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**JAMESON GATE  
THE REDEVELOPMENT OF  
PARK SHOPPING CENTRE**

**UNIVERSAL  
ACCESS  
STATEMENT**

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**DMOD**  
ARCHITECTS

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## Universal Design

This document seeks to demonstrate how the proposed Strategic Housing Development 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.

## Section 1.1 Approach to buildings other than dwellings

### 1.1.2 Introduction

The proposed mixed use redevelopment of Park Shopping Centre shall comprise the following:

Demolition of the existing Park Shopping Centre and nos. 42-45 Prussia Street, Dublin 7 and creation of portal openings in the former boundary wall (Protected Structure).

Construction of a new mixed use District Centre, Student Residential Housing and Build-to-Rent Housing development in 2no. buildings, a South Building and a North Building, separated by a new pedestrian and bicycle street connecting Prussia Street with the emerging Grangegorman SDZ campus. The buildings will range in height from 3-5 storeys on Prussia Street to 6-storeys (South Building) and 8-storeys (North Building) towards the Grangegorman campus.

District Centre development accommodating:

Part-licensed supermarket, 11no. retail/non-retail service units and 2no. licensed café/restaurant units at ground floor; Two vehicular entrances from Prussia Street to provide access for deliveries and services (South entrance) and to provide access to undercroft parking and van deliveries (North entrance); Standing areas for deliveries and waste collection in designated service yards (South Building) and for car parking for 111no. cars, light van deliveries and bicycle parking (North Building);

All associated ancillary facilities, landscaping and boundary treatments including acoustic attenuation measures where required.

Student residential accommodation overhead the District Centre accommodating 11no. student houses comprising 143no. apartments (including 28no. studios), with a total of 584no. bedspaces (556no. bedrooms) and associated balconies:

The North Building student residential accommodation has reception and student amenities (conciierge, café, lounge areas) at ground, mezzanine and first floor levels, with access to all levels overhead and a first floor level podium garden from which student apartments and student amenity areas (study centre, a recreation centre and laundry) are accessible; 2no. amenity terraces with pergola structures at fourth floor;

The South Building student residential accommodation has ground floor level foyer with access to all levels, staff rooms, fitness centre at ground and mezzanine levels and a first floor level podium garden from which student apartments are directly accessible.

Build-to-rent residential accommodation overhead the supermarket with lift and stair access from Prussia Street, comprising 29no. apartments with balconies (28no. 2 bedroom and 1no. 3 bedroom units) and 3no. 2 bedroom townhouses, laundry room, lounge/games room, bicycle store, waste store and podium garden with conservatory allotments.

The proposed new street will connect to the Grangegorman SDZ campus via a portal connection through a former boundary wall.

The development includes art display along the new street, landscaping, boundary treatments, signage, plant and substations, and all associated site works and services.

### 1.1.3 Access routes

- It is proposed that all main entrances to buildings will be accessible. Therefore, the approach routes from Prussia St and from the Grangegorman Campus to each entrance will be accessible, as well as the route from the undercroft car parking facility located on the northern half of the site.
- External circulation routes connecting each building and all facilities within the site will also be accessible.
- In these areas, projecting features which may present hazards, will be avoided to reduce the risks to people with vision impairment.

#### 1.1.3.2 Level access routes

- The design of the new street connecting Prussia St with the Grangegorman campus has been based on best practice shared surface standards. 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 this shared surface area 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 on the Prussia St forecourt, 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 area is primarily for pedestrian use with only occasional and strictly limited vehicular movements allowed. Therefore, this area has 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.
- Stepped access routes are not proposed.

### 1.1.5 On-site car parking

- An undercroft carpark comprising 111 car parking spaces is situated on the northern half of the site, accessed from Prussia St.
- The carpark features 6 No. accessible parking bays designed in accordance with best practice. These are located in close proximity to the access points to the district centre and student accommodation entrances.
- Additionally, 5 no. parking spaces are designed for parent and child use, located adjacent to the access to the district centre.
- A gently sloped access to the south of the carpark connects users with the new east-west street.

## Section 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 1000 mm as per TGD Part M 2010. Door handle positions and glass manifestations will be provided in accordance with TGD Part M 2010.

### 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.

## Section 1.3 Circulation within buildings other than dwellings

### 1.3.3.1 Reception area in entrance halls

- A reception area is proposed for the PBSA facility located at the entry to the north building. It will be easily identifiable being directly in front of the adjacent accessible entrance. It is sized and positioned so as to provide the required manoeuvring spaces and working heights suitable for wheelchair users and provided with a hearing enhancement system.
- The district centre and Build to Rent facilities do not require a reception area.

