

# NEWCASTLE SOUTH

Universal Access Statement

June 2022





## Project Description

Cairn Homes Properties Ltd. Intend to apply to An Bord Pleanala for permission for a strategic housing development at this site on lands at Newcastle South, Newcastle, Co. Dublin.

The application site forms a parcel of land, C. 8.47 Ha in size and is located South West of Newcastle Village Centre and the Main Street. The development site will have access from Athgoe Road that forms the western boundary, the adjacent Graydon development to the East currently under construction by Cairn and a further proposed connection to the North out onto main street. The design incorporates the continuation of the Newcastle Boulevard route that runs from Ballynakelly through Graydon and out through the proposed development onto Athgoe Road.

The proposed development, in line with the zoning objectives, will comprise a residential scheme of 280 Units. This will consist of 128 no. 2 story houses through a mix of detached, semi-detached and terraced housing, providing 2, 3 and 4 bed units that range in size from C 91 - 140 sqm.

3 no separate three storey buildings will provide a total of 18 no 3 bed Duplex units over 18no ground floor 2 bed apartments and 2no five storey buildings of 1 and 2 bed apartments will provide a further 58 units, that range in size from C 51 - 79.00 sqm. These building's will have predominately south; east and west facing balconies/ terraces.

The proposed development also provides extensive local amenity spaces and family orientated facilities including greenway corridors and playgrounds along with an amendment to a previously granted childcare facility.

### Plot 6:

- Comprises of 36no. Duplex/Apartment units  
3No three storey blocks comprising each of 12 duplex units over 12 Apartments are proposed. Surface parking is provided by means of a central parking area and a number of designated street parking spaces adjacent to the Duplex units.

### Plot 7:

- Comprises of 116no. apartment units  
2No 5 storey blocks comprising each of 27No 1 bed units and 31No 2 bed units  
Designated street parking is provided to the front of both blocks.

The remaining development plots provide for a further 128No. houses through a combination of 2, 3, 4 & 5 bed units providing C.15 individual house types  
The proposed development also provides for a Crèche Facility (C. 778sqm)

## 1. 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

We have liaised 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 and we list below some examples:

- Accessible car parking spaces are provided through out the development.
- 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 2no. 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 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 of Plot 7 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, 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 and duplex unit. Each has been designed in accordance with Section 3.4 of TGD Part M 2010.

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.



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, size, disability or ability.

## **b. Universal Access Strategy**

### **- 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.

### **- 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.

### **- 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.

### **- 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.

### **- 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.

### **- 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.

### **-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.

## 2. 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



**CAIRN**  
PLC

7 Grand Canal  
Grand Canal Street Lower  
Dublin D02 KW81

Tel: +353 1 696 4600  
[www.cairnhomes.com](http://www.cairnhomes.com)