



Universal Design Statement

In respect of

**Proposed Residential Development at
Lissywollen, Athlone, Co. Westmeath.**

Prepared by:

**Delphi Design
Architecture + Planning**

On behalf of the applicant:

Alanna Roadbridge Developments Ltd

February 2021



Universal Design Statement

Based upon the drawings submitted as part of this application for permission, we confirm that all of the proposed dwellings / buildings have been designed to be compliant with Part M of the Building Regulations with regard to accessibility.

Cognizance has also been paid to the guidance set out in the 2013 Universal Design Guidelines for Homes in Ireland. The site layout plan and landscaping proposals have also taken into consideration the need for ease of movement through the development. The main features of the proposed development are therefore as follows:

- All houses have level access delivering ease of access for all. The public realm is designed to ensure accessibility on equal terms for people of a range of ages and physical mobility. Homezone / shared surfaces are used where appropriate to facilitate level access or all.
- A range of house types have been proposed in terms of both size and design meeting the aspirations of a range of people and households. These range in gross floor area from 48.9m² (1 bedroom apartment) to 136.4m² (3 bedroom duplex) with a variety of 1, 2, 3, and 4 bedroom dwelling types.
- The proposed housing presents a welcoming and positive aspect to passers-by, avoiding unnecessary physical and visual barriers.
- Connectivity to adjoining lands to the east, west and particularly to the south onto the Old rail Trail Greenway has been incorporated into the design of the layout. The network of roads, paths and cycle routes ensure full permeability throughout the scheme and ensure connectivity from the subject site to the surrounding area and local facilities beyond.
- Falls and gradients have been minimized wherever possible on site and level access will be provided at all parking locations and at the front doors of all units. All units within the development will meet the requirements of Part M of the Technical Guidance Documents where accessibility is concerned.
- Public spaces, streets and parks, are all designed so that every member of society can use them. Houses front these spaces so that they are passively supervised, creating safe spaces for everyone to use. The activity generated here enhances the open space realm.
- Level grade crossings, aligned with the height of footpaths, have been provided for pedestrians across local streets at identified desire lines to promote the accessibility and permeability of the proposed development for all users. In addition, the provision of landscaped elements, trees and parking verges between the carriageway and footpaths on local streets ensures maximization of the continuity of footpaths for pedestrians as the dropped kerbs for access to parking have been absorbed elsewhere.