



# Universal Access Statement

Dartry Student Accommodation  
Trinity Hall, Dartry Road, Dublin 6

03.03.2020



## Introduction

In addition to the need to cater for all students' requirements for adequate provisions within student apartments containing accessible bedrooms, designers need to cater for users with the widest range of needs possible including wheelchair users. To achieve this, Reddy A+U design beyond the minimum level of provision contained within Technical Guidance Document M 2010, Access and Use (henceforth referred to as TGD Part M 2010).

Below are some design criteria that have been incorporated into the design of student apartment facilities that contain accessible bedrooms catering for disabled student needs:

- A minimum 1500x1500mm clear maneuvering space clear of door swing is provided at the accessible apartment entrance.
- All corridors achieve a minimum clear width of 1200mm, adequate turning spaces are also provided and a minimum 300mm leading edge is provided on all doors to accessible areas.
- Accessible bedrooms provide a minimum 1500/1800mm clear maneuvering space on one side of the bed and 700mm on the other. Furniture is designed and carefully located to maximise accessibility – wheelchair accessible study desk, wardrobe etc. An emergency alarm is provided and is accessible from both the bed and the clear space next to the bed.
- Accessible en-suites are designed in accordance with TGD Part M 2010 diagrams 21 & 22 and where more than one is provided a choice in the handing is also provided.
- In addition to provisions for fire detection the fire alarm includes both visual and audible indicators.
- Openable window controls, located between 800-1000mm above the finished floor level, are accessible and operable without using both hands.

Kitchens include a clear unobstructed space of at least 1500x1500mm. Key task areas such as the sink, hob and food preparation space is provided with a knee recess. Oven units are designed to be accessible as is the dining area. Kitchen switches are carefully positioned and accessible including hob, extractor fans, sockets and isolators. The height of work surfaces allows for use by both ambulant and wheelchair users and floor mounted storage units include banks of drawers.

An appropriately sized wheelchair charging space is provided in either the accessible apartment living space or accessible bedroom.

## Proposed Development

The proposed development consists of:

- Demolition of Cunningham House, the Sports Hall (including the removal of existing part basement of 104sqm), the eastern section of the historic rear boundary wall and associated single storey ancillary sheds.
- Provision of 4 no. connected blocks arranged in a quadrangle form: Block A ranges in height from four to eight storeys; Block B is four storeys in height; Block C is three storeys in height while the Forum Block is single storey in height (partially double height space rising to a maximum height of 9.6m above adjoining ground level).
- 358 no. purpose-built student bed spaces
- 4 no. staff apartments
- 2 no. study spaces/classrooms
- A replacement multi-use Sports Hall, together with the adjoining Forum amenity space
- Outdoor amenity spaces within the central courtyard together with enhanced public realm and landscaping works within the curtilage of Oldham and Greenane House
- 188 no. bicycle parking spaces within the application site
- Single storey security hut at the main vehicular entrance to Trinity Hall from Dartry Road (10sqm GFA)
- Minor repositioning of the existing access gate onto Temple Road
- Works to Oldham House (a Protected Structure) to include works necessary for the demolition and replacement of late 20th century Sports Hall (directly abutting Oldham House).
- Provision of a screen wall to the south of Greenane House (a Protected Structure).
- All associated and ancillary landscaping works; site lighting; refuse storage; boundary treatments; plant; solar photovoltaic panels; water, wastewater and surface water works; upgrade works to existing electrical substation and all other site and development works.

## Review of Scheme for compliance

No.	Item	How the scheme complies with Universal Access Requirements
1.	Entrance to apartments	<ul style="list-style-type: none"> <li>• 1800mm by 1800mm landings provided at entrances clear of door swings.</li> <li>• Footpath is 2000mm wide.</li> <li>• 300mm leading edge is provided in corridor.</li> </ul>
2.	External steps	<ul style="list-style-type: none"> <li>• Where external steps are proposed they are designed in accordance with section 1.1 of TGD M 2010.</li> </ul>
3.	Entrances into Apartment Blocks	<ul style="list-style-type: none"> <li>• The effective clear width (ECW) of 1 No. door is 1,000mm in line with Table 1 of TGD M 2010.</li> <li>• Where there is a lobby provided at the entrance the internal lobby door is 1,000mm.</li> <li>• 1800mm by 1800mm level landings are provided clear of door swings at all entrances.</li> </ul>
4.	Entrance to apartments	<ul style="list-style-type: none"> <li>• The ECW of 1 No. door is 800mm and barriers are provided at entrance.</li> </ul>
5.	Amenity WC	<ul style="list-style-type: none"> <li>• Amenity Area WCs addresses the guidance in section 1.4 of TGD M 2010.</li> </ul>
6.	Leading edges.	<ul style="list-style-type: none"> <li>• Leading edges of 300mm are provided on the pull side of all doors leading to wheelchair accessible areas.</li> </ul>
7.	Lift landing	<ul style="list-style-type: none"> <li>• 1800mm turning areas in front of lifts on floor plans (clear of door swings).</li> <li>• Door opening out from stairs is not a risk for passers- by.</li> <li>• Landing controls are 500mm from corners.</li> </ul>

8.	Ambulant stairs	<ul style="list-style-type: none"> <li>All stairs are designed as ambulant disabled stairs within the scheme.</li> </ul>
9.	Provision of visitable WCs	<ul style="list-style-type: none"> <li>Each core in Block A and Block B has a visitable accessible WC provided in accordance with diagram 15a of TGD Part M 2010.</li> </ul>
10.	Mix of accessible bedrooms	<ul style="list-style-type: none"> <li>There are 20 no. accessible rooms in the scheme. (In excess of 5% of all rooms)</li> </ul>
11.	Provision of accessible en-suites	<ul style="list-style-type: none"> <li>There are accessible en-suites in each accessible room.</li> </ul>
12.	Design of Accessible Rooms	<ul style="list-style-type: none"> <li>The design and layout of the accessible en-suites are Part M Compliant (i.e. designed in line with Diagram 21 of TGD M 2010).</li> <li>A 1500mm turning area is indicated outside the entrance to accessible rooms.</li> <li>The 1800mm turning area is provided adjacent to the bed and 700mm is provided at the opposite side.</li> </ul>
12.	Staff Apartments	<ul style="list-style-type: none"> <li>750mm by 1200mm areas is shown in all of the apartment units in line with section 3.4 and Diagram 33 of TGD M 2010. This applies to all floors.</li> </ul>

The design of student accommodation can pose challenges in relation to accessibility and universal design. In order to ensure adequate provision is made for people to access and use the student accommodation a proportion of the rooms provided need to be both accessible and functional for persons of limited ability including wheelchair users

It is submitted that the current scheme is compliant with the objectives of the relevant standards.

References:

- DEHLG (2010) Building Regulation, 2010 Technical Guidance Document M. Disability Access. Department of Environment, Heritage and Local Government, Dublin.
- BSI (2018), BS 8300: The design of buildings and their approaches to meet the needs of disabled people - Code of practice