



# Universal Design Statement

**GAV-JFA-ZZ-XX-RP-A-P7300**

**Proposed Mixed Use Development at Glenageary Gate**

**Glenageary Avenue and Sallynoggin Road Glenageary County Dublin**

**On Behalf of Redrock Glenageary Ltd**

**September 2023**

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## 0.0 Proposed Development

Red Rock Glenageary Ltd., intend to apply to Dún Laoghaire Rathdown County Council for a Large-Scale Residential Development on a site of 0.74 ha at Junction of Sallynoggin Road and Glenageary Avenue, and Glenageary Roundabout, Glenageary, Co. Dublin.

The proposed development will consist of a new neighbourhood centre to include apartments, commercial and retail units, public plaza, childcare facility and all associated residential amenity spaces.

The proposed development includes:

- a) Construction of 138 no. residential apartment units (37 no. 1-bedroom units, 68 no. 2-bedroom (4 person units), 6 no. 2-bedroom (3 person units) and 27 no. 3-bedroom units) in 2 no. interlinked blocks at third to fifth floor level (ranging in height from four to seven storeys over basement level) consisting of:
  - i. Block A (5-6 storeys) comprising 41 no. apartments (8 no. 1-bedroom units, 17 no. 2-bedroom (4 person) units, 2 no. 2-bedroom (3 person) units and 14 no. 3-bedroom units).
  - ii. Block B (4-7 storeys) containing 97 no. apartments (29 no. 1-bedroom units, 51 no. 2-bedroom (4 person) units, 4 no. 2-bedroom (3 person) units and 13 no. 3-bedroom units).

Each residential unit has associated private open space in the form of a balcony/terrace.

- b) Residential amenity areas of approx. 342 sqm are proposed in the form of resident support services, concierge services, co-working space, social/activity spaces and gym at the ground floor level of Blocks A and B.
- c) Open Space (approx. 2,806.6 sqm) is proposed in the form of (a) public open space (c. 1,848.4 sqm) in the form of a public plaza accommodating outdoor seating, planting, pedestrian footpaths and cyclist links and (b) residential/communal open space (approx. 958.2 sqm) including c. 750.6 sqm at surface level (incl. playground), roof terrace at fifth floor level of link between Blocks A and Block B (c. 151 sqm) and roof terrace (c. 56.6 sqm) at fifth floor level of Block B. 1.8 m opaque screens are proposed around both roof gardens.
- d) Commercial and retail uses at ground floor level of Blocks A and B (c. 996 sqm) to include (a) 2 no. restaurants (c. 267 sqm and 295 sqm) in Block A, (b) a retail – clothing unit (c. 142 sqm), (c) retail - florist unit (c. 66 sqm), (d) retail - pharmacy unit (c. 126 sqm) and (e) hairdresser unit (c. 100 sqm) all in Block B.
- e) Childcare facility (c. 263 sqm) with dedicated open space and children's play area (c. 39.5 sqm) at ground floor level of Block B.
- f) Basement areas (total approx. 3,411 sqm) are proposed on one level and include car and bicycle parking areas, waste management and plant areas. An ESB substation (approx. 31.7 sqm) is proposed at surface level at the top of the basement ramp accessed off Glenageary Avenue. Commercial bin stores (c. 47.9 sqm) are proposed to be located at ground floor level of both Blocks A and B.
- g) A total of 80 no. car parking spaces at basement level are proposed to include 3 no. accessible parking spaces, 2 no. GoCar spaces and 17 no. EV charging spaces. 5 no. motorcycle parking spaces are also proposed at basement level.
- h) A set down area/loading bay is proposed at surface level at Sallynoggin Road and 2 no. set down areas/loading bays including 1 no. accessible car parking space are proposed at surface level at Glenageary Avenue.

- i) A total of 310 no. bicycle parking spaces to include 254 no. bicycle parking spaces at basement level including 10 no. cargo bicycle spaces and 56 no. bicycle parking spaces including 16 no. cargo bicycle spaces at surface level.
- j) The development shall be served via a new vehicular access point to the basement level from Glenageary Avenue. New pedestrian and cyclist access points will be provided onto Sallynoggin Road and Glenageary Avenue from the site.
- k) Removal of existing cycle path and footpath and dropped kerb pedestrian crossing at Glenageary Avenue to be reinstated by soft landscaping and replaced by a new shared cyclist and pedestrian raised table crossing point located on Glenageary Avenue linking to the existing signalised crossing on the R118. Existing 1.2 m pedestrian crossing on Glenageary Avenue to be widened to 2 m.
- l) Emergency services/servicing access is proposed from Sallynoggin Road and Glenageary Avenue.
- m) All associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposal; permeable paving; all landscaping works; green roofs; roof plant room and general plant areas; photovoltaic panels; landscaped boundary treatment; footpaths; public lighting; and electrical services.

