



CONROY CROWE KELLY
Architects & Urban Designers

BELCAMP

UNIVERSAL ACCESS STATEMENT

MAY 2022

Gerard Gannon Properties

0.0 DESCRIPTION OF PROPOSED DEVELOPMENT

This Strategic Housing Development application is submitted on behalf of Gerard Gannon Properties for development on lands at Belcamp, Dublin.17. The site is within easy reach of the city centre and is part of a growing metropolitan district in north Dublin. Although part of a single historic landholding, the site straddles the jurisdictions of Dublin City Council and Fingal County Council and is zoned for residential use.

The development comprises 2,527 no. dwellings and 4,274m² of commercial floor area, with 1,230 no. dwellings and 901.4m² commercial area proposed within Dublin City and 1,297 no. dwellings and 3,372m² commercial area proposed within Fingal. The proposed dwellings consist of 616 no. one-bed, 1,005 no. two-bed, and 159 no. three-bed apartments in buildings of between three and eight storeys; 24 no. one-bed and 40 no. two-bed apartments and 210 no. three-bed duplex apartments in buildings of four storeys; and 16 no. two-bed, 385 no. three-bed and 72 no. four-bed two and three storey houses.

The proposed development includes two childcare facilities, one located in Dublin City comprising 508m², and one in Fingal comprising 606m², with capacity for a combined total of 165 no. child places. Retail and commercial uses totalling 3,159m² are also proposed in both the Dublin City and Fingal portions of the site, either adjacent to open space or surrounding the central civic square.

The scope of this report 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



Image 1 – View to the duplexes along the main road.

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 Belcamp, Dublin 17, 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 members 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:

- A minimum one per 100 of the total amount of car parking spaces will be provided as accessible car parking bays in line with Chapter 12 of the FCC Development Plan 2017-2023 requirements. These bays are designed to meet the guidance in Section 1.1.5 of TGD M 2010
- 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;
- 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 buildings 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; with 1,800mm turning areas provided at adequate intervals throughout each building's common area.
- 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 crèche buildings 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.
- 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;
- All communal facilities within or surrounding the apartment Blocks are provisioned as accessible to meet the needs of all users in accordance with the guidance in TGD M 2010;

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 Belcamp, Dublin 17.

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.