



Cherry Orchard Point Phase 3

Universal Design Statement

Proposed Development on behalf of Dublin City Council in Partnership with The Land Development Agency.

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Document Control Sheet

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1 Introduction

This Universal Design Statement has been prepared by Conroy Crowe Kelly and Van Dijk Architects to support the planning application for the development of a residential scheme on lands at Cherry Orchard Point Phase 3, Park West Ave, Cherry Orchard, Dublin 10.

Universal design is the design of buildings, products, or environments to make them accessible to people, regardless of age, disability, or other factors.

The Compact Guidelines

The Sustainable and Compact Settlements: Guidelines for Planning Authorities (2024) (the ‘Compact Guidelines’) list supplemental information for planning applications to assist in the consideration of an application, and the suggested threshold at which the need for supplemental information should be considered. The preparation of a Universal Design Statement is suggested for any scheme comprising 10 or more residential units. Such a statement is also recommended in Appendix 6 of Buildings for Everyone: A Universal Design Approach, National Disability Authority (2012).

Dublin City Development Plan 2022–2028

Within Chapter 5: Quality Housing and Sustainable Neighbourhoods, the Development Plan specifically mentions that development *should be supported by **universal design** and improved urban amenities, including public spaces and parks, social and community infrastructure, as well as enhanced permeability, **accessibility** and connectivity. The provision of affordable, accessible, quality homes and sustainable community infrastructure which meets the needs of the city’s population and which contribute to the making of good, connected neighbourhoods is a key priority of the development plan.*

National and regional policy reinforces the need for ‘healthy placemaking’ and the delivery of well-designed, affordable, adaptable, infill and brownfield development close to existing services and facilities. The overall aim of the Housing for All – A New Housing Plan for Ireland (2021), is that everyone in Ireland should have access to sustainable, good quality housing to purchase or rent, at an affordable price, in the right location.

Key planning policies and objectives that mention setting out the provision and minimum requirements for UD dwellings are:

QHSNO11 – Universal Design

To ensure that 50% of apartments in any development that are required to be in excess of minimum sizes should be designed for universal design (suitable for older people/mobility impaired people, people living with dementia and people with disabilities in accordance with the guidelines set out in the Universal Design Guidelines for Homes in Ireland 2015, the DHLG&H’s Design Manual for Quality Housing 2022 and the DHP&LG & DH’s Housing Options for Our Ageing Population Policy Statement 2019).

Planning design standards for apartments 2025 states that *at least 25% of units within a development shall exceed the minimum sizes set out in SPPR2 by 10%, with the potential for more than 25% of units to exceed the sizes set out in SPPR2 to be provided as required on a scheme-by-scheme basis in apartment schemes in more suburban locations, social housing developments, social and affordable housing delivered under Part V10 and schemes to provide housing for older persons and/or persons with disabilities.*

2 Description of the Proposed Development

The proposed development will consist of the construction of a residential led mixed use scheme containing 312 no. residential apartments comprising 244 no. cost rental and 68 no. social units, local retail and commercial units, landscaped public and communal open space.

There are 7 core blocks consisting of 4 to 10 storeys comprising:

- 16 no. studio units
- 99 no. one-bed units (2 person)
- **47 no. one-bed units (2 person) UD**
- 15 no. two-bed units (3-person)
- 124 no. two-bed units (4 person)
- 3 no. 3-bed units (5 person)
- **6 no. 3-bed units (5 person) UD**
- 2no. 4-bed units (7 person) duplex
- 8 no. local retail and commercial units

Of the 312 dwellings proposed, 53 are designed as Universal Design homes which are flexible homes designed to adapt to lifecycle and lifestyle patterns of people over time.

This exceeds the Development Plan objective and Planning design standards for apartments 2025.



3 Application of Part M of the Second Schedule of the Building Regulations for the Proposed Works

The proposed development must comply to the standards set out in the Building Regulations (Part M Amendment) Regulations 2022 (S.I. No. 608 of 2022), which took effect on 1st January 2023. The Part M Regulations 2022 (as amended) are to be read in conjunction with the Building Regulations 1997 - 2022 and other documents published under these Regulations. These Regulations apply to works or to a building in which a material change of use takes place, where the works commence or change of use take place on or after 1 January 2024. The Part M requirements are outlined below:

Part M of the Second Schedule of the Building Regulations (as amended), provides as follows.

Table - Excerpt from TGD M Access & Use 2022 (as amended)

Access and Use	M1	Adequate provision shall be made for people to access and use a building, its facilities and its environs.
	M2	Adequate provision shall be made for people to approach and access an extension to the building.
Sanitary Facilities	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.
Changing Places/ Toilet	M4	Where sanitary facilities are provided in a building, or in a building that is to be extended, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building.
Non-Application of Part M	M5	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.

