

FEBRUARY 12, 2019

PROPOSED CREAGH STRATEGIC
HOUSING RESIDENTIAL DEVELOPMENT
AT BALLOWEN/RAMSFORTPARK, GOREY,
CO. WEXFORD
FOR AMIL PROPERTIES LTD.

ACCESS STATEMENT

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1. General Design Considerations

1.1 General Compliance

This document is an Access Statement as required by Objective HP21 of the *Wexford County Development Plan 2013-2019* and as described in Appendix 6 of *Building for Everyone: A Universal Design Approach* (National Disability Authority, 2012). This document also refers to *Technical Guidance Document M* from the Department of Housing, Planning and Local Government, the *Lifetime Homes* standard, which is available at <http://www.lifetimehomes.org.uk/index.php> and the *Design Manual for Urban Roads and Streets* from the Department of Transport, Tourism and Sport. Please see the Design Statement and Residential Quality Audit accompanying this application also.

In accordance with Section 18.10.11 and Objective HP20 of the *Wexford County Development Plan 2013-2019* a minimum of 20% of the dwelling units have been designed to be constructed to meet the *Lifetime Homes* standard for homes adaptable for people with disabilities. The apartment units designed to the Lifetime standard are all ground-floor single-storey units.

| | Unit Nos. | % of Total for Type |
|---------------------|--|---------------------|
| Apartments | 27 no. – (block-unit) 1-1, 2-1, 3-1, 4-1, 5-1, 6-1, 7-1, 8-1, 9-1, 10-1, 11-1, 12-1, 13-1, 14-1, 15-1, 16-1, 17-1, 18-1, 19-1, 20-1, 21-1, 22-1, 23-1, 24-1, 25-1, 26-1, 27-1 | 41.5 |
| House Type A | 7 no. – 59, 60, 134, 137, 150, 151, 154 | 22.6 |
| House Type B | 1 no. – 44 | 4.5 |
| House Type C | 2 no. – 18, 19 | 8.3 |
| House Type D | 9 no. – 4, 63, 85, 109, 147, 174, 178, 187, 216 | 19.6 |
| House Type E | 8 no. – 62, 87, 107, 148, 175, 176, 185, 207, 218 | 17.0 |
| House Type G | 4 no. – 222, 225, 229, 232 | 18.2 |
| House Type H | 1 no. – 180 | 3.8 |
| House Type J | 0 no. | 0 |
| Overall % | 60 units | 20.2% |

Units designed as Lifetime Homes (see accompanying Adaptable Accessibility drawings and Section 2 below)

Please note that due to subsequent design changes resulting from planning, or from ground conditions during construction indicating preferable slopes etc., the units used may change subject to approval and retaining compliance with the *County Development Plan*.

1.2 Approach – Site topography

1.2.1 Part M Requirements

From *TGD M 2010*, 3.1.2:

The point of access is:

(a) the entrance at the boundary of a dwelling plot⁶

⁶ The dwelling plot can be taken to mean the private lands associated with the dwelling.

Accordingly, the point of access for each dwelling is the boundary entrance(s), and the access routes to the main entrances will be level or gently sloped and otherwise in accordance with *TGD M*.

1.2.2 Lifetime Homes Requirements

From Criterion 2 of *Lifetime Homes*:

The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.

The route from the parking to each dwelling shall be kept to a minimum and be level or gently sloping.

1.2.3 Design Manual for Urban Roads and Streets Requirements

In relation to the public road and pedestrian routes – from “Maximum and Minimum Gradients” on Page 113 of the *Design Manual for Urban Roads and Streets*:

In hilly terrain, steeper gradients may be required but regard must be had to the maximum gradient that most wheelchair users can negotiate of 8.3%, although this should be limited to shorter distances. A designer may need to consider mitigation measures, such as intermediate landings, to ensure that pedestrian routes are accessible.

Slopes shall be generally limited to 1:20 as far as possible. However, due to the existing sloped topography, there are areas requiring gradients greater than 1:20. These gradients shall be limited to 1:12, which equates to the 8.3% stated above.

