

| November 2023

Prepared by CWPA Planning & Architecture

CWPA
Planning & Architecture



Universal Access Statement

120 no. bed Large Scale Residential Development (LRD).

Lands at Baldoyle, Dublin 13.

Submission to Fingal County Council on behalf of Rondesere Ltd.



Quality Assurance – Mandate Stature

This document has been prepared and scrutinized in accordance with CWPA Planning & Architecture Quality Assurance team provisions.

Date of Preparation	Prepared By	Checked By	Approved By
November 2023	Shyamalima Buragohain	Ciaran Corcoran	Fran Whelan

Application Information:

Applicant:	Rondesere Ltd.
Planning Authority:	Fingal County Council
RE:	Construction of a 120 no. bed Large Scale Residential Development (LRD).
Subject Site:	Lands at Baldoyle, Dublin 13.
Prepared By:	CWPA Planning & Architecture.

CWPA Ltd. DISCLAIMER. 2022

This report has been prepared by CWPA Planning and Architecture, with all reasonable skill, care and diligence within the terms of the contract with the Client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the Client. We disclaim any responsibility to the Client and others in respect of any matters outside the scope of the above. This report is confidential to the Client, and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.



Table of Contents

1.0	Introduction.....	1
2.0	Policy Context.....	2
3.0	Proposed Development	3
3.1	The Site	5
3.2	Buildings within the Development	7
4.0	References.....	8



1.0 Introduction

CWPA Planning & Architecture have been retained by our client Rondesere Ltd. to prepare this Universal Access Statement (UAS) for the consideration of An Bord Pleanála in respect of the proposed LRD development located on lands at Grange Road, Baldoyle, Co. Dublin.

This UAS demonstrates how the proposed Large-Scale Development has sought to comply with the principles of Universal Design, to encourage access and use of the development regardless of age, size, ability, or disability.



2.0 Policy Context

Legislation introduced and covered by Part M of the Second Schedule to the Regulations as amended by the Building Regulations (Part M Amendment) Regulations 2010 (S. I. No.513 of 2010) aims to foster an inclusive approach to the design and construction of the built environment. The following requirements shown in Fig 1 must be followed and will be taken into account in this development.

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 - Requirements of Building Regulations, Part M (2010), Source: Building Regulations (2010)

In addition, the principles of Universal Design, which is defined in the Disability Act 2005 as “*the design and composition of an environment so that it may be accessed, understood and used to the greatest practicable extent, in the most independent and natural manner possible, in the widest possible range of situations and without the need for adaption, modification, assistive devices or specialised solutions, by persons of any age or size or having any particular physical, sensory, mental health or intellectual ability or disability*”, have been incorporated into the design of this project and will be carried through at construction stage.



3.0 Proposed Development

The proposed development site extends to an area of c. 4533.2 m² (0.45 Ha) with a residential site development area of 14,917.53 m² (1.491 Ha) and will consist of:

- 1. Demolition of existing, single storey, storage structures on the subject site (c. 446.5 m² GFA).*
- 2. The construction of a residential development (c. 15, 234.11 m² GFA) comprising of 120 no. apartment units (15 no. studio units, 18 no. 1 bed units, 78 no. 2 bed units, 7 no. 3 bed units, 2 no. 4 bed penthouse units) within 1 no. block (ranging in height from 4 - 12 storeys over basement level).*
- 3. The construction of a basement to be accessed off Myrtle Road with provision of c. 47 no. car parking spaces, including accessible spaces, electric vehicle charging points and residential visitor parking.*
- 4. Addition of 2 no. crèche drop off car parking spaces at surface level.*
- 5. Provision of 360 no. 'long stay' residential bicycle parking spaces at basement level together with additional 60 no. visitor bicycle parking spaces in secure locations at surface level.*
- 6. All apartments are provided with private terraces / balconies.*
- 7. Provision of c. 1877 m² of open space to serve the development including green roof garden terraces between 5th and 10th floor level.*
- 8. Provision of a childcare facility at ground floor level (c. 156.6 m² GFA) with capacity in the order of 35 no. children and associated, secure, open play area (c. 117.1 m²).*
- 9. Provision of Café unit (c. 70 m² GFA) at ground floor level with associated outdoor seating area.*
- 10. Provision of associated gymnasium at ground and first floor level (c. 273.12 m²).*
- 11. Provision of Multipurpose Room (c. 48 m² GFA) and Residents Lounge (c. 20 m²) at first floor level.*
- 12. Total non-residential use is c. 567.72 m² (3.73 % of overall development).*
- 13. The development will also provide for all associated ancillary site development infrastructure including: ESB sub-station, bike stores, bin stores, plant rooms, public lighting, new watermain connection and foul and surface water drainage; internal roads & footpaths; site landscaping, including boundary treatments; associated scheme signage, and all associated site development and excavation works above and below ground necessary to facilitate the development.*



The total gross area of the development is 14917.53 m² with a net residential density c.266.67 units per hectare.



