

Universal Access Statement for Proposed Strategic Housing Development at Sommerville House, Dundrum Road, Dundrum, Dublin 14



(Issue.02)

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1. Project Description

The proposed development includes the demolition of an existing building

The proposed development comprises 111 No. dwellings arranged as follows:

- 111 no. residential units in 2 no. blocks ranging in height from 2- 3 storeys for the rear block at the Eastern end of the site and stepping from 3 storeys to 6 storeys along Dundrum Road comprising of 3 no. studio units, 51 no. 1 bed units and 46 no. 2 bed 4 person units and 11 no.2 bed 3 person units.
- External communal amenity space at 2nd floor level in the form of a roof terrace for each apartment block
- Associated water services, utilities and works.
- Ancillary Residential / Communal Areas - Ancillary amenity spaces in the form of a small lounge area and a communal storage area at 2nd floor level within Block B is provided. A post room is also provided at lower ground level within Block A. In addition, spacious entrance lobbies are provided at entrance level for both blocks.
- Non-Residential Development /Telecommunications Provision - It is proposed to provide 4 no. rooftop telecommunications antennae and associated base station cabinet that is situated within a designated comms room (approximately 13.6 sq.m) at lower ground floor level within Block A. The proposed installation will comprise a series of 2 x 2 Hexaband blade antennas and each set of 2 antennas will be located on the North West and South East quadrants of the roof of Block A.

The proposed development includes the provision of ancillary car parking to serve the proposed residential dwellings together with associated site works to include hard and soft landscaped open spaces (approximately 1,779sq.m, or 23% of the site area) and ancillary services and infrastructure provision to serve the proposed development.

2. Application of Part M of the Second Schedule of the Building Regulations for the Proposed Works

The proposed development scheme must meet the requirements of Part M of the Building Regulations. Part M 2010 came into operation on the 1st January 2012 and the requirements of Part M 2010 must be followed subject to certain transitional arrangements. The requirements of Part M 2010 are 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 – The requirements of Part M (2010) of the Building Regulations

The Design Team recognises 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.

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”.

The design team during the planning stages of this project are satisfied that the proposed works will meet the requirements of Part M of the Second Schedule of the Building Regulations. For example:

- 2 no. Disabled accessible parking spaces are provided at ground level between Blocks A&B
- Parking Spaces are designed to meet the guidance in Section 1.1.5 of TGD M 2010;
- Various accessible landscaped areas are provided throughout the site and are
- designed to meet the guidance in Section 1.1 of TGD M 2010;
- All pedestrian crossings throughout the site will meet the guidance in Section 1.1.4 of TGD M 2010;
- Adequate access routes are provided from all designated car parking facilities to the main entrances of the apartment blocks serving the vertical circulation cores of each. The routes are designed in accordance with Section 1.1.3 of TGD M 2010, with 1800mm x 1800mm level landings provided at all accessible entrances
- All common area entrances to all blocks are designed in accordance with the guidance in Section 1.2 and Table 2 of TGD M 2010
- Internal corridors, floor finishes and doors within communal areas of all blocks are designed in accordance with Section 1.3 of TGD M 2010 with 1800mm turning areas are provided at adequate intervals throughout each building's common area
- At least 1 No. passenger lift and 1 No stair suitable for ambulant disabled people is provided in a vertical circulation core of each block serving all floors within these buildings. The lifts are designed in accordance with the guidance in Section 1.3.4.2 of TGD M 2010 and stairs in accordance with Section 1.3.4.3 of TGD M 2010. Refer to drawings for further details which indicate the location of lifts and stairs within the Blocks
- 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;
- Apartment Blocks are designed to meet the guidance in Section 3 of TGD M 2010 (e.g. 1200mm x 1200mm level landings at apartment entrances and 800mm wide doors at to apartment entrances.

The Design Team notes that TGD M 2010 is the minimum guidance to show compliance with the requirements of the Part M of the Building Regulations. The Design Team is also firmly committed to achieving universal access in the building and are committed to ensuring that:

- Independently accessible means of approach to the accessible entrances of apartment blocks and circulation around the proposed development will be provided in accordance with Section 1.1 of TGD M 2010. (level access route, gently sloped access routes, pedestrian crossings, etc.)
- Entrances to the proposed apartment blocks will be independently accessible and avoid segregation based on a person's level of ability in accordance with Section 1.2 of TGD M 2010. (accessible entrance doors- glazed, manual, entrance lobbies, etc.)
- Other facilities within the proposed communal areas will be accessible and usable, designed and constructed to facilitate active participation where appropriate in accordance with Section 1.5 of TGD M 2010. (refreshment facilities, switches, outlets and controls, etc.)
- Independently accessible sanitary facilities, where provisioned, that meet the needs of people with a wide range of abilities, will be provided within the proposed works in accordance with Section 1.4 of TGD M 2010. (wheelchair accessible)
- People will be able to travel horizontally and vertically, within apartment blocks conveniently and without discomfort in order to make use of all relevant facilities in accordance with Section 1.3 of TGD M 2010. (Internal doors, corridors, internal lobbies, passenger lifts, stairs, etc.)
- Adequate aids to communication will be provided within the common areas of apartment blocks to ensure people can independently access and use the buildings and their facilities in accordance with Section 1.6 of TGD M2010. (signage, visual contrast, lighting, audible aids, etc.)
- Apartments within the development will be designed in accordance with Section 3 of TGD M 2010, ensuring that they provide adequate access for visitors, including accessible entrances with clear level landings, adequate circulation within the entrance storey, accessible WCs suitable for visitors, etc

References:

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