1.3 Approach – Vertical Access

The apartment blocks were initially designed with lift shafts serving a number of apartments as a vertical access strategy. It became clear that the required scale of the apartment blocks to make a lift strategy feasible in terms of added floor space and cost, i.e. minimum 8-10 apartments per lift, was not in keeping with the overall neighbourhood scale and character of the development. Therefore, it was decided to adopt the strategy of single-storey Lifetime units on the ground floor with one or two duplex units above accessed by external stairs.

1.3.1 Duplex Terminology

To clarify, the term “duplex” in this context refers to an apartment comprising two storeys with an internal stairs, as in *Sustainable Urban Housing: Design Standards for New Apartments* (DEHLG, 2007) and *Urban Design Manual: A Best Practice Guide* (DEHLG 2009), also known as a “maisonette”. This is as opposed to a building comprising two dwelling units which can also be referred to as a duplex.

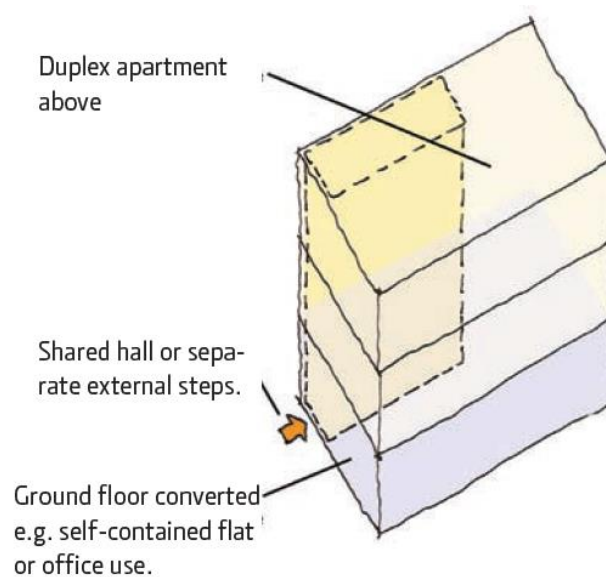


Illustration showing a duplex with external stairs/shared hall from section 09 page 74 of Urban Design Manual: A Best Practice Guide (DEHLG 2009)

1.3.2 The Duplex Typology and Part M

1.3.2.1 External Stairs

From *TGD M 2010*, 0.1(i):

where all entrances are on other than ground level and a suitable passenger lift is not provided, it is considered adequate to provide access by means of steps, or a stairway suitable for use by ambulant disabled people

1.3.2.2 Lift Requirement

From *TGD M 2010*, 1.3.4.1.1(c), lifts are not required in the following situation:

duplex buildings with two (or less) dwellings on any one storey other than the entrance storey and with no dwelling having an entrance level more than 6500 mm above or below the main entrance level

There are no buildings in the proposed development with more than two dwellings on any storey or with any entrance level more than 6500mm above or below the main entrance level.

1.3.3 The Duplex Typology and the *Lifetime Homes* Criteria

From *Lifetime Home (LTH) Revised Criteria (Lifetime Homes, July 2010)*, Appendix 1:

the first storey level containing a habitable or non-habitable room can be considered the ‘entrance level’ if this storey is reached by an ‘easy going’ stair with maximum risers 170mm, minimum goings 250mm, and a minimum width of 900mm measured 450mm above the pitch line

1.3.4 Duplex over Ground Floor Apartment Typology Precedents

There is a recent local precedent for the typology:

| | |
|----------------------------------|--|
| Local Authority | Wexford County Council |
| Development Address | Ballytegan & Clonatin Lower, Gorey Rural |
| Planning Reference | 20161456 |
| Date of Grant | 19 June 2017 |
| Relevant County Development Plan | <i>Wexford County Development Plan 2013-2019</i> (i.e. current Plan) |

The above development makes use of the typology of multiple duplex units above single-storey ground-floor apartments, with:

- One external stairs per three duplex apartments, similar to the one external stairs per two duplex apartments in the proposed development;
- No lifts; and
- Ground-floor apartments designed to the *Lifetime Homes* criteria as in the proposed development.

