

# The Mansion House

Report on Proposals to improve Accessibility

to

Mansion House Protocol Committee

28<sup>th</sup> June 2017

## Clarification Note:

Please note that all options noted in this report (pages 5-9) are included for consideration purposes only and have not been decided upon.

No decisions will be made on the next stage of work until detailed consultations with a selected Disability Body and the Specialist Access Consultant have been completed.



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Rannóg  
Ailtire  
na Cathrach

City  
Architects  
Division

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2.0	Appointment of Specialist Accessibility Consultant to prepare an <b>Overall Accessibility Strategy</b> for the Mansion House <b>in consultation</b> with an Accessibility Body with regard to diversity of needs.	4
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This report is to

- address universal design principals and
- examine/critique the following (non exhaustive) Accessibility Strategy proposals (Stage B)

### Stage B

The approaches to be reviewed include, but will not be limited, to:

3.0	Upgrade of Existing External Platform Lift	5
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**Existing Images:**



Images above:

Recreated, symmetrical, curved walls/railings with gates to front courtyard.

Note: New Ramp Proposal will require significant modification to this existing work.



Images above:

Existing 350kg Platform lift

## 2.0 Purpose of Report

2.1 At the Protocol Committee Meeting held 8<sup>th</sup> June, Cllr. Flynn requested a report on the disabled access provisions to The Mansion House.

Notes:

2.2.1 DCC has a legal obligation to meet section 29 of the Disability Act 2005 and relevant Code of Practice (see attached)

### Section 29 Disability Act 2005

*(1) (a) The head of a public body shall, as far as practicable, ensure that the whole or a part of a heritage site in its ownership, management or control to which the public has access is accessible to persons with disabilities and can be visited by them with ease and dignity.*

*(b) Paragraph (a) shall not apply if its application would—*

*(i) have a significant adverse effect on the conservation status of a species or habitat or the integrity of a heritage site, or*

*(ii) compromise the characteristics of the site.*

2.2.2 Deputy City Architect Note (Derry Solon):

*“As mentioned at the last meeting, the practical issues involved are complex , way-and-means of providing universal access the Mansion House and associated facilities have been given much careful consideration in recent times; the best approach appears to be through a series of moves to provide degrees of improved access in the immediate, medium, and longer term. The report will summarise the situation as it stands to date.”*

## Stage A

### 2.0 Appointment of Specialist Accessibility Consultant

2.1 **Timeframe: Immediate**

2.2 **Purpose:**

- Develop an **Overall Accessibility Strategy** in direct consultation with an Accessibility Body and City Architects
- To review and critique the **Accessibility Proposals** raised including, but not exclusive to: **Stage B items (listed on the following pages)**

2.3 **Status:** Accessibility Consultant quotation due 23<sup>rd</sup> June 2017

## Stage B - Proposals

### 3.0 Upgrading of existing External Platform Lift (Lift 1).

#### 3.0.1 Timeframe: Immediate

3.0.2 **Proposed Works:** Upgrade existing platform lift to a standard that is in excess of the Requirements of the Building Regulations.

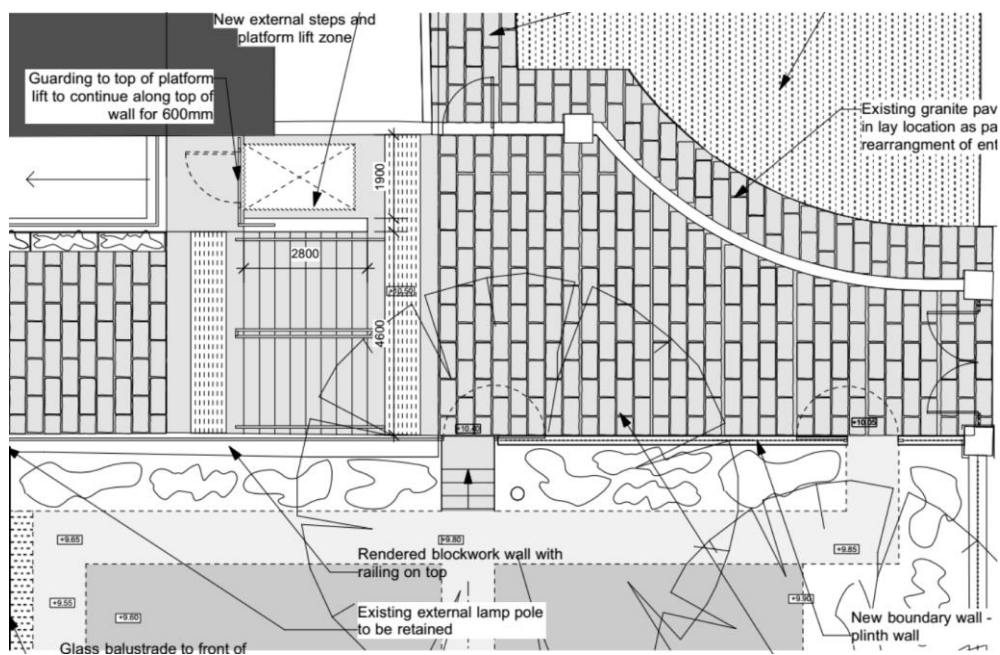
#### 3.0.3 Notes:

