

# **Access for All**

# **Adaptable Housing**

# Building Regulations Part M 2010

Section 3, Part M 2010

Applies to all dwellings and their environs

- External Approach
- Internal Circulation
- WC Facilities (visitable)

# County Development Plan 2013-2019

Sustainable development which meets the needs of the present generation without compromising the ability of future generation to meet their own needs

- **HP 01- HP 04** Universal Design, Sustainable Neighbourhoods, Infrastructure, Maximising potential for sustainable modes of transport
- **HP 13** Facilitate all household circumstances
- **HP 15** Mix of housing types appropriate to needs
- **HP 17** Specific housing needs for elderly/persons with a disability

# Continued

- **HP 20** Ensure that a **minimum of 20%** of dwellings in all new housing estates of five dwellings or more are **suitable to accommodate or are adaptable to provide accommodation for people with disabilities.**  
Developers will be required to show an accessible route to the residential units from the boundary of the property. Proximity and access to local services must also be considered relative to the units which are accessible.
- **HP 21** Requires an **Access Statement** to be carried out for significant developments

### Disability Access Certificate

Following a cursory inspection of the plans received at the planning stage, 20160000 Homes Ltd.

A Disability Access Certificate (DAC) is not required for these proposed works in accordance with Part III B, Article 20D of the Building Control (Amendment) Regulations 2009, S.I. No. 351 of 2009.

However, please note the requirements to comply with Section 3 of the Building Regulations 2010, Technical Guidance Document M, Access and Use of dwellings which still applies to all units in the proposed development.

Specifically but not exclusively Section 3.1.2 the objective is to provide an adequate means of approach to the **MAIN ENTRANCE** of a dwelling to facilitate visitors as a point of access this applies to all dwelling units.

Compliance with Section 3.4.2 & 3.4.3 of the Building Regulations 2010, TGD M, Access and Use (specifically but not exclusively that the minimum headroom available in the WC compartments should be 2100mm measured from the front of the pan).

Note: external environs and circulation including footpaths are required to ensure meeting all the design standards including dropped kerbing provided for in appropriate locations throughout the development.

Additionally it will be necessary to demonstrate and outline the specifics with regard to the adaptability of the proposed 20% of dwellings required in keeping with Objective HP20 and HP21 of the County Development Plan.

With specific but not exclusive reference to the following provisions:

- Chair lifts, Platform Lifts and the space and structural provision for each
- Stairs specifications to meet requirements including handrails (at both sides)
- Corridors and internal doors to meet requirements for usability
- Bathroom, WC facilities and the space and structural provision
- Kitchen including utility facilities and the adaptability and usability of these spaces
- Window design, heights and locations
- Switches, outlets and controls heights and locations

It is advisable that a competent person is involved in the preparation of all plans and specification to ensure compliance with the Building Regulations requirements for dwellings while also taking account of the requirements of the County Development Plan.

Families with young children by making it easier to manoeuvre prams and strollers and removing trip hazards for toddlers.

People who sustain a temporary Injury that limits their mobility (for example as a result of sporting or work-related injury or motor vehicle accident).

**Elderly** looking to renovate to accommodate their needs

People with disability and their families enabling them better choice of housing and the opportunity to visit the homes of friends and relatives.

