



Universal Access Statement

Blackpitts Student Housing Blackpitts

UNIVERSAL ACCESS STATEMENT

Prepared for:
Blackpitts Residence ULC

7 May 2025

Universal Access Statement for the Blackpitts Student Housing, Blackpitts

UNIVERSAL ACCESS STATEMENT (Revision No.1)

Prepared for:
Blackpitts Residence ULC

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1 Project Description

Planning permission is sought for a Large-Scale Residential Development delivering 217 student bed spaces (209 single rooms and 4 twin rooms, 213no. rooms in total), within one block. The blocks ranges in height up to 6 storeys with a basement below. All associated internal and external amenity space, including the provision of restaurant/café, on street carparking, cycle parking, landscaping, bin stores, service provision and all other associated site development works.

2 Application of Part M of the Second Schedule of the Building Regulations for the Proposed Works

The proposed development scheme must meet the requirements of Part M of the Building Regulations. Part M 2022 came into operation on the 1st January 2024 and the requirements of Part M 2022 must be followed subject to certain transitional arrangements. The requirements of Part M 2022 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.
Sanitary Facilities	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.
Changing Places Toilet	M4	Where sanitary facilities are provided in a building, or in a building that is to be extended, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building.
Non-Application of Part M	M5	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 (2022) of the Building Regulations

The Design Team recognises that since the introduction of the Disability Act in 2005, Irish Building Regulations (See Figure 1 above) have been revised with Universal Design in mind and a more comprehensive technical guidance document is now in place. This document is known as the Building Regulations 2022 Technical Guidance Document M – Access and Use, or alternatively TGD M 2022.

TGD M 2022 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 2022 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”.

O'Herlihy Access Consultancy have been liaising with the design team 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 Section 1.1.5 of TGD M 2022, where development plan is silent. These bays are designed to meet the guidance in Section 1.1.5 of TGD M 2022;
- Accessible landscaped areas are provided throughout the site and are designed to meet the guidance in Section 1.1 of TGD M 2022;
- Adequate access routes are provided from the designated car parking facility to each accessible entrance of the building, designed in accordance with Section 1.1 of TGD M 2022 and subject to some existing site constraints;
- 2 No. stepped access routes, suitable for ambulant disabled people, are provided to access basement level and the reception on ground floor level. Stepped access routes are designed in accordance with the guidance in Section 1.1.3.5 of TGD M 2022. In these instances, an accessible means of access in addition to the stepped access routes will be provided to comply with Section 1.1 of TGD M 2022, for example: gentle slope, ramp, and/or lift where the level change is greater than 2,000mm;
- All accessible entrances to the building are designed in accordance with the guidance in Section 1.2 and Table 3 of TGD M 2022;
- Internal corridors, floor finishes and doors within communal areas are designed in accordance with Section 1.3 of TGD M 2022 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 will be provided in the vertical circulation core of each block/area of the building serving all floor levels. The lifts will be designed in accordance with the guidance in Section 1.3.4.2 of TGD M 2022 and stairs in accordance with Section 1.3.4.3 of TGD M 2022;
- 1 No. wheelchair accessible unisex WC is provided on the ground floor of the building, which will be fitted out in accordance with Section 1.4.5 of TGD M 2022;
- Other sanitary facilities (e.g. cubicles for ambulant disabled people, etc.) are also adequately provisioned within the building in accordance with Section 1.4 of TGD M 2022;

- All communal facilities within or surrounding the building are provisioned as accessible to meet the needs of all users in accordance with the guidance in TGD M 2022;
- One bedroom out of every twenty will be accessible and designed in accordance with Section 1.5.6 of TGD M 2022;
- Accessible sleeping accommodations will be provided with ensuite shower rooms designed in line with Section 1.4.8 of TGD M 2022.

The Design Team notes that TGD M 2022 is the minimum guidance to show compliance with the requirements of the Part M of the Building Regulations. The Design Team is also firmly committed to achieving universal access in the building and are committed to ensuring that:

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 2022. (e.g. level access routes, gently sloped access routes, ramped access routes, stepped access routes, pedestrian crossings, 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 2022. (e.g. accessible entrance doors - glazed, manual, power-operated - entrance lobbies, etc.)

People will be able to travel horizontally and vertically, within the building, conveniently and without discomfort in order to make use of all relevant facilities in accordance with Section 1.3 of TGD M 2022. (e.g. Reception areas, 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 2022. (e.g. wheelchair accessible unisex WCs, etc.)

Other facilities within the proposed communal areas and restaurant will be accessible and useable, designed and constructed to facilitate active participation where appropriate in accordance with Section 1.5 of TGD M 2022. (e.g. refreshment facilities, accessible sleeping accommodation, audience and spectator facilities, switches, outlets and controls, etc.)

Adequate aids to communication will be provided within the common areas of the building to ensure people can independently access and use the buildings and their facilities in accordance with Section 1.6 of TGD M 2022. (e.g. signage, visual contrast, lighting, audible aids, etc.)

Figure 2 – Universal Access Strategy

3 References

1. DEHLG (2000) Building Regulation, 2000 Technical Guidance Document M. Access for people with disabilities. Department of Environment, Heritage and Local Government, Dublin.
2. DEHLG (2022) Building Regulation, 2022 Technical Guidance Document M. Access and Use. Department of Environment, Heritage and Local Government, Dublin.
3. Access – improving the accessibility of Historic Buildings and Places published by the Department of Arts, Heritage and Gaeltacht.
4. Architectural Heritage Protection - Guidelines for Planning Authorities (2004) – Chapter 18 – Improving Access.
5. BSI (2018), BS8300-1: Design of an accessible and inclusive built environment, Part 1: External environment – Code of practice.
6. BSI (2018), BS8300-2: Design of an accessible and inclusive built environment, Part 2: Buildings – Code of practice.
7. NDA (2002), Building for Everyone. The National Disability Authority, Dublin.