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Preliminary Access & Use Strategy

For

Proposed construction of Residential Development

At

**Milltown Park,
Sandford Road,
Dublin 6**

CLIENT : Sandford Living Limited
PROJECT TITLE : Sandford
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1.0 INTRODUCTION

1.1 SCOPE OF REPORT

This Report is submitted in support of a planning application for a proposed strategic housing development at Milltown Park, Sandford Road, Dublin 6.

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 Disability Access Certificates for the development without giving rise to changes that would require planning permission. The design has sought to comply with the principles of Universal Design to ensure access and use of the development and its facilities for everyone.

1.2 DEVELOPMENT DESCRIPTION

Sandford Living Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this c. 4.26 hectare site at Milltown Park, Sandford Road, Dublin 6, D06 V9K7. Works are also proposed on Milltown Road and Sandford Road to facilitate access to the development including improvements to pedestrian facilities on an area of c. 0.16 hectares. The development's surface water drainage network shall discharge from the site via a proposed 300mm diameter pipe along Milltown Road through the junction of Milltown Road / Sandford Road prior to outfalling to the existing drainage network on Eglinton Road (approximately 200 metres from the Sandford Road / Eglinton Road junction), with these works incorporating an area of c. 0.32 hectares. The development site area, road works and drainage works areas will provide a total application site area of c. 4.74 hectares.

The development will principally consist of: the demolition of c. 4,883.9 sq m of existing structures on site including Milltown Park House (880 sq m); Milltown Park House Rear Extension (2,031 sq m); the Finlay Wing (622 sq m); the Archive (1,240 sq m); the link building between Tabor House and Milltown Park House rear extension to the front of the Chapel (74.5 sq m); and 36.4 sq m of the 'red brick link building' (single storey over basement) towards the south-western boundary; the refurbishment and reuse of Tabor House (1,575 sq m) and the Chapel (768 sq m), and the provision of a single storey glass entrance lobby to the front and side of the Chapel; and the provision of a 671 No. unit residential development comprising 604 No. Build-to-Rent apartment and duplex units (88 No. studios, 262 No. one bed units, 242 No. two bed units and 12 No. three bed units) and 67 No. Build-to-Sell apartment and duplex units (11 No. studios, 9 No. one bed units, 32 No. two bed units and 15 No. three bed units).

Block A1 will range in height from part 5 No. storeys to part 10 No. storeys and will comprise 94 No. Build-to-Rent apartments; Block A2 will range in height from part 6 No. storeys to part 8 No. storeys (including part double height at ground floor level) and will comprise 140 No. Build to-Rent apartments and duplex units; Block B will range in height from part 3 No. to part 7 No. storeys and will comprise 91 No. Build-to-Rent apartments; Block C will range in height from part 2 No. storeys to part 8 No. storeys (including part double height at ground floor level) and will comprise 163 No. Build-to-Rent apartments; Block D will range in height from 3 No. storeys to 5 No. storeys and will comprise 39 No. Build-to-Sell apartments; Block E will be 3 No. storeys in height and will comprise 28 No. Build-to-Sell duplex units and apartments; Block F will range in height from 5 No. storeys to part 7 No. storeys and will comprise 92 No. Build-to-Rent apartments; and the refurbished Tabor House (4 No. storeys including lower ground floor level) will comprise 24 No. Build-to-Rent apartments.

The development also includes a creche within Block F (400 sq m) with outdoor play area; and the provision of communal internal amenities (c. 1,248.8 sq m) and facilities (c. 158.3 sq m) throughout the residential blocks, Tabor House and the converted Chapel building including co-working space, gym, lounges, reading rooms, games room, multi-purpose space, concierge, mail rooms and staff facilities.

The proposed works also include a new 2.4 metre high boundary wall across the site from east to west (towards the southern boundary) requiring the demolition of a portion of the red brick link building that lies within the subject site towards the south-western boundary (36.4 sq m) and the making good of the

façade at the boundary. The existing Link Building is the subject of a separate application for permission (DCC Reg. Ref. No. 3866/20) that includes a request for permission to demolish that Link Building, including the part of the building on the lands the subject of this application for SHD permission. If that application is granted and first implemented, no demolition works to the Link Building will be required under this application for SHD permission. If that application is refused permission or not first implemented, permission is here sought to demolish only that part of the Link Building now existing on the lands the subject of this application for permission and to make good the balance at the red line with a blank wall.

