



Universal Access Statement

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

UNIVERSAL ACCESS STATEMENT

Prepared for:
Cornel Living Limited

24 November 2021

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

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(Revision No.1)

Prepared for:
Cornel Living Limited

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1 Project Description

The proposed development will consist of:

1. Construction of 419 No. Build to Rent (BTR) residential units comprising:
 - 412 No. apartment units, consisting of 294 No. one-bed apartments, 111 No. two-bed apartments, and 7 No. three-bed apartment units, arranged in 5 No. Blocks (Buildings A to E) which range in height from 4 No. storeys to 12 No. storeys over a basement/podium level.
 - 7 No. three-bed, two storey, terraced houses.

The proposed residential development will be for long-term rental and will remain owned and operated by an institutional entity for a minimum period of not less than 15 years.

2. Provision of internal communal residential amenities/facilities (totalling approximately 779sqm GFA) to include a concierge (Building A), a range of tenant amenity lounges (across ground and first floor levels Buildings A, B, D and E), a gym (lower ground level Building C) and a single storey multipurpose pavilion building (approximately 88sqm GFA) within the communal courtyard between Buildings A and B.
3. Provision of a retail/café unit (approximately 264sqm GFA) at ground floor level of Block E.
4. Provision of a childcare facility (approximately 258sqm GFA) at ground floor level of Block D with capacity for in the order of 50-60 No. children.
5. Vehicular access to basement level will be via the existing vehicular access point from the Old Bray Road. A total of 237 No. car parking spaces (236 No. at basement level and 1 No. at ground level) together with 2 No. set down spaces and a loading bay, 819 No. bicycle parking spaces (664 No. at basement level and 155 No. at ground level), and 10 motorcycle spaces (all at basement level), are proposed.
6. Provision of an on-site foul drainage pumping station, located in the eastern corner of the site, which is to be integrated within a 2,150 m³ underground balancing storage tank, together with all associated works.
7. Provision of a segregated pedestrian path along the N11, adjacent to the existing cycle lane, which facilitates pedestrian connection from the subject site to the N11/Old Bray Road junction. A cycle connection is also facilitated from the northern corner of the site to the existing cycle lane along the N11. In addition, the proposed development facilitates pedestrian and cycle links to Old Bray Road (Cornelscourt Village) to the south and a potential future pedestrian / cycle link to Willow Grove to the east.

8. All enabling and site development works, landscaping, boundary treatments, lighting, services and connections, waste management, ESB substation, and all other ancillary works above and below ground on a site of approximately 2.15ha.

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 of 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.