- Increasing weight capacity to 500kg therefore accommodating heaviest chairs - the existing lift was limited to 350kg.
- Additional provision of alarm/auto dial alert on all levels (Courtyard, Platform, Upper Terrace), enabling direct contact with staff of the Mansion House and Fire Restaurant. This ensures that assistance can be requested for ingress/egress as required.
- Installing universally accessible controls for users/assistants/attendants.
- Easy to Read signage to be provided
- The proposed lift will match the existing in scale, materials and finish, so there is no requirement for Part 8 Application for the works.
- The speed of the lift remains at 2 meters per minute; for safety purposes this is the maximum lifting speed for a platform lift.
- Delivery and Installation: 5-6 Weeks Delivery from sign off of all information Completion, 1 Weeks Installation.

#### 3.0.4 Conservation / Planning Consent Implications:

Negligible Impact / No Part 8 Application required.

#### 3.0.5 Context Plan:



Drawing above: Location of existing lift unchanged, no visible alteration to context.

3.0.5 **Status:** Pending review by Access Consultant and Disability Body.

## Stage B - Proposals

### 3.1 Installation of a Second Platform Lift (Lift 2)

3.1.1 **Timeframe:** Medium/Long Term

3.1.2 **Proposed Works:** Addition of a second platform lift, to be located close the existing in a suitably formal arrangement as per the sketch layout below

