

Universal Access Statement

Student Accommodation on a site at Our Lady's, Goatstown Road, Goatstown, Dublin 14.



UNIVERSAL ACCESS STATEMENT

Prepared for:
Colbeam Limited

14 January 2021

Universal Access Statement for the Student Accommodation on a site at Our Lady's, Goatstown Road, Goatstown, Dublin 14.

UNIVERSAL ACCESS STATEMENT (Revision No.1)

Prepared for:
Colbeam Limited

Prepared by:
Raquel Mayo

O'Herlihy Access Consultancy
Guinness Enterprise Centre,
Taylors Lane, Dublin 8.

Tel: (01) 415 12 85

E: raquel@accessconsultancy.ie

W: www.accessconsultancy.ie

14 January 2021

Ref No. 210004

1 Project Description

Colbeam Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this c. 2.12 ha (21,218 sq m) site at Our Lady's Grove (which includes an existing childcare facility 'The Grove After School Care', Our Ladys' Grove Goatstown Dublin 14, D14 V290 and D14 N8C2), Goatstown Road, Goatstown, Dublin 14.

The development will principally consist of: the construction of a Student Accommodation development containing 698 No. bedspaces with associated facilities located in 8 No blocks, which range in height from part 3 No. storeys to part 6 No. storeys over part lower ground floor level (7 No. storeys as viewed from an internal courtyard). Some 679 No. bedspaces are provided in 99 No. clusters ranging in size from 5 No. bedspaces to 8 No. bedspaces, each with a communal Living/Kitchen/Dining room. The remaining 19 No. bedspaces are accessible studios. The includes the provision of communal residential amenity space at lower ground floor level (349 sq m) including the provision of a movie room (108 sq m), a music room (42 sq m) and a laundry (37 sq m); communal residential amenity space (1,356 sq m) at ground floor level including the provision of a gym (228 sq m), reception desk and seating area (173 sq m), a common room (338 sq m), a study space (104 sq m), a library (64 sq m), a yoga studio (74 sq m), a prayer room (33 sq m) and group dining (33 sq m).

The development also includes staff and administrative facilities (195 sq m); 9 No. car parking spaces; 4 No. motorcycle parking spaces; 860 No. cycle parking spaces; refuse stores; signage; an ESB substation and switchroom; boundary treatments; green roofs; PV panels; hard and soft landscaping; plant; lighting; and all other associated site works above and below ground. The development includes the demolition of part of the Goatstown Afterschool building (558 sq m) and the construction of a new external wall to the remaining ope, in addition to the demolition of a prefabricated structure adjacent to the Afterschool building (161 sq m).

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:

- A minimum 4% of the total amount of car parking spaces provided will be accessible car parking spaces in line with Dún Laoghaire-Rathdown County Council Development Plan 2016 - 2022 These bays are designed to meet the guidance in Section 1.1.5 of TGD M 2010;
- Various accessible courtyards are provided throughout the site and are designed to meet the guidance in Section 1.1 of TGD M 2010;
- Adequate access routes are provided from all designated car parking facilities to the student accommodation main entrance and the vertical circulation cores of each student accommodation 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 student accommodation 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 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 within the vertical circulation core of each student accommodation 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;
- 1 No. Wheelchair accessible unisex WC is provided on the ground floor of each core which 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, changing rooms, shower rooms etc.) are also adequately provisioned within the development in accordance with Section 1.4 of TD M 2010;
- All communal facilities within or surrounding the blocks are provisioned as accessible to meet the needs of all users in accordance with the guidance in TGD M 2010;

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 student accommodation accessible entrances and circulation around the proposed blocks will be provided in accordance with Section 1.1 of TGD M 2010. (e.g. level access routes, gently sloped access routes, car parking etc.)

Entrances to the student accommodation 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 the proposed works, 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, standard cubicles, cubicles for ambulant disabled people, enlarged cubicles, changing rooms, shower rooms, etc.)

Other facilities within the proposed communal areas will be accessible and useable, designed and constructed to facilitate active participation where appropriate in accordance with Section 1.5 of TGD M 2010. (e.g. refreshment facilities, audience and spectator facilities, accessible sleeping accommodation, meeting rooms, gym, switches, outlets and controls, etc.)

Adequate aids to communication will be provided within the proposed works 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.)

