



# FORMER TEAGASC LANDS, KINSEALY

Universal Access Statement

Proposed Development on behalf of The Land Development Agency.

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## 0.0 INTRODUCTION

This Universal Access Statement has been prepared by Conroy Crowe Kelly Architects on behalf of The Land Development Agency (LDA) to accompany a Large-scale Residential Development (LRD) application.

The Land Development Agency proposes to develop a residential scheme comprising 193 dwellings for affordable sale and Part V social housing, along with a crèche of 283 sqm, on a site of approximately 8.2 hectares located at the former Teagasc Research Centre in Kinsealy, Co. Dublin. The development consists of a mix of houses, duplexes, apartments, and a crèche building.

The proposed development will provide new and future pedestrian and cycle links to the surrounding neighbourhood, village, and open spaces.

In accordance with the Fingal Development Plan 2023–2029, Chapter 14.2.1 on Universal Access, all future developments used by the public (including public spaces, car parking, footpaths) are accessible to and usable by everyone. The requirements of people with disabilities, the elderly, parents and carers and others who may be temporarily impaired must be incorporated into the design. It is considered that applications for large-scale projects should be accompanied by an Universal Access Statement (as detailed in Appendix 6 of Buildings for Everyone: A Universal Design Approach, National Disability Authority, 2012).



**Figure 1** – CGI of the proposed houses overlooking the open space.

## 1.0 DESCRIPTION OF PROPOSED DEVELOPMENT



**Figure 2** – Site plan, proposed development of 193 units. and a creche.

The proposed large scale residential development is situated in Kinsealy, Co. Dublin, on the site of the former Teagasc Research Centre. The development comprising 193 residential units and a creche, of which there are:

- **Houses:** 153 two-storey houses, consisting of 30no. two-bedroom houses and 123no. three-bedroom houses.
- **Duplex Blocks:** 40 duplex units, comprising 20no. two-bedroom ground-floor apartments and 20no. three-bedroom duplexes above, arranged in three-storey blocks.

Plus all other ancillary site development and landscape works, including vehicular access pints, open space, car parking and bicycle parking.



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

The proposed development must comply to the standards set out in the Building Regulations (Part M Amendment) Regulations 2022 (S.I. No. 608 of 2022), which took effect on 1st January 2023. The Part M Regulations 2022 (as amended) are to be read in conjunction with the Building Regulations 1997 - 2022 and other documents published under these Regulations. These Regulations apply to works or to a building in which a material change of use takes place, where the works commence or change of use take place on or after 1 January 2024. The Part M requirements are outlined below:

*Part M of the Second schedule of the Building Regulations (as amended), provides as follows:*

Access an Use	M1	<i>Adequate provision shall be made for people to access and use a building, its facilities and its environs.</i>
	M2	<i>Adequate provision shall be made for people to approach and access an extension to the building.</i>
Sanitary Facilities	M3	<i>If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.</i>
Changing Places/ Toilet	M4	<i>Where sanitary facilities are provided in a building, or in a building that is to be extended, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building.</i>
Non-Application of Part M	M5	<i>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.</i>

*Above: Excerpt from TGD M Access & Use 2022 (as amended)*

The Design Team for the proposed development at Cherry Orchard Point, Dublin 10 acknowledges that since the introduction of the Disability Act in 2005 (as amended), Irish Building Regulations have been revised with a greater focus on Universal Design. A comprehensive Technical Guidance Document Part M 2022 (as amended) - Access and Use, is now in place. TGD Part M 2022 provides updated guidance on meeting the requirements with a particular focus on Access and Use. It is important to note that the 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.”*

### 3.0 DESIGN TEAM APPROACH TO ACCESS & USE REQUIREMENTS

During the design process for Kinsealy the design team has prioritised compliance with Part M, focusing on both internal spaces and the approach and movement through the site. The primary objective has been to achieve universal access wherever possible and provide equal access through alternative means where site conditions limit feasibility.

The Design Team observes the minimum standards for compliance set by Part M of the Building Regulations (as amended) and are committed to exceeding these guidelines, where possible, by ensuring universal access throughout the buildings and the development and making spaces inclusive for all, regardless of age, size, disability, or ability.

Key examples to this approach are demonstrated below:

- Access routes throughout and around the development are designed in accordance with the guidance outlined in Section 1.1 of TGD Part M 2022.
- Accessible parking spaces are provided throughout the development and are designed in accordance with the guidance in Section 1.1 of TGD Part M 2022.
- Adequate access routes are provided from all parking facilities to the main entrances of each building and the external vertical circulation cores of the duplex blocks. These routes are designed in accordance with Section 1.1 of TGD Part M 2022, with 1800x1800mm level landings at all accessible entrances.
- All entrances to the duplex blocks and public facilities are designed in accordance with the guidance in Section 1.2 of the TGD Part M 2022.
- The external communal stairs in the duplex blocks are suitable for ambulant disabled users and provide access to the first-floor duplex units. These stairs are designed in accordance with the guidance in Section 1.1.3.5 of TGD Part M 2022.

- Apartments are designed to meet the guidance in Section 3 of the TGD Part M 2022 including 1200x1200mm level landing at apartment entrances and 800mm wide entrance doors.
- An accessible WC, suitable for visitors, is provided with each dwelling. Each has been designed in accordance with Section 3.4 of TGD Part M 2022.
- All communal facilities within or surrounding duplex blocks are designed to be accessible to meet the needs of all users in accordance with guidance in TGD Part M 2022.
- All switches and sockets provided within the buildings will be adequately accessible and be in accordance with Section 3.5 of TGD Part M 2022.



**Figure 3** – View of the proposed duplex blocks overlooking the open space.

## **4.0 PRINCIPLES OF UNIVERSAL ACCESS FOR THE PROPOSED DEVELOPMENT**

### **External environment and approach**

Independently accessible approaches to building entrances and circulation are designed throughout the development, minimising the use of segregated routes wherever possible, in accordance with Section 1.1 of TGD Part M 2022.

### **Independently accessible entrances**

The entrances to apartments and duplexes are designed to be independently accessible, promoting inclusivity and avoiding differentiation or segregation of disabled individuals, in accordance with Section 1.2 of TGD Part M 2022.

### **Horizontal and vertical circulation**

Easy and comfortable horizontal and vertical travel is facilitated within the proposed buildings, ensuring access to all relevant facilities in accordance with Section 3.3 of TGD Part M 2022 (e.g., internal doors, corridors, and stairs).

### **Sanitary Facilities**

Independently accessible sanitary facilities are provided within all dwelling types to meet the needs of individuals with a wide range of abilities, in accordance with Section 3.4 of TGD Part M 2022.

### **Design of Duplex Blocks**

All apartments/ duplex units within the development will be designed in accordance with Section 3 of TGD M 2022, 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.

### **Landscape and Public Realm**

The landscape and public realm, including public spaces, shared surfaces, car parking, and footpaths, are designed to meet the mobility needs and convenience of all incorporating inclusive design principles particularly for vulnerable groups such as the elderly and persons with disabilities, ensuring they are accessible and meet the needs of everyone.



## **5.0 REFERENCES**

*DEHLG (2022) Building Regulations, 2022 Technical Guidance Document M. Access and Use.  
Department of Environment, Heritage and Local Government, Dublin.*

*Disability Act 2005 (as amended)*

*Part M Building Regulations 1997 (as amended)*

*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*

*Building for Everyone: A Universal Design Approach, and Universal Design Guidelines for Homes in Ireland (CEUD and National Disability Authority 2012 and 2015)*