2. Compliance with the *Lifetime Homes* Criteria

Please refer to the following drawings:

| | |
|--------------------|---|
| Site | PL2-010 Site Layout General Arrangement |
| House Types | PL2-510 House Type A Adaptable Accessibility Floor Plan |
| | PL2-520 House Type B Adaptable Accessibility Floor Plan |
| | PL2-530 House Type C Adaptable Accessibility Floor Plan |
| | PL2-540 House Type D Adaptable Accessibility Floor Plan |
| | PL2-550 House Type E Adaptable Accessibility Floor Plan |
| | PL2-570 House Type G Adaptable Accessibility Floor Plan |

| | |
|-------------------|--|
| | PL2-580 House Type H Adaptable Accessibility Floor Plan |
| | PL2-590 House Type J Adaptable Accessibility Floor Plan |
| Apartments | PL2-610 Apartment Type A1 Adaptable Accessibility Floor Plan |
| | PL2-620 Apartment Type B1 Adaptable Accessibility Floor Plan |
| | PL2-630 Apartment Type C1 Adaptable Accessibility Floor Plan |
| | PL2-640 Apartment Type D1 Adaptable Accessibility Floor Plan |
| | PL2-660 Apartment Type F1 Adaptable Accessibility Floor Plan |

Criterion 1a, On-plot Parking

Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.

Each Lifetime dwelling shall have at least one parking space capable of being widened to 3.3m.

Criterion 1b, Communal Parking

Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided.

Provide at least one parking space at least 3300mm wide x 4800mm deep adjacent to (or close to) each block's entrance.

The access route between the parking and communal entrance should maintain a minimum clear width of 1200mm.

Each Lifetime dwelling served by communal parking shall have at least one parking space 3.3m wide by 4.8m long adjacent or close to its entrance. The access route between the parking and entrance shall have a minimum width of 1200mm.

Criterion 2, Approach to Dwelling from Parking

The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.

The route from the parking to each Lifetime dwelling shall be kept to a minimum and be level or gently sloping.

Criterion 3, Approach to All Entrances

The approach to all entrances should preferably be level or gently sloping.

The approach to all entrances of Lifetime dwellings shall be level, and gently sloping only where restricted by topography.

Criterion 4, Entrances

All entrances should:

- a) Be illuminated;*
- b) Have level access over the threshold; and*
- c) Have effective clear opening widths and nibs as specified below.*

In addition, main entrances should also:

- d) Have adequate weather protection;*
- e) Have a level external landing.*

The minimum effective clear opening width at all entrances to a dwelling should be 800mm.

There should be a 300mm nib (or clear space) to the leading edge on the pull side of all entrance doors to dwellings

All entrances to Lifetime dwellings shall be illuminated, have a level-access threshold, have a minimum clear opening width of 800mm and a minimum 300mm nib at the leading edge on the pull side of the door. Each entrance shall have a level external landing and a minimum depth of cover of 600mm, either by recess or canopy.

Criterion 5a, Communal Stairs

Not applicable as there are no communal stairs approaches to the Lifetime dwellings.

Criterion 5b, Communal Lifts

Not applicable as there are no communal lifts required for the Lifetime dwellings.

Criterion 6, Internal Doorways and Hallways

The width of doorways and hallways should conform to the specification below.

Hallway widths

The minimum width of any hallway/landing in a dwelling is 900mm. This may reduce to 750mm at 'pinch points' (e.g. beside a radiator) as long as the reduced width is not opposite, or adjacent to, a doorway.

The minimum width of any hallway/corridor/landing within a communal area is 1200mm, which may reduce to 1050mm at 'pinch points' (e.g. due to a structural column) as long as the reduced width is not opposite, or adjacent to, a doorway.

The minimum clear opening width of any doorway within a dwelling, when the approach to the door is 'head on', is 750mm.

When the approach to a doorway is not head on, the minimum clear opening for that doorway should be in accordance with the table below:

| Direction and width of approach | Minimum clear opening width (mm) |
|--|---|
| <i>Straight-on</i> | <i>750</i> |
| <i>At right angles to a hallway / landing at least 1200mm wide</i> | <i>750</i> |
| <i>At right angles to a corridor / landing at least 1050mm wide</i> | <i>775</i> |
| <i>At right angles to a corridor / landing less than 1050mm wide (minimum width 900mm)</i> | <i>900</i> |

All doors to rooms on the entrance level of each dwelling should have a 300mm nib (or clear space in the same plane as the wall in which the door is situated) to the leading edge of the door, on the pull side.