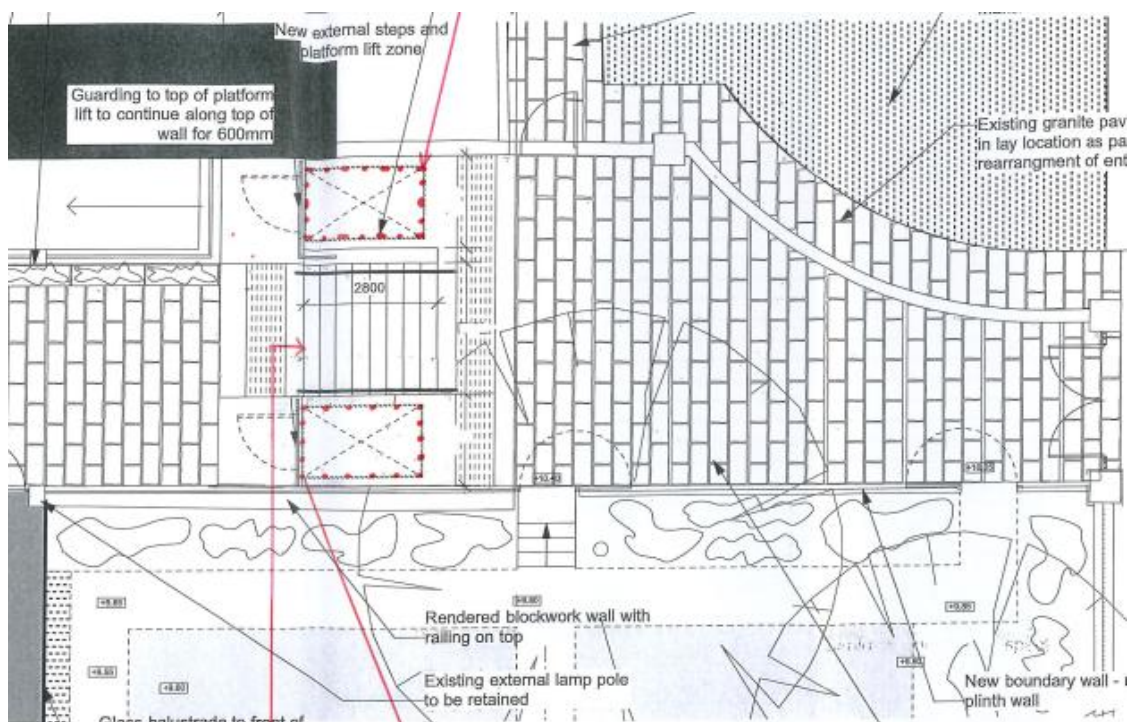
3.1.3 **Notes:**

- An additional platform lift ensures that waiting times are halved for users.
- This arrangement ensures that there is always a working lift if there are any servicing/repairs required to the other.
- Lift weight capacity will be 500kg therefore accommodating heaviest chairs
- The specification is as per proposed replacement lift, Item 3.0.
- The proposed lift will match the existing lift in scale, materials and finish ensuring a formal arrangement of the steps book-matched on either side with matching lifts.

3.1.4 **Conservation / Planning Consent Implications:**

Very Low Impact / Part 8 Application would be required however the works would be easily justifiable being a well designed alteration to an existing modern intervention.

3.1.4 **Context Plan:**



Drawing above: Location of Lift 1 and the new Lift 2 (shown dotted in red)

3.1.5 **Status:** Pending review by Access Consultant and Disability Body.

## 3.2 Installation of new internal lift in the Mansion House,

### 3.2.1 Timeframe: Medium/Long Term

### 3.2.2 Proposed Works: Addition of an 8 person internal lift from Lower Ground (Basement) to Upper Ground.

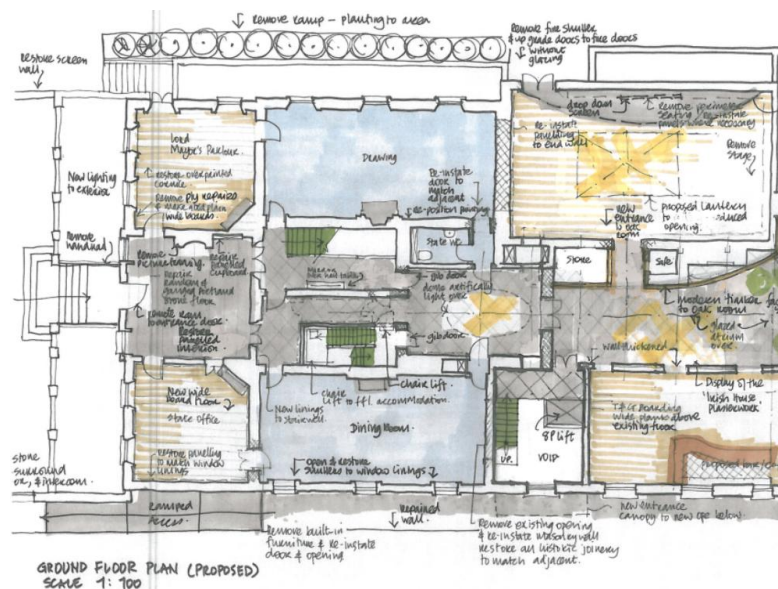
### 3.2.3 Notes:

- The lift is accessible from the reconfigured side door on the St. Stephens Green side of the building.
- The proposal is as per the Mansion House Conservation Plan 2009 which includes the replanning of spaces within the basement and ground floor.

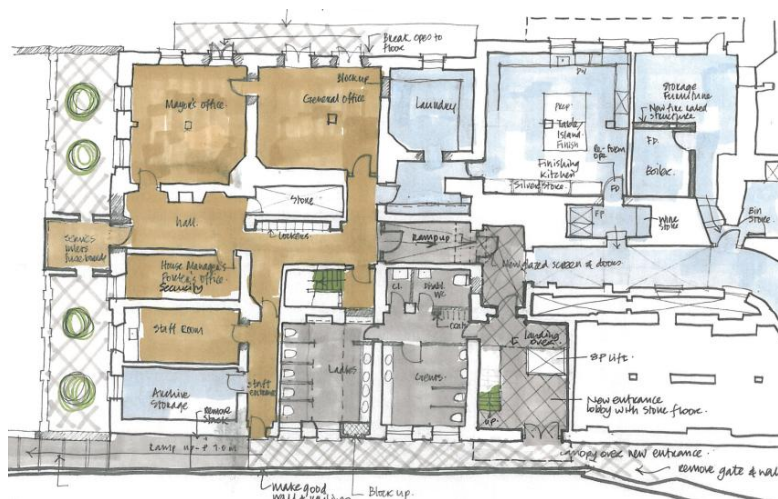
### 3.2.4 Conservation / Planning Consent Implication:

Medium Impact / Part 8 Application would be required however the proposal is likely to be well received as it was part of the 2009 Mansion House Conservation Plan.

