



Dundrum Central

Strategic Housing Development

**Dundrum Central,
Dundrum Road, Dublin 14**

An Bord Pleanála submission –
Universal Access Statement
March 2022

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INTRODUCTION

This document demonstrates how the proposed Strategic Housing Development application complies with the principles of Universal Design, as 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 adaptation, 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.”

The scheme has been designed with reference to the following documents:

- Building for Everyone, a Universal Design Approach (National Disability Authority)
- Universal Design Guidelines for Homes in Ireland (National Disability Authority)
- Technical Guidance Document Part M 2010 (Department of the Environment & Local Government)

The statutory requirement to procure a disability access certificate will be undertaken to demonstrate compliance with Technical Guidance Document Part M 2010. The paragraphs below are set out as per that document. As there are no existing buildings included in this planning application, section 2 of TGD Part M is not referenced in this document.

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 01 – The requirements of Part M (2010) of the Building Regulations

PROPOSED DEVELOPMENT

The Land Development Agency intend to apply to An Bord Pleanála (the Board) for a 10 year permission for a Strategic Housing Development with a total application site area of c.9.6 ha, on lands at the Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14. The subject site is in the immediate setting and curtilage of a number of proposed protected structures, namely the 'Asylum' (RPS No. 2072), the 'Catholic Chapel' (RPS No. 2071) and the 'Hospital Building' (RPS No. 2073).

The development will consist of the demolition of existing structures associated with the existing use (3,736 sq m), including:

- Single storey former swimming pool / sports hall and admissions unit (2,750 sq m);
- Two storey redbrick building (305 sq m);
- Single storey ancillary and temporary structures including portacabins (677 sq m);
- Removal of existing internal sub-divisions/ fencing, including removal of security fence at Dundrum Road entrance;
- Demolition of section of porch and glazed screens at Gate Lodge building (4 sq m);
- Removal of walls adjacent to Main Hospital Building;
- Alterations and removal of section of wall to Walled Garden.

The development will also consist of alterations and partial demolition of the perimeter wall, including:

- Alterations and removal of section of perimeter wall adjacent to Rosemount Green (south);
- Formation of a new opening in perimeter wall at Annville Grove to provide a pedestrian and cyclist access;
- Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including reduction in height of section, widening of existing vehicular access, provision of a new vehicular, cyclist and pedestrian access;
- Alterations and removal of section of perimeter wall adjacent to Mulvey Park to provide a pedestrian and cyclist access.

The development with a total gross floor area of c. 106,770 sq m (c. 106,692 sq m excluding retained existing buildings), will consist of 977 no. residential units comprising:

- 940 no. apartments (consisting of 53 no. studio units; 423 no. one bedroom units; 37 no. two bedroom (3 person) units; 317 no. two bedroom (4 person) units; and 110 no. 3 bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 6 storeys in height (with a lower ground floor to Block 03 and Block 10, resulting in part 7 storey), together with private (balconies and private terraces) and communal amenity open space provision (including courtyards and roof gardens) and ancillary residential facilities;
- 17 no. duplex apartments (consisting of 3 no. 2 bedroom units and 14 no. 3 bedrooms units located at Blocks 02, 08 and 09), together with private balconies and terraces.
- 20 no. two and three storey houses (consisting of 7 no. three bedroom units and 13 no. 4 bedrooms units) and private rear gardens located at Blocks 02, 08 and 09).

The development will also consist of 3,889 sq m of non-residential uses, comprising:

- Change of use and renovation of existing single storey Gate Lodge building (reception/staff area) to provide a café unit (78 sq m);
- 1 no restaurant unit (307 sq m) located at ground floor level at Block 03;
- 6 no. retail units (1,112 sq m) located at ground floor level at Blocks 03, 06 and 07;
- 1 no. medical unit (245 sq m) located at ground floor level at Block 02;
- A new childcare facility (463 sq m) and associated outdoor play area located at ground floor level at Block 10; and
- A new community centre facility, including a multi-purpose hall, changing rooms, meeting rooms, storage and associated facilities (1,684 sq m) located at ground and first floor level at Block 06.

