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Strategic Housing Development (Student Accommodation),
Wilton Road, Bishopstown, Cork

Bellmount Developments Ltd.

Access Statement

19 July 2022



Quality Information

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Proposed Development Description

The proposed development for a Strategic Housing Development (Student Accommodation) at Wilton Road, Bishopstown, Cork comprising:

1. The demolition of existing structures on site; and
2. The construction of 78 no. student accommodation apartments (ranging in size from single bed studio apartments to 8-bed apartments) comprising a total of 206 no. bed spaces in 1 no. 6 storey block;
3. Student amenity facilities including a study area, games room, lounge space, laundry room and server/ICT room;
4. The provision of landscaping and amenity areas including a courtyard space (including modifications to the external amenity area of the student accommodation scheme permitted under An Bord Pleanála Ref. 19/38385), 1 no. rooftop terrace and a riverfront amenity incorporating a pedestrian and cycle path accessing onto Ashbrook Heights and Orchard Road;
5. The provision of a set down area, 1 no. access point (for emergency vehicles only), footpaths and repositioned pedestrian crossing and associated tactile paving on Orchard Road;
6. The provision of a new junction build out at the junction of Orchard Road and Victoria Cross Road;
7. The provision of footpaths and landscaped areas along Victoria Cross Road; and
8. All associated ancillary development including pedestrian/cyclist facilities, lighting, drainage, boundary treatments, bin and bicycle storage and plant at ground and roof top levels.



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

The proposed development must meet the requirements of Building Regulations, Technical Guidance Document Part M 2010 Access and Use (operable from 1st January 2012). 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.

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”.

- Adequate access routes are provided the student accommodation main entrance and the vertical circulation cores of each student accommodation block, designed in accordance with Section 1.1 of TGD M 2010, with 1800mm x 1,800mm level landings provided at all accessible entrances;
- Courtyard amenity area is designed to meet the guidance in Section 1.1 of TGD M 2010;
- All entrances to the student accommodation 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 within the vertical circulation core of the student accommodation 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;



- 1 No. Wheelchair accessible unisex WC is provided on the ground floor which will be fitted out in accordance with Section 1.4.5 of TGD M 2010;
- Other sanitary facilities are also adequately provisioned within the development in accordance with Section 1.4 of TD M 2010 - accessible apartments are provided throughout the scheme (min. 1 per 20 apartments);
- All communal facilities within are provisioned as accessible to meet the needs of all users in accordance with the guidance in TGD M 2010;

The Design Team acknowledge that TGD M 2010 is the minimum guidance required for compliance with the requirements of the Part M of the Building Regulations. The Design Team are committed to achieving universal access in the building and ensuring that:

- Independently accessible means of approach to the student accommodation accessible entrances and circulation around the proposed blocks will be provided in accordance with Section 1.1 of TGD M 2010. (e.g. level access routes, gently sloped access routes etc.)
- Entrances to the student accommodation building 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 the proposed works, 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. 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 2010. (e.g. wheelchair accessible unisex WCs, standard cubicles, cubicles for ambulant disabled people, enlarged cubicles, changing rooms, shower rooms, 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, audience and spectator facilities, accessible sleeping accommodation, meeting rooms, gym, switches, outlets and controls, etc.)
- Adequate aids to communication will be provided within the proposed works 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.)



In addition to TGD M 2010 Building for Everyone: A Universal Design Approach has also been considered as design guidance for both external and internal environments inc.:

1. External Environment

- Approach to the building via compliant footpaths, ramps and steps.
- Part M platform lift.
- Tactile paving surfaces.
- Vehicle set down area.

2. Entrances and Horizontal Circulation

- Main entrance and reception designed to be clearly identified by contrasting material colours/finishes.
- Entrance area / lobbies sized to allow for a wheelchair turning area.
- Corridors throughout sufficiently wide to accommodate wheelchair users.
- Doors and ironmongery compliant with access requirements.

3. Vertical circulation

- Part M lifts and circulation stairs are provided.
- Handrails on both sides of circulation stairs.
- Refuge space in all stair cores.

4. Internal Environment

- Internal shared amenity space (at ground floor level) to be accessible to all.
- Part M ramp and step access to external amenity space.
- Lifts provided to all floors above ground.
- Entrance doors clearly signed /numbered.
- Level thresholds inc. to upper-level external terrace areas.
- Public spaces to be well lit.
- Visual colour contrast used in public areas.
- Proper signage / wayfinding in all public areas.

5. Sanitary Facilities

- Bathroom spaces provided to meet Universal Access requirements - (1 per 20 bedspaces).
- Accessible WC's to be provided at Ground Floor amenity area and main reception.
- Proper lighting in sanitary facilities

6. Facilities

- Communal amenity spaces will have sanitary facilities provided for wheelchair users.
- Heights of window sills meets the requirements of the wheelchair user.

7. Building Types

- Entrances are designed to be clearly identified by contrasting material colours/finishes.
- Approach is compliant with regulations with regard to Universal Access.

8. Building Management

- Maintenance room located on site.
- Entrance Lobbies as a point of reference for notifications & building information.
- Evacuation plans set by the management of the building.