

# Proposed Residential Development at lands at Stoney Hill Road, Rathcoole, Co. Dublin

Universal Access Statement

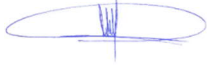
Romeville Developments Ltd

Project number: 60578132  
PR305837-ACM-XX-XX-RP-TR-00-0004

May 2020

## Quality information

### Prepared by



Rodolfo Benevenuto  
Transport Engineer

### Checked by



Jacqueline Haley Principal  
Transport Engineer

### Verified by



Micheal Dunne Regional  
Director

### Approved by



Micheal Dunne Regional  
Director

## Revision History

Revision	Revision date	Details	Authorized	Name	Position
0	05/04/2020	Draft for Design Team Review	MD	Mick Dunne	Regional Director
1	05/05/2020	Final	MD	Mick Dunne	Regional Director

## Distribution List

# Hard Copies	PDF Required	Association / Company Name
0	1	Robert Keran, Virtus Gareth Stanley, Romeville Developments Ltd

## Prepared for:

Romeville Developments Ltd

## Prepared by:

Rodolfo Benevenuto  
Transport Engineer  
E: [rodolfo.benevenuto@aecom.com](mailto:rodolfo.benevenuto@aecom.com)

AECOM Ireland Limited  
4th Floor  
Adelphi Plaza  
Georges Street Upper  
Dun Laoghaire  
Co. Dublin A96 T927  
Ireland

T: +353 1 238 3100  
[aecom.com](http://aecom.com)

© 2020 AECOM Ireland Limited. All Rights Reserved.

This document has been prepared by AECOM Ireland Limited ("AECOM") for sole use of our client (the "Client") in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

## Table of Contents

1.	Introduction.....	5
2.	Technical Guidance Document - Part M .....	5
3.	Universal Design Guidelines for Homes in Ireland .....	5
4.	Subject Site Application of Part M & Universal Design .....	6

# 1. Introduction

AECOM has been commissioned by Romeville developments Ltd to prepare a Universal Access Statement to accompany a planning application to An Bord Pleanála (ABP) for a proposed residential development at Stoney Hill Road in Rathcoole, Co. Dublin.

This report has been prepared based on the two key accessibility guidelines, namely:

- Technical Guidance Document M Access and Use;
- Universal Design Guidelines for Homes in Ireland;

## 2. Technical Guidance Document - Part M

The requirements of Part M specify that all buildings should be designed and constructed such that:

- (a) people can safely and independently approach, gain access and use a building, its facilities and its environs, and*
- (b) elements of the building do not constitute an undue hazard for people, especially for people with vision, hearing or mobility impairments.*

With respect to individual dwellings the guidance states:-

*Dwellings should be designed and constructed so that:*

- (i) people can safely and conveniently approach and gain access. Where due to site specific constraints or where all entrances are on other than ground level and a suitable passenger lift is not provided, it is considered adequate to provide access by means of steps, or a stairway suitable for use by ambulant disabled people;*
- (ii) people can have access to the main habitable rooms at entry level. Where there is no habitable room at this level, it is considered adequate to provide for access to habitable rooms on the storey containing the main living room. Access to this storey from the entry storey may be by means of a stairway suitable for use by ambulant disabled people;*
- (iii) a WC is provided at entry level or, where there are no habitable rooms at this level, on the storey containing the main living room.*

The Part M requirement **M1** states *'Adequate provision shall be made for people to access and use a building, its facilities and its environs.'*

Section 1 of the guidance document sets out the minimum level of provision for buildings to meet the requirements of M1. These buildings include *'The common areas of apartment blocks and their environs'*.

