

Universal Access Statement

Growth Area 03 - The Shoreline, Partnership Lands, Baldoye Dublin 13.

UNIVERSAL ACCESS STATEMENT

Prepared for:
The Shoreline Partnership

9 July 2021



Universal Access Statement for the Growth Area 03 - The Shoreline, Partnership Lands, Baldoyle Dublin 13.

UNIVERSAL ACCESS STATEMENT (Revision No.1)

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The Shoreline Partnership

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1 Project Description

The site subject of this application is located at Baldoyle-Stapolin, Dublin 13, and comprises Growth Area 03 of the Baldoyle Stapolin LAP. It is located directly south of the future Racecourse Park, and directly north of Growth Area 01.

The proposed development will consist of the development of 1,221 no. residential apartment/duplex dwellings in 11 no. blocks ranging in height from 2 to 15 storeys and including for residential tenant amenity, restaurant/cafe, crèche, car and bicycle parking and public realm.

Residential Tenant Amenity Facilities are located in Blocks E3, E4, G3, G4 & G5 and external communal amenity space is provided at ground, podium and terrace levels throughout the scheme. Car Parking is provided in a mix of undercroft for Blocks E1-E2, F1 and F2 and at basement level for Blocks G1-G3 and G4-G5. Cycle parking spaces are provided for residents, visitors and commercial uses, in secure locations and within the public realm throughout the scheme.

A new central public space between Blocks E1-E2 and E3 and E4 and a new linear space between Blocks G2-G3 and G4-G5 provides pedestrian and cycle connectivity from Longfield Road to the proposed future Racecourse Park to the north. A proposed new bus, cycle, pedestrian and taxi ramp to the south of the site and north of Stapolin Square provides access from Longfield Road to Clongriffin Train Station. For a full description of the development please see the Statutory Notices.

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 M 2010.

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”.

O'Herlihy Access Consultancy have been liaising 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. For example:

- Various accessible landscaped areas are provided throughout the site and are designed to meet the guidance in Section 1.1 of TGD M 2010;
- A minimum 1% of the total amount of car parking spaces will be provided accessible car parking spaces are provided in line with Chapter 12.10 of FCC

Development Plan 2017-2023 requirements. These bays are designed to meet the guidance in Section 1.1.5 of TGD M 2010;

- Adequate access routes are provided from all designated car parking facilities to the main entrance of the commercial amenity areas, residential amenity areas, and the vertical circulation cores of each apartment block, designed in accordance with Section 1.1. of TGD M 2010, with 1,800mm by 1,800mm level landings provided at all accessible entrances;
- All entrances to the apartment blocks, residential amenities and commercial amenities 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 within apartment blocks, residential amenity areas and commercial amenity areas are designed in accordance with Section 1.3 of TGD M 2010 with 1,800mm turning areas provided throughout each building's common area;
- At least 1 No. passenger lift and 1 No stairs suitable for ambulant disabled people is provided in a vertical circulation core of each apartment block serving all floors within the building. 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;
- Wheelchair accessible unisex WCs, where provided within the commercial amenity areas and residential amenity areas will be fitted out in accordance with Section 1.4.5 of TGD M 2010;
- Other sanitary facilities (e.g. cubicles for ambulant disabled people, enlarged cubicles, etc.), where provided within the commercial and residential amenity areas will be fitted out in accordance with Section 1.4 of TGD M 2010;
- All communal facilities within or surrounding apartment blocks are provisioned as accessible to meet the needs of all users in accordance with the guidance in TGD M 2010;
- Apartments are designed to meet the guidance in Section 3 of TGD 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 unit. Each has been designed in accordance with Section 3.4 of TGD M 2010, providing adequate space for sideways transfer from a wheelchair.

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 and circulation around the proposed development will be provided in accordance with Section 1.1 of TGD M 2010. (e.g. level access routes, gently sloped access routes, ramped access routes, stepped access routes, lifts, pedestrian crossings, car parking, set down areas etc.)

Entrances to the proposed buildings 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. (e.g. accessible entrance doors - glazed, manual, power-operated - entrance lobbies, etc.)

People will be able to travel horizontally and vertically, within apartment blocks, commercial and residential amenity areas, conveniently and without discomfort in order to make use of all relevant facilities in accordance with Section 1.3 of TGD M 2010. (e.g. Reception areas, internal doors, corridors, internal lobbies, passenger lifts, stairs, 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. (e.g. wheelchair accessible unisex WCs, etc.)

Other facilities within the proposed common areas of apartment blocks, residential amenity and commercial amenity 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. (e.g. refreshment facilities, switches, outlets and controls, etc.)

Adequate aids to communication will be provided within the common areas of apartment blocks, residential amenity and commercial amenity areas to ensure people can independently access and use the buildings and their facilities in accordance with Section 1.6 of TGD M 2010. (e.g. signage, visual contrast, lighting, audible aids, etc.)

Apartments and houses 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.

Figure 2 – Universal Access Strategy

3 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.