The development also provides a new access from Milltown Road (which will be the principal vehicular entrance to the site) in addition to utilising and upgrading the existing access from Sandford Road as a secondary access principally for deliveries, emergencies and taxis; new pedestrian access points; pedestrian/bicycle connections through the site; 344 No. car parking spaces (295 No. at basement level and 49 No. at surface level) which includes 18 No. mobility impaired spaces, 10 No. car share spaces, 4 No. collection/drop-off spaces and 2 No. taxi spaces; bicycle parking; 14 No. motorcycle spaces; bin storage; boundary treatments; private balconies and terraces facing all directions; external gantry access in sections of Blocks A1, A2 and C; hard and soft landscaping including public open space and communal open space (including upper level communal terraces in Block A1, Block B and Block C which will face all directions); sedum roofs; PV panels; substations; lighting; plant; lift cores; and all other associated site works above and below ground. The proposed development has a gross floor space of c. 54,871 sq m above ground level over a partial basement (under part of Block A1 and under Blocks A2, B and C) measuring c. 10,607 sq m, which includes parking spaces, bin storage, bike storage and plant.

1.3 BASIS OF COMPLIANCE

Purpose Group	Design Guidance (Fire Safety / Access & Use)
PG 1(c) Residential PG 7(b) Car Park	TGD-M 2010, BS 8300: 2018 & UK ADM <i>"Universal Design Guidelines For Homes in Ireland"</i> (2015), Centre for Excellence in Universal Design / National Disability Authority publication <i>"Building for Everyone: A Universal Design Approach"</i> (2012), National Disability Authority

The aforementioned guidance proffers prescriptive design solutions which are considered prima facie compliance with Parts M of the Building Regulations.

The design seeks to go beyond minimum mandatory compliance and accordingly where practicable best practice and the principles of Universal design form the basis of the design approach herein.

2.0 ACCESS & USE STRATEGY

2.1 EXTERNAL ACCESS ROUTES

The external site landscape will be designed to achieve best practice in accordance with BS 8300 2018 Part 1, including accessible access routes to serve each of the residential Cores. In order to ensure universal access will be provided for all; access routes will include level approach, gently sloped approach routes, ramped approach routes and stepped approach route. Gently sloped approach routes and ramped approach routes shall achieve a gradient as per the requirements of TGD M 2010. Each of the residential Cores will be provided with an accessible entrance to facilitate wheelchair/disabled access.

Car parking will be provided with a minimum of 5% designated accessible car parking spaces as per TGD-M 2010. The internal height of the circulation in the car park ensures adequate circulation for all persons as per TGD-M. In total 18 no. accessible parking spaces shall be provided (14 no. at basement level and 4 no. at surface level). This will ensure level access routes are provided from the designated parking spaces to each core. Transfer from the basement car parking is provided to all apartments by way of passenger lifts and ambulant stairs, Blocks which have direct access to the basement will have a dedicated accessible stair and lift provided for residents.

2.2 RESIDENTIAL AND COMMERCIAL AMENITIES / FACILITIES

The crèche, any residential amenity areas and commercial units shall be designed to achieve universal access for residents and staff.

Reception areas within the development will be designed in accordance with TGD-M and where a reception desk is provided, it shall incorporate a standing user height area and a low-level desk with knee recess.

Tea and coffee facilities (where provided) will be designed in accordance with TGD M 2010 including accessible routes, turning spaces and worktops at an appropriate height.

2.3 CIRCULATION WITHIN BUILDINGS

Corridors and passageways shall be designed to be wheelchair accessible in accordance with TGD M 2010 and will include the incorporation of passing places achieving 1800mm by 1800mm as applicable.

The upper floors to each of the residential Cores and basement level will be served via accessible passenger lifts and an ambulant disabled stair designed in accordance with TGD-M / BS 8300 / UK ADM, including the following:

- The stairs shall achieve a minimum clear width of 1200mm, with a maximum height of each flight of 1800mm.
- The accessible passenger lifts shall achieve the required 1100mm wide by 1400mm deep where applicable.

2.4 SANITARY FACILITIES

All residential units will be provided with visitable wc's in line with TGD M 2010.

The residential and commercial amenities / facilities shall be provided with an appropriate accessible WC in accordance with Diagram 15(a) of TGD M 2010.

2.5 RESIDENTIAL UNITS

The internal layout of the residential units will be designed in accordance with TGD-M 2010 such to include accessible entrance doors, accessible WCs and habitable rooms.