



# Universal Design Statement

OMN-JFA-ZZ-XX-RP-A-P7006

Omni Plaza SHD

**Omni Park Shopping Centre, Santry, Dublin 9**

On Behalf of Serendale Ltd



**John Fleming Architects**

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## 0.0 Proposed Development

The lands primarily comprise the former Molloy & Sherry Industrial / Warehouse premises and lands generally to the north west corner of the Omni Park Shopping Centre including revisions to part of existing surface carpark to facilitate a new public plaza. The site is c.2.5 ha in size and located primarily to the west of Lidl and to the north and east of the IMC Cinema within the Omni Park Shopping Centre and east of Shanliss Avenue.

The proposed development comprises:

- The demolition of existing buildings (including 2 no. ESB sub stations) and the construction of a mixed use residential (457 apartments) and commercial development ranging in height from 4 to 12 storeys over basement in four blocks, with internal residential amenity space, childcare facility, community building and two retail/café/restaurant units.
- The overall residential unit mix proposed comprises: 1 no. studio apartment (c.0.2%), 221 no. 1-bed apartments (c.48%), 211 (c.46%) no. 2-bed apartments and 24 (c.5%) no. 3-bed apartments.
- The residential Blocks are broken down as follows:
  - Block A: comprises 83 No. units from 4 to 8 storeys in height;
  - Block B: comprises 76 No. units from 4 to 8 storeys in height;
  - Block C: comprises 165 No. units from 9 to 12 storeys in height;
  - Block D: comprises 133 No. units from 10 to 11 storeys in height;
- The proposed development will also provide for:
  - 2 no. retail/café/restaurants totalling 430.9 sq.m;
  - no residential amenity space of 604.9 sq.m;
  - 1 no. creche of 225.7 sq.m. (plus playground of 210 sq.m.);
  - 1 no. community space of 195.3 sq.m.
- Public realm improvements and amenity facilities to include:
  - Upgrade of existing footpaths to provide 2 no. new shared surface access routes through the existing Omni Park Shopping Centre development providing direct access for pedestrians and cyclists to the subject development from the Swords Road and Omni Park Shopping Centre.
  - Provision of a new public plaza to the northeast corner of Omni Park Shopping Centre, providing access to the Swords Road including pedestrian and cyclist access route
  - Provision of a new public plaza to the northwest corner of existing Omni Park Shopping Centre integrating the proposed development with the existing district centre lands, provision of which shall require amendments to existing carpark layout and a reduction of 104 no. existing commercial car parking spaces.
  - Public and communal open spaces (incl. 2 no. playgrounds) and internal communal residential amenity for the residential development and private residential amenity in the form of terraces and balconies to all elevations.

The development will include provision of access to a basement via a ramp to be located within the Omni Park Shopping Centre development proximate to the IMC Cinema. The provision of 768 no. bicycle parking spaces (504 at basement and 264 at surface). The provision of 213 no. basement car parking spaces including 11 No. accessible spaces and 22 No. EV charging points. In addition, 7 no. motorcycle parking spaces are provided at basement.

The development also entails the reconfiguration of existing car parking to the northwest of Omni Park Shopping Centre with a net reduction of 104 no. commercial car parking spaces to allow for the provision of a new public plaza. Reconfiguration shall provide for the provision of 7 no. creche drop-off spaces and 6 no. carshare spaces to facilitate the proposed development.

Emergency services / servicing access to the rear of existing retail premises at Omni Park Shopping Centre from the Swords Road.

Provision of 5 no. ESB Substations including the relocation of an existing substation.

All associated and ancillary site development, demolition and clearance works, hoarding during construction, revisions to car parking within the Omni Park Shopping Centre, soft and hard landscaping, public realm works, public lighting and signage, ancillary spaces, plant including photovoltaic panels, water infrastructure, utilities and services.

1.0 Application of Part M to the Proposed Development

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:

Part M – The Requirement

Part M of the Second Schedule to the Building Regulations, (as amended), provides 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- TGD Part M Access & Use (2010)

The Design Team for the proposed development at Omni Plaza recognise that since the introduction of the Disability Act in 2005, Irish Building Regulations have been revised with Universal Design in mind and comprehensive technical guidance document known as the Building Regulations 2010 Technical Guidance Document M –Access and Use, or alternatively TGD Part M 2010 is in place.

TGD Part 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 Part 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”.*

## 2.0 Design Team Approach to Access & Use Requirements

During the preparation of the design for Omni Plaza, the design team have worked to ensure that all requirements of Part M have been considered both internally and in the design of the approach and movement through the site. The preference has continually been to ensure universal access in the first instance and ensure equal access via alternative means where this is not possible due to existing site conditions.