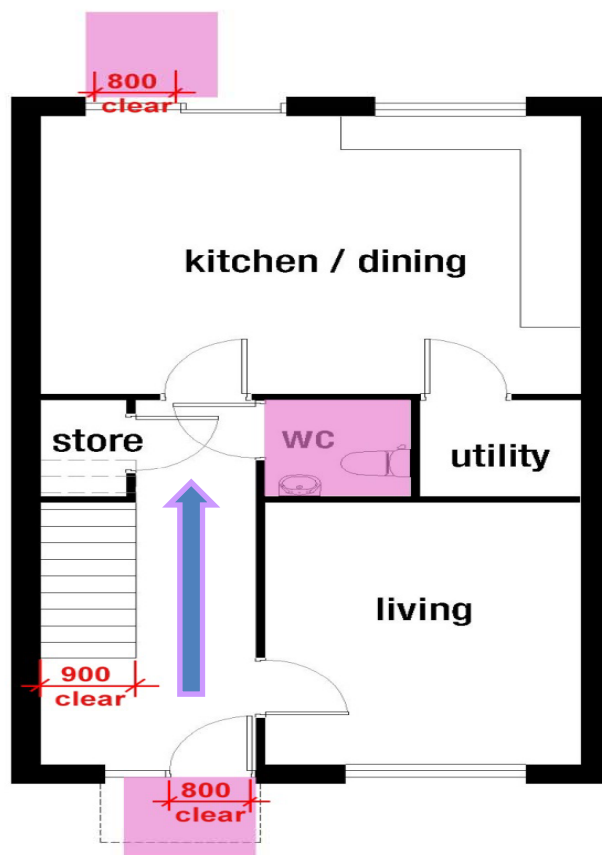


## 3 Key Areas

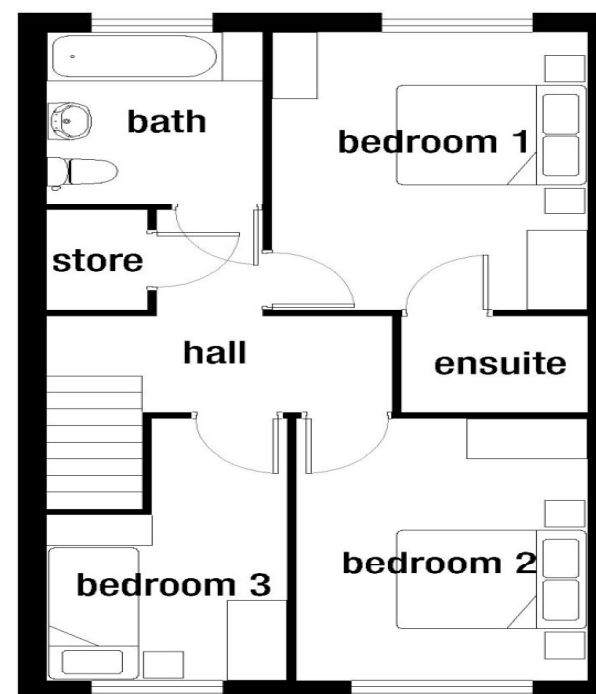
- External Approach *Site Layout Plan*
- Internal Circulation
- WC bathroom & showering







ground floor



first floor

- 1200 x 1200 level landing at Accessible Entrance
- Door Widths (minimum clear effective 800mm)
- Corridor widths (minimum clear effective )
- Clear effective stairs width (minimum 900mm)
- Down stairs (visitable WC)