### 1.3.3.2 Internal doors

- All doors in wheelchair accessible areas will have opening forces below limits stipulated in TGD Part M 2010. Door widths will be minimum 800 mm clear, with an unobstructed space of at least 300 mm on the pull side. 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 Vertical features

#### 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.

#### 1.3.4.1.2 Stairs

- Ambulant accessible stairs are also provided as an alternative for vertical access to all accessible areas in the PBSA, Build to Rent and District centre facilities.

## Section 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 each of the following areas:
  - PBSA Student Amenity area located on the ground floor of the north building.
  - PBSA Student recreation centre located on the first and second floors of the north building.
  - PBSA staff area, located on the ground floor of the south building
  - Tesco supermarket Sales area, located on the ground floor of the south building
  - Tesco supermarket colleague area, located on the Mezzanine level in the south building
- 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 2010 Section 1.4.4.

## Section 1.5 Other facilities in buildings other than dwellings

### 1.5.5 Refreshment facilities

- Communal refreshment facilities are provided in the purpose built student accommodation:
  - In the north building, a student café is located on the ground floor.
  - In the north building, a student cafeteria and private party room are located on the second floor.
- Communal refreshment facilities are provided in the Tesco colleague area
- It is intended that all users should have access to all parts of these facilities. Lifts provide access as required. At the kitchen areas, a manoeuvring space of 1800 mm x 1800 mm will be provided, and the worktop will be at a level of not more than 850 mm above the floor with a clear knee recess beneath the worktop to least 700 mm above the floor. The water taps will be accessible and either controlled automatically or capable of being operated with a closed fist. Routes to and from the various accessible facilities will be fully accessible.

### 1.5.6 Accessible sleeping accommodation

- Twenty accessible student bedrooms are proposed. Refer to the table below for locations.
- The floor area of these bedrooms is well in excess of the 15 sqm minimum requirement, and each provided with an accessible ensuite WC/shower room.
- Each accessible bedroom will be provided with an entrance door with minimum 800 mm clear width. Swing doors provided for built in wardrobes and other storage will open through 180°. A manoeuvring space of 1800 mm x 1800 mm is provide within each room allowing for a wheelchair user to manoeuvre at the side of a bed and transfer independently to it. The ensuite WC/shower facility will comply with the requirements of TGD M 2010 Section 1.4.

- The living areas within apartments containing the accessible bedrooms have been designed and so sized to facilitate independent use by wheelchair users.

| <b>House No.</b>                                   | <b>Floor</b> | <b>Apartment No.</b> | <b># of Accessible Bedrooms</b> |
|--|--------------|----------------------|---------------------------------|
| House 04   | Second Floor | 4.22                 | 2                               |
| House 04   | Third Floor  | 4.32                 | 2                               |
| House 04   | Fourth Floor | 4.41                 | 2                               |
| House 05   | Second Floor | 5.22                 | 2                               |
| House 05   | Third Floor  | 5.32                 | 2                               |
| House 05   | Fourth Floor | 5.41                 | 2                               |
| House 09   | First Floor  | 9.18                 | 1                               |
| House 09   | Second Floor | 9.28                 | 1                               |
| House 09   | Third Floor  | 9.38                 | 1                               |
| House 09   | Fourth Floor | 9.48                 | 1                               |
| House 10   | First Floor  | 10.13                | 1                               |
| House 10   | Second Floor | 10.23                | 1                               |
| House 10   | Third Floor  | 10.33                | 1                               |
| House 10   | Fourth Floor | 10.43                | 1                               |
| <b>Total Number of Accessible Student Bedrooms</b> |              |                      | <b>20</b>                       |

## Section 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 opening 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 2010.

## Section 3.2 Access to dwellings (Build to Rent Units)

### 3.2.2 Accessible entrance

- All units in the build-to-rent facility will be provided with an accessible entrance. The main access to the build-to-rent accommodation will be located on Prussia street in the south building. A stairs and lift facility provides access to the southern terrace at first floor level. From here, residents and visitors gain access to accessible stair and lift cores that serve Houses 12 and 13. Houses 14, 15 and 16 are accessed at first floor level from a covered loggia.
- 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.

## Section 3.3 Circulation within dwellings (Build to Rent Units)

### 3.3.2.1 Horizontal circulation within a dwelling

- To facilitate the circulation of visitors within all apartments, 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.

## Section 3.4 Sanitary facilities within dwellings (Build to Rent Units)

### 3.4.2 Accessible WC

- The 29 No. apartments in Houses 12 and 13 will feature an accessible bathroom in accordance with the provisions in TGD Part M, Diagram 34.
- The 3 No. duplex units (Houses 14, 15 and 16) will feature an accessible bathroom in accordance with the provisions in TGD Part M, Diagram 35, due to the area of their entry level being less than 45m<sup>2</sup>.