emergency call

**Note :** Please avoid heavily colouring Sanitary facilities on the drawings as this tends to obscure the details of the layout of the cubicle.

**External areas immediately around the building MUST be shown on the ground floor plans – Access Routes can't be assessed if not shown.**