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# Universal Accessibility Statement – Part 8 Report

**Seafront Building and Civic Space  
Seaview Terrace, Bettystown, Co. Meath.**

## UNIVERSAL ACCESS STATEMENT

Prepared for:  
**Meath County Council**

25 June 2020



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**UNIVERSAL ACCESS STATEMENT**  
(Revision No.1)

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**Meath County Council**

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## 1 Project Description

The development will consist of the demolition of an existing two-storey, slate roofed terrace building with single storey shed to the rear and the construction of a lifeguard station, public toilets and public library.

The new building will be three and four storeys in height with a detached single storey structure to the rear containing ancillary accommodation.

The lifeguard station is composed of an open plan area for lifeguard activities, an office and welfare facilities. The public toilets are composed of separate male and female toilet facilities, an accessible WC, beach wheelchair store and a fully accessible WC, shower and changing room. Baby changing facilities will also be incorporated. The public library is composed of a community meeting room, staff areas, public library areas, meeting rooms, study and multipurpose rooms. Additional ancillary accommodation includes toilets and circulation spaces.

Public realm spaces are located principally to the south and east of the proposed building giving access from the town centre to the Bettystown Beach and providing views across the beach. Stepped and sloped access routes are proposed to facilitate pedestrian movement between the town centre and Bettystown Beach.

A secure service and delivery area are located to the north of the proposed building, adjacent to the neighbouring buildings to the north of the application site, with gated access from the west and east.

The development will also include associated site development works, drainage, and hard landscaping works

## 2 Application of Part M of the Second Schedule of the Building Regulations for the Proposed Works

The proposed development scheme must meet the requirements of Part M of the Building Regulations. Part M 2010 came into operation on the 1st January 2012 and the requirements of Part M 2010 must be followed subject to certain transitional arrangements. The requirements of Part M 2010 are as follows:

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) of the Building Regulations

The Design Team recognises that since the introduction of the Disability Act in 2005, Irish Building Regulations (See Figure 1 above) have been revised with Universal Design in mind and a more comprehensive technical guidance document is now in place. This document is known as the Building Regulations 2010 Technical Guidance Document M – Access and Use, or alternatively TGD M 2010.

TGD M 2010 provides guidance in relation to meeting the requirements of Part M of the Second Schedule to the Building Regulations and focuses on Access and Use. It is important to note that the introduction of TGD M 2010 states:

“The materials, methods of construction, standards and other specifications (including technical specifications) which are referred to in this document are those which are likely to be suitable for the purposes of the Regulations. Where works are carried out in accordance with the guidance in this document, this will, prima facie, indicate compliance with Part M of the Second Schedule to the Building Regulations (as amended). However, the adoption of an approach other than that outlined in the guidance is not precluded provided that the relevant requirements of the Regulations are complied with. Those involved in the design and construction of a building may be required by the relevant building control authority to provide such evidence as is necessary to establish that the requirements of the Building Regulations are being complied with”.

O'Herlihy Access Consultancy have been liaising with the design team during the planning stages of this project and are satisfied that the proposed works will meet the requirements of Part M of the Second Schedule of the Building Regulations. For example:

- Adequate access routes are provided through the site from the main town to the building as well as allowing an accessible route directly to the beach. Each of the route provided through and around the building are designed to meet the guidance in Section 1.1 of TGD M 2010;
- Level access will be provided directly to the main entrances of the building with a large level area provided to the south and east sides of the building.
- A gently sloped access route will be provided along the eastern edge of the site to provide access along Seaview Terrace from the Coast Road to the beach. The slope will be provided in accordance with Section 1.1.3.3 of TGD M 2010 and will be as shallow as practicable within the site constraints.
- Note: storage is provided within the building for beach wheelchairs which are to be available for use in conjunction with the abovementioned slope for persons in a wheelchair to access the beach area adjacent to the building. The management and use of this equipment will be detailed prior to the use of same on completion of the building.
- 1 No. stepped access route, suitable for ambulant disabled people, is provided as part of a larger stepped area between the building and the beach in accordance with the guidance in Section 1.1.3.5 of TGD M 2010. The accessible stepped access section of the stepped area is positioned directly in line with the main access route from the coast road and will be easily identifiable. It is noted that the treatment of the bottom landing of the steps will be directly on to the beach and would therefore not be practicable to provide

tactile paving. A suitable bottom landing material will be positioned in order to aid in persons starting or finishing their journey on a level firm surface where practicable. Due to the proximity of the steps to the beach a management policy will be employed in order to adequately maintain the stepped access route so it is suitable for use by users in normal conditions.