The Design Team notes that TGD Part M 2010 demonstrates 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 that all people, regardless of their age, size, disability or ability can enjoy equally the spaces that we design and build.

*Key examples to this approach are demonstrated below:*

- Access routes provided through and around the development are designed to meet the guidance in Section 1.1 of TGD Part M 2010.
- Accessible car parking spaces are provided through out the development designed to meet the guidance in Section 1.1 TGD Part 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 Part M 2010 with 1800x1800mm level landings provided at all accessible entrances.
- All entrances to the apartment blocks and public facilities are designed in accordance with the guidance in Section 1.2 of TGD Part 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 Part M 2010;
- Passenger lifts and stairs provided in the cores are suitable for ambulant disabled people and serve all floors within the building. The lifts will be in accordance with the guidance in Section 1.3.4.2 of TGD Part M 2010 and the stairs in accordance with Section 1.3.3 of TGD Part M 2010;
- Apartments are designed to meet the guidance in Section 3 of TGD Part M 2010 including 1200mm by 1200mm level landing at apartment entrances and 800mm wide entrance doors.
- An accessible WC, suitable for visitors, is provided within each apartment. Each has been designed in accordance with Section 3.4 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.
- Accessible sanitary facilities will be provided, where appropriate, in the creche, retail units, café and resident's amenities/lounge area, and will be fitted out in accordance with Section 1.4 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 Part M 2010.
- Signage, both external and internal to buildings, will be adequately accessible and designed in accordance with Section 1.6.3 of TGD Part M 2010 and Section 12 of BS8300-2:2018.



### **3.0 Principles of Universal Access for the Proposed Development**

#### **EXTERNAL ENVIRONMENT AND APPROACH**

We aim to provide independently accessible means of approach to the entrances and circulation to both the buildings and around the development, avoiding segregated routes as far as possible, in accordance with Section 1.1 of TGD Part M 2010.

#### **INDEPENDENTLY ACCESSIBLE ENTRANCES**

We aim to create entrances to apartment blocks and public buildings that are independently accessible and avoid differentiation and segregation of disabled people, in accordance with Section 1.2 of TGD Part M 2010.

#### **HORIZONTAL AND VERTICAL CIRCULATION**

We aim to enable people to travel horizontally and vertically within the proposed buildings easily and without discomfort in order to make use of all relevant facilities, in accordance with Section 1.3 of TGD Part M 2010. (e.g. Internal doors, corridors, internal lobbies, passenger lifts, stairs, etc.)

#### **SANITARY FACILITIES**

We aim to ensure that independently accessible sanitary facilities that meet the needs of people with a wide range of abilities are available in accordance with Section 1.4 of TGD Part M 2010. (e.g. wheelchair accessible unisex WCs located in the Creche.)

#### **FACILITIES IN BUILDINGS**

We aim to ensure that all facilities within a building will be accessible and useable, and that all facilities will be designed and constructed to facilitate active participation where appropriate in accordance with Section 1.5 of TGD M 2010. (e.g. access control, switches, outlets and controls, etc.)

#### **ADEQUATE AIDS TO COMMUNICATION**

We aim to provide adequate aids to communication within the common areas of apartment blocks and in public facilities as appropriate to ensure people can independently access and use the buildings and these facilities in accordance with Section 1.6 of TGD M 2010. (e.g. signage, visual contrast, lighting, audible aids, etc.)

#### **DESIGN OF APARTMENTS**

We aim to ensure that all apartments within the development will be designed in accordance with Section 3 of TGD M 2010, and that they will provide adequate access for visitors, including accessible entrances with clear level landings, adequate circulation within the entrance storey, and visitable accessible WCs.

## **References:**

1. DEHLG (2010) Building Regulation, 2010 Technical Guidance Document M. Access and Use. Department of Environment, Heritage and Local Government, Dublin.
2. Access – improving the accessibility of Historic Buildings and Places published by the Department of Arts, Heritage and Gaeltacht.
3. Architectural Heritage Protection - Guidelines for Planning Authorities (2004) – Chapter 18 – Improving Access;
4. BSI (2018), BS8300-1: Design of an accessible and inclusive built environment, Part 1: External environment – Code of practice.
5. BSI (2018), BS8300-2: Design of an accessible and inclusive built environment, Part 2: Buildings – Code of practice.
6. NDA (2002), Building for Everyone. The National Disability Authority, Dublin.