



**ARMSTRONG  
FENTON**  
ASSOCIATES

**PROJECT:** Strategic Housing Development

**REPORT:** UNIVERSAL DESIGN STATEMENT

**CLIENTS:** Arnub Ltd. & Aspect Homes (ADC) Ltd

**DATE:** September 2022

Planning &  
Development  
Consultants



## 1.0 Scope of Report

This Report is submitted in support a Strategic Housing Development proposed by Arnub Ltd. & Aspect Homes (ADC) Ltd (the applicants) for a new residential development, on lands in the townlands of Baltrasna and Milltown in Ashbourne, Co. Meath.

The Access & Use Strategy is being submitted with the Planning Application to demonstrate that the proposed design is in substantial compliance with Part M (Access & Use) of the Building Regulations and that it will be possible in due course to obtain Disability Access Certificates, as necessary, for the development without giving rise to changes that would require planning permission. The design has sought to comply with the principles of Universal Design to ensure access and use of the development and its facilities for everyone.

## 2.0 Development Description

Arnub Ltd. & Aspect Homes (ADC) Ltd. intend to apply to An Bord Pleanála for permission for a strategic housing development, on an overall site of c. 20.04 hectares, located in the townlands of Baltrasna and Milltown, Ashbourne, County Meath. The application site is located to the west / south-west of Dublin Road (R135), south-west of Cherry Lane, west of the existing dwellings at The Briars and Cherry Court, south of the existing dwellings at Alderbrook Heath, Alderbrook Downs & Alderbrook Rise, east / south-east of the existing dwellings at Tara Close & Tara Place, and north-west and south-west of Hickey's Lane.

The development will consist of the following:

- (1) Demolition of all existing structures on site, comprising 3 no. single storey dwellings and their associated outbuildings (total demolition area: c.659m<sup>2</sup>).
- (2) Construction of 702 no. residential dwellings comprised of: 420 no. 2 & 3 storey 2, 3, 4, & 5 bed houses, 38 no. 2 & 3 bed duplex units in 19 no. 3 storey buildings, and 244 no. 1, 2, & 3 bed apartments in 20 no. buildings ranging in height from 3 to 6 storeys.
- (3) The development also includes for the following non-residential uses: (i) 2 no. childcare facilities located in Blocks A and A1 (c. 289m<sup>2</sup> & c.384m<sup>2</sup> respectively), (ii) 4 no. retail units comprised of: 2 no. units in Block A (c.106m<sup>2</sup> & c.174m<sup>2</sup> respectively), 1 no. unit in Block A1 (c.191m<sup>2</sup>), & 1 no. unit in Block B1 (c.469m<sup>2</sup>), and (iii) 1 no. GP practice / medical use unit located in Block A1 (c.186m<sup>2</sup>).
- (4) The development provides for a basement level car park located under Block A1 (c. 4,095m<sup>2</sup>) and, 2 no. undercroft car parks located at the ground floor level of Block A (c. 466m<sup>2</sup>) and Block B1 (c. 1,466m<sup>2</sup>).
- (5) The development provides for an area of c.1 hectare reserved for a future school site and playing pitch at the western boundary of the site.
- (6) Vehicular access to the development will be via 2 no. access points as follows: (i) from Cherry Lane, located off Dublin Road (R135), in the north-east of the site and, (ii) from Hickey's Lane, located off Dublin Road (R135), to the east of the site. The development includes for road upgrades / improvement works to both Cherry Lane and Hickey's Lane and their junctions with Dublin Road (R135). A new east-west access road through the development site extending from Cherry Lane to the western boundary of the site and all associated site development works is proposed. The development includes for 1 no. pedestrian / bicycle green link access point from Dublin Road (R135) and pedestrian and cycle paths throughout the development site.



(7) The development also provides for (i) all ancillary / associated site development works above and below ground, (ii) public open spaces (c.28,885m<sup>2</sup> total), including hard & soft landscaping, play equipment & boundary treatments, (iii) communal open spaces (c.3,180m<sup>2</sup> total) (iv) undercroft, basement, and surface car parking, including for EV, mobility impaired, and car share parking spaces (total 1,262 no. car parking spaces) (v) 869 no. dedicated bicycle parking spaces at undercroft and surface level, including for external bicycle stores & visitor spaces (vi) bin storage, (vii) public lighting, (viii) signage (ix) plant (M&E) & utility services, including for 7 no. ESB sub-stations (x) green roofs, all on an overall application site area of 20.04 hectares.