## 1.0 Application of Part M to the Proposed Development

The proposed development scheme must meet the requirement of Part M of the Building Regulations. TGD Part M – Access and Use (2010) came into operation on the 1st January 2012 and subject to certain transitional arrangement the requirements of Part M 2010 must be followed, which the requirements are shown below:

### Part M – The Requirement

Part M of the Second Schedule to the Building Regulations, (as amended), provides 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- TGD Part M Access & Use (2010)

The Design Team for the proposed development at Glenageary Gate recognise that since the introduction of the Disability Act in 2005, Irish Building Regulations have been revised with Universal Design in mind and comprehensive technical guidance document known as the Building Regulations 2010 Technical Guidance Document part M –Access and Use, and TGD Part M 2022 as ammended is in place.

TGD Part M 2022 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 Part M 2022 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”.*



## 2.0 Design Team Approach to Access & Use Requirements

During the preparation of the design for Glenageary Gate, the design team have worked to ensure that all requirements of Part M have been considered both internally and in the design of the approach and movement through the site. The preference has continually been to ensure universal access in the first instance and ensure equal access via alternative means where this is not possible due to existing site conditions.

The Design Team notes that TGD Part M 2022 demonstrates the minimum guidance to show compliance with the requirements of Part M of the Building Regulations. The Design Team is also firmly committed to achieving universal access in the buildings and the development as a whole and are committed to ensuring that all people, regardless of their age, size, disability or ability can enjoy equally the spaces that we design and build.

*Key examples to this approach are demonstrated below:*

- Access routes provided through and around the development are designed to meet the guidance in Section 1.1 of TGD Part M 2022.
- Accessible car parking spaces are provided through out the development designed to meet the guidance in Section 1.1 TGD Part M 2022.
- Adequate access routes are provided from all associated car parking facilities to the main entrances of each building and vertical circulation cores of the Apartment blocks, designed in accordance with Section 1.1 of TGD Part M 2022 with 1800x1800mm level landings provided at all accessible entrances.
- All entrances to the apartment blocks and public facilities are designed in accordance with the guidance in Section 1.2 of TGD Part M 2022;
- Internal corridors, floor finishes and doors within communal areas will satisfy the relevant guidelines as set out in Section 1.3 of TGD Part M 2022;
- Passenger lifts and stairs provided in the cores are suitable for ambulant disabled people and serve all floors within the building. The lifts will be in accordance with the guidance in Section 1.3.4.2 of TGD Part M 2022 and the stairs in accordance with Section 1.3.3 of TGD Part M 2022;
- Apartments are designed to meet the guidance in Section 3 of TGD Part M 2022 including 1200mm by 1200mm level landing at apartment entrances and 800mm wide entrance doors.
- An accessible WC, suitable for visitors, is provided within each apartment. Each has been designed in accordance with Section 3.4 of TGD Part M 2022.
- All communal facilities within or surrounding apartment blocks are designed to be accessible to meet the needs of all users in accordance with guidance in TGD Part M 2022.
- Accessible sanitary facilities will be provided, where appropriate, in the creche, retail units, café and resident's amenities/lounge area, and will be fitted out in accordance with Section 1.4 of TGD Part M 2022.
- All public convenience switches and sockets provided within the buildings will be adequately accessible and be in accordance with Section 1.5.7 of TGD Part M 2022.
- Signage, both external and internal to buildings, will be adequately accessible and designed in accordance with Section 1.6.3 of TGD Part M 2022 and Section 12 of BS8300-2:2018.

### **3.0 Principles of Universal Access for the Proposed Development**

#### **EXTERNAL ENVIRONMENT AND APPROACH**

We aim to provide independently accessible means of approach to the entrances and circulation to both the buildings and around the development, avoiding segregated routes as far as possible, in accordance with Section 1.1 of TGD Part M 2022.

#### **INDEPENDENTLY ACCESSIBLE ENTRANCES**

We aim to create entrances to apartment blocks and public buildings that are independently accessible and avoid differentiation and segregation of disabled people, in accordance with Section 1.2 of TGD Part M 2022.

#### **HORIZONTAL AND VERTICAL CIRCULATION**

We aim to enable people to travel horizontally and vertically within the proposed buildings easily and without discomfort in order to make use of all relevant facilities, in accordance with Section 1.3 of TGD Part M 2022. (e.g. Internal doors, corridors, internal lobbies, passenger lifts, stairs, etc.)

#### **SANITARY FACILITIES**

We aim to ensure that independently accessible sanitary facilities that meet the needs of people with a wide range of abilities are available in accordance with Section 1.4 of TGD Part M 2022.

#### **FACILITIES IN BUILDINGS**

We aim to ensure that all facilities within a building will be accessible and useable, and that all facilities will be designed and constructed to facilitate active participation where appropriate in accordance with Section 1.5 of TGD M 2022. (e.g. access control, switches, outlets and controls, etc.)

#### **ADEQUATE AIDS TO COMMUNICATION**

We aim to provide adequate aids to communication within the common areas of apartment blocks and in public facilities as appropriate to ensure people can independently access and use the buildings and these facilities in accordance with Section 1.6 of TGD M 2022. (e.g. signage, visual contrast, lighting, audible aids, etc.)

#### **DESIGN OF APARTMENTS**

We aim to ensure that all apartments within the development will be designed in accordance with Section 3 of TGD M 2010, and that they will provide adequate access for visitors, including accessible entrances with clear level landings, adequate circulation within the entrance storey, and visitable accessible WCs.

**References:**

1. DEHLG (2022) Building Regulation, 2022 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.