

Disability Access Strategy - Citywest - September 2019

This disability access strategy is for the proposed construction of mixed use development at Citywest Blocks A - F, adjacent to the existing Shopping Centre. The buildings will be primarily for residential use (290 no. apartment units) with small retail units / ancillary accommodation at ground floor level in a number of the buildings. The buildings will be a combination of five, six and seven storey buildings. The proposals detailed below support the Architectural Design Concept for the building. Where required the principles of this report will be employed to ensure the design concept is adhered with whilst meeting the statutory requirements to comply with the Building Regulations.

The accessibility strategy for the buildings will be developed in line with the recommendations set out in Technical Guidance Document M. The general principles of Technical Guidance Document M will be adopted throughout in terms of approach/access routes and circulation within the building. Any variations to this guidance will be addressed during the application process and will be subject to approval by the local authority.

In accordance with Part M of the Building Regulations the following requirements will be met:

- At least 5% of the total number of parking spaces will be designated accessible parking spaces.
- Access routes to the apartment blocks will have a minimum clear width of 1500mm.
- Level access is to be provided into both the apartment blocks and into individual dwellings.
- A clear level landing will be provided in front of the main accessible entrances, both to the apartment blocks and to individual residential units. Clear level landing of 1800mm x 1800mm in front of entrance to apartment blocks and 1200mm x 1200mm in front of apartment entrance doors.
- Main accessible entrance doors will achieve a minimum clear openable width of 800mm, accessible entrance doors serving the creche and the retail/cafe units will have a minimum clear opening of 1000mm in accordance with Table 2 of Technical Guidance Document M.
- Common corridors will achieve a minimum clear width of 1200mm. Where corridors have a clear width of less than 1800mm, passing places should be provided.
- Stairways will achieve a minimum clear width of 1200mm, rise of a flight is not to exceed 1800mm, going of steps to be a minimum of 300mm, rise of each step between 150-180mm, clear level landing at top and bottom of each flight 1200mm x 1200mm.
- The lift car will have minimum internal dimensions of 1100mm x 1400mm. Lift car doors will have a minimum openable width of 800mm. A clear manoeuvring space of 1800mm x 1800mm will be provided directly in front of the lift entrance doors.
- Wheelchair accessible unisex WC's to comply with Diagram 15(a) of Technical Guidance Document M having dimensions of 1800 mm x 2500 mm.
- Corridors within dwellings are to achieve a minimum clear width of 900mm, doors opening off corridors will comply with Table 4 of Technical Guidance Document M.
- A WC will be provided at entry level within dwellings having a clear space of 750mm x 1200mm provided adjacent to the WC.

An application for a disability access certificate will be submitted to the local authority for approval. Once the application is granted and works have commenced on site the fire/accessibility engineer will monitor works to ensure compliance with the granted Disability Access Certificate is achieved. This will be done through a series of site inspections during construction and attendance at relevant site meetings. The fire/accessibility engineer will issue an opinion of compliance with Part M of the Building Regulations and will provide ancillary certificate of completion as required in accordance with the Building Control Amendment Regulations 2014.