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Universal Access Statement

Bakers' Hall Student Residence, Deansgrange, Co. Dublin

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Prepared by:
Meitheal Architects

On behalf of:
Ganson Building & Civil Engineering Contractors Ltd.

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meitheal architects

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0.0 DESCRIPTION OF PROPOSED DEVELOPMENT

This Architectural Design Statement accompanies an application for a proposed amendment to a previously permitted purpose-built Student accommodation development located at the corner of Rochestown Avenue and Kill Avenue, Deansgrange, Co. Dublin, on the site formerly known as Bakers' Corner, and now referred to as Bakers' Hall Student Residence.

The parent permission (Planning reference: ABP31141121) provided for 276 student accommodation units arranged within two 'L'-shaped blocks (Blocks A and B), incorporating two retail units and a licensed premises at ground floor, set around a central landscaped courtyard with pedestrian, vehicular and cycle access from Rochestown Avenue. The proposed amendment seeks permission to increase the total number of student accommodation units to 300 no. total by; (a) providing improved internal layouts within the permitted scheme (providing 10 no. additional rooms), and (b) providing a new four-storey over ground floor extension to Block A located on the south of the building (providing 14 no. additional rooms).

1.0 APPLICATION OF PART M OF THE SECOND SCHEDULE OF THE BUILDING REGULATIONS FOR PROPOSED WORKS.

The proposed development scheme must meet the requirements of Part M of the Building Regulations. TGD Part M – Access and Use (2010) came into operation on the 1st January, 2012, and subject to certain transitional arrangement, the requirements of Part M 2010 must be followed, which the requirements are shown below:

a. The requirements of Part M (2010) of the Building Regulations

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 2 – The requirements of Part M (2010) of the Building Regulations

The Design Team for the proposed development at Bakers' Hall Student Residence, recognise 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 2010 Technical Guidance Document M – Access and Use, or alternatively TGD M 2010.

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".

During the production of the planning drawings, we have liaised with the other member of the design team during the various design 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 and we list below some examples:

Adequate access routes are provided through and around the development from the development centre. Each of the routes provided through and around the building are designed to meet the guidance in Section 1.1 of TGD M 2010;

- A minimum 5% of the total amount of car parking spaces will be provided as 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.
- A centrally located accessible landscaped courtyard area and connecting pedestrian pathways are provided within the site and are designed to meet the guidance in section 1.1 TGD M 2010;
- Adequate access routes are provided from all associated car parking facilities to the main entrances of each building and vertical circulation cores of the Student Residence blocks, commercial units and Licenced premises. All are designed in accordance with section of TGD M 2010 with 1800x1800mm level landings provided at all accessible entrances;
- All entrances to the buildings are designed in accordance with the guidance in section 1.2 of TGD M 2010;
- Internal corridors, floor finishes and doors within communal areas will satisfy the relevant guide lines as set out in Section 1.3 of TGD M 2010;
- In the case of the Student Residences, the passenger lift and stairs provided in the vertical circulation cores are suitable for ambulant disabled people serving all floors within the building. The Lifts will be in accordance with the guidance in section 1.3.4.2 of TGD M 2010 and the stairs in accordance with section 1.3.3 of TGD M 2010;
- Wheelchair accessible Shower rooms incorporating a corner WC for independent use are provided within selected accommodation units located on each floor of both of the Student accommodation buildings which will be fitted in accordance with section 1.4.8 and Diagram 21 of TGD part M 2010;
- All communal facilities within or surrounding Student accommodation buildings are designed to be accessible to meet the needs of all users in accordance with guidance in TGD Part M 2010;

The Design Team notes that the TGD Part M 2010 is the minimum guidance to show compliance with the requirements of Part M of the Building Regulations. The Design Team is also firmly committed to achieving universal access in the buildings and the development as a whole and are committed to ensuring this: Creating an environment that can be used by all people, regardless of their age, size, disability or ability.

b. Universal Access Strategy and Principles for Bakers Hall Student Residence, Deansgrange

A. EXTERNAL ENVIRONMENT AND APPROACH

To provide independently accessible means of approach to the entrances and circulation to both the buildings and around the development, in accordance with Section 1.1 of TGD Part M 2010.

B. INDEPENDENTLY ACCESSIBLE ENTRANCES

To provide entrances to buildings that are independently accessible and avoid segregation based on a person's level of ability, in accordance with Section 1.2 of TGD.

C. HORIZONTAL AND VERTICAL CIRCULATION

The objective is for people to travel horizontally and vertically within a building conveniently and without discomfort in order to make use of all relevant facilities, in accordance with Section 1.3 of TGD Part M 2010.

D. SANITARY FACILITIES

The objective is to provide independently accessible sanitary facilities that meet the needs of people with a wide range of abilities, in accordance with Section 1.4 of TGD Part M 2010.

E. FACILITIES IN BUILDINGS

The objective is to ensure that all facilities within a building are accessible to and usable and that they are designed and constructed to facilitate active participation where appropriate, in accordance with Section 1.5 of TGD Part M 2010.

F. ADEQUATE AIDS TO COMMUNICATION

The objective is to provide adequate aids to communication to ensure people can independently access and use a building and its facilities, in accordance with Section 1.6 of TGD Part M 2010.

G. STUDENT ACCOMMODATION UNITS

The objective is to provide an adequate means of approach to the main entrance of a dwelling to facilitate visitors from a point of access as well as providing accessible WC's suitable for visitor's etc, in accordance with Section 3.0 of TGD Part M 2010.

2.0 STANDARDS AND GUIDELINES USED IN THE DESIGN

- The Development is required and designed to provide compliance with the following:
- The Building Regulations 1997-2025, Specifically Technical Guidance Document Part M (Access & Use)
- Dun Laoghaire Rathdown County Council Development Plan – Non-Residential Development requirement for 5% Part M compliant parking.
- Dun Laoghaire Rathdown County Council Development Plan 2022-2028
- Age Friendly Ireland Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home
- The design team has been guided in its approach from preliminary design stage by the following documents:
- The National Disability Authority in Ireland (NDA) - Building for Everyone
- The National Disability Authority in Ireland (NDA) – Principals of Universal Design
- BSI (2018), BS8300-1: Design of an accessible and inclusive built environment, Part 1: External Environment.

Codes of Practice

- BSI (2018), BS8300-2: Design of an accessible and inclusive built environment, Part 1: Buildings – Code of Practice
- DMURS – Design Manual for Urban Roads and Streets.