The Design Team for the proposed development at Cherry Orchard Point Phase 3, acknowledges that since the introduction of the Disability Act in 2005 (as amended), Irish Building Regulations have been revised with a greater focus on Universal Design. A comprehensive Technical Guidance Document Part M 2022 (as amended) - Access and Use, is now in place. TGD Part M 2022 provides updated guidance on meeting the requirements with a particular focus on Access and Use. It is important to note that the TGD Part M 2022 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.

4 Design Team Approach to Access and Use Requirements

During the design process for the proposed development the design team has stressed compliance with Part M, focusing on both internal spaces and the approach and movement through the site. The primary objective has been to achieve universal access wherever possible and provide equal access through alternative means where site conditions limit feasibility.

The Design Team observes the minimum standards for compliance set by Part M of the Building Regulations (as amended) and are committed to exceeding these guidelines, where possible, by ensuring universal access throughout the buildings and the development and making spaces inclusive for all, regardless of age, size, disability, or ability.

Key examples to this approach are demonstrated below:

- Access routes throughout and around the development are designed in accordance with the guidance outlined in Section 1.1 of TGD Part M 2022.
- Accessible parking spaces are provided throughout the development and are designed in accordance with the guidance in Section 1.1 of TGD Part M 2022.
- Adequate access routes are provided from all parking facilities to the main entrance of the apartment block. These routes are designed in accordance with Section 1.1 of TGD Part M 2022, with 1800x1800mm level landings at all accessible entrances.
- Entrance to the apartment block is designed in accordance with the guidance in Section 1.2 of the TGD Part M 2022.
- The common stair within the apartment block is designed for ambulant disabled people in accordance with Section 1.3.4.3 of TGD Part M 2022.
- Passenger lifts are required and will be provided to the details required by Section 1.3.4.2 of TGD Part M 2022.
- Horizontal access to each apartment are 1500mm wide as required by Section 1.3.3.3 of TGD Part M. This clear width is maintained at corners and junctions.
- Apartments are designed to meet the guidance in Section 3 of the TGD Part M 2022 including 1200x1200mm level landing at apartment entrances and 800mm (min) wide entrance doors.
- An accessible WC, suitable for visitors, is provided with each dwelling. Each has been designed in accordance with Section 3.4 of TGD Part M 2022.
- All communal facilities within or surrounding duplex blocks are designed to be accessible to meet the needs of all users in accordance with guidance in TGD Part M 2022.
- All switches and sockets provided within the buildings will be adequately accessible and be in accordance with Section 3.5 of TGD Part M 2022.

5 Principles of Universal Access for the Proposed Development

External environment and approach

Independently accessible approaches to building entrances and circulation are designed throughout the development, minimising the use of segregated routes wherever possible, in accordance with Section 1.1 of TGD Part M 2022.

Independently accessible entrances

The entrances to apartments and duplexes are designed to be independently accessible, promoting inclusivity and avoiding differentiation or segregation of disabled individuals, in accordance with Section 1.2 of TGD Part M 2022.

Horizontal and vertical circulation within the Block

Easy and comfortable horizontal and vertical travel is facilitated within the proposed apartment block, ensuring independent access in accordance with Section 1.3 of TGD Part M 2022 (entrance hall, corridors, passageways/deck, stairs and lift).

Horizontal and vertical circulation within the Dwelling

Easy and comfortable horizontal and vertical travel is facilitated within the proposed dwellings, ensuring access to all relevant facilities in accordance with Section 3.3 of TGD Part M 2022 (e.g., internal doors, corridors, and stairs).

Sanitary Facilities

Independently accessible sanitary facilities are provided within all dwelling types to meet the needs of individuals with a wide range of abilities, in accordance with Section 3.4 of TGD Part M 2022.

Design of Apartment and Duplex Blocks

All apartments/ duplex units within the development will be designed in accordance with Section 3 of TGD M 2022, and that they will provide adequate access for visitors, including accessible entrances with clear level landings, adequate circulation within the entrance storey, and visitable accessible WCs.

Landscape and Public Realm

The focus of the proposed public open space is to improve pedestrian and cycle connectivity and provide for incidental play, an amenity lawn and varied planting like wildflower, raingardens, sensory planting, as well as seating opportunities. Accessible pedestrian routes are provided throughout, incorporating a combination of ramps and steps, dished kerbs where changes in level occur, together with appropriate gradients, widths and resting opportunities to facilitate ease of movement proposed for the public realm, pedestrians, wheelchair users, the elderly and parents/carers with buggies and prams. Barnville Park to the Train station is a gently sloping route and also provides a shorter stepped alternative. Please refer to the Landscape Architects report for details of the inclusive play, active amenity and community spaces

Approx 17% of the proposed development has been designed as a Universal Design home. The Centre for Excellence in Universal Design provides a checklist for designers. This checklist is not intended to be overly prescriptive but to provide a flexible framework for designers to apply the guidance creatively to new homes.

