



Universal Design Statement

In respect of a:

Strategic Housing Development

at '*Harold's Bridge Court*', Harold's Cross Road & Greenmount Lane,
Harold's Cross, Dublin 6W.



Prepared by:

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Architecture & Planning**

On behalf of the applicant:

The Adroit Company Ltd.

July 2022



1.0 Scope of Report

This Report is submitted in support of a strategic housing development proposed by The Adroit Company Ltd. (the Applicant) for a new residential development, on lands measuring approximately 1.01Ha, located on lands at 'Harold's Bridge Court', Harold's Cross Road & Greenmount Lane, Harold's Cross, Dublin 6W.

The Access & Use Strategy is being submitted with the Planning Application to demonstrate that the proposed design is in substantial compliance with Part M (Access & Use) of the Building Regulations and that it will be possible in due course to obtain Disability Access Certificates, as necessary, for the development without giving rise to changes that would require planning permission. The design has sought to comply with the principles of Universal Design to ensure access and use of the development and its facilities for everyone.

2.0 Development Description

The proposed development is as follows, as per the public notices:

The Adroit Company Ltd. intends to apply to An Bord Pleanála for permission for a strategic housing development on a site that includes lands at 'Harold's Bridge Court' and No.s 1-3 Clare Villas, located at Harold's Cross Road & Greenmount Lane, Harold's Cross, Dublin 6W. The site is bounded: (a) to the north, by the rear of existing dwellings (No.s 1-8a Parnell Road & No. 20 Greenmount Lane) and commercial development (i.e. "Greenmount Office Park") fronting onto Parnell Road, (b) to the south and east by commercial development i.e. "Greenmount House" and "Argus House" office buildings, and residential development i.e. "Boyne Court", (c) to the east by Harold's Cross Road, and (d) to the west by Greenmount Lane and to the south-west by Limekiln Lane.

The proposed development provides for 194 no. dwellings comprised of studio, 1, 2 & 3 bed apartment units in 4 no. 2-9 storey blocks (Blocks A-D). The development also includes 1 no. commercial / retail unit (c.175m²) at ground floor level of Block A, 1 no. creche (142.2m²) at ground floor level of Block C and 22 no. artist work studios and exhibition space (1,958m² GFA) at ground & 1st floor level of Block D, all on a site area of 1.01Ha.

Permission is sought for the demolition of all existing buildings on site (c. 5,356m²), i.e. (a) 4 no. 3 storey duplex residential buildings (i.e. 48 no. dwellings, c. 3,542m²) and 2 no. 1 storey detached dwellings i.e. No.s 49 & 50 (c. 40m² & 41m² respectively) all within Harold's Bridge Court, (b) 3 no. 2 storey houses at No.s 1-3 Clare Villas (c. 331m² in total) and (c) an existing warehouse (c.1,248m²) and ancillary structures (c.154m²) fronting onto Greenmount Lane.

Vehicular access to the proposed development will be via Harold's Cross Road, utilizing the existing entrance to Harold's Bridge Court. Limited vehicular traffic will be allowed enter the site from Greenmount Lane, with no vehicular traffic progressing through the entire development. Pedestrian and cyclist access is proposed via Greenmount Lane, Limekiln Lane and Harold's Cross Road.

The proposed development consists of the following:

Block A is a four to seven storey building accommodating 56 no. dwellings comprised of 29 no. 1 bed & 27 no. 2 bed apartments. Block A also includes 1 no. commercial / retail unit (c.175m²) at ground floor level, with a communal amenity room (c.35m²) and 2 no. communal roof gardens (c.144m² & c.39m² respectively) on the 6th floor. Bin and bicycle stores, sub-station & switch room are accommodated at ground floor.



Block B is a two-three and five-nine storey building accommodating 56 no. dwellings comprised of 2 no. studio units, 20 no. 1 bed, 32 no. 2 bed & 2 no. 3 bed apartments. Block B also includes a communal amenity room (c.53m²) on the 3rd floor, with a communal roof garden (c.164m²) also on the 3rd floor. Bin and bicycle stores are accommodated at ground floor.

Block C is a four to eight storey building accommodating 57 no. dwellings comprised of 15 no. 1 bed, 39 no. 2 bed & 3 no. 3 bed apartments. Block C also includes a 1 storey creche (142.2m²) at ground floor level, with associated outdoor play space (c.233m²), bin stores at ground floor level and a communal amenity room (c.50m²) on the 7th floor, with a communal roof garden (c.169m²) also on the 7th floor.

Block D is a four to five storey building accommodating 25 no. dwellings comprised of 1 no. studio unit, 16 no. 1 bed, 7 no. 2 bed & 1 no. 3 bed apartments. Block D also includes 22 no. artist work studios and exhibition space (1,958m²) at ground & 1st floor level, and communal open space (c.124m²) at 2nd floor level. Bin and bicycle stores are accommodated at ground floor.

The proposed development provides for public open space (c.1,355m²), hard and soft landscaping & boundary treatments. Communal residential amenity areas and open spaces are provided for in the form of communal roof gardens and communal rooms associated with the individual blocks. Additional communal open space is provided at ground level totalling c.577m². Private open spaces for the proposed dwellings are provided as terraces at ground floor level of each block and balconies at all upper levels.

