



Universal Access Statement

**Blocks ACD, Residential Development,
Adamstown District Centre, Townland of
Gollierstown, Adamstown, Lucan, Co.
Dublin.**

UNIVERSAL ACCESS STATEMENT

Prepared for:
Quintain Developments Ireland Limited

1 April 2022

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(Revision No.1)

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1 Project Description

The proposed development consists of:

- A development to be constructed in 3no. blocks (known as Block A,C and D) ranging in height from 2 to 9 storeys including an ancillary residents Pavilion Amenity Building.
- 436no. apartments comprising 9no. studio units, 204no. 1-bedroom units, 213no. 2-bedroom units and 10no. 3-bedroom unit.
- Communal open space provided at podium and ground levels
- 220no. car parking spaces are to be provided in a mixture of on-street parking, podium and within the already permitted Block F multi-storey car park.
- The provision of 526no. bicycle parking spaces provided through stacked (416no. spaces) and Sheffield (110no. spaces) bicycle parking spaces.

The development also includes the provision of all ancillary site development and landscape 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:

- A minimum 5% of the total amount of car parking spaces will be provided as accessible car parking spaces in line with the SDCC Development Plan requirements. These bays are designed to meet the guidance in Section 1.1.5 of TGD M 2010;
- Various accessible landscaped areas are provided throughout the site and are designed to meet the guidance in Section 1.1 of TGD M 2010. For example, gently sloped access routes are provided to access the different levels of the site;
- Adequate access routes are provided from all designated car parking facilities to the main entrances of each of the apartment blocks, designed in accordance with Section 1.1. of TGD M 2010, with 1,800mm by 1,800mm level landings provided at all accessible entrances;
- All entrances to the apartment blocks are designed in accordance with the guidance in Section 1.2 and Table 2 of TGD M 2010;
- 1 No. concierge desk is provided within the residential amenity area of Block A at ground floor level and 1 No. is provided within the resident's pavilion at ground floor level which will be fitted out in accordance with Section 1.3.3.1 of TGD M 2010;
- 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 each building's common area;
- At least 1 No. passenger lift and 1 No stairs suitable for ambulant disabled people is provided within the resident's pavilion and within a vertical circulation core of each apartment block serving all floors within the buildings. The lifts are 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;
- 1 No. Wheelchair accessible unisex WC is provided within the residential amenity area of Block A at ground floor level and 1 No.is provided on the second floor of the resident's pavilion, which will be fitted out in accordance with Section 1.4.5 of TGD M 2010;

- Audience and spectator facilities including the presentation / cinema room on the second floor of the resident's pavilion will be designed to be accessible in accordance with Sections 1.5.3 & 1.5.4 of TGD M 2010.
- All refreshment facilities provided, including the kitchen within the residential amenity area of Block A at ground floor level and the kitchen on the second floor of the resident's pavilion will be designed to be accessible in accordance with Section 1.5.5 of TGD M 2010, including low level counters and 1,800mm clear manoeuvring spaces;
- All communal facilities within or surrounding apartment blocks are provisioned as accessible to meet the needs of all users in accordance with the guidance in TGD M 2010;
- Adequate aids to communication will be provided within the common areas (e.g., Presentation / Cinema Room, Concierge Area) in accordance with Section 1.6 of TGD M 2010.
- Apartments are designed to meet the guidance in Section 3 of TGD M 2010 (e.g. 1200mm by 1200mm level landing at apartment entrances and 800mm wide doors at entrances to the apartments);
- 10 No. walk-up apartments with entrances on a level other than ground level are provided in Block A which are accessed via stepped access routes. The stepped access routes are designed in accordance with Section 3.1.2.5 of TGD M 2010;
- An accessible WC, suitable for visitors, is provided at entry level within each apartment. Each has been designed in accordance with Section 3.4 of TGD M 2010, providing adequate space for sideways transfer from a wheelchair.

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, pedestrian crossings, etc.)

Entrances to the proposed buildings 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 - entrance lobbies, etc.)

People will be able to travel horizontally and vertically, within apartment blocks, 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 areas, internal doors, corridors, internal lobbies, passenger lifts, stairs, etc.)

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

Other facilities within the proposed communal areas 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, presentation/cinema room, switches, outlets and controls, etc.)

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

Apartments within the development will be designed in accordance with Section 3 of TGD M 2010, ensuring that they provide adequate access for visitors, including; accessible entrances with clear level landings, adequate circulation within the entrance storey, accessible WCs suitable for visitors, etc.

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.

