



# Universal Access Statement

## Residential Development Blackrock, Dundalk, Co. Louth.

### UNIVERSAL ACCESS STATEMENT

Prepared for:  
**Kingsbridge Consultancy Ltd.**

2 May 2019

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## **UNIVERSAL ACCESS STATEMENT** (Revision No.1)

Prepared for:  
**Kingsbridge Consultancy Ltd.**

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## 1 Project Description

The proposed development is located off Blackrock Road, bounded by adjoining empty lands, Bóthar Maol and Dundalk Golf Club, in Blackrock, Dundalk, Co. Louth.

The proposed development consists of 483 units which contain a variety of housing typologies, high quality apartment units, duplexes, terraced, semi-detached and detached dwellings on a 17.9Ha parcel of lands, 1.3km north of Blackrock Village Centre and approx. 3km south of the centre core of Dundalk. The residential units comprise 1 & 2 bed apartments, 3 bed duplexes, 3, 4 & 5 bed houses. It is also proposed to provide extensive local amenity spaces and family orientated facilities, including playgrounds along with a neighbourhood childcare facility

A total of 213 apartment units are provided in 7 residential blocks:

- Block A (4 storeys) comprising 32 no. apartments
- Block B (4 storeys) comprising 32 no. apartments
- Block C (4 storeys) comprising 32 no. apartments
- Block D (3 storeys) comprising 21 no. apartments
- Block E (4 storeys) comprising 32 no. apartments
- Block F (4 storeys) comprising 32 no. apartments
- Block G (4 storeys) comprising 32 no. apartments

Undercroft parking areas are proposed below Blocks A, B and F (2,997m<sup>2</sup>). A total of 12 apartment and duplex units are proposed in any one single block with a total of 258 3, 4 & 5 bed houses proposed (13 individual house types) on the site.

The development also provides for a Crèche Facility (677m<sup>2</sup>)

## 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:

- 10% of accessible car parking spaces are provided in line with Section 7.3.9.2 of LCC Development Plan 2015-2021 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;
- Adequate access routes are provided from all associated car parking facilities to the main entrances each building and the vertical circulation cores of each apartment block, designed in accordance with Section 1.1. of TGD M 2010, with 1,800mm by 1,800mm level landings provided at all accessible entrances;
- 1 No. stepped access route, suitable for ambulant disabled people, is provided per 2 No. upper floor duplex entrances in accordance with the guidance in Section 1.1.3.5 of TGD M 2010;
- All entrances to the apartment blocks and the creche are designed in accordance with the guidance in Section 1.2 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 the development;
- At least 1 No. passenger lift and 1 No stairs suitable for ambulant disabled people is provided in the vertical circulation core of each apartment block and creche serving all floors within the building. 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 on the ground floor of the creche, which will be fitted out in accordance with Section 1.4.5 of TGD M 2010;
- Other sanitary facilities (e.g. cubicles for ambulant disabled people, enlarged cubicles, etc.) are also adequately provisioned within the creche in accordance with Section 1.4 of TD M 2010.
- 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;
- Apartments and Duplexes 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);
- An accessible WC, suitable for visitors, is provided at entry level within each apartment and duplex unit. Each has been designed in accordance with Section 3.4 of TGD M 2010;

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, ramped 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 and creche, 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 and the creche 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, switches, outlets and controls, etc.)

Adequate aids to communication will be provided within the common areas of apartment blocks and in the creche 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 and Duplexes 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.