



Universal Access Statement

Cuirt na Coiribe
Dun na Coiribe Road, off Headford Road,
Galway

UNIVERSAL ACCESS STATEMENT

Prepared for:
Exeter Ireland Property III Limited

3 March 2020

Universal Access Statement for the
Cuirtna Coiribe, Dun na Coiribe Road, off
Headford Road, Galway

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(Revision No.1)

Prepared for:
Exeter Ireland Property III Limited

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1 Project Description

Exeter Ireland Property III Limited intend to apply for a strategic housing development at the Cúirt na Coiribe complex, Dún Na Coiribe Road, off Headford Road, Galway on a site measuring 1.414 Ha. The proposed development will consist of: the demolition of the two storey building (582 sq m) at the entrance to the scheme towards the eastern boundary of the site and the removal of the fifth storey (attic) level (1,123 sq m) of the main building; and the provision of horizontal and vertical additions to and extensions of the main existing building providing 920 No. bedspaces (an additional 515 No. student accommodation bedspaces) in 868 No. bedrooms; ancillary student accommodation spaces at basement and ground floor level measuring 1,688 sq m and including gym/fitness studio, games room, library/study spaces, multi-functional spaces, café/restaurant, and student lounge spaces; all provided in a single building in 9 No. linked blocks ranging in height from 2 No. to 6 No. storeys (gross floor space of 24,521 sq m plus basement car-parking and plant (2,615 sq m)). The scheme comprises a total floor area above ground of 22,180 sq m over a basement of 4,956 sq m. The scheme also proposes 59 No. car-parking spaces (43 No. basement and 16 No. surface spaces); 656 No. cycle parking spaces; 5 No. motorcycle parking spaces; external student amenity spaces; hard and soft landscaping; boundary treatments; plant; diversion of services and all associated works above and below ground.

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.

While the proposed development include works to an existing building, which presents its own unique access opportunities and constraints, the fundamental priorities of accessibility, are as set out in M1, i.e. accessing and using a building, its facilities and environs.

The proposed works to the existing building will be in accordance with Section 1 of TGD M 2010 where practicable, where works in accordance with Section 1 are not practicable, the guidance in Section 2 of TGD M 2010 will be applied. For example:

- A total of 6 No. accessible parking bays have been provided (4 No. at basement level and 2 No. at surface level). This provision is in excess of the minimum 5% requirement outlined in TGD M 2010. These bays are designed to meet the guidance in Section 1.1.5 of TGD M 2010;
- Various accessible landscaped areas are provided throughout the site and are designed to meet the guidance in Section 1.1 of TGD M 2010, where practicable;
- Adequate access routes are provided from all designated car parking facilities to all circulation core entrances to each student accommodation block at basement and ground floor level, student amenity areas at basement level including the cinema, function room, gym, games room and laundrette, and the student amenity areas at ground floor level including the student reception, café, restaurant and coffee dock. All access routes are designed in accordance with Section 1.1. of TGD M 2010, where practicable, with 1,800mm by 1,800mm level landings provided at all accessible entrances;
- All entrances to the student accommodation blocks and amenity areas are designed in accordance with the guidance in Section 1.2 and Table 2 of TGD M 2010, where practicable;
- Internal corridors, floor finishes and doors within communal circulation areas and amenity areas are designed in accordance with Section 1.3 of TGD M

- 2010, where practicable; with 1,800mm turning areas provided throughout each building's communal circulation areas and amenity areas;
- The existing passenger lifts and stair cores will be maintained and extended where required.
 - All new stairs suitable for ambulant disabled people are designed in accordance with the guidance in Section 1.3.4.3 of TGD M 2010, where practicable;
 - 1 No. Wheelchair accessible unisex WC is provided at each circulation core to serve the student accommodation units and student amenity areas, which will be fitted out in accordance with Section 1.4.5 of TGD M 2010, where practicable;
 - All communal facilities within or surrounding student accommodation blocks are provisioned as accessible to meet the needs of all users in accordance with the guidance in TGD M 2010;
 - Provision of 21 No. accessible bedrooms within cluster units with fully accessible en-suite shower/bathroom, and fully accessible kitchen units within the development;
 - Provision of 1 No. accessible studio units with fully accessible en-suite shower/bathroom within the development.

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 firmly committed to achieving universal access in the building and ensuring that the development shall be designed so that is easy to use without the need for adaption or modification by the widest range of people with the widest range of abilities where practicable.

As part of the planning application process, O'Herlihy Access Consultancy engaged with the Design Team to highlight the proposed access strategy to accommodate people with reduced mobility as part of the works. The access strategy is based on national and international good practice in making student accommodation accessible for all, and is outlined as follows:

- Figure 2 below highlights the Universal Access Strategy for the proposed works.
- Figure 3 below highlights the Access strategy for the proposed student accommodation blocks.

