



Maurice Johnson & Partners

FIRE SAFETY ENGINEERING & ACCESS CONSULTANTS

Preliminary Access & Use Strategy

For

Proposed strategic housing development

At

Strategic Housing Development

St. Teresa's,
Temple Hill,
Monkstown,
Blackrock,
Co. Dublin

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Head Office

The Anchorage
Charlotte Quay
Dublin 4
Tel: 01 661 8086
Fax: 01 685 2347

Letterkenny Office

Unit 265 Colab, Port Road,
Letterkenny, Co. Donegal
Tel: 074 9194012
Fax: 074 9194013

Cork Office

Watergold, Douglas,
Cork
Tel: 021 242 7107
Fax: 021 458 0508

Web: www.mjp.ie

Email: info@mjp.ie

Directors:

Maurice Johnson
BE, CEng, MIStructE, MIEI
MSFPE

Luke Fegan
BA, BAI, PDip FSP, MA, MSc(FireEng)
CEng, MIEI

Stefan Hyde
BA, BAI, PDip FSP, MA, CEng, MIEI

Maurice Johnson & Partners Ltd
Registered in Ireland
Company Reg No: IE 470005



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1.0 INTRODUCTION

1.1 SCOPE OF REPORT

This Report is submitted in support of a planning application for a proposed strategic housing development at St Teresa's, Temple Hill, Monkstown, Blackrock, Co. Dublin.

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 a Disability Access Certificate 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.

1.2 DEVELOPMENT DESCRIPTION

This access and use strategy report accompanies an application for a Strategic Housing Development on lands at 'St. Teresa's', Temple Hill, Monkstown, Blackrock, Co. Dublin. The applicant is Oval Target Limited. There is an extant permission, granted on 10th June 2019, ABP REF:(303804-19), for development on the site. The permitted scheme under ABP REF:(303804-19) provided for a new residential scheme of 291 residential units (ranging from 1 - 8 storeys in height) in a combination of new apartment buildings; the conversion and re-use of 'St. Teresa's House' (a Protected Structure) ; and the relocation of a 'St. Teresa's Lodge' (a Protected Structure) within the site development area.

The proposed development comprises 493 residential units delivered in a combination of new apartment buildings (ranging in height from 3- 10 storeys overall in height) and a relocated St. Teresa's Lodge. St. Teresa's House provides for 6 apartments, comprising 5 no. 2-bed units and 1 no. 3-bed unit. The new build element of 487 units is set out in 11 no. residential development blocks (Blocks A1-C2 and D1 – E2) ranging in height from 3-10 storeys over basement comprising:

- Block A1 (5 storeys) comprising 37 no. apartments (33 no. 1 bed units and 4 no. 2 bed units)
- Block B1 (10 storeys) comprising 55 no. apartments (37 no. 1 bed units, 10 no. 2 bed units and 8no. 3 bed units)
- Block B2 (8 storeys) comprising 42 no. apartments (28 no. 1 beds, 9 no. 2 beds and 5 no. 3 beds)
- Block B3 (8 storeys) comprising 42 no. apartments (28 no. 1 beds, 9 no. 2 beds and 5 no. 3 beds)
- Block B4 (5 storeys) comprising 41 no. apartments (4 no. studio units, 4 no. 1 bed units, 27 no. 2 bed units and 6 no. 3 bed units).
- Block C1 (3 storeys) comprising 10 no. apartments (1 no. studio unit, 3 no. 1 bed units and 6 no. 2 bed units).
- Block C2 (3 storeys) comprising 6 no. apartments (2 no. 1 bed units, 4 no. 2 bed units,) together with a creche facility of 392 sq. m at ground floor level and outdoor play area space of 302sq.m
- Block C3 (1 storey plus basement level) comprising residential amenity space of 451 sq. m.
- Block D1 (6 storeys) comprising 134 no. apartments (12 no. studio units, 22 no. 1 bed units, 90 no. 2 bed units and 10 no. 3 bed units).
- Block E1 (6 storeys) comprising 70 apartment units (34 no. 1 bed units, 26 no. 2 bed units and 10 no. 3 bed units).
- Block E2 (6 storeys) comprising 50 units (1 no. studio unit, 29 no. 1 bed units, 18 no. 2 bed units and 2 no.3 bed units).

Each residential unit has associated private open space in the form of a terrace/balcony.

Resident amenity space c. 451 sq. m. accommodating a gym and studio space at basement level; residents' lounge/café, work booths/meeting room and reception/foyer/parcel store at ground floor. Crèche facility of 392. sq. m.

252 no. residential car parking spaces (161 no. at basement level and 91 no. at surface level) and 20 motorcycle spaces at basement level are proposed. 8 no. car parking spaces for creche use are proposed at surface level.

1056 no. bicycle parking spaces (656 no. at basement level and 400 no. at surface level).

15,099.7 sq. m. public open space in the form of a central parkland, garden link, woodland parkland (incorporating an existing folly), a tree belt, entrance gardens, plazas, terraces, gardens, and roof terraces for Blocks B2 and B3.

1.3 BASIS OF COMPLIANCE

Purpose Group	Design Guidance (Fire Safety / Access & Use)
PG 1(c) Residential	TGD-M 2010, BS 8300: 2017 & UK ADM
PG 7(b) Car Park	Centre for Excellence in Universal Design / NDA publication <i>“Universal Design Guidelines For Homes in Ireland”</i> NDA <i>“Building for everyone”</i>

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.

2.0 ACCESS & USE STRATEGY

2.1 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 Cores. In order to ensure universal access will be provided for all; access routes will include level approach, gently sloped approach, ramped approach where practicable and stepped approach / lift approach routes where necessary to address the significant change in level across the site. Each of the residential 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 park ensures adequate circulation for all persons as per TGD-M.

Basement car parking has been provided to mitigate the localised existing level difference at blocks A1, B1, B2 & B3 along the Temple Hill side of the site. This will ensure level access routes are provided from the designated parking spaces to each core. From there access is provided to all apartments by way of passenger lifts and ambulant stairs.

2.2 CIRCULATION WITHIN BUILDINGS

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

2.3 SANITARY FACILITIES

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

2.4 RESIDENTIAL UNITS

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

2.5 PROTECTED STRUCTURE

The protected structure on the site "St Teresa's House" will be used to accommodate a small number of private apartments. Those works shall be the subject to a Disability Access Certificate (DAC) application submitted to the Local Authority for approval. The scope of the DAC will be aligned with the provisions of the Building Control Regulations. Our proposal will be to apply TGD M wherever possible including door and corridor widths, sanitary design, visual contrast, slip resistance etc and where considered not possible to demonstrate the impracticalities of providing access. There are impracticalities from a design and construction perspective arising from the introduction of lift access and indeed safety challenges whereby with the introduction of access comes the need to provide safe egress and with the limited stairwell there is no location for a disabled refuge and the refuge would be inside the stair with the apartments opening straight into the stair which is less than ideal.

Accessibility of the Gatelodge (Protected Structure) will be achieved through the new rear extension providing an accessible w.c. for the café. The Gatelodge will have level access from the exterior.