Figure 2 – Universal Access Strategy

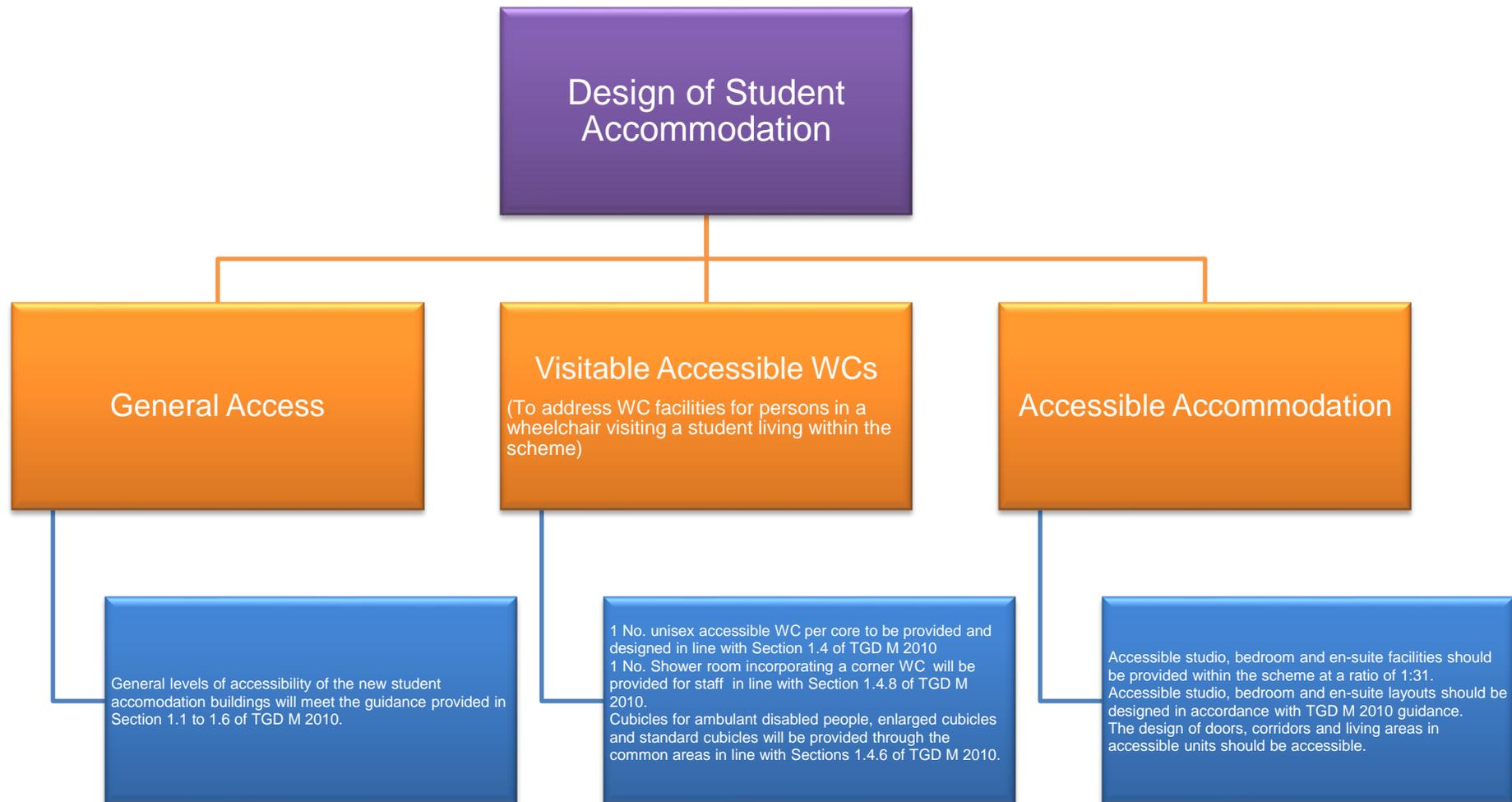


Figure 3 – Part M Design Principles for Student Accommodation

3 References

1. DEHLG (2000) Building Regulation, 2000 Technical Guidance Document M. Access for people with disabilities. Department of Environment, Heritage and Local Government, Dublin.
2. DEHLG (2010) Building Regulation, 2010 Technical Guidance Document M. Access and Use. Department of Environment, Heritage and Local Government, Dublin.
3. Access – improving the accessibility of Historic Buildings and Places published by the Department of Arts, Heritage and Gaeltacht.
4. Architectural Heritage Protection - Guidelines for Planning Authorities (2004) – Chapter 18 – Improving Access;
5. BSI (2018), BS8300-1: Design of an accessible and inclusive built environment, Part 1: External environment – Code of practice.
6. BSI (2018), BS8300-2: Design of an accessible and inclusive built environment, Part 2: Buildings – Code of practice.
7. NDA (2002), Building for Everyone. The National Disability Authority, Dublin.