The internal doors in the Lifetime dwellings shall comply with the above criteria, with the exceptions of doors to storage etc. which are not walk-in spaces.

Criterion 7, Circulation Space

There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

Living Rooms/Areas and Dining Rooms/Areas

Living rooms/areas and dining rooms/areas should be capable of having either a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm. Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones.

Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.

Kitchens

Kitchens should have a clear width of 1200mm between kitchen unit fronts / appliance fronts and any fixed obstruction opposite (such as other kitchen fittings or walls). This clear 1200mm should be maintained for the entire run of the unit, worktop and/or appliance.

Bedrooms

The main bedroom in a dwelling should be capable of having a clear space, 750mm wide to both sides and the foot of a standard sized double bed.

Other bedrooms should be capable of having a clear space, 750mm wide, to one side of the bed. In addition, in these bedrooms, where it is necessary to pass the foot of the bed (e.g. to approach the window as required by Criterion 15), a clear width of 750mm should also be provided at the foot of the bed.

The circulation within the rooms of Lifetime dwellings shall comply with the above.

Criterion 8, Entrance Level Living Space

A living room / living space should be provided on the entrance level of every dwelling.

There is a living room/space on the entrance level of each Lifetime dwelling.

Criterion 9, Potential for Entrance-level Bed Space

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

Each Lifetime dwelling shall have either a bedroom on the entrance level or contain a space that can be used as an appropriate temporary bed space which can be screened, can have a minimum 750mm space to one side, contains an electrical socket and would allow living areas etc. to retain their functions.

Criterion 10, Entrance Level WC and Shower Drainage

Provide an accessible WC and potential showering facilities for:

i) any member of the household using the temporary entrance level bed space of Criterion 9, and:

ii) visitors unable to use stairs.

Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.

Each *Lifetime* dwelling shall have at the entrance level either a bathroom in accordance with Criterion 14 or an accessible WC with the potential for a shower to be installed as detailed in Criterion 10 of *Lifetime Homes*.

Criterion 11, WC and Bathroom Walls

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

The bathroom and WC walls of each *Lifetime* dwelling shall be capable, either by use of fixable structure or sheeting, of supporting adaptations such as grab rails.

Criterion 12, Stairs and Potential Through-floor Lift in Dwellings

The design within a dwelling of two or more storeys should incorporate both:

a) Potential for stair lift installation; and,

b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.

The stairs in each two-storey *Lifetime* dwelling shall have the space for and the structure to support a stair lift.

Each two-storey *Lifetime* dwelling shall have a space and suitable structure for the potential installation of a through-floor lift to a level which contains a main bedroom and a Criterion 14 bathroom.

Criterion 13, Potential for Fitting of Hoists and Bedroom / Bathroom Relationship

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

Each *Lifetime* dwelling shall have a suitable layout and the structure for the main bedroom and bathroom ceilings to support ceiling hoists with a reasonable route between the bedroom and bathroom.

Criterion 14, Bathrooms

An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.

Each *Lifetime* dwelling shall have an accessible bathroom as detailed in Criterion 14 of *Lifetime Homes* on the same storey as a main bedroom. This bathroom shall be either on the entrance level or on a level with potential for access by a through-floor lift.

Criterion 15, Glazing and Window Handle Heights

Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach.

The principal window in the principal living space in each *Lifetime* dwelling shall have glazing that starts no higher than 800mm above floor level.

Any full width transom or sill within the field of vision (normally extending up to 1700mm above floor level) shall be at least 400mm in height away from any other transom or balcony balustrade.

There shall be potential for an approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room. In addition, this window shall have handles/controls to an opening light no higher than 1200mm from the floor.

Where there is only one window behind kitchen or bathroom units or fittings, the 750mm clear approach need not apply. Otherwise, the clear approach applies to all windows other than that one window.

Criterion 16, Location of Service Controls

Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

Any service control in a *Lifetime* dwelling needed to be operated or read on a frequent basis, or in an emergency, shall be within 450mm to 1200mm above floor level and at least 300mm away from any internal corner.