## 3. Universal Design Guidelines for Homes in Ireland

The second set of guidelines that has been considered in the design of the proposed development has been prepared by the Centre for Excellence in Universal Design and the National Disability Authority (NDA). The following list presents a summary of guidelines provided in the Universal Design Guidelines for Homes in Ireland (2015):

### Home location and approach

- *Homes integrated into the neighbourhood, with clear, safe, routes from bike, car or public transport to the entrance of the home;*

- *Space designated near entrances for accessible car-parking and a drop-off space for an adult carrying a child, carrying shopping, someone on crutches, a person in a wheelchair, an older person or a person with visual difficulties;*

#### Entering and Moving about the home

- *Level thresholds at doorways for simple, easy movement and ease of cleaning and maintenance;*
- *Wide front door and internal doors for ease of movement for all;*
- *More spacious entrances and hallways for multipurpose uses and ease of movement within the home;*

#### Spaces for living

- *Flexible or open-plan layouts with some 'softspots' like internal walls that can easily be removed for cost effective adaptation as the family expands or contracts;*
- *Reinforced walls and ceilings as 'hard-spots' around the toilet, shower and bath to support the easy installation of handrail and drop down supports as required;*
- *Enough space in a bedroom for easy manoeuvring and access to an adjacent bathroom;*
- *Flexible space in living rooms for social interaction;*
- *Enough space for a kitchen to adapt easily for different layouts;*
- *A toilet at entrance floor level that can adapt to a shower room;*
- *Enough space for integrating space for laundry, storage and refuse;*

#### Elements and Systems:

- *Sockets, light switches and window sills at levels that are within easy reach and view for everyone;*
- *Details like lever door handles and taps that are easier to use for everyone, especially young children;*
- *Easy control and use of systems and the capability to integrate smart entertainment, energy efficiency and security systems or assistive technologies;*
- *Choice of materials and colour, with fittings and finishes that are easy to use, maintain and are attractively and smartly designed;*
- *Optimised use of natural light, ventilation and energy efficiency;*

## 4. Subject Site Application of Part M & Universal Design

Continuous consultation has been undertaken across the design team during the planning stages of this project to ensure that the proposed development satisfies the requirements outlined within Part M and the Universal Design guidelines. The following non exhaustive list demonstrates how the subject site design satisfies the requirements of the aforementioned guidelines:

- All internal footpaths are minimum width of 1.8m, which is the space required to allow two buggies or wheelchair users to pass each other or travel side by side;
- There are pedestrian/cycle crossings proposed at the site access junctions with Stoney Hill Road, which comprise of tactile paving and dropped kerbs to facilitate pedestrian movements crossing the carriageway at these locations;
- The proposed corner radii at the sites' access and internal junctions are 4.0 – 6.0m in order to reduce vehicular speeds and accordingly reduce pedestrian crossing distances;
- Seating/rest areas have been incorporated throughout the site thereby performing the dual function of providing rest areas for pedestrians whilst also enhancing the sense of place by encouraging pedestrian activity within the site;
- All open spaces provided as part of the scheme offer linkages and connectivity to and from the scheme, including direct connections to future linear park to the south and amenity lands beyond;

- The designed open spaces have developed on the basis of linkages and connectivity throughout the site;
- The subject development includes a total of 4 no. mobility impaired parking spaces, 3 of which are located within the apartment block car park, and 1 located at the proposed creche facility.
- Various accessible landscaped areas are provided throughout the site and are designed to meet the guidance in section 1.1 TGD M 2010;
- All carriageways, footpaths and tactile paving are of a visually contrasting colour to guide visually impaired users through the site;
- Appropriate access routes are provided from all associated car parking facilities to the main entrances of each dwelling units and apartment entrance
- All entrance doors have a clear width of circa 800-1000mm, and a 1200mm by 1200mm level landing at apartment entrances
- Wide hallways of circa 1200–1500mm are provided .
- Kitchens are arranged in a 'U' or 'L' shape, with the door outside the kitchen area for ease of movement.
- 1200-1800mm provided between opposing work surfaces.
- Bathroom immediately adjacent to the main bedroom.
- An accessible WC, suitable for visitors, is provided at entry level of units
- Easy to use pedestrian gates circa 900mm wide are provided where applicable.
- Permeable paving is provided that is firm, non-slip, non-reflective, and suitable for all weathers.
- Easily accessible bin storage areas are provided
- Straight and simple flights of stairs with no winders.
- Utility rooms with space for washer and dryer adjacent to kitchen.
- Large and flexible living room and dining room with ample space to access all areas for everyone.
- Large and accessible family bathrooms.