Vehicular access to the site will be from the existing access off Dundrum Road, as revised, and from a new access also off Dundrum Road to the south of the existing access.

The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, pathways and boundary treatments, street furniture, wetland feature, part-basement, car parking (547 no. spaces in total, including car sharing and accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections (including connection into existing surface water sewer in St. Columbanus Road); ducting; plant (including external plant for district heating and pumping station); waste management provision; SuDS measures (including green roofs); attenuation tanks; sustainability measures (including solar panels); signage; public lighting; any making good works to perimeter wall and all site development and excavation works above and below ground.

APPLICATION OF PART M OF THE SECOND SCHEDULE OF THE BUILDING REGULATIONS FOR THE PROPOSED WORKS

1.1 Approach to buildings other than dwellings

1.1.3 Access routes

It is proposed that all main entrances to buildings will be accessible. The approach routes to each entrance will be accessible. External circulation routes connecting each building and all facilities within the site will also be accessible. Projecting features which may present hazards will be avoided to reduce risks to people with impaired vision.

1.1.3.2 Level access routes

The design of the roads on the site has been based on best practice standards. On shared surfaces, priority is given to pedestrian use of the space, with very limited vehicular movements relegated to occasional servicing or emergency access. The proposed levels are such that all surfaces within these shared surface areas will be level (up to 1:50) or gently sloped (up to 1:20), to ensure the space is usable by those of various abilities. The design of the pedestrian environment is logical and consistent, helping those who use an environment regularly to memorise a route and to develop a mental map of the area. It will also help people who encounter an area or route for the first time. Visually contrasting surface materials create orientation routes to each block. Raised kerbs are not proposed in the pedestrian environment as they cannot easily be traversed by wheelchair users; guide dog users; people with visual difficulties etc. Tactile paving surfaces will be used where necessary, to warn of the absence of a kerb. However, the pedestrian environment has been designed in a logical manner so that it is easy for everybody to understand and to limit the need for tactile paving surfaces. All access routes will be well lit and surfaced with firm and reasonably smooth materials having the appropriate slip resistance. Drainage gratings will be flush with the surrounding surface.

1.1.3.3 Gently sloped access routes

The shared surface areas are primarily for pedestrian use with only occasional and strictly limited vehicular movements allowed. Therefore, these areas have been designed to be a space usable by all in an unsegregated way, and with gradients that omit the need for separate wheelchair passing places, intermediate landings, railings etc. Gently sloped access routes are at a gradient of between 1:20 and 1:50 and are a minimum of 1500mm wide. There are no rises of more than 500mm in a single flight. Level landings are provided at the bottom and top of each flight and at level landings at each rise of 500mm. The top and bottom landings are 1800mm long x 1800mm wide, with intermediate landings 1500mm long x 1500mm wide. Intermediate landings are to measure 1,500 x 1,500mm except in instances where there are 3no. or more flights in a run, or where you cannot see from one end of the gentle slope from the other, in these instances intermediate landings 1,800 x 1,800mm are required.

1.1.3.4 Ramped access routes

Any proposed ramp access routes will typically be at a gradient of 1:20 where practicable, and never steeper than 1:12 where flights are not longer than 2000 mm. Ramps will have a minimum clear width of at least 1500 mm. Level landings will be provided between ramp flights or at a change in direction. Level landings of at least 1800 mm long x 1800 mm wide will be provided at the top and bottom of each ramp. Intermediate landings will be at least 1500 mm long. Intermediate landings are to measure 1,500 x 1,500mm except in instances where there are 3no. or more flights in a run, or where you cannot see from one end of the gentle slope from the other, in these instances intermediate landings 1,800 x 1,800mm are required. Handrails will be provided on both sides of each ramp and the clear width will be not less than 1200 mm. A stepped access route will be provided in addition to each ramped access route where the rise of the ramp is greater than 300 mm. There are no platform lifts or alternative means of access provided for wheelchair users as there are no ramps with a gradient of more than 1:20 or a rise of more than 2000 mm.

