



UNIVERSAL ACCESS STATEMENT

MOORETOWN, SHD
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Architects & Urban Designers
65 MERRION SQUARE
DUBLIN 2

0.0 DESCRIPTION OF PROPOSED DEVELOPMENT

This planning application is made on behalf of Gerard Gannon Properties for a proposed Strategic Housing Development on the townland of Mooretown, Swords.

The proposed development will consist of a mixed-use residential neighbourhood of 650 dwellings comprising 265 houses, 113 duplex units, 6 triplex units, 266 apartments, a 519sqm childcare facility and 946sqm of retail and café uses clustered in a small village centre.

The development includes all associated site works and infrastructure, including landscaped open space, internal road, paths, cycle paths, public lighting and drainage. The development also includes off-site drainage works for a stormwater storage tank and overflow outfall gravity sewer to the Broadmeadow River on lands at the junction of the Glen Ellan and Balheary roads.

The vision for this design strategy is to provide a pedestrian and cycle-friendly well-connected neighbourhood integrated with the surrounding environment, and which uses its pivotal location between the Broadmeadow River linear park and the Ward River Valley to join an emerging arc of green spaces and green walks on the western edge of Swords. A desire and greater appreciation for a quality bio-diverse public realm has grown as a direct result of the pandemic and due consideration is given to the provision of short, medium and longer walking routes within and beyond the development.



Image 1 – CGI of the Apartments and Woodland Trail

1.0 APPLICATION OF PART M OF THE SECOND SCHEDULE OF THE BUILDING REGULATIONS FOR PROPOSED WORKS.

The proposed development scheme must meet the requirement of Part M of the Building Regulations. TGD Part M – Access and Use (2010) came into operation on the 1st January 2012 and subject to certain transitional arrangement the requirements of Part M 2010 must be followed, which the requirements are shown below:

a. The requirements of Part M (2010) of the Building Regulations

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 for the proposed development of the Lands at Mooretown, Swords, recognise 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”.

During the production of the planning drawings, we have liaised with the other member of the design team during the various design 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, and we list below some examples:

- Adequate access routes are provided through and around the development from the development centre. Each of the routes provided through and around the building are designed to meet the guidance in Section 1.1 of TGD M 2010;
- Accessible car parking spaces are provided through out the development designed to meet the guidance in section 1.1 TGD M 2010;
- Various accessible landscaped areas are provided throughout the site and are designed to meet the guidance in section 1.1 TGD M 2010;
- Adequate access routes are provided from all associated car parking facilities to the main entrances of each building and vertical circulation cores of the Apartment blocks, designed in accordance with section 1.1 of TGD M 2010 with 1800x1800mm level landings provided at all accessible entrances;
- All entrances to the apartment blocks and the crèche building are designed in accordance with the guidance in section 1.2 of TGD M 2010;
- Internal corridors, floor finishes and doors within communal areas will satisfy the relevant guidelines as set out in Section 1.3 of TGD M 2010;
- In the case of the apartments the passenger lift and stairs provided in the vertical circulation cores are suitable for ambulant disabled people serving all floors within the building. The Lifts will be in accordance with the guidance in section 1.3.4.2 of TGD M 2010 and the stairs in accordance with section 1.3.3 of TGD M 2010;
- 1 no. wheelchair accessible unisex WC is provided on the ground floor of the crèche building which will be fitted in accordance with section 1.4.5 of TGD part M 2010;
- All communal facilities within or surrounding apartment blocks are designed to be accessible to meet the needs of all users in accordance with guidance in TGD Part M 2010;
- Apartments and Duplexes are designed to meet the guidance in section 3 of TGD Part M 2010 (e.g. 1200mm by 1200mm level landing at apartment entrances and 800mm wide doors at entrances to the apartments);
- An accessible WC, suitable for visitors, is provided at entry level within each apartment, house and duplex unit. Each has been designed in accordance with Section 3.4 of TGD Part M 2010.
- Accessible sanitary facilities will be provided, where appropriate, in the creche, and will be fitted out in accordance with Section 1.4 of TGD M 2010;
- All public convenience switches and sockets provided within the buildings will be adequately accessible and be in accordance with Section 1.5.7 of TGD M 2010.
- Signage, both external and internal to buildings, will be adequately accessible and designed in accordance with Section 1.6.3 of TGD M 2010 and Section 12 of BS8300-2:2018

The Design Team notes that the TGD Part M 2010 is the minimum guidance to show compliance with the requirements of Part M of the Building Regulations. The Design Team is also firmly committed to achieving universal access in the buildings and the development as a whole and are committed to ensuring this: Creating an environment that can be used by all people, regardless of their age,

b. Universal Access Strategy and Principles for the Lands at Mooretown, Swords

A EXTERNAL ENVIRONMENT AND APPROACH

To provide independently accessible means of approach to the entrances and circulation to both the buildings and around the development, in accordance with Section 1.1 of TGD Part M 2010.

B INDEPENDENTLY ACCESSIBLE ENTRANCES

To provide entrances to buildings that are independently accessible and avoid segregation based on a person's level of ability, in accordance with Section 1.2 of TGD Part M 2010.

C HORIZONTAL AND VERTICAL CIRCULATION

The objective is for people to travel horizontally and vertically within a building conveniently and without discomfort in order to make use of all relevant facilities, in accordance with Section 1.3 of TGD Part M 2010.

D SANITARY FACILITIES

The objective is to provide independently accessible sanitary facilities that meet the needs of people with a wide range of abilities, in accordance with Section 1.4 of TGD Part M 2010.

E FACILITIES IN BUILDINGS

The objective is to ensure that all facilities within a building are accessible to and useable and that they are designed and constructed to facilitate active participation where appropriate, in accordance with Section 1.5 of TGD Part M 2010.

F ADEQUATE AIDS TO COMMUNICATION

The objective is to provide adequate aids to communication to ensure people can independently access and use a building and its facilities, in accordance with Section 1.6 of TGD Part M 2010.

G APARTMENTS AND DUPLEX UNITS

The objective is to provide an adequate means of approach to the main entrance of a dwelling to facilitate visitors from a point of access as well as providing accessible WC's suitable for visitor's etc, in accordance with Section 3.0 of TGD Part M 2010.

References

- i. DEHLG (2000) Building Regulations, 2000 Technical Guidance Document M. Access for people with disabilities. Department of Environment, Heritage and Local Government, Dublin.
- ii. DEHLG (2010) Building Regulations, 2010 Technical Guidance Document M. Access and Use. Department of Environment, Heritage and Local Government, Dublin.
- iii. BSI (2018), BS8300-1: Design of an accessible and inclusive built environment, Part 1: External environment – Code of practice
- iv. BSI (2018), BS8300-2: Design of an accessible and inclusive built environment, Part 2: Buildings – Code of practice.
- v. NDA, Building for Everyone. The National Disability Authority, Dublin.