



ACCESS STATEMENT

for PROPOSED RESIDENTIAL DEVELOPMENT
PUTTAGHAN LANDS, WELLWOOD, TULLAMORE

LRD STAGE 3 APPLICATION
APRIL 2023

DMS-06



Fig 01 - Site Context

ACCESS STATEMENT

LAND AT WELLWOOD RESIDENTIAL – PUTTAGHAN LANDS, TULLAMORE LRD APPLICATION SUBMISSION

INTRODUCTION

DESCRIPTION OF PROPOSED DEVELOPMENT

This application for planning permission for the demolition of existing buildings and the construction of Large scale Residential Development comprising 148 dwellings which will consist of:

90no. houses (comprising 08 no. 2 bedroom houses, 58 no. 3 bedroom houses and 24 no. 4 bedroom houses. 89 no. of the houses are 2 storey with 1 no. 3 bed bungalow); 20 dwelling apartments (comprising 4 no. 1 bed units and 16 no. 2 bed units over 4 storeys); 38 no. age friendly assisted living units (comprising of 28 no. 1 bed units and 10 no. 2 bed units with associated communal and administrative facilities); a Creche; and all ancillary site development works including access, roads and footpaths, landscaping and boundary treatments, public and private open space areas, car parking, bicycle parking, ESB substations, bin and bicycle stores, replacement waste water pumping station and drainage connections; and all ancillary site development works on land at Wellwood Housing site.

BASIS FOR COMPILATION OF ACCESS STATEMENT

Applications for all housing developments of 5 houses or more shall be accompanied by an Access Statement carried out in accordance with Appendix 6 of Buildings for Everyone: A Universal Design Approach (National Disability Authority, 2012). Proposed content in this document includes:

- show how Development Plan, Local Area Plan policies are taken into account
- include any consultation carried out with community groups, access groups
- explain how surrounding roads, footpaths and sightlines will be linked
- illustrate access to and access within the building itself
- include diagrams showing how people can move to and through the place – including vehicles, bikes and pedestrians
- describe how levels change within public spaces, including pavement and dropped kerbs, bus stops, parking spaces, including blue badge holders, at train stations and parks facilities such as toilets
- show that people with disabilities will not be segregated but will be able to move around within a building at all levels and use the same entrances, corridors and rooms as everyone else without detour

01 THE SITE - 4 HECTARES

PUTTAGHAN LANDS TULLAMORE

This accessibility statement has been drafted in accordance with development plan objective DMS-06 - Life Long Adaptability and seeks to demonstrate that the approach to the design of this scheme has carefully considered universal site accessibility and universally designed or lifetime adaptable units as one of the key principles in the development of this proposal.

DEVELOPMENT PLAN OBJECTIVES

Offaly County Council accessibility objectives as itemised in the 2021-2027 development plan are as follows:

1.5 - Strategic Vision and Objectives

Forms one of the key principles of healthy placemaking through the implementation of universal and lifetime adaptable design

2.6.3 Specific Needs Housing - Housing Needs of Older People, People with Disabilities and/or Learning Disabilities

The Council continues to address identified needs through the provision of residential units built on the principles of universal design and lifelong adaptability. In an effort to ensure social inclusion the preferred locations are within settlements and with easy access to public transport, community facilities, retail and other amenities.

2.7 – Housing Objectives

HP-06 It is Council policy to ensure that new social and affordable housing developments are designed and constructed on the principles of universal design and life-long adaptability, are energy efficient, and of excellent design and contribute to healthy place-making.

HP-17 It is Council policy to encourage the compact growth of settlements; to promote healthy placemaking; to increase the liveability factor of a place; to encourage the most efficient use of land; to ensure a mixture of residential unit types that are designed and constructed on the principles of universal design, life-long adaptability and energy efficiency; to support permeability and sustainable mobility with priority for pedestrians and cyclists; and in general to support the transition to a low carbon economy by way of reduction of greenhouse gases.

9.15 - Universal Design

One of the Strategic Priorities of the National Disability Authority Strategic Plan 2019-2021 is to continue to build awareness and adoption of the concept of Universal Design, maximizing independence and participation for all. The Council will promote Universal Design and Lifetime Housing in all new developments. This type of housing allows for the future adaptation of units as needs present throughout the life cycle of the occupier/owner. It is a proactive step in addressing the housing needs of people with a disability, older people and the diversity of the family unit as well as increasing the value and sustainability of buildings in the long-term. The provision of housing for older people allows for the option of downsizing, thereby releasing larger houses to the market to meet the needs of young families. The Council will support the provision of appropriate housing accommodation for people with disabilities and older people. Such facilities should be integrated wherever possible into established areas in towns and villages, where residents can avail of reasonable access to local services by walking

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, 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 apartment blocks 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. internal doors, corridors, internal lobbies, passenger lifts, stairs, etc.)