1.1.3.5 Stepped access routes

Any proposed stepped access routes will have a clear width of 1200 mm. An unobstructed level landing of at least 1200mm length will be provided at the top and bottom of each flight. There will be no single steps provided in any stepped access route. The rise of any flights will not exceed 1500 mm. No projecting or overhanging step nosings will be provided. The rise of each step will be 150 mm, and the going of each step will be 300 mm. Continuous handrails will be provided on each side of the steps.

1.1.3.6 Handrails

Handrails are designed in compliance with TGD Part K, and handrails provided on accessible routes comply with TGD Part M. The following provisions are included on ramped or stepped access routes: The height of the handrail above the flight will be between 900 mm and 1000 mm and above the surface of a landing will be between 900 mm and 1100 mm in accordance with Diagram 6 of TGD Part M; handrails will be continuous across flights and landings; handrails will extend at least 300 mm beyond the top and bottom if a ramped approach and the top and bottom risers of a stepped approach; handrail profiles will be designed in accordance with Diagram 7 of TGD Part M.

1.1.4 Pedestrian crossings

Tactile paving and dropped kerbs are provided at crossings in accordance with “Good Practice Guidelines on Accessibility of Streetscapes”

1.1.5 On-site car parking

In accordance with best practice, 5% of the proposed car parking will consist of accessible parking bays. This surpasses the minimum requirement of 4% as set out in the Dun Laoghaire Rathdown County Development Plan 2016-2022. These accessible spaces are in close proximity to the access points to the blocks and entrances to buildings.

1.1.6 On-site setting down areas

Setting down areas will be provided at accessible entrances to buildings to allow a person arriving as a passenger to alight safely and conveniently. These setting down areas will be easily located, on firm and level ground close to accessible entrances.

1.2. Access to buildings other than dwellings

1.2.3 Accessible entrances

Entrances to all buildings will be accessible. They will be easily identifiable, with level landings of 1800 mm x 1800 mm immediately in front. Suitable surface materials will be used so as not to impede wheelchair users nor create a tripping hazard. Building entrances will provide a minimum clear opening width of 1000mm at commercial areas, and 800mm at residential cores as per TGD Part M. Door handle positions and glass manifestations will be provided in accordance with TGD Part M.

1.2.5 Entrance lobbies

Entrance lobbies have been sized to provide sufficient space for a person using a wheelchair and an assistant to move clear of one door before opening the other door.

1.3. Circulation within buildings other than dwellings

1.3.3.1 Reception area in entrance halls

Reception areas will be easily identifiable being directly in front of the adjacent accessible entrances. They are sized and positioned to provide the required manoeuvring spaces and working heights suitable for wheelchair users and provided with hearing enhancement systems.

1.3.3.2 Internal doors

All doors in wheelchair accessible areas will have opening forces below limits stipulated in TGD Part M. All internal doors are designed in compliance with Table 2 of TGD Part M. Door widths will be minimum 800 mm clear, with an unobstructed space of at least 300 mm on the pull side. In the case of

doors at right angles to routes between 1200mm and 1500mm wide, the clear width is at least 825mm. Door/pull handles will contrast visually with the door surface and be positioned at appropriate heights. Vision panels will be provided where required.

1.3.3.3 Corridors and passageways

General circulation corridors will be minimum 1200 mm in width with wheelchair passing places of minimum 1800mm located at intervals no longer than 20m, at junctions and at the ends of corridors.

1.3.4.1.1 Lifts

Passenger lifts are provided to serve all storeys in each building and each facility, thus making the facility wheelchair accessible. There are limited exceptions to areas that are accessed by maintenance personnel only such as water tank rooms and substations. Under Section 0.6 of TGD Part M, the requirements of Part M do not apply to these areas.

1.3.4.1.2 Stairs

Ambulant accessible stairs are also provided as an alternative for vertical access to all accessible areas.

