



## Universal Access Statement

**Cornelscourt Residential Development  
Cornelscourt Village, Old Bray Road,  
Cornelscourt, Dublin 18.**

### UNIVERSAL ACCESS STATEMENT

Prepared for:  
**Cornel Living Limited**

8 November 2019

---

Universal Access Statement for the  
Cornelscourt Residential Development,  
Cornelscourt Village, Old Bray Road,  
Cornelscourt, Dublin 18.

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

Prepared for:  
**Cornel Living Limited**

Prepared by:  
**Mark Bailey-Smith**

**O’Herlihy Access Consultancy**  
Guinness Enterprise Centre,  
Taylors Lane, Dublin 8.

Tel: (01) 415 12 85  
E: [mark@accessconsultancy.ie](mailto:mark@accessconsultancy.ie)  
W: [www.accessconsultancy.ie](http://www.accessconsultancy.ie)

8 November 2019

Ref No. 180143

## 1 Project Description

Cornel Living Limited intends to apply to An Bord Pleanála for permission for a Build - to - Rent Strategic Housing Development on lands (c. 2.14 ha) at Cornelscourt Village, Old Bray Road, Cornelscourt Dublin 18.

The proposed development shall provide for the construction of a new residential development of 468 no. units in the form of 452 no. apartment units (41 no. studio apartment units, 257 no. 1 bed apartment units, 136 no. 2 bed apartment units; and 18 no. 3 bed apartment units) and 16 no. house units (10 no. 3 bed semi-detached house units and 6 no. 1 bed bungalow units). A café / restaurant of c. 140 sq m; office space of 149 sq m; concierge of c. 149 sq m and central residential tenant amenity space of c. 458 sq m is also proposed.

The following build - to - rent residential development is provided:

1. 452 build to rent apartment units (ranging from 1 - 12 storeys in height) in the form of 8 no. new residential blocks (Blocks A - H) as follows:
  - Block A (8 - 12 storeys) comprising 134 no. apartments (12 no. studio units, 93 no. 1 bed units and 29 no. 2 bed units);
  - Block B (2 - 9 storeys) comprising 103 no. apartments (18 no. studio units, 65 no. 1 bed units; 14 no. 2 bed units and 6 no. 3 bed units);
  - Block C (6 - 7 storeys) comprising 82 no. apartments (6 no. studio units, 60 no. 1 bed units and 16 no. 2 bed units);
  - Block D (5 storeys) comprising 36 no. apartments (1 no. studio unit, 5 no. 1 bed units; and 30 no. 2 bed units);
  - Block E (4 storeys) comprising 29 no. apartments (4 no. 1 bed units; and 25 no. 2 bed units);
  - Block F (2 - 4 storeys) comprising 56 no. apartments (4 no. studio units, 24 no. 1 bed units; and 16 no. 2 bed units and 12 no. 3 bed units);
  - Block G (3 storeys) comprising 6 no. apartments (3 no. 1 bed units and 3 no. 2 bed units); and
  - Block H (3 storeys) comprising 6 no. apartments (3 no. 1 bed units and 3 no. 2 bed units).
2. 10 no. 3 bed semi-detached houses (2 storey) and 6 no. 1 bed bungalows (1 storey) are proposed.

Adjacent to the existing pedestrian and vehicular access point from Old Bray Road there will be a café/restaurant of 140 sq m and residential amenity area at ground and first floor providing resident support services and concierge services of 149 sq m. At first floor level is a proposed commercial office space of c. 149 sq m. Located centrally within the development attached to the southern gable of Block B there is a two storey residential amenity space of c. 458 sq m; providing for resident support facilities and amenities including reading room, lounge, gym and terrace.

Each residential unit will be afforded with private open space in the form of a balcony/terrace/roof terrace or private rear garden area. Public open space is also proposed in the form of external residential amenity spaces, play areas, courtyards and gardens.

274 car parking spaces (273 at basement level and 1 at ground level), 616 bicycle parking spaces (512 at basement level and 104 at ground level) and 12 motorcycle spaces (12 at basement level) are proposed.

Basement areas of c. 9,024 sq m are proposed (Level -1) and include car parking, waste management areas and plant areas. 3 no. ESB substations and 3 no. Switch Rooms (c. 77 sq m combined) are proposed at ground level.

The development shall be served via the existing vehicular access point from the Old Bray Road. Upgrade works are proposed to this vehicular access point to facilitate the proposed development and to provide for improved access and egress for the overall development.

Provision is made for new pedestrian connections to Willow Grove; the N11; and Cornelscourt Village. Provision is also made for a new cyclist connection to the N11. A drop-off zone is also proposed at the entrance to the site.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; boundary treatment; internal roads and footpaths; and electrical services.

## 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:

- A minimum 4% of the total amount of car parking spaces will be provided accessible car parking spaces are provided in line with Chapter 8.2.4.5 “Car Parking Standards” of DLRCoCo County Development Plan 2016-2022 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 designated car parking facilities to the main entrance of each apartment block, designed in accordance with Section 1.1. of TGD M 2010, providing 1,800mm by 1,800mm level landings at all accessible entrances;
- All entrances to the apartment blocks are designed in accordance with the guidance in Section 1.2 and Table 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 each building's common area;
- At least 1 No. passenger lift and 1 No stairs suitable for ambulant disabled people is provided in a vertical circulation core of each apartment block 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 in each public facility, e.g. the tenant amenity room/gym, café and concierge, 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.) will be adequately provisioned within the above areas, where required, 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 and dwelling entrances, providing 800mm wide doors);
- An accessible WC, suitable for visitors, is provided at entry level within each apartment and dwelling unit. Each has been designed in accordance with Section 3.4 of TGD M 2010, providing adequate space for sideways transfer from a wheelchair.

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 Dwellings 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.