### 3.0 Universal Design Statement

Based upon the drawings submitted as part of this application for permission, we confirm that all of the proposed dwellings / buildings have been designed to be compliant with Part M of the Building Regulations with regard to accessibility.

#### Basis of Compliance

Purpose Group	Design Guidance (Fire Safety / Access & Use)
PG 1 (c) Residential	TGD-M 2010, BS 8300:2018 & UK ADM
PG 7(b) Car Park	Centre for Excellence in Universal Design / NDA publication "Universal Design Guidelines for Homes in Ireland" NDA "Building for Everyone"

The aforementioned guidance proffers prescriptive design solutions which are considered prima facie compliance with Parts M of the Building Regulations.

The design seeks to go beyond minimum mandatory compliance and accordingly where practicable best practice and the principles of universal design form the basis of the design approach herein.

### 4.0 Access & Use Strategy

#### 4.1 External Access Routes

The external site landscape will be designed to achieve best practice in accordance with BS 8300 2018 Part 1, including accessible access routes to serve each of the residential units and cores. In order to ensure universal access will be provided for all; access routes will include level approach and gently sloped approach routes. Gently sloped approach routes shall achieve a gradient of between 1:50 to 1:20 as per TGD M 2010. Each of the residential units / cores will be provided with an accessible entrance to facilitate wheelchair/disabled access.

Car parking will be provided with a minimum of 5% designated accessible car parking spaces as per TGD-M 2010. The internal height of the circulation in the car parks ensures adequate circulation for all persons as per TGD-M. In total, 22 no. accessible parking spaces shall be provided. Transfer from the basement / undercroft car parking is



provided to all apartments by way of passenger lifts and ambulant stairs, Block A1 will have direct access to basement level.

## **4.2 Circulation within Buildings**

Corridors and passageways shall be designed to be wheelchair accessible in accordance with TGD M 2010 and have passing places achieving 1800mm by 1800mm at the end of corridors where applicable.

The upper floors to each of the residential Cores and basement / undercroft level will be served via accessible passenger lifts and an ambulant disabled stair designed in accordance with TGD-M / BS 8300 / UK ADM, including the following:

- The stairs shall achieve a minimum clear width of 1200mm, with a maximum height of each flight of 1800mm.
- The accessible passenger lift shall achieve the required 1100mm wide by 1400mm deep

## **4.3 Creche Facilities**

The proposed creches have been designed to achieve universal access for patrons and staff.

## **4.4 Sanitary Facilities**

All residential units will be provided with visitable wc's in line with TGD M 2010.

The residential and commercial amenities / facilities shall be provided with an appropriate accessible WC in accordance with Diagram 15(a) of TGD M 2010.

## **4.5 Residential Units**

The internal layout of the residential units will be designed in accordance with TGD-M 2010 such to include accessible entrance doors, accessible WCs and habitable rooms.



## 5.0 Summary

Cognizance has also been paid to the guidance set out in the 2013 Universal Design Guidelines for Homes in Ireland. The site layout plan and landscaping proposals have also taken into consideration the need for ease of movement through the development. The main features of the proposed development are therefore as follows:

- All buildings houses have level access delivering ease of access for all. The public realm is designed to ensure accessibility on equal terms for people of a range of ages and physical mobility.
- A range of apartment types have been proposed in terms of both size and design meeting the aspirations of a range of people and households. These range in gross floor area from 49.01m<sup>2</sup> (1 bedroom apartment) to 158.15m<sup>2</sup> (5 bedroom house) with a variety of 1, 2, 3, 4 and 5 bedroom dwellings types proposed in a mix of apartments, duplex units and houses.
- The proposed development presents a welcoming and positive aspect to passers-by, creating a new accessible urban, public realm and allowing for direct connectivity to open spaces and adjoining lands, thus avoiding unnecessary physical and visual barriers.
- Connectivity to adjoining lands has been incorporated into the design of the layout. The network of paths and cycle routes ensure full permeability throughout the scheme and ensures connectivity from the subject site to the surrounding area and local facilities beyond.
- Falls and gradients have been minimized wherever possible on site and level access will be provided at all parking locations. All units within the development will meet the requirements of Part M of the Technical Guidance Documents where accessibility is concerned.
- Public spaces, streets and parks, are all designed so that every member of society can use them. Dwellings address these spaces so that they are passively supervised, creating safe spaces for everyone to use. The activity generated here enhances the open space realm.

