



Accessibility Report

Brewery Block Student Accommodation
The Brewery Block, bounded by
Newmarket, St Luke's Avenue, Brabazon
Place/Brabazon Row and Ardee Street,
Dublin 8.

Accessibility Report

Prepared for:
Summix FRC Developments Limited

28 August 2019

Accessibility Report for the
Brewery Block Student Accommodation, The
Brewery Block, bounded by Newmarket, St Luke's
Avenue, Brabazon Place/Brabazon Row and
Ardee Street, Dublin 8.

ACCESSIBILITY REPORT
(Revision No.1)

Prepared for:
Summix FRC Developments Limited

Prepared by:
Mark Bailey-Smith

O'Herlihy Access Consultancy
Guinness Enterprise Centre,
Taylors Lane, Dublin 8.

Tel: (01) 415 12 85
E: mark@accessconsultancy.ie
W: www.accessconsultancy.ie

28 August 2019

Ref No. 180130

1 Project Description

Summix FRC Developments Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at the 0.3968ha. site known as a portion of the Brewery Block, bounded by Newmarket, St Luke's Avenue, Brabazon Place/Brabazon Row and Ardee Street, Dublin 8. (The site includes No's. 13/14 Ardee Street (D08 Y9W6), No. 29 Newmarket (D08 VH42) and M.T. Oils at the corner of Newmarket and Brabazon Row/Place (D08 FPF6) as detailed on Eircode mapping) – Note; The M.T. Oils Building is a Protected Structure.

The development will consist of the construction of a part-two to part-eight storey mixed-use development in three blocks, comprising a co-working shared space with associated café; and 368 No. student accommodation bedspaces with associated facilities.

The development also proposes upgrade works to existing structures to be retained, signage; cycle parking; a service lay-by; hard and soft landscaping and external amenity spaces including courtyards) and a roof garden at fifth floor level of Block A facing; balconies on Block B and Block C; plant; 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 has liaised with the design team during the planning stages of this project and is satisfied that the proposed works will meet the requirements of Part M of the Second Schedule of the Building Regulations. For example:

- Various accessible landscaped areas are provided throughout the site at various levels and are designed to meet the guidance in Section 1.1 of TGD M 2010;
- Adequate access routes are provided from the boundary of the site and between all the blocks and associated facilities on the site to the accessible entrances of each block. All of the routes have been designed in accordance with Section 1.1. of TGD M 2010;
- 2 No. stepped access routes, suitable for ambulant disabled people, are proposed with associated gentle slopes, ramps and lifting devices, to overcome the changes in level presented across the site. The stepped, sloped and ramped access routes are designed in accordance with Section 1.1 of TGD M 2010, while the lifting device will be in accordance with the guidance of Section 1.1.2 of TGD M 2010, as appropriate.
- The entrances to each block are designed in accordance with the guidance in Section 1.2 and Table 2 of TGD M 2010;
- Internal corridors, floor finishes and doors within communal and public areas are designed in accordance with Section 1.3 of TGD M 2010 with 1,800mm turning areas provided at reasonable intervals within each building;
- At least 1 No. passenger lift and 1 No stairs suitable for ambulant disabled people is provided in a vertical circulation core of each block serving all floors within the building. The lifts are designed in accordance with the guidance in Section 1.3.4.2 of TGD M 2010 and stairs in accordance with Section 1.3.4.3 of TGD M 2010;
- Wheelchair accessible unisex WC are proposed on the ground floor of the scheme in close proximity to the vertical circulation cores and serving staff areas, communal student areas, and the co-working/commercial spaces. Each WC be fitted out in accordance with Section 1.4.5 of TGD M 2010;

- Other facilities within the building including the games, room, cinema, lounge areas, etc. will be designed in accordance with TGD M 2010 and will ensure that all facilities are accessible and useable, and designed to facilitate active participation where appropriate in line with Section 1.5 of TGD M 2010;
- All refreshment facilities provided, including the café in the co working space will be designed to be accessible in accordance with Section 1.5.5 of TGD M 2010, including low level counters and 1,800mm clear manoeuvring spaces;
- A minimum 1 in 50 rooms within the student accommodation complex will be provided as accessible. Accessible bedrooms are designed in accordance with Section 1.5.6 of TGD M 2010 and will include the provision of an accessible en-suite in accordance with Section 1.4.5 of TGD M 2010.

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 also firmly committed to achieving universal access in the building and are committed to ensuring that:

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. (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. (e.g. accessible entrance doors - glazed, manual, power-operated - entrance lobbies, etc.)