- Car parking facilities are provided through the existing parking bays in close proximity to the building along the coast road. It is noted that 1 No. of the existing spaces is currently provided as a designated bay suitable for holders of a disabled person's parking permit.
- The Ground floor of the building will comprise of 3No components, as stated above in section 1 of this report, - The public library entrance, the public sanitary facilities block and the lifeguard station. These three areas are provided as distinct separate areas with their own entrances. Note: Due to the nature of the work required the lifeguard station is provided with facilities suitable for ambulant persons only.
- The entrances provided to the sanitary facilities block and the public library are designed in accordance with the guidance in Section 1.2 and Table 2 of TGD M 2010 with large 1,000mm clear opening widths;
- Internally a reception desk will be provided within the library area and will be provided in accordance with Section 1.3.3.1 of TGD M 2010, including: high and low level counters at 950mm to 1,100mm and 760mm above the finished floor level respectively; a knee recess of at least 700mm above the finished floor level; provision of a hearing enhancement system; etc.
- Internal corridors, floor finishes and doors within communal areas are designed in accordance with Section 1.3 of TGD M 2010 with 1,800mm turning areas provided throughout the building with only minor circulation corridors & lobbies provided;
- 1 No. passenger lift and 1 No stairs suitable for ambulant disabled people are provided in a vertical circulation core to the south east corner of the building serving all floors within the building. The lift will be designed in accordance with the guidance in Section 1.3.4.2 of TGD M 2010 and stairs in accordance with Section 1.3.4.3 of TGD M 2010;
- A number of sanitary facilities will be provided throughout the building including a public sanitary facility block on the ground floor. The following facilities are to be provided:
  - Ground Floor – Changing Places facility, 2No. wheelchair accessible WCs, 3No. standard cubicles, 2 No. cubicles suitable for ambulant disabled people, 1No. enlarged cubicle, 1No. standard urinal and 1No accessible urinal.
  - First Floor – 1 No. wheelchair accessible WC and 1No. self-contained standard cubicle.
  - Second Floor – 1 No. Wheelchair accessible WC.
  - Third Floor – 1No. Wheelchair accessible WC and 2 No. self-contained standard cubicles.
- All sanitary facilities are also adequately provisioned and will be fitted out in accordance with the relevant sub sections of Section 1.4 of TGD M 2010;
- The Changing Places facility will be provided in accordance with the latest best practice guidance for such a facility and will provide a high level of

accessibility for users who have higher accessibility needs and require the use of more specialised equipment.

- Several refreshment areas (tea stations) are provided throughout the building and will be fitted out in accordance with Section 1.5.5 of TGD M 2010, including: a minimum clear manoeuvring space of 1,800mm by 1,800mm will be provided in front of the counter; the worktop will be no higher than 850mm above the finished floor level with a knee recess no lower than 700mm above the finished floor level; routes to and from the facilities will be accessible; etc.
- A number of other facilities are to be provided within the building including: a library, community meeting room, staff offices, exhibition space, multifunction room and study rooms. Each of these facilities will be provided to meet the needs of all users in accordance with the guidance in TGD M 2010 and current best practice guidance to facilitate active participation where appropriate;
- A sensory room will be provided on the second floor, suitable for users with autism or other mental impairment, providing a quieter, uncrowded space with tactile engagement, provided in accordance with current best practice guidance.
- All public convenience switches and sockets provided within the building will be adequately accessible and be in accordance with Section 1.5.7 of TGD M 2010.
- Signage, both external and internal, will be adequately accessible and designed in accordance with Section 1.6.3 of TGD M 2010 and Section 12 of BS8300-2:2018.
- Visual contrast will be considered in all aspects of the building in accordance with the relevant sections of TGD M 2010. E.g. contrast between walls & floors, sanitary fittings in WCs & their background, stair nosings & treads, door furniture & the door, etc.
- Appropriate lighting will be provided throughout the building in compliance with the relevant section of TGD M 2010, for example: 20 lux provided externally, 100 lux internally and 200-300 lux within sanitary facilities, etc.
- Audible aids will be provided within the building in accordance with Section 1.6.6 of TGD M 2010, for example: audibles aids will be incorporated in to the passenger lift and the library reception area, meeting rooms will be provided with adequate equipment and where a public address system is required it shall be coupled with a audio frequency induction loops and supplemented with visual information.

The Design Team notes that TGD M 2010 is the minimum guidance to show compliance with the requirements of the Part M of the Building Regulations. The Design Team is also firmly committed to achieving universal access in the building and are committed to ensuring that:

Independently accessible means of approach to the accessible entrances and circulation around the proposed development will be provided in accordance with Section 1.1 of TGD M 2010. (e.g. level access routes, gently sloped access routes, stepped access routes, etc.)

Entrances to the proposed building will be independently accessible and avoid segregation based on a person's level of ability in accordance with Section 1.2 of TGD M 2010. (e.g. accessible entrance doors - glazed, manual, power-operated doors, entrance lobbies, etc.)

People will be able to travel horizontally and vertically within the building conveniently and without discomfort in order to make use of all relevant facilities in accordance with Section 1.3 of TGD M 2010. (e.g. Reception, internal doors, corridors, internal lobbies, passenger lifts, stairs, etc.)

Independently accessible sanitary facilities that meet the needs of people with a wide range of abilities, will be provided throughout the proposed works in accordance with Section 1.4 of TGD M 2010. (e.g. wheelchair accessible unisex WCs, cubicles for ambulant disabled people, accessible urinals, etc.)

Other facilities proposed within the building will be accessible and useable, designed and constructed to facilitate active participation where appropriate in accordance with Section 1.5 of TGD M 2010. (e.g. refreshment facilities, switches, outlets and controls, etc.)

Adequate aids to communication will be provided to ensure people can independently access and use the building and its facilities in accordance with Section 1.6 of TGD M 2010. (e.g. signage, visual contrast, lighting, audible aids, etc.)

Other facilities, above the minimum requirements of TGD M 2010, provided in accordance with Universal Design principles (Changing Places, Sensory Room, etc.) will be provided in accordance with the current best practice guidance for each facility as appropriate.

Figure 2 – Universal Access Strategy

### 3 References

1. DEHLG (2000) Building Regulation, 2000 Technical Guidance Document M. Access for people with disabilities. Department of Environment, Heritage and Local Government, Dublin.
2. DEHLG (2010) Building Regulation, 2010 Technical Guidance Document M. Access and Use. 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.