6 Universal Design Homes: Internal Layout Checklist

Location	Guideline Summary	UD Home	Check
Entrance Hall	Level access	Y	Y
	Entrance door minimum clear width	800mm	Y
	Minimum clear space adjacent to entrance door	1500mm x 1500mm	Y
	Space for storing outdoor wear	Y	Y
Corridors	Minimum width between walls	1050mm	Y
Doors	Minimum effective clear width of doors, straight on approach or right-angled approach via corridor at least 1100mm wide	800mm	Y
	Minimum effective clear width of doors, right angled approach via corridor less than 1100mm* ¹ wide	850mm	Y
	Minimum clear space beside the leading edge (on the pull side) of all doors at entrance level	300mm	Y
Stairs	Straight flights between landings, no tapered steps	Y	Y
	Clear width between handrails	900mm, with handrail in one side	Y
	Stair rise and going	Rise max 175mm*, going min. 280mm	Y
Living Spaces	A living space at the same level as the entrance to the home	Y	Y
	Location for a temporary bed space at entrance level (if no bedroom at entrance level)	Y	Y
	Minimum clear turning circle diameter	1500mm	Y
	Minimum width of clear route between items & in front of windows and routes between doors	750mm	Y
Dining Area	Minimum clear space for use and movement around the dining table	1200mm on 2 consecutive sides of table, continuous	Y
Kitchen	Minimum space between work surfaces	1200mm	Y
	Minimum clear turning circle diameter	1500mm	Y
	All doors to the kitchen from habitable rooms are outside the main workspace.	Y	Y
	If the dining area is not in the same room, provide an occasional eating space in the kitchen	Y	Y
Bedroom	Minimum size of double and twin bedrooms	13sqm	Y
	Minimum size of single bedrooms	8sqm	Y
	Minimum clear space both sides and end of double bed	800mm	Y
	Minimum clear turning circle diameter in double bedroom	1500mm	Y
	Single bedroom – minimum clear space at side of single bed	800mm	Y

7 References

- DEHLG (2022) Building Regulations, 2022 Technical Guidance Document M. Access and Use.
- Department of Environment, Heritage and Local Government, Dublin.
- Disability Act 2005 (as amended).
- Part M Building Regulations 1997 (as amended).
- BSI (2018), BS8300-1: Design of an accessible and inclusive built environment, Part 1: External Environment Code of Practice.
- BSI (2018), BS8300-2: Design of an accessible and inclusive built environment, Part 2: Buildings Code of Practice.
- Building for Everyone: A Universal Design Approach, and Universal Design Guidelines for Homes in Ireland (CEUD and National Disability Authority 2012 and 2015).

APPENDIX A: UNIVERSAL DESIGN SCHEDULE

	Tenure	No. of Units	No. of which are 10% larger than minimum	No. of which are Universal Design
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Core A	LDA	44	29	25
Core B	LDA	39	22	18
Core C	LDA	61	9	0
Core D	DCC	48	10	0
Core E	LDA	60	10	0
Core F	LDA	40	2	0
Core G	DCC	20	9	10

	Total No. of Units	No. of which are 10% larger than minimum	No. of which are Universal Designs
LDA	244	72	43
DCC	68	19	10
	312	91	53

