



Commission for the Rights
of Persons with Disability

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ACCESSIBILITY AUDIT REPORT

Date

24/06/2021

Reference

PA/11034/18 - 05

Proposal Location

BenRikVille, Triq Wigi Ebejer c/w, Triq l-Annunzjata, Balzan

Proposal Description

Demolition of existing dwellings and proposed excavation and construction of 40 basement garages, 3 apartments, Class 4B Shop and Class 4A Office at ground floor including fixing of sign, 12 overlying apartments and 3 recessed apartments

Documents Submitted for Vetting

This assessment relates solely to the commercial part of the development.

CRPD Decision

No Objection With Conditions

A final Compliance Clearance from the Commission for the Rights of Persons with Disability verifying that the development fully satisfies the accessibility standards and/or any conditions imposed by the Commission are only required for proposed Class 4B and Class 4A at proposed ground floor level.

* Note - This vetting report relates solely to the commercial part of the development (Class 4B and Class 4A at proposed ground floor level)

* Any threshold should not exceed 15mm threshold as per the AADG2011 and all external paving material should be non-slip and conform to the AADG2011.

General Conditions

The no objection endorsement of the proposed development is on condition that all the building elements (structure, finishes and services) featured in the development shall conform to all the recommendations included in the Access for All Design Guidelines (2011) and other relevant guidelines published by CRPD and which are available on the CRPD website (www.crpd.org.mt). Where applicable, the applicant's attention is drawn to recommended dimensions of elements such as door openings, accessible toilets and lifts where attention should be paid to ensure that structural dimensions take into account the tolerances required for wall tiling, door jambs, etc. and that lift shafts are large enough to accommodate lift cabins that conform to the said guidelines.

Disclaimer

With respect to issues concerning Access for All, there is no objection to the issue of development permission for the proposed development as far as could be ascertained from the submitted drawings and subject to the conditions included in this report and the relevant standards as set in the Access for All Guidelines. It is the applicant's ultimate responsibility to ensure that the proposed development shall conform to the Access for All Design Guidelines and any approval given herewith does not exonerate the applicant from adhering fully to all the recommendations set in the said guidelines, notwithstanding the contents of this report. Recourse to the submitted drawings listed above shall not exonerate the applicant from fully adhering to the Access for All Design Guidelines. The Commission reserves the right to inspect the property in question and to check that the above conditions are respected, in accordance with and in conformity to the Equal Opportunities Act 2000 (Cap413).

Regards,

Clayton Block

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on behalf of Commission for the Rights of Persons with Disability