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**Preliminary Access & Use Strategy (Statement of Universal Design)**

For

**Construction of a Mixed Use Development**

At

**Claremont, Howth Road, Howth, Co. Dublin**

**CLIENT** : Atlas GP Limited  
**PROJECT TITLE** : Claremont  
**REPORT NUMBER** : 18268 R01 Issue 04

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## **1.0 INTRODUCTION**

### **1.1 SCOPE OF REPORT**

This Report is submitted in support of a planning application for the proposed development as outlined in Section 1.2 below.

The Access & Use Strategy is being submitted with the Planning Application to demonstrate that the proposed design is in substantial compliance with Part M (Access & Use) of the Building Regulations and that it will be possible in due course to obtain a Disability Access Certificate without giving rise to changes that would require planning permission.

### **1.2 OUTLINE DESCRIPTION OF THE PROPOSED DEVELOPMENT**

The proposed development will occur at a site bounded to the south by the Howth Road, to the east by a private dwelling, to the north by the DART line, and to the west by Local Authority lands. The site incorporates the former Techrete manufacturing facility, the former Beshoff's Motors showroom, and the former Howth Garden Centre.

The proposed development will include the demolition of all structures on site (c.8,162sqm GFA) and excavation of a basement. The proposed development comprises of the provision of a mixed use development of residential, retail/restaurant/cafe uses and a creche in 4 no. blocks (A to D), over part basement. Blocks A, B, C and D with a height up to a maximum of seven storeys of apartments over lower ground floor and basement car parking levels (a total of eight storeys over basement level). The residential component will consist of 512 no. residential units. The proposed development includes the provision of two vehicular entrances on to Howth Road, excavation of basement to provide for car parking, plant, waste storage and ancillary use. Additional car parking spaces shall be provided at lower ground floor level. A total of 439 no. car parking spaces and 1,335 no. bicycle parking spaces, including 49 no. bicycle spaces to cater for the retail units and creche shall be provided. One vehicular access is located at Block A, serving car parking spaces. The second is at Block C, providing access to the basement, residential and retail parking, and a service area for the retail units. A service route will be provided along part of the northern perimeter of the site with access from the western end of the site at a junction with Howth Road and at the main vehicular entrance at Block C;

A publicly accessible walkway/cycleway to the north of the site shall be provided at podium level. A civic plaza will be provided between Blocks D and C, and a landscaped park to the west of Block A. A channel to the sea for the Bloody Stream with associated riparian strip shall be incorporated as a feature within a designed open space between Blocks A and B. Communal gardens will be provided for Blocks A, B and C;

The residential component consists of 512 no. residential units, which includes 4 no. studio, 222 no. one bed, 276 no. two bed, 10 no. three bed apartments, and communal facilities of 708 sqm. Ground floor units onto the Howth Road will have own door access. The units will be served by balconies or terraces on all elevations;

Block A, with a maximum height of seven storeys of apartments over lower ground level car park (a total of eight storeys), will provide for 234 residential units, with residents' amenities to include a gym, residents' lounge, residents' support office, and 2 no. residents' multi-purpose rooms. Block B, with a maximum height of seven storeys of apartments over lower ground floor and basement car park (a total of eight storeys over basement), shall provide for 154 no. units, residents' lounge, residents' multi-purpose room, and creche of 236 sqm with outdoor play area. Own door access will be provided at ground floor. Block C, with a maximum height of seven storeys over basement car parking (a total of seven storeys) will provide for 83 no. residential units in two wings over a retail unit and Block D, with a maximum of 6 storeys over basement, shall provide for 41 no. residential units over retail units;

The commercial component in Blocks C and D consists of 4 no. units with 2,637 sqm gross floor area. In Block C, it consists of a 1,705 sqm anchor unit, accessed from the civic plaza. In Block D, it consists of a restaurant (243 sqm) and retail unit (603 sqm) and café (86 sqm). The restaurant and retail units are accessed from Howth Road, and the café is accessed from the upper level of the civic plaza.

The proposed development includes the provision of public and communal open space, green roofs, landscaping, boundary treatments, set down locations, substations, meter rooms, waste management and all ancillary site works, including upgrading of the public paths along Howth Road and relocation of bus stop in new setback with a bus shelter. Two set down areas are provided at either end of the site;

The gross floor area of the proposed development is 48,252 sqm (excluding enclosed car parking) on a site of 2.68 ha.

The proposed development will be subject to Disability Access Certificate applications.

### 1.3 BASIS OF COMPLIANCE

Classification	Design Guidance (Access & Use)
Mixed Use Development	TGD-M 2010, BS 8300: 2018 & UK ADM

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## **2.0 ACCESS & USE STRATEGY**

It is noted that the proposed development will be subject to its own Disability Access Certificate application.

### **2.1 EXTERNAL ACCESS ROUTES**

The external site landscape will be designed to include accessible access routes to serve the residential Cores and also the retail / non retail units, amenity spaces, gym and the childcare facility.

The access routes will include level approach, gently sloped approach, ramped approach and stepped approach routes as applicable to ensure universal access will be provided.

Each of the residential Cores will be provided with an accessible entrance to facilitate wheelchair/disabled access. Similarly the ground floor retail/non retail units, the amenity spaces, the gym and the childcare facility will each be provided with accessible entrances.

The basement & lower ground floor car parks will be provided with designated disabled car parking spaces as per TGD-M 2010.

### **2.2 CIRCULATION WITHIN BUILDINGS**

The upper floors of the residential blocks will be served via accessible passenger lifts and an ambulant disabled stair designed in accordance with TGD-M / BS 8300 / UK ADM.

The basement and lower ground floor car parks will be served via accessible passenger lifts and ambulant disabled stairs designed in accordance with TGD-M / BS8300 / UK ADM.

### **2.3 SANITARY FACILITIES**

The ground floor retail/non retail units, amenity spaces, gym and the childcare facility will all be subject to a separate fit-out and accordingly internal layouts will be subject to separate DAC applications with sanitary facilities provided in accordance with TGD-M 2010.

### **2.4 RESIDENTIAL UNITS**

The internal layout of the residential units will be designed in accordance with TGD-M 2010 to include accessible entrance doors and visitable WCs to each individual unit.