



Head Office

The Anchorage
Charlotte Quay
Dublin 4
Tel: 01 661 8086
Fax: 01 685 2347

Letterkenny Office

Unit 265 Colab, Port Road,
Letterkenny, Co. Donegal
Tel: 074 9194012
Fax: 074 9194013

Cork Office

Watergold, Douglas,
Cork
Tel: 021 242 7107
Fax: 021 458 0508

Web: www.mjp.ie
Email: info@mjp.ie

Preliminary Access & Use Strategy

For

Proposed strategic housing development

At

**Brady's Public House
Old Navan Road
Castleknock
Dublin 15**

CLIENT : Bartra Property (Castleknock) Limited
PROJECT TITLE : Brady's Castleknock
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Directors:

Maurice Johnson
BE, CEng, MStructE, MIEI
MSFPE

Luke Fegan
BA, BAI, PDip FSP, MA, MSc(FireEng)
CEng, MIEI

Stefan Hyde
BA, BAI, PDip FSP, MA, CEng, MIEI

Maurice Johnson & Partners Ltd
Registered in Ireland
Company Reg No: IE 470005



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1.0 INTRODUCTION

1.1 SCOPE OF REPORT

This Report is submitted in support of a planning application for a proposed strategic housing development at the site of Brady's Public House, Old Navan Road, Castleknock, Dublin 15.

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 a Disability Access Certificate 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.

1.2 DEVELOPMENT DESCRIPTION

Bartra Property (Castleknock) Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this 0.3,170 ha site at Brady's Public House, Old Navan Road, Dublin 15, D15 W3FW.

The development will principally consist of: the demolition of the existing part 1 to part 2 No. storey over partial basement public house and restaurant building (1,243 sq m) and the construction of a part 1 to part 5 No. storey over basement Build-to-Rent Shared Living Residential Development (6,549 sq m) comprising 210 No. bedspaces (182 No. single occupancy rooms, 4 No. accessible rooms and 12 No. double occupancy rooms).

The development also consists of the provision of communal living/kitchen/dining rooms at each floor level to serve the residents of each floor; communal resident amenity spaces for all residents including tv/cinema room at basement level, gymnasium and lounge/reception area at ground floor level, a library/study at third floor level and a private dining room at fourth floor level; external roof terrace at third floor level (78 sq m) facing north-east, north-west and south-west; external communal amenity courtyards at basement (170 sq m) and ground floor level (336 sq m); external amenity space at basement level accessed from the communal living/kitchen/dining room (30 sq m); balconies at third floor level facing north-east/north-west (14.35 sq m); resident facilities including launderette, linen store, accessible WC and bin store; 2 No. accesses to the public park along the north-eastern boundary; 2 No. car-share parking spaces; a lay-by and delivery bay; emergency gate access to the courtyard (north-west boundary); bicycle parking; boundary treatments; hard and soft landscaping; plant; PV panels; substation; switch room; generator; lighting; and all other associated site works above and below ground.

1.3 BASIS OF COMPLIANCE

Purpose Group	Design Guidance (Fire Safety / Access & Use)
PG 1(c) Residential	TGD-M 2010, BS 8300: 2018 & UK ADM 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.

2.0 ACCESS & USE STRATEGY

2.1 EXTERNAL ACCESS ROUTES

The external site landscape will be designed to achieve best practice in accordance with BS 8300 2018 Part 1, including the 2 no. new Residents Amenity Courtyard. In order to ensure universal access will be provided for all; access routes in general will include level approach and gently sloped approach

Surface level car parking will consist of car share parking only and it is not proposed to include any general or accessible parking. There will be an accessible drop off area proposed to the main entrance.

2.2 CIRCULATION WITHIN BUILDINGS

The upper floors will be served via accessible passenger lifts and an ambulant disabled stair designed in accordance with TGD-M / BS 8300 / UK ADM.

2.3 SANITARY FACILITIES

The strategy for shared living is considered to be similar to student accommodation, therefore, it is proposed to provide a minimum of 2% accessible units complete with wheelchair accessible shower & WC. There will also be an accessible WC provided at ground floor level for persons visiting the block.