Independently accessible sanitary facilities, where provisioned, 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 apartment blocks 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.)

Apartments and Duplexes within the development will be designed in accordance with Section 3 of TGD M 2010, ensuring that they provide adequate access for visitors, including; accessible entrances with clear level landings, adequate circulation within the entrance storey, accessible WCs suitable for visitors, etc.

Fig 02 - Universal Access Strategy

9.27 Social Inclusion - Community and Cultural Development Policies

SICCDP-13 It is Council policy to ensure that all buildings, public open spaces, recreational and amenity areas are accessible for people with disabilities, having regard to;

- Part M of the Building Regulations and the requirement for Disability Access Certificates (DACs)
- Buildings for Everyone: A Universal Design Approach (National Disability Authority, 2012);
- Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities and its companion document Urban Design Manual (DEHLG, 2009); and
- Great Outdoors - A Guide for Accessibility (2018)

SICCDP-15 It is Council Policy to promote Universal Design and well-designed lifetime adaptable and age friendly housing in accordance with best practice and the policies and principles contained in Building for Everyone: A Universal Design Approach (National Disability Authority, 2012) and Sustainable Residential Development in Urban Area: Guidelines for Planning Authorities and its companion document Urban Design Manual (DEHLG, 2009) and particularly in infill and brownfield developments walkable to existing services and facilities.

13.2.1 Common Principles Universal Access

Part M of the Building Regulations sets out standards to ensure that buildings are accessible to and usable by everyone, including older people, people with disabilities and people with children. The Technical Guidance Document in relation to Part M provides guidance on the access requirements for public buildings and for residential dwellings. The Council will seek to encourage the implementation of best practice standards with regard to access in both indoor and outdoor environments. An important element in achieving sustainability in the design of residential units is the ability of the design to accommodate the changing needs of a family. The guiding principle of accessibility shall be clearly demonstrated in development proposals.

This document will demonstrate how this scheme achieves the accessibility objectives set out in the development plan and how the consideration of a fully accessible site and universally designed and lifetime adaptable homes will contribute to a diverse and sustainable development.

CONSULTATION WITH EXTERNAL ADVOCACY GROUPS

Early in the design process, the applicant, John Flanagan developments, engaged with Clúid Housing which operate as a not for profit charity providing homes to people in housing need. This site was identified as a suitable location for an assisted living facility for older people, given its proximity to the town centre and the midland regional hospital. This early engagement meant that due regard was given to accessibility from the outset of design development.



Fig 03 - Site Layout

SITE ACCESSIBILITY

In order to provide a fully accessible site 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

Since the introduction of the Disability Act in 2005, Irish Building Regulations have been revised with Universal Design in mind and a more comprehensive technical guidance document is now in place. This document is known TGD M 2010 – Access and Use. 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”. The design team have collaborated extensively during the planning stages of this project and are satisfied that the proposed works will meet the requirements of Part M of the Second Schedule of the Building Regulations.

For example:

- A minimum 5% of the total amount of car parking spaces provided will be accessible car parking spaces in line with TGD M 2010. These bays are designed to meet the guidance in Section 1.1.5 of TGD M 2010;
- Various accessible landscaped areas are provided throughout the site and are designed to meet the guidance in Section 1.1 of TGD M 2010; The site and its public amenity spaces are fully accessible with care taken to ensure navigability and freedom of movement for all. The main public open space is adjacent to the proposed Age friendly living facility, with a link proposed between the 2 spaces.