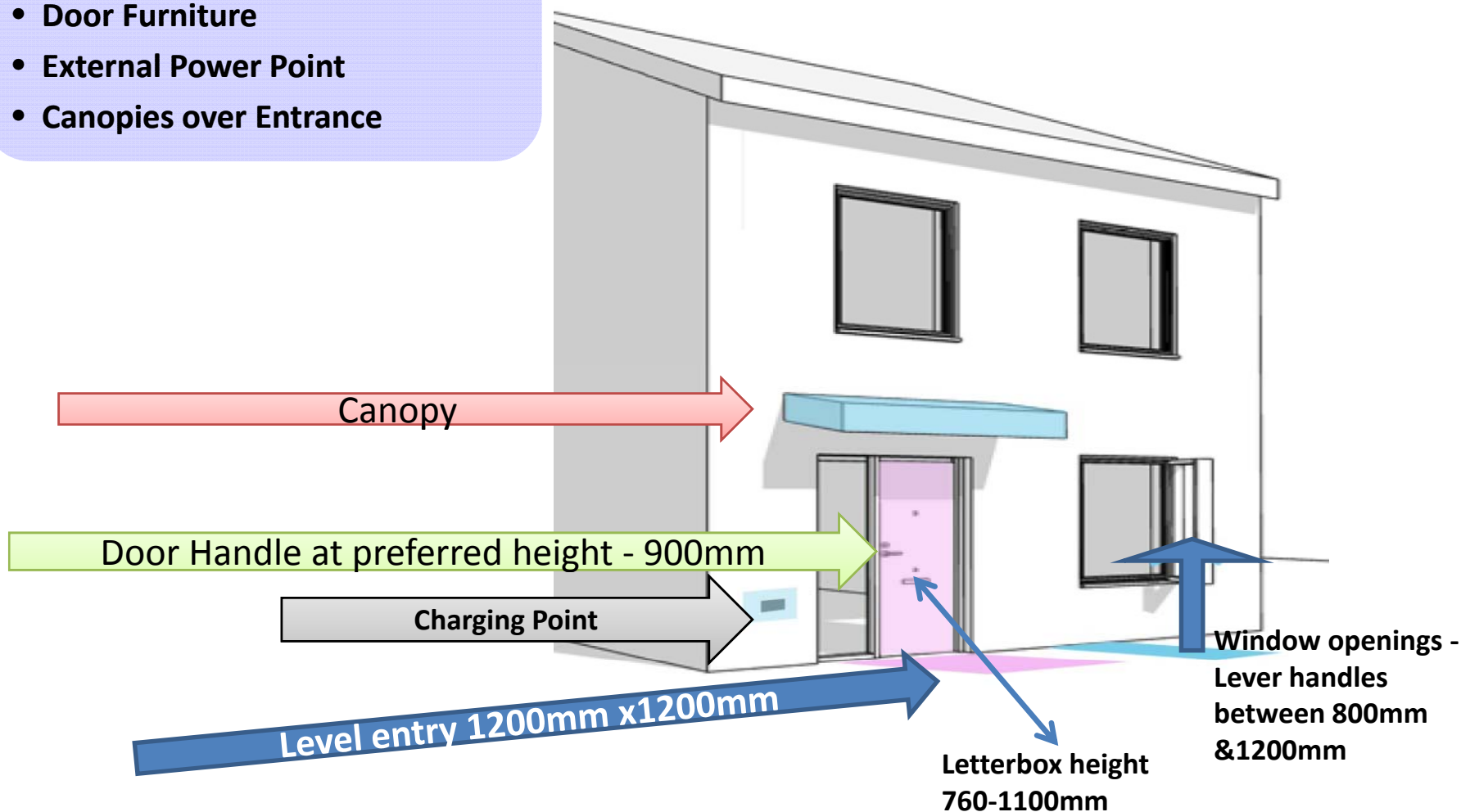
**3 Bed Terraced or Semi Detached House – 106 sq m**



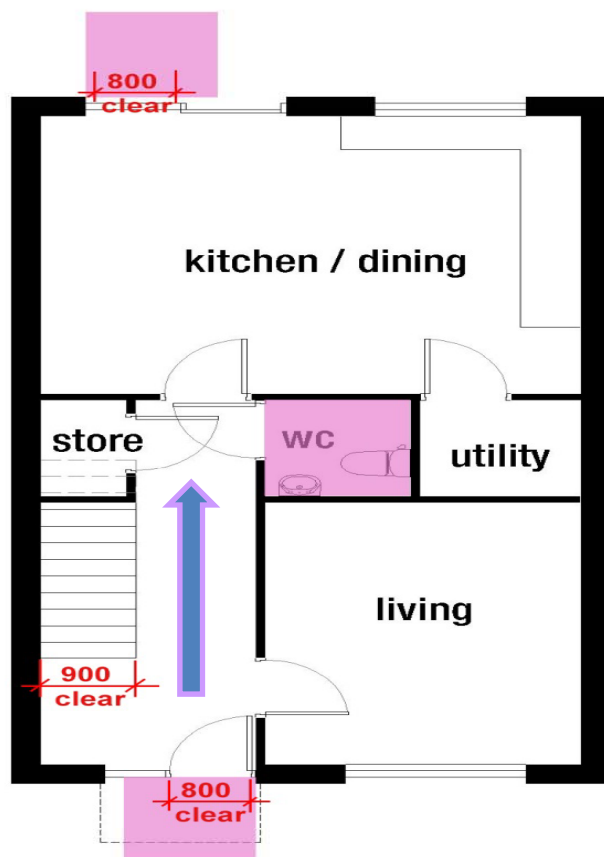
- 1200 x 1200 Accessible Entrance
- Parking 2400 x 1200 + adaptability zone
- Canopies at Entrance
- ESB/outside of 1800mm footpath



