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<b>Project:</b>	<b>White Pines Central</b>
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## Accessibility Statement for Proposed Apartment Blocks at White Pines Central, Stocking Lane, Rathfarnham, Dublin 16

### 1. Introduction

Warringtonfire has been engaged by Ardstone Capital for professional engineering services to formulate a set of Disability Access Certificate Applications for 6 No. proposed apartment blocks at Stocking Lane, Rathfarnham, Dublin 16.

The purpose of this document is to support a Planning Application for such buildings by outlining the strategies that will be adopted to achieve compliance with Part M "Access and Use" of the Second Schedule of the Building Regulations 1997-2020.

This document has been developed based on the information provided by the design team, and is intended to be referred to for the sole purpose of the mentioned Planning Application.

### 2. Project Description

It is proposed the construction of a new residential complex located at Stocking Lane, Rathfarnham, Dublin 16. The development will include 6 No. apartment blocks, referred to as A to E, for a total of 114 No. living units.

Each building will extend at ground floor over an area between 352 and 773 m<sup>2</sup> and vertically over 3 to 6 No. storeys, two of which will be lower-ground. Access will be possible from both pedestrian and vehicular routes.

Blocks A to C2 will be provided with common stairs with the addition of a passenger lift for Block A, serving all storeys. The apartments will be single- and split-level type and will occupy an area between 50.4 and 110 m<sup>2</sup> each.

### 3. Access and Use Strategy

The following approach is proposed to achieve compliance with Part M "Access and Use".

Item	Revision	Performance Schedule
1.	Approach and Access to the Building	<ul style="list-style-type: none"><li>Approach to the buildings will be possible by means of accessible pedestrian routes and car parkings. All entrance doors will be compliant with the applicable legislation.</li></ul>
2.	Circulation within the Building	<ul style="list-style-type: none"><li>The reception areas in the entrance halls, where provided, will be designed to be accessible and convenient to use. All lobbies, corridors and passageways will be accessible to wheelchair users. All internal doors will be compliant with the applicable legislation.</li><li>The buildings will be served at all storeys by an accessible passenger lift (Block A) and by stairs suitable for ambulant disabled people, designed in accordance with 1.3.4.2 and 1.3.4.3 of TGD M.</li></ul>

Item	Revision	Performance Schedule
3.	Circulation within the Dwellings	<ul style="list-style-type: none"> <li>All corridors, passageways and doors serving habitable rooms will be designed in accordance with 3.3.2.1 of TGD M.</li> <li>All internal stairs will be suitable for ambulant disabled people and designed in accordance with 3.3.2.2 of TGD M.</li> </ul>
4.	Sanitary Facilities for the Dwellings	<ul style="list-style-type: none"> <li>All flats as well as the ancillary areas in Block A will be provided with sanitary facilities accessible to wheelchair users and compliant with the applicable legislation.</li> </ul>
5.	Additional Facilities	<ul style="list-style-type: none"> <li>Accessible electrical controls will be installed together with adequate aids to visual communication.</li> </ul>

*Table 1 – Disability Strategy Approach*

## 4. Conclusion

An Access and Use Strategy has been outlined in support of a Planning Application for the proposed apartment blocks at at Stocking Lane, Rathfarnham, Dublin 16.

It is considered that, provided the proposed strategy is incorporated into the building design, all buildings will achieve adequate levels of accessibility and there are no elements that will prevent them from achieving compliance with the Second Schedule of the Building Regulations.

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