Fig 04 - Wheelchair Access Distances

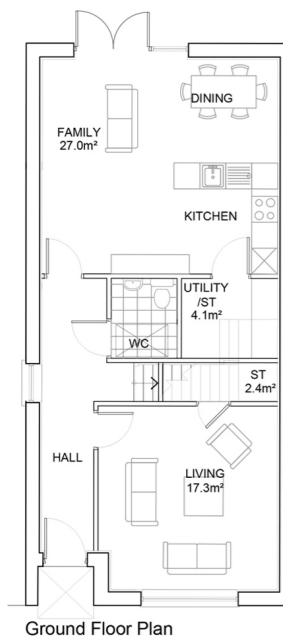
- Adequate access routes are provided from all designated car parking facilities to the apartment entrances and the vertical circulation cores of each apartment block, designed in accordance with Section 1.1. of TGD M 2010, with 1,800mm by 1,800mm level landings provided at all accessible entrances;
- All entrances to the apartment blocks 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 areas are designed in accordance with Section 1.3 of TGD M 2010 with 1,800mm turning areas provided throughout each building's common area;
- At least 1 No. passenger lift and 1 No stairs suitable for ambulant disabled people is provided in a vertical circulation core of each apartment 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;
- 2 No. Wheelchair accessible unisex WCs are provided on the ground floor of block B, which will be fitted out in accordance with Section 1.4.5 of TGD M 2010;
- All communal facilities within or surrounding apartment blocks are provisioned as accessible to meet the needs of all users in accordance with the guidance in TGD M 2010;
- Apartments are designed to meet the guidance in Section 3 of TGD M 2010 (e.g. 1200mm by 1200mm level landing at apartment entrances and 800mm wide doors at entrances to the apartments);
- An accessible WC and living room area, suitable for visitors, is provided at entry level within each house and apartment unit. Each has been designed in accordance with Section 3.4 of TGD M 2010, providing adequate space for sideways transfer from a wheelchair.

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. Additionally, Universal Design objectives which have been achieved include:

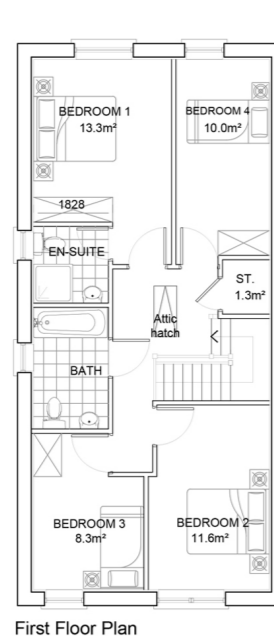
- The provision of a clear hierarchy of streets that are logical, easy to understand and well-integrated with the existing context, notably at the transition points between the existing urban environment and the proposed development
- Footpaths have been provided at a minimum of 2m width
- Routes between accessible car parking spaces and building entrances are less than 25 metres, well lit and safe and easy to use
- Planting has been well considered to eliminate any potential obstacles, physical or visual, with appropriate sightlines and dropped kerbs proposed at all road junctions
- No prohibitive level changes are proposed within the site

We respectfully submit that due regard has been given to site accessibility in line with objectives 9.27 – social inclusion set out in OCC development plan and all measures have been taken at this stage of the proposal to integrate universal design best practice guidelines to achieve a fully accessible environment for all end users of the development.

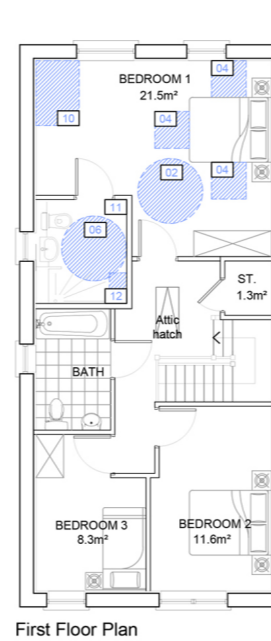
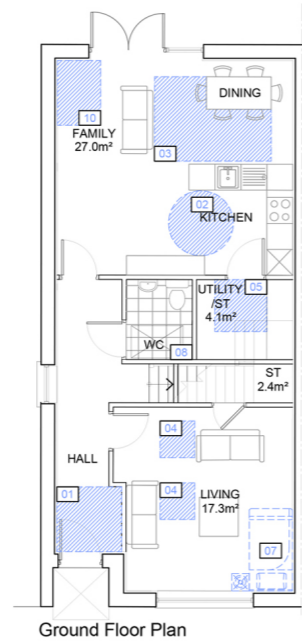
House Type A
Area 131.4m²



House Type A
Area 131.4m²



House Type A
Area 131.4m²



UNIT ACCESSIBILITY

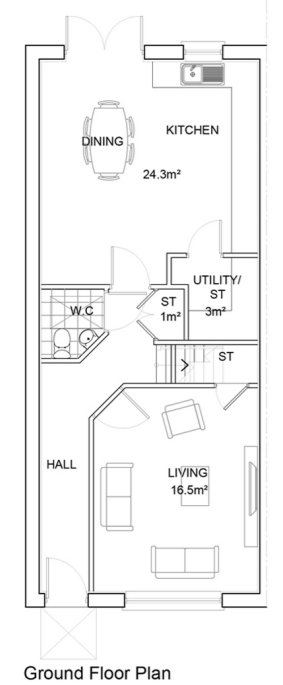
This scheme seeks to deliver a diverse range of units to attract a variety of tenures. As a result, we have paid due regard to a range of accessibility categories within the scheme. As detailed above, the site itself is at a minimum in compliance with TGD Part M, with footpaths, parking, and building access points in compliance with universal design guidelines. The scheme will deliver a mix of houses and apartments and the accessibility requirements have been broadly divided into 2 categories, with the end user of each taken under consideration when designing the internal layouts.

