

# NEWCASTLE SOUTH

Universal Access Statement

1st September 2019





## Project Description

Cairn Homes Properties Ltd. Intend to apply to An Bord Pleanala for permission for a strategic housing development at this site on lands at Newcastle South Ballynakelly, Newcastle, Co. Dublin.

The overall site comprises lands to the South of Main Street (C.15ha) together, with 3 no. additional infill sites at the corner of Burgage Street and Newcastle Boulevard (c.0.8ha); N0. 32 Ballynakelly Edge (c.0.05ha); and Ballynakelly Rise (c.0.18ha).

The proposed development consists of 406 units which contain a variety of housing typologies, apartment units; duplexes; terraced; semi-detached and detached dwellings. The residential units comprise 1, 2 & 3 bed apartments; 3 bed duplexes and 2; 3 & 4 bed houses. The proposed development also provides extensive local amenity spaces and family orientated facilities including greenway corridors and playgrounds along with a childcare facility.

A total of 29 apartment units are provided in 2 residential blocks:

### Plot C1:

- Comprises of 26 no. apartments  
12 apartment and duplex units are proposed in 2 blocks attached to the apartment block. Surface parking is provided by means of a central parking area and a number of designated street parking spaces adjacent to the Duplex units.

### Plot C3:

- Comprises 3 no. apartments  
Designated street parking is provided to the front of the block.  
The remaining development provides for a further 36 apartment and duplex units across 6 blocks, with a total of 281 no. 2, 3 and 4 bed houses proposed (12 individual house types) on the site. The development also provides for a Crèche Facility (C. 518sqm)

## 1. Application of Part M of the Second Schedule of the Building Regulations for Proposed Works.

The proposed development scheme must meet the requirement of Part M of the Building Regulations. TGD Part M – Access and Use (2010) came into operation on the 1<sup>st</sup> January 2012 and subject to certain transitional arrangement the requirements of Part M 2010 must be followed, which the requirements are shown below:

### a. The requirements of Part M (2010) of the Building Regulations

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.

We have liaised 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 and we list below some examples:

- Accessible car parking spaces are provided through out the development.
- Various accessible landscaped areas are provided throughout the site and are designed to meet the guidance in section 1.1 TGD M 2010;
- Adequate access routes are provided from all associated car parking facilities to the main entrances of each building and vertical circulation cores of the 2no. apartment blocks, designed in accordance with section 1.1 of TGD M 2010 with 1800x1800mm level landings provided at all accessible entrances.
- 1 no. stepped access route, suitable for ambulant disable people, is provided per 2no. 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 crèche are designed in accordance with the guidance in section 1.2 of TGD M 2010;
- Internal corridors, floor finishes and doors within communal areas will satisfy the relevant guide lines as set out in Section 1.3 of TGD M 2010.
- In the case of the apartments of Plot C1 and the Crèche the passenger lift and stairs provided in the vertical circulation cores are suitable for ambulant disabled people serving all floors within the building. The Lifts will be in accordance with the guidance in section 1.3.4.2 of TGD M 2010 and the stairs in accordance with section 1.3.3 of TGD M 2010.
- The 3no apartments of Plot C3 which form a modification and change of use of an existing building are designed in accordance with TGD Part M 2010.
- 1 no. wheelchair accessible unisex WC is provided on the ground floor of the crèche, which will be fitted in accordance with section 1.4.5 of TGD part M 2010;
- All communal facilities within or surrounding apartment blocks are designed to be accessible to meet the needs of all users in accordance with guidance in TGD Part M 2010;
- Apartments and Duplexes are designed to meet the guidance in section 3 of TGD Part 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 Part M 2010.

The Design Team notes that the TGD Part M 2010 is the minimum guidance to show compliance with the requirements of Part M of the Building Regulations. The Design Team is also firmly committed to achieving universal access in the buildings and the development as a whole and are committed to ensuring this: Creating an environment that can be used by all people, regardless of their age, size, disability or ability.

## **b. Universal Access Strategy**

### **- External environment and approach**

To provide independently accessible means of approach to the entrances and circulation to both the buildings and around the development, in accordance with Section 1.1 of TGD Part M 2010.

### **- Independently accessible entrances**

To provide entrances to buildings that are independently accessible and avoid segregation based on a person's level of ability, in accordance with Section 1.2 of TGD Part M 2010.

### **- Horizontal and Vertical circulation**

The objective is for people to travel horizontally and vertically within a building conveniently and without discomfort in order to make use of all relevant facilities, in accordance with Section 1.3 of TGD Part M 2010.

### **- Sanitary facilities**

The objective is to provide independently accessible sanitary facilities that meet the needs of people with a wide range of abilities, in accordance with Section 1.4 of TGD Part M 2010.

### **- Facilities in buildings**

The objective is to ensure that all facilities within a building are accessible to and useable and that they are designed and constructed to facilitate active participation where appropriate, in accordance with Section 1.5 of TGD Part M 2010.

### **- Adequate aids to communication**

The objective is to provide adequate aids to communication to ensure people can independently access and use a building and its facilities, in accordance with Section 1.6 of TGD Part M 2010.

### **-Apartments and Duplex units**

The objective is to provide an adequate means of approach to the main entrance of a dwelling to facilitate visitors from a point of access as well as providing accessible WC's suitable for visitor's etc, in accordance with Section 3.0 of TGD Part M 2010.

## 2. References

- i. DEHLG (2000) Building Regulations, 2000 Technical Guidance Document M. Access for people with disabilities. Department of Environment, Heritage and Local Government, Dublin.
- ii. DEHLG (2010) Building Regulations, 2010 Technical Guidance Document M. Access and Use. Department of Environment, Heritage and Local Government, Dublin.
- iii. BSI (2018), BS8300-1: Design of an accessible and inclusive built environment, Part 1: External environment – Code of practice
- iv. BSI (2018), BS8300-2: Design of an accessible and inclusive built environment, Part 2: Buildings – Code of practice
- v. NDA, Building for Everyone. The National Disability Authority, Dublin

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