Car parking is to be provided in the form of surface and basement level car parking (65 no. spaces in total). Blocks B & C are located above the proposed basement, which accommodates 58 no. car parking spaces (including EV parking), 4 no. motorcycle spaces and 426 no. bicycle parking spaces (inclusive of 8 no. cargo bike spaces & 48 no. electric bicycle spaces). There are an additional 7 no. surface level car parking spaces proposed (including 4 no. club car spaces), and 50 no. surface bicycle parking spaces. Bicycle parking is also accommodated at ground floor level within Blocks A, B & D (104 no. spaces in total).

The proposed development includes for all associated site development works above and below ground, bin & bicycle stores, plant (M&E), 2 no. sub-stations, public lighting, servicing, signage, surface water attenuation facilities etc.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016-2022, and also contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.haroldsbridgecourtshd.ie.



3.0 Universal Design Statement

Based upon the drawings submitted as part of this application for permission, we confirm that all of the proposed dwellings / buildings have been designed to be compliant with Part M of the Building Regulations with regard to accessibility.

Basis of Compliance

Purpose Group	Design Guidance (Fire Safety / Access & Use)
PG 1 (c) Residential	TGD-M 2010, BS 8300:2018 & UK ADM
PG 7(b) Car Park	Centre for Excellence in Universal Design / NDA publication <i>"Universal Design Guidelines for Homes in Ireland"</i> NDA <i>"Building for Everyone"</i>

The aforementioned guidance proffers prescriptive design solutions which are considered prima facie compliance with Parts M of the Building Regulations.

The design seeks to go beyond minimum mandatory compliance and accordingly where practicable best practice and the principles of Universal design form the basis of the design approach herein.

4.0 Access & Use Strategy

4.1 External Access Routes

The external site landscape will be designed to achieve best practice in accordance with BS 8300 2018 Part 1, including accessible access routes to serve each of the residential Cores. In order to ensure universal access will be provided for all; access routes will include level approach routes. Each of the residential Cores will be provided with an accessible entrance to facilitate wheelchair/disabled access.

Car parking will be provided with a minimum of 5% designated accessible car parking spaces as per TGD-M 2010. The internal height of the circulation in the car park ensures adequate circulation for all persons as per TGD-M. In total 4 no. accessible parking spaces shall be provided (2 no. at basement level and 2 no. at surface level). This will ensure level access routes are provided from the designated parking spaces to each core. Transfer from the basement car parking is provided to all apartments by way of passenger lifts and ambulant stairs.

4.2 Residential and Commercial Amenities / Facilities

The proposed commercial / retail unit, childcare facility and artist work studios will be designed to achieve universal access for residents and staff.



4.3 Circulation within Buildings

Corridors and passageways shall be designed to be wheelchair accessible in accordance with TGD M 2010 and have passing places achieving 1800mm by 1800mm at the end of corridors where applicable.

The upper floors to each of the residential Cores and basement level will be served via accessible passenger lifts and an ambulant disabled stair designed in accordance with TGD-M / BS 8300 / UK ADM, including the following:

- The stairs shall achieve a minimum clear width of 1200mm, with a maximum height of each flight of 1800mm.
- The accessible passenger lift shall achieve the required 1100mm wide by 1400mm deep.

4.4 Sanitary Facilities

All residential units will be provided with visitable wc's in line with TGD M 2010.

The residential and commercial amenities / facilities shall be provided with an appropriate accessible WC in accordance with Diagram 15(a) of TGD M 2010.

4.5 Residential Units

The internal layout of the residential units will be designed in accordance with TGD-M 2010 such to include accessible entrance doors, accessible WCs and habitable rooms.

5.0 Summary

Cognizance has also been paid to the guidance set out in the 2013 Universal Design Guidelines for Homes in Ireland. The site layout plan and landscaping proposals have also taken into consideration the need for ease of movement through the development. The main features of the proposed development are therefore as follows:

- All built blocks and units have level access delivering ease of access for all. The public realm is designed to ensure accessibility on equal terms for people of a range of ages and physical mobility.
- A range of unit types have been proposed in terms of both size and design meeting the aspirations of a range of people and households. These range in gross floor area from 38.01m² (studio unit / apartment) to 118.35 (3 bedroom apartment) with a variety of studio, 1, 2, and 3 bedroom dwelling types proposed.
- The proposed development presents a welcoming and positive aspect to passers-by, creating a new accessible urban, public realm and allowing for direct connectivity to open spaces and adjoining lands, thus avoiding unnecessary physical and visual barriers.
- Connectivity to adjoining lands has been incorporated into the design of the layout. The network of paths and cycle routes ensure full permeability throughout the scheme and ensures connectivity from the subject site to the surrounding area and local facilities beyond.



- Falls and gradients have been minimized wherever possible on site and level access will be provided at all parking locations. All units within the development will meet the requirements of Part M of the Technical Guidance Documents where accessibility is concerned.
- Public spaces, streets and parks, are all designed so that every member of society can use them. Dwellings address these spaces so that they are passively supervised, creating safe spaces for everyone to use. The activity generated here enhances the open space realm.