



UNIVERSAL ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

Capdoo, Clane, Co. Kildare

On behalf of

Ardstone Homes, 48 Fitzwilliam Square, Dublin D02 EF89

Ref: 16016

MaY 2019

INTRODUCTION

UNIVERSAL ACCESS STATEMENT

This Universal Access Statement has been prepared in support of a full planning application by Ardstone Homes Limited (the applicant) for a new residential development on lands measuring approximately 11.1 hectares at Capdoo, Clane, Co. Kildare.

The application is for the a development consisting of 366 dwellings consisting of-

- 12 no. 1 bedroom apartments
- 16 no. 1 bedroom apartments
- 82 no. 2 bedroom apartments
- 36 no. 2 bedroom own door apartments
- 36 no. 3 bedroom own door duplexes
- 20 no. 2 bedroom houses
- 75 no. 3 bedroom houses
- 77 no. 4 bedroom houses
- 12 no. 5 bedroom houses

The development also includes a one-storey childcare facility; associated car parking; surface water attenuation, landscaping and all associated site development works. The scheme consists of 3 apartment blocks and 6 blocks containing own door duplexes over apartments. The proposed development is situated in the northern environs of Clane town on what is current a greenfield site consisting of a network of fields and hedgerows. The scheme takes account of a new link link road that is to run from the R407 Kilcock Road in the northwest of the site to connect to that which has already been constructed in the southeast connecting to the R403 Celbridge Road.

The following sets out how the design of the development complies with the principles of universal design. Technical Guidance Document Part M (2010) shall be adhered to in relation to the design of the units.

The development as a whole shall comply with the guidelines and principles of universal design. A high percentage of the units have been designed to comply with the guidelines for universal design, and while others may not comply fully with all aspects of the guidance, they do comply with the majority.



Albert Place West,
Harcourt Lane,
Dublin D02 Y966, Ireland.
Tel: 01-4788700
Fax: 01-4788711
E-Mail: arch@mcorm.com

SECTION 1-

EQUITABLE USE

The design provides for persons/ users with a wide range of abilities and the intention is to make the design appealing to all end users/ residents. There are a wide variety of unit types within the estate to cater for this as follows-

Type		BED SPACES	UNIT AREA M ²	Quantity
1B1	1 Bedroom Lower Level Own Door	2	53.1	6
1B3	1 Bedroom Apartment	2.0	58.4	4
1B4	1 Bedroom Apartment	2.0	48.9	12
2B1	2 Bedroom Lower Level Own Door	4	83.7	36
2B2	2 Bedroom Apartment	4	81.5	4
2B3	2 Bedroom Apartment	4	84.4	4
2B4	2 Bedroom Apartment	4	86.5	4
2B5	2 Bedroom Apartment	4	79.6	21
2B6	2 Bedroom Apartment	4	80.6	14
2B7	2 Bedroom Apartment	4	80.1	3
2B8	2 Bedroom Apartment	4	79.6	12
2B9	2 Bedroom Apartment	4	79.6	6
2B10	2 Bedroom Apartment	4	79.1	8
2B11	2 Bedroom Apartment	4	79.4	6

There are 140 no. dwelling units which are designed to be convertible to become fully accessible, which could be considered as step down accommodation or for use by persons with specific needs. These units are located within the apartment blocks and close to the main amenity open spaces in the development.

There are a number of variety of high quality landscaped open spaces provided for within the development, with a variety of uses proposed. All the amenity spaces are accessible and useable by all.

All dwellings and ground floor apartments with own-door access as well as communal entrances into the apartment blocks are accessed at ground floor via a Part M compliant access route from the parking space to the front door. Access to all parts of the site is provided for all users.

SECTION 2- FLEXIBILITY IN USE

The residential accommodation offers a wide variety of layouts for different preferences and uses

These cover conventional 2 storey housing of different styles and character and a variety of apartments and duplex accommodation- all being compliant with TGD Part M. These are as follows-

12 no. principal house types are proposed and 27 variants depending on which of the 2 proposed character areas and configurations (these vary in form and are detached, terraced & semi-detached) within which they are located.

2 apartment/ duplex types arranged in 6 blocks, located in character areas 2 (open space 1) and 3 (south west corner of site fronting the link road).

3 apartment blocks located along the spine route also part of the 3rd character area typology.

The crèche facility also provide additional variety in the typology proposed.

