



**ARMSTRONG
FENTON**
ASSOCIATES

**PROJECT: STRATEGIC HOUSING DEVELOPMENT AT
MINISTER'S ROAD, REGLES, LUSK, COUNTY DUBLIN.**

REPORT: UNIVERSAL DESIGN STATEMENT

APPLICANT: DWYER NOLAN DEVELOPMENTS LTD

DATE: 07|03|2022

**Planning &
Development
Consultants**



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1.0. Scope of Report

- 1.1. This Universal Design Statement has been prepared by Armstrong Fenton Associates, Planning & Development Consultants, on behalf of Dwyer Nolan Developments Ltd (the applicant) to accompany the application for a Strategic Housing Development submitted to An Bord Pleanála in respect of a site measuring c. 8.3 hectares, located north of Minister's Road, in the townland of Regles, Lusk, County Dublin.
- 1.2. 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

- 2.1. The subject application for Strategic Housing Development is detailed in full below, as per the public notices:

Dwyer Nolan Developments Ltd. intends to apply to An Bord Pleanála for permission for a strategic housing development on a site located north of Minister's Road, in the townland of Regles, Lusk, County Dublin.

The development will consist of 312 no. dwellings, comprised of 205 no. 3 & 4 bed, 2 & 3 storey, detached, semi-detached & terraced houses, 40 no. 2 & 3 bed apartment / duplex units in 3 no. 3 storey blocks (comprised of Duplex Types A1, A2, B1 & B2), and 67 no. 1, 2 & 3 bed apartments in 2 no. blocks (comprised of Block C, being 3 storeys, and Block E, being 2-5 storeys over a basement level). The development also includes a 1-2 storey crèche (c. 484.6m²) with associated outdoor space to the rear.

Access to the development will be via 2 no. vehicular access points from Minister's Road, along with the provision of a roadside footpath and cycle path along the front of the site at Minister's Road.

The proposed development also provides for: (i) all associated site development works above and below ground, (ii) public open spaces (c. 0.99 ha / 9,999m²), (iii) communal open spaces (c. 1,849m²), (iv) hard & soft landscaping & boundary treatments, (v) basement & surface car parking (Total: 583 no. car parking spaces, including EV parking), (vi) basement & surface bicycle parking (Total: 498 no. bicycle parking spaces), (vii) bin & bicycle storage, (viii) public lighting, and (ix) 2 no. ESB sub-stations, all on an overall application site area of 8.3ha.

3.0. Universal Design Statement

- 3.1. 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"

Table 1 – Design Guidance.

- 3.2. The guidance detailed above offer prescriptive design solutions which are considered prima facie compliance with Parts M of the Building Regulations.
- 3.3. 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

- 4.1.1. 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.
- 4.1.2. Car parking will be provided with designated accessible car parking spaces. The internal height of the circulation in the car park ensures adequate circulation for all persons as per TGD-M. This will ensure level access routes are provided from the designated parking spaces to each core. Transfer from the basement car park in Block E is provided to all apartments by way of passenger lifts and ambulant stairs.

4.2. Circulation within Buildings

- 4.2.1. 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.
- 4.2.2. The upper floors to each of the residential core and basement 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 Facility

4.3.1. The proposed creche has been designed to achieve universal access for patrons and staff.

4.4. Sanitary Facilities

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

4.4.2. The residential and childcare facility shall be provided with an appropriate accessible WC in accordance with Diagram 15(a) of TGD M 2010.

4.5. Residential Units

4.5.1. 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

5.1. 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 unit 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 51.9m² (1 bedroom apartment) to 150m² (4 bedroom house) with a variety of 1, 2, 3 and 4 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.

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