1.4. Sanitary facilities for buildings other than dwellings

1.4.3 General provisions

TGD Part M requires the provision of accessible sanitary facilities where sanitary facilities are provided in a building, whether this is for customers, visitors, or staff working in the building. To that end, a minimum of one single accessible WC, providing a turning space of 1800 mm x 1800 mm, will be provided in the toilets block of each non-residential use. Where this facility is the only provided in the building it will be so sized to incorporate a standing user height washbasin in addition to the finger rinse basin. Layouts have been handed in different locations to provide for left and right-handed transfer techniques. Sanitary facilities provided will comply with the requirements of TGD Part M Section 1.4.4. Sanitary facilities including cubicles for ambulant disabled people and enlarged cubicles are adequately provisioned within the community facilities in Block 06 in accordance with Section 1.4 of TGD Part M. 5no. Wheelchair accessible unisex shower rooms incorporating corner WCs for independent use are provided in the community facilities in Block 06. Locker rooms in Block 06 have level floors and there are manoeuvring spaces of at least 1500mm depth in front of lockers in communal areas.

1.5. Other facilities in buildings other than dwellings

1.5.5 Refreshment facilities

Where refreshment facilities are provided in non-residential areas, they will be constructed in compliance with Section 1.5.5 of TGD Part M. The facilities will be accessible to all users of the facility. Worktops will be at a level of not more than 850mm above the floor with a clear knee recess beneath the worktop of at least 700mm height. Clear manoeuvring spaces of at least 1800mm x 1800mm are provided in front of countertops.

1.5.7 Switches, outlets and controls

All sockets, switches and controls are located at heights above the floor in compliance with Diagram 30 of TGD Part M. Controls are visually contrasted with their backgrounds to facilitate people with vision impairments. Socket-outlets are located no nearer than 350mm from room corners.

1.6. Aids to communication

1.6.3 Signage

Signage throughout the scheme will clear, short and concise with consideration given to the height, layout, font size, font type, use of symbols and visual contrast with background, etc. All key location information, such as sign directories and orientation signs will be visual and in tactile form when low enough to be touched. The International Symbol for Access will be provided, where necessary, on signs to features and facilities that are accessible such as entrances, routes, sanitary and other facilities.

1.6.4 Visual contrast

Suitable visual contrast will be provided to distinguish areas such as walls and floors, door openings, furniture and background etc. Large repeating patterns will be avoided in spaces where visual acuity is critical.

1.6.5 Lighting

Artificial lighting will be provided to give good colour rendering of all surfaces, avoiding glare or pools of bright light and strong shadows.

1.6.6 Audible aids

Audible aids will be provided to public amenity areas as per the requirements of TGD M.

3.2. Access to dwellings

3.2.2 Accessible entrance

All dwellings will be provided with an accessible entrance. The accessible entrance to each house will be provided with a minimum clear space of 1200 mm x 1200 mm outside, a clear doorway width of 800 mm and a level threshold.

3.3. Circulation within dwellings

3.3.2.1 Horizontal circulation within a dwelling

To facilitate the circulation of visitors within all dwellings, the following provisions are made: Apartment corridors are minimum 900 mm in width; doors to habitable rooms will feature a minimum clear width of 800mm; no level changes are proposed within apartments. Where habitable rooms are not included at entrance levels within dwellings, Part M compliant stairs are provided leading to the level containing the main living areas.

3.4. Sanitary facilities for dwellings

3.4.2 Accessible WC

In each dwelling, a WC will be provided at entry level or at the storey containing the main living room. The WC will be designed to have a clear space of at least 750 mm by 1200 mm, accessible by people using wheelchairs, in accordance with Diagram 34 of TGD Part M. There are no dwellings which include WCs as per Diagram 35 of TGD Part M.

3.5. Switches and sockets in dwellings

3.5.2 Switches and sockets

Any electric light switches provided in accessible areas will be located at a height between 900 mm and 1200 mm above floor level. Equipment adjacent to the entry intended to assist in gaining entry (e.g. intercoms) will be located at a height between 900 mm and 1200 mm above floor level. Switches and socket outlets for lighting and other equipment in accessible areas will be located at appropriate heights between 400 mm and 1200 mm above floor level.

REFERENCES

- DEHLG (2010) Building Regulation, 2010 Technical Guidance
- Document M. Access and Use. Department of Environment, Heritage and Local Government, Dublin
- Access – improving the accessibility of Historic Buildings and Places published by the Department of Arts, Heritage and Gaeltacht
- Architectural Heritage Protection - Guidelines for Planning Authorities(2004) – Chapter 18 – Improving Access
- 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