Independently accessible means of approach to the accessible entrances and circulation around the proposed development will be provided in accordance with Section 1.1 of TGD M 2010, where practicable (e.g. level access routes, gently sloped access routes, ramped access routes, stepped access routes, pedestrian crossings, etc.)

Entrances to the proposed 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, where practicable (e.g. accessible entrance doors - including glazed, manual, power-operated and low energy swing doors - entrance lobbies, etc.)

People will be able to travel horizontally and vertically, within student accommodation blocks and amenity areas, conveniently and without discomfort in order to make use of all relevant facilities in accordance with Section 1.3 of TGD M 2010, where practicable (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, where practicable (e.g. wheelchair accessible unisex WCs, etc.)

Other facilities within the proposed communal and amenity 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, where practicable (e.g. refreshment facilities, switches, outlets and controls, etc.)

Adequate aids to communication will be provided within the common areas of student accommodation blocks and amenity areas 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

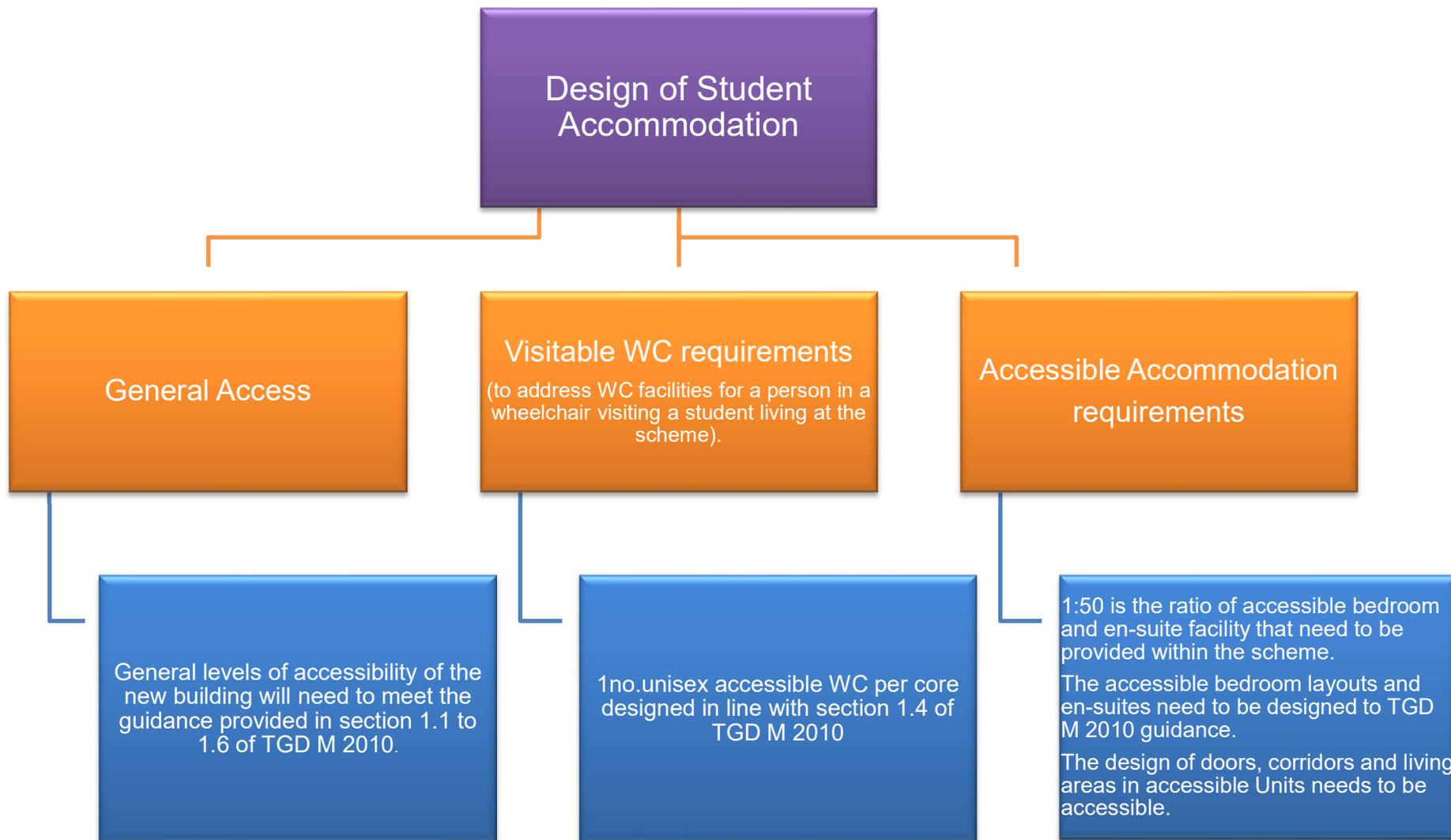


Figure 3 - Access strategy for the proposed student accommodation blocks.

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.