



**ARMSTRONG
FENTON**
ASSOCIATES

PROJECT: Strategic Housing Development

REPORT: UNIVERSAL DESIGN STATEMENT

CLIENT: Durkan Estates Ireland Ltd & Kelland Homes Ltd.

DATE: March 2022

**Planning &
Development
Consultants**



1.0 Scope of Report

This Report is submitted in support a Strategic Housing Development proposed by Durkan Estates Ireland Ltd & Kelland Homes Ltd (the applicants) for a new residential development, on lands at Boherboy, Saggart, Co. Dublin.

The Access & Use Strategy is being submitted with the Planning Application to demonstrate that the proposed design is in substantial compliance with Part M (Access & Use) of the Building Regulations and that it will be possible in due course to obtain Disability Access Certificates, as necessary, for the development without giving rise to changes that would require planning permission. The design has sought to comply with the principles of Universal Design to ensure access and use of the development and its facilities for everyone.

2.0 Development Description

Kelland Homes Ltd and Durkan Estates Ireland Ltd are applying to An Bord Pleanála for permission for a strategic housing development at a site at Boherboy, Saggart, County Dublin. To the immediate north of the site is the Carrigmore residential estate, to the west are agricultural lands and a single dwelling, to the east is the Corbally residential estate while to the south is the Boherboy Road. The proposed application represents the development of the entire Boherboy Neighbourhood as identified in the Fortunestown Local Area Plan (2012).

The development will consist of 655 no. dwellings, comprised of 257 no. 2, 3 & 4 bed, 2 & 3 storey detached, semi-detached & terraced houses, 152 no. 1, 2 & 3 bed duplex units in 17 no. 2-3, 3-4 & 4 storey blocks, and 246 no. 1, 2 & 3 bed apartments in 9 no. buildings ranging in height from 2, 2-5, 4-5 & 5 storeys, and a 2 storey crèche (693m²).

Access to the development will be via one no. vehicular access point from the Boherboy Road, along with proposed upgrade works to Boherboy Road to include the provision of a roadside footpath along the front of the site at the Boherboy Road, continuing eastwards to the junction with the N81 Blessington Road (for an overall distance of c.370m). The proposed development also provides for pedestrian and cyclist connectivity to the adjoining Carrigmore Park to the north-east, and vehicular, pedestrian and cyclist connections to adjoining developments at Corbally Heath to the east and Carrigmore Green to the north.

The proposed development provides for (i) all associated site development works above and below ground, including surface water attenuation & an underground foul sewerage pumping station at the northern end of the site, (ii) public open spaces (c. 3Ha), including alongside the Corbally Stream, which will accommodate the provision of pedestrian / cyclist links to Carrigmore Park to the north-east, (iii) communal open spaces (c. 6,392m²), (iv) hard and soft landscaping and boundary treatments, (v) undercroft, basement & surface car parking (914 no. car parking spaces, including EV parking), (vi) bicycle parking (797 no. bicycle parking spaces), (vii) bin & bicycle storage, (viii) public lighting, and (ix), plant (M&E), utility services & 5 no. ESB sub-stations, all on an overall application site area of 18.3ha. In accordance with the Fortunestown Local Area Plan (2012) an area of approx. 1.42Ha within the site is reserved as a future school site.



3.0 Universal Design Statement

Based upon the drawings submitted as part of this application for permission, we confirm that all of the proposed dwellings / buildings have been designed to be compliant with Part M of the Building Regulations with regard to accessibility.

Basis of Compliance

Purpose Group	Design Guidance (Fire Safety / Access & Use)
PG 1 (c) Residential	TGD-M 2010, BS 8300:2018 & UK ADM
PG 7(b) Car Park	Centre for Excellence in Universal Design / NDA publication "Universal Design Guidelines for Homes in Ireland" NDA "Building for Everyone"

The aforementioned guidance proffers prescriptive design solutions which are considered prima facie compliance with Parts M of the Building Regulations.

The design seeks to go beyond minimum mandatory compliance and accordingly where practicable best practice and the principles of Universal design form the basis of the design approach herein.

4.0 Access & Use Strategy

4.1 External Access Routes

The external site landscape will be designed to achieve best practice in accordance with BS 8300 2018 Part 1, including accessible access routes to serve each of the residential units and cores. In order to ensure universal access will be provided for all; access routes will include level approach and gently sloped approach routes. Gently sloped approach routes shall achieve a gradient of between 1:50 to 1:20 as per TGD M 2010. Each of the residential units / cores will be provided with an accessible entrance to facilitate wheelchair/disabled access.

Car parking will be provided with a minimum of 5% designated accessible car parking spaces as per TGD-M 2010. The internal height of the circulation in the car parks ensures adequate circulation for all persons as per TGD-M. In total, 18 no. accessible parking spaces shall be provided (12 no. at surface level & 6 no. at basement / undercroft level). This will ensure level access routes are provided from the designated parking spaces to each core. Transfer from the basement / undercroft car parking is provided to all apartments by way of passenger lifts and ambulant stairs, Blocks A to C will have direct access to basement level.

4.2 Circulation within Buildings

Corridors and passageways shall be designed to be wheelchair accessible in accordance with TGD M 2010 and have passing places achieving 1800mm by 1800mm at the end of corridors where applicable.



The upper floors to each of the residential Cores and basement / undercroft level will be served via accessible passenger lifts and an ambulant disabled stair designed in accordance with TGD-M / BS 8300 / UK ADM, including the following:

- The stairs shall achieve a minimum clear width of 1200mm, with a maximum height of each flight of 1800mm.
- The accessible passenger lift shall achieve the required 1100mm wide by 1400mm deep

4.3 Creche Facility

The proposed creche has been designed to achieve universal access for patrons and staff.

4.4 Sanitary Facilities

All residential units will be provided with visitable wc's in line with TGD M 2010.

The residential and commercial amenities / facilities shall be provided with an appropriate accessible WC in accordance with Diagram 15(a) of TGD M 2010.

4.5 Residential Units

The internal layout of the residential units will be designed in accordance with TGD-M 2010 such to include accessible entrance doors, accessible WCs and habitable rooms.

5.0 Summary

Cognizance has also been paid to the guidance set out in the 2013 Universal Design Guidelines for Homes in Ireland. The site layout plan and landscaping proposals have also taken into consideration the need for ease of movement through the development. The main features of the proposed development are therefore as follows:

- All buildings houses have level access delivering ease of access for all. The public realm is designed to ensure accessibility on equal terms for people of a range of ages and physical mobility.
- A range of apartment types have been proposed in terms of both size and design meeting the aspirations of a range of people and households. These range in gross floor area from 48.4m² (1 bedroom apartment) to 152.8m² (4 bedroom house) with a variety of 1, 2, 3 and 4 bedroom dwellings types proposed in a mix of apartments, duplex units and houses.
- The proposed development presents a welcoming and positive aspect to passers-by, creating a new accessible urban, public realm and allowing for direct connectivity to open spaces and adjoining lands, thus avoiding unnecessary physical and visual barriers.
- Connectivity to adjoining lands has been incorporated into the design of the layout. The network of paths and cycle routes ensure full permeability throughout the scheme and ensures connectivity from the subject site to the surrounding area and local facilities beyond.



- Falls and gradients have been minimized wherever possible on site and level access will be provided at all parking locations. All units within the development will meet the requirements of Part M of the Technical Guidance Documents where accessibility is concerned.
- Public spaces, streets and parks, are all designed so that every member of society can use them. Dwellings address these spaces so that they are passively supervised, creating safe spaces for everyone to use. The activity generated here enhances the open space realm.

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