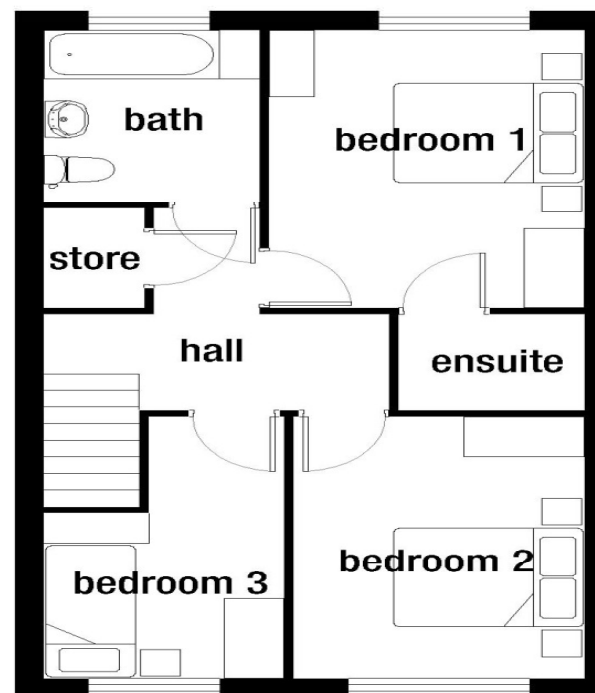
- 1200 x 1200 Accessible Entrance
- Window Opening
- Door Furniture
- External Power Point
- Canopies over Entrance



## Entry Point

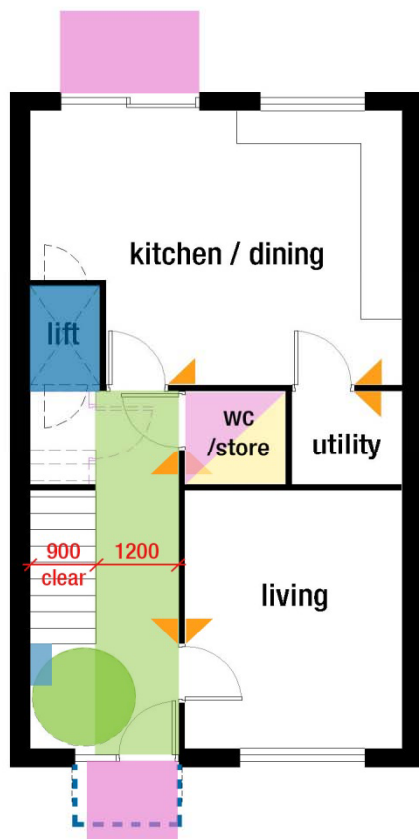


ground floor

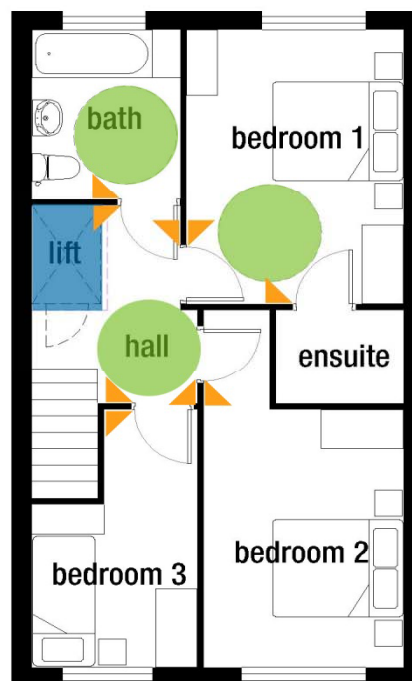


first floor

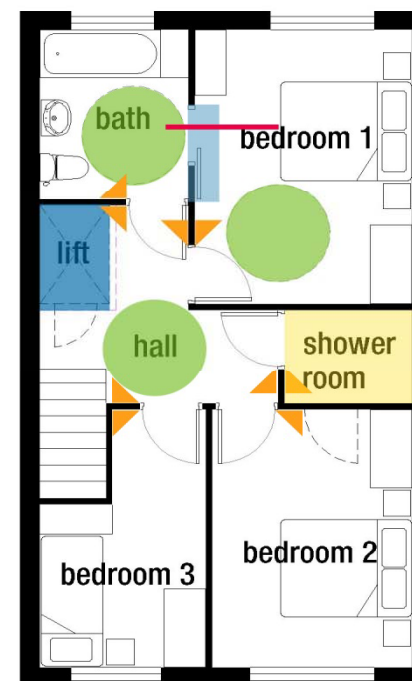
**3 Bed Terraced or Semi Detached House – 106 sq m**



