



UNIVERSAL ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

Broomfield, Back Road, Malahide

On behalf of

Birchwell Developments Limited

Ref: 18034

February 2022

INTRODUCTION

UNIVERSAL ACCESS STATEMENT

This Universal Access Statement has been prepared in support of a full planning application by Birchwell Homes Limited (the applicant) for a new residential development on lands measuring approximately 12.5 hectares at Broomfield, Back Road, Malahide, County Dublin.

The application is for a development consisting of 415 dwellings consisting of-

- 37 no. 1 bedroom apartments
- 93 no. 2 bedroom apartments
- 05 no. 3 bedroom apartments
- 08 no. 1 bedroom own-door duplexes
- 14 no. 2 bedroom own-door duplexes
- 06 no. 3 bedroom own-door duplexes
- 192 no. 3 bedroom houses
- 48 no. 4 bedroom houses
- 12 no. 5 bedroom houses

The development also includes a two-storey childcare facility; associated car parking; water attenuation, landscaping and all associated site development works. The scheme consists of 2 apartment blocks and 3 blocks containing own door duplexes.

The following sets out how the design of the development complies with the principles of universal design. Technical Guidance Document Part M (2010) shall be adhered to in relation to the design of the units.



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SECTION 1-

EQUITABLE USE

The design provides for persons/ users with a wide range of mobility and the intention is to make the design appealing to all end users/ residents. There are a wide variety of unit types within the estate to cater for this as follows-

Type		BED SPACES	UNIT AREA M ²	Quantity
APARTMENT TYPES (Block A&B)				
A	2 Bedroom Apartment	4	78.2	32
A2	2 Bedroom Apartment	4	76.7	18
A3	2 Bedroom Apartment	4	88.7	8
A4	2 Bedroom Apartment	4	78.1	9
B	1 Bedroom Apartment	2	52.7	16
B1	1 Bedroom Apartment	2	51.2	10
C	2 Bedroom Apartment	4	76.7	8
D	1 Bedroom + Study Apartment	2	64.0	2
E	2 Bedroom Apartment	4	84.3	2
F	3 Bedroom Apartment	6	112.8	1

Type		BED SPACES	UNIT AREA M ²	Quantity
APARTMENT TYPES (BLOCK C)				
A	1 Bedroom Apartment	2	51.2	6
A1	1 Bedroom Apartment	2	48.2	3
B	2 Bedroom Apartment	4	81.4	3
B1	2 Bedroom Apartment	4	81.2	3
C	2 Bedroom Apartment	4	80.3	3
D	2 Bedroom Apartment	4	87.4	3
E	3 Bedroom Apartment	6	122.4	1
F	3 Bedroom Apartment	6	114.3	1
G	2 Bedroom Apartment	4	79.8	2

There are several varieties of high quality landscaped open spaces provided for within the development, with a variety of uses proposed. All the amenity spaces are accessible and useable by all.

All dwellings and ground floor apartments with own-door access as well as communal entrances into the apartment blocks are accessed at ground floor via a Part M compliant access route from the parking space, or pedestrian footpath, to the front door. Access to all parts of the site is provided for all users.

SECTION 2- FLEXIBILITY IN USE

The residential accommodation offers a wide variety of layouts for different preferences and uses

These layouts cover conventional 2 storey housing of different styles and character and a variety of apartments and duplex accommodation- all being compliant with TGD Part M. These are as follows-

06 no. principal house types are proposed and 3 variants depending on which of the 4 proposed character areas and configurations (these vary in form and are detached, terraced & semi-detached) within which they are located.

2 apartment blocks located within the site, in Character Area 1 and Character Area 2.

The crèche facility also provides additional variety in the typology proposed.