APPENDIX B : ADS UNIVERSAL DESIGN

4.0 Development Standards

4.2 Aspect

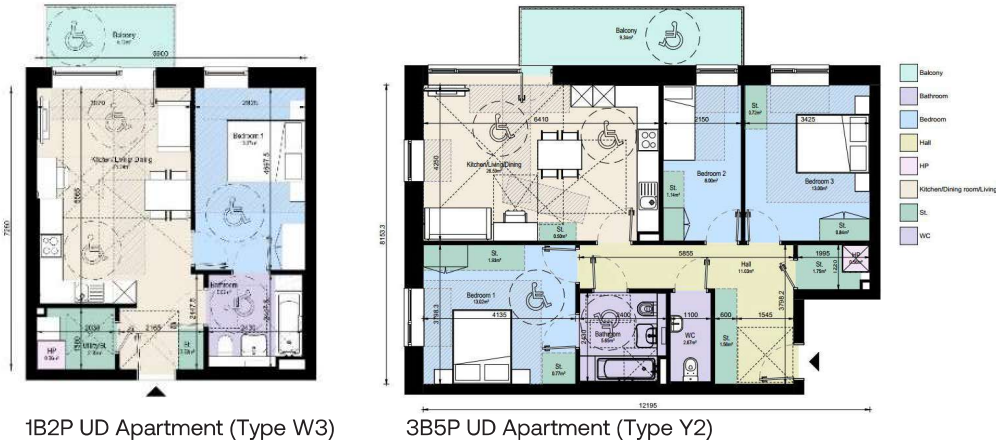
4.3 Universal Design

Objective QHSN011 of the Dublin City Development Plan requires new developments to provide for Universal Design or Accessible dwellings at a rate of 50% of the 25% of apartments required by the *Planning Design Standards for Apartments; Guidelines for Planning Authorities (2025)* to exceed the minimum standard by 10%. This works out at 12.5% of the overall number of apartments within the development, or 39 units. The 53 no. UD friendly homes have been pepper-potted across the typical floor plan to ensure a broad demographic within each building core.

These UD dwellings are designed to be suitable for older people living with mobility impairments, dementia, and disabilities, in accordance with recognised universal design guidelines (such as Universal Design Guidelines for Homes in Ireland). These apartments will have wider circulation areas and zones within rooms. The bathroom is larger by nature, and has a ‘soft’ wall to the master bedroom to allow for a connecting door and a hoist should a resident require. There are further measures in addition to TGD Part M requirements applied to these apartments in their detailed design, such as 300mm leading edges on doors into habitable rooms.

Table 4.3 Universal Design Apartments

Total No. Apartments	312
Total UD Apartments Required @ 12.5%	39
Total UD Apartments Proposed	53
Of which there are:	
1 Bedroom - 2 Person Apartment	47
3 Bedroom - 5 Person Apartment	6



4.0 Development Standards

4.3 Universal Design

The proposed development is designed to comply with the requirements of Part M 2022 (Access and Use) of the Second Schedule to the Building Regulations, as amended (i.e. the requirements of Part M 2022, M1-M5)

Key points:

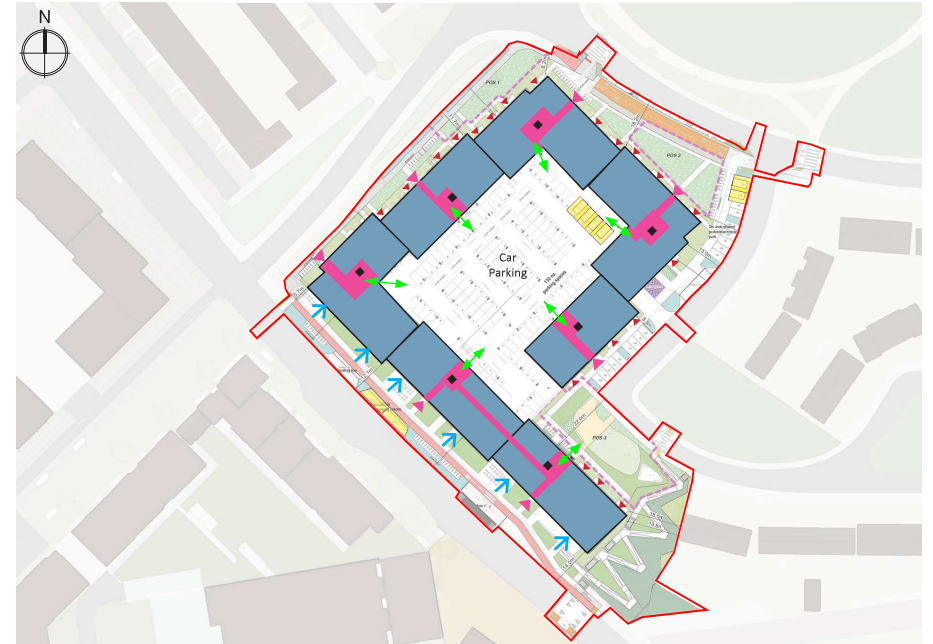
- Parking Provision – 8no. accessible parking spaces are provided in several locations throughout the development
- Approach route to dwellings
- Level access to dwellings and residential facilities – stair cores with lifts provide access to all levels including access to the communal open space located at podium level.
- Circulation within dwellings
- Sanitary facilities – Each dwelling's sanitary facilities have been designed to accommodate a visitor in a wheelchair
- Universal Design Apartments

Refer to Universal Access Statement Report for further detail.

LEGEND

- Stair core
- Lift
- Accessible car parking space
- ▶ Level entrance stair core
- ▶ Level entrance - Own door apartments
- ➡ Level entrance - Retail areas
- ↔ Access car parking

Ground Floor Level



LEGEND

- Stair core
- Lift
- ↔ Level access to Communal Open Space (podium)

First Floor Level (Podium)