LIFETIME ADAPTABLE

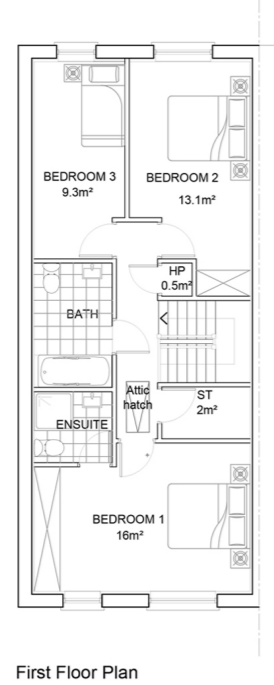
Taking cognisance of the housing objectives cited in the Offaly County council development plan listed above and relating to 1.5 – strategic vision, 2.7 – housing objectives and 9.15 – universal design, the houses have been designed to allow for easy adaptation as the needs of the end user changes over the lifecycle of the building. The houses as currently proposed are geared towards meeting the needs of a family, but care has been taken to ensure that the layouts are easily adapted and evolve with the requirements of the end user. Please see Fig 05 which demonstrates some of the many ways the standard units can be adapted to meet the requirements of an end user with mobility challenges.

SUBMITTED PLANS

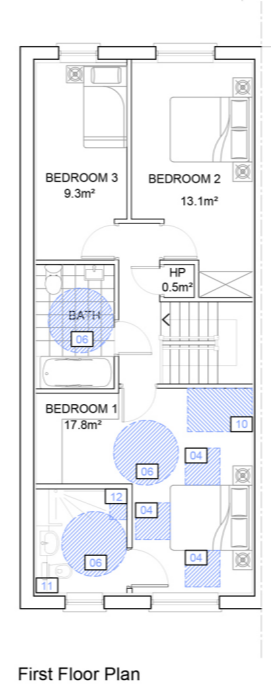
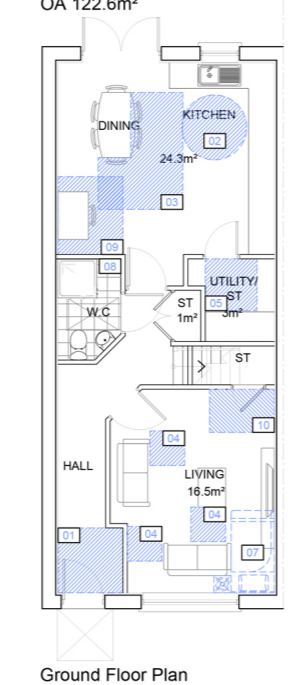
House Type B1
OA 122.6m²



House Type B1
OA 122.6m²



House Type B1
OA 122.6m²



LIFETIME ADAPTABLE EXAMPLE

General - Door opening Clear width 800-850mm
Corridor width minimum 1050mm
750mm clear space in front of windows

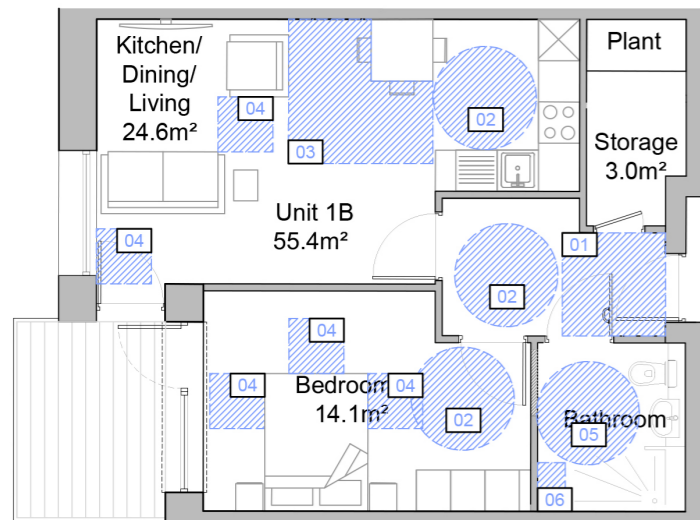
1. Clear entrance 1.5 x 1.5 m and 300mm clear area beside each door
2. clear space for a turning circle of 1500mm
3. at least two consecutive 1200 mm areas around table
4. Provide clear access space of 800mm
5. Provide a clear space in front of laundry machines of at least 1200mm.
6. Provide a turning circle of minimum 1500mm, with a 200mm overlap of the basin allowed.
7. Potential location for Bed at Entrance Level
8. Ground Floor Bathroom to be min 1.5m x 1.8m
9. Ground Floor Workspace 1.5mx1.8m
10. Potential location for Lift
11. Option to install fully accessible bathroom adjacent to main bedroom
12. 400-500mm transfer space at end of shower / bath