ground floor  
Option 1



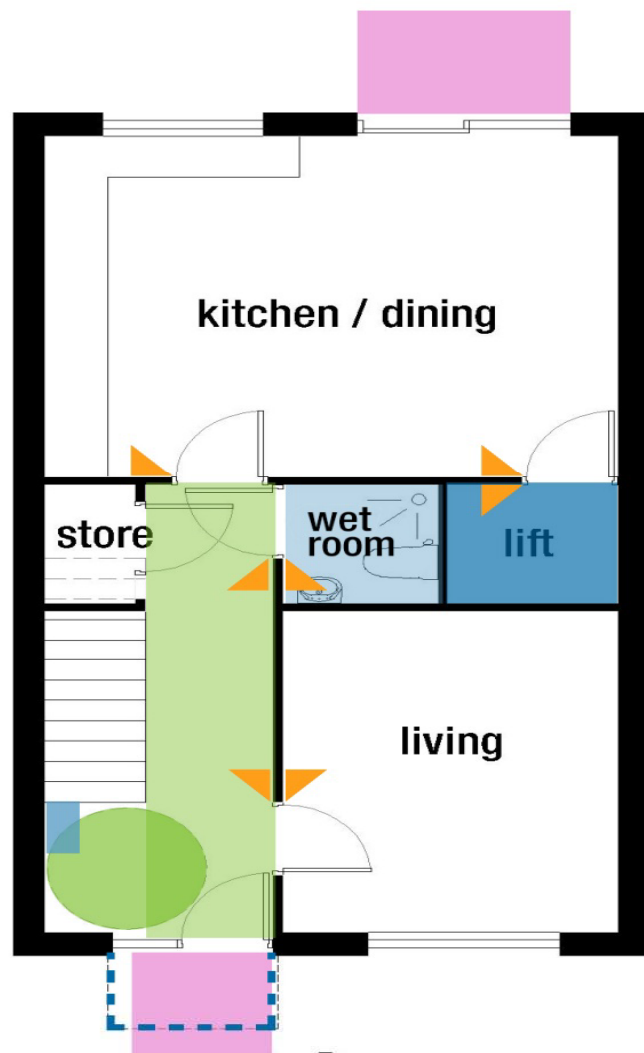
first floor



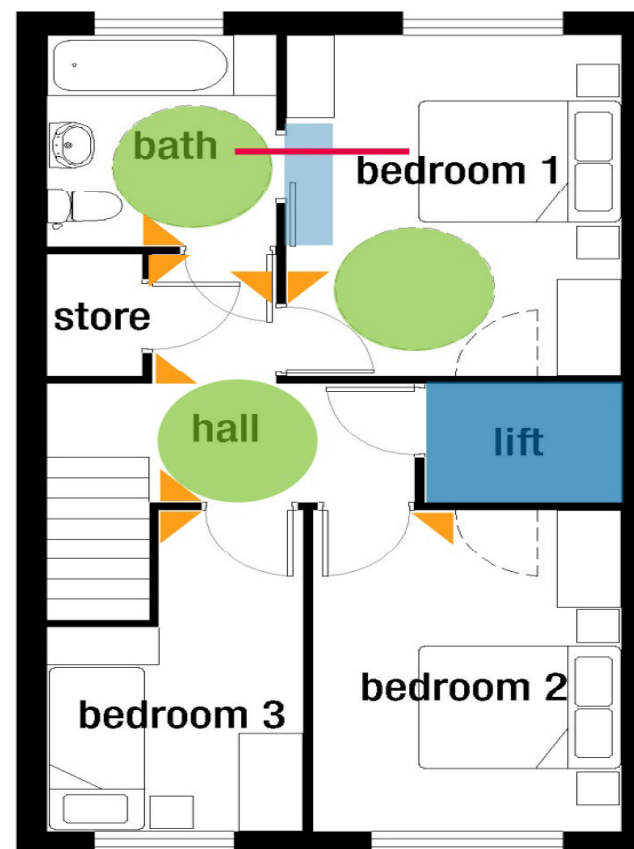
first floor (option 1a)