The overall summary of dwelling types is set below-

Type		CHARACTER AREA	AREA	Quantity	Mix	%		
HOUSE TYPES								
A3	2 bedroom mid terraced house	1	86.6	16	20	5.46		
A3	2 bedroom mid terraced house	2	86.6	3				
C1	2 bedroom semi detached house	1	99.2	1				
A	3 bedroom end of terrace house	1	113.5	13	75	20.5		
A	3 bedroom end of terrace house	2	113.5	9				
A1	3 bedroom mid terrace house	2	104.3	9				
A2	3 bedroom end of terrace house	1	115.3	1				
A2	3 bedroom end of terrace house	2	115.3	1				
B1	3 bedroom semi detached house	1	123.2	4				
B2	3 bedroom semi detached house	2	120.3	12				
B3	3 bedroom semi detached house	1	125	2				
B4	3 bedroom semi detached house	2	122.1	2				
C	3 bedroom detached house	1	112.3	1				
C	3 bedroom semi detached/ end of terrace house	1	112.3	5				
C	3 bedroom mid terrace house	1	112.3	5				
C	3 bedroom semi detached/ end of terrace house	2	115.2	11				
D	4 bedroom semi detached/ end of terrace house	1	128.4	12			77	21.0
D	4 bedroom semi detached/ end of terrace house	2	131.4	13				
E	4 bedroom semi detached house	1	137.1	2				
E	4 bedroom semi detached house	2	138.2	14				
E1	4 bedroom semi detached house	1	137.1	10				
E1	4 bedroom semi detached house	2	138.2	10				
E2	4 bedroom semi detached house	1	138.9	4				
E2	4 bedroom semi detached house	2	140	2				
F	4 bedroom semi detached house	1	142.2	2				
F	4 bedroom semi detached house	2	139.4	8				
G	5 bedroom semi detached house	2	195.2	12	12	3.3		
HOUSE TYPES				184				
APARTMENT TYPES								
1B1	1 Bedroom Lower Level Own Door	1	53.1	6	28	7.65		
1B2	1 Bedroom Upper Level Own Door	1	59.2	6				
1B3	1 Bedroom Apartment	3.0	58.4	4				
1B4	1 Bedroom Apartment	3.0	48.9	12				
2B1	2 Bedroom Lower Level Own Door	3	83.7	36	118	32.2		
2B2	2 Bedroom Apartment	3	81.5	4				
2B3	2 Bedroom Apartment	3	84.4	4				
2B4	2 Bedroom Apartment	3	86.5	4				
2B5	2 Bedroom Apartment	3	79.6	21				
2B6	2 Bedroom Apartment	3	80.6	14				
2B7	2 Bedroom Apartment	3	80.1	3				
2B8	2 Bedroom Apartment	3	79.6	12				
2B9	2 Bedroom Apartment	3	79.6	6				
2B10	2 Bedroom Apartment	3	79.1	8				
2B11	2 Bedroom Apartment	3	79.4	6				
3B1	3 Bedroom Own Door Duplex	3	119.2	28	28	7.7		
3B2	3 Bedroom Own Door Duplex end of terrace special	3	120.4	8	8	2.2		
APARMENT / DUPLEXES				182				
OVERALL TOTAL				366	366	100.00		

SECTION 3-

SIMPLE AND INTUITIVE USE

The language of the design is simple, clearly identifying distinctions between public and private domains (different material finishes), simple features to identify access points (e.g. porches) and clear visual (physical) links into and around the site.

Internally dwellings have simple and familiar layouts to easily navigate.

Designated parking is being provided for in close proximity to step down/ specific need accommodation as identified in section 1 above as well as the crèche.

SECTION 4-

PERCEPTIBLE INFORMATION

Tactile paving will be used in the detail design of the landscaping to identify road crossings and other hazards. Material selection for the crèche and apartment blocks will ensure that visual contrast is provided for as required by Part M TGD.

The nature and layout of the scheme, clear visual and physical linkages to and from the main public spaces as well as the town centre of Clane should simplify wayfinding within the development.

SECTION 5-

TOLERANCE FOR ERROR

Tactile paving will be used to warn users of road crossings and other hazards. The raised traffic tables, road alignment and landscaping provide traffic calming as well as a safe low speed environment for all.

Given the clear visual linkages within the estate to the primary amenities, both inside and out, differentiating various aspects/ parts of the development.

SECTION 6-

LOW PHYSICAL EFFORT

Access around the site is facilitated by means of low gradient pedestrian routes, all a minimum of 2 metres clear width, without significant alteration of the topography. Access to all public and semi public spaces is via these routes.

Car parking is provided for within the curtilage of houses reducing travel distances, and for the apartment blocks, parking is provided for adjacent to the main building entrances.

Lifts are provided for in each apartment block, and ambulant stairs are provided as required for access to upper level duplexes.

SECTION 7-

SIZE AND SPACE FOR APPROACH AND USE

All entrances are provided with clear approaches and access routes in compliance with TGD Part M. Doorways into apartment blocks are 1 metre clear widths with 1.8 metre square clear zones/ landings are provided clear of door swings.

Reference Documents-

- DoELHG (2010) Building Regulation, Technical Guidance Document Part M, Access and Use
- BS 8300, The design of buildings and their approached to meet the needs of people with disabilities- Code of practice