### 3.2.4 Plans:



Proposed Ground Floor Plan



Proposed Basement Plan

### 3.3 Installation of a new ramp which is compliant with Building Regulations

3.3.1 **Timeframe:** Medium/Long Term

3.3.2 **Proposed Works:** Addition of a new external ramp that is in compliance with the Building Regulations.

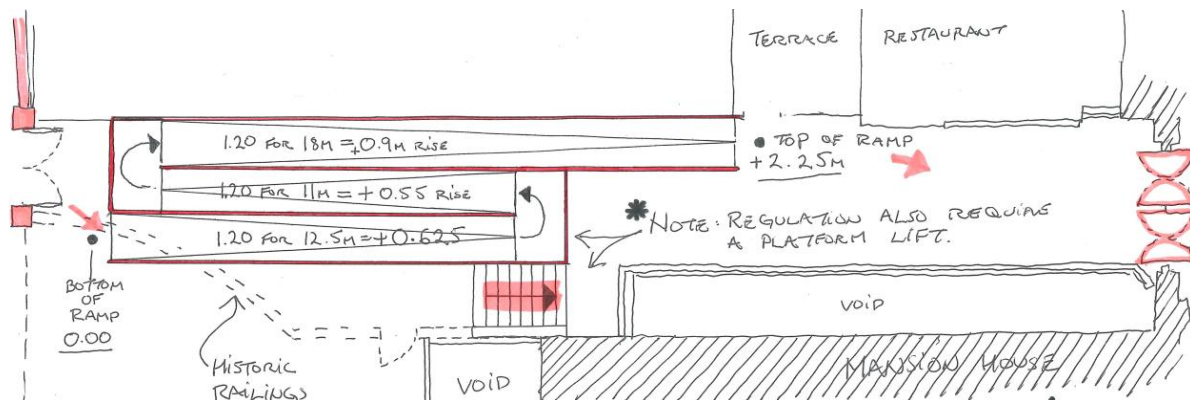
3.3.3 **Notes:**

- The ramp is 41.5m when designed at the maximum gradient permissible.
- Because of the 2 meter+ level change of the ramp, It would still be required (as per the Building Regulations) to have a stairs and platform lift .
- The curved railings/wall would have to be substantially modified.

3.3.4 **Conservation / Planning Consent Implication:**

Major Negative Impact / likely to be highly contentious due to its scale.

3.3.4 **Plan:**



### 3.4 Installation of a new ramp which is non-compliant with Building Regulations

3.4.1 **Timeframe:** Medium/Long Term

3.4.2 **Proposed Works:** Addition of a new external ramp that is non-compliant with the Building Regulations.

3.4.3 **Notes:**

Any non-compliant ramp would require continuous attendance to assist with use.

3.4.4 **Conservation / Planning Consent Implication:**

Major Negative Impact / likely to be very contentious due to its scale.



### **3.5 Universal Access to the Main Front Door of the Mansion House**

2.1 **Timeframe: Medium/Long Term**

2.2 **Proposed Works:** Universal Access to the Main Front Door of the Mansion House; enabling wheelchair access through the front door.

2.3 **Notes:**

Likely impact on historic stone and decorative cast iron canopy railings

2.4 **Conservation/National Monument Implication:**

Major Impact / contentious due to it's prominent location and loss of historic fabric.

## Document information

Project	The Mansion House: Accessibility Report Document
City Architect	Ali Grehan
Deputy City Architect	Owen O'Doherty
Project Architect	Lenzie O'Sullivan - Assistant Architect / Conservation Architect
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Author	Lenzie O'Sullivan - Assistant Architect / Conservation Architect
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Rannóg Ailtire na Cathrach  
Seirbhísí Tithíochta agus Pobal  
Oifigí na Cathrach, An Ché Adhmaid, BÁC 8

City Architect's Division  
Housing and Community Services  
Civic Offices, Wood Quay, Dublin 8

T: +353 1 222 3527 F: +353 1 222 2084