- Zone within Circulation Space for installation of a platform lift or a chair lift
- Clear turning Circle for internal circulation - clear of door swings
- Adaptation to main bathroom

**3 Bed Terraced or Semi Detached House – 106 sq m – Possible Adaptations**

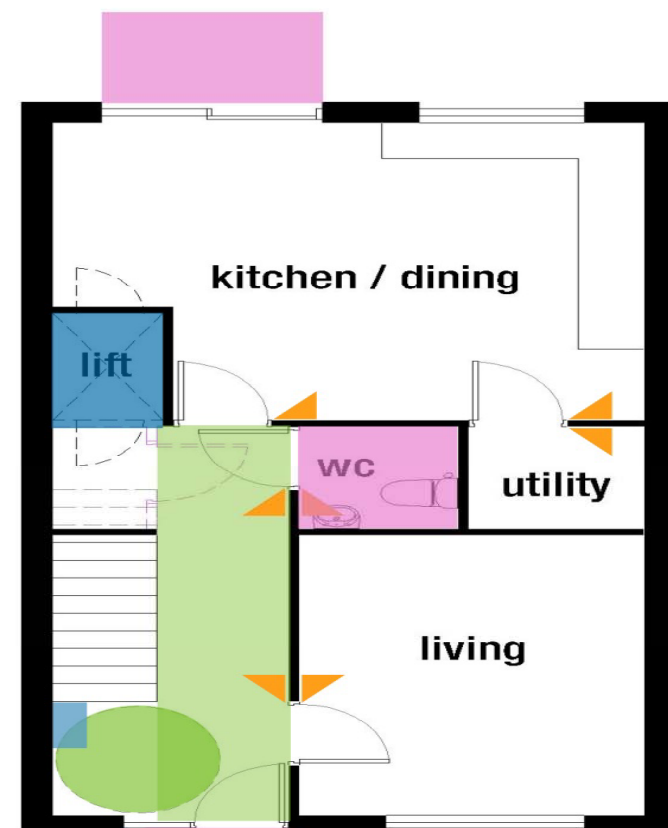


ground floor  
Option 2

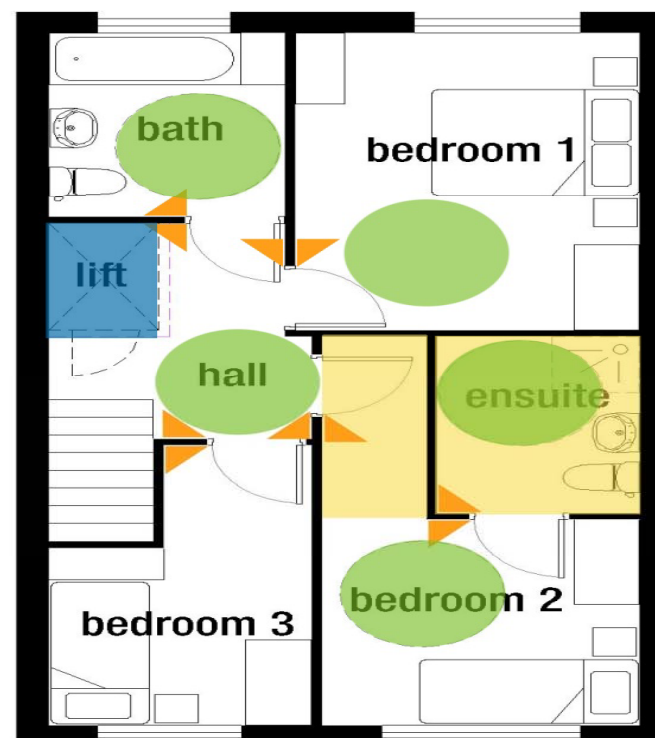


first floor

**3 Bed Terraced or Semi Detached House – 106 sq m – Possible Adaptations**



ground floor  
Option 3

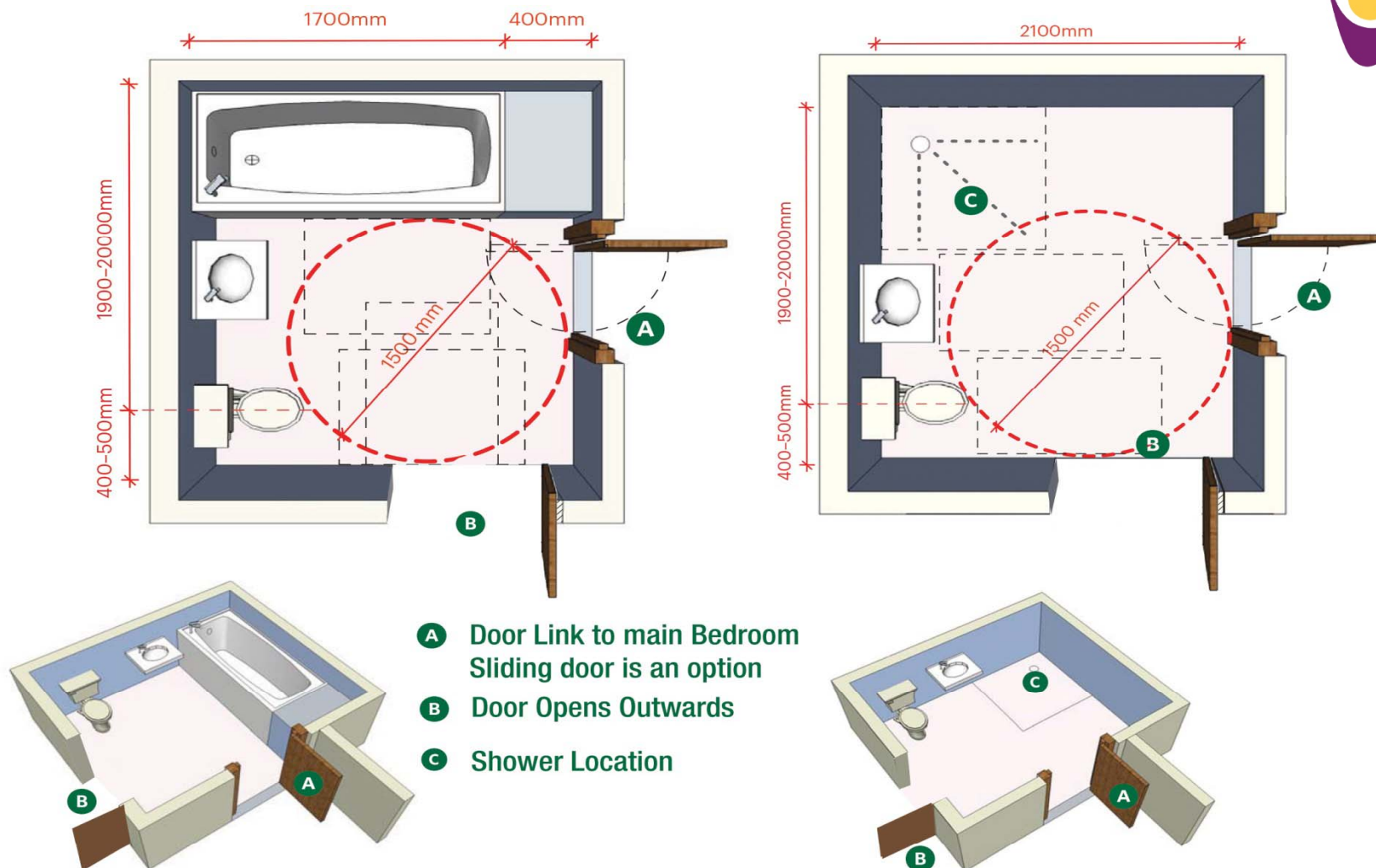


first floor

- Adaptation to ensuite facility supported by a lift or chair lift

**3 Bed Terraced or Semi Detached House – 106 sq m – Possible Adaptations**





## • Universal Design – Home Bathroom

Minimum dimensions considered to provide for adaptation



## Moving Forward



**It shall be necessary to  
demonstrate and outline the  
specifics with regard to the  
adaptability of the proposed  
20% of dwellings for  
Adaptable and Lifetime Homes**





# Building Sustainable Communities

## Adaptable & Lifetime Homes