People will be able to travel horizontally and vertically, within each block, conveniently and without discomfort, in order to make use of all relevant facilities in accordance with Section 1.3 of TGD M 2010. (e.g. Reception areas, internal doors, corridors, internal lobbies, passenger lifts, stairs, etc.)

Independently accessible sanitary facilities 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. (e.g. wheelchair accessible unisex WCs, etc.)

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

Adequate aids to communication will be provided within the common areas of the development 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.)

Accessible clusters within the student accommodation will be designed in accordance with Section 1.5 of TGD M 2010, ensuring that they provide adequate access for students including; accessible entrances with clear level landings, adequate circulation, accessible bedrooms, ensuites, refreshment facilities, etc.

Figure 2 – Universal Access Strategy

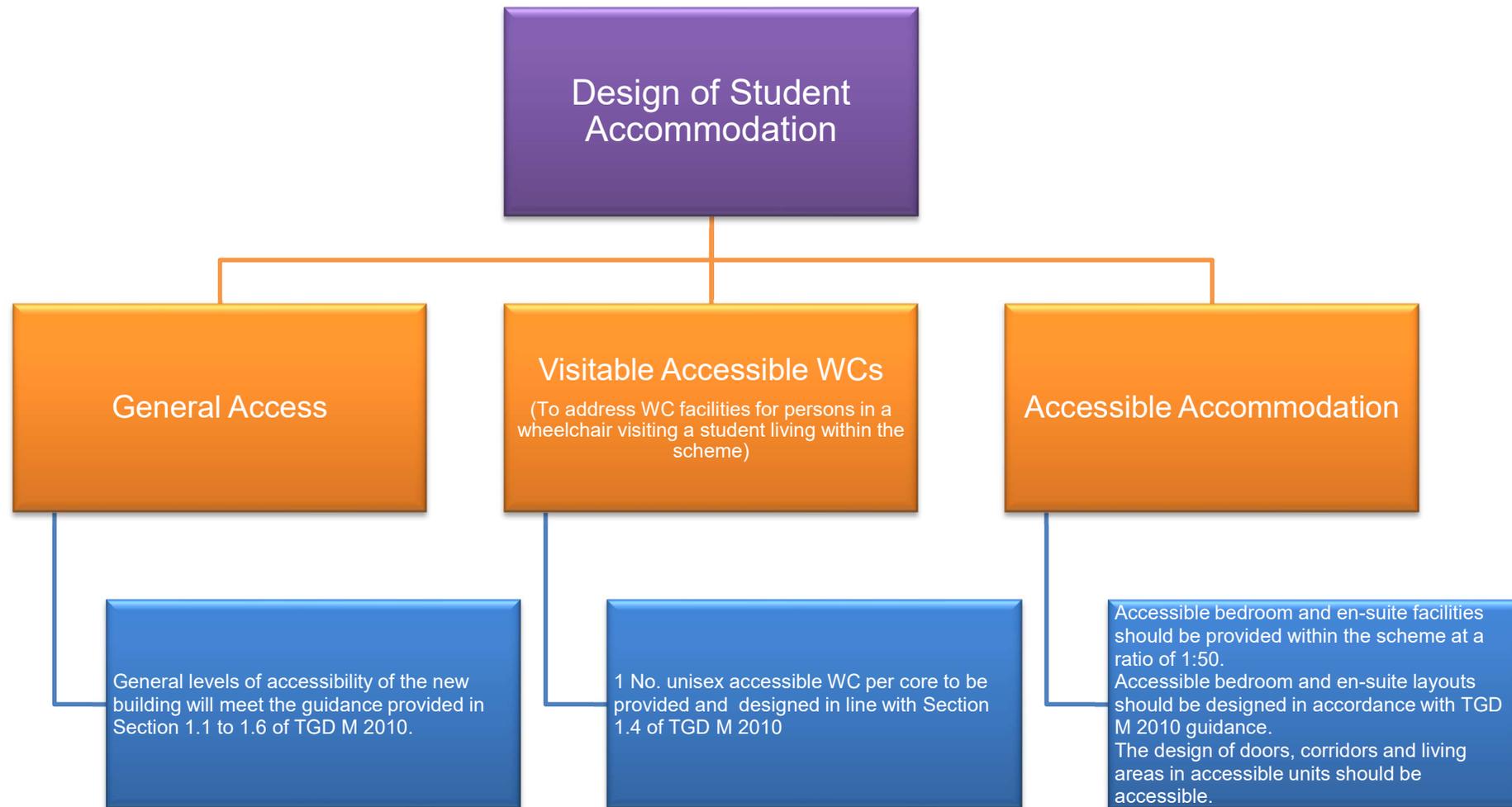


Figure 3 – Part M Design Principles for Student Accommodation

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.