3.1 The Site

The design team for this proposed development is committed to ensure that its design and composition is such that it can be accessed, understood, and used to the greatest extent possible by all people, regardless of their age, size, ability, or disability.

The overall development site is approximately 0.45 Ha in area. Pedestrian and vehicular access to the site will be from the R809 regional road, i.e., Grange Road, to the south and from the local roads to the North and East, i.e., Myrtle Road and Longfield Road. The site is also adjacent to Clongriffin Station, a high frequency public railway station providing direct connection into Dublin City and onwards to the wider Dublin area. The existing lands within the site are relatively flat with a vertical rise of approximately 120mm from east to west.

Within the proposed development site, footpaths, and other surfaces have been designed to provide independently accessible means of approach to the accessible entrance(s) and circulation around the buildings and amenity spaces. Measures taken at the design stage of the project consist, inter alia, of the following:

- External surfaces will be firm, smooth, durable, level or gently sloped or ramped as necessary to accommodate the widest range of abilities.
- External surfaces will generally be slip resistant and footpaths will be dished at appropriate locations.
- Where external steps are provided, they will be designed to be used by ambulant disabled people and will incorporate tactile warning surfaces and suitably designed handrails.
- Barriers, restrictions, or other hazards that people encounter on access routes will be restricted in number.
- Projecting features which may present hazards, will be avoided or hazard protection will be provided where unavoidable.
- Tactile warning paving will be provided where there is a risk of people with visual impairment walking into a vehicular route.
- The overall development will be well lit and adequate signage will be provided.
- Designated parking spaces (exclusively for the use of holders of a disabled person's parking permit) will be provided on a proportional basis where on-site car parking is being provided within the development.
- Drainage gratings and channels will be positioned to minimise the risk of trapping canes or wheelchair wheels.



- The minimum clear width between walls, upstands, kerbs will be min. 1.5m and passing places will be provided for wheelchair users.



3.2 Buildings within the Development

Buildings within the proposed development, both dwellings and buildings other than dwellings, will be designed and constructed to ensure that, regardless of age, size or disability will be accessible and usable and new dwellings will be visitable. Building design measures, including design of dwellings and buildings other than dwellings, have been guided by the “Technical Guidance Document M – Access and use” as published by the Minister of the Environment, Heritage, and Local Government under article 7 of the Building Regulations 1997 and take account of, inter alia, the following:

- Approach to buildings

Access routes, level access routes, gently sloped access routes, ramped access routes, stepped access routes, handrails, pedestrian crossings, car-parking and setting down areas.

- Access to Buildings

Accessible entrances, accessible entrance doors, accessible glass doors, accessible manual doors, accessible power operated doors, low energy swing doors, entrance lobbies.

- Circulation within buildings

Horizontal features, reception areas, internal doors, corridors and passageways, internal lobbies, vertical features provision, lifts, stairs, passenger lift details, stairs suitable for ambulant disabled people, internal ramps, handrails, circulation/horizontal/vertical circulation within dwellings.

- Sanitary Facilities

Wheelchair accessible unisex WC's, WC cubicles, urinals, accessible bathrooms/shower rooms, changing/showering facilities, accessible WC, and WC in smaller dwellings.

- Other Facilities

Audience and spectator facilities with/without fixed seating, refreshment facilities, sleeping accommodation, switches/sockets/outlets and controls.

- Aids to communication

Signage, visual contrast, lighting audible aids.

The design team for this proposed LRD development located on lands at Grange Road, Baldoyle, Co. Dublin, is committed to achieving a development which will be universally accessible to all in compliance with the principles of Universal Design regardless of age size, ability, or disability.



4.0 References

- DEHLG (2022) Building Regulation, 2000 Technical Guidance Document M. Access for people with disabilities. Department of Environment, Heritage and Local Government, Dublin
- DEHLG (2010) Building Regulation, 2010 Technical Guidance Document M. Access and Use. Department of Environment, Heritage and Local Government, Dublin
- 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, Dublin