The overall summary of dwelling types is set out below-

Type		BED SPACES	UNIT AREA M ²	Quantity	Mix	%		
HOUSE TYPES								
A	3 Bed - Semi-Detached-Wide Frontage	5	109.2	15	192	47.0		
C/C1	3 Bed - Semi - Detached/Mid Terrace	5	117.7	177				
B	4 Bed - Semi-Detached-Corner	7	132.0	15	48	11.0		
D/D1	4 Bed - Semi-Detached	6	138.3	29				
F	4 Bed - Detached	6	165.2	4				
E	5 Bed – Semi-Detached	8	206.9	12	12	2.9		
HOUSE TYPES				252	252	60.9		
APARTMENT TYPES (BLOCK A&B)								
A	2 Bedroom Apartment	4	78.2	32	77	18.4		
A2	2 Bedroom Apartment	4	76.7	18				
A3	2 Bedroom Apartment	4	88.7	8				
A4	2 Bedroom Apartment	4	78.1	9				
C	2 Bedroom Apartment	4	76.7	8				
E	2 Bedroom Apartment	4	84.3	2	28	6.7		
B	1 Bedroom Apartment	2	52.7	16				
B1	1 Bedroom Apartment	2	51.2	10				
D	1 Bedroom + Study Apartment	2	64.0	2				
F	3 Bedroom Apartment	6	112.8	1	14	3.3		
APARTMENT TYPES (BLOCK C)								
A	1 Bedroom Apartment	2	51.2	6				
A1	1 Bedroom Apartment	2	48.2	3				
B	2 Bedroom Apartment	4	81.4	3				
B1	2 Bedroom Apartment	4	81.2	3				
C	2 Bedroom Apartment	4	80.3	3				
D	2 Bedroom Apartment	4	87.4	3				
G	2 Bedroom Apartment	4	79.8	2				
E	3 Bedroom Apartment	6	122.4	1				

F	3 Bedroom Apartment	6	114.3	1		
	DUPLEX TYPES (BLOCK A&B)					
A	2 Bedroom Own-Door Ground Floor Apartment	4	81.4	2	4	0.9
A1	3 Bedroom Own-Door First Floor Duplex	6	113.6	2		
	DUPLEX TYPES (BLOCK D)					
A	2 Bedroom Own-Door Ground Floor Apartment	4	86.3	6	12	2.9
A1	3 Bedroom Own-Door First Floor Duplex	5	121.0	6		
	DUPLEX TYPES (BLOCK E&F)					
C1	1 Bedroom Own-Door Ground Floor Apartment	2	53.7	8	16	3.8
C2	2 Bedroom Own-Door First Floor Duplex	4	89.5	8		
Apartment / Duplex Types				163	163	39.1
Overall Total				415	415	100%

SECTION 3-

SIMPLE AND INTUITIVE USE

The language of the design is simple, clearly identifying distinctions between public and private domains (different material finishes), simple features to identify access points (e.g. porches/material changes) and clear visual (physical) links into and around the site.

Internally dwellings have simple and familiar layouts to easily navigate.

Designated parking is being provided for in close proximity to step down/ specific need accommodation as identified in section 1 above as well as the crèche.

SECTION 4-

PERCEPTIBLE INFORMATION

Tactile paving will be used in the detail design of the landscaping to identify road crossings and other hazards. Material selection for the crèche and apartment blocks will ensure that visual contrast is provided for as required by Part M TGD.

The nature and layout of the scheme, clear visual and physical linkages to and from the main public spaces as well as the town centre of Malahide should simplify wayfinding within the development.

SECTION 5-

TOLERANCE FOR ERROR

Tactile paving will be used to warn users of road crossings and other hazards. The raised traffic tables, road alignment and landscaping provide traffic calming as well as a safe low speed environment for all.

Given the clear visual linkages within the estate to the primary amenities, both inside and out, differentiating various aspects/ parts of the development.

SECTION 6-

LOW PHYSICAL EFFORT

Access around the site is facilitated by means of low gradient pedestrian routes, all a minimum of 2 metres clear width, without significant alteration of the topography. Access to all public and semi-public spaces is via these routes.

Car parking is provided for within the curtilage of houses reducing travel distances, and for the apartment blocks, parking is provided for adjacent to the main building entrances and undercroft areas.

Lifts are provided for in each apartment block, and ambulant stairs are provided as required for access to upper-level duplexes.

SECTION 7-

SIZE AND SPACE FOR APPROACH AND USE

All entrances are provided with clear approaches and access routes in compliance with TGD Part M. Doorways into apartment blocks are 1 metre clear widths with 1.8 metre square clear zones/ landings are provided clear of door swings.

Reference Documents-

- DoELHG (2010) Building Regulation, Technical Guidance Document Part M, Access and Use
- BS 8300, The design of buildings and their approached to meet the needs of people with disabilities- Code of practice