Fig 05 - Example of Lifetime Adaptable Homes

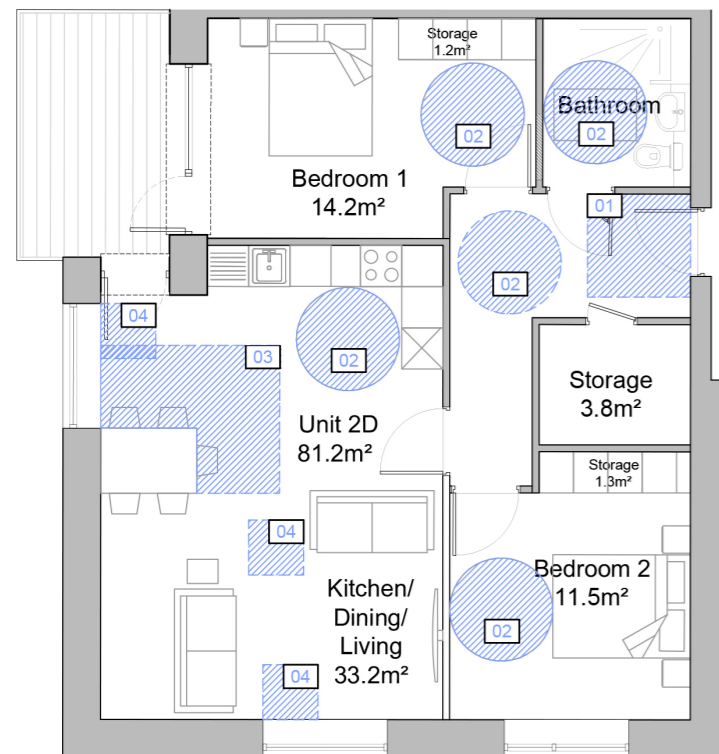
UNIVERSALLY DESIGNED UNITS

As mentioned above, the applicant and design team recognised the strategic importance of the site in relation to the midland general hospital and its proximity to Tullamore town centre. This prompted the early engagement with Clúid who expressed interest in the establishment of an age friendly assisted living facility as it was deemed an appropriate location where housing for older people could be proposed. It allows for the option of rightsizing while also allowing older persons to retain their independence due to the favourable urban location, thereby releasing larger houses to the market to meet the needs of young families. The proposal of this facility complies with most of the accessibility objectives set out in the development plan and listed above and will add to the diversity of the community.

This facility is located in apartment block B and has been designed in accordance with Buildings for Everyone: A Universal Design Approach and the Clúid design guide. Design features which have been introduced as a result of Clúid's interest in the proposal include the common facilities at ground floor which encourage interaction between the residents. The Communal open space which is immediately adjacent to the communal facilities will contain exercise equipment and is shared with apartment Block A. Immediately adjacent to the COS is the main area of proposed public open space where children's play facilities are proposed. The placement of these outdoor facilities will encourage interaction between all residents, regardless of age and contribute to a lively and sustainable new neighbourhood. Fig 06 demonstrates how the individual units in the age friendly facility have been designed in accordance with the universal design guidelines and the Clúid design guide to provide a fully accessible assisted living facility which will allow older people to continue living independently in the community, despite any mobility or medical issues they may have.



1 BEDROOM UNIT



2 BEDROOM UNIT

Applicable principles of universal design

General - Door opening Clear width 800-850mm
Corridor width minimum 1050mm
750mm clear space in front of windows

1. Clear entrance 1.5 x 1.5 m and 300mm clear area beside each door
2. clear space for a turning circle of 1500mm
3. at least two consecutive 1200 mm areas around table
4. Provide clear access space of 800mm
5. Provide a turning circle of minimum 1500mm, with a 200mm overlap of the basin allowed.

CONCLUSION

The design team of this project has, from the outset, sought to achieve maximum accessibility for all end users of the development. This applies especially to the public realm which we envisage will be used by residents of the wider area, with accessible connections provided along the south east boundary and the western corner. We respectfully submit that the design of the both the site and the accommodation seeks to achieve accessibility objectives set out in the development plan by proposing lifetime adaptable houses and apartment units which are universally designed ensuring a diverse and sustainable community

Fig 06 - Example of Universally Designed Apartment Units